



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, December 2, 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 November 4, 2025

ZONING

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

2. **Z-2025-42:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 17.11 Acres From Agricultural Open (AO) And Medium Density (MD) To Multi Family (MF). Located At 2242 Oakland Dr. Legal Description Being Venugopala Addn., Block A, Lot 202, Abilene, Taylor County, Texas. (*Kera Valois*)
3. **Z-2025-43:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 5.1 Acres From Heavy Industrial (HI) To Light Industrial (LI) Zoning. Located At 2258 South Treadaway Boulevard. Legal Description Being Lot 1, Block A, Chittum Subdivision, Abilene, Taylor County, Texas. (*Adam Holland*)
4. **Z-2025-44:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, to Change the Zoning of Approximately 109.8 Acres from Light Industrial (LI) to General Commercial (GC). Located at 1202 Elmdale Road. Legal Description Being Approximately 109.8 Acres Out of the Southeast Quarter of Section 44, Blind Asylum Lands, Abilene, Taylor County, Texas. (*Clarissa Ivey*)
5. **CUP-2025-18:** 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 an RV Park. Located At 1202 Elmdale Road. Legal Description Being Approximately 109.8 Acres Out of the Southeast Quarter of Section 44, Blind Asylum Lands, Abilene, Taylor County, Texas. (*Clarissa Ivey*)
6. **Z-2025-45:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 2.5 Acres From

Agricultural Open (AO) To Residential Single Family (RS-6) Zoning. Located At 3557 FM 1750. Legal Description Being Approximately 2.5 Acres Out Of An Original 25.5-acre Tract Out Of The West 40 Acres Of The Northwest Quarter Of Section 7, Lunatic Asylum Lands Abilene, Taylor County, Texas. ***(Kera Valois)***

7. **CUP-2025-19:** 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 Duplexes In Residential Single Family (RS-6) Zoning. Located At 3557 FM 1750. Legal Description Being Approximately 2.5 Acres Out Of An Original 25.5-acre Tract Out Of The West 40 Acres Of The Northwest ¼ Of Section 7, Lunatic Asylum Lands, Abilene, Taylor County, Texas. ***(Kera Valois)***
8. **Z-2025-46:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 0.74 Acres From Mobile/Manufactured Home (MH) To Multifamily (MF) Zoning. Located At 317 Neas Road. Legal Description Being Lots 1, 2, And 3, Block 9, Pleasant Hill Estate, Section 2, Abilene, Taylor County, Texas. ***(Adam Holland)***
9. **Z-2025-47:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Amend The Terms Of PDD-181. Specifically, To Amend The Boundaries Of This Planned Development District. Located At 5502 Spinks Road. Legal Description Being 314.48 Acres Out Of Section 53 And 54, Block 16, T. & P. RR Co. Surveys; 296.36 Acres Out Of Section 55, Block 16, T. & P. RR Co. Surveys; 474.57 Acres Out Of Section 23 And 24, W. W. Sills Survey; And 368 Acres Of The Robert Turner Survey No. 25, 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 24th day of November, 2025, at 3:10 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*

**CITY OF ABILENE, TEXAS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
November 4, 2025, at 1:30 p.m.**

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on November 4, 2025, at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas. Chairman Brad Benham was present and presiding, along with **Commissioners** Mitch Barnett, Chairman Pro Tem, Gary House, Kristen Dressen-Kyker, Kevin Halliburton, Sergeant-at-Arms, Shawnté Fleming-Lewis, Secretary, and Zach Sitzes.

Also present were Mr. Tim Littlejohn, Director of Planning and Development Services, 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 October 7, 2025, were unanimously approved. The motion prevailed by the following vote:

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

NAYS: None

INVOCATION

Commissioner Halliburton delivered the invocation.

ZONING

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.

Mr. Adam Holland presented this request. The tenant of this property would like to open a tattoo parlor at 202 Pine Street.

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. Three (3) responses were received in favor with none (0) in opposition.

STAFF RECOMMENDATION: Staff recommend approval subject to the Plan of Operations.

Commissioner Halliburton moved to approve this request subject to the Plan of Operations. Commissioner Kyker seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

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.

Ms. Kera Valois presented this request. The current zoning for this property is Heavy Commercial (HC). This house has been associated with The Junior League of Abilene since 1976.

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

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

STAFF RECOMMENDATION: The Landmarks Commission recommends approval.

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

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

NAYS: None

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.

Ms. Mason Teegardin presented this request. 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.

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

STAFF RECOMMENDATION: Staff recommends approval.

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

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

NAYS: None

Z-2025-26: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from the owner to change the zoning of approximately 29.26 acres from Agricultural Open (AO) to 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.

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

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).

Chairman Benham opened the public hearing. Those who stepped forward were Carolyn Presswood, Clint Rosenbaum, Kathy Bunkley, Ed Rhodes, Bill O'Neil, Sue Elmore, Cory Smith, and Larissa Baker.

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

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

STAFF RECOMMENDATION: Staff recommends approval.

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

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

NAYS: None

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.

Ms. Clarissa Ivey presented this request. 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.

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. 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 to **approve** prevailed by the following vote:

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

NAYS: None

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.

Ms. Clarissa Ivey presented this request. The applicant requests to change the zoning of approximately 2.59 acres from Agricultural Open (AO) & Residential Single Family (RS-12) to Medium Density (MD) zoning.

Chairman Benham opened the public hearing. Those who stepped forward were Mr. Scott Lindsay, Mr. Craig Carroll, 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 in favor with four (4) in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

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.

Mr. Adam Holland presented this request. 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'

Chairman Benham opened the public hearing. Ms. Staci Heuvel stepped forward. Seeing no one else present and desiring to be heard, the public hearing was closed.

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

STAFF RECOMMENDATION: Staff recommend approval with the following conditions:

- For Tracts A, B, C, D, & F
- Local street setback: 10'
- Collector street setback: 15'

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

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

NAYS: None

ADJOURNMENT

There being no further discussion, Commissioner Benham adjourned the meeting at 3:18 p.m.

APPROVED

Mr. Brad Benham, Chairman

ZONING CASE

Z-2025-42

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: December 2, 2025
 City Council 1st Reading: December 18, 2025
 City Council 2nd Reading: January 8, 2026

Applicant

Agent: Dean Family Partnership, LLC
 Owner: 3101 Stamford LLC

Case Manager

Kera Valois – Planner

Request

Change the zoning of approximately 17.11 acres from Agricultural Open (AO) and Medium Density (MD) to Multi Family (MF).

Location

Located at 2242 Oakland Drive. Legal description being approximately 17.11 acres of Block A, Lot 202, Venugopala Addn., Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City limits in 1954 and is currently zoned Agricultural Open (AO), Medium Density (MD), and Multi Family (MF). The subject property has remained vacant since its annexation into the city limits.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	MF/AO	Residence/Apartment
East	AO	Northern Oaks Living & Rehabilitation
South	MD/MF	Multi Family Residence
West	AO	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 Comprehensive Plan.
- (2) **Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.**

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

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

This property is platted and will be subject to site plan review. During the site plan review, any and all required utilities and infrastructure will be addressed.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- PowerPoint Presentation
- Application

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on November 14, 2025, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER		PROPERTY ID	SITUS	RESPONSE
263 HOLDINGS LLC		33754	2284 OAKLAND DR	
263 HOLDINGS LLC		33754	2290 OAKLAND DR	
3101 STAMFORD LLC		1087731	2322 OAKLAND DR	
3101 STAMFORD LLC		1087731	2242 OAKLAND DR	
ANSON HEALTH HOLDINGS LLC		25026	2722 OLD ANSON RD	
BAYVIEW FINANCIAL PROPERTY TRUST		36351	2300 OAKLAND DR	
CARPENTER LEONARD STANLEY &		77139	2801 OLD ANSON RD	
DALZELL FAMILY LP		33457	2260 OAKLAND DR	
GOSPEL RESTORATION CHURCH		36879	2317 FORREST AV	
GRASS MOUNTAIN HOLDINGS LLC		33067	2226 OAKLAND DR	
GRASS MOUNTAIN HOLDINGS LLC		33067	2224 OAKLAND DR	
GRASS MOUNTAIN HOLDINGS LLC		32935	2212 OAKLAND DR	
GRASS MOUNTAIN HOLDINGS LLC		32935	2214 OAKLAND DR	
HAMED FAUD		969334		
HANKINS WINNETTA L		10041	2809 OLD ANSON RD	
HANKINS WINNETTA L		33199	2236 OAKLAND DR	
HANKINS WINNETTA L		33327	2248 OAKLAND DR	
HERRING JANICE		49647	2797 OLD ANSON RD	
HOWISON DAVID & DENISE		117139	2836 OLD ANSON RD	
JWDW PROPERTIES II LLC		1084626	2934 OLD ANSON RD	
JWDW PROPERTIES II LLC		1084608		
LEE RANSOM LLC		33610	2278 OAKLAND DR	
LEE RANSOM LLC		33610	2280 OAKLAND DR	

Legend: O - Opposed, F - In Favor

LEE RANSOM LLC	33610	2282 OAKLAND DR	
LEE RANSOM LLC	33610	2274 OAKLAND DR	
LEE RANSOM LLC	33610	2276 OAKLAND DR	
LEE RANSOM LLC	33610	2272 OAKLAND DR	
LIFE CHURCH ABILENE	40518	2802 OLD ANSON RD	
MCCARTHY JOHN	49525	2817 OLD ANSON RD	
SOUTHWEST C & R LLC	37018	2330 OAKLAND DR APT 2	O
SOUTHWEST C & R LLC	37018	2330 OAKLAND DR APT 5	O
SOUTHWEST C & R LLC	37018	2330 OAKLAND DR APT 4	O
SOUTHWEST C & R LLC	37018	2330 OAKLAND DR APT 1	O
SOUTHWEST C & R LLC	37018	2330 OAKLAND DR APT 6	O
SOUTHWEST C & R LLC	37018	2330 OAKLAND DR APT 3	O
SOUTHWEST C & R LLC	36750	2320 OAKLAND DR APT 4	O
SOUTHWEST C & R LLC	36750	2320 OAKLAND DR APT 1	O
SOUTHWEST C & R LLC	36750	2320 OAKLAND DR APT 2	O
SOUTHWEST C & R LLC	36750	2320 OAKLAND DR APT 6	O
SOUTHWEST C & R LLC	36750	2320 OAKLAND DR APT 3	O
SOUTHWEST C & R LLC	36750	2320 OAKLAND DR APT 5	O
SOUTHWEST C & R LLC	36750	2320 OAKLAND DR	O
SPARKS REALTY INVESTMENTS LLC	44824	3101 W STAMFORD ST	
STOWE TODD & KATERYNA	91073	2841 OLD ANSON RD	
TORRES SANDRA SERRANO	31993	2132 OAKLAND DR	
TORRES SANDRA SERRANO	31993	2140 OAKLAND DR	
TORRES SANDRA SERRANO	31993	2148 OAKLAND DR	
TORRES SANDRA SERRANO	31993	2156 OAKLAND DR	
TORRES SANDRA SERRANO	31993	2164 OAKLAND DR	
TORRES SANDRA SERRANO	31993	2172 OAKLAND DR	
TORRES SANDRA SERRANO	31993	2200 OAKLAND DR	
WESTBROOK GARY W & DEBRA K	40266	2828 OLD ANSON RD	

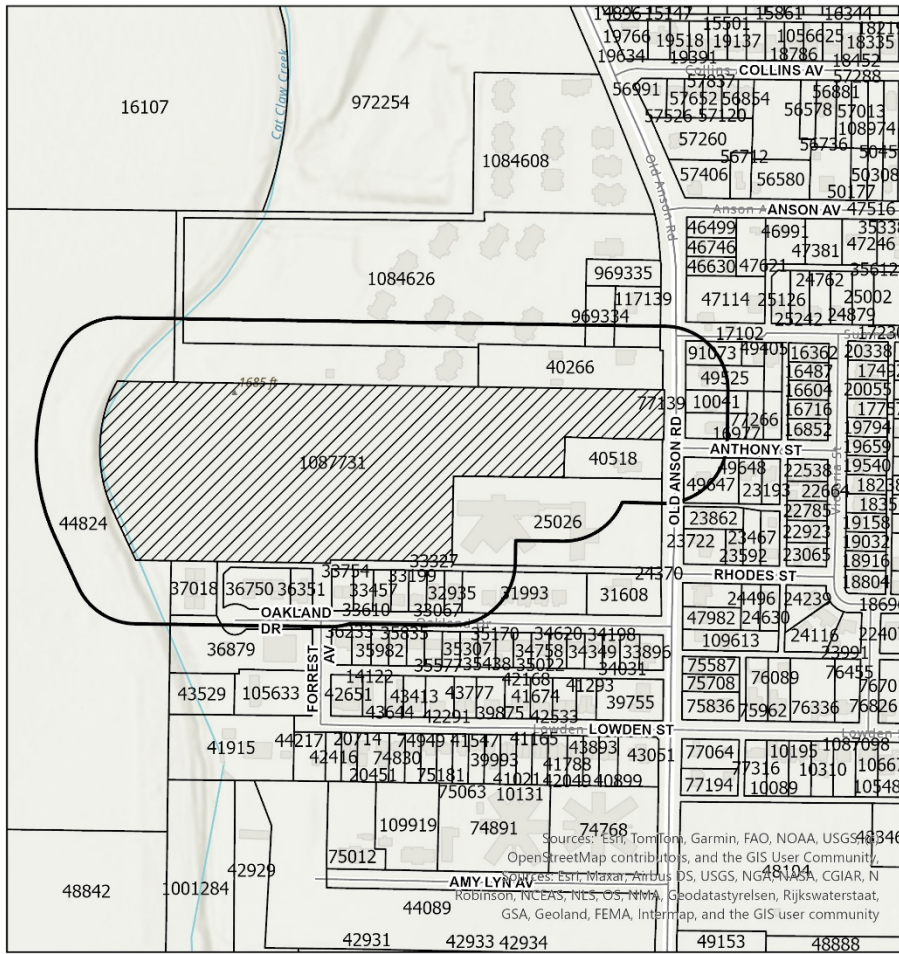
PROPERTY ID

Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
HANKINS WINNETTA L	10041	2809 OLD ANSON RD	
ANSON HEALTH HOLDINGS LLC	25026	2722 OLD ANSON RD	
TORRES SANDRA SERRANO	31993	2132 OAKLAND DR	
TORRES SANDRA SERRANO	31993	2140 OAKLAND DR	
TORRES SANDRA SERRANO	31993	2148 OAKLAND DR	
TORRES SANDRA SERRANO	31993	2156 OAKLAND DR	
TORRES SANDRA SERRANO	31993	2164 OAKLAND DR	
TORRES SANDRA SERRANO	31993	2172 OAKLAND DR	
TORRES SANDRA SERRANO	31993	2200 OAKLAND DR	
GRASS MOUNTAIN HOLDINGS LLC	32935	2212 OAKLAND DR	
GRASS MOUNTAIN HOLDINGS LLC	32935	2214 OAKLAND DR	
GRASS MOUNTAIN HOLDINGS LLC	33067	2226 OAKLAND DR	
GRASS MOUNTAIN HOLDINGS LLC	33067	2224 OAKLAND DR	
HANKINS WINNETTA L	33199	2236 OAKLAND DR	

HANKINS WINNETTA L	33327	2248 OAKLAND DR	
DALZELL FAMILY LP	33457	2260 OAKLAND DR	
LEE RANSOM LLC	33610	2278 OAKLAND DR	
LEE RANSOM LLC	33610	2280 OAKLAND DR	
LEE RANSOM LLC	33610	2282 OAKLAND DR	
LEE RANSOM LLC	33610	2274 OAKLAND DR	
LEE RANSOM LLC	33610	2276 OAKLAND DR	
LEE RANSOM LLC	33610	2272 OAKLAND DR	
263 HOLDINGS LLC	33754	2284 OAKLAND DR	
263 HOLDINGS LLC	33754	2290 OAKLAND DR	
BAYVIEW FINANCIAL PROPERTY TRUST	36351	2300 OAKLAND DR	
SOUTHWEST C & R LLC	36750	2320 OAKLAND DR APT 4	O
SOUTHWEST C & R LLC	36750	2320 OAKLAND DR APT 1	O
SOUTHWEST C & R LLC	36750	2320 OAKLAND DR APT 2	O
SOUTHWEST C & R LLC	36750	2320 OAKLAND DR APT 6	O
SOUTHWEST C & R LLC	36750	2320 OAKLAND DR APT 3	O
SOUTHWEST C & R LLC	36750	2320 OAKLAND DR APT 5	O
SOUTHWEST C & R LLC	36750	2320 OAKLAND DR	O
GOSPEL RESTORATION CHURCH	36879	2317 FORREST AV	
SOUTHWEST C & R LLC	37018	2330 OAKLAND DR APT 2	O
SOUTHWEST C & R LLC	37018	2330 OAKLAND DR APT 5	O
SOUTHWEST C & R LLC	37018	2330 OAKLAND DR APT 4	O
SOUTHWEST C & R LLC	37018	2330 OAKLAND DR APT 1	O
SOUTHWEST C & R LLC	37018	2330 OAKLAND DR APT 6	O
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CARPENTER LEONARD STANLEY &	77139	2801 OLD ANSON RD	
STOWE TODD & KATERYNA	91073	2841 OLD ANSON RD	
HOWISON DAVID & DENISE	117139	2836 OLD ANSON RD	
HAMED FAUD	969334		
JWDW PROPERTIES II LLC	1084608		
JWDW PROPERTIES II LLC	1084626	2934 OLD ANSON RD	
3101 STAMFORD LLC	1087731	2322 OAKLAND DR	
3101 STAMFORD LLC	1087731	2242 OAKLAND DR	

NOTIFICATION MAP

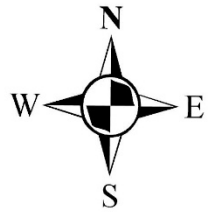
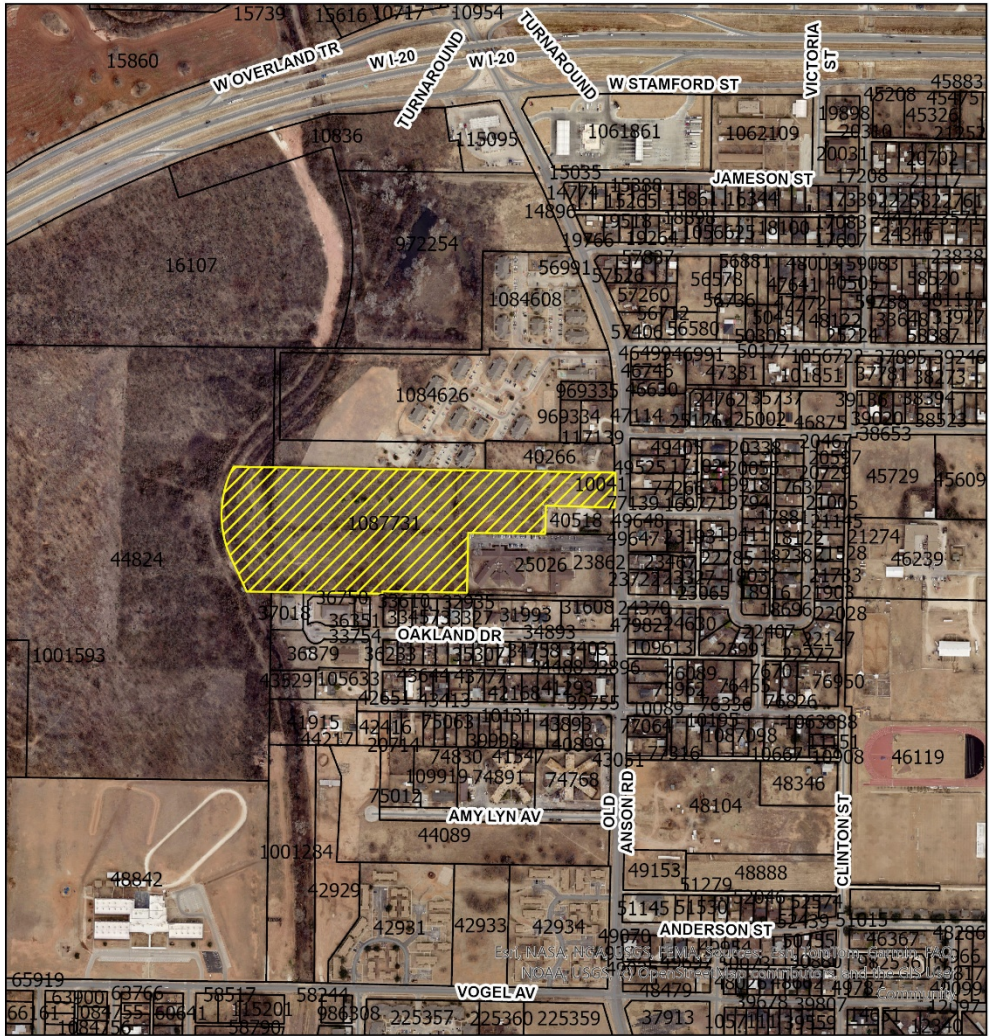


0.1
Miles

- Z-2025-42
- Notification Area

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community
 Sources: Esri, Maxar, Airbus DS, USGS, NOAA, CGIAR, N Robinson, NLEAS, NLS, OS, NIMA, Geodastatyresen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

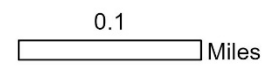
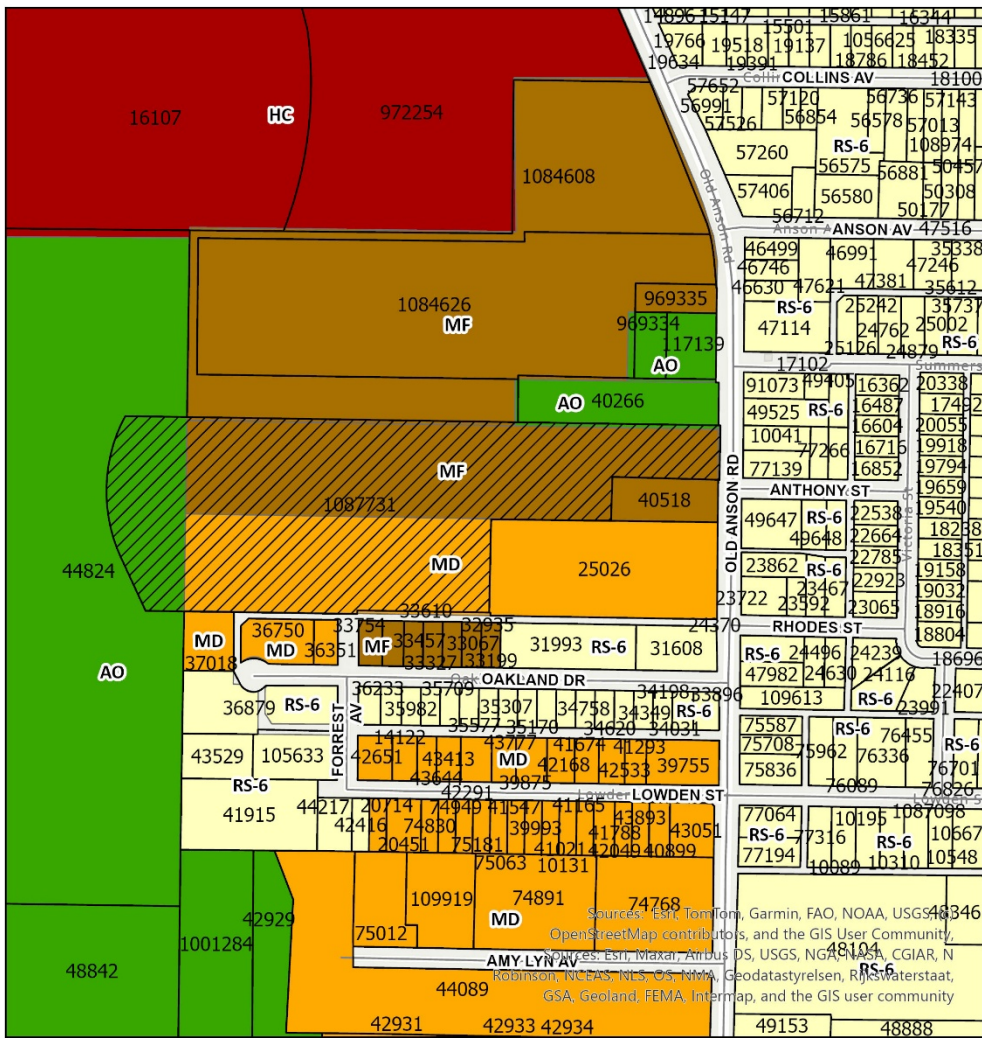
LOCATION MAP



0.15 Miles

 Z-2025-42

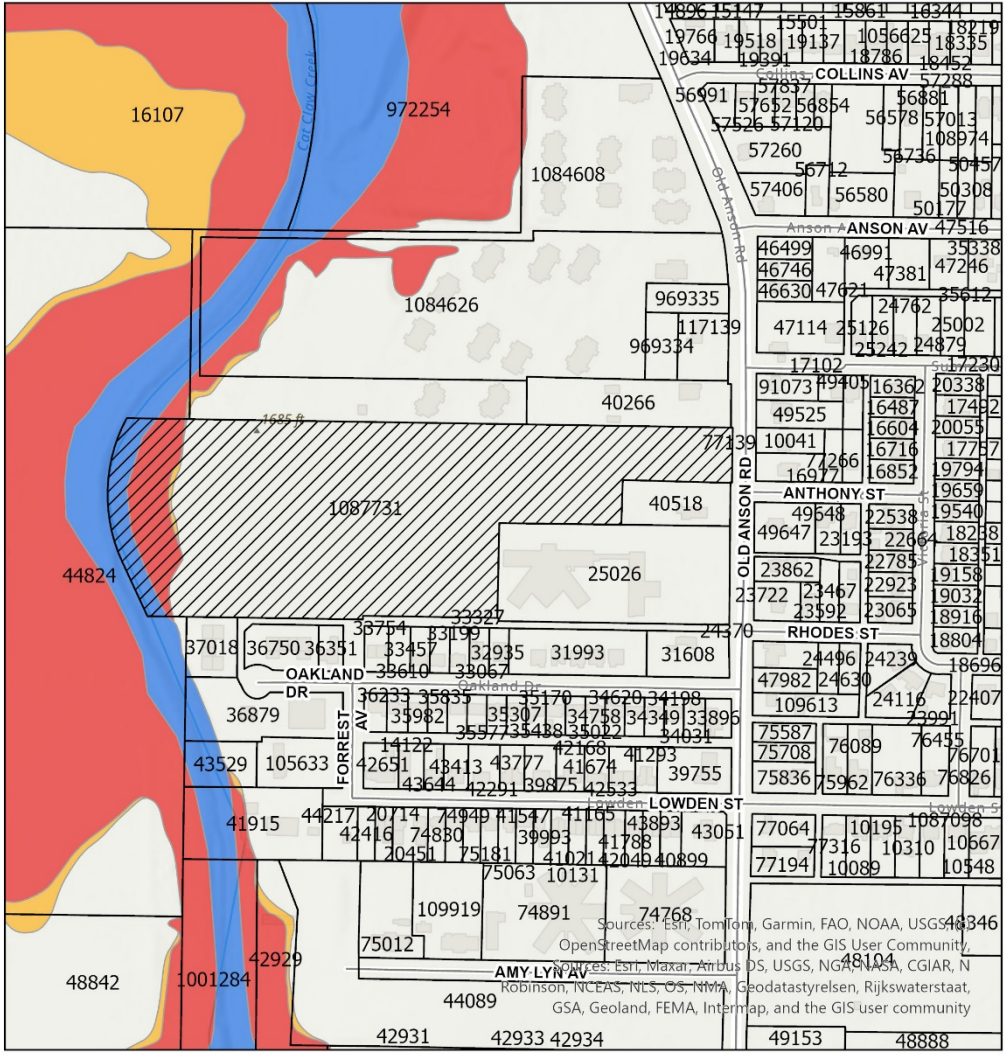
ZONING MAP



- Z-2025-42
- Zoning Districts**
- AO
 - HC
 - MD
 - MF
 - RS-6

Case # Z-2025-42
November 17, 2025

FLOOD MAP



0.1
Miles

- Z-2025-42**
- FEMA Flood Zones**
- █ Floodway
 - █ 100 Year 1%
 - █ 500 Year .2%
 - █ Unstudied A Zone



REZONE REQUEST

Case: Z-2025-42

Agent: Dean Family Partnership, LLC

Owner: 3101 Stamford LLC

Request: Change the zoning of approximately 17.11 acres from Agricultural Open (AO) and Medium Density (MD) to Multi Family (MF).

