



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.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*

**CITY OF ABILENE, TEXAS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
October 7, 2025, at 1:30 p.m.**

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on October 7, 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, and Shawnté Fleming-Lewis, Secretary.

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

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

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

The meeting minutes from September 2, 2025, were unanimously approved. The motion prevailed by the following vote:

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

NAYS: None

INVOCATION

Commissioner Halliburton delivered the invocation.

ZONING

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.

Ms. Clarissa Ivey presented this request. 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.

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

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

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

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.

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

Chairman Benham opened the public hearing. Those who stepped forward were:

Mr. Kelly Sites

Ms. Pam Sites

Mr. Ruben Rodriguez

Ms. Anissa Rodriguez

Mr. Richard Darden

Mr. Lee Morris

Ms. Ida Rocha

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 five (5) in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

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.

Ms. Clarissa Ivey presented this request. 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.

Chairman Benham opened the public hearing. Those who stepped forward were Mr. Stephen Marcum and Mr. Joey Light. 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 Barnett moved to **approve** the request. Commissioner House seconded the motion. The motion prevailed by the following vote:

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

NAYS: None

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.

Ms. Kera Valois presented this request. 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.

Chairman Benham opened the public hearing. Those who stepped forward were Ms. Jane Beard, Ms. Patricia Almaguer and Mr. Johnny Garin. 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 Lewis moved to **approve** this request. Commissioner Halliburton seconded the motion. The motion prevailed by the following vote:

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

NAYS: None

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.

Mr. Adam Holland presented this request. 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.

Chairman Benham opened the public hearing. Those who stepped forward were Mr. Eric Chamberlain 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 none in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

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.

Mr. Adam Holland presented this request. 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.

Chairman Benham opened the public hearing. Those who stepped forward were Mr. Tal Fillingim and Ms. Tricia Renfro. 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 none (0) in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

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.

Ms. Clarissa Ivey presented this request. 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.

Chairman Benham opened the public hearing. Adrian Guerrero 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 were no (0) responses received in favor nor in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

ADJOURNMENT

There being no further discussion, Commissioner Benham adjourned the meeting at 3:01 p.m.

APPROVED

Mr. Brad Benham, Chairman



CONDITIONAL USE PERMIT

Case: CUP-2025-16

Owner: Motis Investments, LLC

Applicant: Tiffany Gutierrez

Request: Apply a Conditional Use Permit to allow for a Tattoo Parlor within Central Business (CB) zoning.

Location: 202 Pine Street

Notification: 1 in Favor, 0 in Opposition

Planning & Zoning: November 4, 2025

Council Hearing: November 20, 2025
December 4, 2025



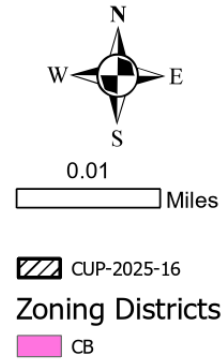


AERIAL LOCATION MAP





ZONING MAP





VIEWS OF SUBJECT PROPERTY



South Neighboring
Property



Subject Property



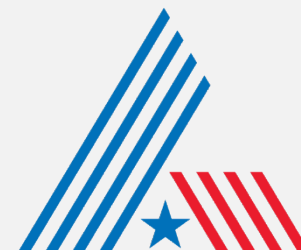
East Neighboring
Property



South Neighboring
Property



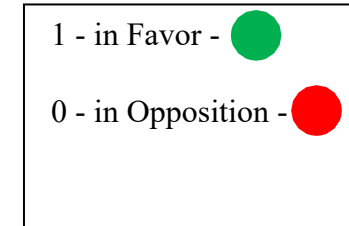
Northeast Neighboring
Property



CITY OF
ABILENE
TEXAS



NOTIFICATION AREA MAP





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** subject to the Plan of Operation





Questions?



ZONING CASE: CUP-2025-16 STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: November 4, 2025
City Council 1st Read: November 20, 2025
City Council 2nd Read: December 4, 2025

Applicant

Owner: Motis Investments, LLC
Agent: Tiffany Gutierrez

Case Manager

Adam Holland– Planner

Request

Apply a Conditional Use Permit to allow for a Tattoo Parlor within Central Business (CB) zoning.

Location

Located at 202 Pine Street

Background

The tenant of this property would like to open a tattoo parlor at the address mentioned above.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	CB	Commercial
East	CB	Commercial
South	CB	Commercial
West	CB	Commercial

Criteria Assessment

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

1. **The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan.**

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

2. **The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.**

The proposed request is consistent with the spirit and intent of CB zoning.

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

The proposed use would be appropriate with the surrounding commercial uses. No adverse impacts should be created from the use of this property.

4. **The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**
The proposed use will not generate conflicting or hazardous pedestrian or vehicular traffic.
5. **The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.**
None are needed. The proposed use is within an existing structure.
6. **The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.**
None are needed. The proposed use is within an existing structure.
7. **The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.**
The proposed tattoo parlor complies with the standards set out in the Land Development Code and is compatible with the surrounding uses at this location.

Staff Recommendation

Staff recommends **approval subject to the Plan of Operations.**

Attachments

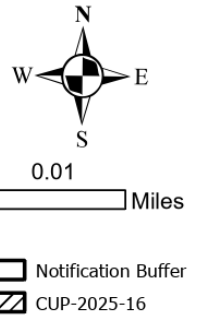
- Application
- Owner Authorization
- Plan of Operation
- PowerPoint

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on October 17, 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
ABILENE IMPROVEMENT CORP	56726	101 CYPRESS ST	
ABILENE IND SCHOOL DISTRICT	60364	241 PINE ST	F
ABILENE MAJESTIC LLC SERIES J	60795	258 PINE ST	
ALEXANDER TRUST REAL ESTATE LLC	55174	957 N 2ND ST	
BEMA	55176	165 PINE ST	
BOWEN LATIMER M	61058	234 PINE ST	
C3H2 PROPERTIES LLC	61308	216 PINE ST	
HALLUM CARY E	61181	226 PINE ST	
KEY CITY FOODS LLC	62232	241 CYPRESS ST	
LE MUSEE IMAGINAIRE INC	61848	1060 N 2ND ST	
MOTIS INVESTMENTS LLC	61436	202 PINE ST	
SILVERTHORNE INVESTMENTS LLC	1085040	244 PINE ST	
STATE NATIONAL BANK	60502	290 PINE ST	
VAGABOND PIZZA LLC	61972	1056 N 2ND ST	
VLETAS JODY KLOTZ	61847	1080 N 2ND ST	

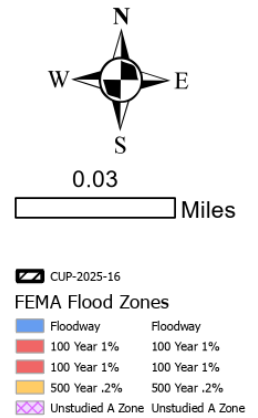
NOTIFICATION MAP



ZONING MAP



FLOODWAY MAP



Ink Therapy Abilene - CUP Plan of Operation

202 Pine, Motis Building Fourth Floor

Hours of Operation: 10am - 8pm

Days of Operation: Tuesday - Saturday

It is our hope to move our existing tattoo studio from its current downtown location (542 Hickory Street), to a new location at 202 Pine, on the fourth floor of the Motis Building. As a pre-existing, prosperous downtown business, our main goal is to continue providing Abilene with the high-end, luxury tattoo studio experience that our clientele has come to know and appreciate. Our artists prioritize safety, cleanliness, quality, and an overall welcoming environment. We aim to continue providing an elevated experience in this new location, where we would have room for expansion and growth.

As proud members of the Abilene community, we appreciate the efforts being made to revitalize and diversify our downtown area, and wish to increase and aid these efforts with our studio's presence.

Given the nature of our business, no outdoor operations would occur at this location. All tattoos and services would take place indoors, within the proposed studio. As evidenced by our current operations, we don't believe any issues would arise from either noise or other disruptive behaviors, as we strictly enforce an environment of respect for our clientele and fellow neighboring businesses.

2025 Development Application

Owner Authorization and Representative Designation

Property Description

Subdivision: NA Total Number of Acres: 1
Zoning Classification(s): CB Central Business CB Total Number of Lots: _____
Location: 202 Pine

Property Owner Information & Authorization

Name/Company: Motis Investments, LLC
Address: 202 Pine
City: Abilene State: TX Zip Code: 76901
Phone: (325) 338-7528 Email: tgut211@gmail.com

Project Representation (check one):

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

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

Property Owner's Signature: Tiffany Gutierrez Date: 9/30/25
STATE OF: Texas
COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared Tiffany Gutierrez
(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 30th day of September, 2025



Julie M. Guevara
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

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



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

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): Tiffany Gutierrez

Property Owner ☒ Project Representative ☐

Signature of Certifying Person: [Signature]

*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 9/30/25, 2025

*(cross out the inapplicable phrase)

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
Other: _____
☐ Proportionality Appeal
☐ Vested Rights Petition
☐ Appeal

Project Name: Motis Building
Address: 202 Pine, Abilene TX 79601 Number of Lots: 1 Acreage: 0.16
Legal Description: OT Abilene TIF #1
Subdivision Name: N/A Block: 8 Lot: 11-12
Current Zoning: Central Business Proposed Zoning (if applicable): Conditional Use Permit

OWNER AND AUTHORIZATION

Owner Name: Motis Investments, LLC
Address: 3401 S. 11th
City, State, Zip: Abilene, TX 79605 Fax: _____
Phone: (325) 338-7528 Email: tgutz11@gmail.com
Agent Name: N/A
Address: _____
City, State, Zip: _____ Fax: _____
Phone: _____ Email: _____

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

Signature of Owner: [Signature] Date: 9/30/2025

FOR OFFICE USE ONLY

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



2025 Development Application

Zoning Application Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

Conditional Use permit to allow operation of a tattoo studio on the fourth floor of the Motel building.

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?

As a current business residing in downtown Abilene, we believe this move will suit Abilene's push towards diversity & revitalization in the downtown area.

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, operating a tattoo studio is permitted within the areas zoned as "Central Business". We are currently located in a similar area only a few blocks away.

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?

N/A

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

We believe our high-end, prosperous tattoo studio will positively impact the areas growing diversity & progress towards a revitalized downtown.

Other Required Forms - Disclosure of Interest (See Attached)

HOZ-2025-01

STAFF REPORT



Scheduled Hearing(s)

Landmarks Commission: October 28, 2025

Planning & Zoning Commission: November 4, 2025

City Council 1st Read: November 20, 2025

City Council 2nd Read: December 4, 2025

Applicant

Owner: Junior League of Abilene

Case Manager

Kera Valois, Planner

Request

Add Historic Overlay to 774 Butternut Street.

Location

774 Butternut Street.

Property Zoning

The current zoning for this property is Heavy Commercial (HC).

Background

The subject residence exhibits typical Prairie School Style architecture, including a two-story frame dwelling with a low-pitched hipped roof and two interior brick chimneys. The exterior walls are brick veneer, and the roof is composition shingles. A hipped roof, supported on massive piers covers a deep 3-bay porch that extends across the front elevation. The primary entrance is set within the center bay of the porch. The flanking bays have a brick balustrade capped with cast stone coping.

The home was built in the 1920's and is known as the McDaniel House. Mr. McDaniel owned a hardware and grocery store at S 2nd and Chestnut Street. Mrs. McDaniel was named State Woman of the Year by the Golden Rule Foundation of New York in 1948. She was also a prominent member of various women's clubs in Abilene including the Daughters of the American Revolution and the Shakespeare Club.

The subject property is located on the National Register of Historic Properties as having significant architectural features of the typical prairie school style from the 1920's. The property is also located on the Abilene Register of Historic Properties.

Criteria Assessment

According to Section 2.3.4.4 (c) Criteria for Designation. Historic Overlay Districts shall be established only if principal districts, conservation districts, areas, sites, structures, buildings, properties, or objects within the boundaries of a proposed zone exhibit any one or more of the following characteristics:

- 1. Possesses significance with respect to history, culture, architecture, archeology, paleontology, or as a natural site with a demonstrable cultural association.**
None available.
- 2. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, national, or international history.**
This house has been associated with The Junior League of Abilene since 1976.
- 3. Embodies characteristics distinct to a type, period, or method of construction or architecture.**

The home is included on the National Register of Historic Properties as having significant architectural features of the typical prairie school style from the 1920's.

4. **Is associated with the lives of persons significant in local, regional, state, national, or international history.**
5. Mr. George McDaniel, the owner, owned a hardware and grocery store at S 2nd and Chestnut. His wife, Mrs. Lavinia McDaniel was a prominent member of various women's clubs in Abilene, including the Daughters of the American Revolution and the Shakespeare Club. Mrs. McDaniel was also named State Woman of the Year by the Golden Rule Foundation of New York in 1948.
6. **Represents a distinctive and familiar visual feature of a neighborhood or of the city.**
None available.
7. **Represents the works of a master designer, architect, builder, or craftsman.**
None available.

Landmarks Commission Recommendation

The Landmarks Commission 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 October 10, 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 - Favor
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
BISHOP DONALD K & LAURA S	37968	749 POPLAR ST	
BROOKS MONICA ANN	53663	1231 S 8 TH ST	
COMPANION FUNERAL SERVICES INC	36087	733 Y BUTTERNUT ST	
COMPANION FUNERAL SERVICES INC	36087	733 BUTTERNUT ST	
COMPANION FUNERAL SERVICES INC	36087	733 P BUTTERNUT ST	
JUNIOR LEAGUE OF ABILENE	38225	774 POPLAR ST	
JUNIOR LEAGUE OF ABL INC	37604	774 BUTTERNUT ST	
KIRKLAND LYNN & PAULA	53799	1239 S 8 TH ST	
KIRKLAND LYNN E & PAULA J	53392	817 A BUTTERNUT ST	
KIRKLAND LYNN E & PAULA J	53392	817 C BUTTERNUT ST	
KIRKLAND LYNN E & PAULA J	53392	817 B BUTTERNUT ST	
KIRKLAND LYNN E & PAULA J	53392	817 D BUTTERNUT ST	
KIRKLAND LYNN E & PAULA J	53392	817 BUTTERNUT ST	
LINDSEY JOHN M	54194	818 BUTTERNUT ST	
MEDEL CESAR & MARTINEZ SUSANA	37738	733 POPLAR ST	
OVERFLOW MINISTRIES INC	53928	810 BUTTERNUT ST	
OVERFLOW MINISTRIES INC	983093	801 POPLAR ST	

PEREZ JIMMY RAY	38345	741 POPLAR ST	
TOP SHELF VENTRUES LLC	37378	726 BUTTERNUT ST	
TOP SHELF VENTRUES LLC	37494	742 BUTTERNUT ST	
TOP SHELF VENTRUES LLC	37117	710 B BUTTERNUT ST	
TOP SHELF VENTRUES LLC	37117	710 BUTTERNUT ST	

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OVERFLOW MINISTRIES INC	53928	810 BUTTERNUT ST	
LINDSEY JOHN M	54194	818 BUTTERNUT ST	
OVERFLOW MINISTRIES INC	983093	801 POPLAR ST	

LOCATION MAP



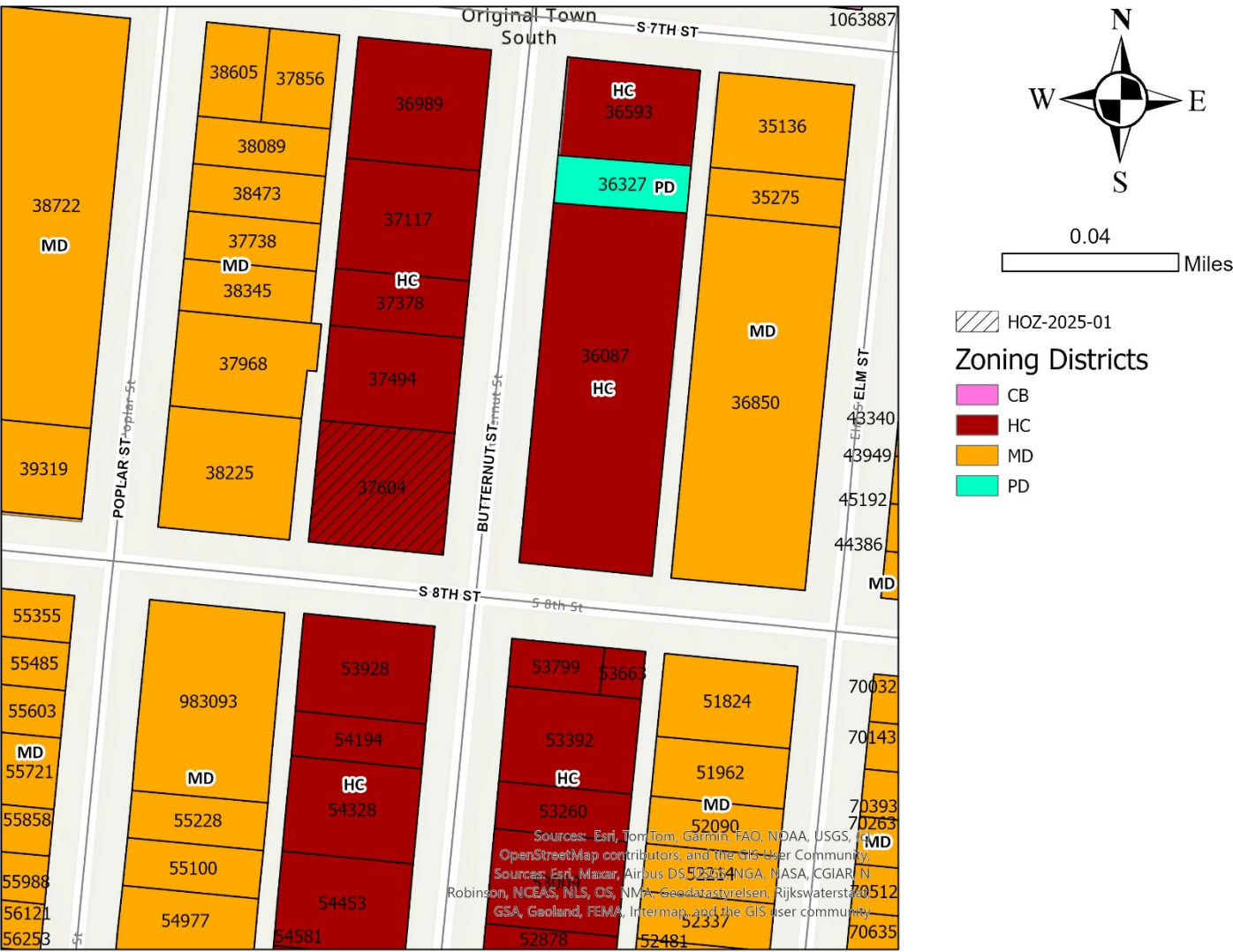
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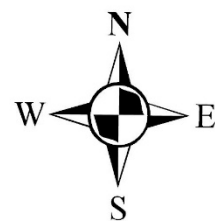
HOZ-2025-01

Sources: Esri, DeLorme, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community
 Sources: Esri, Maxar, Airbus DS, Bing, CNES, IGN, INRAE, NASA, CGIAR, N
 Robinson, NCEAS, NLS, OS, NMA, Geodatastore, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

ZONING MAP



AERIAL LOCATION MAP

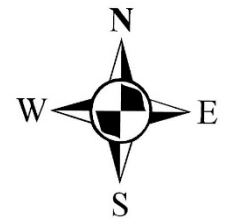


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☐ Miles

 HOZ-2025-01

FLOOD MAP



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 HOZ-2025-01

FEMA Flood Zones

- | | | |
|---|------------------|------------------|
|  | Floodway | Floodway |
|  | 100 Year 1% | 100 Year 1% |
|  | 100 Year 1% | 100 Year 1% |
|  | 500 Year .2% | 500 Year .2% |
|  | Unstudied A Zone | Unstudied A Zone |



HISTORIC OVERLAY REQUEST

Case: HOZ-2025-01

Owner/Agent: Junior League of Abilene

Request: Add Historic Overlay 774 Butternut Street.

Location: 774 Butternut Street

Landmarks: October 28, 2025

Planning & Zoning: November 4, 2025

Council Hearing: November 20, 2025
December 4, 2025





BACKGROUND INFORMATION

The subject residence exhibits typical Prairie School Style architecture, including a two-story frame dwelling with a low-pitched hipped roof and two interior brick chimneys. The exterior walls are brick veneer, and the roof is composition shingles. A hipped roof, supported on massive piers covers a deep 3-bay porch that extends across the front elevation. The primary entrance is set within the center bay porch. The flanking bays have a brick balustrade capped with cast stone coping.

The subject property is located on the National Register of Historic Properties as having significant architectural features of the typical prairie school style from the 1920's. The property is also located on the Abilene Register of Historic Properties.



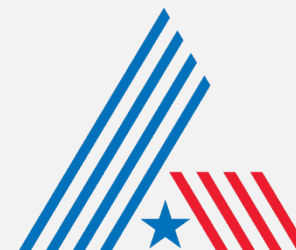


AERIAL LOCATION MAP



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Miles

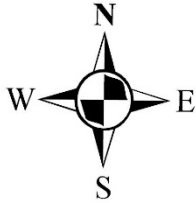
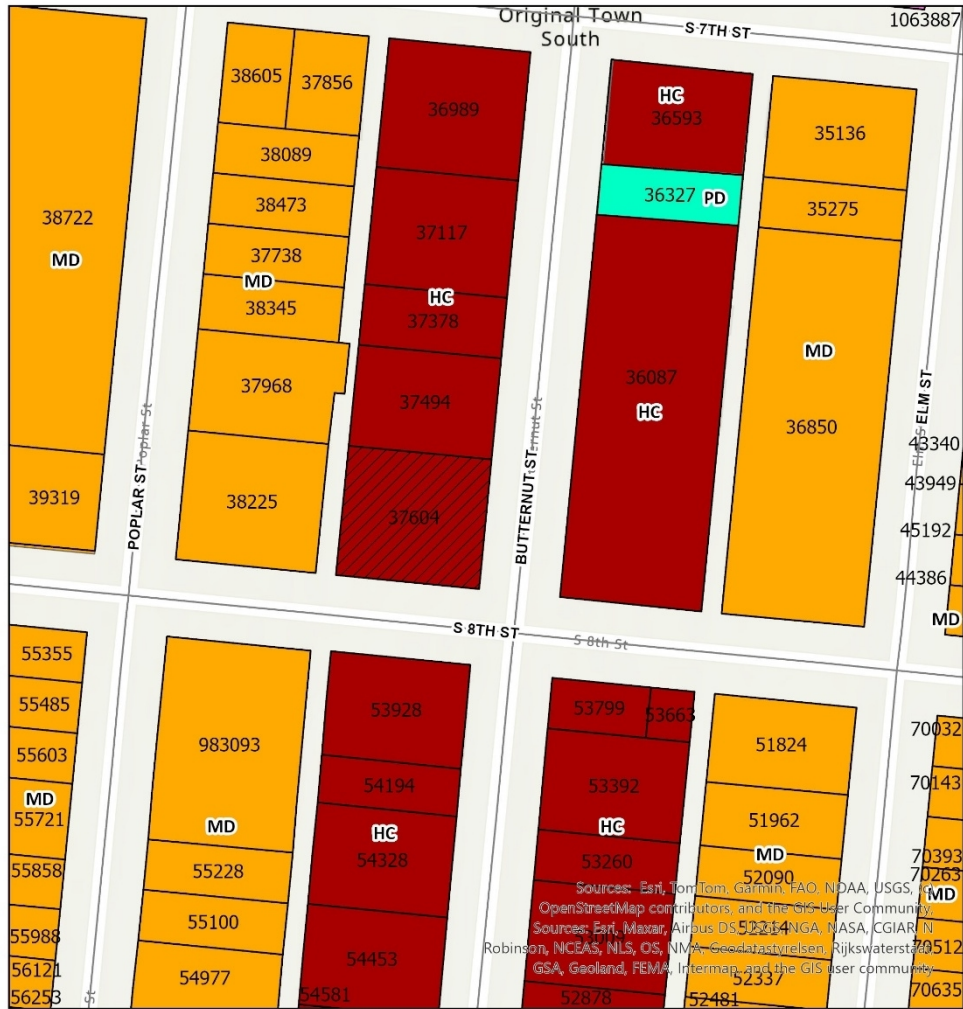
HOZ-2025-01



CITY OF
ABILENE
TEXAS



ZONING MAP



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HOZ-2025-01

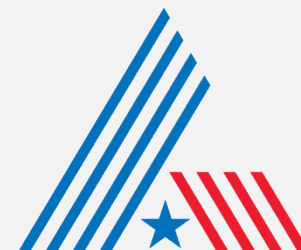
Zoning Districts

- CB
- HC
- MD
- PD





VIEWS OF SUBJECT PROPERTY



CITY OF
ABILENE
T E X A S



VIEWS OF SUBJECT PROPERTY



CITY OF
ABILENE
TEXAS



HISTORIC PHOTOS OF SUBJECT PROPERTY



Lavinia and George
McDaniel





FINDINGS AND RECOMMENDATIONS

According to Section 2.3.4.4 (c) Criteria for Designation. Historic Overlay Districts shall be established only if principal districts, conservation districts, areas, sites, structures, buildings, properties, or objects within the boundaries of a proposed zone exhibit any one or more of the following characteristics:

- 1. Possesses significance with respect to history, culture, architecture, archeology, paleontology, or as a natural site with a demonstrable cultural association.**
- 2. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, national, or international history.**
This house has been associated with The Junior League of Abilene since 1976.
- 3. Embodies characteristics distinct to a type, period, or method of construction or architecture.**
The home is included on the National Register of Historic Properties as having significant architectural features of the typical prairie school style from the 1920's
- 4. Is associated with the lives of persons significant in local, regional, state, national, or international history.**
Mr. George McDaniel, the owner, owned a hardware and grocery store at S 2nd and Chestnut. His wife, Mrs. Lavinia McDaniel was a prominent member of various women's clubs in Abilene, including the Daughters of the American Revolution and the Shakespeare Club. Mrs. McDaniel was also named State Woman of the Year by the Golden Rule Foundation of New York in 1948.
- 5. Represents a distinctive and familiar visual feature of a neighborhood or of the city.**
- 6. Represents the works of a master designer, architect, builder, or craftsman.**

The Landmarks Commission recommends approval.