Location: Located 2242 Oakland

Notification: 0 in Favor, 2 in Opposition

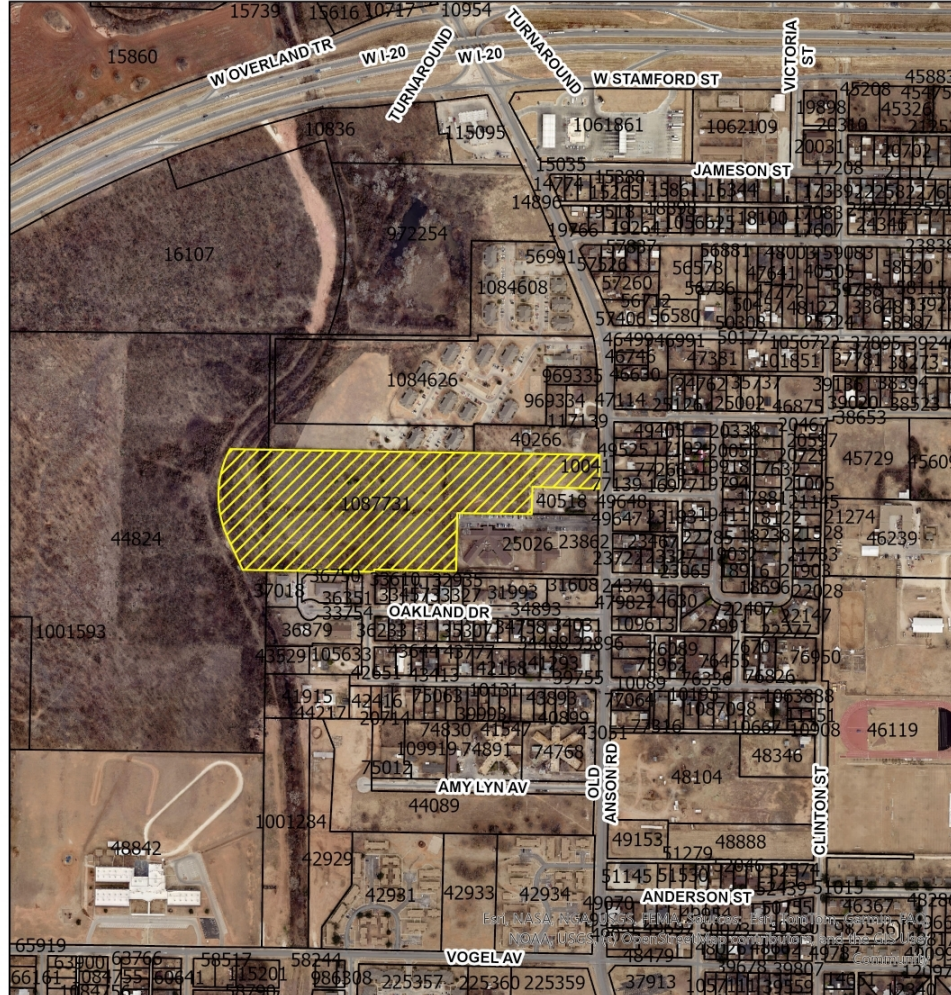
Planning & Zoning: December 2, 2025

Council Hearing: December 18, 2025
January 8, 2026





AERIAL LOCATION MAP



0.15

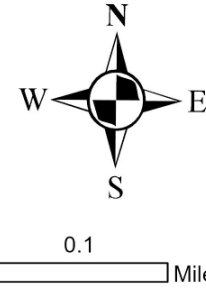
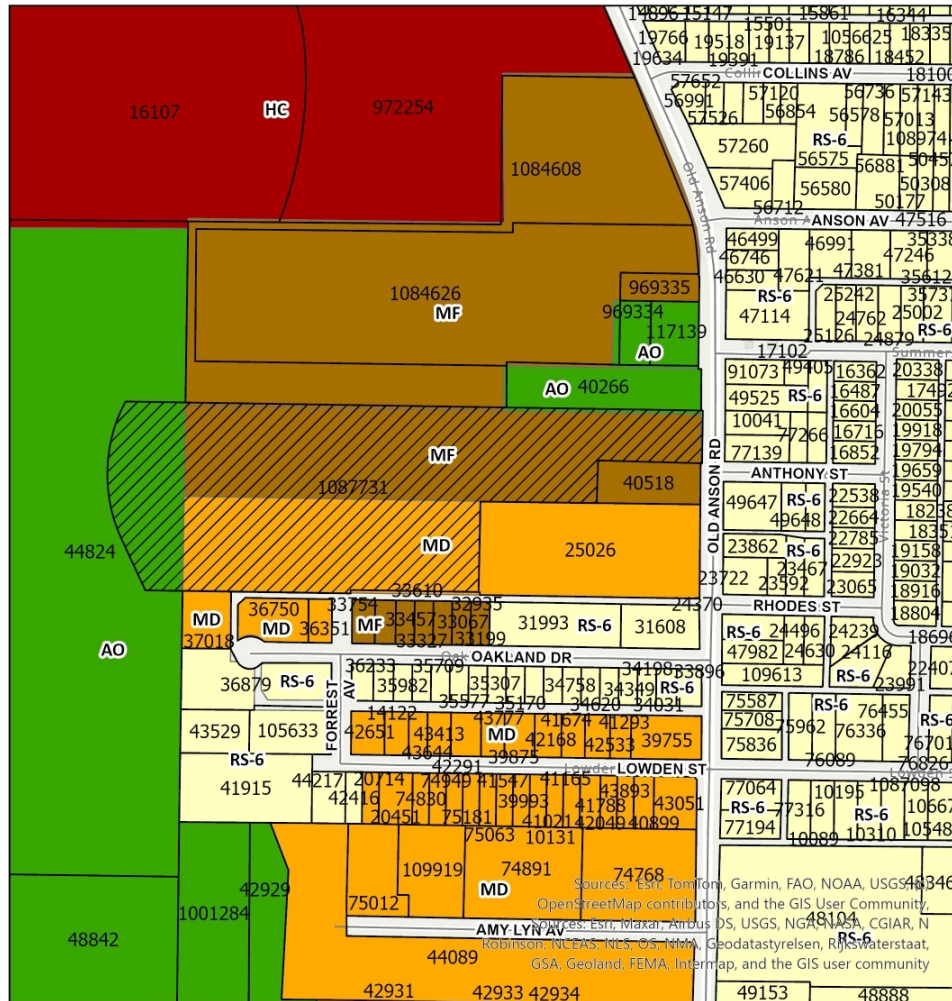
Miles

Z-2025-42





ZONING MAP



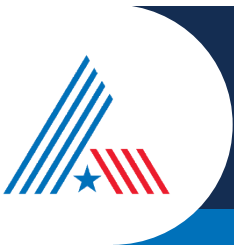
- Z-2025-42
- Zoning Districts
- AO
 - HC
 - MD
 - MF
 - RS-6





PROPERTY VIEWS





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

LEGEND

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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





USES IN MEDIUM DENSITY ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

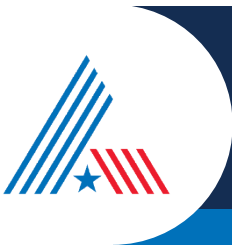
RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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





USES IN MULTI-FAMILY ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

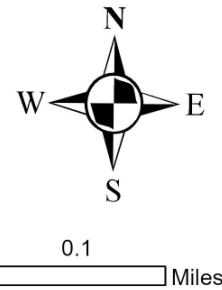
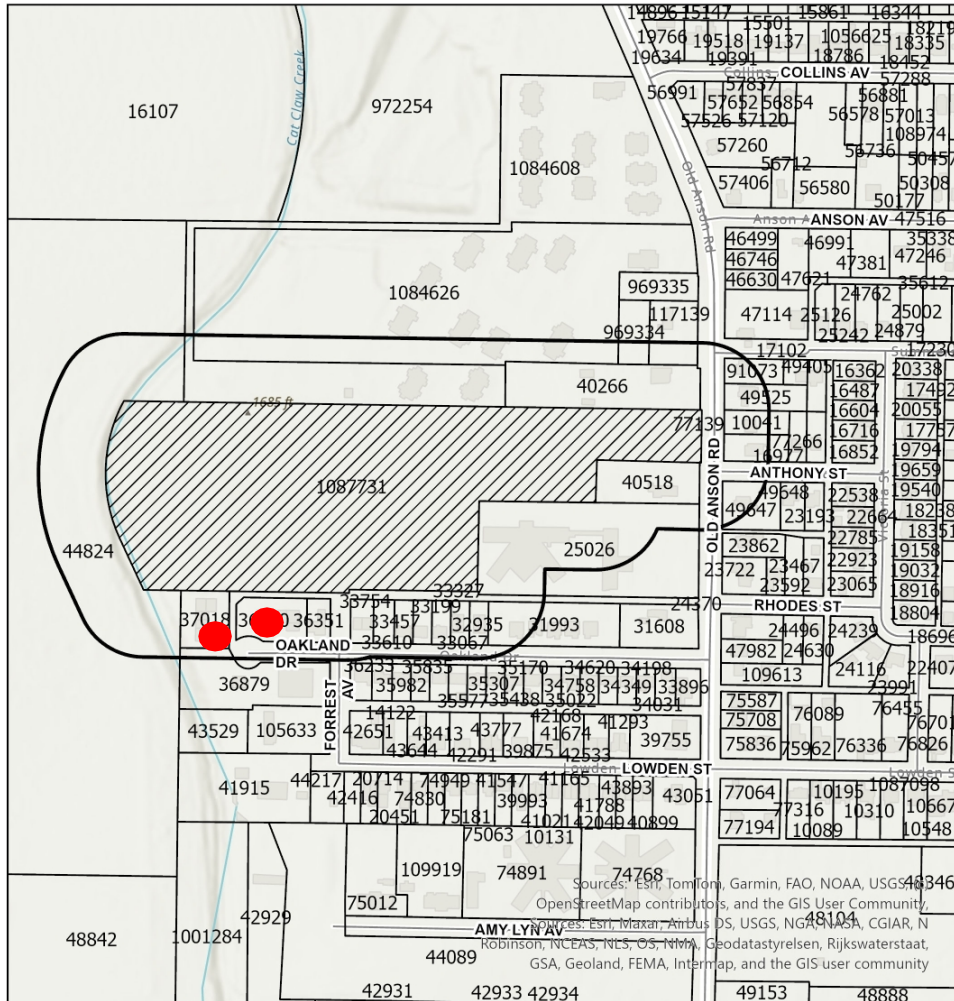
LEGEND

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





NOTIFICATION AREA MAP



Z-2025-42
 Notification Area

- 0 - in Favor -
- 2 - in Opposition -
- 5.05% in Opposition





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **Approval**





Questions?





ZONING APPLICATION

Owner Authorization and Representative Designation

Property Description

Subdivision: Steffens Subdivision of Merchants Pasture (Lots) Total Number of Acres: 17.112
 Zoning Classification(s): MF, MD, AO Total Number of Lots: 1
 Location: Tax ID: 1087731 Parcel ID: 1087731 Alt. Tax ID: 64190000100 Block A Venugopala ADDN, Block A, LOT 202 Acres 17.112

Property Owner Information & Authorization

Name/Company: 3101 Stamford LLC
 Address: 510 Sunset Vista Dr. Apt 5215
 City: Georgetown State: TX Zip Code: 78628
 Phone: 480-487-3180 Email: ilg1992@msn.com

Project Representation (check one):

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

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

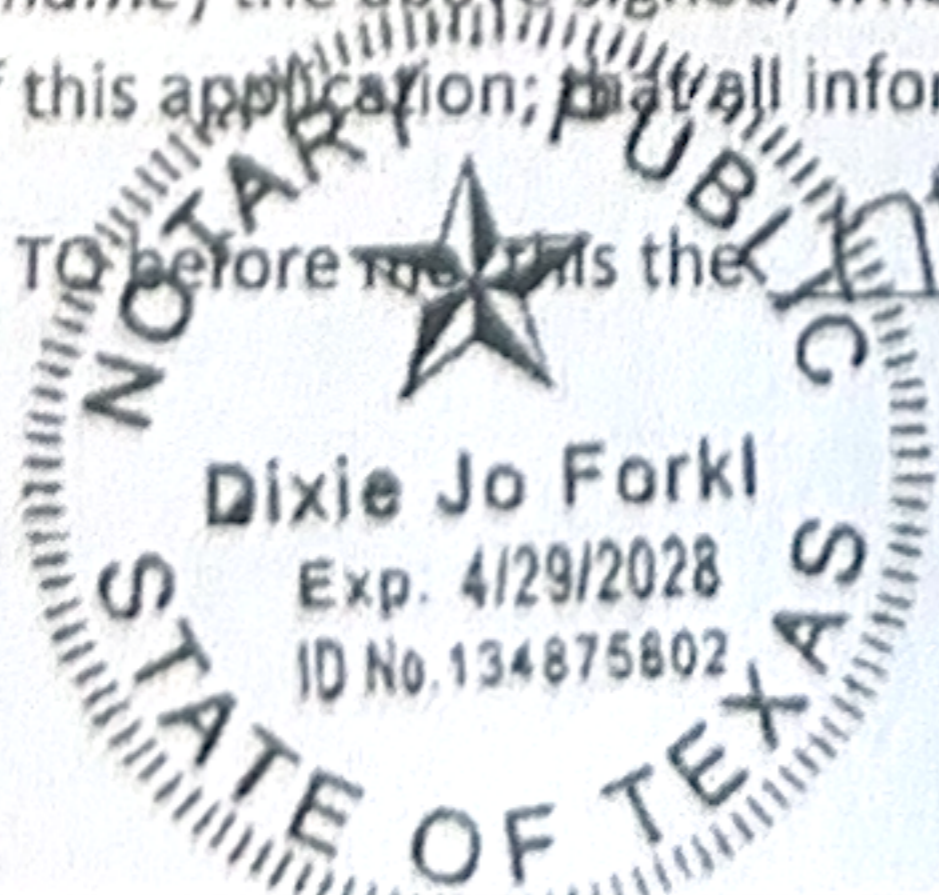
Property Owner's Signature: Ian Gore Date: 10-17-2025

STATE OF: Texas

COUNTY OF: Williamson

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

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



Dixie Jo Forkl
 NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Brad Dean Company: Dean Family Partnership, LLC
 Address: 3900 American Dr. City: Plano State: TX
 Zip Code: 75075 Number: _____ Email: braddean6@gmail.com



ZONING APPLICATION

Disclosure of Interest

Disclosure Questions

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

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

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

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

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

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

Name of Certifying Person (print): Austin Porter

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.

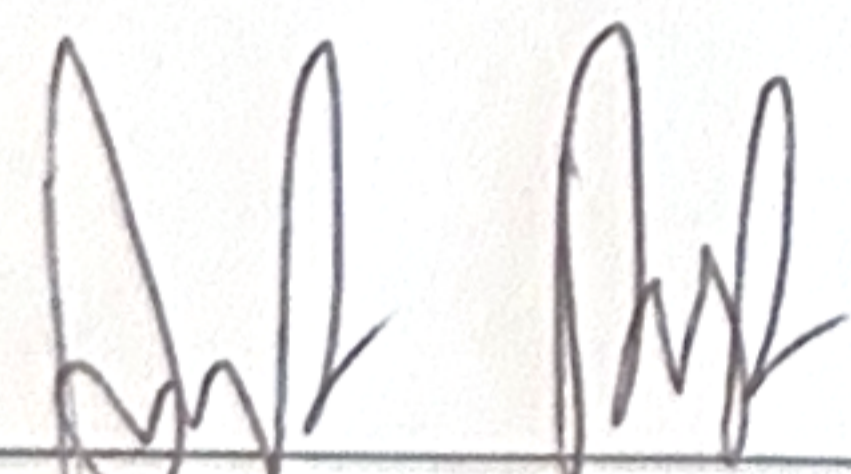
PUBLIC NOTIFICATION

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: 10/20/25

ZONING CASE

Z-2025-43

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: December 2, 2025
City Council 1st Reading: December 18, 2025
City Council 2nd Reading: January 8, 2026

Applicant

Owner: Hit Ventures, LLC

Case Manager

Adam Holland – Planner

Request

Change the zoning of approximately 5.1 acres from Heavy Industrial (HI) to Light Industrial (LI).

Location

Located at 2258 S Treadaway Blvd. Legal description being Lot 1, Block A, Chittum Subdivision, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City in 1951. The owner intends to keep the current business and use a portion of the property for automotive sales.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	HC&RS-8	Residences
East	HI	Vacant/Automotive
South	HC	Self-storage
West	HI	Equipment Sales/Rental

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
- Application

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on November 14, 2025, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER

Legend: O - Opposed, F - In Favor

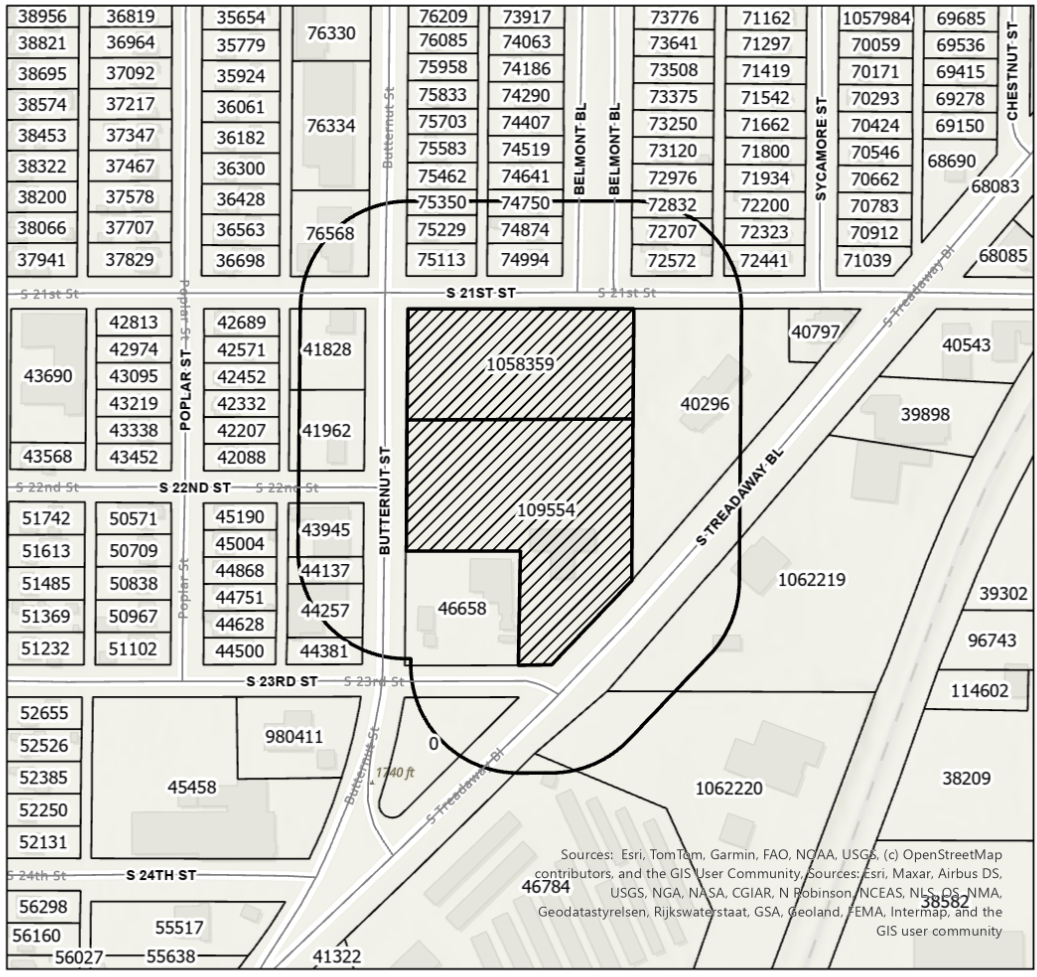
OWNER	PROP_ID	SITUS	RESPONSE
BLU PROPERTIES & INVESTMENT LLC	76568	2074 BUTTERNUT ST	
BLU PROPERTIES & INVESTMENT LLC	76568	2082 BUTTERNUT ST	
CHEEK GARY LEE	72572	2073 BELMONT BL	
CHEEK GARY LEE	72707	2065 BELMONT BL	
CHRISTIANSON DAVID PAUL	72832	2057 BELMONT BL	
DUMIS SHANNON KYLE	74994	2074 BELMONT BL	
FIRST STATE BANK	40296	2118 S TREADAWAY BL	
GLR LEASING INC	74750	2058 BELMONT BL	
HALL PAUL A & DEVEN M	43945	2202 BUTTERNUT ST	
HIT VENTURES LLC	109554	2258 S TREADAWAY BL	
HIT VENTURES LLC	1058359		
MOORE ABILENE HOLDINGS LP	44381	2250 BUTTERNUT ST	
MOORE ABILENE HOLDINGS LP	44257	2232 BUTTERNUT ST	
MOORE ABILENE HOLDINGS LP	44137	2222 BUTTERNUT ST	
ODIS ZONE E	74874	2066 BELMONT BL	
PHOENIX COLLISION INC.	41962	2150 BUTTERNUT ST	
PINNACLE PARTNERS ABILENE LLC	1062220	956 S 25TH ST	
PINNACLE PARTNERS ABILENE LLC	1062219	2271 S TREADAWAY BL	
PINNACLE PARTNERS ABILENE LLC	1062219	2249 S TREADAWAY BL	
PINNACLE PARTNERS ABILENE LLC	1062219	2257 S TREADAWAY BL	
SITZES APB LP	46658	1222 S 23RD ST	
SITZES STEVEN O	46784	2433 S TREADAWAY BL	
SITZES STEVEN O	46784	2449 S TREADAWAY BL	
TAUSTEP INVESTMENTS LLC	41828	2102 BUTTERNUT ST	
TEXAS MIDWEST HOLDINGS LLC	75229	2065 BUTTERNUT ST	
TEXAS MIDWEST HOLDINGS LLC	75350	2057 BUTTERNUT ST	
WILLIAMS GLENDA G THORNTON	72441	2074 SYCAMORE ST	
YASHANAWONG THOM &	75113	2073 BUTTERNUT ST	

PROPERTY ID

Legend: O - Opposed, F - In Favor

OWNER	PROP_ID	SITUS	RESPONSE
FIRST STATE BANK	40296	2118 S TREADAWAY BL	
TAUSTEP INVESTMENTS LLC	41828	2102 BUTTERNUT ST	
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SITZES APB LP	46658	1222 S 23RD ST	
SITZES STEVEN O	46784	2433 S TREADAWAY BL	
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CHEEK GARY LEE	72572	2073 BELMONT BL	
CHEEK GARY LEE	72707	2065 BELMONT BL	
CHRISTIANSOON DAVID PAUL	72832	2057 BELMONT BL	
GLR LEASING INC	74750	2058 BELMONT BL	
ODIS ZONE E	74874	2066 BELMONT BL	
DUMIS SHANNON KYLE	74994	2074 BELMONT BL	
YASHANAWONG THOM &	75113	2073 BUTTERNUT ST	
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TEXAS MIDWEST HOLDINGS LLC	75350	2057 BUTTERNUT ST	
BLU PROPERTIES & INVESTMENT LLC	76568	2074 BUTTERNUT ST	
BLU PROPERTIES & INVESTMENT LLC	76568	2082 BUTTERNUT ST	
HIT VENTURES LLC	109554	2258 S TREADAWAY BL	
HIT VENTURES LLC	1058359		
PINNACLE PARTNERS ABILENE LLC	1062219	2271 S TREADAWAY BL	
PINNACLE PARTNERS ABILENE LLC	1062219	2249 S TREADAWAY BL	
PINNACLE PARTNERS ABILENE LLC	1062219	2257 S TREADAWAY BL	
PINNACLE PARTNERS ABILENE LLC	1062220	956 S 25TH ST	

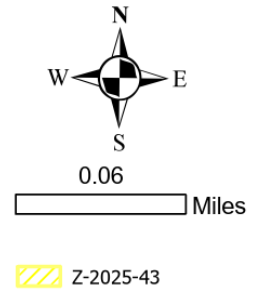
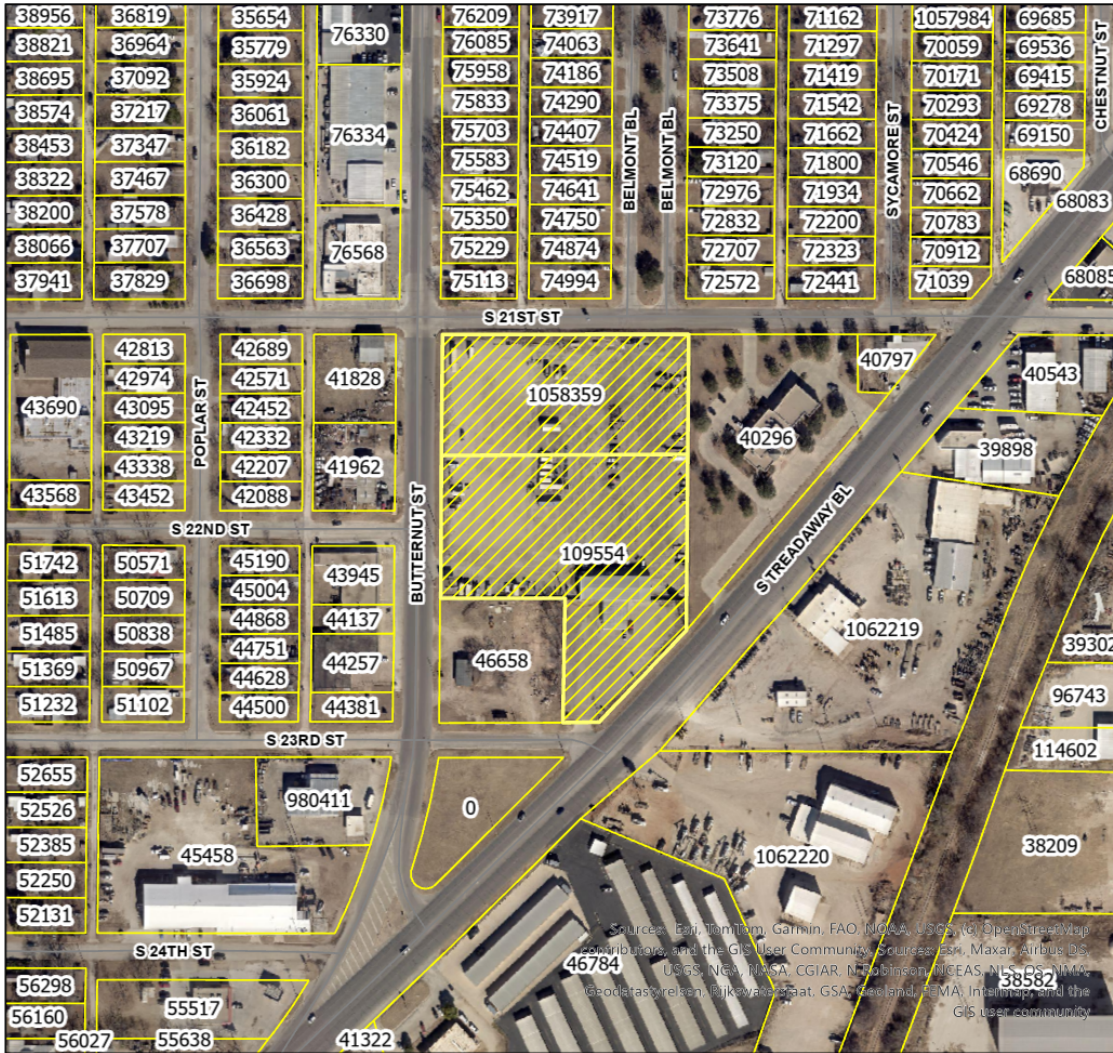
NOTIFICATION MAP



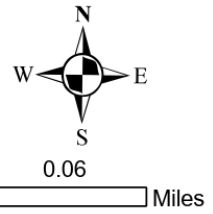
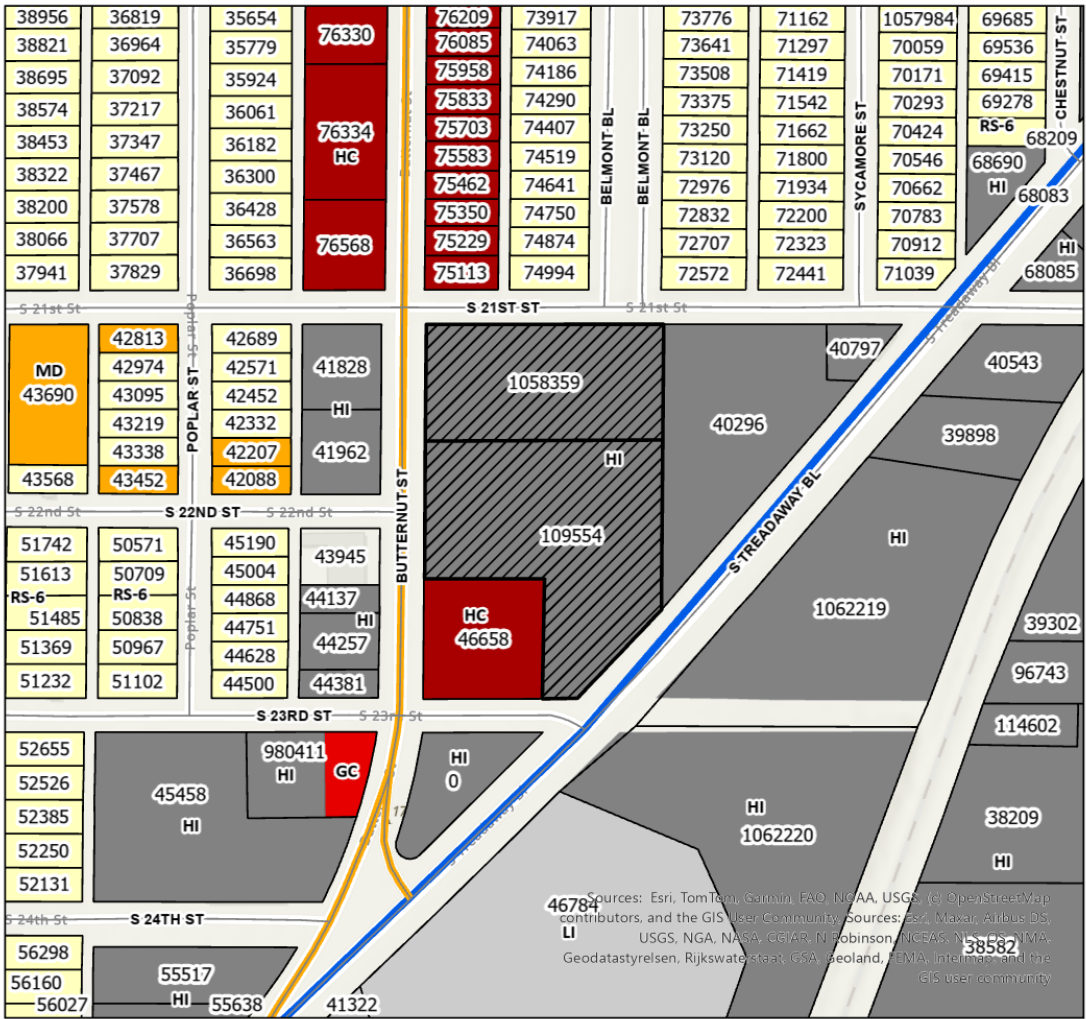
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Z-2025-43 Notification Buffer
 Z-2025-43

LOCATION MAP



ZONING MAP



- Z-2025-43**
- Zoning Districts**
- GC
 - HC
 - HI
 - LI
 - MD
 - RS-6
 - RS-8

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

FLOOD MAP



0.06

Miles

Z-2025-43

Zoning Districts

- GC
- HC
- HI
- LI
- MD
- RS-6
- RS-8

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



REZONE REQUEST

Case: Z-2025-43

Owner: Hit Ventures, LLC

Request: Change the zoning of approximately 5.1 acres from Heavy Industrial (HI) to Light Industrial (LI).