Questions?







Historic Overlay Zoning

Owner Name: Junior League of Abilene

Project Address: 774 Butternut, Abilene, Texas 79602

OWNER/AGENT AND AUTHORIZATION

Owner/Agent Name: Junior League of Abilene - Shawna Atkinson, President Elect-Elect

Address: 774 Butternut

City/State/Zip: Abilene, TX 79602

Fax: n/a

Phone: 325-677-1879 or 325-201-1055

Email: presidentelectelect@jrleagueabilene.com

I hereby certify that I am the owner of the property and further certify that the information provided on this 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 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: 10/1/2025

BREIF DESCRIPTION OF PROPERTY AND ITS HISTORIC SIGNIFICANCE:

Please see second page for description and significance.

IS SUBJECT PROPERTY ON THE ABILENE REGISTER OF HISTORIC PROPERTIES?

- ☒ Yes
☐ No
☐ Unsure



Historic Overlay Zoning

ADDITIONAL INFORMATION

Please attach any information regarding the history of the property, including old photos. Also include a current description and photographs of the property. Staff may request additional information be submitted with the application or prior to the Landmarks Commission meeting.

CERTIFICATION

I have read and completed this application and certify that all information contained therein is complete, true, and correct. I request that this application be submitted to the Landmarks Commission for consideration.



Signature of Owner or Authorized Agent

10/11/2025

Date

For Office Use Only

Commission Action:

- ☐ Approved
☐ Approved with Conditions
☐ Denied

Landmarks Commission, Chair Date

Letter Sent to Taylor Central Appraisal District:

Date: _____ Initials: _____

PAYMENT INFORMATION

Received: _____

Fee: \$ _____

Receipt No.: _____

Case No.: _____

Reviewed By: _____

ZONING CASE

OAM-2025-01

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: November 4, 2025
City Council 1st Reading: November 6, 2025
City Council 2nd Reading: November 20, 2025

Applicant

City of Abilene

Case Manager

Mason Teegardin – Planning Manager

Request

An amendment to Chapter 4, Article 2, Division 11 – Vacation Travel Trailer/Recreational Vehicle Parks of the Land Development Code (LDC).

Background

The LDC currently has standards for Vacation Travel Trailer/Recreational Vehicle Parks, but they have not been revised since 2010. As we are seeing an influx in these requests, City Council has provided us with the ability to amend the current code to reflect how these parks should continue to develop moving forward. We have received four Conditional Use Permit requests for RV Parks within the last year, all of which have been approved. The CUPs that already have approval are grandfathered with pre-amendment regulations.

Proposed Amendment

The proposed LDC amendment would affect Chapter 4, Article 2, Division 11 of the LDC. A redline version of the current ordinance is attached to the agenda packet for your reference. The only existing text in this section to be amended is red. No other section of the LDC is to be amended.

Staff Recommendation

Staff recommends **approval**.

Attachments

Proposed Ordinance
Presentation



LDC TEXT AMENDMENT REQUEST

Case: OAM-2025-01

Applicant: City of Abilene

Request: An amendment to Chapter 4, Article 2, Division 11 – Vacation Travel Trailer/Recreational Vehicle Parks of the Land Development Code (LDC).

Planning & Zoning: November 4, 2025

City Council Hearing: November 6, 2025
November 20, 2025





PROPOSED AMENDMENTS

- Reducing the maximum site density from twelve (12) units per acre to ten (10) units per acre.
- Increasing the minimum site size from two (2) acres to five (5) acres.
- Allowing the site location to abut AO zoning.
- Increasing the setbacks within the entire park to have a cohesive fifteen-foot (15') setback from property lines, trailers, structures, and interior streets.
- Requiring each pad site to have available space for two (2) vehicles as opposed to one (1).
- Requiring all paving to be concrete or asphalt.
- Requiring more space for amenities and accessory uses.
- Requiring additional landscape regulations.





RECOMMENDATION

Staff Recommendation:
Approval





Questions?



DIVISION 11. VACATION TRAVEL TRAILER/RECREATIONAL VEHICLE PARKS

Section 4.2.11.1 Applicability and Approvals Required

- (a) *Applicability.* This division is applicable in the City limits.
- (b) *Land Use Matrix.* For locations within the City limits, vacation travel trailer parks shall be permitted as outlined in the Land Use Matrix, Chapter 2, Article 5 [Article 4], Division 2.
- (c) *Site Plan Required.* For locations within the City limits, development of a vacation travel trailer park shall require submittal and approval of a Site Plan depicting the information described in Article 1, Division 1 [Division 2] of this chapter.
- (d) *Subdivision Required.* Vacation travel trailer parks shall be located on land formally subdivided according to the subdivision regulations within this LDC, specifically within Chapter 3.
- (e) *Annual Licensing Required.* Vacation travel trailer parks shall be required to meet annual licensing requirements ~~with the Building Inspection Department~~. Issuance of the required license shall be dependent upon compliance with all applicable health, fire, building, and other City of Abilene Codes and Ordinances to ensure the safe operation of the park. The license shall be conspicuously posted in the park office.
- (f) *Conformance to Other Codes.* All facilities at vacation travel trailer parks shall conform and comply with City of Abilene health, fire, building and other such codes.

(Ord. No. 8-2010, pt. 1(Exh. A), 4-22-10; Ord. No. 58-2013, pt. 1(Exh. A), 10-24-13)

Section 4.2.11.2 Size, Density, Location, Setbacks

- (a) *Maximum Site Density.* The maximum site density for vacation travel trailer parks shall be ten (10) ~~twelve (12)~~ units per acre.
- (b) *Minimum Site Size.* The initial development of any vacation travel trailer park shall not be less than five (5) ~~two (2)~~ acres fully developed.
- (c) *Site Location.* Vacation travel trailer parks shall be located at least three hundred feet (300') from any residential zoning district, ~~with the exception of Agricultural Open (AO) zoning-~~
 - (1) No vacation travel trailer shall be placed or erected closer than fifteen feet (15') ~~five feet (5')~~ from the property line separating the recreational vehicle park from adjoining property, measuring from the nearest point of the vacation travel trailer.
- (d) *Size, Marking and Separation of Individual Sites.* Each individual site within the vacation travel trailer park that is reserved for the accommodation of any vacation travel trailer shall ~~have an area of not less than one thousand (1,000) square feet, or forty feet (40') by twenty-five feet (25'), to~~ provide adequate space for a recreational vehicle, two individual vehicles, a car, and a picnic table/grill. Each individual site shall be defined clearly by proper markers at each corner, shall be level, paved, and well drained.
 - (1) Trailers and other recreational vehicles shall be separated from each other and permanent structures by fifteen feet (15') ~~ten feet (10')~~.

- (e) *Setback Requirements for Vacation Travel Trailers.* Setback requirements for vacation travel trailers shall be as outlined in Table 4-4.

TABLE 4-4: REQUIRED SETBACKS FOR TRAVEL TRAILERS

Element From Which Setback Is Measured	Required Setback
The edge of cul-de-sac streets	20 feet
The edge of other interior streets	15 10 feet
The front property line of the vacation travel trailer park	25 feet
The rear and side (exterior and interior) property lines of the vacation travel trailer park	15 feet

(Ord. No. 8-2010, pt. 1(Exh. A), 4-22-10; Ord. No. 58-2013, pt. 1(Exh. A), 10-24-13)

Section 4.2.11.3 Ingress and Egress

- (a) *Public Street.* All vacation travel trailer parks shall be directly linked by an entranceway with a public street.
- (b) *Width and Radius.* The entranceway shall be at least forty feet (40') in pavement width with a twenty-foot (20') curb radius on collector and arterial streets and fifteen feet (15') on local streets.
- (c) *Connection to Construction Standards.* The connection of the entranceway with the public street shall be constructed according to municipal construction standards.
- (d) *Paving.* The entrance roadway from the public street to the main office plus the parking for the office and all uses accessible by the general public shall be paved. All other surfaces intended for regular vehicular use shall ~~be concrete or hot mix. have a durable surface, such as compacted base material.~~
- (e) *Private Streets.* Entranceways and interior streets shall be considered private streets.
- (f) *No Access Through Residential Zoning Districts.* There shall be no entrance or exit from the vacation travel trailer park through a residential zoning district.

(Ord. No. 8-2010, pt. 1(Exh. A), 4-22-10; Ord. No. 58-2013, pt. 1(Exh. A), 10-24-13)

Section 4.2.11.4 Miscellaneous Requirements

- (a) *Infrastructure Systems.* Vacation travel trailer parks shall have the option of connecting to municipal water and sewage systems or of seeking appropriate waivers and installing private systems. Private sanitation facilities shall meet all State and City of Abilene health standards and regulations.
- (b) *Refuse Containers or Areas.* Refuse containers or collection sites shall be conveniently located for park residents. A central refuse collection site for the park as a whole shall be provided. Such a container shall be water tight and rodent proof. If refuse is to be collected by the City of Abilene, central refuse collection areas shall be located in conformance with City standards.
- (c) *Accessory Uses.* Accessory uses such as an office, recreation facilities, toilets, dumping stations, laundries, etc., shall be permitted, subject to the following restrictions:
- (1) ~~Such establishments and the parking area primarily related to operations and/or amenities shall be provided at a rate of 10% of the gross area of the lot for any park larger than 10 units. Such establishments and the parking area primarily related to their operations shall not occupy more than ten percent (10%) of the gross area of the park.~~

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(Supp. No. 11)

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- (2) The structures housing such facilities shall not be located closer than fifty feet (50') to any public street.
- (d) *Duration of Stay.*
- (1) Up to seventy-five percent (75%) of trailer sites may be allowed as long-term stay. Long-term stay trailers may be allowed for up to 12 months and must leave for a minimum of 60 days prior to returning.
- (2) Twenty-five percent (25%) of trailer sites must be designated as short-term stay. Short-term stay trailers may be allowed for up to 3 months and must leave for a minimum of 60 days prior to returning.
- (3) Any park owned infrastructure including but not limited to vacation travel trailers, campers, facilities, etc. are exempt from duration of stay regulations.
- (e) *Sanitary Facilities.*
- (1) *Requirements:* Each recreational vehicle park upon which two (2) or more recreational vehicles are erected or placed and where private conveniences for each site are not provided shall provide, at locations described in this section, toilets, urinals, washbasins, slop basins, showers or baths, water faucets or spigots in accordance with the following:
- a. One (1) toilet, sink, and shower for each sex per twenty (20) travel trailer sites or fraction thereof.
- b. All toilets, basins and showers shall be placed in properly constructed buildings located not more than three hundred feet (300') from any recreational vehicle unit served.
- c. Buildings shall be well lighted at all times, day or night, well ventilated with screened openings, and constructed of moisture-proof material to permit rapid and satisfactory cleaning, scouring and washing.
- d. The floors shall be of concrete or other impervious material, elevated not less than four inches above grade, and each room shall be provided with floor drains.
- e. Slop sinks or basins with water supply shall be provided to serve each four units and shall be constructed in accordance with design, size and material approved by the health officer.
- (2) *Toilet and Bathing Facilities:* Toilet and bathing facilities shall be in separate rooms or partitioned apart in any manner as to provide privacy and promote cleanliness. Each toilet provided in a community toilet house shall be partitioned apart from any other toilet in the same room. The floor surface around the commode shall not drain onto the shower floor.
- (f) *Register of Guests.* A register containing the name and address of each occupant of all the park, as well as the date of arrival and departure, the make, model, year, and the license number and state, of vehicles shall be kept and available for periodic inspection.
- (g) *Landscape Requirements.*
- (1) Type B Buffer is required along all side and rear property lines. A Type B Buffer shall consist of a 5-foot-wide buffer yard plus at least 25 points based on the points listed below:
- a. Opaque masonry wall with 6 foot minimum height = 15 points.
- b. Opaque fence with 6 foot minimum height = 5 points.
- c. An existing, continuous fence or wall on the adjacent property = ½ the points of a fence or wall on the subject property.
- d. Each additional 5 feet of buffer yard = 5 points (maximum of 15 points).

-
- e. One tree with a mature height of at least 20 feet and height of at least 8 feet at time of planting per 25 lineal feet of buffer yard = 10 points.
 - f. Three smaller trees per 25 lineal feet of buffer yard = 10 points.
 - (2) A minimum of 2.5% of the area of a site must be landscape area. Landscape area consists of the following:
 - a. A minimum 10-foot-wide landscape area shall be provided along all property lines adjacent to a street.
 - b. Required trees and shrubs:
 - 1. One tree plus three shrubs are required per 500 square feet of required landscape area, rounded up to the nearest whole tree or shrub.
 - 2. Street trees are required at a rate of 1 per 60 feet of street frontage along arterials and collectors. Placement of trees may be varied but may not result in fewer than the required number of trees for a property.
 - (3) Parks are subject to all additional landscaping requirements set out in Chapter 4, Article 2, Division 2 of this code.
 - (h) Signage. All parks over 50 units must include directional signage and site numbers for emergency services. All signage will require a Sign Permit before installation.

(Ord. No. 8-2010, pt. 1(Exh. A), 4-22-10; Ord. No. 58-2013, pt. 1(Exh. A), 10-24-13)

DIVISION 11. VACATION TRAVEL TRAILER/RECREATIONAL VEHICLE PARKS

Section 4.2.11.1 Applicability and Approvals Required

- (a) *Applicability.* This division is applicable in the City limits.
- (b) *Land Use Matrix.* For locations within the City limits, vacation travel trailer parks shall be permitted as outlined in the Land Use Matrix, Chapter 2, Article 5 [Article 4], Division 2.
- (c) *Site Plan Required.* For locations within the City limits, development of a vacation travel trailer park shall require submittal and approval of a Site Plan depicting the information described in Article 1, Division 1 [Division 2] of this chapter.
- (d) *Subdivision Required.* Vacation travel trailer parks shall be located on land formally subdivided according to the subdivision regulations within this LDC, specifically within Chapter 3.
- (e) *Annual Licensing Required.* Vacation travel trailer parks shall be required to meet annual licensing requirements with the Building Inspection Department. Issuance of the required license shall be dependent upon compliance with all applicable health, fire, building, and other City of Abilene Codes and Ordinances to ensure the safe operation of the park. The license shall be conspicuously posted in the park office.
- (f) *Conformance to Other Codes.* All facilities at vacation travel trailer parks shall conform and comply with City of Abilene health, fire, building and other such codes.

(Ord. No. 8-2010, pt. 1(Exh. A), 4-22-10; Ord. No. 58-2013, pt. 1(Exh. A), 10-24-13)

Section 4.2.11.2 Size, Density, Location, Setbacks

- (a) *Maximum Site Density.* The maximum site density for vacation travel trailer parks shall be twelve (12) units per acre.
- (b) *Minimum Site Size.* The initial development of any vacation travel trailer park shall not be less than two (2) acres fully developed.
- (c) *Site Location.* Vacation travel trailer parks shall be located at least three hundred feet (300') from any residential zoning district.
 - (1) No vacation travel trailer shall be placed or erected closer than five feet (5') from the property line separating the recreational vehicle park from adjoining property, measuring from the nearest point of the vacation travel trailer.
- (d) *Size, Marking and Separation of Individual Sites.* Each individual site within the vacation travel trailer park that is reserved for the accommodation of any vacation travel trailer shall have an area of not less than one thousand (1,000) square feet, or forty feet (40') by twenty-five feet (25'), to provide adequate space for a recreational vehicle, a car, and a picnic table/grill. Each individual site shall be defined clearly by proper markers at each corner, shall be level, paved, and well drained.
 - (1) Trailers and other recreational vehicles shall be separated from each other and permanent structures by ten feet (10').

-
- (e) *Setback Requirements for Vacation Travel Trailers.* Setback requirements for vacation travel trailers shall be as outlined in Table 4-4.

TABLE 4-4: REQUIRED SETBACKS FOR TRAVEL TRAILERS

Element From Which Setback Is Measured	Required Setback
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The front property line of the vacation travel trailer park	25 feet
The rear and side (exterior and interior) property lines of the vacation travel trailer park	15 feet

(Ord. No. 8-2010, pt. 1(Exh. A), 4-22-10; Ord. No. 58-2013, pt. 1(Exh. A), 10-24-13)

Section 4.2.11.3 Ingress and Egress

- (a) *Public Street.* All vacation travel trailer parks shall be directly linked by an entranceway with a public street.
- (b) *Width and Radius.* The entranceway shall be at least forty feet (40') in pavement width with a twenty-foot (20') curb radius on collector and arterial streets and fifteen feet (15') on local streets.
- (c) *Connection to Construction Standards.* The connection of the entranceway with the public street shall be constructed according to municipal construction standards.
- (d) *Paving.* The entrance roadway from the public street to the main office plus the parking for the office and all uses accessible by the general public shall be paved. All other surfaces intended for regular vehicular use shall have a durable surface, such as compacted base material.
- (e) *Private Streets.* Entranceways and interior streets shall be considered private streets.
- (f) *No Access Through Residential Zoning Districts.* There shall be no entrance or exit from the vacation travel trailer park through a residential zoning district.

(Ord. No. 8-2010, pt. 1(Exh. A), 4-22-10; Ord. No. 58-2013, pt. 1(Exh. A), 10-24-13)

Section 4.2.11.4 Miscellaneous Requirements

- (a) *Infrastructure Systems.* Vacation travel trailer parks shall have the option of connecting to municipal water and sewage systems or of seeking appropriate waivers and installing private systems. Private sanitation facilities shall meet all State and City of Abilene health standards and regulations.
- (b) *Refuse Containers or Areas.* Refuse containers or collection sites shall be conveniently located for park residents. A central refuse collection site for the park as a whole shall be provided. Such a container shall be water tight and rodent proof. If refuse is to be collected by the City of Abilene, central refuse collection areas shall be located in conformance with City standards.
- (c) *Accessory Uses.* Accessory uses such as an office, recreation facilities, toilets, dumping stations, laundries, etc., shall be permitted, subject to the following restrictions:
- (1) Such establishments and the parking area primarily related to their operations shall not occupy more than ten percent (10%) of the gross area of the park.
 - (2) The structures housing such facilities shall not be located closer than fifty feet (50') to any public street.

Created: 2025-06-18 08:00:03 [EST]

(Supp. No. 11)

(d) *Duration of Stay.*

- (1) Up to seventy-five percent (75%) of trailer sites may be allowed as long-term stay. Long-term stay trailers may be allowed for up to 12 months and must leave for a minimum of 60 days prior to returning.
- (2) Twenty-five percent (25%) of trailer sites must be designated as short-term stay. Short-term stay trailers may be allowed for up to 3 months and must leave for a minimum of 60 days prior to returning.

(e) *Sanitary Facilities.*

- (1) *Requirements:* Each recreational vehicle park upon which two (2) or more recreational vehicles are erected or placed and where private conveniences for each site are not provided shall provide, at locations described in this section, toilets, urinals, washbasins, slop basins, showers or baths, water faucets or spigots in accordance with the following:
 - a. One (1) toilet, sink, and shower for each sex per twenty (20) travel trailer sites or fraction thereof.
 - b. All toilets, basins and showers shall be placed in properly constructed buildings located not more than three hundred feet (300') from any recreational vehicle unit served.
 - c. Buildings shall be well lighted at all times, day or night, well ventilated with screened openings, and constructed of moisture-proof material to permit rapid and satisfactory cleaning, scouring and washing.
 - d. The floors shall be of concrete or other impervious material, elevated not less than four inches above grade, and each room shall be provided with floor drains.
 - e. Slop sinks or basins with water supply shall be provided to serve each four units and shall be constructed in accordance with design, size and material approved by the health officer.
- (2) *Toilet and Bathing Facilities:* Toilet and bathing facilities shall be in separate rooms or partitioned apart in any manner as to provide privacy and promote cleanliness. Each toilet provided in a community toilet house shall be partitioned apart from any other toilet in the same room. The floor surface around the commode shall not drain onto the shower floor.

- (f) *Register of Guests.* A register containing the name and address of each occupant of all the park, as well as the date of arrival and departure, the make, model, year, and the license number and state, of vehicles shall be kept and available for periodic inspection.

(Ord. No. 8-2010, pt. 1(Exh. A), 4-22-10; Ord. No. 58-2013, pt. 1(Exh. A), 10-24-13)

ZONING CASE

Z-2025-26

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: November 4, 2025
City Council 1st Reading: November 20, 2025
City Council 2nd Reading: December 4, 2025

Applicant

Agent: Colton Rhodes
Owner: Edward Rhodes

Case Manager

Kera Valois – Planner

Request

Change the zoning of approximately 29.26 acres from Agricultural Open (AO) to General Commercial (GC).

Location

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

Background

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

Amended Request

This case was originally presented at the September 2nd Planning & Zoning Commission meeting to be rezoned to Light Industrial (LI), where it was tabled by the Commission. The applicant has since amended their request to down zone from LI to General Commercial (GC).

Zoning, Existing and Proposed Land Use

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

Criteria Assessment

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

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

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

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

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

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

This property will be subject to platting and site plan review; therefore any and all utilities that are required will be addressed during that time.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

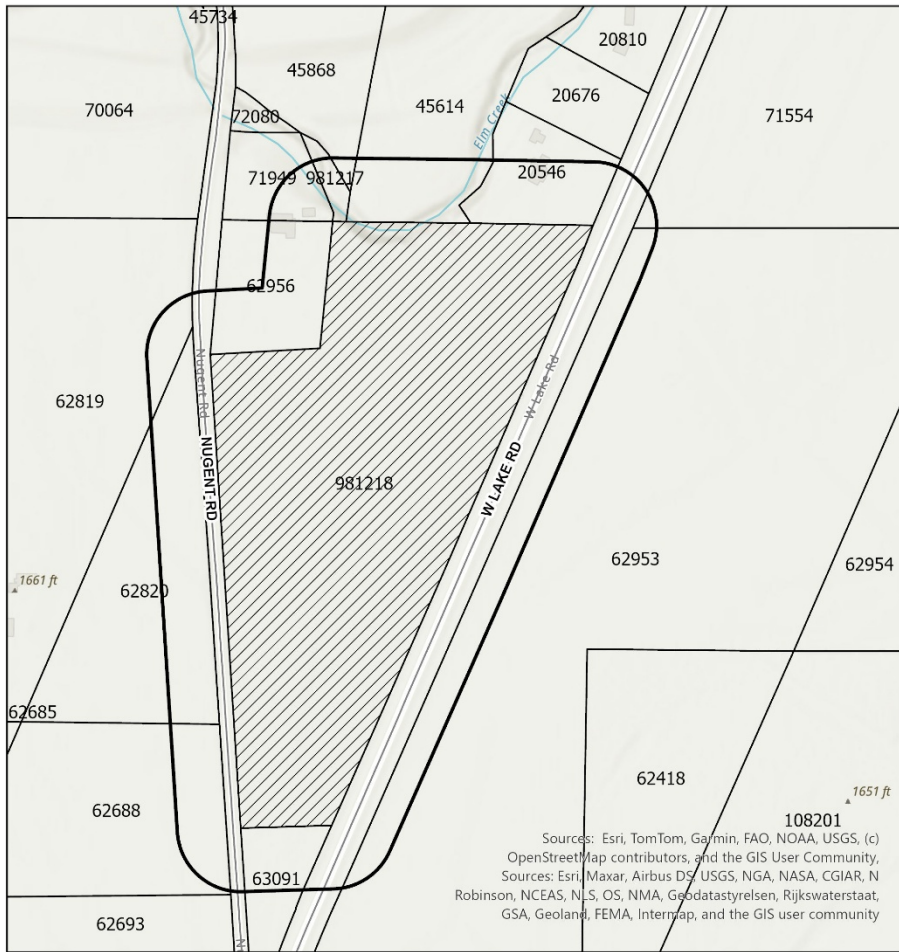
- PowerPoint Presentation
- GC zoning request
- Metes & Bounds
- Application

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on October 17, 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
BROWN RANDY	20546	5050 W LAKE RD	
ELMORE BRUCE C & M SUE	45868	5249 B NUGENT RD	
HAMILTON STEPHANIE ROBYN	63091		
HANTMAN JOSEPH M REV TRUST	71554		
HANTMAN JOSEPH M REV TRUST	62953	4995X W LAKE RD	
LEVERETT LYNN A	62956		
LEVERETT LYNN A	71949	5117 NUGENT RD	
MYERS JEREMY B & MARLA M	45614	5335 NUGENT RD	
PRESSWOOD CAROLYN MANLY	62820		
PRESSWOOD CAROLYN MANLY	62819	4850 NUGENT RD	
PRESSWOOD DEBORAH JIM	62688		
RHODES EDWARD DUSTY	981217		
RHODES EDWARD DUSTY	981218	4994X W LAKE RD	applicant

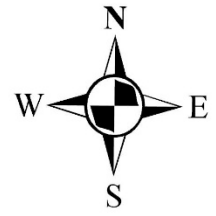
NOTIFICATION MAP



0.1
Miles

- Z-2025-26
- Notification Area

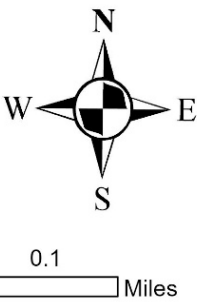
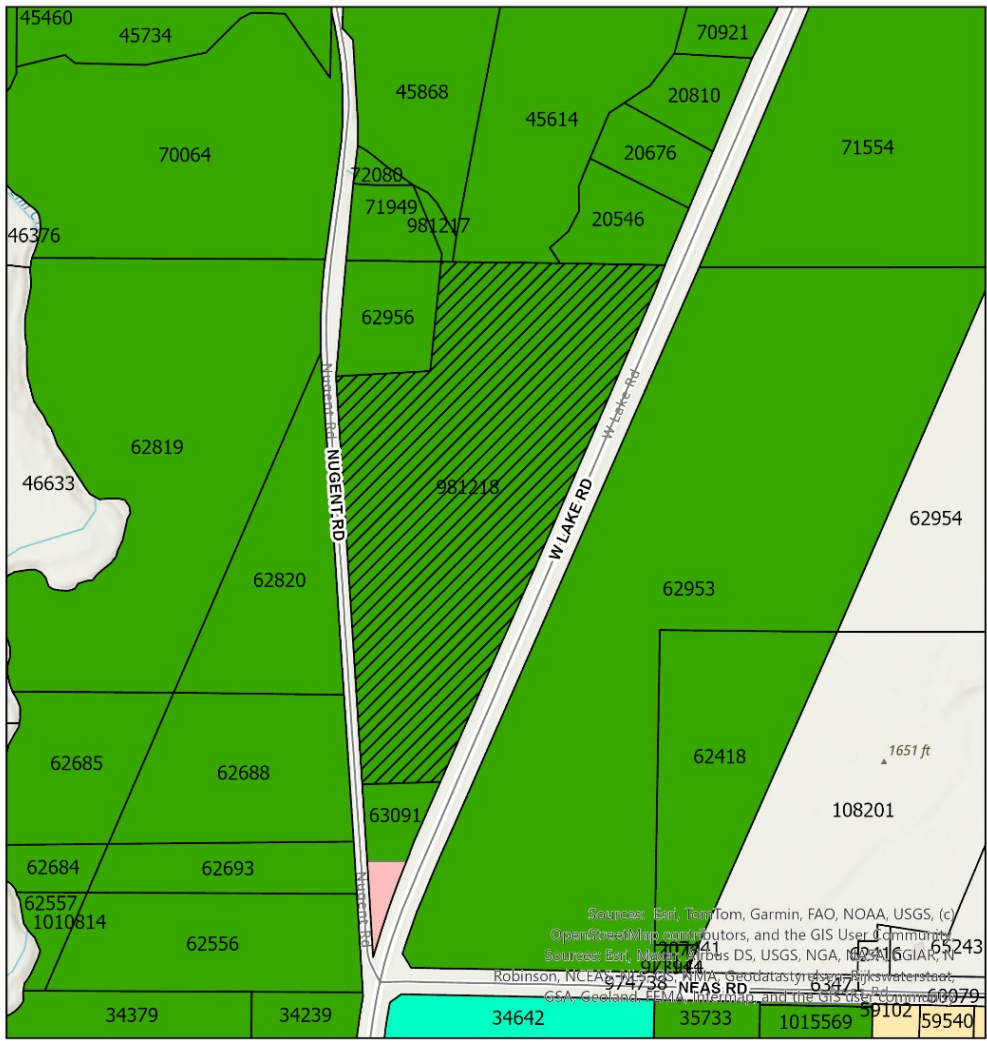
LOCATION MAP



0.1

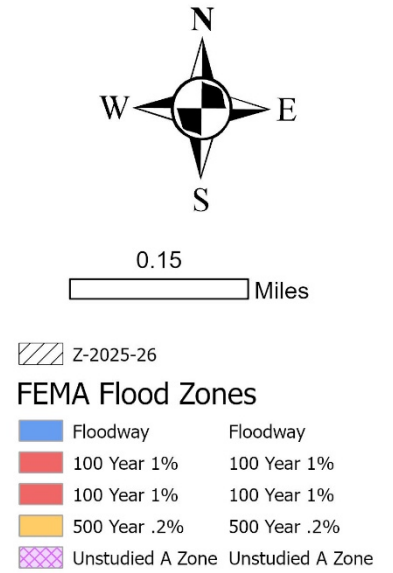
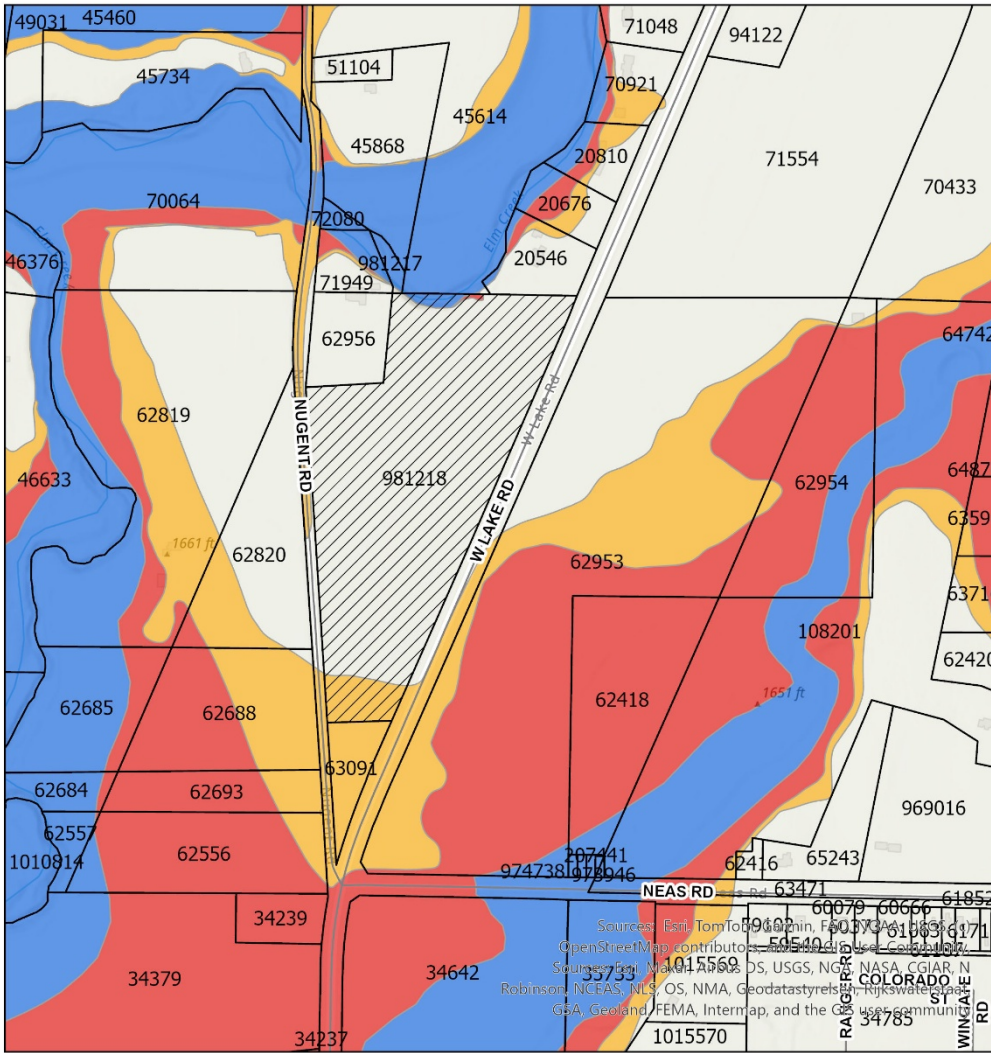
☐ Miles Z-2025-26

ZONING MAP



- Z-2025-26
- Zoning Districts**
- AO
 - MH
 - NR
 - PD

FLOOD MAP



Sources: Esri, TomTom, Garmin, DeLorme, Swatch, Mapbox, OpenStreetMap contributors, and the GIS user community.
 Sources for Mapbox: Esri, DeLorme, Swatch, Mapbox, OpenStreetMap contributors, and the GIS user community.
 Sources for Esri: Esri, DeLorme, Swatch, Mapbox, OpenStreetMap contributors, and the GIS user community.
 Sources for DeLorme: Esri, DeLorme, Swatch, Mapbox, OpenStreetMap contributors, and the GIS user community.
 Sources for Swatch: Esri, DeLorme, Swatch, Mapbox, OpenStreetMap contributors, and the GIS user community.
 Sources for Mapbox: Esri, DeLorme, Swatch, Mapbox, OpenStreetMap contributors, and the GIS user community.
 Sources for OpenStreetMap contributors: Esri, DeLorme, Swatch, Mapbox, OpenStreetMap contributors, and the GIS user community.
 Sources for the GIS user community: Esri, DeLorme, Swatch, Mapbox, OpenStreetMap contributors, and the GIS user community.



REZONE REQUEST

Case: Z-2025-26

Agent: Colton Rhodes

Request: Change the zoning of approximately 29.26 acres from Agricultural Open (AO) to General Commercial (GC).

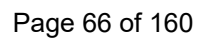
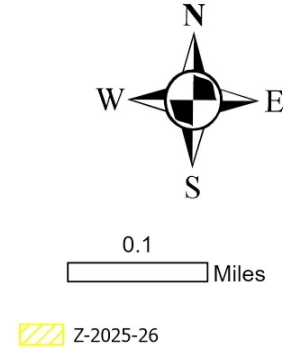
Location: Located 4994x W Lake Road

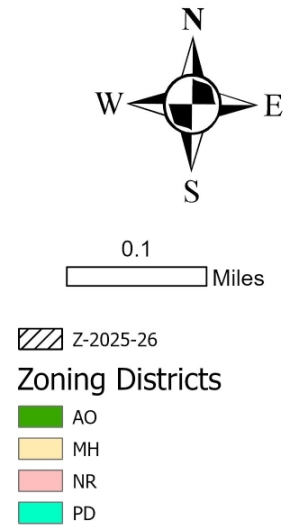
Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: November 4, 2025

Council Hearing: November 20, 2025
December 4, 2025

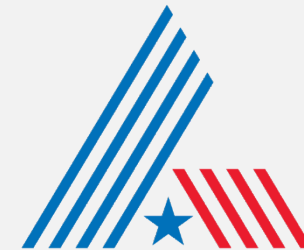
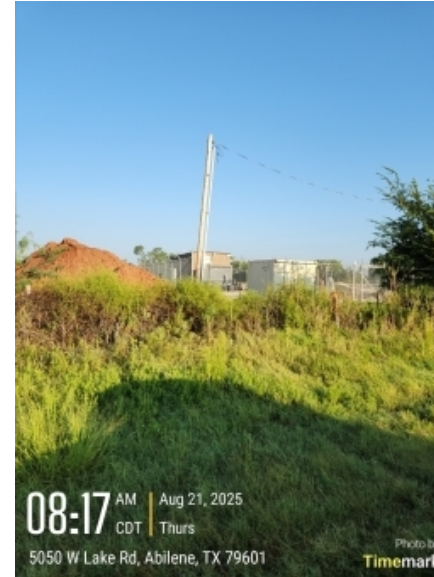
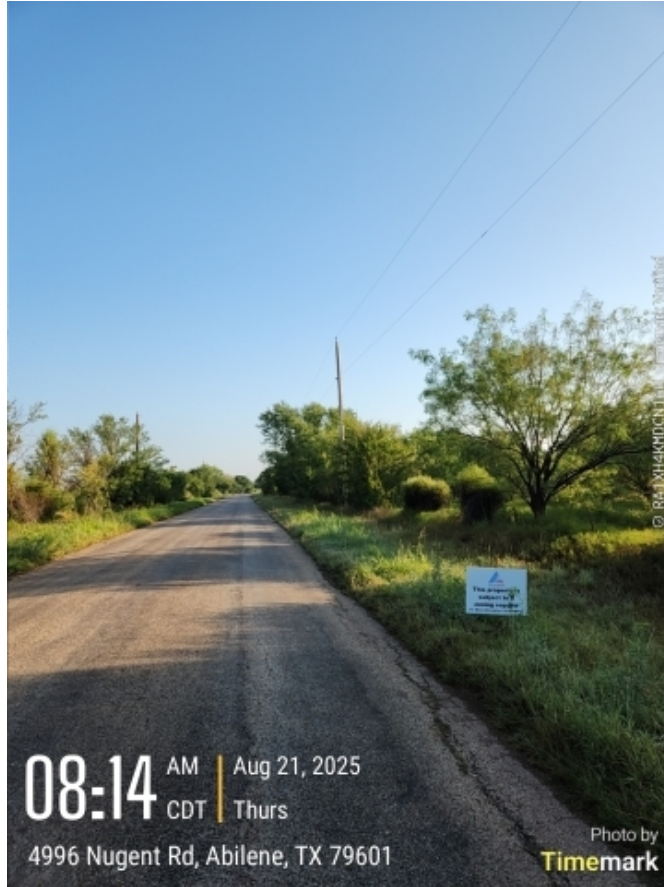








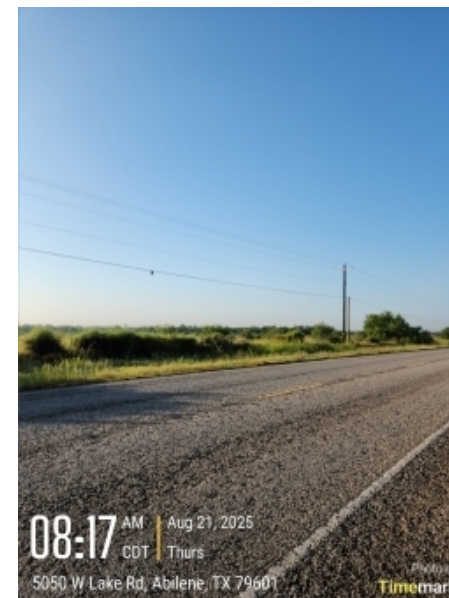
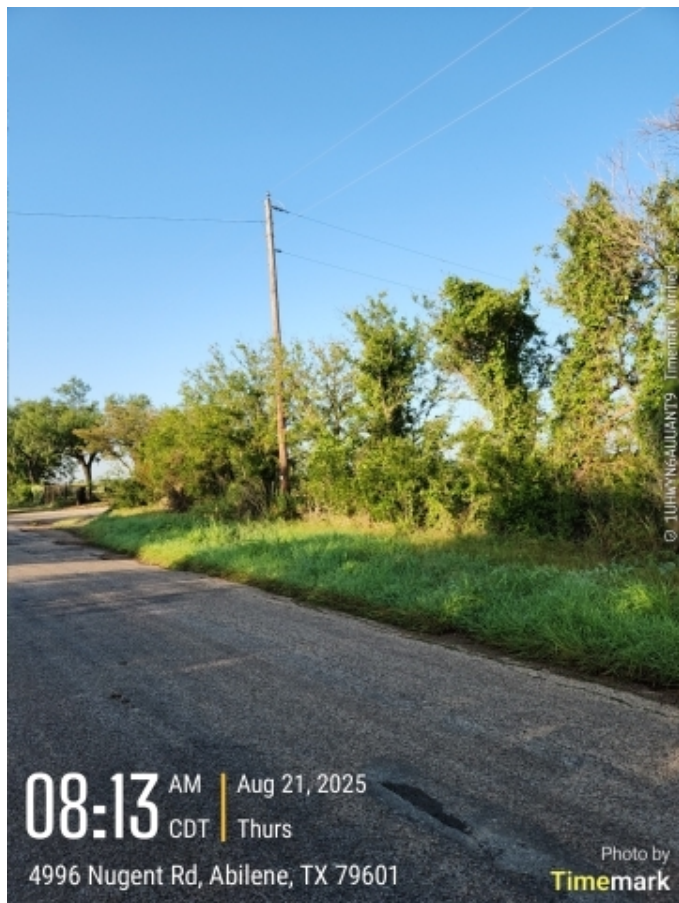
PROPERTY VIEWS



CITY OF
ABILENE
TEXAS



SURROUNDING PROPERTY VIEWS





USES IN AGRICULTURAL OPEN ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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

LEGEND

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





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

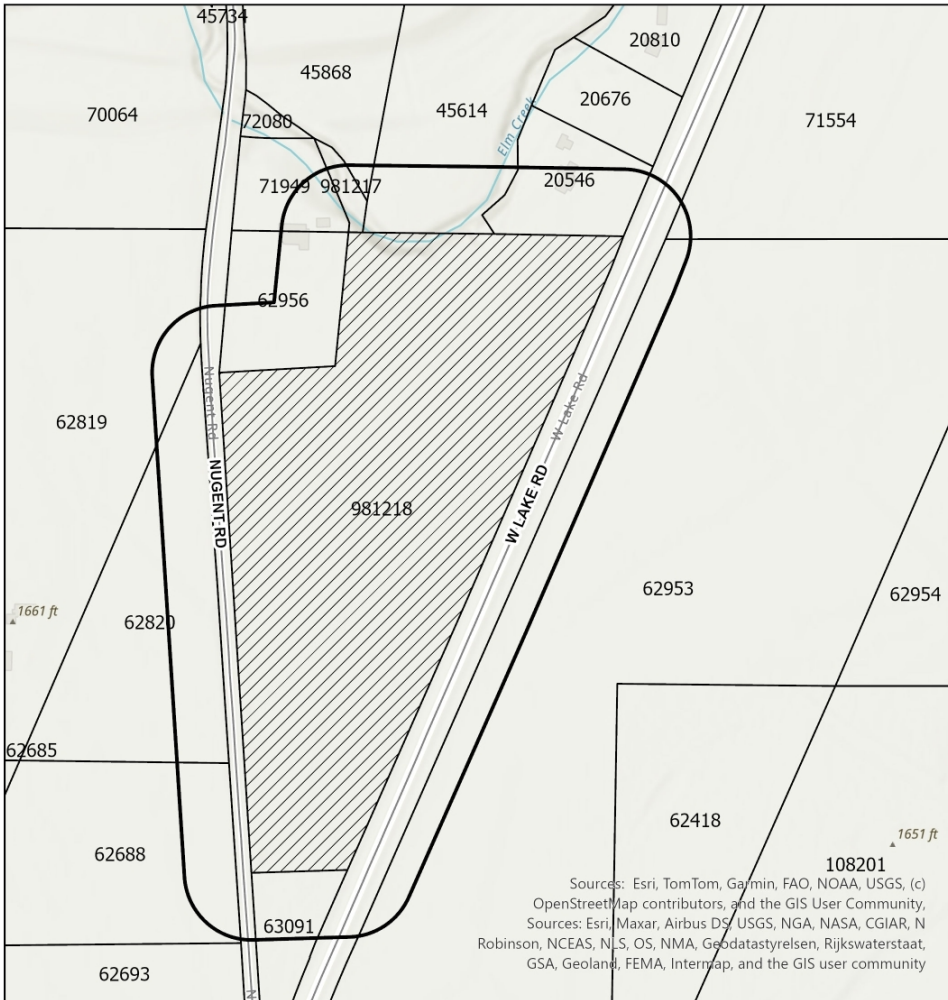
LEGEND

- 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





NOTIFICATION AREA MAP



0.1

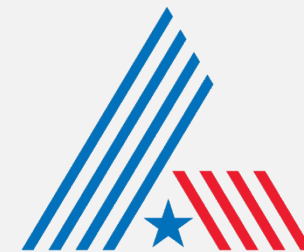
Miles

Z-2025-26

Notification Area

0 - in Favor - 

0 - in Opposition - 



CITY OF
ABILENE
TEXAS



PREVIOUS REQUEST

This case was originally presented at the September 2nd Planning & Zoning Commission meeting to be rezoned to Light Industrial (LI), where it was tabled by the Commission. The applicant has since amended their request to down zone from LI to General Commercial (GC).





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?



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

Invoice 9647



BILL TO
Colton Rhodes
Colton Rhodes

DATE
07/14/2025

PLEASE PAY
\$4,295.21

DUE DATE
08/13/2025

WO #
25-2965

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

TAYLOR COUNTY, TEXAS
THANK YOU FOR YOUR BUSINESS

SUBTOTAL	3,967.86
TAX	327.35
TOTAL	4,295.21

Pay invoice

TOTAL DUE	\$4,295.21
-----------	-------------------

THANK YOU.



SHEPPARD SURVEYING COMPANY, INC.

TBPELS FIRM # 100277-00

1013 Energy Drive, Abilene, Texas 79602

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

STATE OF TEXAS TAYLOR COUNTY

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

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

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

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

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

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

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

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

THENCE S 50°59'41" E FOR A DISTANCE OF 104.94'.

THENCE S 57°14'15" E FOR A DISTANCE OF 53.88'.

THENCE S 89°56'26" E FOR A DISTANCE OF 132.22'.

THENCE N 56°37'42" E FOR A DISTANCE OF 115.47'.

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

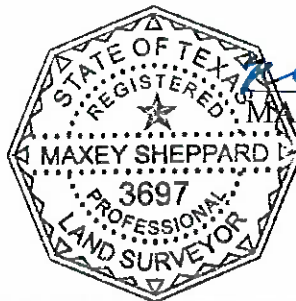
THENCE S 40°56'27" E WITH THE NORTH LINE OF THE 34.39 ACRE TRACT FOR A DISTANCE OF 50.07' TO A 3/8 INCH REBAR RECOVERED FOR AN ELL CORNER OF THE 34.39 ACRE TRACT AND AN ELL CORNER OF THIS 29.62 ACRE TRACT.

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

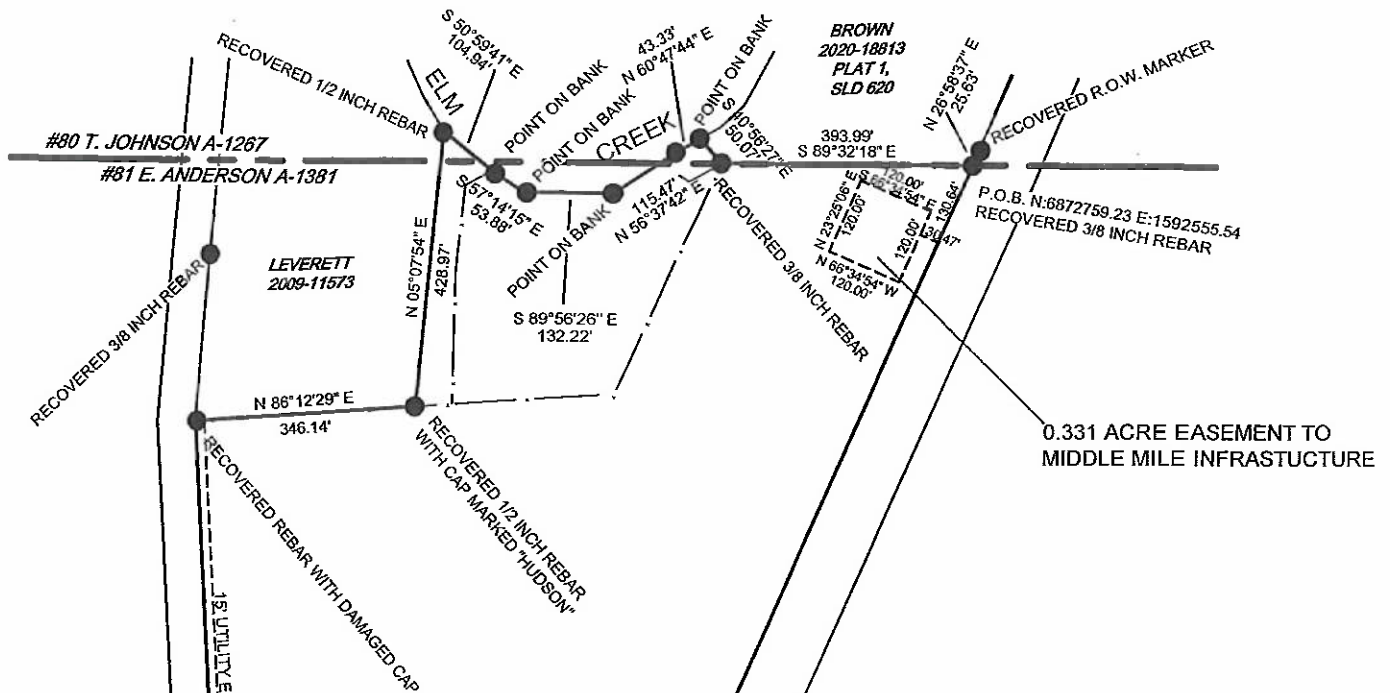
NOTE: ALL BEARINGS AND DISTANCES ARE GRID NAD 83, TXNC ZONE 4202, BASED UPON ALTERRA NETWORK.

FIELD PERSONNEL GEORGE JOSTEN AND STEVEN CUSTRED

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



Maxey Sheppard
MAXEY SHEPPARD, RPLS 3697



29.26 Acres

RHODES
2011-05340

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

SEE ATTACHED METES AND BOUNDS DESCRIPTION

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

SHEPPARD SURVEYING CO. INC. 1013 ENERGY DRIVE. ABILENE TX, 79602
VOICE 325-693-6277 TBPELS FIRM # 100277-00 www.sheppard-surveying.com

SCALE: 1"=300'

COMBINED GRID SCALE FACTOR = 0.999979

STATE PLANE COORDINATES
TXNC ZONE 4202

GEOID MODEL: CONUS99

PAGE 1 OF 1

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SHEPPARD SURVEYING CO. INC.
ALL RIGHTS RESERVED

GPS FILE NAME:

DATE: 07/11/2025

COORDINATE FILE NAME:

REVISION DATE:

COA FIRE TRAIN CNTR.DWG.dwg

DRAWING FILE NAME:

WORK ORDER # 25-2965

FIELD: 6/25/25

DWN. BY: M.L.S.



SHEPPARD
SURVEYING

0 300 600 900

29ac Tract Nugent Rd & FM 600

From Colton Rhodes <crhodes@lee-associates.com>

Date Tue 9/30/2025 10:35 AM

To Teegardin, Mason <Mason.Teegardin@abilenetx.gov>

Cc Valois, Kera <Kera.Valois@abilenetx.gov>; Ed Rhodes <erhodes58@aol.com>; Clint Rosenbaum <clint@rosenbaumeng.com>

Mason,

Per our conversations, lets go ahead and change this rezone case to GC instead of LI.

Let me know if you need anything from us going forward.

Also – can you remind me when the November meeting would be for this case?

Thanks!