Location: 2258 S Treadaway Blvd

Notification: 0 in Favor, 0 in Opposition

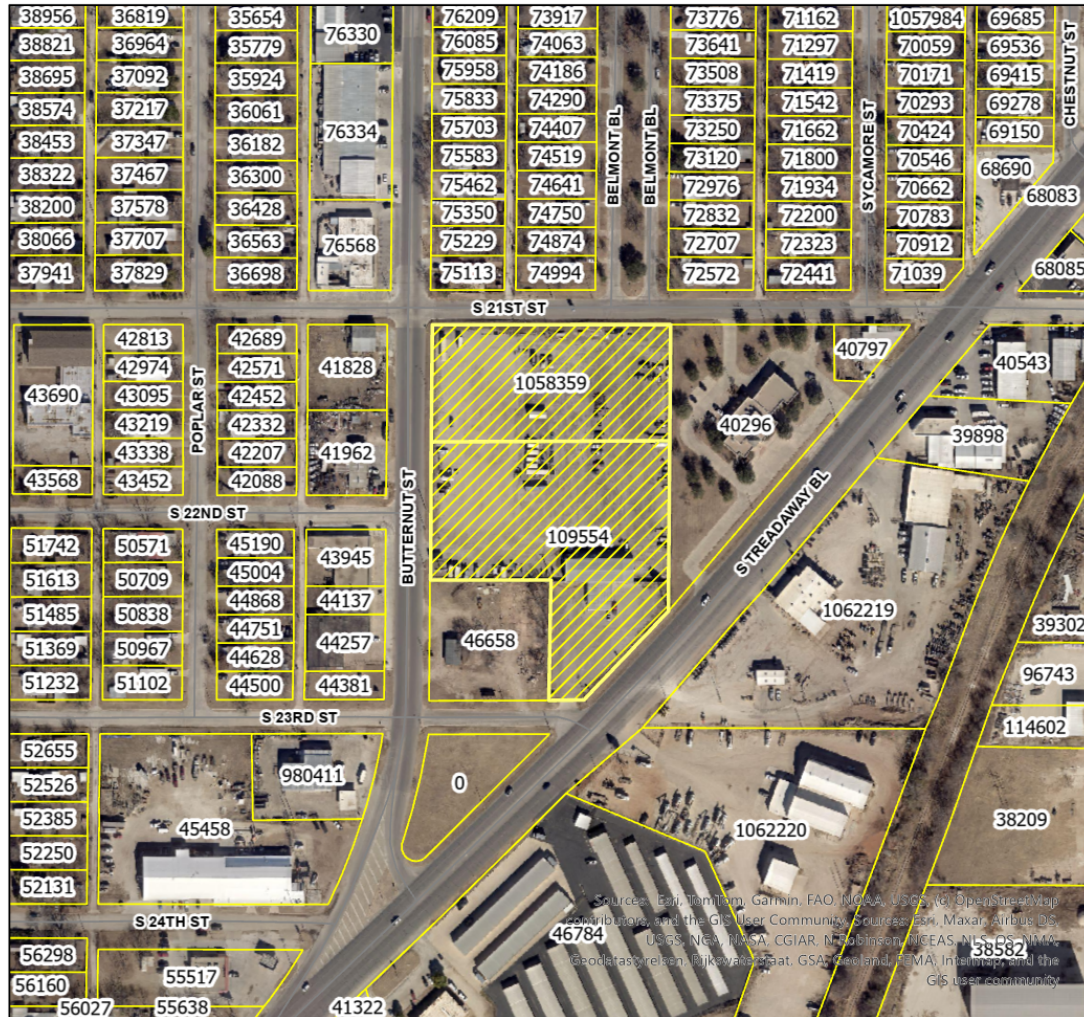
Planning & Zoning: December 2, 2025

Council Hearing: December 18, 2025
January 8, 2026





AERIAL LOCATION MAP



0.06

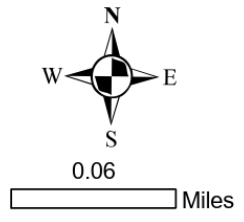
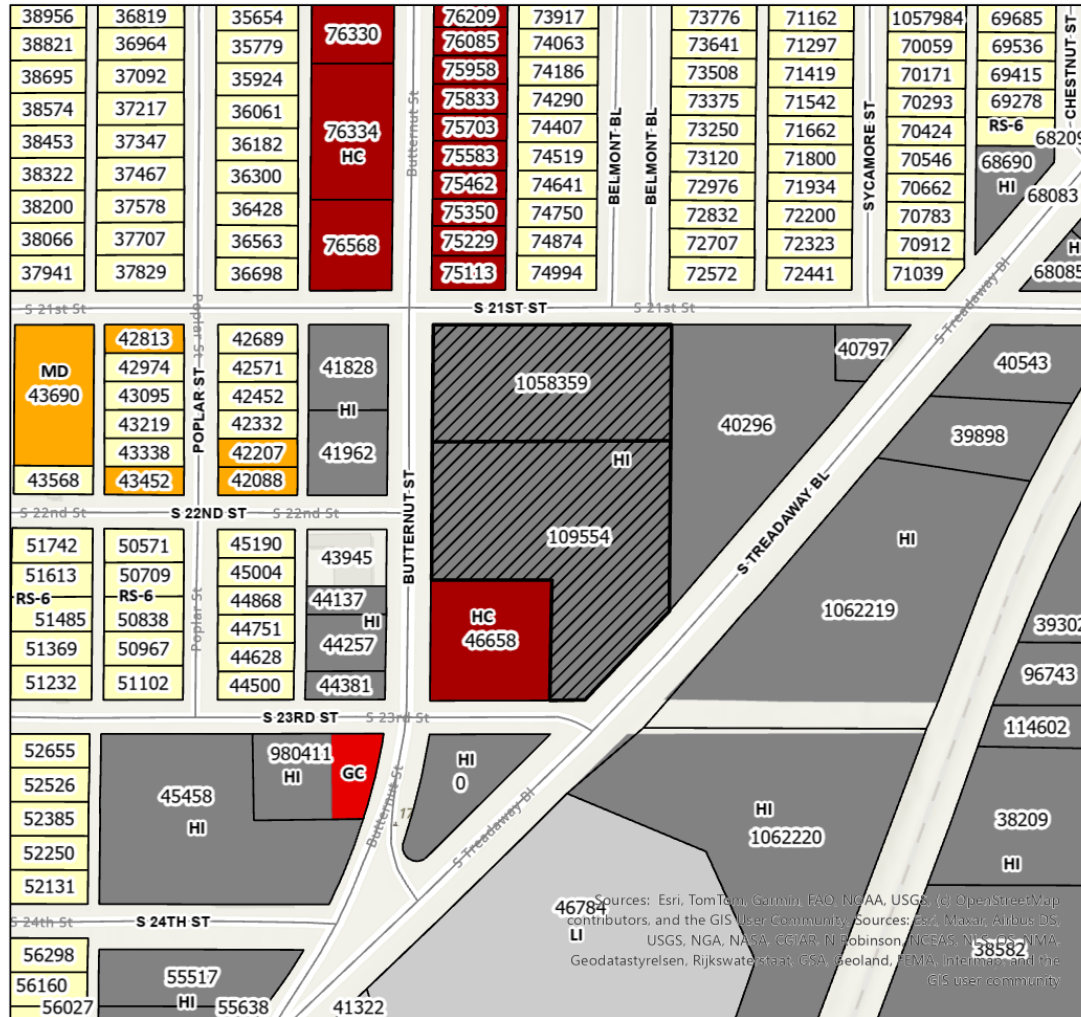
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Z-2025-43





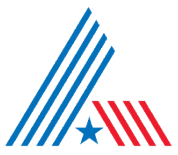
ZONING MAP



- Z-2025-43**
- Zoning Districts**
- GC
 - HC
 - HI
 - LI
 - MD
 - RS-6
 - RS-8

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





PROPERTY VIEWS



Subject Property



South Neighboring Property



North Neighboring Property



East Neighboring Properties



West Neighboring Property





USES IN HEAVY INDUSTRIAL ZONING

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

- P Adult Entertainment Enterprise
- C Motorized Racing

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

- P Head Shop
- C Scrap and Waste Material

TRADE – WHOLESALE USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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

LEGEND

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





USES IN LIGHT INDUSTRIAL ZONING

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

SERVICE:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRADE – RETAIL USES:

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

TRADE – WHOLESALE USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- C Mining
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- P Manufacturing (light)
- P Urban Garden

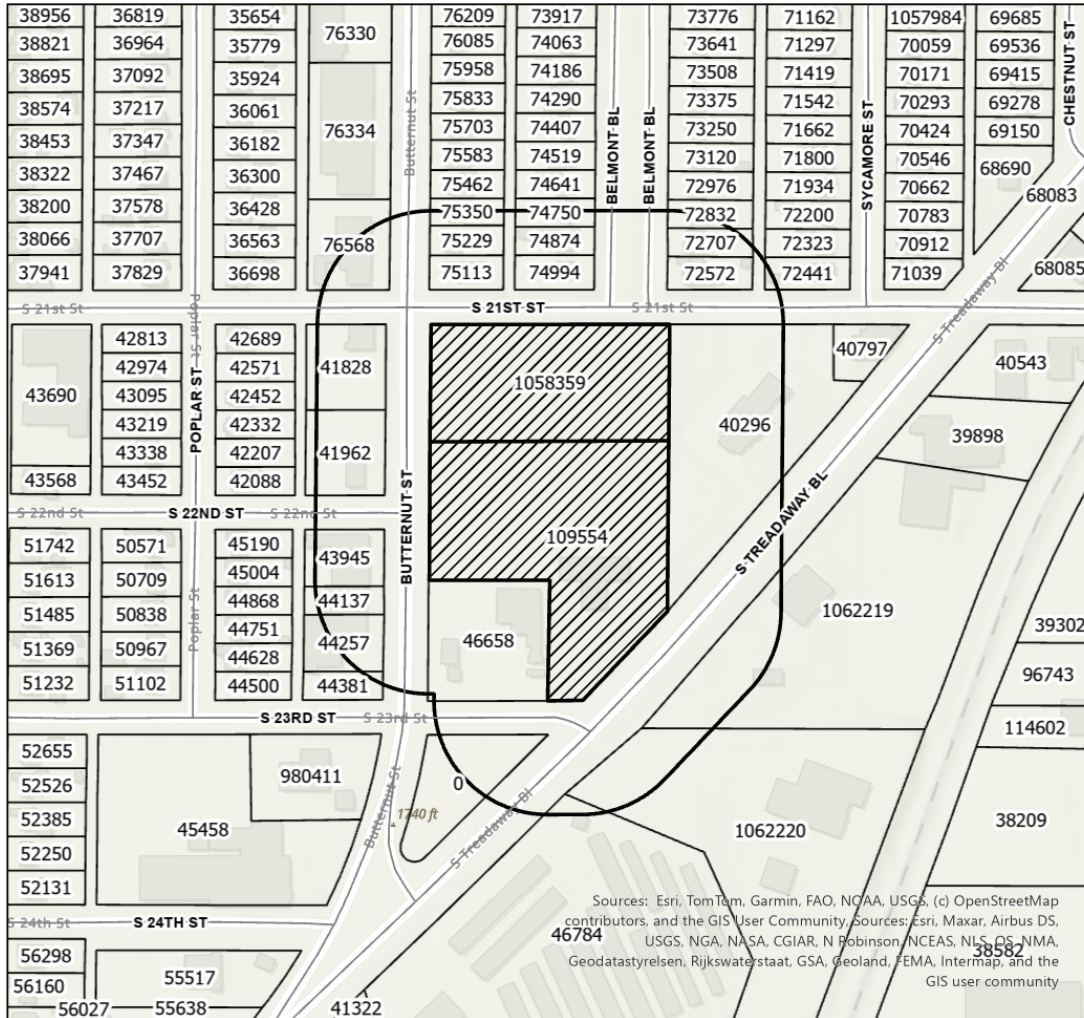
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- C Permitted as a Conditional Use Permit, Requiring Approval by City Council
- TP Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment





NOTIFICATION AREA MAP



0.06 Miles

- Z-2025-43 Notification Buffer
- Z-2025-43

0 - in Favor -

0 - in Opposition -



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



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: _____
 Address: 2258 South treadaway Blvd Number of Lots: 1 Acreage: 5.1
 Legal Description: CHITTUM SUB, Block A, LOT 1, Acres 3.097
 Subdivision Name: CHITTUM SUB Block: A Lot: 1
 Current Zoning: H1 Proposed Zoning (if applicable): LI

OWNER AND AUTHORIZATION

Owner Name: Hit Ventures LLC
 Address: P.O. Box 6006
 City, State, Zip: Abilene, TX, 79608 Fax: _____
 Phone: 325-829-5160 Email: harleyburnett@gmail.com
 Agent Name: _____
 Address: _____
 City, State, Zip: _____ Fax: _____
 Phone: _____ Email: _____

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

Signature of Owner: Harley Burnett Date: 10-14-25

FOR OFFICE USE ONLY

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

ZONING APPLICATION

Zoning Application Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

Wanting to rent the space on trackway and building for a used car dealership.

Fees

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

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

Fees can be paid online with credit card.

ZONING APPLICATION

Zoning Application Page 3 of 3

Zoning Impact Analysis

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

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

Yes, The property's location and access make it suitable for retail and automotive-related business use.

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, The proposed zoning district allows for an automotive sales lot. The surrounding areas includes other commercial and business uses, making it appropriate and consistent with nearby properties.

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. All necessary public utilities and street access are already available to the property. No infrastructure improvements are required for this use.

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

No. The proposed car lot will not negatively affect public health or safety.

Other Required Forms - Disclosure of Interest (See Attached)



ZONING APPLICATION

Owner Authorization and Representative Designation

Property Description

Subdivision: _____ Total Number of Acres: 5.1
 Zoning Classification(s): H1 Total Number of Lots: 1
 Location: 2258 South treadaway Blvd., Abilene TX 79602

Property Owner Information & Authorization

Name/Company: Harley Burnett / Hit Ventures LLC
 Address: P.O. Box 6006
 City: Abilene State: TX Zip Code: 79602
 Phone: 325-829-5160 Email: Harley.Burnett@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.

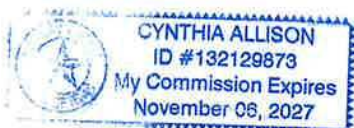
Property Owner's Signature: Harley Burnett Date: 10-14-25

STATE OF: Texas

COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared Harley Burnett (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 14th day of October, 2025



Cynthia Allison
 NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

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



ZONING APPLICATION

Disclosure of Interest

Disclosure Questions

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

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

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

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

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

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

Name of Certifying Person (print): Harley Burnett

Property Owner Project Representative

Signature of Certifying Person: Harley Burnett

*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: Harvey Burnett

DATE: 10-14-25

ZONING CASE

Z-2025-44

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: December 2, 2025
 City Council 1st Reading: December 18, 2025
 City Council 2nd Reading: January 8, 2026

Applicant

Owner: Walter Henderson Blackburn, III
 Agent: Corder Norris - eHT

Case Manager

Clarissa Ivey – Planner

Request

Change the zoning of approximately 109.8 acres from Light Industrial (LI) to General Commercial (GC).

Location

Located at 1202 Elmdale Road. Legal description being approximately 109.8 acres out of the Southeast Quarter of Section 44, Blind Asylum Lands, Abilene, Taylor County, Texas.

Background

The applicant is seeking to rezone the property to be able to obtain a Conditional Use Permit that would allow an RV park. The Conditional Use Permit is to immediately follow this request (CUP-2025-18).

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	LI	Residential
East	LI	Venue and Residential
South	HI	Bridgestone Bandag
West	LI	Manufacturing (Rentech)

Criteria Assessment

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

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

The proposed zoning would be appropriate with the surrounding area.

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

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

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- PowerPoint Presentation
- Application
- Metes & Bounds Description

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on November 14, 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

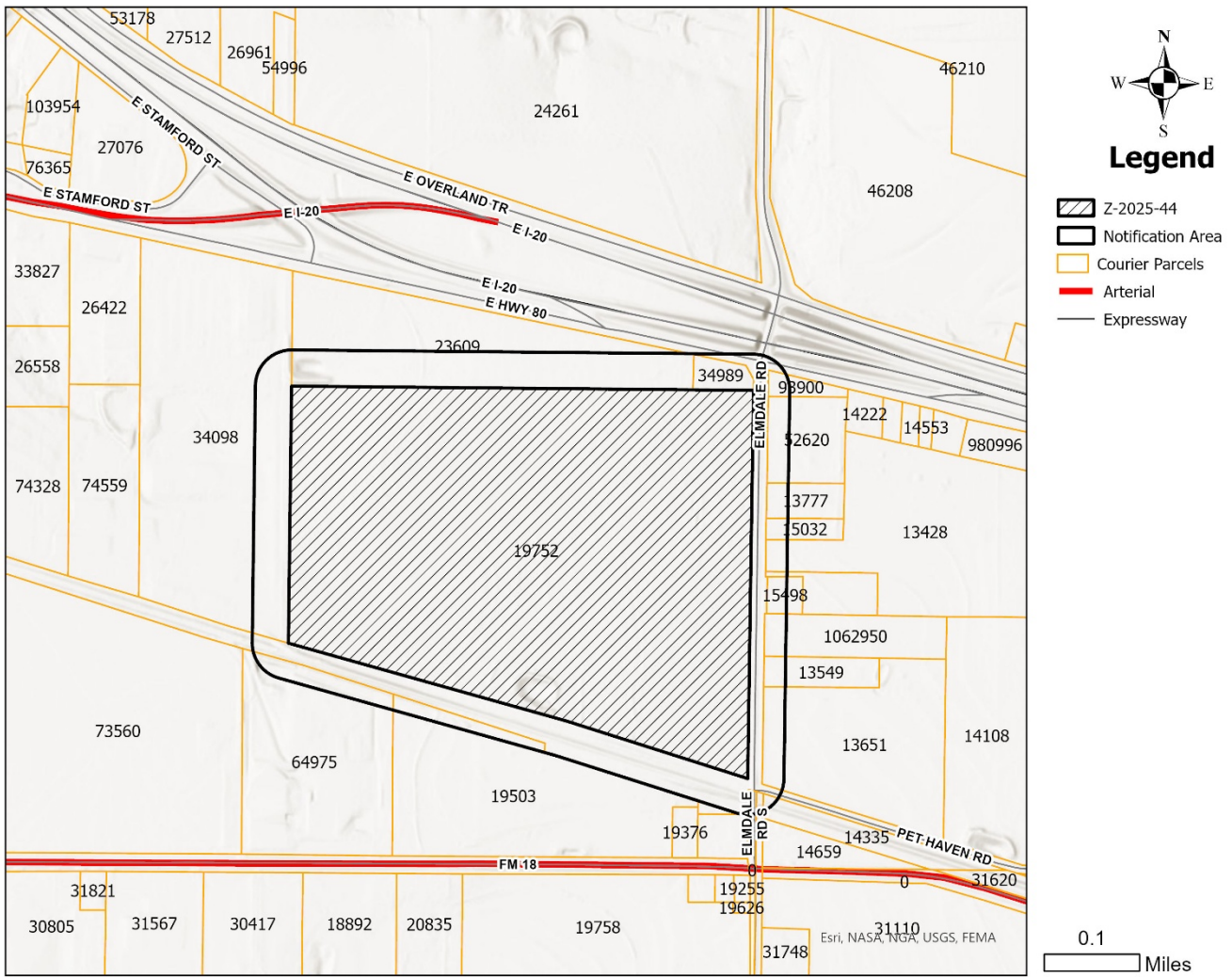
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
AEP TEXAS INC	1090773	1211 ELMDALE RD	
BLACKBURN RUTH BROOKS	34989	5197 E HWY 80	
BLACKBURN RUTH BROOKS	34989	5191 E HWY 80	
BLACKBURN RUTH BROOKS	19752	1202 ELMDALE RD	
BLACKBURN W H	23609		
BRIDGESTONE BANDAG LLC	19503	4962 FM 18	
C S ADVENTURES REAL EST	34098	5025 C E HWY 80	
C S ADVENTURES REAL EST	34098	5025 B E HWY 80	
C S ADVENTURES REAL EST	34098	5025 A E HWY 80	
C S ADVENTURES REAL EST	34098	5025 E HWY 80	
CITY OF ABILENE	45032	1181Y ELMDALE RD	
CITY OF ABILENE	45032	1300 ELMDALE RD	
HARKINS WARREN	1062950	1233 ELMDALE RD	
MOORE CUTTER & ALISHA	13777	1149 ELMDALE RD	
OWENS TONY & BARBARA	13549	1257 ELMDALE RD	
OWENS TONY & BARBARA	13651		
PRICE JAN MARIE	13428	1181 ELMDALE RD	
T & P RY CO	14335		
WEST TEXAS UTILITIES CO	15498	1225 ELMDALE RD	

PROPERTY ID

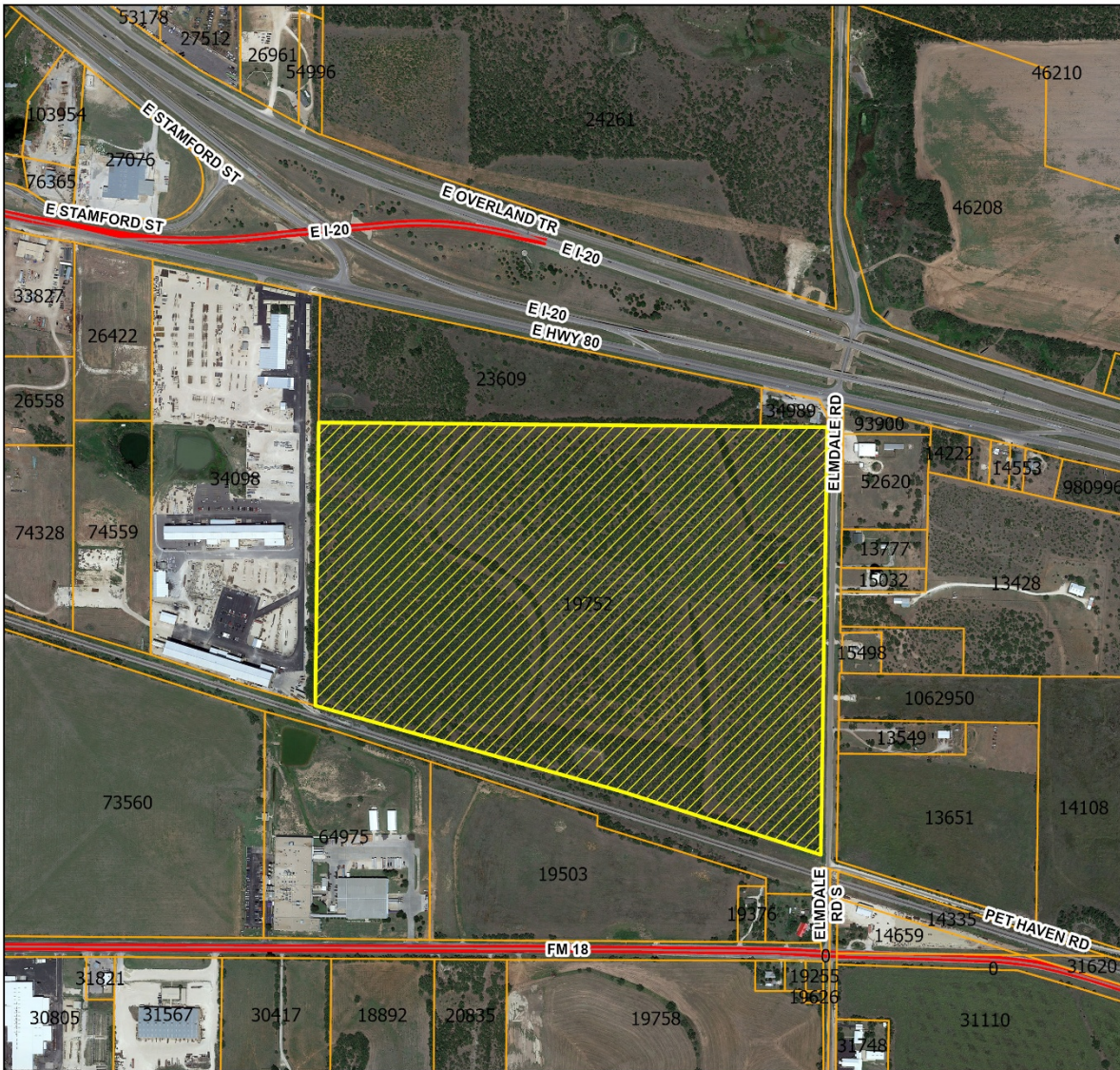
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C S ADVENTURES REAL EST	34098	5025 E HWY 80	
BLACKBURN RUTH BROOKS	34989	5197 E HWY 80	
BLACKBURN RUTH BROOKS	34989	5191 E HWY 80	
HARKINS WARREN	1062950	1233 ELMDALE RD	
AEP TEXAS INC	1090773	1211 ELMDALE RD	