Colton Rhodes

Principal

Lee & Associates | Dallas/Fort Worth

D 972.934.4017

C 325.660.2636

crhodes@lee-associates.com



COMMERCIAL REAL ESTATE SERVICES

[Information About Brokerage Services](#)

14950 Quorum Drive | Suite 100
Dallas, TX 75254

[View My Listings](#)



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Electronic Communication: This email shall stand alone and cannot be consolidated or integrated with other correspondences to form a contract.



2025 Development Application

Zoning Application Page 1 of 3

Planning

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

Relief Procedures

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

Project Name: _____
Address: 4944 X W Lake Rd Number of Lots: 1 Acreage: ~~10.27~~ 29.27 ac
Legal Description: A 1381 SUR 81 EPHRAIM ANDERSON
Subdivision Name: A 1381 Block: A 1381 Lot: _____
Current Zoning: A O Proposed Zoning (if applicable): LI

OWNER AND AUTHORIZATION

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

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

Signature of Owner: Edward D. Rhodes Date: 6-19-25

FOR OFFICE USE ONLY

Received: 6-20-25

Fee: \$ 1,500

Receipt No.: _____

Case No.: _____

Reviewed By: [Signature]

2025 Development Application

Zoning Application Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

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

Fees

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

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

Fees can be paid online with credit card.

2025 Development Application

Zoning Application Page 3 of 3

Zoning Impact Analysis

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

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

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

Owner Authorization and Representative Designation

Property Description

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

Property Owner Information & Authorization

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

Project Representation (check one):

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

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

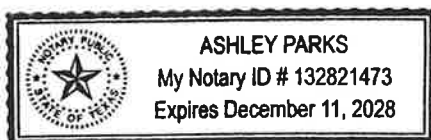
Property Owner's Signature: Edward D. Rhodes Date: 6/13/2025

STATE OF: Texas

COUNTY OF: Taylor

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

SUBSCRIBED AND SWORN TO before me, this the 13 day of June, 2025



Ashley Parks
 NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

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

2025 Development Application

Disclosure of Interest

Disclosure Questions

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

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

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

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

N/A

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

N/A

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

Name of Certifying Person (print): Colton Rhodes

Property Owner ☐ Project Representative ☒

Signature of Certifying Person: Colton W. Rhodes

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

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

2025 Development Application

Recommendations

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

PUBLIC NOTIFICATION

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

PLEASE READ BEFORE SIGNING

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

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

SIGNED: 
DATE: 6/13/2025



2025 Development Application

THE STATE OF TEXAS)

)

COUNTY OF TAYLOR)

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

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

Witness my hand this day of June 13th, 2025

SIGNED: 

*(cross out the inapplicable phrase)

ZONING CASE

Z-2025-39

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: November 4, 2025
City Council 1st Reading: November 20, 2025
City Council 2nd Reading: December 4, 2025

Applicant

Agent: Everest Design Group
Owner: JMK5 Abilene, LLC

Case Manager

Clarissa Ivey – Planner

Request

Change the zoning of approximately 9.44 acres from General Retail (GR) to General Commercial (GC).

Location

Located at 1204 Grape Street. Legal description being Lot 126, Block A, C.W & M.E Merchants Homestead Subdivision, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City in 1895. The building was built in 1955 and has been in operation as a shopping center, housing various businesses since. The owner intends to keep the current businesses and remodel a portion of the building on the northern side of the property to serve as climate-controlled self-storage units.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	GR&MD	Residence & Nursing Home
East	GR	Residence
South	MD	Residence
West	MD	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 in the immediate 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.

All services are provided.

(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 October 17, 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 IND SCHOOL DIST	980822	1250 MERCHANT ST	F
ABILENE IND SCHOOL DIST	980822	1301 CLINTON ST	F
AGUILAR JONATHAN &	69165	1729 N 12TH ST	
BATTEN PATRICK G	37888	1166 MERCHANT ST	
C&E STORAGE LLC	69549	1158 GRAPE ST	
CHAVIRA PEDRO	54147	1349 GRAPE ST	
CROSSTONE PROPERTIES LLC	975956	1350 GRAPE ST	
CROSSTONE PROPERTIES LLC	981533	1336 GRAPE ST	
GRACE & MERCY COMMUNITY CHURCH OF ABILENE	19390	1402 GRAPE ST	
HEBEL ROSE MARY	65455		
HEBEL ROSE MARY	69289	1733 N 12TH ST	
HUSKIN JEREMY JAMES	54014	1341 GRAPE ST	
HUSKIN JEREMY JAMES	53887	1333 GRAPE ST	
JIN SUN SEK	50380	1245 GRAPE ST	
JIN SUN SEK	50533	1229 GRAPE ST	
JIN SUN SEK	50533	1241 GRAPE ST	
JMK5 ABILENE LLC	67227	1204 GRAPE ST	Applicant
JMK5 ABILENE LLC	67227	1220 GRAPE ST	Applicant
JMK5 ABILENE LLC	67227	1234 GRAPE ST	Applicant
JMK5 ABILENE LLC	67227	1226 GRAPE ST	Applicant
JMK5 ABILENE LLC	67227	1210 GRAPE ST	Applicant
JMK5 ABILENE LLC	67227	1236 GRAPE ST	Applicant
JMK5 ABILENE LLC	67227	1224 GRAPE ST	Applicant
JMK5 ABILENE LLC	67227	1232 GRAPE ST	Applicant
JMK5 ABILENE LLC	67227	1228 GRAPE ST	Applicant

JMK5 ABILENE LLC	67227	1240X GRAPE ST	Applicant
JMK5 ABILENE LLC	67227	1238 GRAPE ST	Applicant
KX WEALTH FUND I LLC	68931	1142 GRAPE ST	
KX WEALTH FUND I LLC	69425	1150 GRAPE ST	
M BAIG 897 LLC	53623	1309 GRAPE ST	
MUKUNDI LLC	64827	1781 N 12TH ST	
MUKUNDI LLC	64827	1783 N 12TH ST	
MUKUNDI LLC	64951	1773 N 12TH ST	
PARKS NAOMA C	65203	1765 N 12TH ST	
PARKS NAOMA LF EST	65078	1757 N 12TH ST	
PORTILLO DAVID GOMEZ	17099	1410 MERCHANT ST	
ROGERS BENNIE BOB HOUSTON ET AL	65324	1749 N 12TH ST	
SANTOS OSCAR MANUEL BADILLO &	17229	1402 MERCHANT ST	
SKINNYS LLC	67350	1202 GRAPE ST	
TATUM EDWIN LEE	16976	1418 MERCHANT ST	
VINSON LANNY ROSS	50671	1223 GRAPE ST	
VINSON LANNY ROSS	50671	1227 GRAPE ST	
VINSON LANNY ROSS	50804	1201 GRAPE ST	
VINSON LANNY ROSS	50804	1217 GRAPE ST	
WILSON SUSIE VIRGINIA	53759	1325 GRAPE ST	
WM 41 ABILENE RE LLC	19517	1751 N 15TH ST	

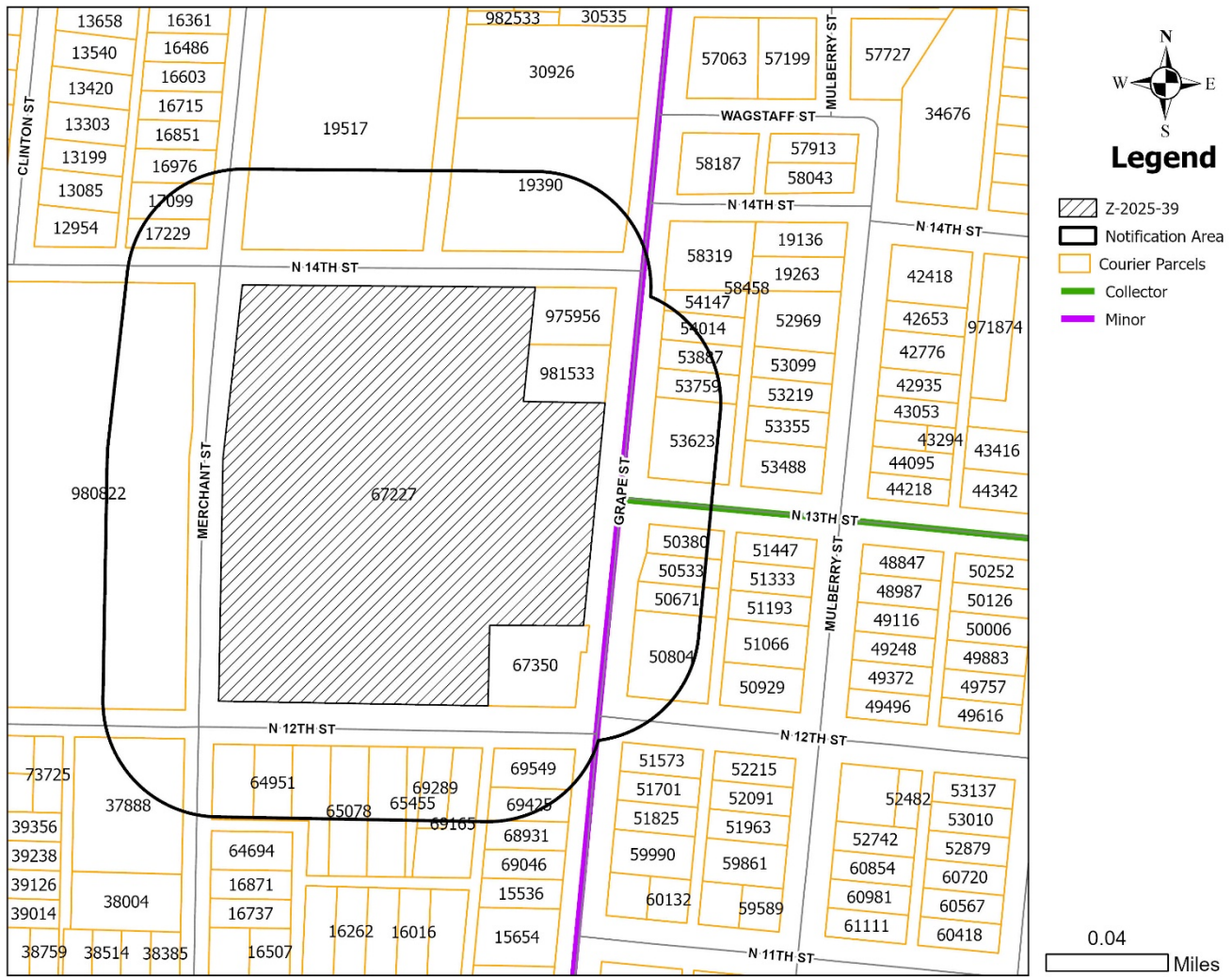
PROPERTY ID

Legend: O - Opposed, F - In Favor

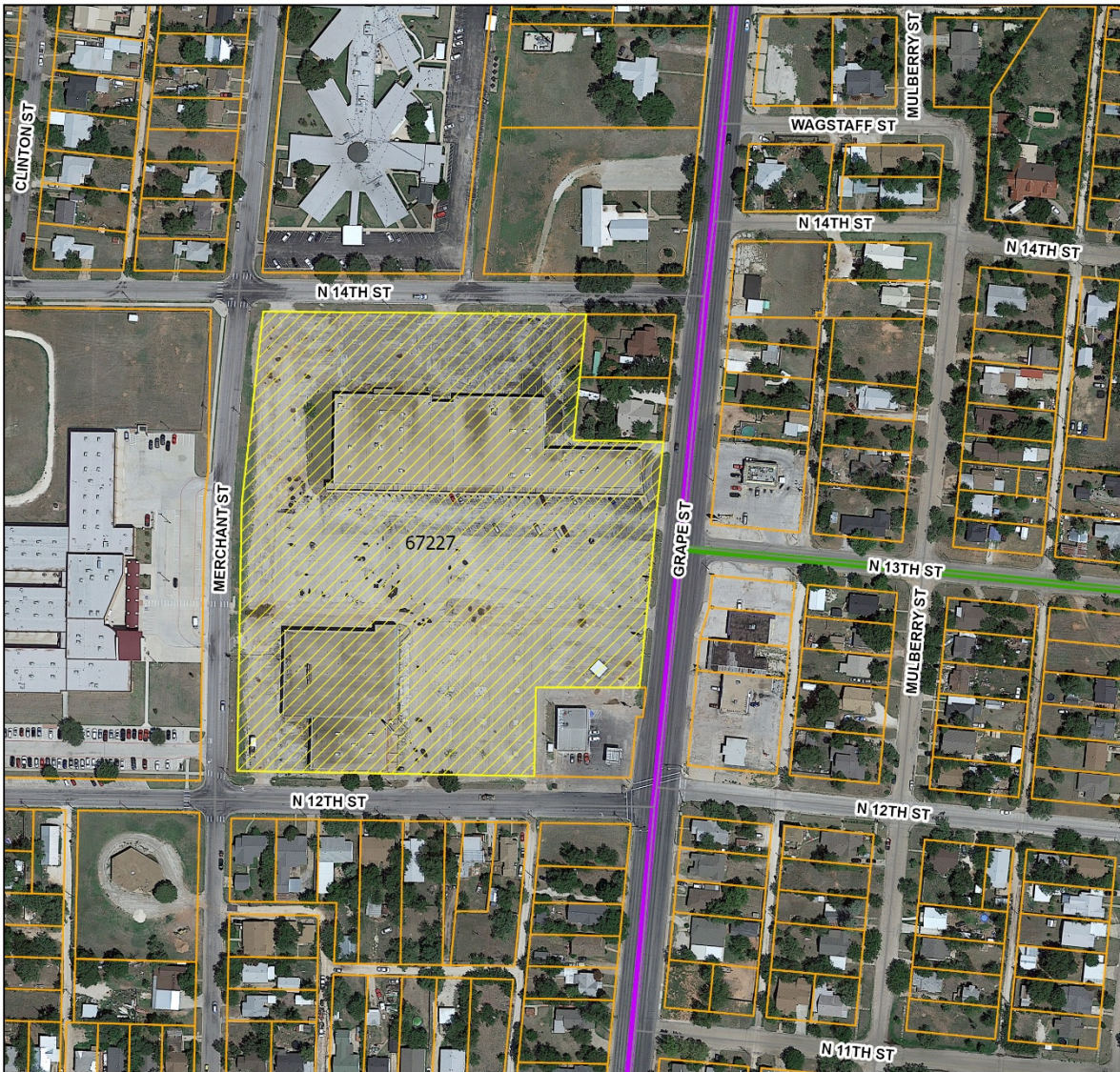
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ABILENE IND SCHOOL DIST	980822	1250 MERCHANT ST	F
ABILENE IND SCHOOL DIST	980822	1301 CLINTON ST	F
CROSSTONE PROPERTIES LLC	981533	1336 GRAPE ST	

NOTIFICATION MAP



LOCATION MAP



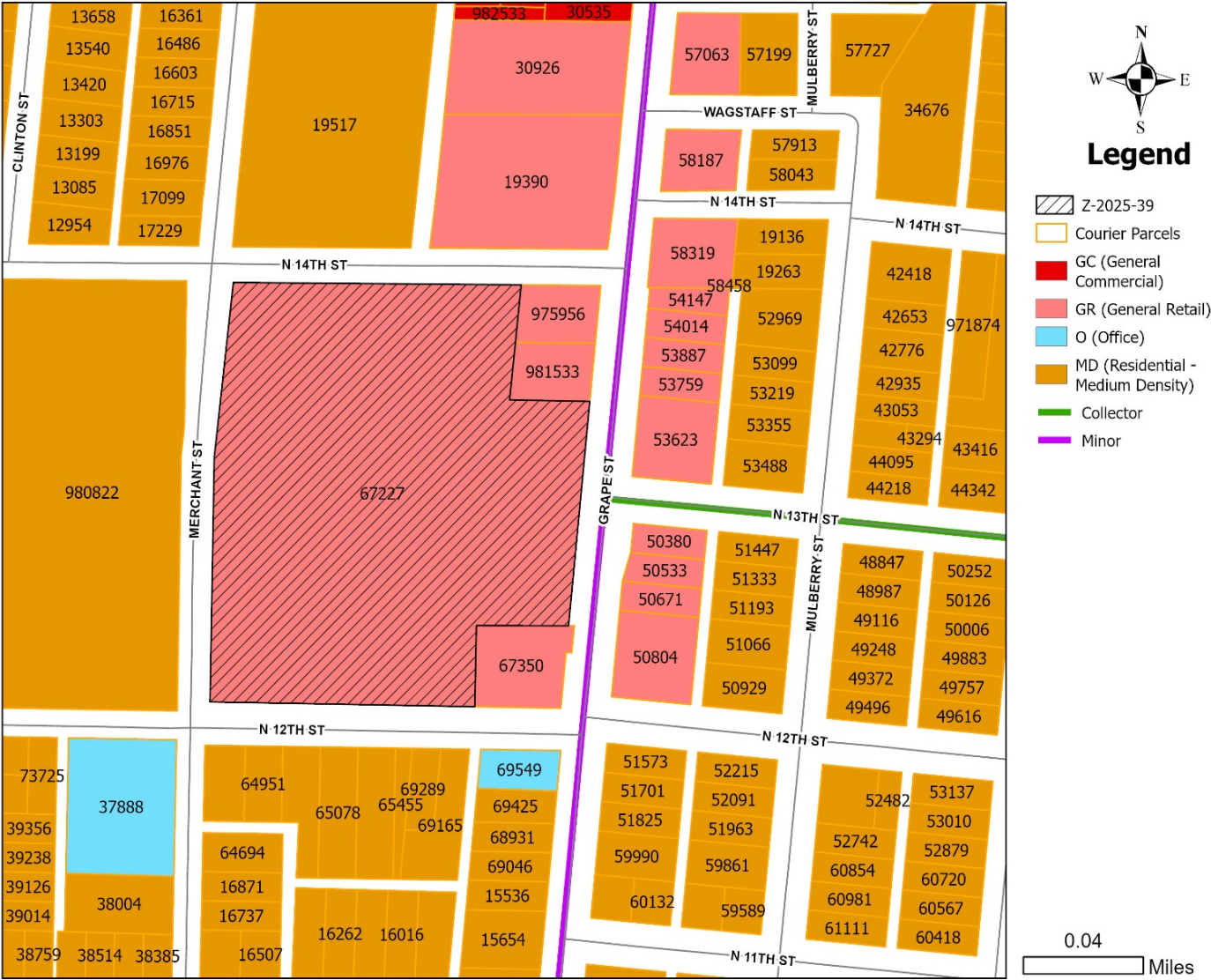
Legend

- Z-2025-39
- Courier Parcels
- Collector
- Minor

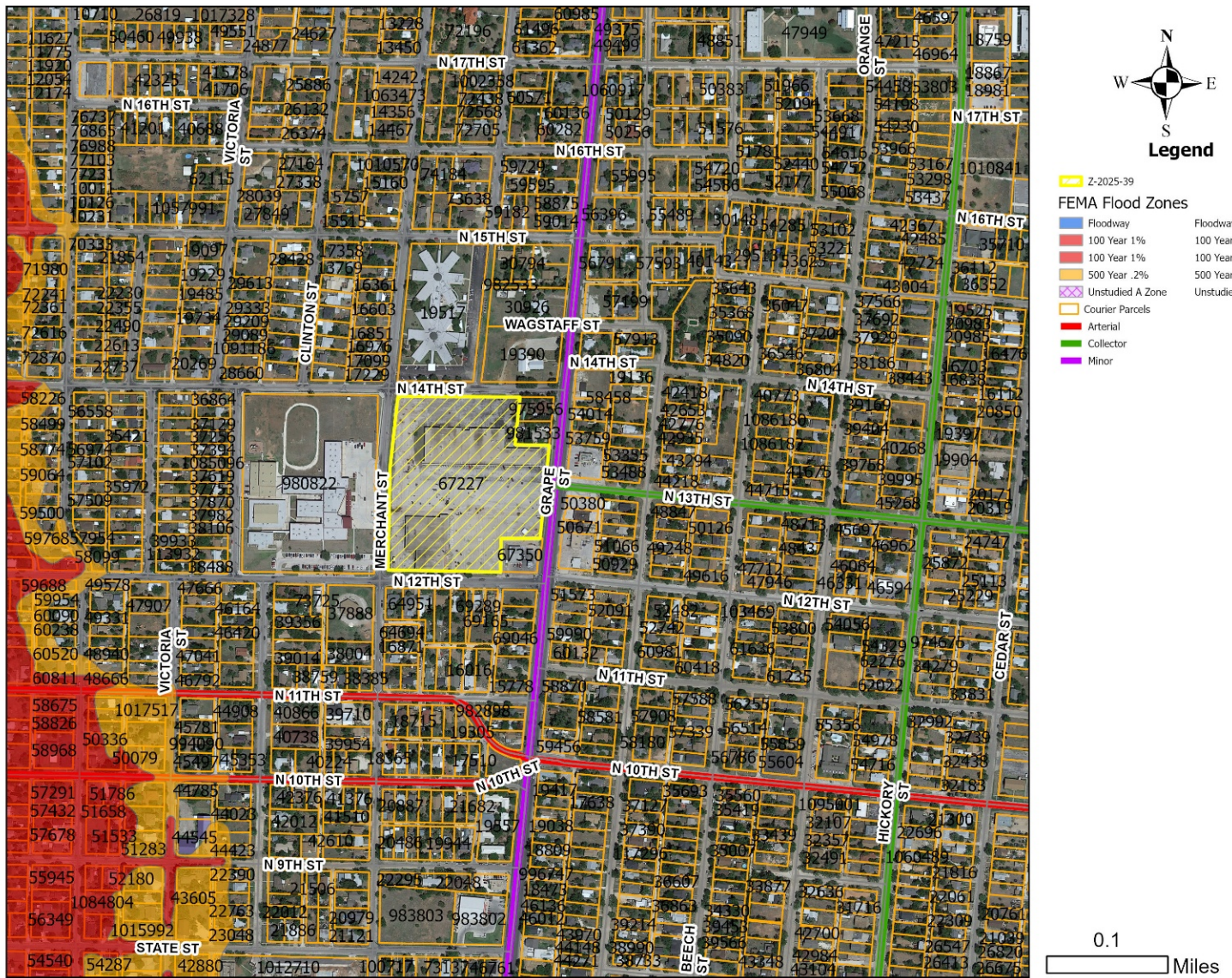
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Miles

ZONING MAP



FLOOD MAP





REZONE REQUEST

Case: Z-2025-39

Owner: JMK5 Abilene, LLC

Agent: Everest Design Group

Request: Change the zoning of approximately 9.44 acres from General Retail (GR) to General Commercial (GC)

Location: 1204 Grape Street

Notification: 1 in Favor, 0 in Opposition

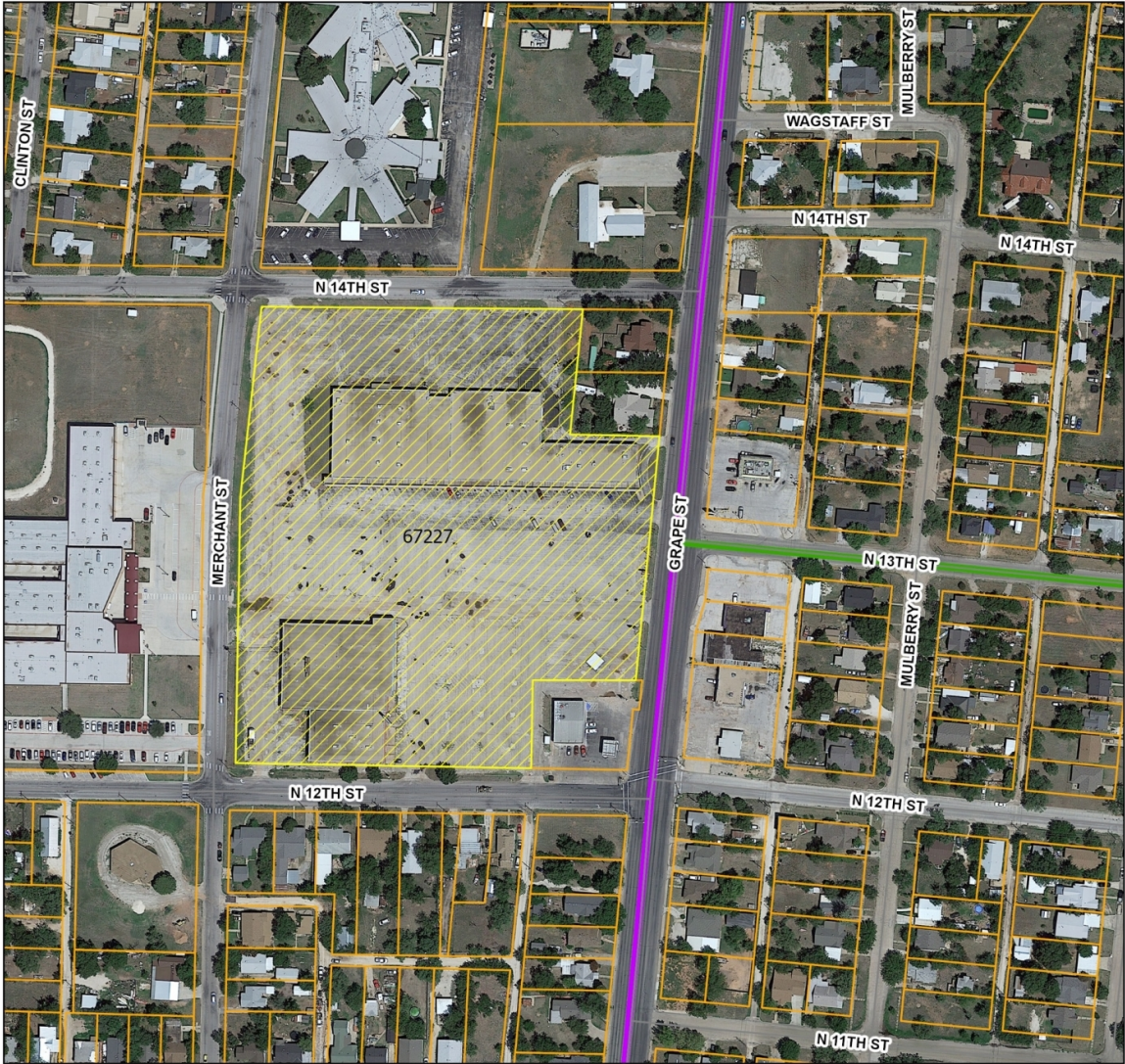
Planning & Zoning: November 4, 2025

Council Hearing: November 20, 2025
December 4, 2025





AERIAL LOCATION MAP



Legend

-  Z-2025-39
-  Courier Parcels
-  Collector
-  Minor

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Miles





ZONING MAP

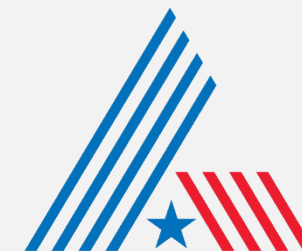


Legend

- Z-2025-39
- Courier Parcels
- GC (General Commercial)
- GR (General Retail)
- O (Office)
- MD (Residential - Medium Density)
- Collector
- Minor

0.04

Miles



CITY OF
ABILENE
TEXAS

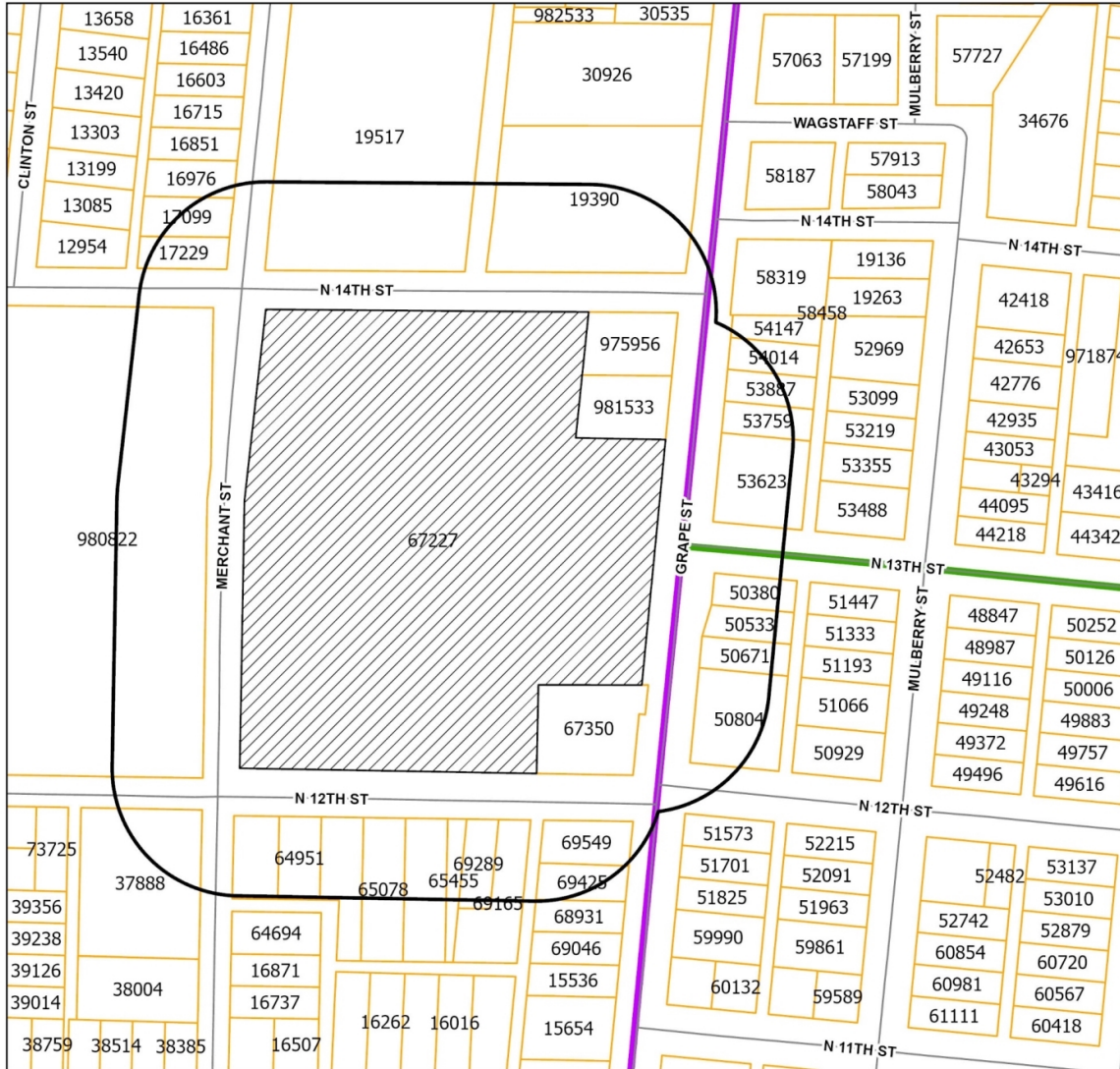


PROPERTY VIEWS





NOTIFICATION AREA MAP



Legend

- Z-2025-39
- Notification Area
- Courier Parcels
- Collector
- Minor

1 - in Favor -

0 - in Opposition -

0.04

Miles



CITY OF
ABILENE
TEXAS



USES IN GENERAL RETAIL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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





USES IN 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





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: JMK5 Abilene, LLC
Address: 1204 Grape Street Number of Lots: 1 Acreage: 9.4479
Legal Description: CW & ME Merchants Homestead Subdivision, Tract A & B
Subdivision Name: CW & ME Merchant Homestead Subdivision Block: A (Tract A & B) Lot: 126
Current Zoning: General Retail Proposed Zoning (if applicable): General Commercial

OWNER AND AUTHORIZATION

Owner Name: JMK5 Abilene, LLC
Address: 308 W. Parkwood Ste 104-A
City, State, Zip: Friendswood, TX 77546 Fax: _____
Phone: 281-482-7233 Email: charlytkp5@yahoo.com
Agent Name: Everest Design Group
Address: 907 S. Friendswood Drive, Ste 200
City, State, Zip: Friendswood, TX 77546 Fax: _____
Phone: 281-993-3770 Email: st@edgtexas.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: Jerome Karam Date: 9-29-2025

FOR OFFICE USE ONLY

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

ZONING APPLICATION

Zoning Application Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

The zone change request is intended to align with and complement surrounding land uses, while enabling a broader range of uses within the center. It also seeks to preserve and support the residential character of the surrounding community. Accordingly, we are requesting this zone change to meet the City's zoning requirements and to allow for the development of indoor, climate-controlled self-storage units.

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 and will compliment residential needs

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: CW & Mc Merchants Homestead Subdivision Total Number of Acres: 9.4479
Zoning Classification(s): GR - General Retail Total Number of Lots: 1
Location: 1204 Grape Street

Property Owner Information & Authorization

Name/Company: JMK5 Abilene, LLC
Address: 308 W. Parkwood Ste 104-A
City: Friendswood State: Tx Zip Code: 77546
Phone: 281.482.7233 Email: Allie@jmk5holdings.com

Project Representation (check one):

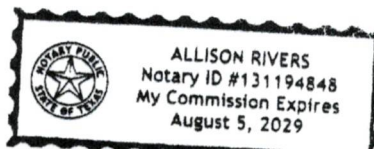
- ☐ I will represent the application myself; OR
☒ I hereby designate Charly Skelton - Everest Design Group (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact 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: 9/29/25
STATE OF: Texas
COUNTY OF: Galveston

BEFORE ME, a Notary Public, on this day personally appeared Jerome Karam
(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 September, 20 25



[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: Charly Skelton Company: Everest Design Group, LLC
Address: 907 S. Friendswood Dr. Ste 200 City: Friendswood State: Tx
Zip Code: 77546 Number: 281.450.5114 Email: charlytkps@yahoo.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): Charly Skelton

Property Owner ☐ Project Representative ☒

Signature of Certifying Person: [Signature]

*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: 9-29-2025

ZONING CASE

Z-2025-40

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: November 4, 2025
City Council 1st Reading: November 20, 2025
City Council 2nd Reading: December 4, 2025

Applicant

Agent: Jacob & Martin (Clayton Farrow)
Owner: Bradley Zonker

Case Manager

Clarissa Ivey – Planner

Request

Change the zoning of approximately 2.59 acres from Agricultural Open (AO) & Residential Single Family (RS-12) to Medium Density (MD) zoning.

Location

Located at 5400 Ridgeline Drive. Legal description being a 2.59-acre tract out of Survey No. 99 J. Smith, Original Grantee, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City in 1963. A residence built in 1951 still stands.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	RS-12	Residential
East	MU	Vacant
South	RS-12	Church
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 Map, as amended.

The proposed zoning is supported by the comprehensive plan as a transitional area. Medium Density would be an adequate consideration. Under the residential policy consideration in the Comprehensive Plan, it states that higher densities should be used as a transition between single-family and activity centers.

(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 in the immediate area, as a transitional use from the commercial uses on Buffalo Gap Road to the less intensive uses of single-family and patio home residences.

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

All services are provided.

(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 October 17, 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:

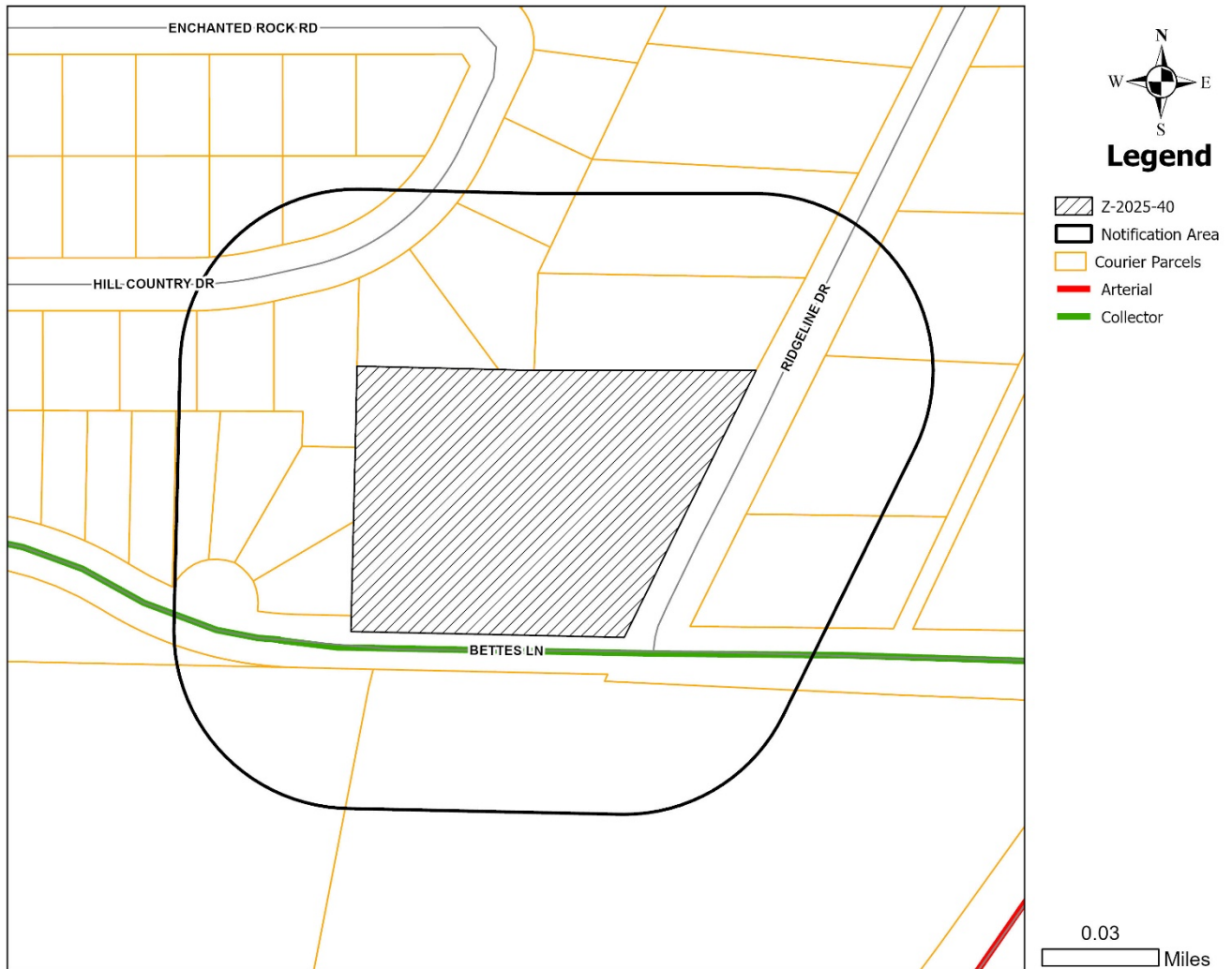
PROPERTY OWNER		Legend: O - Opposed, F - In Favor	
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
CARROLL CARLTON C & TAMME R	1003721	3702 BETTES LN	
CASH CHARLES E III	109897	3726 HILL COUNTRY DR	
COX NADEZDA G	109874	3725 HILL COUNTRY DR	O
DIZES JAMES L & NICOLE D	109878	3809 HILL COUNTRY DR	
FERNANDEZ EMIELY	109877	3801 HILL COUNTRY DR	
HENDRICK MEDICAL CENTER	47931	5315 RIDGELINE DR	
HENDRICK MEDICAL CENTER	48058	5301 RIDGELINE DR	
HENDRICK MEDICAL CENTER	47818	5321 RIDGELINE DR	
JARVIS TRACY	1003722	3706 BETTES LN	
LANDIN ALONZO & MARIE D	1003723	3710 BETTES LN	
LE DIEM HOANG & DUC NGUYEN	1003739	3725 BETTES LN	
LINDSAY SCOTT HUNTER & NANCY L	109873	3717 HILL COUNTRY DR	
MAJEKWANA VONGAI	109875	3733 HILL COUNTRY DR	
RUPP RAE	1003724	3714 BETTES LN	
SIMS REX A & SUKANYA J	109876	3741 HILL COUNTRY DR	
SIS MICHAEL J REV	58922	5442 BUFFALO GAP RD	
SIS MICHAEL J REV	58922	3849 BETTES LN	
SIS MICHAEL J REV	58922	5410 BUFFALO GAP RD	
SIS MICHAEL J REV	32511	3721 BETTES LN	
TEDFORD RODNEY & OLIVIA	48419	5312 RIDGELINE DR	
TIMS BARBARA ANN	48569	5302 RIDGELINE DR	
WESTBROOK BILLY MICHAEL	109898	3802 HILL COUNTRY DR	
ZONKER BRADLEY & KARIE	34622	5400 RIDGELINE DR	

PROPERTY ID

Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
SIS MICHAEL J REV	32511	3721 BETTES LN	
ZONKER BRADLEY & KARIE	34622	5400 RIDGELINE DR	
HENDRICK MEDICAL CENTER	47818	5321 RIDGELINE DR	
HENDRICK MEDICAL CENTER	47931	5315 RIDGELINE DR	
HENDRICK MEDICAL CENTER	48058	5301 RIDGELINE DR	
TEDFORD RODNEY & OLIVIA	48419	5312 RIDGELINE DR	
TIMS BARBARA ANN	48569	5302 RIDGELINE DR	
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SIS MICHAEL J REV	58922	3849 BETTES LN	
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LINDSAY SCOTT HUNTER & NANCY L	109873	3717 HILL COUNTRY DR	
COX NADEZDA G	109874	3725 HILL COUNTRY DR	O
MAJEKWANA VONGAI	109875	3733 HILL COUNTRY DR	
SIMS REX A & SUKANYA J	109876	3741 HILL COUNTRY DR	
FERNANDEZ EMIELY	109877	3801 HILL COUNTRY DR	
DIZES JAMES L & NICOLE D	109878	3809 HILL COUNTRY DR	
CASH CHARLES E III	109897	3726 HILL COUNTRY DR	
WESTBROOK BILLY MICHAEL	109898	3802 HILL COUNTRY DR	
CARROLL CARLTON C & TAMME R	1003721	3702 BETTES LN	
JARVIS TRACY	1003722	3706 BETTES LN	
LANDIN ALONZO & MARIE D	1003723	3710 BETTES LN	
RUPP RAE	1003724	3714 BETTES LN	
LE DIEM HOANG & DUC NGUYEN	1003739	3725 BETTES LN	

NOTIFICATION MAP



LOCATION MAP



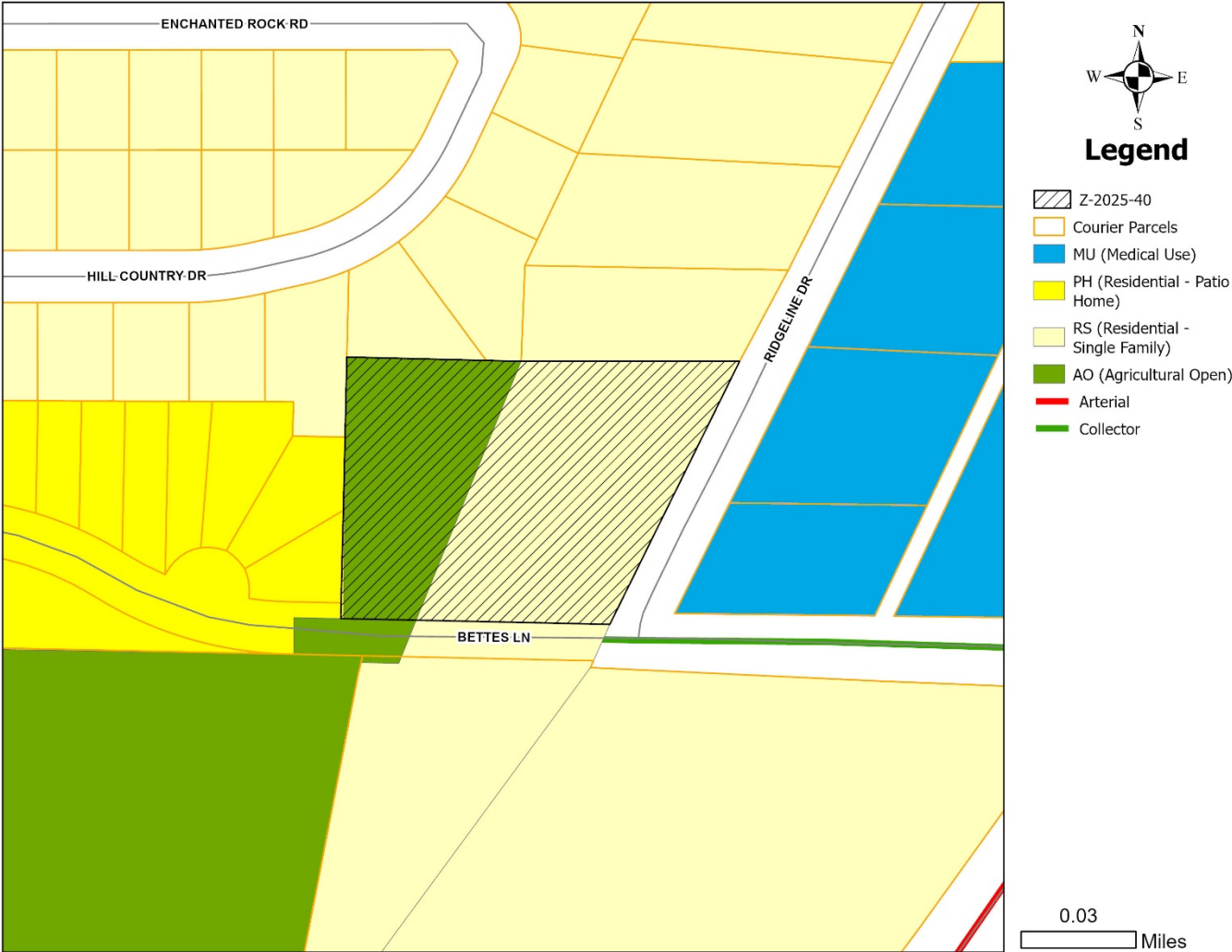
Legend

-  Z-2025-40
-  Courier Parcels
-  Arterial
-  Collector

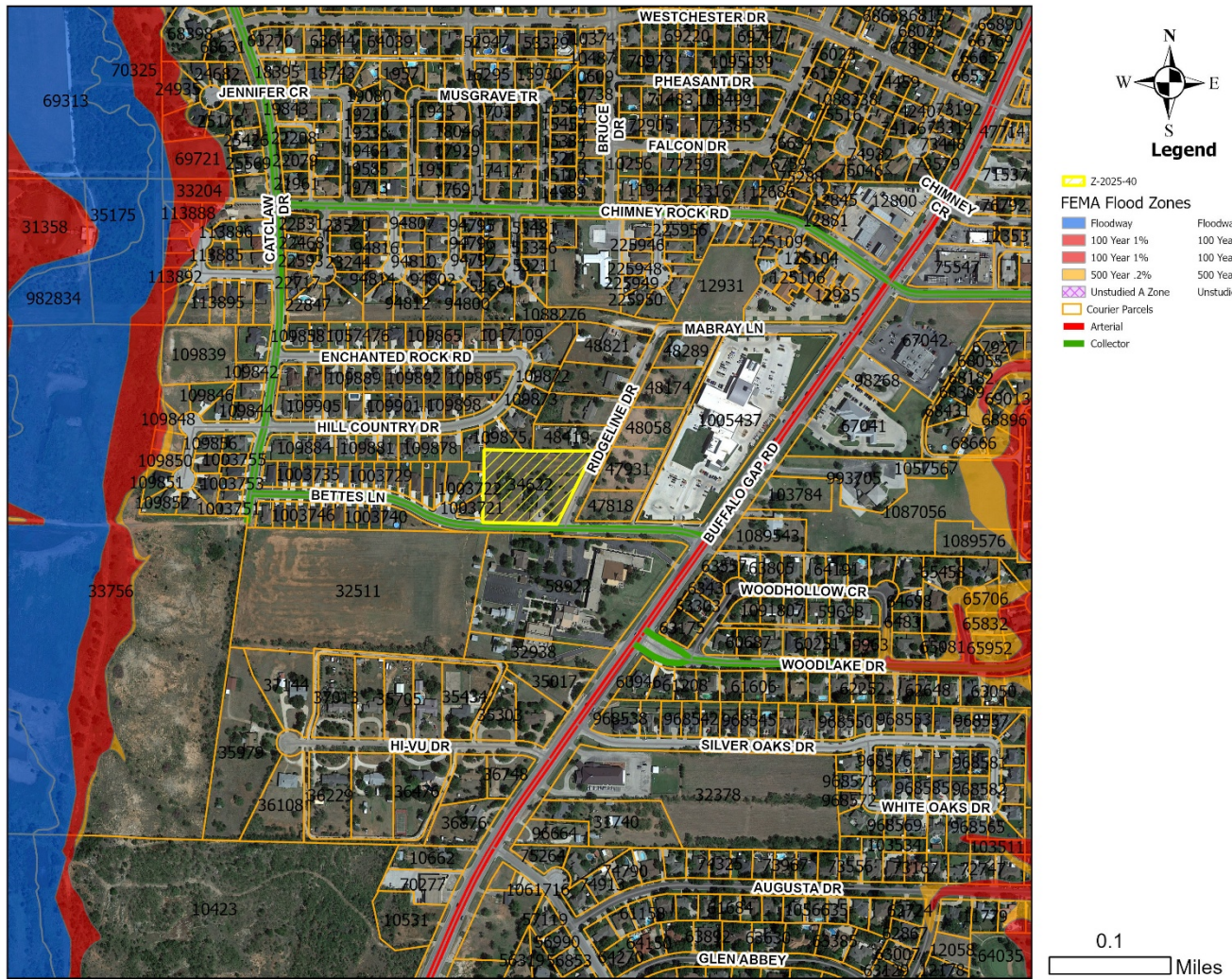
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Miles

ZONING MAP



FLOOD MAP





REZONE REQUEST

Case: Z-2025-40

Owner: Bradley Zonker

Agent: Jacob & Martin

Request: Change the zoning of approximately 2.59 acres from Agricultural Open (AO) & Residential-Single Family (RS-12) to Medium Density (MD)