NOTIFICATION MAP



LOCATION MAP

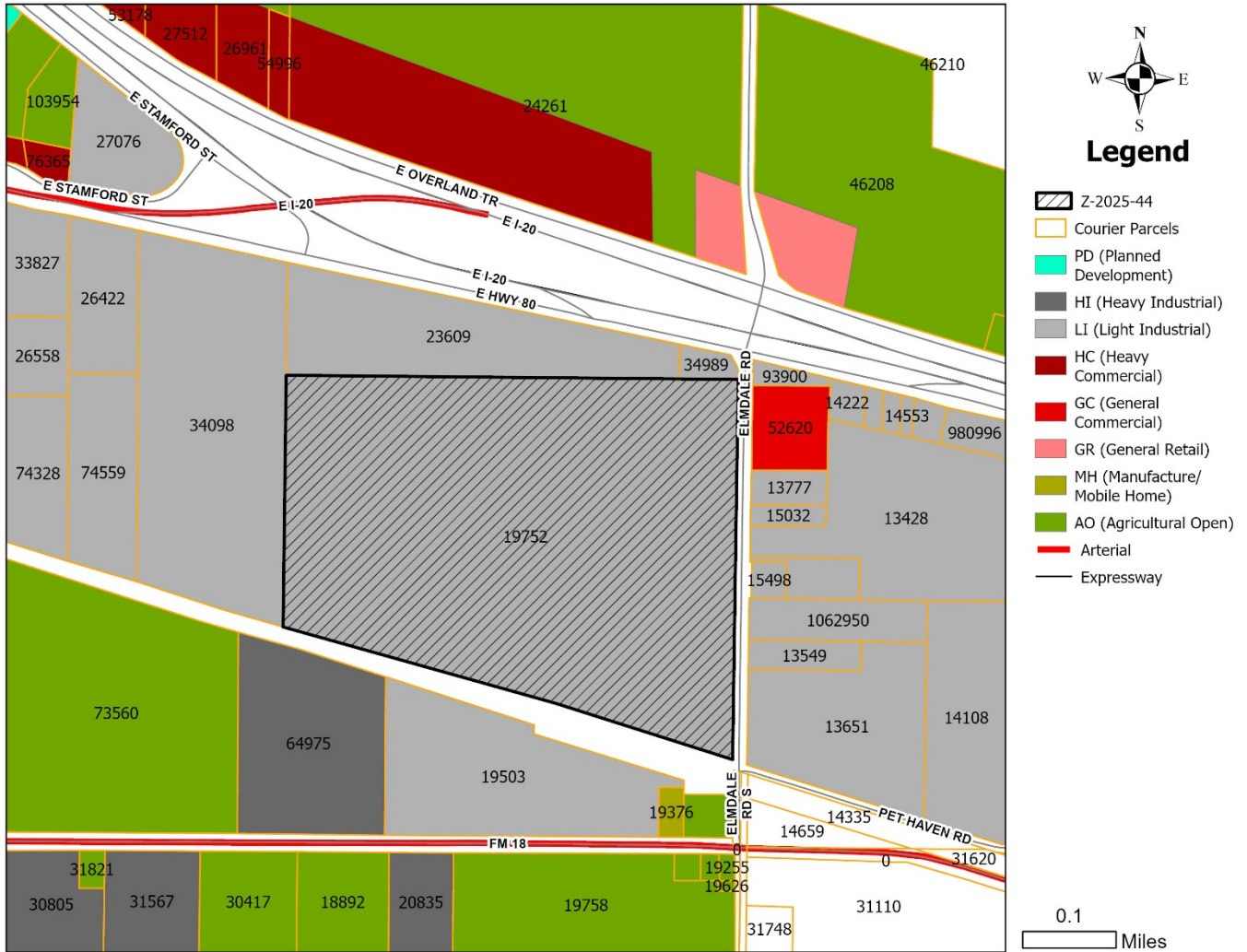


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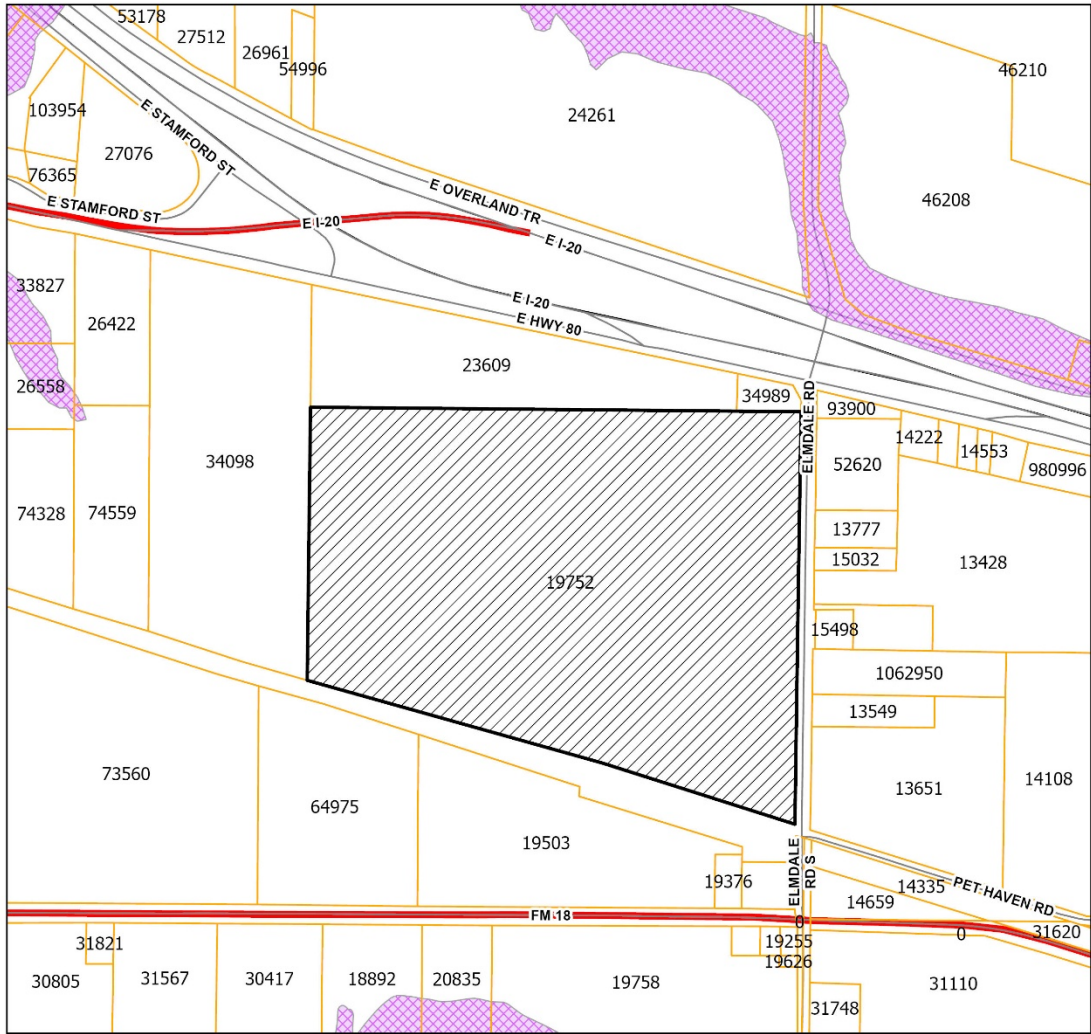
- Z-2025-44
- Courier Parcels
- Arterial
- Expressway

0.1 Miles

ZONING MAP



Flood Map



- Z-2025-44
 - Courier Parcels
- FEMA Flood Zones**
- | | |
|------------------|-------------|
| Floodway | Floodway |
| 100 Year 1% | 100 Year 1% |
| 500 Year 2% | 500 Year 2% |
| Unstudied A Zone | Unstudied A |
| Arterial | |
| Expressway | |

0.1 Miles



REZONE REQUEST

Case: Z-2025-44

Owner: Walter Henderson Blackburn, III

Request: Change the zoning of approximately 109.8 acres from Light Industrial (LI) to General Commercial (GC).

Location: 1202 Elmdale Road

Notification: 0 in Favor, 0 in Opposition

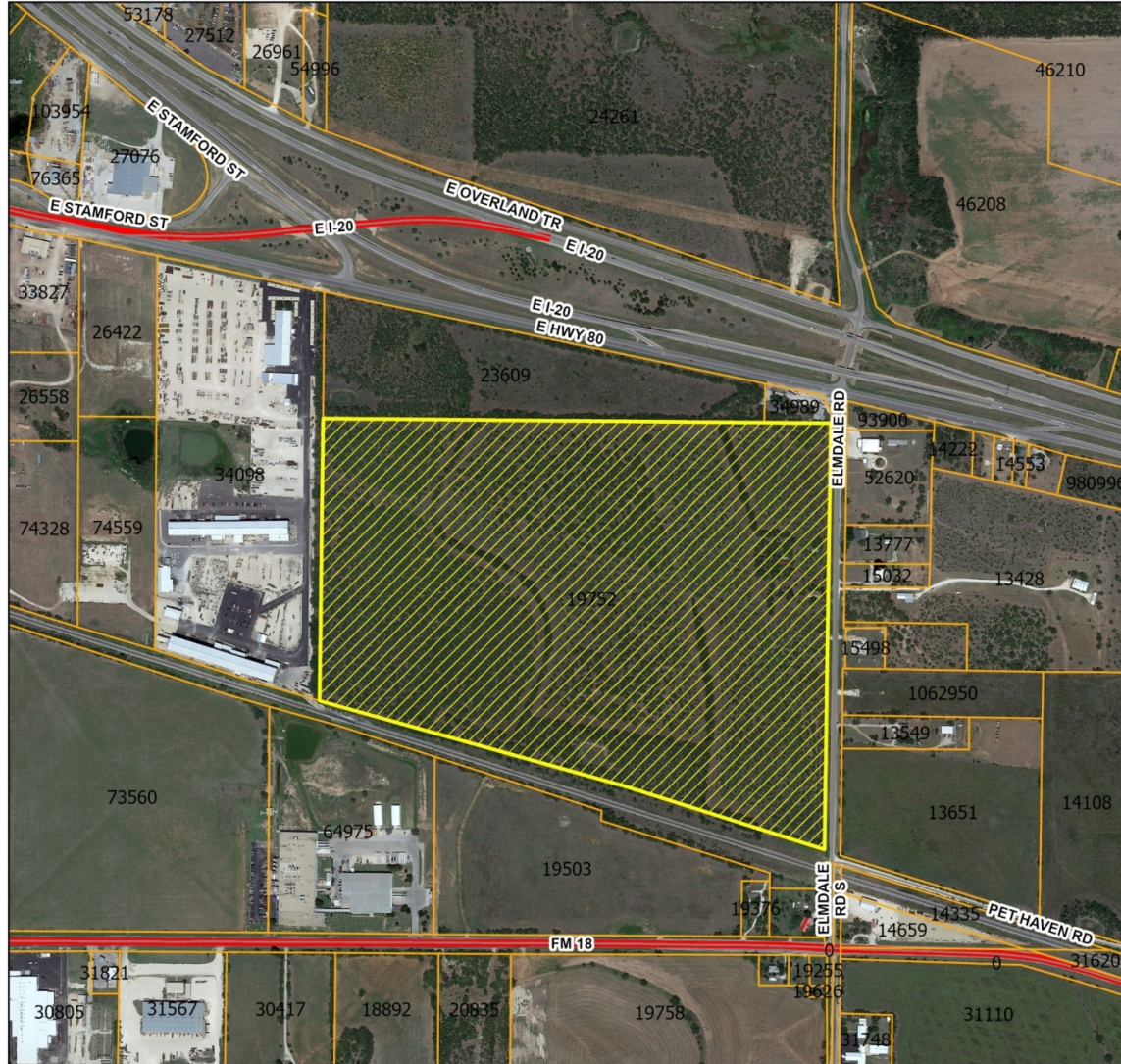
Planning & Zoning: December 2, 2025

Council Hearing: December 18, 2025
January 8, 2026





AERIAL LOCATION MAP



Legend

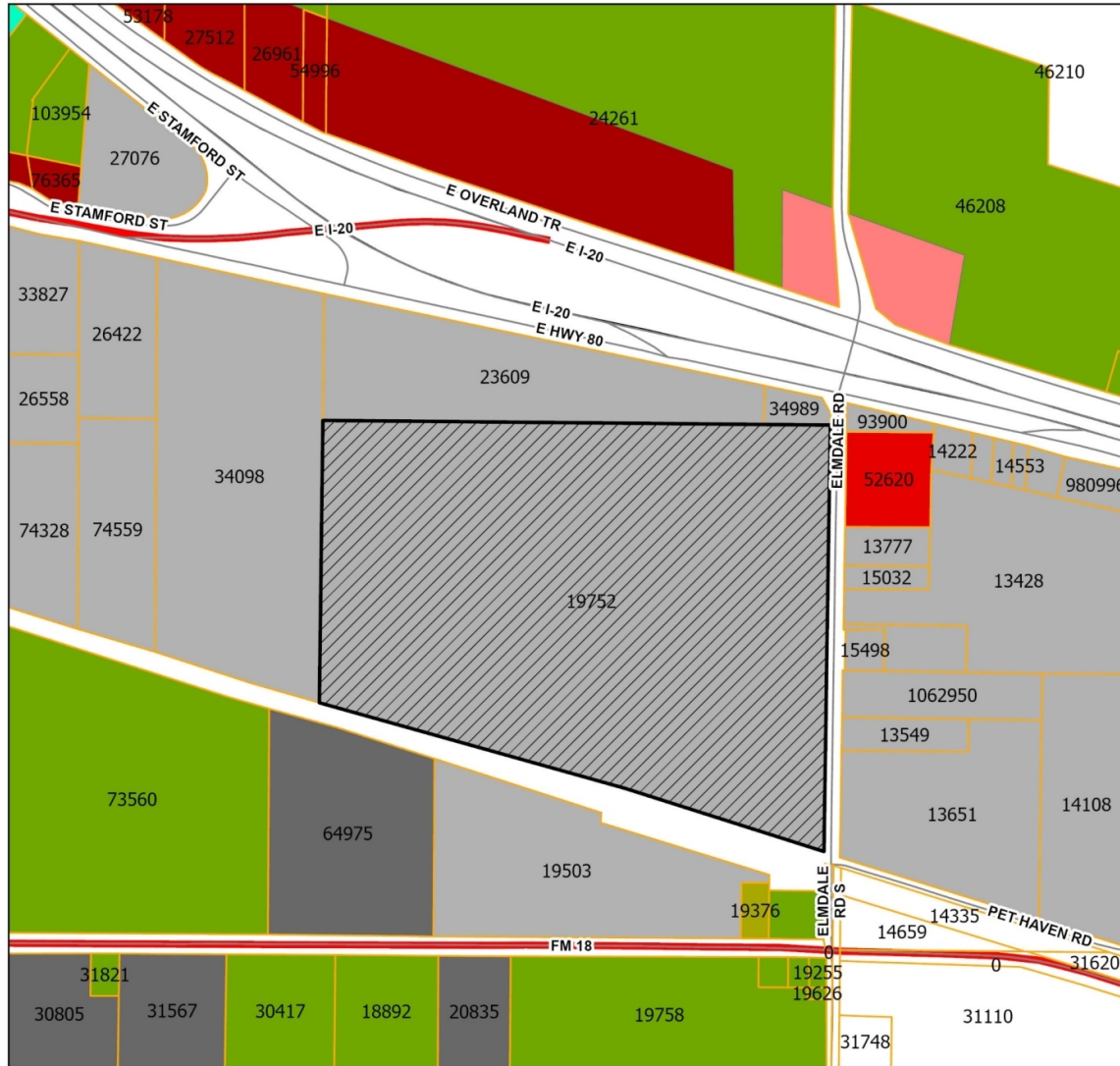
- Z-2025-44
- Courier Parcels
- Arterial
- Expressway

0.1 Miles





ZONING MAP

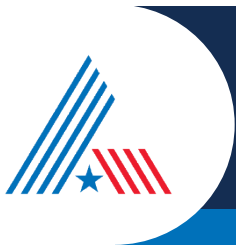


Legend

- Z-2025-44
- Courier Parcels
- PD (Planned Development)
- HI (Heavy Industrial)
- LI (Light Industrial)
- HC (Heavy Commercial)
- GC (General Commercial)
- GR (General Retail)
- MH (Manufacture/Mobile Home)
- AO (Agricultural Open)
- Arterial
- Expressway

0.1 Miles





PROPERTY VIEWS

Subject Property



November 14, 2025 11:35 AM



Neighboring Property November 14, 2025 11:44 AM



Neighboring Property November 14, 2025 11:35 AM



Neighboring Property November 14, 2025 11:45 AM



Neighboring Property November 14, 2025 11:44 AM





USES IN LIGHT INDUSTRIAL ZONING

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

SERVICE:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRADE – RETAIL USES:

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- P Airport, Heliport and Flying Field Terminals - Commercial (passenger and freight)
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- C Mining
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- P Manufacturing (light)
- P Urban Garden

LEGEND

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





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

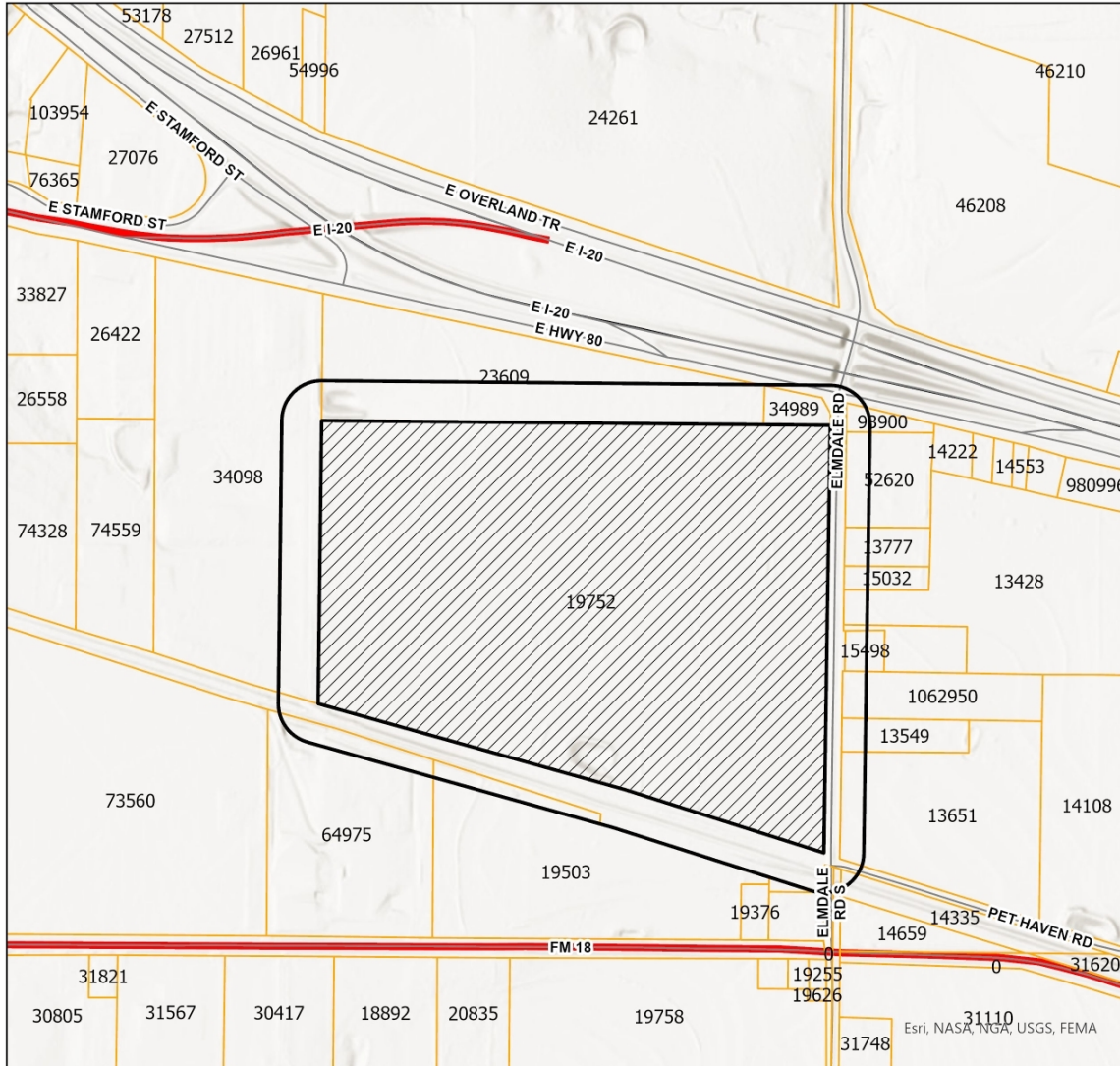
LEGEND

- 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



Legend

- Z-2025-44
- Notification Area
- Courier Parcels
- Arterial
- Expressway

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

0.1 Miles





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **Approval**





Questions?



**FIELD NOTES
FOR
A 109.8 ACRE TRACT
OUT OF THE SOUTHEAST QUARTER
OF SECTION 44, BLIND ASYLUM LANDS
TAYLOR COUNTY, TEXAS**

BEING a 109.8 acre tract out of the southeast quarter of Section 44, Blind Asylum Lands, Taylor County, Texas, same being recorded as a 109.61 acre tract in Volume 2113, Page 472 and Volume 2113, Page 476, Official Public Records, Taylor County, Texas, and being more particularly described as follows:

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

BEGINNING at a point for the northwest corner of this tract, where a found 3/8 inch iron rod at the northeast corner of Lot 1, Block B, Continuation No. 1, H&W Tool Addition, recorded in Cabinet 1, Slide 115, Plat Records, Taylor County, Texas bears 629.5' N 00°36'44" E;

THENCE South 89 degrees 29 minutes 55 seconds East, at 2595.4' passing a 7 1/2 inch wood fence corner post, continuing a total distance of 2638.89 feet to a point for the northeast corner of this tract;

THENCE South 00 degrees 34 minutes 53 seconds West a distance of 2228.24 feet to a point for the southeast corner of this tract, same being fifty (50') feet from the center of the Texas & Pacific Railway Company right of way;

THENCE North 72 degrees 29 minutes 44 seconds West a distance of 1375.76 feet to a point for a southern corner of this tract;

THENCE North 17 degrees 32 minutes 44 seconds East a distance of 50.00 feet to a point for an interior corner in the south boundary line of this tract;

THENCE North 72 degrees 29 minutes 44 seconds West a distance of 691.67 feet to a point for a southern corner of this tract;

THENCE South 17 degrees 32 minutes 44 seconds West a distance of 50.00 feet to a point for an interior corner in the south boundary line of this tract;

THENCE North 72 degrees 29 minutes 44 seconds West a distance of 691.70 feet to a point for the southwest corner of this tract, same being the southeast corner of said Lot 1, Block B;

THENCE North 00 degrees 36 minutes 44 seconds East, along the east boundary line of said Lot 1, Block B, a distance of 1421.40 feet to the Point of Beginning containing an area of 109.8 acres. Surveyed in October 2025.



ZONING APPLICATION

Zoning Application Page 1 of 3

Planning

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

Relief Procedures

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

Project Name: Cottages at The Frontier

Address: 1202 Elmdale Road Number of Lots: N/A Acreage: 109.9

Legal Description: A1117 SUR 44 B A L SE/4, ACRES 109.9

Subdivision Name: A1117 SUR 44 B A L SE/4 Block: N/A Lot: N/A

Current Zoning: Light Industrial Proposed Zoning (if applicable): General Commercial

OWNER AND AUTHORIZATION

Owner Name: ~~Mical~~ & Robin Buckner POA for Walter Henderson Blackburn, III

Address: 20 Scott Place

City, State, Zip: Abilene, TX 79601 Fax: N/A

Phone: (214) 727-5909 Email: mbuckner7@gmail.com

Agent Name: Corder Norris (Enprotec / Hibbs & Todd) and Greg Gachassin (The Cartesian Company)

Address: 402 Cedar Street

City, State, Zip: Abilene, TX 79601 Fax: N/A

Phone: 325-698-5560 Email: corder.norris@e-ht.com

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

Signature of Owner: *Robin Buckner* POA for Walter Henderson Blackburn, III Date: 10-25-25

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

ZONING APPLICATION

Zoning Application Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

By changing the zoning to General Commercial, it will allow the property to be developed as a Vacation Travel Trailer Park, per the Land Use Matrix, with a Conditional Use Permit. The Zoning Application and Conditional Use Permit application are being applied for simultaneously. This will allow the development to proceed in accordance with the City of Abilene Comprehensive Plan.

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, with CUP.

- 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: A1117 SUR 44 B A L SE/4 Total Number of Acres: 109.9
 Zoning Classification(s): Light Industrial Total Number of Lots: N/A
 Location: Southwest corner of Elmdale Road and Interstate 20

Property Owner Information & Authorization

Name/Company: ~~Micha S~~ Robin Buckner POA for Walter Henderson Blackham III
 Address: 20 Scott Place
 City: Abilene State: TX Zip Code: 79601
 Phone: (214) 727-5909 Email: mbuckner7@gmail.com

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Corder Norris (Enprotec / Hibbs & Todd) (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.

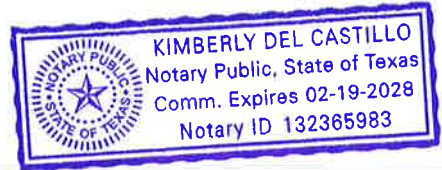
Property Owner's Signature: *Robin Buckner* Date: 10-25-25

STATE OF: Texas

COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared Robin Buckner
 (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 25th day of October, 2025



Kimberly del Castillo
 NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Corder Norris Company: Enprotec / Hibbs & Todd
 Address: 402 Cedar Street City: Abilene State: TX
 Zip Code: 79601 Number: 325-698-5560 Email: corder.norris@e-ht.com

ZONING APPLICATION

Owner Authorization and Representative Designation

Property Description

Subdivision: A1117 SUR 44 B A L SE/4 Total Number of Acres: 109.9
 Zoning Classification(s): Light Industrial Total Number of Lots: N/A
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Property Owner Information & Authorization

Name/Company: Robin Buckner POA for Walter Henderson Blackburn, III
 Address: 20 Scott Place
 City: Abilene State: TX Zip Code: 79601
 Phone: (214) 727-5909 Email: mbuckner7@gmail.com

Project Representation (check one):

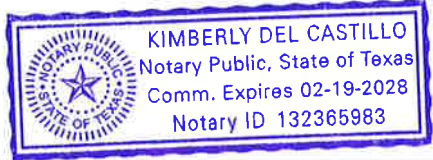
- I will represent the application myself; OR
- I hereby designate Greg Gachassin (The Cartesian Company) (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact 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: Robin Buckner POA for Walter Henderson Blackburn III Date: 10-25-25
 STATE OF: Texas
 COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared Robin Buckner POA for Walter Henderson Blackburn III (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 25th day of October, 2025



Kimberly del Castillo
 NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Greg Gachassin Company: The Cartesian Company
 Address: 400 East Kaliste Saloom Road, Suite 6100 City: Lafayette State: LA
 Zip Code: 70508 Number: 337-280-6825 Email: ggachassin@cartesiancompany.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): Corder Norris

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: Roli Beckman POA for Walter Henderson Blackburn, III
DATE: 10-25-25

STATUTORY DURABLE POWER OF ATTORNEY

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE DURABLE POWER OF ATTORNEY ACT, SUBTITLE P, TITLE 2, ESTATES CODE. IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH-CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO. IF YOU WANT YOUR AGENT TO HAVE THE AUTHORITY TO SIGN HOME EQUITY LOAN DOCUMENTS ON YOUR BEHALF, THIS POWER OF ATTORNEY MUST BE SIGNED BY YOU AT THE OFFICE OF THE LENDER, AN ATTORNEY AT LAW, OR A TITLE COMPANY.

You should select someone you trust to serve as your agent. Unless you specify otherwise, generally the agent's authority will continue until:

- (1) you die or revoke the power of attorney;
- (2) your agent resigns, is removed by court order, or is unable to act for you; or
- (3) a guardian is appointed for your estate.