Location: 5400 Ridgeline Dr

Notification: 0 in Favor, 1 in Opposition

Planning & Zoning: November 4, 2025

Council Hearing: November 20, 2025
December 4, 2025





AERIAL LOCATION MAP

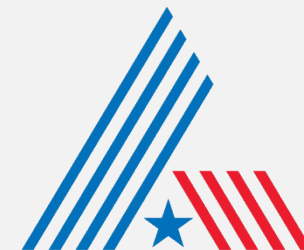


Legend

-  Z-2025-40
-  Courier Parcels
-  Arterial
-  Collector

0.03

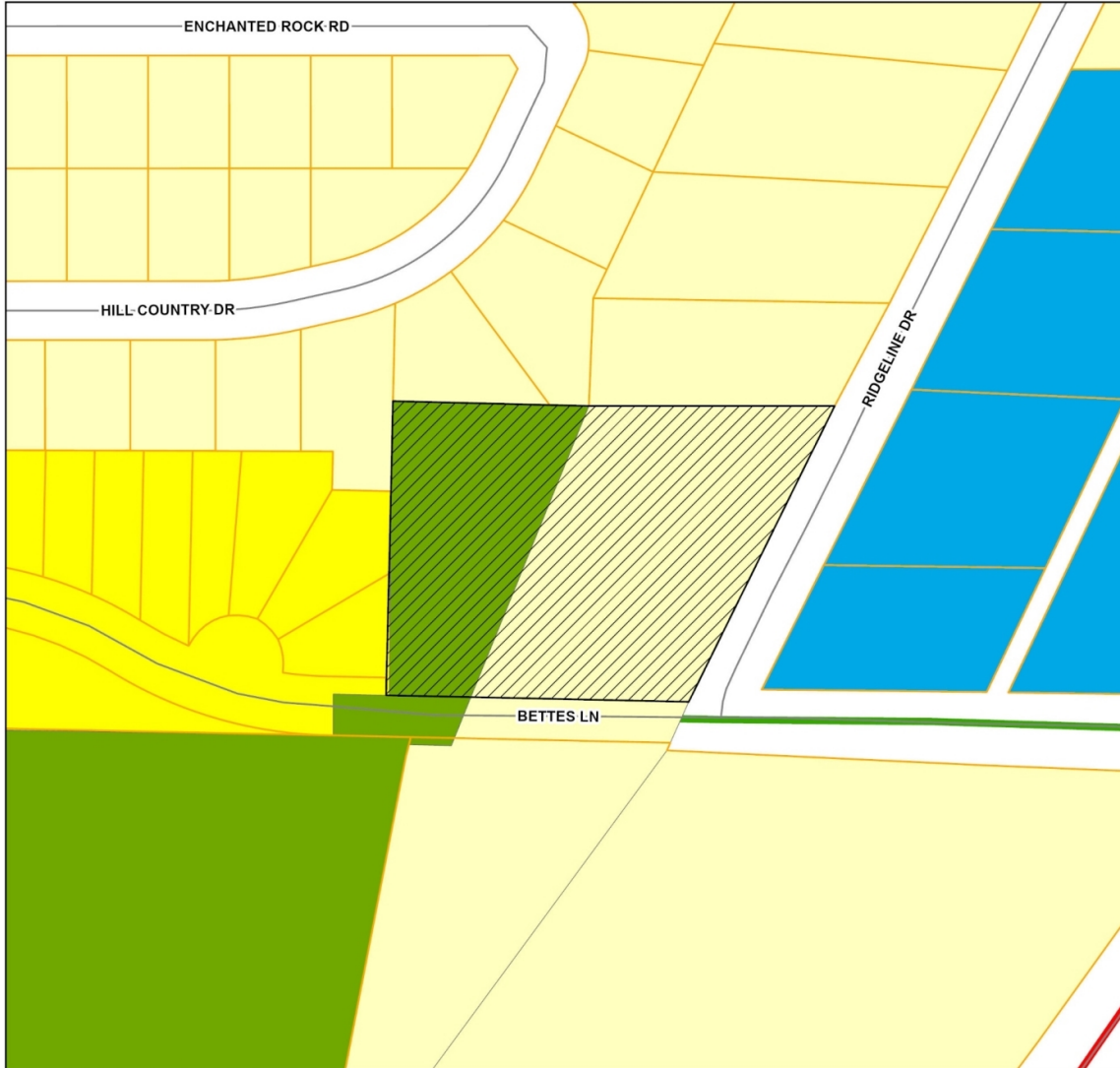
Miles



CITY OF
ABILENE
TEXAS



ZONING MAP

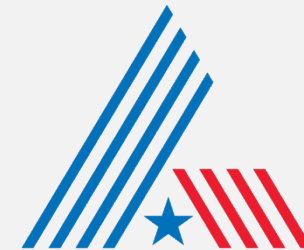


Legend

- Z-2025-40
- Courier Parcels
- MU (Medical Use)
- PH (Residential - Patio Home)
- RS (Residential - Single Family)
- AO (Agricultural Open)
- Arterial
- Collector

0.03

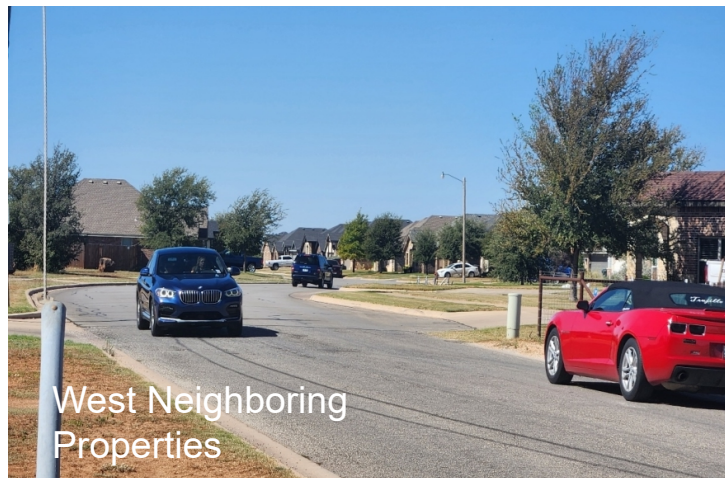
Miles



CITY OF
ABILENE
TEXAS

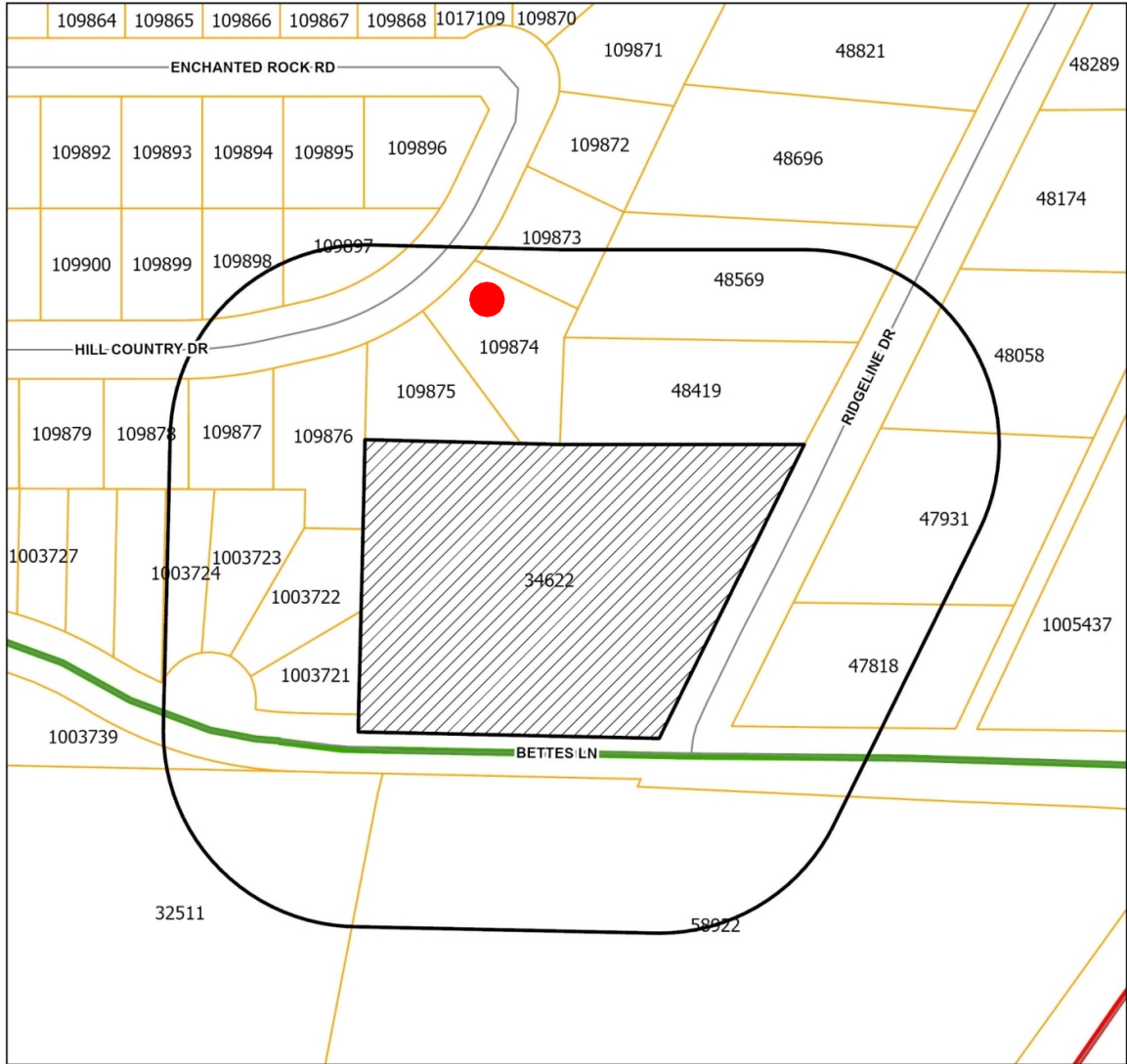


PROPERTY VIEWS





NOTIFICATION AREA MAP



Legend

- Z-2025-40
- Notification Area
- Courier Parcels
- Arterial
- Collector

0 - in Favor -

1 - in Opposition -

4.20% OPPOSITION





USES IN AGRICULTURAL OPEN ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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

LEGEND

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





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 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





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?





Board of Adjustment Application

Owner Information and Representative Designation

OWNER INFORMATION

Name: BRADLEY ZONKER

Address:

City:

State:

Zip:

Number:

Email:

AGENT INFORMATION (if applicable)

Name: JACOB|MARTIN

Address: 3465 CURRY LANE

City: ABILENE

State: TEXAS

Zip: 79606

Number: 325-695-1070

Email: CFARROW@JACOBMARTIN.COM

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate JACOB|MARTIN (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:

Bradley Zonker

dotloop verified
10/07/25 9:33 AM PDT
RXTT-DZEV-QHFO-Z3QY

STATE OF: _____

COUNTY OF: _____

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

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

NOTARY PUBLIC in and for the State of Texas

PROJECT OVERVIEW

Project Type: Zoning Application | **Project Title:** Z-2025-40 AO & RS-12 to MD (5400 Ridgeline)

ID # 25-000237 | **Started** 09/30/2025 at 7:28 AM



Address

5400 Ridgeline Dr, Abilene, TX USA 79606

Legal

A0248 Sur 99 John Smith Blk Acres 2.58

A0248 Sur 99 John Smith, Acres 2.5868

Description

Rezone from RS-12 & AO to MD

PROPERTY DETAILS

Property ID	34622
GEO ID	47813
Enforcement Area	Chimney Rock Area

PROPERTY ADDITIONAL INFORMATION

Account Number	A0248002500
Property ID	47813
Land Use	Single Family Res
High School	Wylie
Middle School	Wylie
Elementary School	Wylie
Super Neighborhood	Chimney Rock Area
Courier - Building Square Feet	2571

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Clayton Farrow	cfarrow@jacobmartin.com 3256951070	3465 Curry Lane Abilene, TX 79606-2287	Engineer	APPLICANT
Zonker Bradley & Karie	-	5200 Ridgeline Dr Abilene, TX 79606-4109	-	Property Owner

INFORMATION FIELDS

Owner Name

Bradley Zonker

Agent Name

Jacob|Martin

Block

-

Lot

-

Acreage

-

Legal Description of property

A0248 SUR 99 JOHN SMITH, ACRES 2.5868

Subdivision Name

-

Current Zoning

AO/RS-12

Proposed Zoning

MD

Agree to Terms

Clayton Farrow

ZONING CASE: Z-2025-41 STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: November 4, 2025
City Council 1st Read: November 6, 2025
City Council 2nd Read: November 20, 2025

Applicant

Owner: Water Crest Ranch, LLC
Agent: Staci Heuvel, Cory Dulin – AMD Engineering

Case Manager

Adam Holland– Planner

Request

Amend the terms and conditions of Planned Development District 177.

Location

Located at the 3700-4000 blocks of Caldwell Road and the 4200 block of W Lake Road.

Background

The owner of this property would like to amend the terms of Planned Development District 177 specifically to allow the following:

- Allow duplexes within Tracts A and B
- Change the base zoning of Tract D from Townhome (TH) to Residential Single Family (RS-6) with the following changes:
 - minimum lot size: 4,500 sf
 - minimum lot width: 50'
 - side setback: 5'
 - front setback: 20'
 - rear setback: 15'
- Amend all street side setbacks (excluding front setbacks) within Tracts A, B, C, D, & F to:
 - Locals: 5'
 - Collectors: 10'

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	AO/MH	Residential/Agricultural
East	AO	Vacant
South	AO/MH	Residential/Agricultural
West	AO	Agricultural/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, 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 amendment 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.**

Amending the street setbacks to decrease from 15'-20' to 5'-10' may cause visibility and noise issues, which would affect public safety.

Staff Recommendation

Staff recommends **approval with the following conditions:**

- **For Tracts A, B, C, D, & F**
 - **street setback: 10'**

Attachments

- Project Overview
- PowerPoint
- Preliminary Plat
- Zoning Exhibit

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on October 17, 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
4T CATTLE & LAND CO LLC	51203	3741 CALDWELL RD	
ADKINS KENNETH & PAM	42605	3790 FORTUNE AV	
BARDIN BRAD S & EMILY G	20045	441 JOLLY ROGERS RD	
BARR CHAD &	52224		
BARRETT LOLA	22136	4209 W LAKE RD	
BELCHER CARROLL S	61187	509 NEAS RD	
BERRY SCOTT AARON	43725	3717 FORTUNE AV	
BLACKBURN JANE E	22736	4242 CALDWELL RD	
BLANTON RANDY	96531	4063 W LAKE RD	
BONTKE BROTHERS CONST INC	35733		
BROWN JAMES LYNN	51836	3709 CALDWELL RD	
BUERGER WENDELL ET AL	50390	401 JOLLY ROGERS RD	

BUNSELMEYER AURELIA B	60666	417 NEAS RD	
BYERS MICHAEL	43601	3725 FORTUNE AV	
CARTER TAMMY KILLOUGH	34379		
CLEAR VIEW RV LLC	31613	4051 W LAKE RD	
CLEVENGER GARY ALAN	52888	4001 CALDWELL RD	
COCKERELL EDWARD IV &	51583	581 JOLLY ROGERS RD	
Confidential Owner	100081	3919 CALDWELL RD	
FARMER MARTY	60079	357 NEAS RD	
FARTHING COLTEN L &	20001	4410 CALDWELL RD	
FLEMING JOSEPH ALAN &	31741	4075 W LAKE RD	
FOREMAN JOE	20943	4358 CALDWELL RD	
GARCIA JESSICA	19603	4434 CALDWELL RD	
GASS CLARENCE LEROY III &	59540	349 NEAS RD	
HAMILTON STEPHANIE ROBYN	63091		
HANTMAN JOSEPH M REV TRUST	62953	4995X W LAKE RD	
HARDESTY JOSEPH CONNOR	974738	202 NEAS RD	
HAWKINS MEKIL	102447	4334 CALDWELL RD	
HIT VENTURES LLC	59102	317 NEAS RD	
HONEYCUTT COREY JASON &	21604	4190 CALDWELL RD	
HOOD DEREK L	996314	4073 CALDWELL RD	
ISELL ANTHONY EUGENE	37770	349 MOBIL DR	
JASSO JOSE L	99125	527 NEAS RD	
KORI ZANE STAR	60373	401 NEAS RD	
KOSTIC HOLDINGS LLC	207441		
KUZMIC SEAN	43250	3749 FORTUNE AV	
LADYMAN WALTER ANDREW	51076	3825 CALDWELL RD	
MATA JOSE & MELANEA	34916	4148 CALDWELL RD	
MC CORMACK MICHAEL & SARA	32129	4173 W LAKE RD	
MC GUIRE THOMAS A	61852	529 NEAS RD	
MOORE GREATHOUSES LLC	61063	441 NEAS RD	
MWANZA PATRICIA KALONDU	34237	4244 W LAKE RD	
PALACIO PETE S	62238	541 NEAS RD	
PEACOCK WILLIAM T &	973944	204 NEAS RD	
PRESSWOOD C W ESTATE	1091237		
PRESSWOOD CLARENCE W	62556		
PRESSWOOD LEE A	34239		
RADER BRITTANY MICHELLE	33491	317 TRAILWAY DR	
ROBBINS GARY LF EST	61313	513 NEAS RD	
RODRIGUEZ MARY NELL	35470	4217 W LAKE RD	
ROWTON RICHARD VAN JR &	43008	3765 FORTUNE AV	
SHERRILL CHARLES M & LISA	1015569	249 NEAS RD	
SMITH PATRICIA MARTIN	986520	465 JOLLY ROGERS RD	
SPYKES ROY DON & NORMA	973945		
TARPLEY GARRY GLENN	21341	4174 CALDWELL RD	
THORP JASON	37635	357 MOBIL DR	

TREJO RAINIERO CHAVEZ	20670	4374 CALDWELL RD	
TROY KATHERINE L	62362	549 NEAS RD	
WATER CREST RANCH ABILENE LLC	34785	4134 Y CALDWELL RD	
WEBBER JUANITA	20802	4366 CALDWELL RD	
WEEKS JOHNNY &	43849	3709 FORTUNE AV	
WELCH ROGER	53810	4065 CALDWELL RD	
WEST TEXAS UTILITIES CO	50133		
WHEELER EMMA	42728	3781 FORTUNE AV	
WILSON ROBERT DARIN & JO ANN	100080	3949 CALDWELL RD	

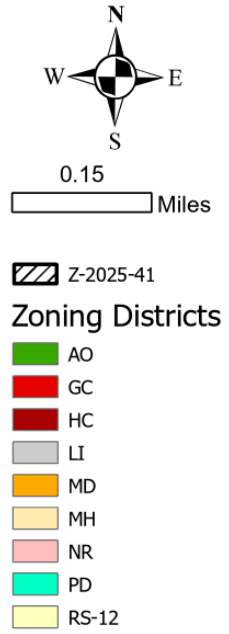
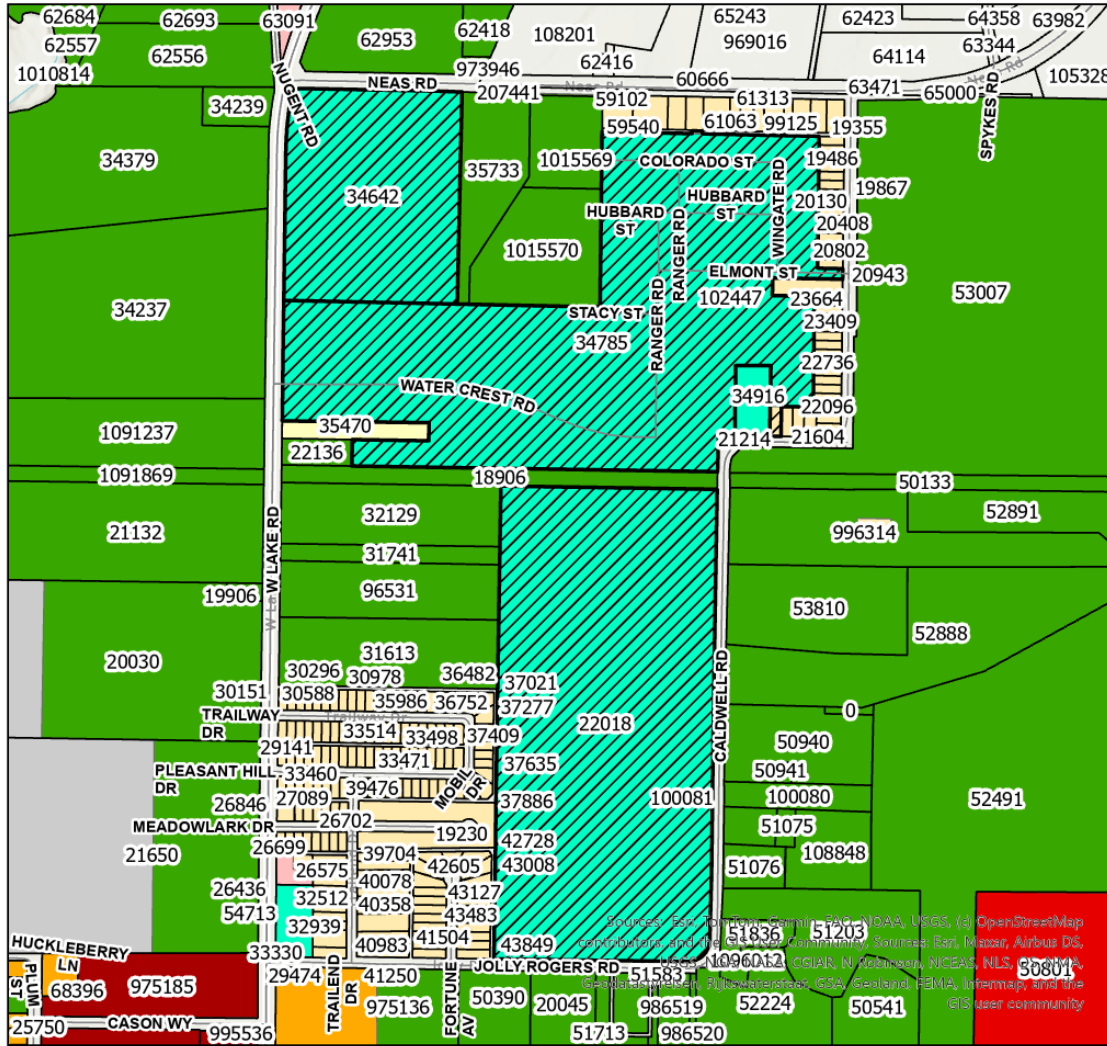
PROPERTY ID

OWNER	PROP_ID	SITUS	RESPONSE
GARCIA JESSICA	19603	4434 CALDWELL RD	
FARTHING COLTEN L &	20001	4410 CALDWELL RD	
BARDIN BRAD S & EMILY G	20045	441 JOLLY ROGERS RD	
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KORI ZANE STAR	60373	401 NEAS RD	
BUNSELMEYER AURELIA B	60666	417 NEAS RD	
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PRESSWOOD CLARENCE W	62556		
HANTMAN JOSEPH M REV TRUST	62953	4995X W LAKE RD	
HAMILTON STEPHANIE ROBYN	63091		
BLANTON RANDY	96531	4063 W LAKE RD	
JASSO JOSE L	99125	527 NEAS RD	
WILSON ROBERT DARIN & JO ANN	100080	3949 CALDWELL RD	
Confidential Owner	100081	3919 CALDWELL RD	
HAWKINS MEKIL	102447	4334 CALDWELL RD	
KOSTIC HOLDINGS LLC	207441		
PEACOCK WILLIAM T &	973944	204 NEAS RD	
SPYKES ROY DON & NORMA	973945		
HARDESTY JOSEPH CONNOR	974738	202 NEAS RD	
SMITH PATRICIA MARTIN	986520	465 JOLLY ROGERS RD	
HOOD DEREK L	996314	4073 CALDWELL RD	
SHERRILL CHARLES M & LISA	1015569	249 NEAS RD	
PRESSWOOD C W ESTATE	1091237		

The map displays the NEAS area with various streets and property boundaries. The notification area is outlined in black, and the Z-2025-41 zone is shaded with diagonal lines. The map includes a north arrow, a scale bar (0.15 miles), and a legend. The legend indicates that the black outline represents the 'Notification Area' and the diagonal shading represents the 'Z-2025-41' zone. The map shows a network of streets including NEAS RD, COLORADO ST, HUBBARD ST, WINGATE RD, ELMONT ST, STACY ST, WATER CREST RD, W LAKE RD, TRAILWAY DR, PLEASANT HILL DR, MEADOWLARK DR, HUCKLEBERRY LN, CASON WY, FORTUNE AV, and JOLLY ROGERS RD. Numerous property numbers are visible throughout the map.

ZONING MAP



- Z-2025-41**
- Zoning Districts**
- AO
 - GC
 - HC
 - LI
 - MD
 - MH
 - NR
 - PD
 - RS-12





PLANNED DEVELOPMENT AMENDMENT

Case: Z-2025-41

Owner: West Texas Land Guys, LLC

Agents: Staci Heuvel, Cory Dulin – AMD Engineering

Request: Amend the terms and conditions of PDD-177

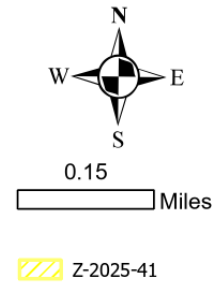
Location: 3700-4000 blocks of Caldwell Road & the 4200 block of W Lake Road

Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: November 4, 2025

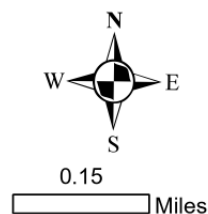
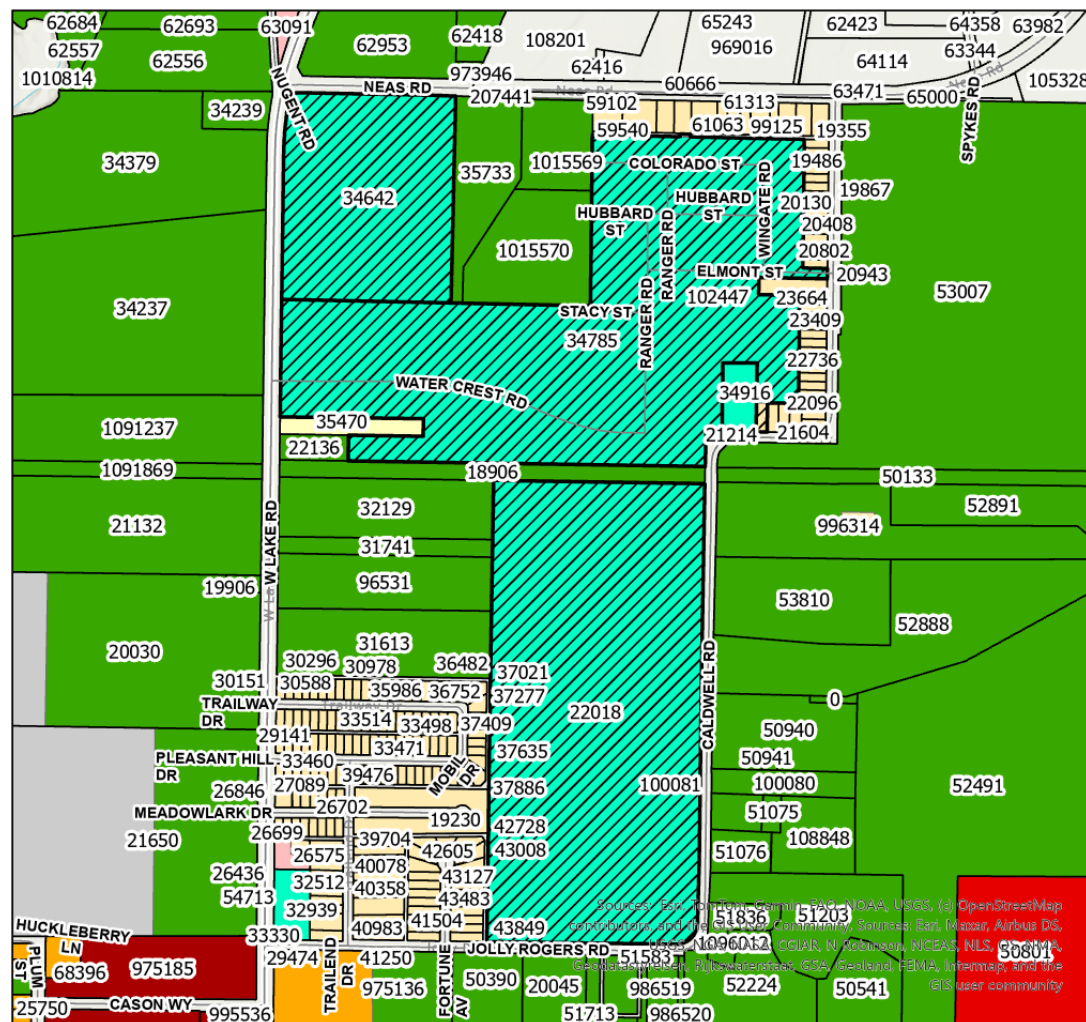
Council Hearing: November 6, 2025
November 20, 2025







ZONING MAP

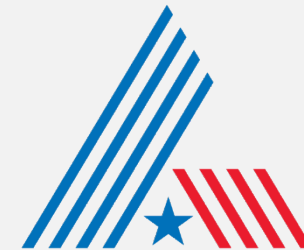
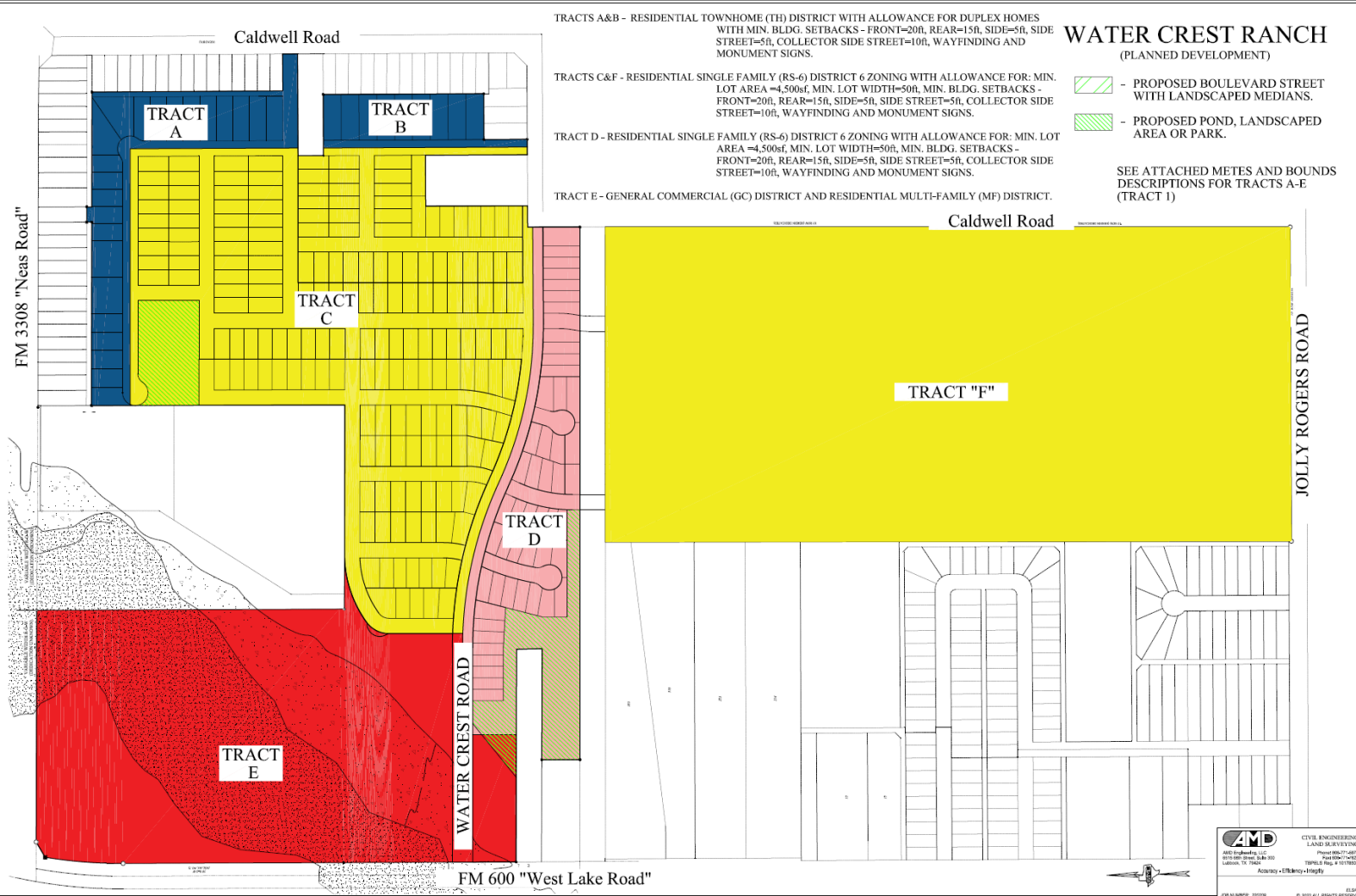


- ▨ Z-2025-41
- Zoning Districts**
- AO
 - GC
 - HC
 - LI
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 - PD
 - RS-12





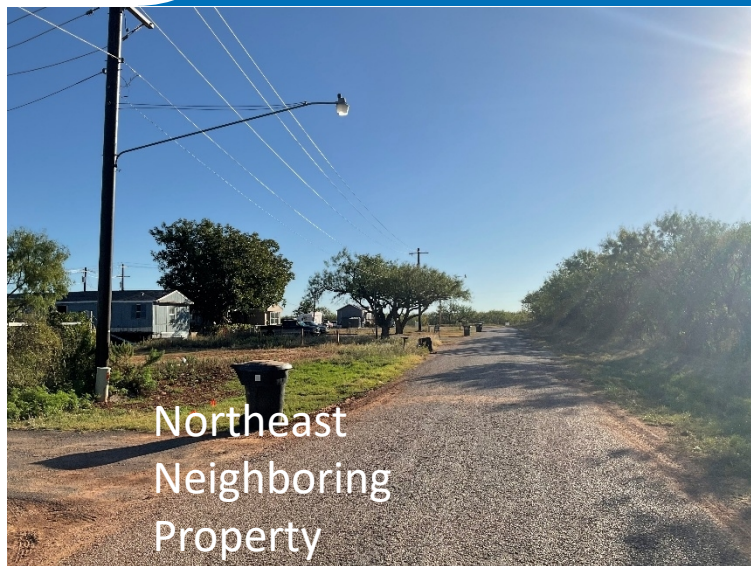
CONCEPT PLAN



CITY OF
ABILENE
TEXAS



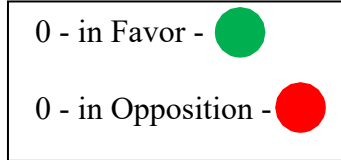
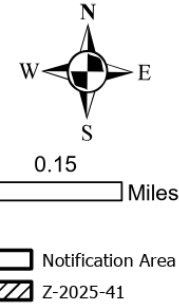
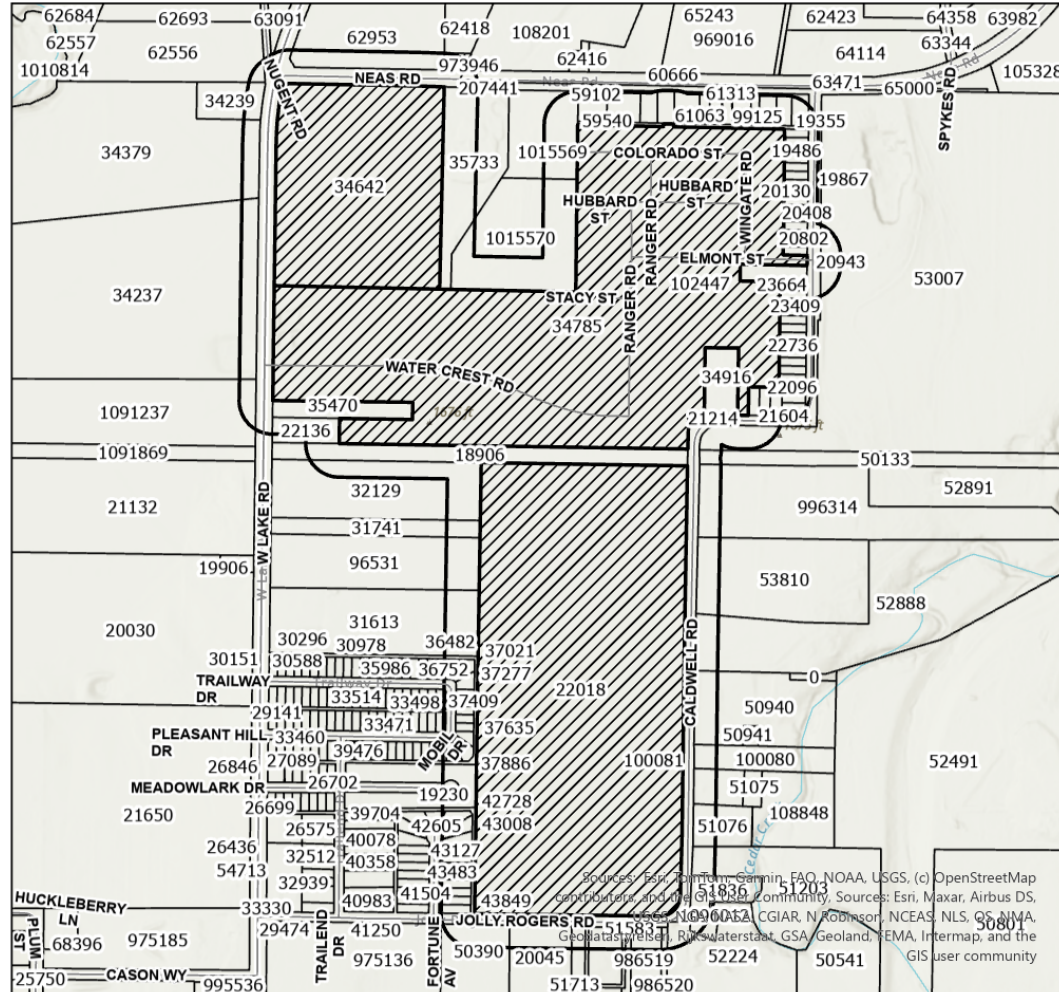
VIEWS OF SUBJECT PROPERTY



CITY OF
ABILENE
TEXAS



NOTIFICATION AREA MAP





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 recommends **approval with the following conditions:**
 - For Tracts A, B, C, D, & F
 - Local street setback: 10'
 - Collector street setback: 15'





Questions?



FM 3308 "Neas Road"

Caldwell Road

TRACT
A

TRACT
B

TRACT
C

TRACT
D

TRACT
E

WATER CREST ROAD

FM 600 "West Lake Road"

TRACTS A&B - RESIDENTIAL TOWNHOME (TH) DISTRICT WITH ALLOWANCE FOR DUPLEX HOMES
WITH MIN. BLDG. SETBACKS - FRONT=20ft, REAR=15ft, SIDE=5ft, SIDE
STREET=5ft, COLLECTOR SIDE STREET=10ft, WAYFINDING AND
MONUMENT SIGNS.

TRACTS C&F - RESIDENTIAL SINGLE FAMILY (RS-6) DISTRICT 6 ZONING WITH ALLOWANCE FOR: MIN.
LOT AREA =4,500sf, MIN. LOT WIDTH=50ft, MIN. BLDG. SETBACKS -
FRONT=20ft, REAR=15ft, SIDE=5ft, SIDE STREET=5ft, COLLECTOR SIDE
STREET=10ft, WAYFINDING AND MONUMENT SIGNS.

TRACT D - RESIDENTIAL SINGLE FAMILY (RS-6) DISTRICT 6 ZONING WITH ALLOWANCE FOR: MIN. LOT
AREA =4,500sf, MIN. LOT WIDTH=50ft, MIN. BLDG. SETBACKS -
FRONT=20ft, REAR=15ft, SIDE=5ft, SIDE STREET=5ft, COLLECTOR SIDE
STREET=10ft, WAYFINDING AND MONUMENT SIGNS.

TRACT E - GENERAL COMMERCIAL (GC) DISTRICT AND RESIDENTIAL MULTI-FAMILY (MF) DISTRICT.

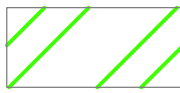
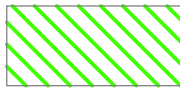
Caldwell Road

TRACT "F"

JOLLY ROGERS ROAD

WATER CREST RANCH

(PLANNED DEVELOPMENT)

-  - PROPOSED BOULEVARD STREET
WITH LANDSCAPED MEDIANS.
-  - PROPOSED POND, LANDSCAPED
AREA OR PARK.

SEE ATTACHED METES AND BOUNDS
DESCRIPTIONS FOR TRACTS A-E
(TRACT 1)

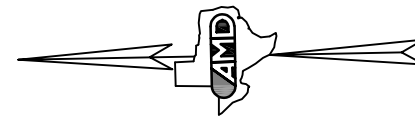


AMD Engineering, LLC
6515 68th Street, Suite 300
Lubbock, TX 79424

CIVIL ENGINEERING
LAND SURVEYING

Phone: 806-771-5976
Fax: 806-771-7625
TBPELS Reg. # 10178500

Accuracy - Efficiency - Integrity

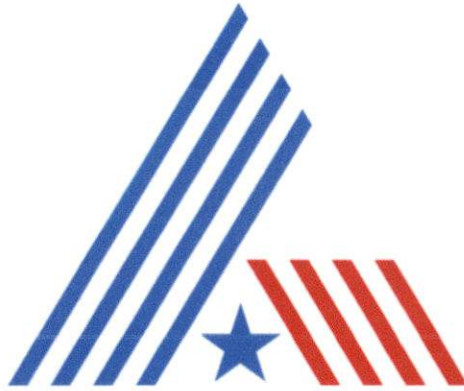


JOB NUMBER: 220209

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ELS/OG

ZONING APPLICATION



PLANNING & DEVELOPMENT SERVICES

CITY OF ABILENE TEXAS

- Rezoning
- Conditional Use Permit
- Planned Development District (PDD)
- PDD Amendment
- Street Name Change
- Thoroughfare Abandonment

ZONING APPLICATION

DOCUMENTS & MAPS

Reports, Plans, Ordinances, Maps, and other documents are often available on the City's website (<https://www.abilenetx.gov>) at no charge. Copies of these will be provided at the reproduction cost, currently 10 cents per page for black and white copies and \$1 per page for color copies. In addition, any other actual materials costs will be assessed.

Requests for the creation of maps or other documents not already existing will only be available based on availability of staff and will be billed at a rate of \$25 per hour, plus the cost of reproduction and/or materials.

NEIGHBORHOOD EMPOWERMENT ZONE INCENTIVE

Projects located within the designated "Neighborhood Empowerment Zone" will have fees waived in accordance with the City's Land Development Code. This does not apply to any portion of a fee that is based on actual costs to the City, such as filing plats, photocopies, notifications, etc.

SUBMITTAL INFORMATION

ONLINE SUBMITTALS FOR DEVELOPMENT APPLICATIONS ARE PREFERRED

CTRL & CLICK LINK BELOW

https://public.mygov.us/tx_abilene

- Prior to submittal, we strongly recommend setting up and attending a pre-submittal meeting.
- **INCOMPLETE APPLICATIONS AND SUBMITTALS WILL BE REJECTED** or will be returned; an application may be deemed incomplete after initial staff review.
- Please refer to the Land Development Code online Part III Appendix A for questions or concerns in respect to site development and development standards.
https://library.municode.com/tx/abilene/codes/code_of_ordinances?nodeId=PTIIIAPANDECO
- Plans for Conditional Use, Special Exceptions, Rezoning, Variance and Planned Development District Amendment shall be on 8.5" x 11" paper with one (1) copy.
- Site plans or conceptual site plans, plats, except Engineering Construction Sets, shall be 24" x 36" and folded, with two (2) hard copies. If applicable, please provide survey plat of property. Plats and Engineering plans shall be GEO Referenced and in DWG format.
- PDF copies can be emailed to planning@abilenetx.gov
- If a case is withdrawn or delayed at the request of the applicant after notifications have been sent and/or public notice has been posted, the applicant will be responsible for the cost of re-notifications and re-posting of notice.
- All other questions may be directed to the following:

Planning and Development Services Department
555 Walnut Street, **Northeast Rear Entrance to City Hall**
325.676.6237
planning@abilenetx.gov

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

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

Fees can be paid online with credit card.

See RECORDING FEES for actual filing costs with Taylor County Clerk's Office. Thoroughfare Abandonment Fee 10% of the calculated land value of the ROW area to be abandoned, based on the average square footage value of adjacent properties, per the most recent official Appraisal District valuation. Minimum fee is \$1,500. *Any portion over the minimum fee is refundable if the abandonment is not approved.*

ZONING APPLICATION

PLANNING & ZONING COMMISSION

The members of the Planning & Zoning Commission (also referred to as the Commission) are appointed by the City Council. In making appointments to the Commission, the City Council shall seek to ensure broad representation and expertise among the membership.

According to Section 1.1.3.3. Powers & Duties, of the City of Abilene Land Development Code (LDC), the Planning and Zoning Commission shall:

1. Make recommendations on a Comprehensive Plan or amendments thereto related to the physical development, growth, improvement, and beautification of the City.
2. Make recommendations on other types of City plans that are related to the physical development, growth, improvement, and beautification of the City, including Neighborhood Plans and Corridor Plans.
3. Recommend to the City Council approval or denial of proposed changes in the zoning districts and/or ordinance.
4. Approve or disapprove the platting or subdividing of land within the corporate limits of the City and within adjacent areas as permitted by law.
5. Recommend to the City Council approval or disapproval of requests for street name changes and street closures within the corporate limits of the City.
6. Submit annually to the City Manager, not less than ninety (90) business days prior to the beginning of the budget year, a list of recommended capital improvements, if any, which in the opinion of the Commission, are necessary or desirable during the forthcoming five (5) year period.
7. Recommend to the City Council approval or disapproval of plans for housing clearance, public housing, and urban redevelopment and renewal projects.
8. Perform such additional duties and exercise such additional powers as may be prescribed by ordinance not inconsistent with the provisions of the City Charter.
9. Advise the City Council on applications and petitions for legislative decisions as authorized by the Land Development Code, such as:
 - a. Petition for amending the Comprehensive Plan;
 - b. Petition for a zoning map amendment, including a petition for creation of an overlay district, Conditional Use Permit (CUP), or Planned Development (PD) district;
 - c. Amendments to the text of the Land Development Code (LDC) as authorized by City Charter; and
 - d. Others as assigned by City Council.

The Planning and Zoning Commission shall finally decide appeals filed in accordance with Article 3 of the Land Development Code (Relief Procedures). Also, the Commission shall finally decide the following petitions for relief:

1. The Planning and Zoning Commission shall finally decide any variance petition on an application for a Preliminary Plat, Final Plat or replat, except when such variance is for relief from a dedication or construction requirement, in which case Section 1.1.4.3 shall apply; and
2. The Planning and Zoning Commission shall initially decide any vested rights petition for any decision for which it is the initial decision-maker.

ZONING APPLICATION

2025 PLANNING AND ZONING COMMISSION

PD APPLICATION DEADLINE	ZONING APPLICATION DEADLINE	PLANNING & ZONING MEETING ***	CITY COUNCIL 1 ST READING	CITY COUNCIL 2 ND READING ***
11/16/24	12/03/24	01/07/25	01/23/25	02/13/25
12/14/24	12/31/24	02/04/25	02/27/25	03/13/25
01/11/25	01/28/25	03/04/25	03/27/25	04/10/25
02/08/25	02/25/25	04/01/25	04/24/25	05/08/25
03/15/25	04/01/25	05/06/25	05/22/25	06/12/25
04/12/25	04/29/25	06/03/25	06/26/25	07/10/25
05/10/25	05/27/25	07/01/25	07/24/25	08/14/25
06/14/25	07/01/25	08/05/25	08/28/25	09/11/25
07/12/25	07/29/25	09/02/25	09/25/25	10/09/25
08/16/25	09/02/25	10/07/25	10/23/25	11/06/25
09/13/25	09/30/25	11/04/25	11/20/25	12/04/25
10/11/25	10/28/25	12/02/25	12/18/25	01/08/26
11/15/25	12/02/25	01/06/26	01/22/26	02/12/26
12/13/25	12/30/25	02/03/26	02/26/26	03/12/26

***These meetings require public hearings and the applicant or a representative must be present.

2025 BOARD OF ADJUSTMENT

APPLICATION DEADLINE	MEETING DATE ***
12/10/24	01/14/25
01/07/25	02/11/25
02/04/25	03/11/25
03/04/25	04/08/25
04/08/25	05/13/25
05/06/25	06/10/25
06/03/25	07/08/25
07/08/25	08/12/25
08/05/25	09/09/25
09/09/25	10/14/25
10/08/25	11/12/25
11/04/25	12/09/25
12/09/25	01/13/2026



ZONING APPLICATION

Zoning Application Page 1 of 3

Planning

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

Relief Procedures

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

Project Name: Water Crest Ranch
Address: West Lake Road Number of Lots: _____ Acreage: _____
Legal Description: Water Crest Ranch
Subdivision Name: Water Crest Ranch Block: _____ Lot: _____
Current Zoning: RS-6 W/Exceptions Proposed Zoning (if applicable): Amended Exceptions

OWNER AND AUTHORIZATION

Owner Name: Water Crest Ranch Abilene, LLC
Address: 8213 Alcove Road
City, State, Zip: Lubbock, TX 79424 Fax: _____
Phone: (806) 548-2070 Email: treyststrong@hotmail.com
Agent Name: Staci Heuvel
Address: 8213 Alcove Road
City, State, Zip: Lubbock, TX 79424 Fax: _____
Phone: (214) 697-9247 Email: staci@westtexaslandguys.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: 7/30/25

FOR OFFICE USE ONLY

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



ZONING APPLICATION

Zoning Application Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

See Exhibit A

Fees

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

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

Fees can be paid online with credit card.



ZONING APPLICATION

Zoning Application Page 3 of 3

Zoning Impact Analysis

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

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

YES

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

YES

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

YES

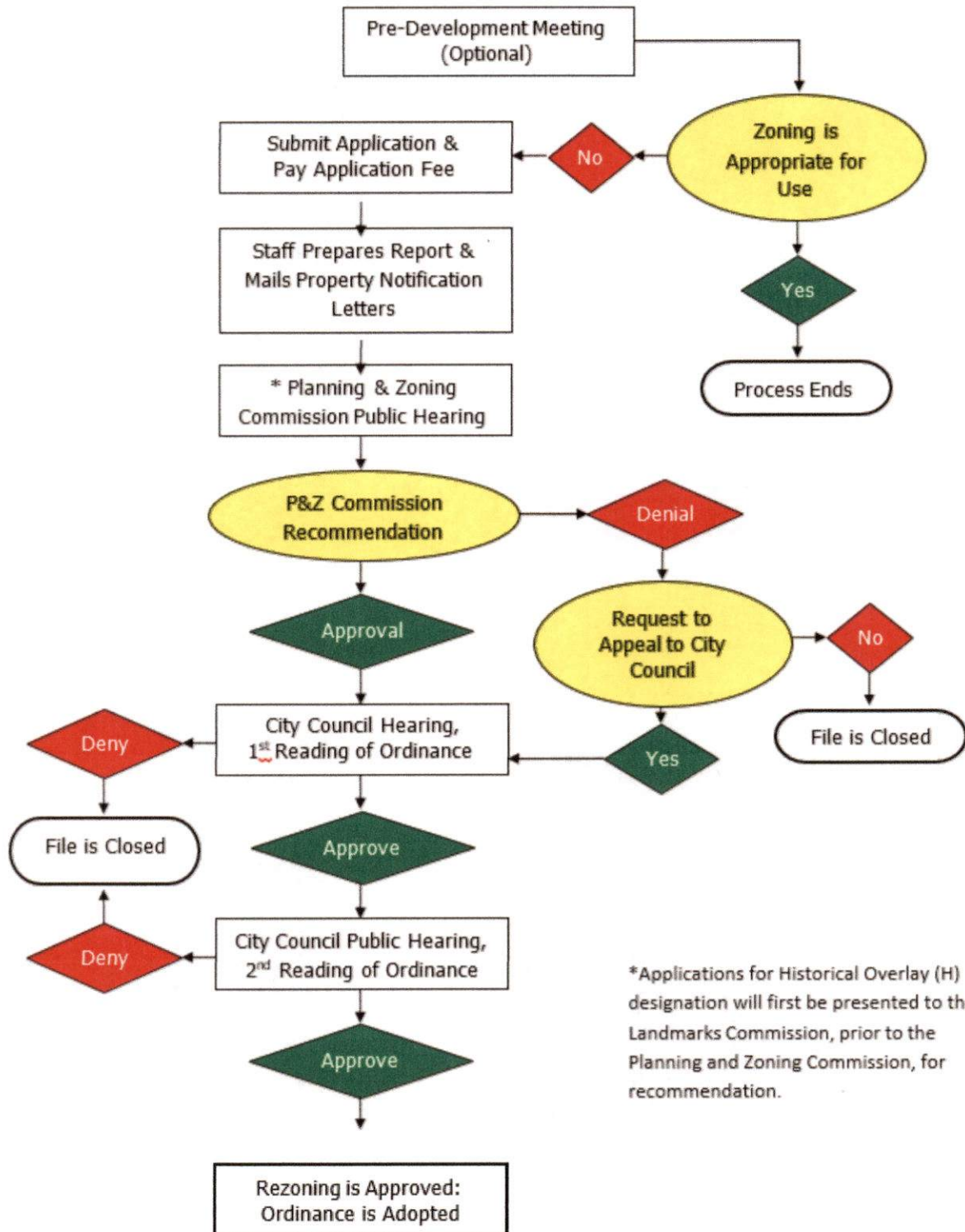
4. Are there other factors that will substantially affect the public health, safety, morals, or general welfare?