I, **Walter Henderson Blackburn, III**, of 13879 County Road 114, Abilene, Texas 79601, appoint **Robin Buckner**, of 20 Scott Place, Abilene, Texas 79601 as my agent to act for me in any lawful way with respect to all of the following powers that I have initialed below.

TO GRANT ALL OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF (O) AND IGNORE THE LINES IN FRONT OF THE OTHER POWERS LISTED IN (A) THROUGH (N).

TO GRANT A POWER, YOU MUST INITIAL THE LINE IN FRONT OF THE POWER YOU ARE GRANTING.

TO WITHHOLD A POWER, DO NOT INITIAL THE LINE IN FRONT OF THE POWER. YOU MAY, BUT DO NOT NEED TO, CROSS OUT EACH POWER WITHHELD.

- ___ (A) Real property transactions;
- ___ (B) Tangible personal property transactions;
- ___ (C) Stock and bond transactions;
- ___ (D) Commodity and option transactions;
- ___ (E) Banking and other financial institution transactions;
- ___ (F) Business operating transactions;
- ___ (G) Insurance and annuity transactions;
- ___ (H) Estate, trust, and other beneficiary transactions;

- ___ (I) Claims and litigation;
- ___ (J) Personal and family maintenance;
- ___ (K) Benefits from social security, Medicare, Medicaid, or other governmental programs or civil or military service;
- ___ (L) Retirement plan transactions;
- ___ (M) Tax matters;
- ___ (N) Digital assets and the content of an electronic communication;

W-B JE (O) ALL OF THE POWERS LISTED IN (A) THROUGH (N). YOU DO NOT HAVE TO INITIAL THE LINE IN FRONT OF ANY OTHER POWER IF YOU INITIAL LINE (O).

UNLESS YOU DIRECT OTHERWISE BELOW, THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL IT TERMINATES.

CHOOSE ONE OF THE FOLLOWING ALTERNATIVES BY CROSSING OUT THE ALTERNATIVE NOT CHOSEN:

W-B (A) This power of attorney is **not** affected by my subsequent disability or incapacity.

~~(B) This power of attorney becomes effective **ONLY** upon my disability or incapacity.~~

YOU SHOULD CHOOSE ALTERNATIVE (A) IF THIS POWER OF ATTORNEY IS TO BECOME EFFECTIVE ON THE DATE IT IS EXECUTED.

IF NEITHER (A) NOR (B) IS CROSSED OUT, IT WILL BE ASSUMED THAT YOU CHOSE ALTERNATIVE (A).

If Alternative (B) is chosen and a definition of my disability or incapacity is not contained in this power of attorney, I shall be considered disabled or incapacitated for purposes of this power of attorney if a physician certifies in writing at a date later than the date this power of attorney is executed that, based on the physician's medical examination of me, I am mentally incapable of managing my financial affairs. I authorize the physician who examines me for this purpose to disclose my physical or mental condition to another person for purposes of this power of attorney. A third party who accepts this power of attorney is fully protected from any action taken under this power of attorney that is based on the determination made by a physician of my disability or incapacity.

I agree that any third party who receives a copy of this document may act under it. Termination of this durable power of attorney is not effective as to a third party until the third party has actual knowledge of the termination. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney. The meaning and effect of this durable power of attorney is determined by Texas law.

If any agent named by me dies, becomes incapacitated, resigns, refuses to act, or is removed by court order, or if my marriage to an agent named by me is dissolved by a court decree of divorce or annulment or is declared void by a court (unless I provided in this document that the dissolution or declaration does not terminate the agent's authority to act under this power of attorney), I name the following as successor(s) to that agent:

~~NONE.~~ TODD Henderson Blackburn H.B.

I REVOKE ANY PRIOR STATUTORY DURABLE POWER OF ATTORNEY GRANTED BY ME.

This Statutory Durable Power of Attorney shall remain in effect indefinitely. It may be voluntarily revoked only by my written revocation, executed and acknowledged by me, and filed in the offices of the County Clerk of Callahan County, Texas; or, alternatively, by a notice of revocation filed with the County Clerk of Callahan County, Texas, by another agent or Co-agent who is subsequently authorized by me to act in my behalf.

Signed this 3 day of July, 20 25.

W. H. Blackburn III
Walter Henderson Blackburn, III

STATE OF TEXAS

§
§
§

COUNTY OF TAYLOR

This document was acknowledged before me on this 3rd day of July, 20 25 by Walter Henderson Blackburn, III.

Travis Miller Hartgraves
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
Ladyman Law Offices, P.C.
541 E. South 11th St., Suite 102
Abilene, Texas 79602



(H) all documentation regarding the principal's property.

Termination of Agent's Authority

You must stop acting on behalf of the principal if you learn of any event that terminates or suspends this power of attorney or your authority under this power of attorney. An event that terminates this power of attorney or your authority to act under this power of attorney includes:

- (1) the principal's death;
- (2) the principal's revocation of this power of attorney or your authority;
- (3) the occurrence of a termination event stated in this power of attorney;
- (4) if you are married to the principal, the dissolution of your marriage by court decree of divorce or annulment or declaration that your marriage is void, unless otherwise provided in this power of attorney;
- (5) the appointment and qualification of a permanent guardian of the principal's estate unless a court order provides otherwise; or
- (6) if ordered by a court, your removal as agent under this power of attorney. An event that suspends this power of attorney or your authority to act under this power of attorney is the appointment and qualification of a temporary guardian unless a court order provides otherwise.

Liability of Agent

The authority granted to you under this power of attorney is specified in the Durable Power of Attorney Act (Subtitle P, Title 2, Estates Code). If you violate the Durable Power of Attorney Act or act beyond the authority granted, you may be liable for any damages caused by the violation or subject to prosecution for misapplication of property by a fiduciary under Chapter 32 of the Texas Penal Code.

THE AGENT, BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.

IMPORTANT INFORMATION FOR AGENT

Agent's Duties

When you accept the authority granted under this power of attorney, you establish a “fiduciary” relationship with the principal. This is a special legal relationship that imposes on you legal duties that continue until you resign or the power of attorney is terminated, suspended, or revoked by the principal or by operation of law. A fiduciary duty generally includes the duty to:

- (1) act in good faith;
- (2) do nothing beyond the authority granted in this power of attorney;
- (3) act loyally for the principal’s benefit;
- (4) avoid conflicts that would impair your ability to act in the principal’s best interest; and
- (5) disclose your identity as an agent when you act for the principal by writing or printing the name of the principal and signing your own name as “agent” or “attorney in fact” in the following manner:

Walter Henderson Blackburn, III by (Your Signature) as Agent

In addition, the Durable Power of Attorney Act (Subtitle P, Title 2, Estates Code) requires you to:

- (1) maintain records of each action taken or decision made on behalf of the principal;
- (2) maintain all records until delivered to the principal, released by the principal, or discharged by a court; and
- (3) if requested by the principal, provide an accounting to the principal that, unless otherwise directed by the principal or otherwise provided in the Special Instructions, must include:
 - (A) the property belonging to the principal that has come to your knowledge or into your possession;
 - (B) each action taken or decision made by you as agent;
 - (C) a complete account of receipts, disbursements, and other actions of you as agent or attorney in fact that includes the source and nature of each receipt, disbursement, or action, with receipts of principal and income shown separately;
 - (D) a listing of all property over which you have exercised control that includes an adequate description of each asset and the asset’s current value, if known to you;
 - (E) the cash balance on hand and the name and location of the depository at which the cash balance is kept;
 - (F) each known liability;
 - (G) any other information and facts known to you as necessary for a full and definite understanding of the exact condition of the property belonging to the principal; and

ZONING CASE CUP-2025-18



Scheduled Hearings

Planning & Zoning Commission: December 2, 2025
City Council 1st Reading: December 18, 2025
City Council 2nd Reading: January 8, 2026

Applicant

Owner: Walter Henderson Blackburn, III
Agent: Corder Norris - eHT

Case Manager

Clarissa Ivey – Planner

Request

Apply a Conditional Use Permit to approximately 109.8 acres to allow for a Recreational Vehicle Park in General Commercial (GC) zoning.

Location

Located at 1202 Elmdale Road. Legal description being approximately 109.8 acres out of the Southeast Quarter of Section 44, Blind Asylum Lands, Abilene, Taylor County, Texas.

Background

The property was annexed in 1964 and has an abandoned structure that was built in 1926. The applicant is proposing 945 self-contained RV units on improved pads with full utility hookups. The Plan of Operation states that the park will serve as a quiet, secure, and well-maintained residential environment, operating similarly to a small, gated community rather than a traditional transient RV park. All structures on the property will be owned by the park owner.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	LI	Residential
East	LI	Venue and Residential
South	HI	Bridgestone Bandag
West	LI	Manufacturing (Rentech)

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.

- 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 General Commercial 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 uses. All required improvements and/or adverse impacts will be addressed during the site plan and platting stages.

- 4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**

The proposed use will generate additional traffic, but it will be on an arterial road that is subject to large traffic volumes. Additionally, there will not be 'large' vehicle traffic, as the cottages will stay in place, and the park will not see new RVs being constantly rotated out.

- 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.**

Any requirements for roadway and/or traffic adjustments will be addressed during the platting and site plan stages. If any devices are required, the applicant and/or owner will be responsible for placing that infrastructure before any final approvals are issued.

- 6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.**

The applicant proposes many features to minimize effects on surrounding properties. They will also be subject to all Land Development Code requirements for such impacts, which may include buffering, screening, landscaping, fencing, etc.

- 7. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.**

The proposed RV Park complies with the standards set out in the Land Development Code and is compatible with the surrounding uses at this location.

Staff Recommendation

Staff recommends **approval** of the Conditional Use Permit, subject to the plan of operation and concept plan.

Attachments

- PowerPoint Presentation
- Applicant Presentation
- Plan of Operation
- Concept Plan

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on November 14, 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:

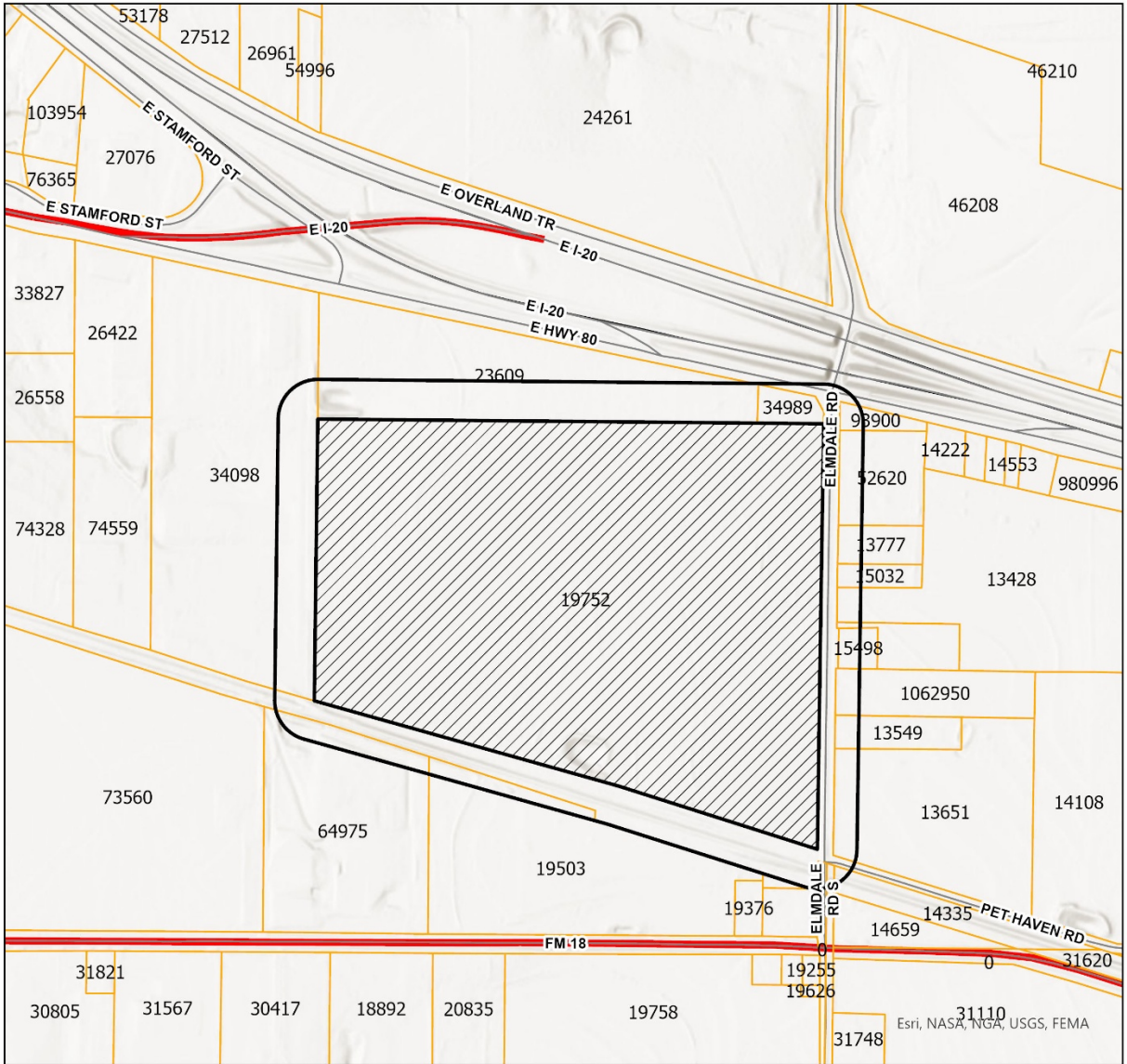
Owner

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
AEP TEXAS INC	1090773	1211 ELMDALE RD	
BLACKBURN RUTH BROOKS	34989	5197 E HWY 80	
BLACKBURN RUTH BROOKS	34989	5191 E HWY 80	
BLACKBURN RUTH BROOKS	19752	1202 ELMDALE RD	
BLACKBURN W H	23609		
BRIDGESTONE BANDAG LLC	19503	4962 FM 18	
C S ADVENTURES REAL EST	34098	5025 C E HWY 80	
C S ADVENTURES REAL EST	34098	5025 B E HWY 80	
C S ADVENTURES REAL EST	34098	5025 A E HWY 80	
C S ADVENTURES REAL EST	34098	5025 E HWY 80	
CITY OF ABILENE	15032	1181Y ELMDALE RD	
CITY OF ABILENE	15032	1300 ELMDALE RD	
HARKINS WARREN	1062950	1233 ELMDALE RD	
MOORE CUTTER & ALISHA	13777	1149 ELMDALE RD	
OWENS TONY & BARBARA	13549	1257 ELMDALE RD	
OWENS TONY & BARBARA	13651		
PRICE JAN MARIE	13428	1181 ELMDALE RD	
T & P RY CO	14335		
WEST TEXAS UTILITIES CO	15498	1225 ELMDALE RD	

Prop ID

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
PRICE JAN MARIE	13428	1181 ELMDALE RD	
OWENS TONY & BARBARA	13549	1257 ELMDALE RD	
OWENS TONY & BARBARA	13651		
MOORE CUTTER & ALISHA	13777	1149 ELMDALE RD	
T & P RY CO	14335		
CITY OF ABILENE	15032	1181Y ELMDALE RD	
CITY OF ABILENE	15032	1300 ELMDALE RD	
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BLACKBURN RUTH BROOKS	34989	5197 E HWY 80	
BLACKBURN RUTH BROOKS	34989	5191 E HWY 80	
HARKINS WARREN	1062950	1233 ELMDALE RD	
AEP TEXAS INC	1090773	1211 ELMDALE RD	

NOTIFICATION MAP

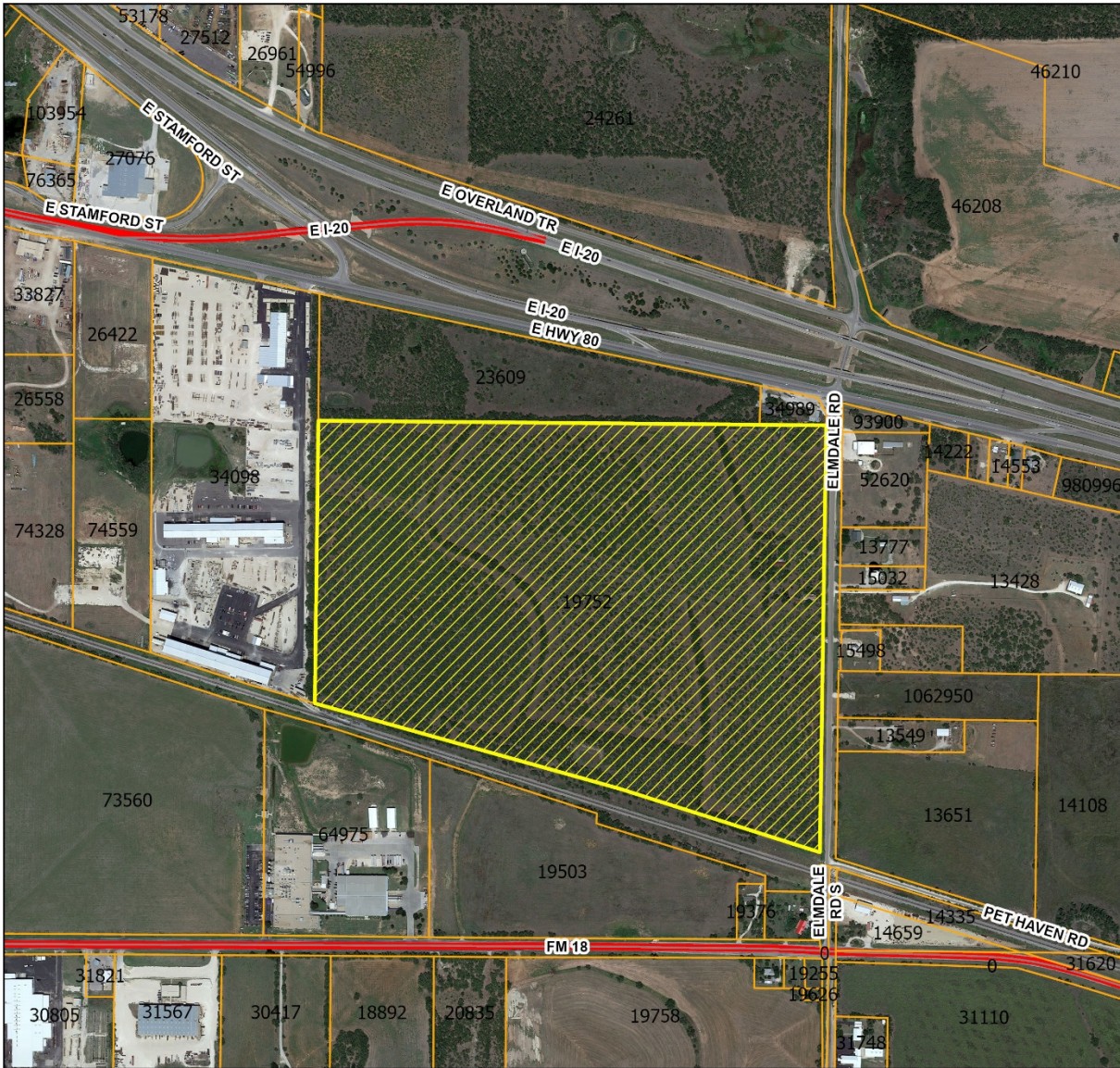


Legend

- CUP-2025-18
- Notification Area
- Courier Parcels
- Arterial
- Expressway

0.1 Miles

LOCATION MAP

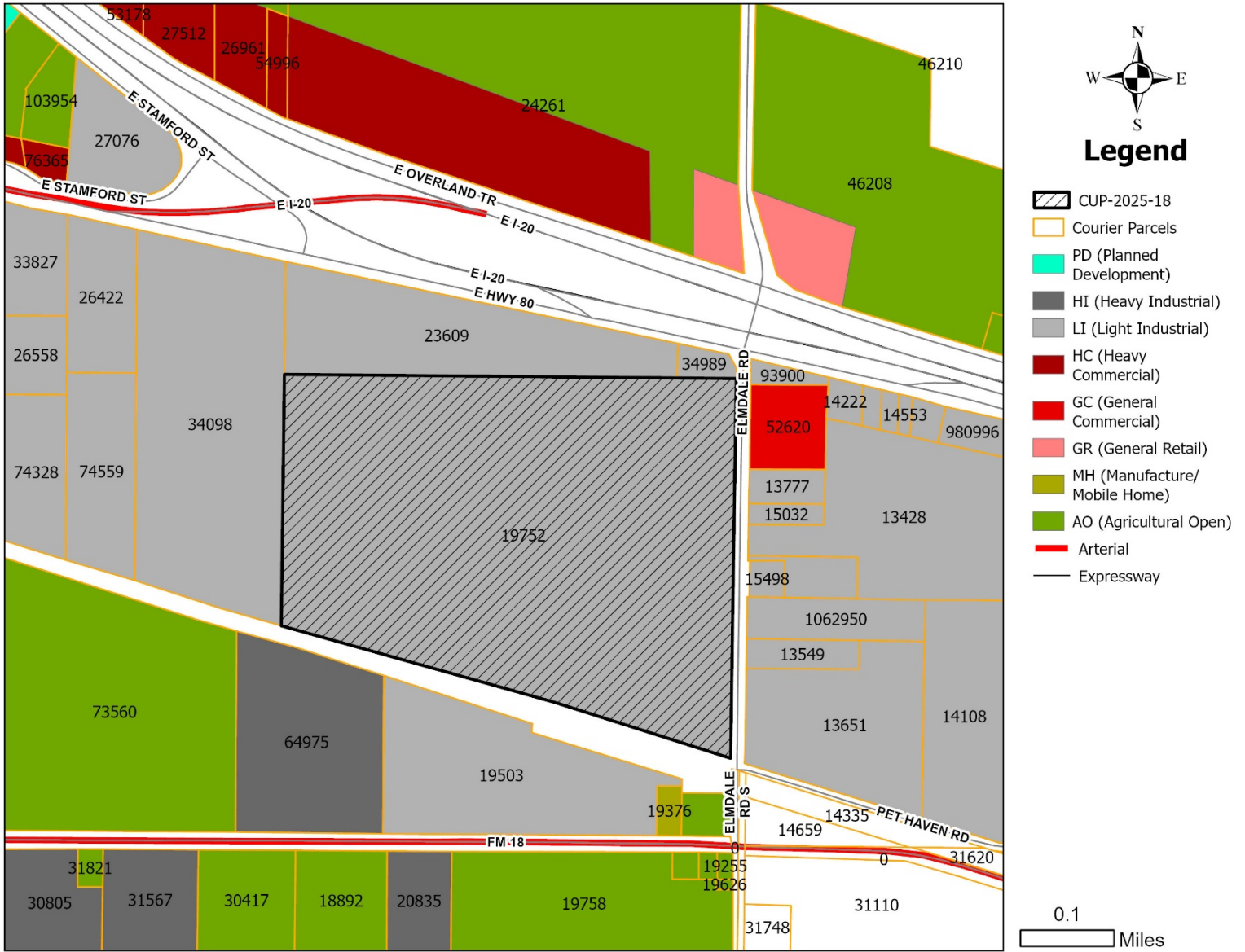


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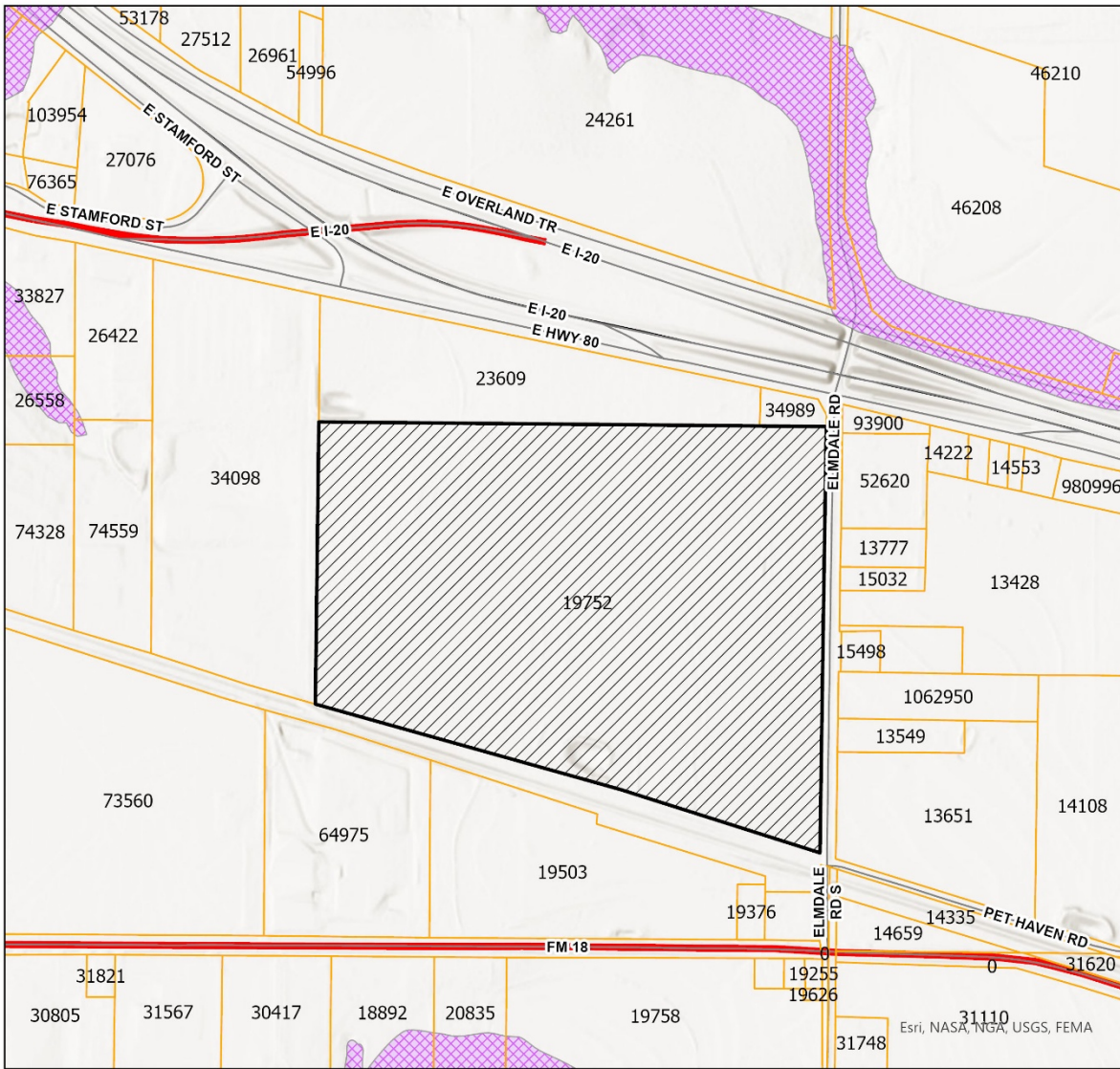
- CUP-2025-18
- Courier Parcels
- Arterial
- Expressway

0.1
Miles

ZONING MAP



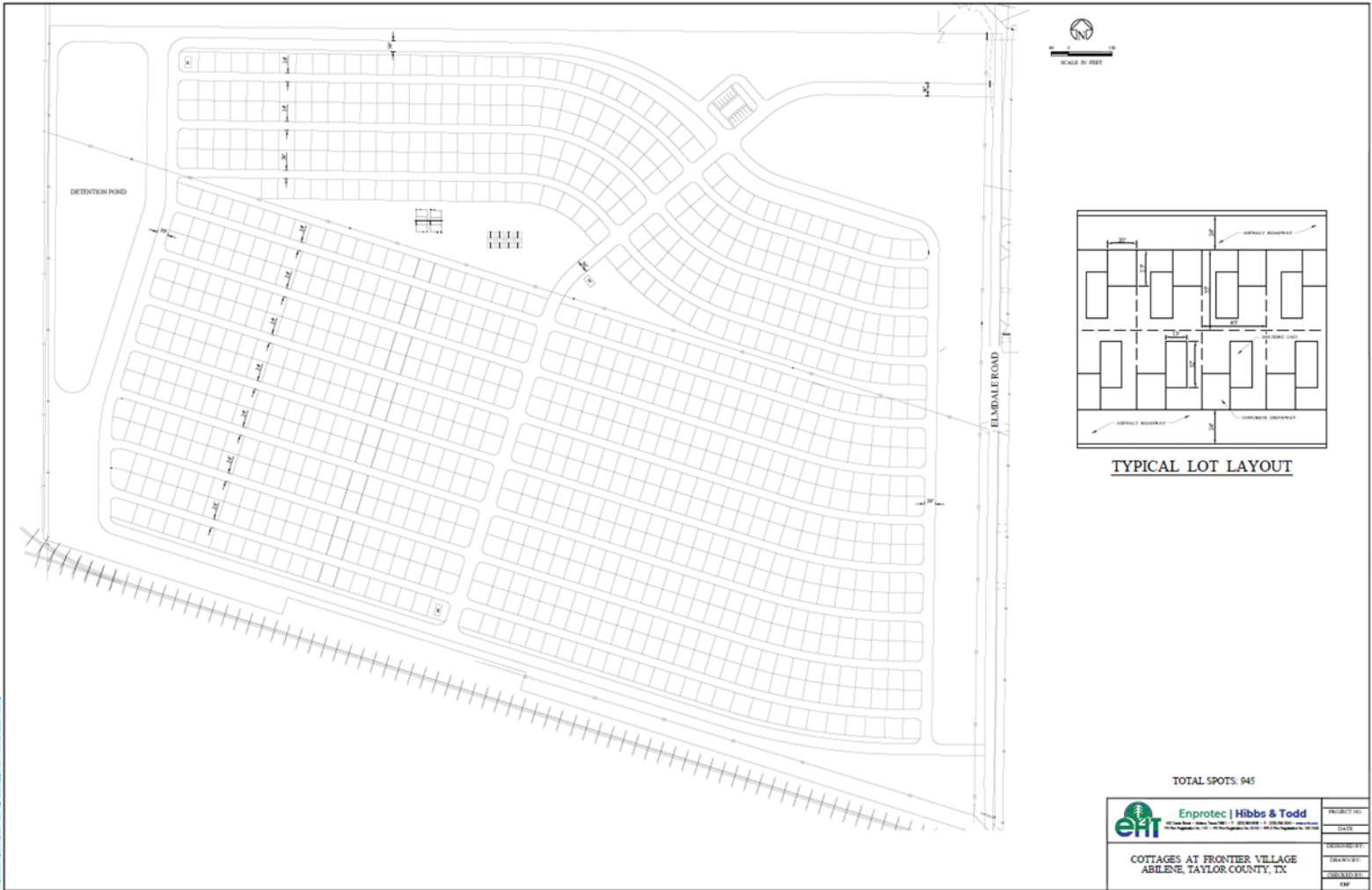
Flood Map



- Legend**
- CUP-2025-18
 - Courier Parcels
- 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 |
- Arterial
 - Expressway

0.1 Miles

Concept Plan



TOTAL SPOTS: 945

 Enprotec Hibbs & Todd <small>1815 W. 10th St., Abilene, Texas 79601 T. 325.692.8100 F. 325.692.8101 1815 W. 10th St., Suite 100, Abilene, Texas 79601 P. 325.692.8102</small>	PROJECT NO.
	TITLE
	DESIGNED BY
	DRAWN BY
	CHECKED BY
COTTAGES AT FRONTIER VILLAGE ABILENE, TAYLOR COUNTY, TX	
EHT	



CONDITIONAL USE PERMIT

Case: CUP-2025-18

Owner: Walter Henderson Blackburn, III

Agent: Corder Norris - eHT

Requests: A Conditional Use Permit to allow an RV Park in General Commercial (GC) zoning.