NO

Other Required Forms - Disclosure of Interest (See Attached)

ZONING APPLICATION

Zoning • Conditional Use • PDD Amendment • Street Name Change • Thoroughfare Abandonment
Flowchart



ZONING APPLICATION

Owner Authorization and Representative Designation

Property Description

Subdivision: WATER CREST RANCH Total Number of Acres: _____
 Zoning Classification(s): RS-6 W/EXCEPTIONS Total Number of Lots: _____
 Location: WEST LAKE ROAD

Property Owner Information & Authorization

Name/Company: WATER CREST RANCH ABILENE, LLC
 Address: 8213 ALCOVE AVENUE
 City: LUBBOCK State: TEXAS Zip Code: 79424
 Phone: (214) 697-9247 Email: staci@westtexaslandguys.com

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

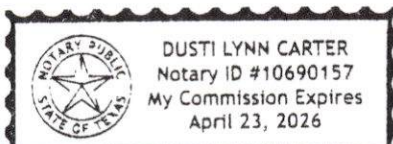
Property Owner's Signature: _____ Date: 7/30/25

STATE OF: Texas

COUNTY OF: Lubbock TAYLOR

BEFORE ME, a Notary Public, on this day personally appeared Jack Strong
 (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 30 day of September, 20 25



Dusti Carter

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Cory Dulin Company: AMD Engineering
 Address: 6515 68th, Suite 300 City: Lubbock State: TX
 Zip Code: 79424 Number: 806-771-5976 ext 303 Email: cdulin@amdeng.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

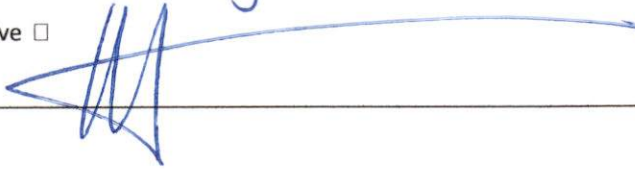
- C. State all information upon which you base the belief (use additional paper, if necessary).

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): Jack Strong

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.

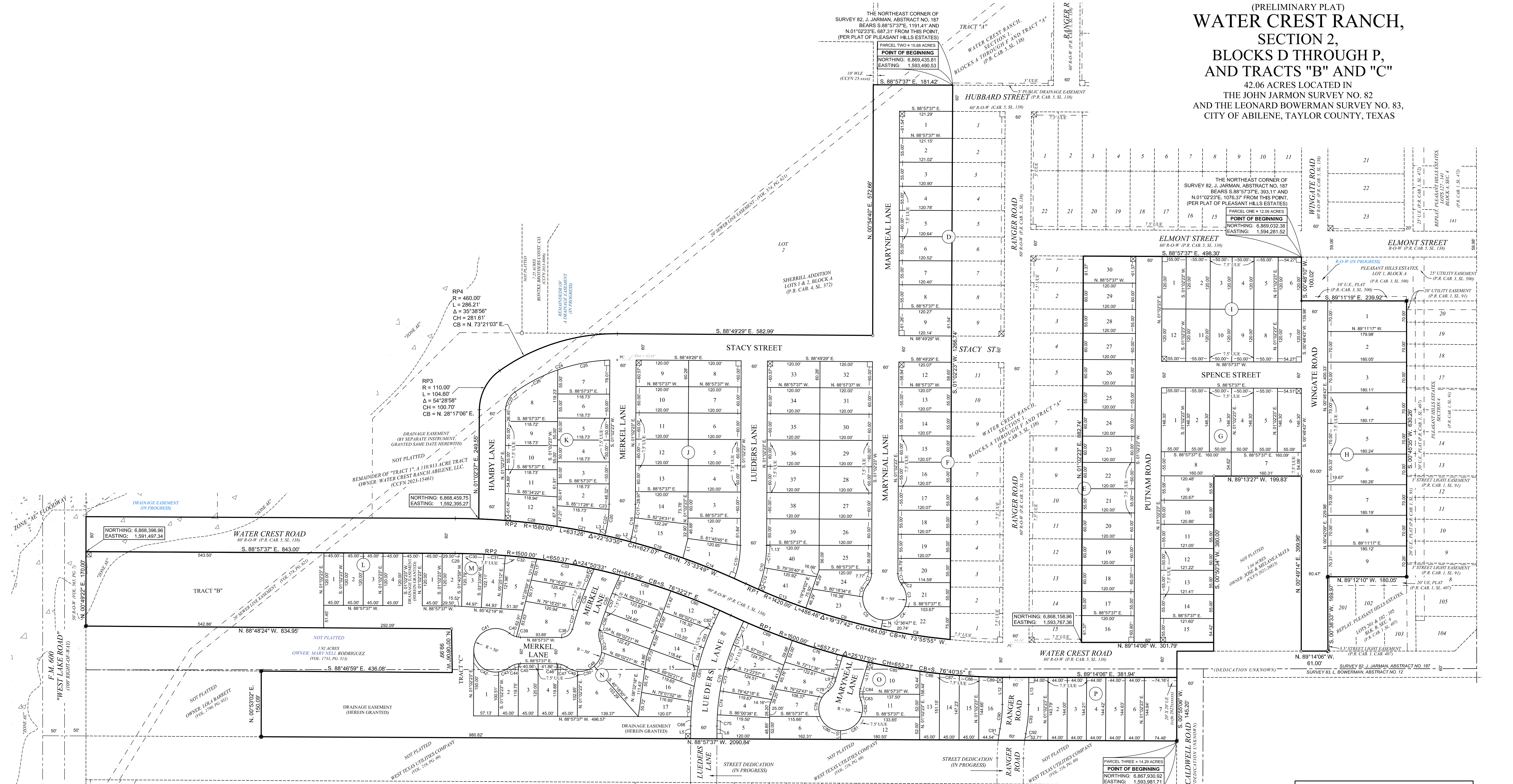
I understand and acknowledge that it is my responsibility to furnish an accurate and precise legal description of the property, and only the property, that is subject of this application, and that failure to furnish such information prior to the application deadline date will delay the processing of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


9.30.25

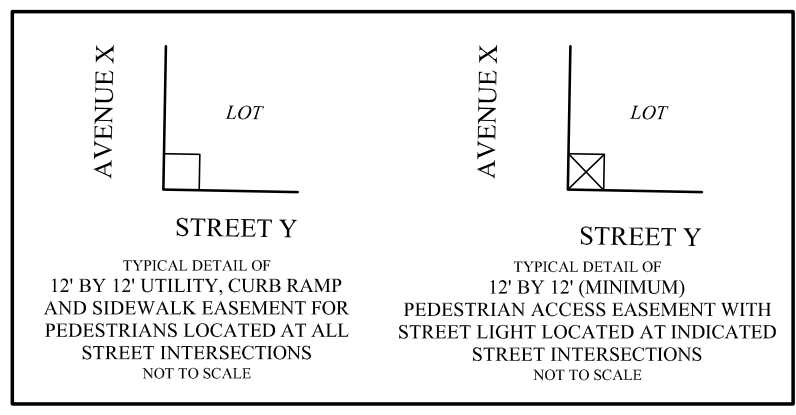
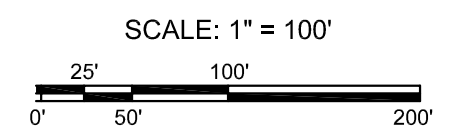
(PRELIMINARY PLAT)
WATER CREST RANCH,
SECTION 2,
BLOCKS D THROUGH P,
AND TRACTS "B" AND "C"
42.06 ACRES LOCATED IN
THE JOHN JARMON SURVEY NO. 82
AND THE LEONARD BOWERMAN SURVEY NO. 83,
CITY OF ABILENE, TAYLOR COUNTY, TEXAS

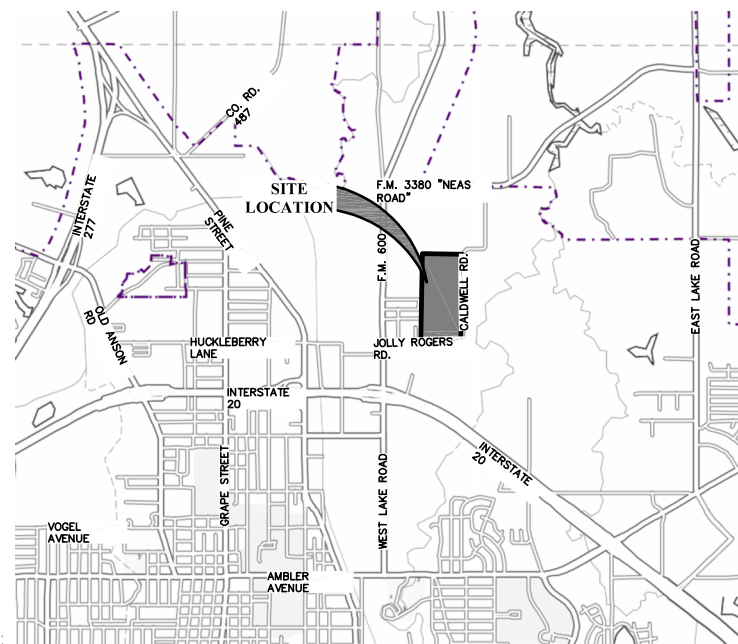


PRELIMINARY PLAT, FOR INFORMATIONAL
PURPOSES ONLY AND IN NO WAY OFFICIAL OR
APPROVED FOR RECORDING PURPOSES
09/11/2025 @ 3:45 P.M.

- LEGEND:
- AE = ACCESS EASEMENT
 - CAB. 7 SL. = CABINET AND SLIDE (PLAT RECORDS)
 - PR = PLAT RECORDS
 - R-O-W = RIGHT-OF-WAY
 - SLE = 4"x4" (MINIMUM) STREET LIGHT EASEMENT, INDICATED BY SYMBOL
 - U.E. = UTILITY EASEMENT
 - USE = UNDERGROUND STREET LIGHT EASEMENT
 - UE = UTILITY EASEMENT
 - UUE = UNDERGROUND UTILITY EASEMENT
 - CCFN = COUNTY CLERK'S FILE NUMBER
 - CM = CONTROLLING MONUMENT
 - PMRD = PHYSICAL MONUMENT OF RECORD DIGNITY

- = FOUND 1/2" IRON ROD WITH CAP "COJER SURVEYING" (PMRD)
- = FOUND 1/2" IRON ROD WITH CAP "PATRIOT SURVEYING" (CM)
- = FOUND 1/2" IRON ROD WITH CAP "BENT PINE 903569176" (PMRD)
- = FOUND TYPE II TxDOT (DISK IN CONCRETE) MONUMENT (PMRD)
- = FOUND 1/2" IRON ROD IN CONCRETE (PMRD)
- = FOUND 1/2" IRON ROD (PMRD)
- = FOUND 3/8" IRON ROD (PMRD)





METES & BOUNDS

PLAT LIMITS DESCRIPTION FOR CEDAR CREEK SHORES, BLOCKS A THROUGH S AND TRACT "A", AN ADDITION TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS, LOCATED IN THE LEONARD BOWERMAN SURVEY NO. 83, CERTIFICATE NO. 713, ABSTRACT NO. 12, TAYLOR COUNTY, TEXAS, AND SITUATED IN THAT CERTAIN 76.298-ACRE TRACT OF LAND CONVEYED TO WEST TEXAS LAND GUYS ABILENE, LLC, A TEXAS LIMITED LIABILITY COMPANY, DESCRIBED AS TRACT 2, THE "SOUTH TRACT", IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN COUNTY CLERK'S FILE NUMBER 2022-14536 OF THE OFFICIAL PUBLIC RECORDS OF TAYLOR COUNTY, TEXAS, SAID PLAT LIMITS CONTAINING 76.298 ACRES OF LAND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

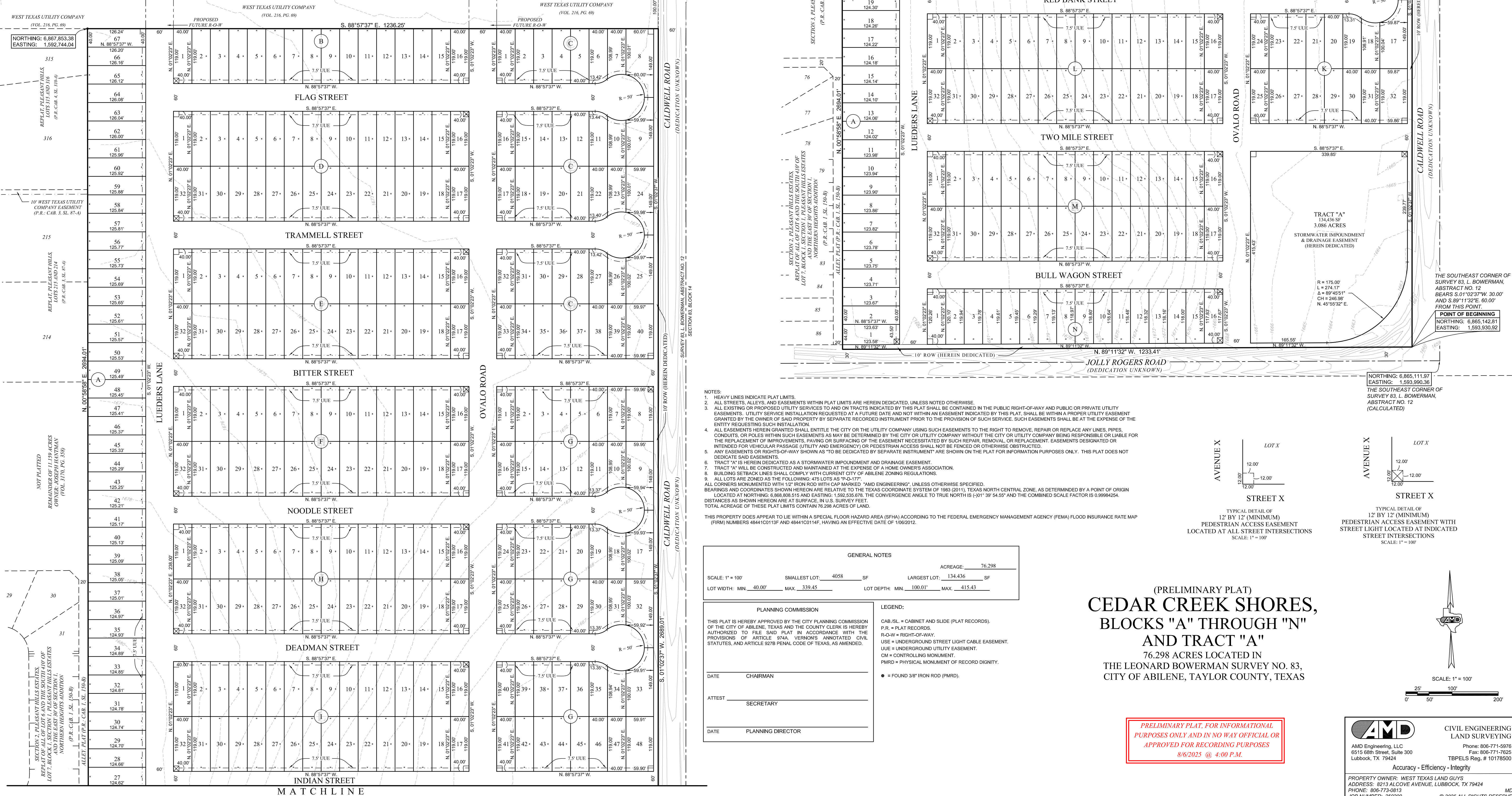
BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 2, HAVING COORDINATES OF NORTHING: 6,865,142.81 AND EASTING: 1,593,930.36 OF THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE, WHENCE THE SOUTHEAST CORNER OF SAID LEONARD BOWERMAN SURVEY NO. 83 BEARS S. 01° 02' 37" W. A DISTANCE OF 30.00 FEET AND S. 89° 11' 32" E. A DISTANCE OF 60.00 FEET AND HAVING (CALCULATED) COORDINATES OF NORTHING: 6,865,111.97 AND EASTING: 1,593,990.36 OF THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE;

THENCE N. 89° 11' 32" W., AT AN APPROXIMATE DISTANCE OF 150 FEET INTERSECTING THE NORTH LINE OF JOLLY ROGERS ROAD (DEDICATION UNKNOWN), SOMETIMES REFERRED TO AS EAST HUCKLEBERRY LANE, AS OCCUPIED ON THE GROUND, CONTINUING ALONG THE NORTH LINE OF SAID ROAD A TOTAL DISTANCE OF 1233.41 FEET TO A POINT OF INTERSECTION FOR THE SOUTHEAST CORNER OF THE PLAT LIMITS OF PLEASANT HILLS ESTATES, SECTION 2, BEING A REPLAT OF ALL OF LOT 6 AND THE SOUTHWEST 410 FEET OF LOT 7, BLOCK 1, SECTION 1, PLEASANT HILLS ESTATES AND THE EAST 30 FEET OF SECTION 1, NORTHERN HEIGHTS ADDITION, AN ALLEY, A TEXAS LIMITED LIABILITY COMPANY, DESCRIBED AS TRACT 2, THE "SOUTH TRACT", IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN PLAT CABINET 1, SLIDE 150.8 OF THE PLAT RECORDS OF TAYLOR COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF SAID TRACT 2 AND THIS SOUTH PARCEL;

THENCE N. 00° 58' 58" E., ALONG THE EAST LINE OF SAID PLEASANT HILLS ESTATES, SECTION 2, AND THE PLEASANT HILLS ESTATES PLATS RECORDED IN PLAT CABINET 3, SLIDE 87 AND PLAT CABINET 4, SLIDE 310 OF THE PLAT RECORDS OF TAYLOR COUNTY, TEXAS, AND THE EAST LINE OF THE THAT CERTAIN TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 3170, PAGE 358 OF THE OFFICIAL PUBLIC RECORDS OF TAYLOR COUNTY, TEXAS, A DISTANCE OF 2694.01 FEET TO A 3/8" IRON ROD FOUND IN THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO WEST TEXAS UTILITIES COMPANY DESCRIBED AS A 5.86 ACRE TRACT OF LAND AND RECORDED IN VOLUME 216, PAGE 69 OF THE DEED RECORDS OF TAYLOR COUNTY, TEXAS, AT THE NORTHWEST CORNER OF SAID TRACT 2 AND THIS SOUTH PARCEL, HAVING COORDINATES OF NORTHING: 6,867,853.38 AND EASTING: 1,592,744.04 OF THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE;

THENCE S. 88° 57' 37" E., ALONG THE SOUTH LINE OF SAID WEST TEXAS UTILITIES COMPANY TRACT, A DISTANCE OF 1236.25 FEET TO A POINT OF INTERSECTION IN THE WEST LINE OF SAID CALDWELL ROAD FOR THE NORTHEAST CORNER OF SAID TRACT 2;

THENCE S. 01° 02' 37" W. ALONG THE WEST LINE OF SAID CALDWELL ROAD AT AN APPROXIMATE DISTANCE OF 2574 FEET INTERSECTING THE WEST LINE OF SAID CALDWELL ROAD, AS OCCUPIED ON THE GROUND, CONTINUING FOR A TOTAL DISTANCE OF 2689.01 FEET TO THE POINT OF BEGINNING. BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE, AS DETERMINED BY A POINT OF ORIGIN LOCATED AT NORTHING: 6,868,808.515 AND EASTING: 1,592,535.678. THE CONVERGENCE ANGLE TO TRUE NORTH IS (-) 00° 39' 54.55" AND THE COMBINED SCALE FACTOR IS 0.99984254. DISTANCES ARE AT SURFACE, IN U.S. SURVEY FEET. ALL CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD WITH CAP MARKED "AMD ENGINEERING", UNLESS OTHERWISE SPECIFIED.



- NOTES:
1. HEAVY LINES INDICATE PLAT LIMITS.
 2. ALL STREETS, ALLEYS, AND EASEMENTS WITHIN PLAT LIMITS ARE HEREIN DEDICATED, UNLESS NOTED OTHERWISE.
 3. ALL EXISTING OR PROPOSED UTILITY SERVICES TO AND ON TRACTS INDICATED BY THIS PLAT SHALL BE CONTAINED IN THE PUBLIC RIGHT-OF-WAY AND PUBLIC OR PRIVATE UTILITY EASEMENTS. UTILITY SERVICE INSTALLATION REQUESTED AT A FUTURE DATE AND NOT WITHIN AN EASEMENT INDICATED BY THIS PLAT, SHALL BE WITHIN A PROPER UTILITY EASEMENT GRANTED BY THE OWNER OF SAID PROPERTY BY SEPARATE RECORDED INSTRUMENT PRIOR TO THE PROVISION OF SUCH SERVICE. SUCH EASEMENTS SHALL BE AT THE EXPENSE OF THE ENTITY REQUESTING SUCH INSTALLATION.
 4. ALL EASEMENTS HEREIN GRANTED SHALL ENTITLE THE CITY OR THE UTILITY COMPANY USING SUCH EASEMENTS TO THE RIGHT TO REMOVE, REPAIR OR REPLACE ANY LINES, PIPES, CONDUITS, OR POLES WITHIN SUCH EASEMENTS AS MAY BE DETERMINED BY THE CITY OR UTILITY COMPANY WITHOUT THE CITY OR UTILITY COMPANY BEING RESPONSIBLE OR LIABLE FOR THE REPLACEMENT OF IMPROVEMENTS, PAVING OR SURFACING OF THE EASEMENT NECESSITATED BY SUCH REPAIR, REMOVAL OR REPLACEMENT. EASEMENTS DESIGNATED OR INTENDED FOR VEHICULAR PASSAGE, UTILITY AND EMERGENCY OR PEDESTRIAN ACCESS SHALL NOT BE FENCED OR OTHERWISE OBSTRUCTED.
 5. ANY EASEMENTS OR RIGHTS-OF-WAY SHOWN AS "TO BE DEDICATED BY SEPARATE INSTRUMENT" ARE SHOWN ON THE PLAT FOR INFORMATION PURPOSES ONLY. THIS PLAT DOES NOT DEDICATE SAID EASEMENTS.
 6. TRACT "A" IS HEREIN DEDICATED AS A STORMWATER IMPOUNDMENT AND DRAINAGE EASEMENT.
 7. TRACT "A" WILL BE CONSTRUCTED AND MAINTAINED AT THE EXPENSE OF A HOME OWNER'S ASSOCIATION.
 8. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
 9. ALL LOTS ARE ZONED AS THE FOLLOWING: 476 LOTS AS "P-D-177". ALL CORNERS MONUMENTED WITH 1/2" IRON ROD WITH CAP MARKED "AMD ENGINEERING", UNLESS OTHERWISE SPECIFIED. BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE, AS DETERMINED BY A POINT OF ORIGIN LOCATED AT NORTHING: 6,868,808.515 AND EASTING: 1,592,535.678. THE CONVERGENCE ANGLE TO TRUE NORTH IS (-) 01° 39' 54.55" AND THE COMBINED SCALE FACTOR IS 0.99984254. DISTANCES AS SHOWN HEREON ARE AT SURFACE, IN U.S. SURVEY FEET. TOTAL ACRES OF THESE PLAT LIMITS CONTAIN 76.298 ACRES OF LAND.

THIS PROPERTY DOES APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 48441C0113F AND 48441C0114F, HAVING AN EFFECTIVE DATE OF 1/06/2012.

GENERAL NOTES	
SCALE: 1" = 100'	SMALLEST LOT: 4058 SF
LOT WIDTH: MIN. 40.00' MAX. 339.45'	LARGEST LOT: 134,436 SF
LOT DEPTH: MIN. 100.01' MAX. 415.43'	ACREAGE: 76.298
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.	
LEGEND:	
CAB./SL. = CABINET AND SLIDE (PLAT RECORDS).	
P.R. = PLAT RECORDS.	
R.O.W. = RIGHT-OF-WAY.	
USE = UNDERGROUND STREET LIGHT CABLE EASEMENT.	
UE = UNDERGROUND UTILITY EASEMENT.	
CM = CONTROLLING MONUMENT.	
PMRD = PHYSICAL MONUMENT OF RECORD DIGNITY.	
● = FOUND 3/8" IRON ROD (PMRD).	
DATE	CHAIRMAN
ATTEST	SECRETARY
DATE	PLANNING DIRECTOR

(PRELIMINARY PLAT)
**CEDAR CREEK SHORES,
BLOCKS "A" THROUGH "N"
AND TRACT "A"**
76.298 ACRES LOCATED IN
THE LEONARD BOWERMAN SURVEY NO. 83,
CITY OF ABILENE, TAYLOR COUNTY, TEXAS

PRELIMINARY PLAT, FOR INFORMATIONAL
PURPOSES ONLY AND IN NO WAY OFFICIAL OR
APPROVED FOR RECORDING PURPOSES
8/6/2025 @ 4:00 P.M.

CIVIL ENGINEERING
LAND SURVEYING

AMD Engineering, LLC
6515 68th Street, Suite 300
Lubbock, TX 79424
Phone: 806-771-5978
Fax: 806-771-7625
TBPELS Reg. # 10178500

Accuracy - Efficiency - Integrity

PROPERTY OWNER: WEST TEXAS LAND GUYS
ADDRESS: 8213 ALCOVE AVENUE, LUBBOCK, TX 79424
PHONE: 806-773-0813
JOB NUMBER: 250200

MDA
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