Location: 1202 Elmdale Road

Notification: 0 in Favor, 0 in Opposition

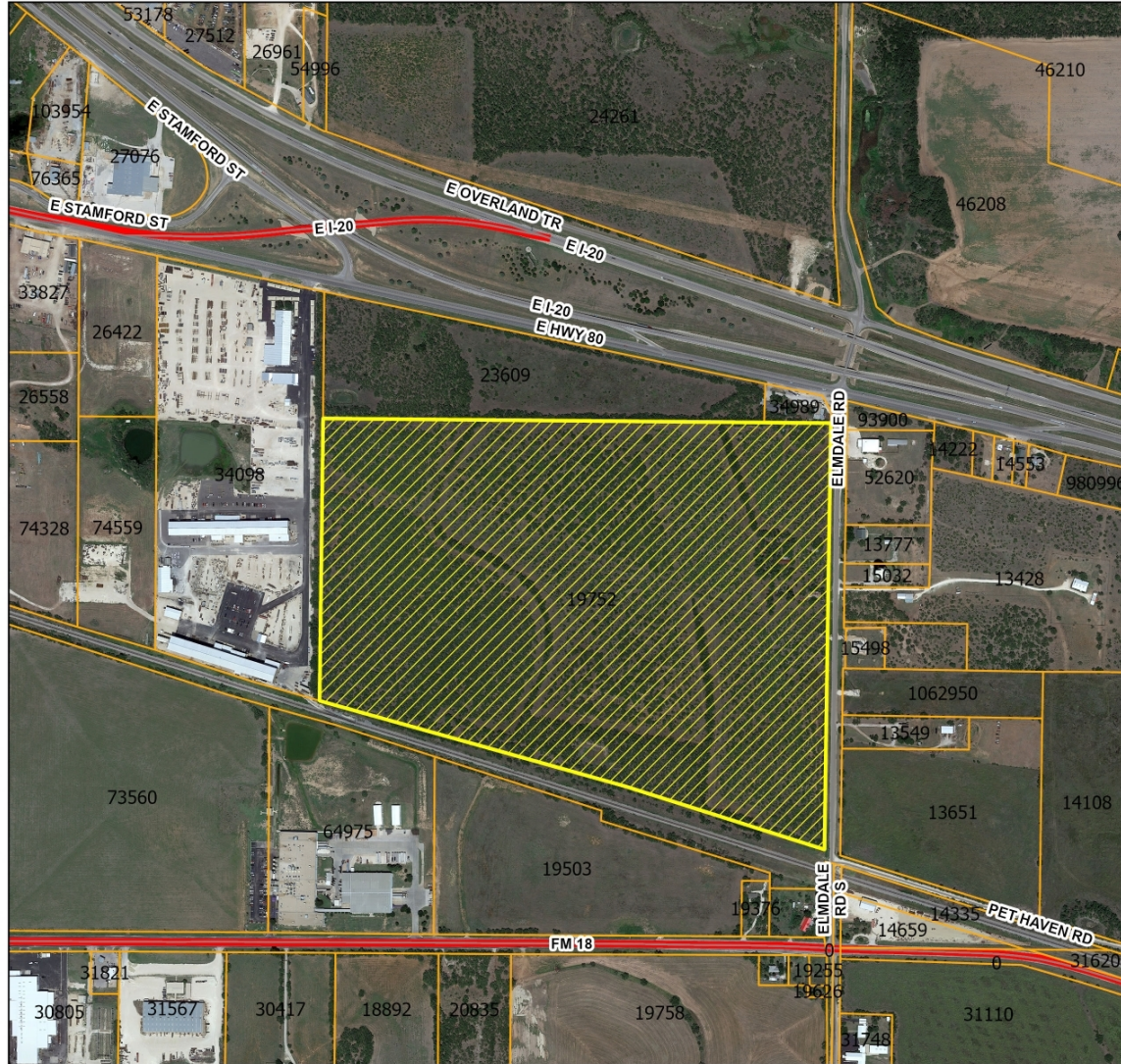
Planning & Zoning: December 2, 2025

Council Hearing: December 18, 2025
January 8, 2026





AERIAL LOCATION MAP



Legend

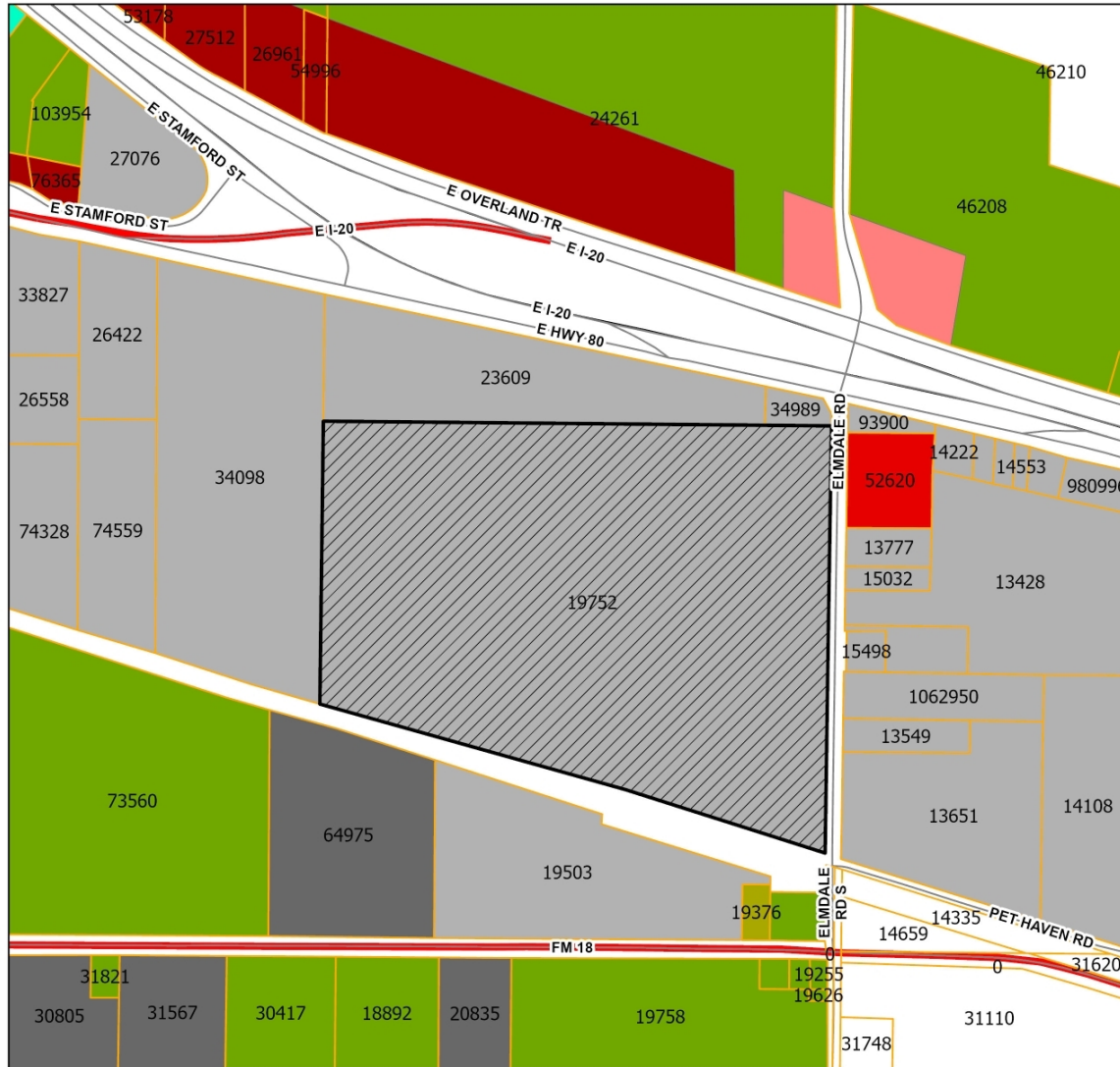
- CUP-2025-18
- Courier Parcels
- Arterial
- Expressway

0.1
Miles





ZONING MAP



Legend

- CUP-2025-18
- Courier Parcels
- PD (Planned Development)
- HI (Heavy Industrial)
- LI (Light Industrial)
- HC (Heavy Commercial)
- GC (General Commercial)
- GR (General Retail)
- MH (Manufacture/Mobile Home)
- AO (Agricultural Open)
- Arterial
- Expressway

0.1 Miles





PROPERTY VIEWS

Subject Property



November 14, 2025 11:35 AM



Neighboring Property November 14, 2025 11:44 AM



Neighboring Property November 14, 2025 11:42 AM



Neighboring Property November 14, 2025 11:45 AM



Neighboring Property November 14, 2025 11:44 AM





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

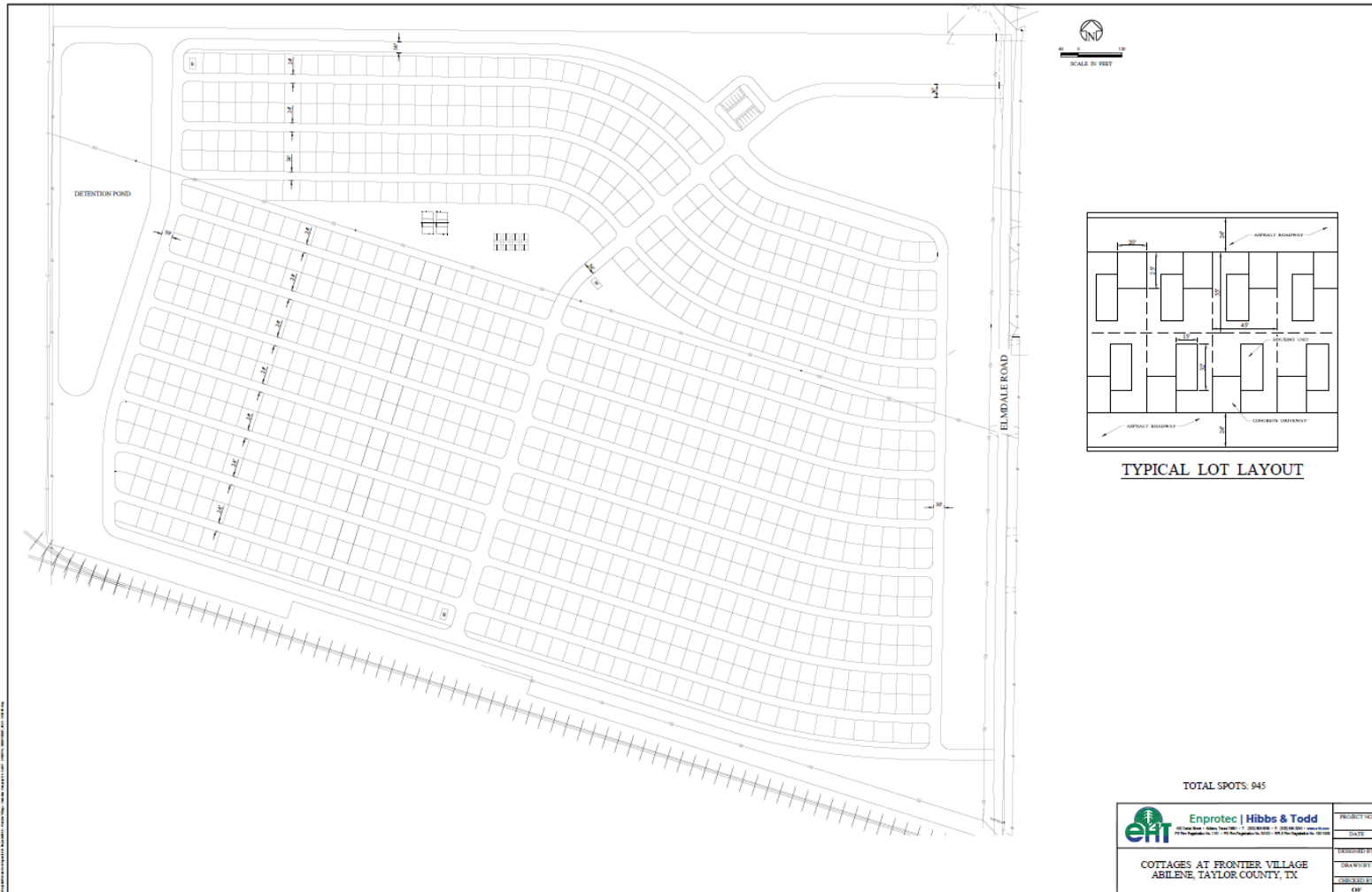
LEGEND

- 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



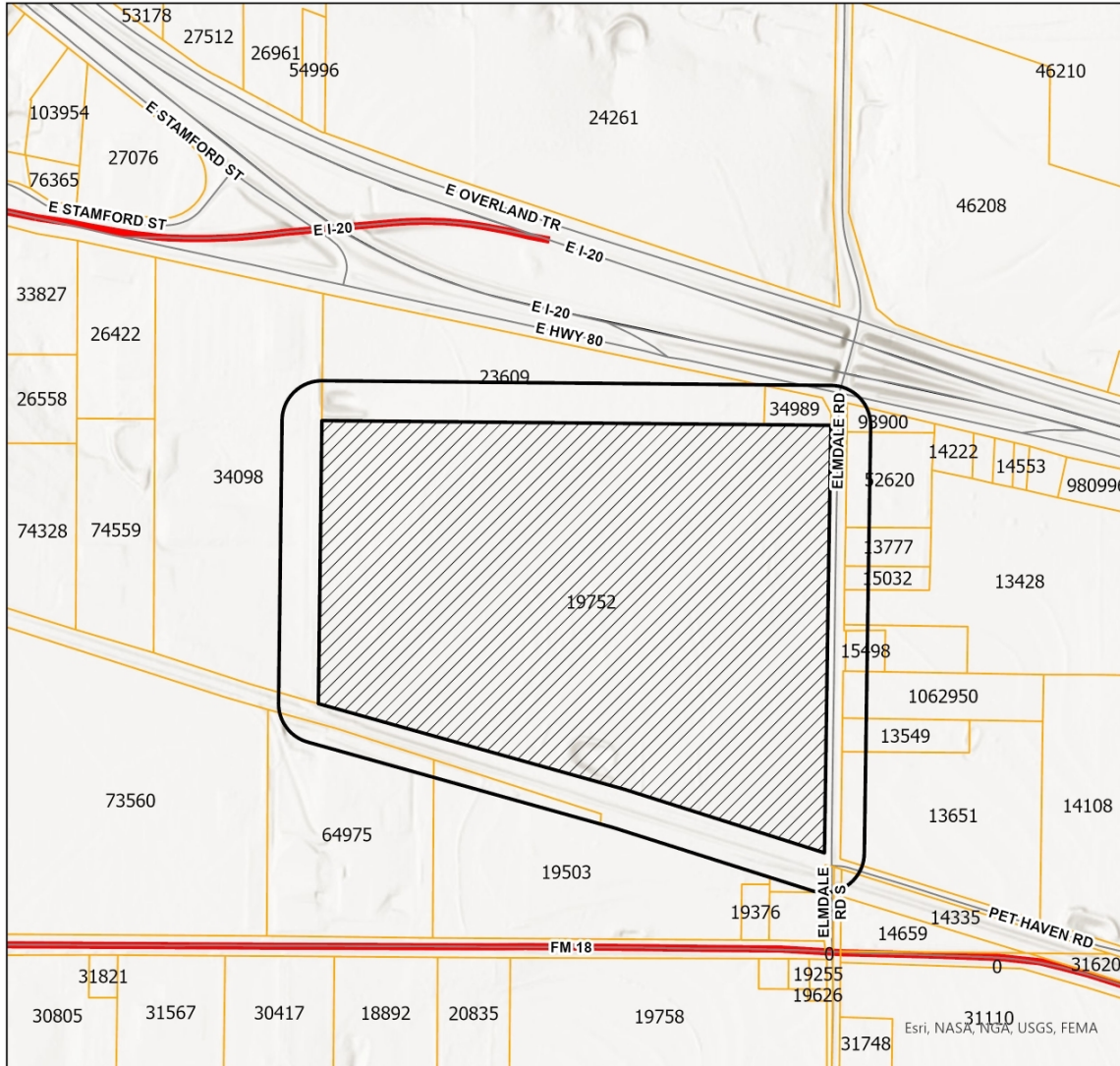


CONCEPT PLAN





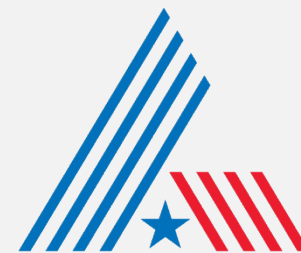
NOTIFICATION AREA MAP



Legend

- CUP-2025-18
- Notification Area
- Courier Parcels
- Arterial
- Expressway

- 0- In Favor-
- 0- Opposed-



CITY OF
ABILENE
TEXAS

0.1 Miles



FINDINGS AND RECOMMENDATION

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.

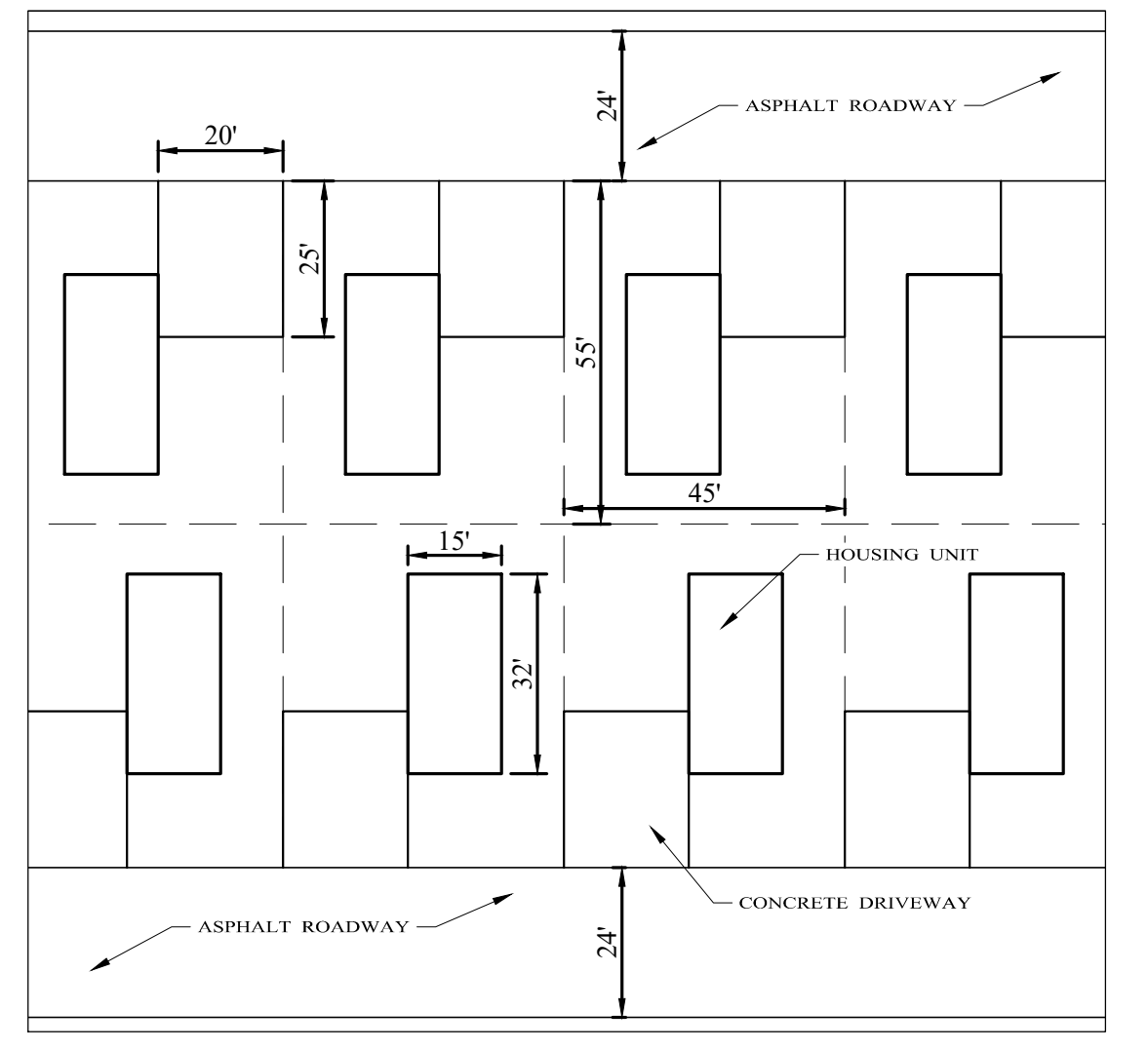
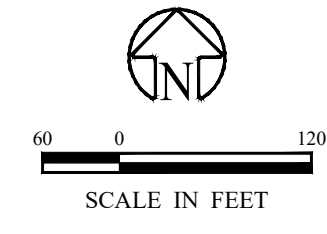
Staff Recommendation: **Approval** subject to the Plan of Operation and concept plan.





Questions?





TYPICAL LOT LAYOUT

TOTAL SPOTS: 945

eHT Enprotec | Hibbs & Todd
 402 Cedar Street • Abilene, Texas 79601 • T: (325) 698-5560 • F: (325) 690-3240 • www.e-ht.com
 PE Firm Registration No. 1151 • PG Firm Registration No. 50103 • RPLS Firm Registration No. 10011900

COTTAGES AT FRONTIER VILLAGE
 ABILENE, TAYLOR COUNTY, TX

PROJECT NO.
DATE
DESIGNED BY:
DRAWN BY:
CHECKED BY:
OF

I:\Projects\Frontier Village\2022\2205000000 - Frontier Village - Cottages at Frontier Village - 2022\2205000000 - 2022\2205000000.dwg, 2022/07/24

Plan of Operation: Cottages at the Frontier

Location: Interstate 20 & Elmdale Rd. South, Abilene, TX

Applicant: Elmdale Development, LLC

Proposed Use: Temporary Residential RV Park for Leadership Personnel

Associated Project: Frontier Data Center Campus – Vantage / Kiewit Construction

1. Description of the Proposed Use

The proposed development is a **private, professionally managed residential RV park** designed exclusively to house **leadership staff and management personnel** employed by the construction company building the Frontier Data Center, as well as supervisory personnel of their clients and trade partners.

The park is intended as a **temporary workforce housing solution** during the data center’s construction period and subsequent operations, as needed. The site will feature **high-quality, self-contained RV units on improved pads with full utility hookups**, internal circulation drives, landscaped buffers, and onsite management to ensure compliance with operational and city standards.

The park will serve as a **quiet, secure, and well-maintained residential environment**, operating similarly to a small, gated community rather than a traditional transient RV park.

2. Nature of the Proposed Use

- **Type of Use:** Private residential RV park (CUP required for long-term occupancy in RVs)
- **Duration:** Temporary use to support the active construction period, which is anticipated 36 months, and subsequent operations up to 20 years in totality.
- **Tenancy:** Dedicated for personnel for both the data center contractor, their trade partners, the owner, and their affiliates and clients.
- **Onsite Management:** Dedicated property management team to include: General Manager, Assistant General Manager, Accounting Clerk, Maintenance Supervisor, Maintenance Technicians, Assistant Maintenance Technicians, Maintenance Porter, Assistant Porter, and Security Guard. The on-site management team will be responsible for oversight, maintenance, and enforcement of park rules at all times.
- **Facilities:**
 - Full-service RV pads with utilities (water, sewer, electric)
 - Internal roads built to fire and city access standards
 - Landscaped common areas
 - Gated entry
 - Solid waste collection area
 - On-site management
 - BBQ Pavilions, Sand Volleyball Court, Pickleball Court, Recreation and Workout Rooms, and Dog Parks for added amenities.
 - One-mile walking path

3. Hours and Days of Operation

- **Hours of Operation:** 24 hours a day, 7 days a week (residential use)
- **Management Office Hours:** Monday–Friday, 8:00 AM – 6:00 PM; Saturday – Sunday, 9:00 AM – 4:00 PM; after-hours contact available for emergencies

4. Indoor/Outdoor Use

- All activities are **residential in nature** and occur within individual RV units or designated recreation areas.
- No outdoor business, storage, or industrial activity will occur on-site.
- Outdoor spaces (lawns, driveways, landscaped areas) are limited to residential use such as parking, walking, and recreation.

5. Unique Characteristics and Stipulations

- **Restricted Occupancy:** Only approved residents may live in the park.
- **Temporary Use:** The lease terms will coincide with the data center construction schedule, and subsequent operation period, with a disposition requirement under the terms of the lease.
- **Code Compliance:** All RVs will be self-contained and meet state safety and sanitation standards, along with the RVIA Certification.
- **No Onsite Businesses:** No commercial or retail uses are proposed.

6. Mitigation and Compatibility Measures

To ensure compatibility with surrounding properties and to address potential concerns from neighbors or the City, the following measures are included:

a. Screening and Buffering

- Maintaining a **100' buffer from all public roads and property lines** to any unit location allowing the **existing trees** to visually screen the site.
- **Landscaped buffer yards** along property boundaries with native and drought-tolerant vegetation.
- **Lighting** designed to meet city dark-sky and shielding requirements to prevent light spillover.

b. Noise Mitigation

- Quiet hours enforced from **10:00 PM – 6:00 AM.**
- No amplified outdoor sound permitted.
- Generators prohibited (all units connected to grid power).

c. Traffic and Access

- Site designed for **safe ingress/egress** with adequate sight distances and internal circulation.
- Traffic impact minimal and limited to resident use; no heavy equipment or visitor traffic expected.
- Secondary **emergency vehicle** access.

d. Waste and Utilities

- Trash collected daily from each site, and stored in enclosed dumpsters serviced regularly by licensed providers.
- All utilities connected to municipal systems.

e. Safety and Management

- Onsite management to monitor compliance and address resident issues.
- Security measures including gated access, controlled entry, and appropriate lighting.
- Compliance with all fire, health, and building codes.

7. Anticipated Neighborhood Concerns & Responses

Potential Concern	Applicant Response / Mitigation
Increased traffic	Limited to residents; no commercial activity or visitor turnover.
Visual impact	Site design to blend with surroundings by maintaining large buffers with natural visual shields.
Noise	Enforced quiet hours and no construction or mechanical noise from the park.
Property values	Professionally managed, attractive site maintained to high standards.
Duration	Operation to coincide with Data Center construction and operations; all improvements removable at project completion.

8. Compatibility with Surrounding Uses

The subject property is located near existing infrastructure and along a corridor that supports light commercial and industrial uses. The proposed park is **transitional and compatible** in character, providing a **low-impact residential use**.

Upon project completion, the site can be **readily restored or redeveloped** consistent with city land use plans.

9. Summary Statement

This Plan of Operation outlines a **well-regulated, limited-duration residential use** that supports major regional economic development while ensuring **minimal impact to neighboring properties**.

Through comprehensive management, clear occupancy restrictions, and thoughtful design, the project will serve as an orderly, attractive, and temporary residential solution for professional staff — fully aligned with the City’s expectations for conditional uses.

See enclosed presentation for detailed park information, along with a comprehensive site plan, and cottage renderings.



EST.

2025

COTTAGES

AT THE FRONTIER

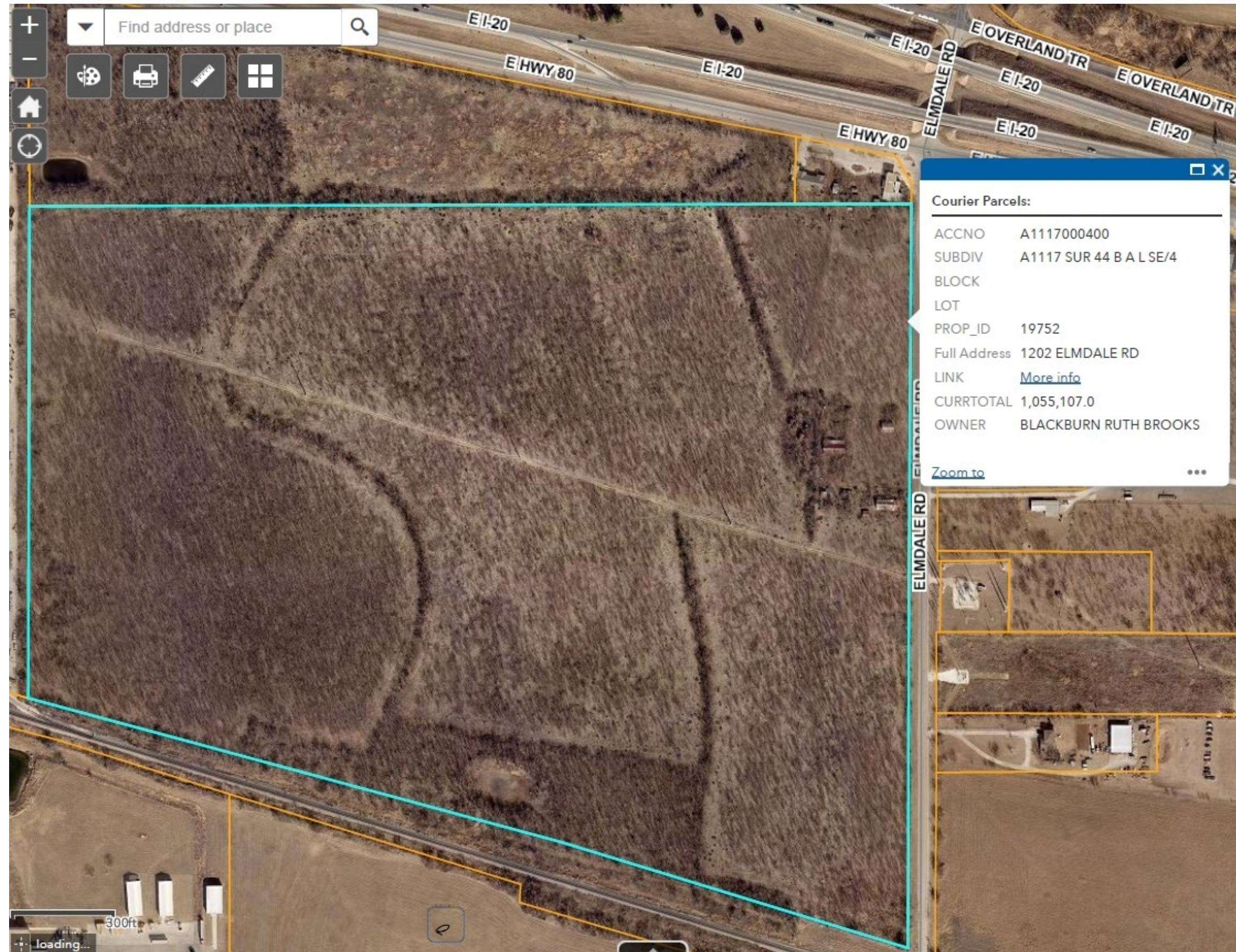
PURPOSE-BUILT LEADERSHIP VILLAGE



COTTAGES

AT THE FRONTIER

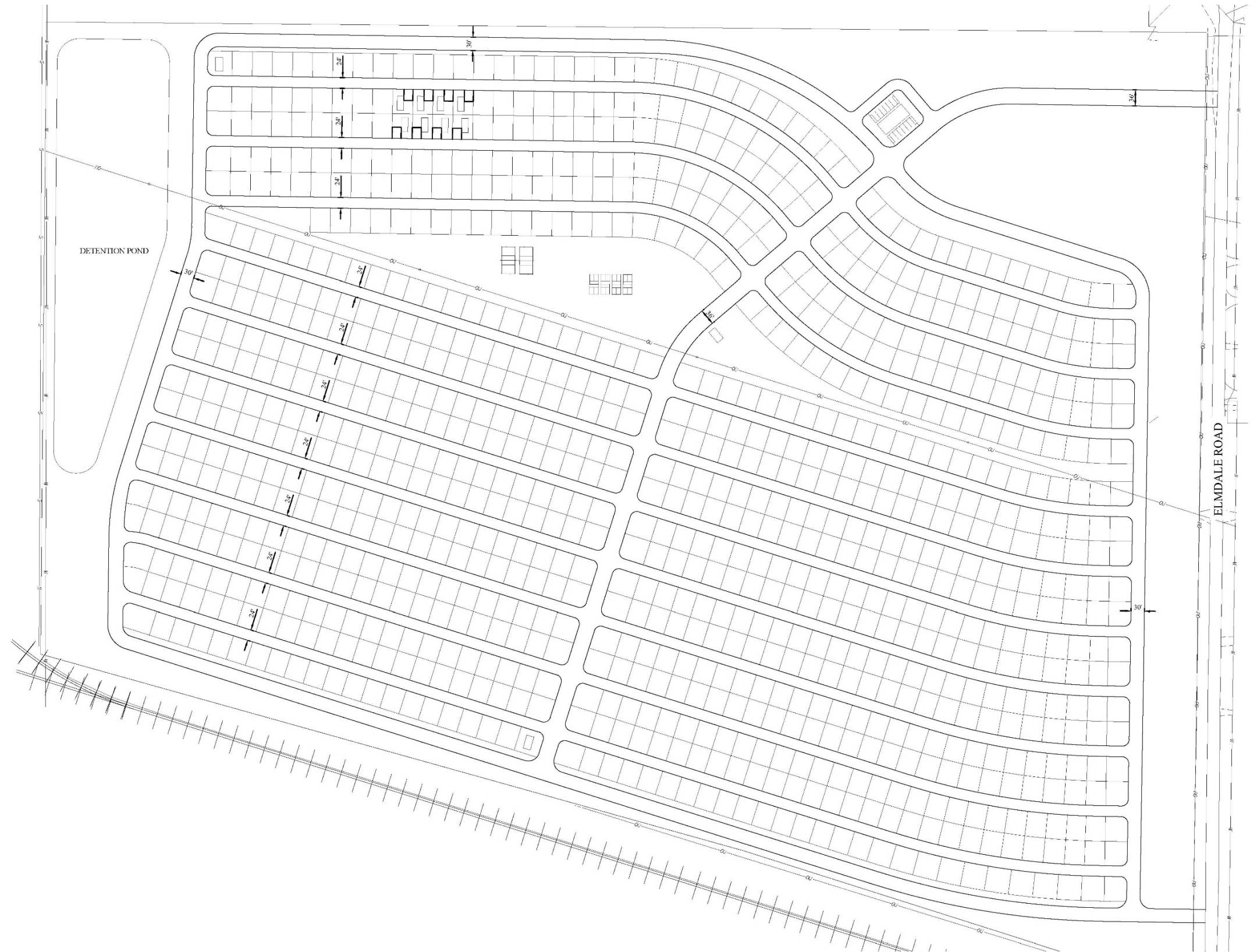
- Situated on 109 Acres
- Located at Southern axis of I-20 and Elmdale Rd.
- Current Zone: Light Industrial
- Requested Use: General Commercial
**note this is a down-zoning request*
- Request is aligned with the City of Abilene Comprehensive Plan





SITE PLAN

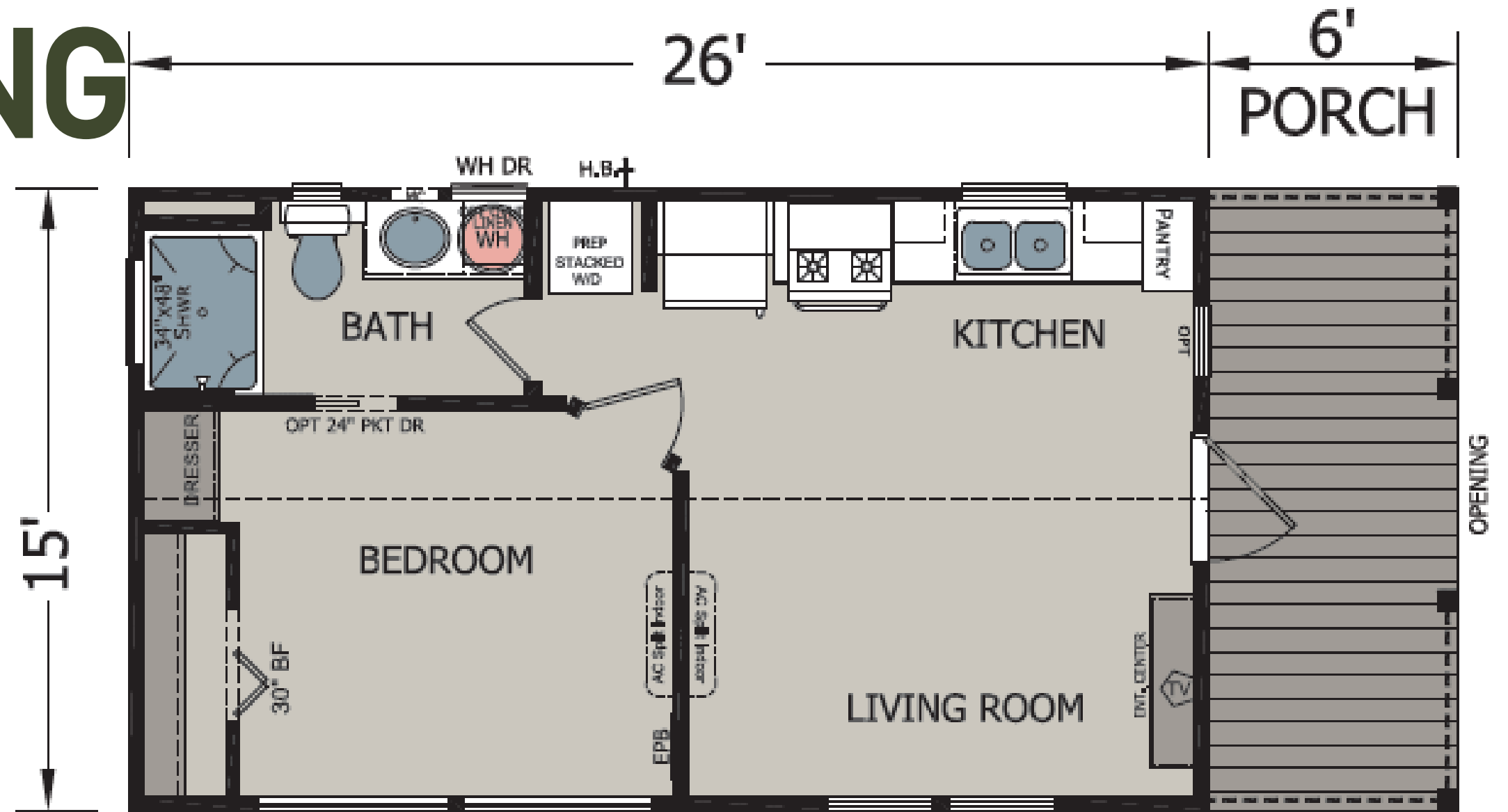
- 1,000 Leadership Cottages
- Compatible with surrounding uses; located near existing infrastructure and corridor that supports light commercial and industrial uses
- Utilities connected to municipal systems
- Safe ingress/egress with adequate sight distances and internal circulation
- Subdivision-style amenities: Workout Facilities, Dog Parks, Pickleball Court, Sand Volleyball Court, BBQ Pavilions, & 1-mile Walking Trail
- Ample green space, and preservation of existing trees





PROGRAMMING

- High-quality, self-contained RV units on improved pads
- 15' x 32' cottage totaling 399 SF
- Varying color palette to enhance architectural character and contribute to more thoughtfully designed residential environment
- Manufactured in Mansfield, TX





OPERATIONAL PLAN

— Staged occupancy for seamless absorption

— On-site Property Management Team:

- General Manager
- Assistant Property Manager
- Accounting Secretary
- Maintenance Supervisor
- Maintenance Technicians (2)
- Asst Maintenance Technicians (2)
- Groundskeeper/Janitor





OPERATIONAL PLAN

- Hours of Operation: 24 hours/day, 7 days/week residential use
- Office Hours: Monday–Friday, 8 AM – 6 PM; after-hours contact for emergencies
- All activities residential in nature & occur within individual RV units or designated recreation areas
- No outdoor business, storage, or industrial activity will occur on-site
- Quiet hours enforced from 10 PM – 6 AM
- Generators prohibited - all units connected to grid power
- Trash collection daily; stored in enclosed dumpsters serviced by licensed providers
- Enhanced security measures including gated access, controlled entry, appropriate lighting, and secondary emergency access



OPERATIONAL PLAN



Structured as ground lease

- Initial lease term of 5 years
- 3 renewal options of 5 years each
- Total maximum lease term of 20 years

At lease expiration:

(initial, or subsequent terms)

- Lease language mandates all vertical structures be removed by the Developer
- Lease option for the owner to also mandate all subsurface improvements be removed
- In concurrence with Abilene code, updated rezoning remains, providing greater flexibility for future use and repurposing



Developer to restore the historic Blackburn's Service Station, whose owners received Family Land Heritage Program award in 2021 for their land ownership

COMMUNITY INVESTMENT & IMPACT

- \$11 million investment in Abilene, TX
- Additional payroll impact of \$137 million annually
- Employment rules call for background checks, drug screening, and safety training for all employees
- Intended occupants include corporate leadership and staff, with monthly rent of \$1,550 per unit
- Mitigates burden on existing housing market
- Ability to repurpose into student housing, Airforce housing, or family housing should demand lessen over time



COMMUNITY INVESTMENT & IMPACT



EST.

2025

COTTAGES

AT THE FRONTIER

ZONING CASE

Z-2025-45

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: December 2, 2025
 City Council 1st Reading: December 18, 2025
 City Council 2nd Reading: January 8, 2026

Applicant

Agent: Christopher Hart
 Owner: Skip Row Properties LLC

Case Manager

Kera Valois – Planner

Request

Change the zoning of approximately 2.5 acres from Agricultural Open (AO) to Residential Single-Family (RS-6).

Location

Located at 3557 FM 1750. Legal description being approximately 2.5 acres out of an Original 25.5-acre Tract Out of the West 40 Acres of the Northwest ¼ Of Section 7, Lunatic Asylum Lands, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City limits in 2009 as Agricultural Open (AO). There is currently a residence on the property that was built in the 60s.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	AO	Vacant Lot
East	County	Residence
South	AO	Residence
West	AO	Residence

Criteria Assessment

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

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

Notification

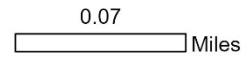
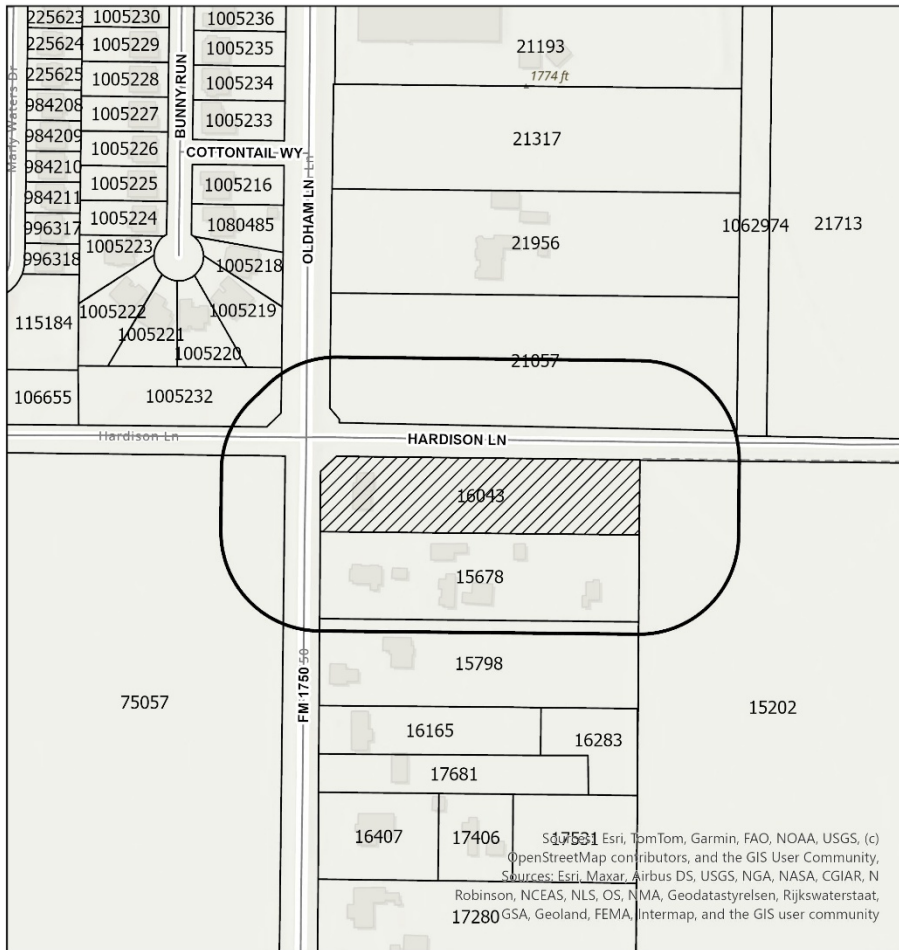
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PROPERTY OWNER

Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
CAMPBELL JIMMY WAYNE &	21057		
DRAPER KENDON & WHITNEY	15678	3551 B FM 1750	
DRAPER KENDON & WHITNEY	15678	3551 C FM 1750	
DRAPER KENDON & WHITNEY	15678	3551 A FM 1750	
DRAPER KENDON & WHITNEY	15678	3551 FM 1750	
FOURNIER JERE L & ELAINE G	15798	3549 FM 1750	
GREENWOOD GRANT & SIERRA	16043	3557 FM 1750	
MC LEOD WANDA	75057	889 HARDISON LN	
PACK SADDLE PRAIRIE LLC	1005232		
TILBROK EVELYN	15202	1233 HARDISON LN	

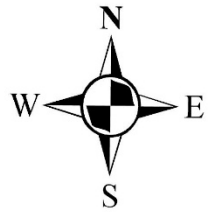
NOTIFICATION MAP



- Z-2025-45
- Notification Area

Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N
 Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat,
 17280 GSA, Geoland, FEMA, Intermap, and the GIS user community

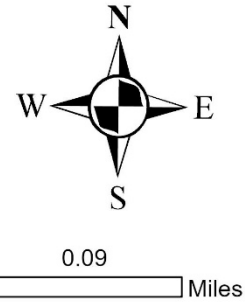
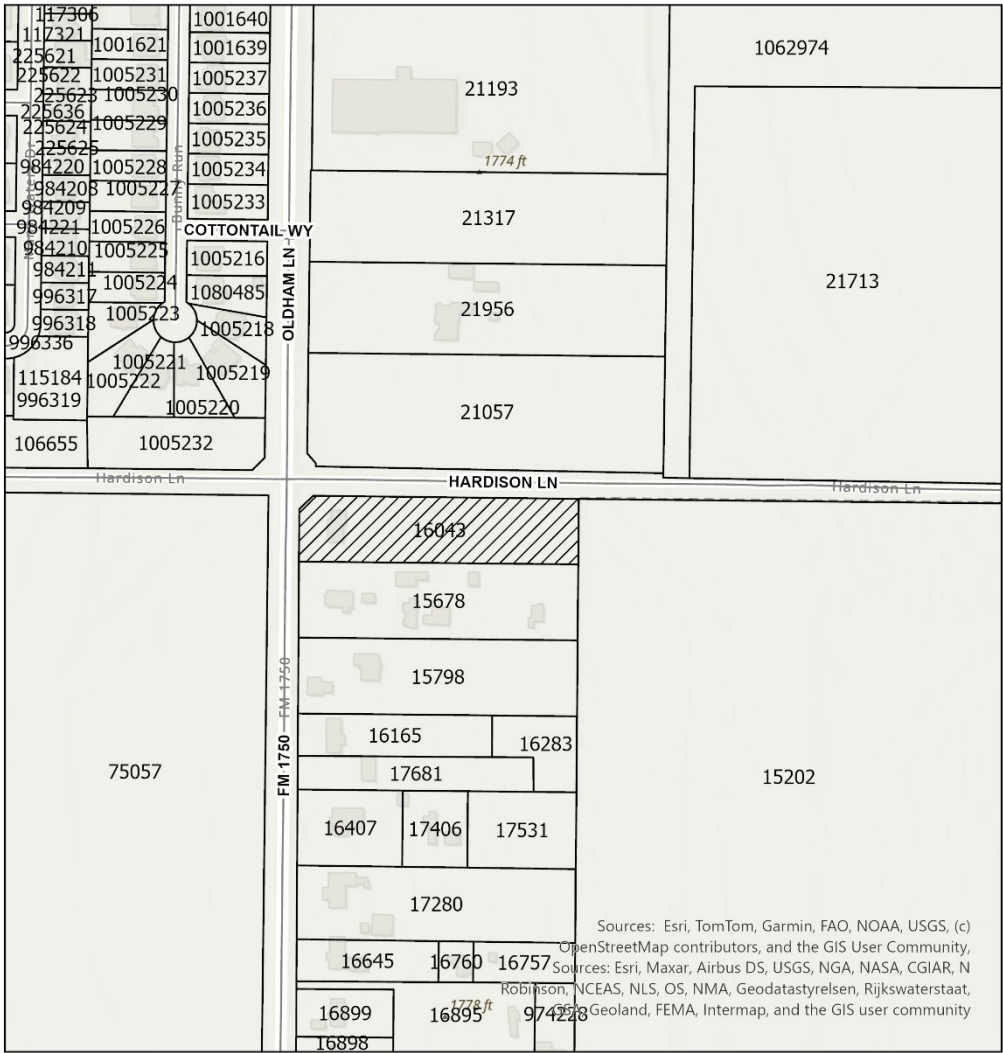
LOCATION MAP



0.07 Miles

Z-2025-45

FLOOD MAP



- FEMA Flood Zones**
- Z-2025-45
 - Floodway
 - 100 Year 1%
 - 500 Year .2%
 - Unstudied A Zone

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



REZONE REQUEST

Case: Z-2025-45

Agent: Christopher Hart

Owner: Skip Row Properties LLC

Request: Change the zoning of approximately 2.5 acres from Agricultural Open (AO) to Residential Single-Family (RS-6).

Location: Located 3557 FM 1750

Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: December 2, 2025


Council Hearing: December 18, 2025
January 8, 2026





AERIAL LOCATION MAP

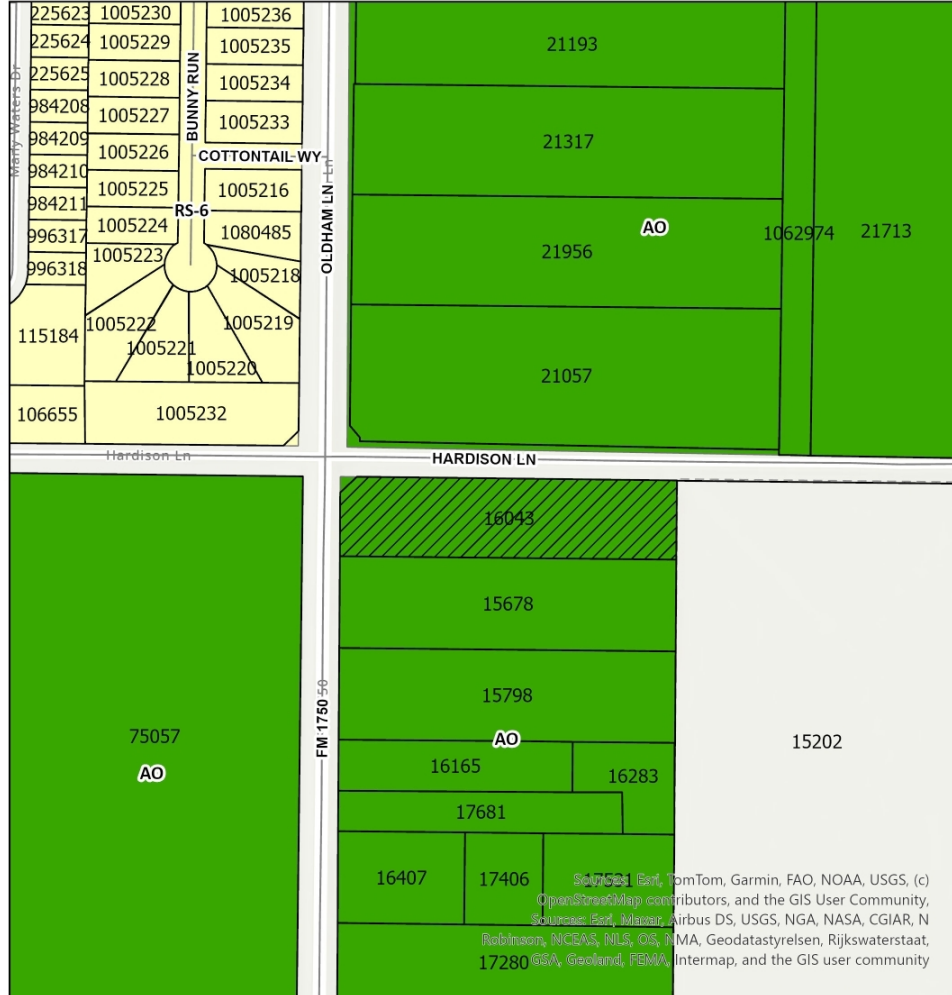


 Z-2025-45





ZONING MAP



- Z-2025-45
- Zoning Districts**
- AO
- RS-6

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



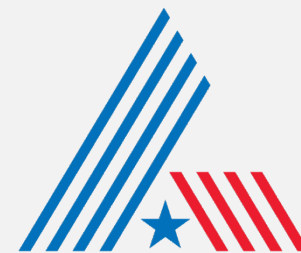


PROPERTY VIEWS





SURROUNDING PROPERTY VIEWS



CITY OF
ABILENE
T E X A S



USES IN AGRICULTURAL OPEN ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

LEGEND

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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





USES IN 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)
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GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

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- P School: Public/Private

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

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- P Urban Garden

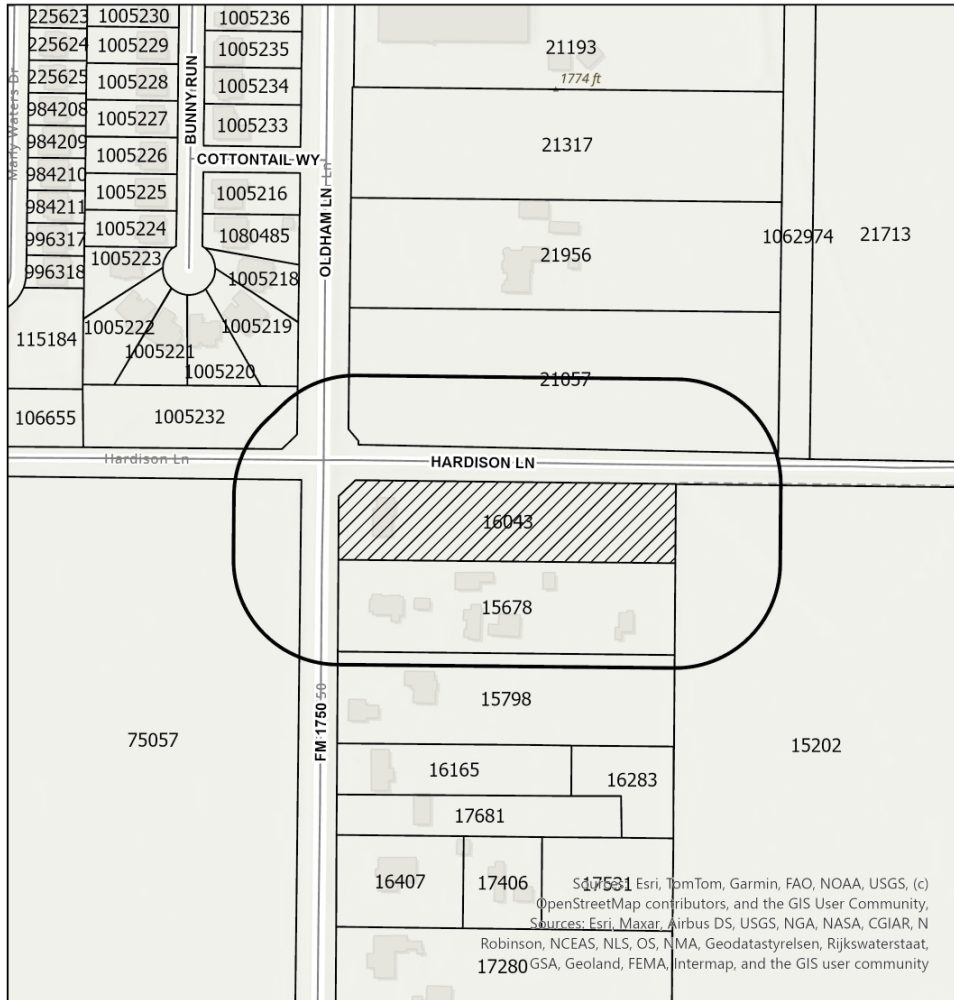
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- C Permitted as a Conditional Use Permit, Requiring Approval by City Council
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NOTIFICATION AREA MAP



- Z-2025-45
- Notification Area

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





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **Approval**





Questions?





ZONING APPLICATION

Zoning Application Page 1 of 3

Planning

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

Relief Procedures

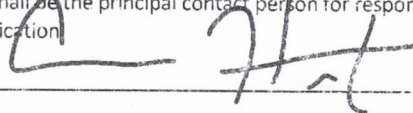
- Petition for Relief Proportionality Appeal Vested Rights Petition Appeal
 Other: _____

Project Name: Skip Row Properties Re-plat
 Address: 3557 FM 1750, Abilene, Tx 79602 Number of Lots: 1 Acreage: 2.4897
 Legal Description: A0999 SUR 7 L A L NW/4, Tract PT1, Acres 2.4897
 Subdivision Name: A0999 Block: _____ Lot: _____
 Current Zoning: AO Proposed Zoning (if applicable): RS-6 with a CUP to allow duplexes

OWNER AND AUTHORIZATION

Owner Name: Skip Row Properties LLC
 Address: PO Box 559
 City, State, Zip: Tye, Tx. 79563 Fax: _____
 Phone: 325-513-0047 Email: skiprowproperties@gmail.com
 Agent Name: Christopher Hart
 Address: 195 Newhouse Dr.
 City, State, Zip: Abilene, Tx. 79606 Fax: _____
 Phone: 325-513-0047 Email: skiprowproperties@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:  Date: 9-24-25

FOR OFFICE USE ONLY

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



ZONING APPLICATION

Zoning Application Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

I would like to build nice new homes and or duplexes to help alleviate some of the current rental property shortage.

Fees

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

<https://abilenetx.gov/563/Fee-Schedule>
 Fees can be paid online with credit card.



ZONING APPLICATION

Zoning Application Page 3 of 3

Zoning Impact Analysis

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

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

Yes

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

Yes

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

Yes

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

No

Other Required Forms - Disclosure of Interest (See Attached)



ZONING APPLICATION

Owner Authorization and Representative Designation

Property Description

Subdivision: A0999 Total Number of Acres: 2.4897
 Zoning Classification(s): Agriculture Open Total Number of Lots: 1
 Location: 3357 FM 1750, Abilene, Tx 79602

Property Owner Information & Authorization

Name/Company: Skip Row Properties LLC
 Address: PO Box 559
 City: Tye State: Tx Zip Code: 79563
 Phone: 325-513-0047 Email: skiprowproperties@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.

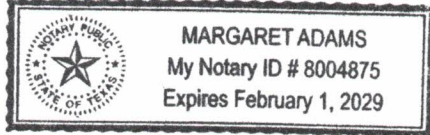
Property Owner's Signature: [Signature] Date: 10-27-25

STATE OF: Texas

COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared Christopher Hart (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 27th day of October, 2025



Margaret Adams
 NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

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



ZONING APPLICATION

Disclosure of Interest

Disclosure Questions

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

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

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

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

N/A

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

N/A

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

Name of Certifying Person (print): Christopher Hart

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: 10-27-25

ZONING CASE CUP-2025-19 STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: December 2, 2025
 City Council 1st Read: December 18, 2025
 City Council 2nd Read: January 8, 2026

Applicant

Owner: Skip Row Properties LLC
 Agent: Christopher Hart

Case Manager

Kera Valois – Planner

Request

A Conditional Use Permit to allow for duplexes within Residential Single-Family (RS-6) zoning.

Location

The subject property is located at 3557 FM 1750. Legal description being approximately 2.5 acres out of an Original 25.5-acre Tract Out of the West 40 Acres of the Northwest ¼ Of Section 7, Lunatic Asylum Lands, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City limits in 2009 as Agricultural Open (AO). There is currently a residence on the property that was built in the 60s. The applicant is proposing to subdivide the existing lot into 9 individual lots. One lot will include the existing residence, while the remaining 8 lots will each have a duplex.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	AO	Vacant Lot
East	COUNTY	Residence
South	AO	Residence
West	AO	Residence

Criteria Assessment

Staff has 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.
- 2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.**
 The proposed use is consistent with the requirements in Residential Single-Family 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 is compatible with surrounding developments and staff does not believe the use will create adverse impacts.

4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

The proposed use will generate additional pedestrian or vehicular traffic, but staff does not believe it will be hazardous or conflicting with the existing traffic for the neighborhood.

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.

The proposed use does not generate a level of traffic that would adversely affect the existing road network in the vicinity of the subject site.

6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.

The proposed use should not generate any adverse effect on adjacent properties.

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 use is compatible with the surrounding uses at this location.

Staff Recommendation

Staff recommends **approval** of the Conditional Use Permit, subject to the concept plan.

Attachments

- Concept Plan
- PowerPoint Presentation
- Application

Notification

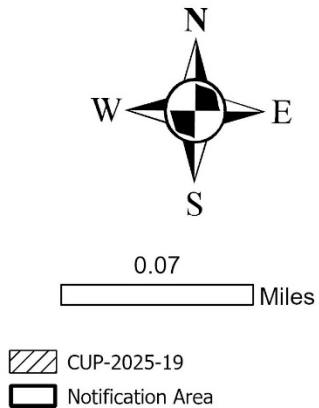
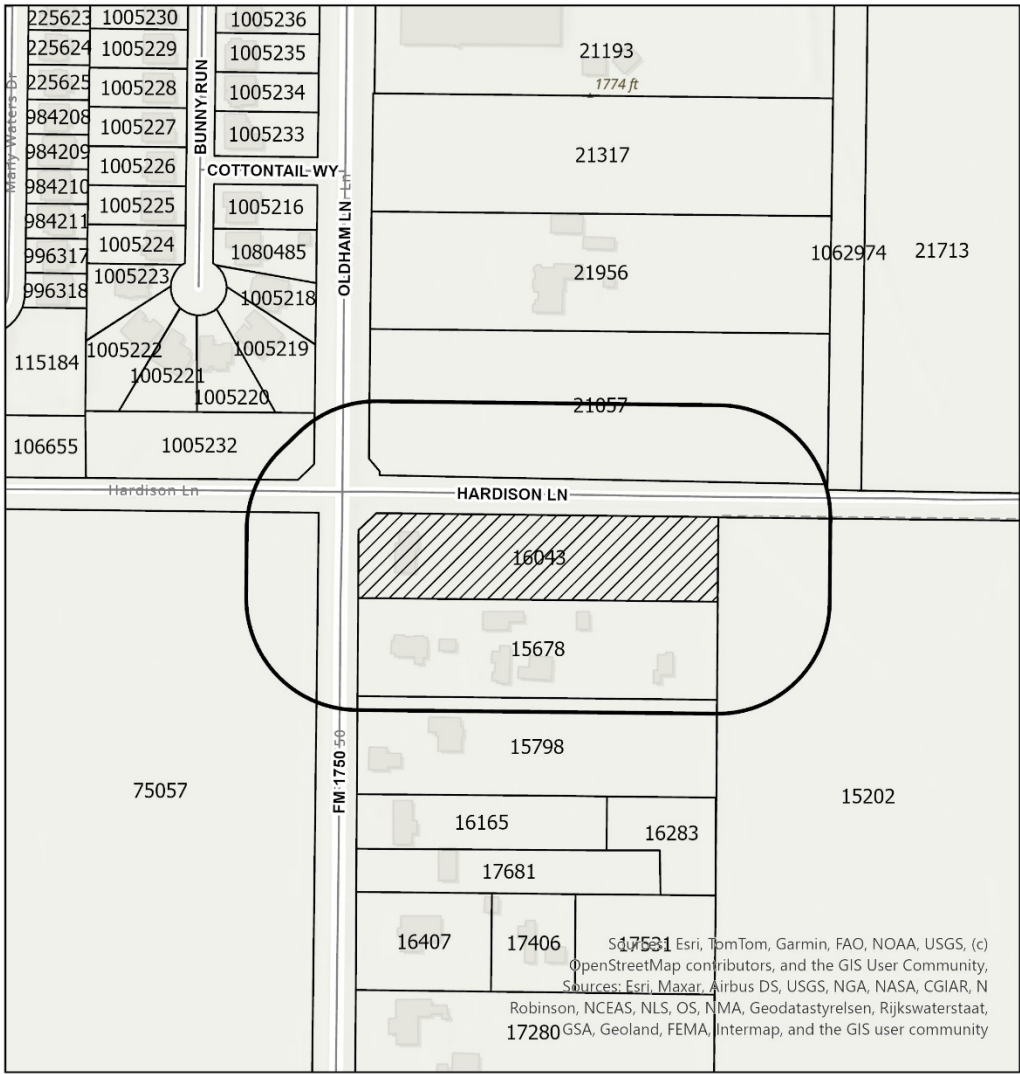
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on November 14, 2025, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER

Legend: O - Opposed, F - In Favor

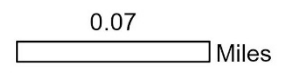
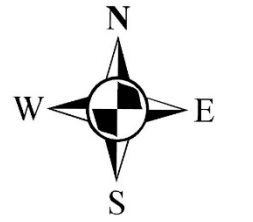
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
CAMPBELL JIMMY WAYNE &	21057		
DRAPER KENDON & WHITNEY	15678	3551 B FM 1750	
DRAPER KENDON & WHITNEY	15678	3551 C FM 1750	
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NOTIFICATION MAP



Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N
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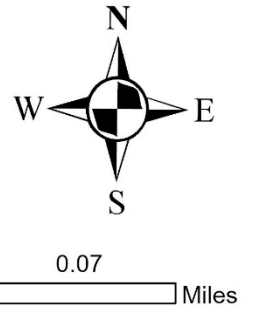
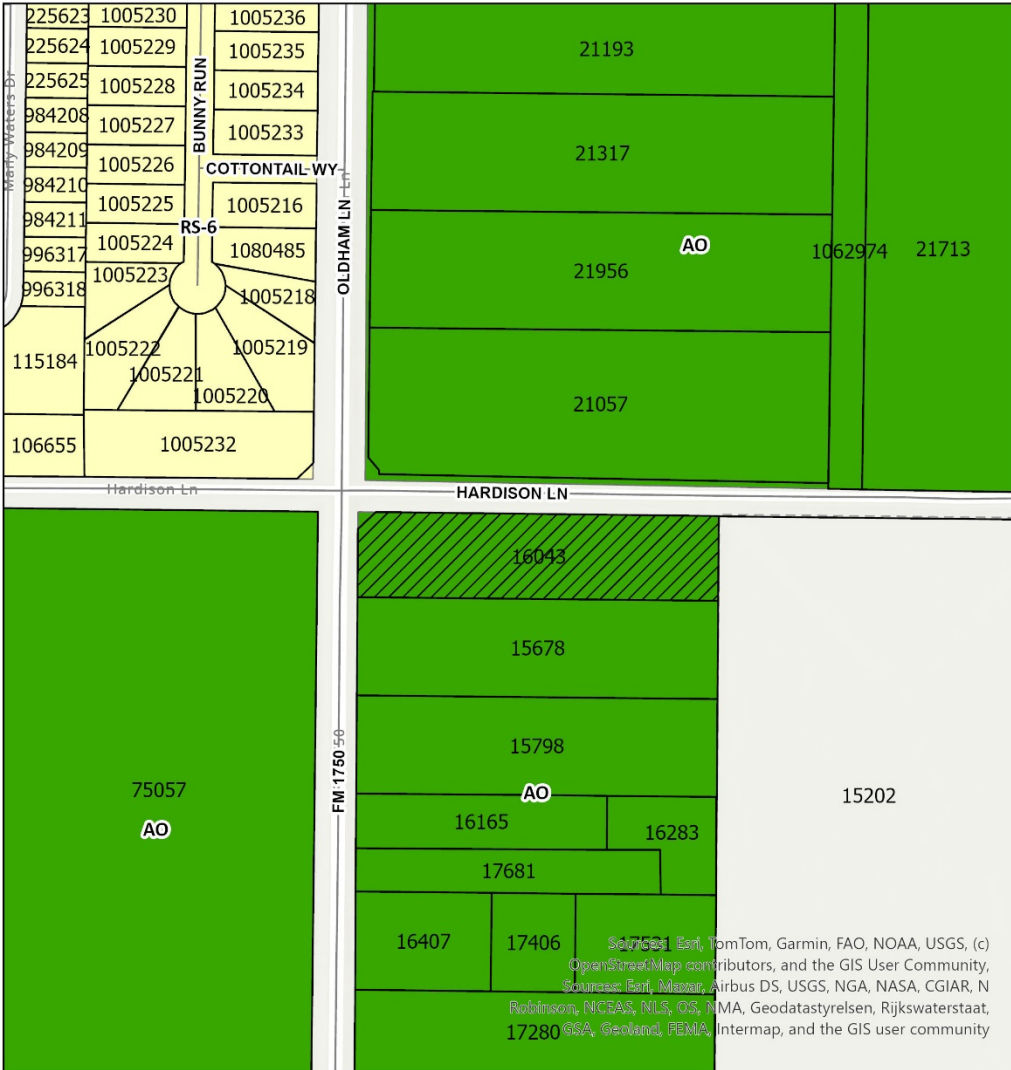
LOCATION MAP






 CUP-2025-19

Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community
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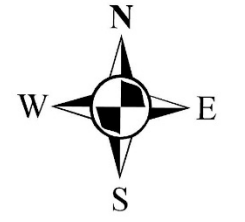
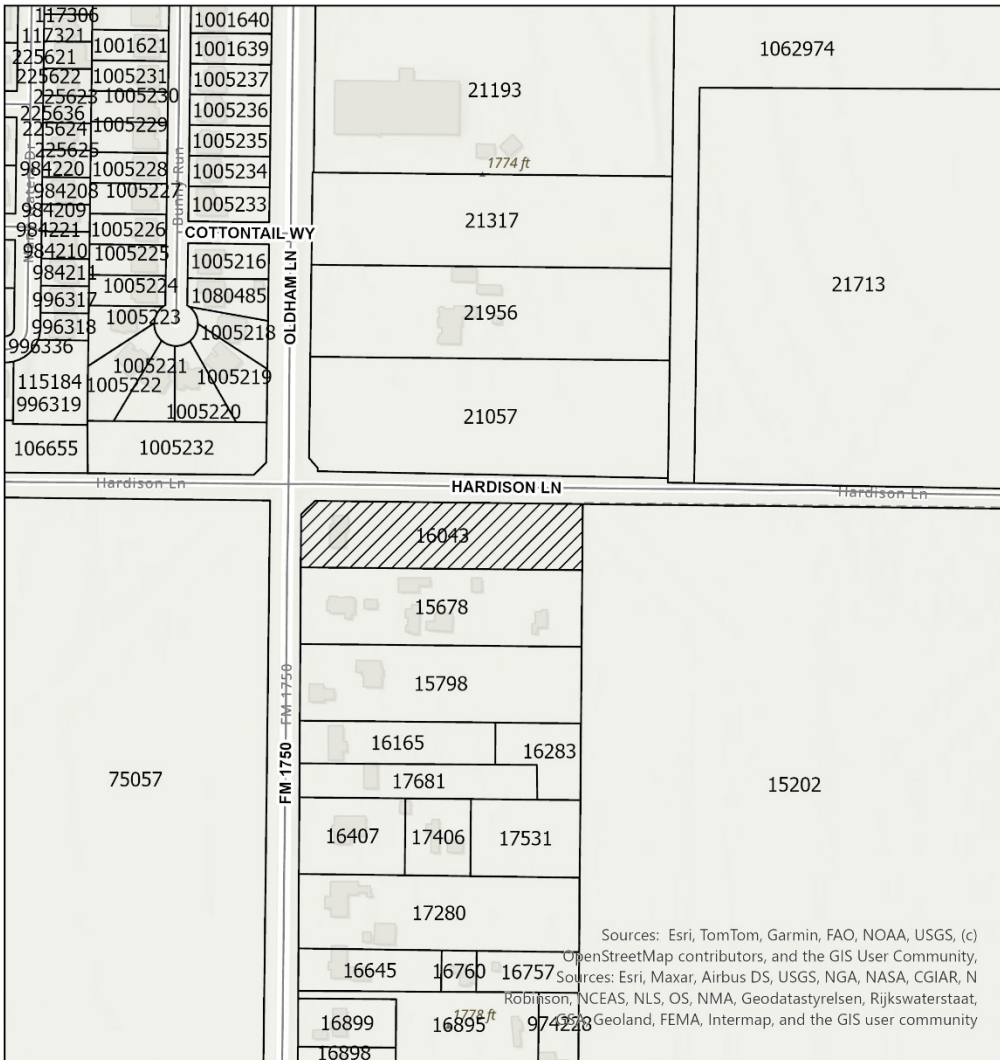
ZONING MAP



- Zoning Districts**
-  CUP-2025-19
 -  AO
 -  RS-6

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, 17280 GSA, Geoland, FEMA, Intermap, and the GIS user community

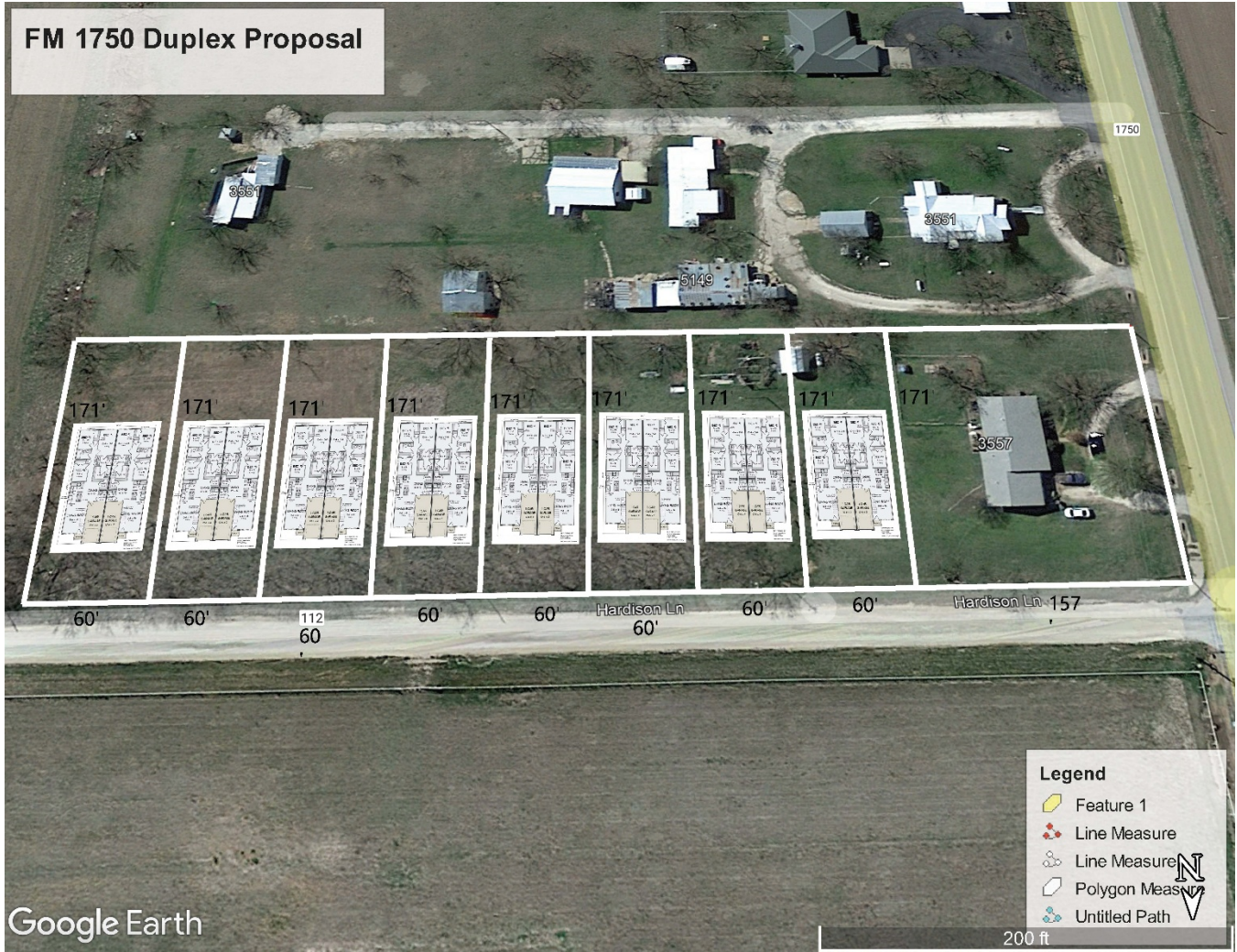
FLOOD MAP



0.09 Miles

- FEMA Flood Zones**
- Floodway
 - 100 Year 1%
 - 500 Year .2%
 - Unstudied A Zone

CONCEPT PLAN





CONDITIONAL USE PERMIT

Case: CUP-2025-19

Agent: Christopher Hart

Owner: Skip Row Properties LLC

Request: A Conditional Use Permit to allow for duplexes within Residential Single-Family (RS-6) zoning.

Location: 3557 FM 1750

Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: December 2, 2025

Council Hearing: December 18, 2025
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AERIAL LOCATION MAP



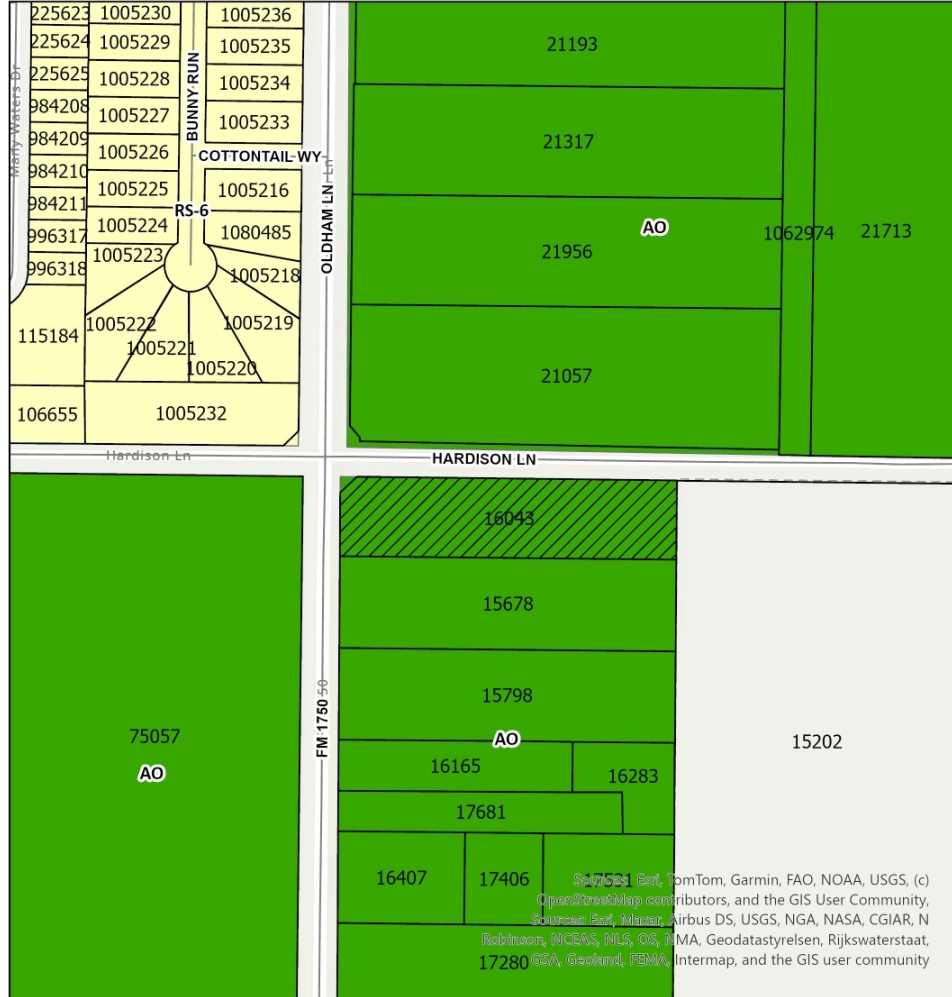
0.07
Miles




 CUP-2025-19





ZONING MAP



-  CUP-2025-19
- Zoning Districts**
-  AO
-  RS-6





USES IN RESIDENTIAL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

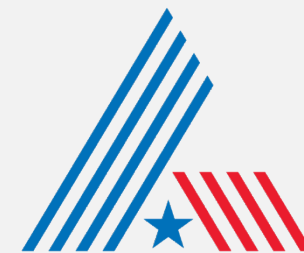
LEGEND

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





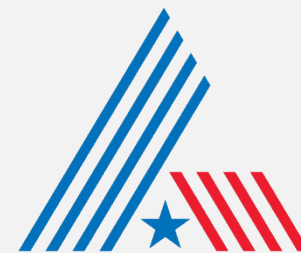
PROPERTY VIEWS



CITY OF
ABILENE
T E X A S



SURROUNDING PROPERTY VIEWS



CITY OF
ABILENE
T E X A S

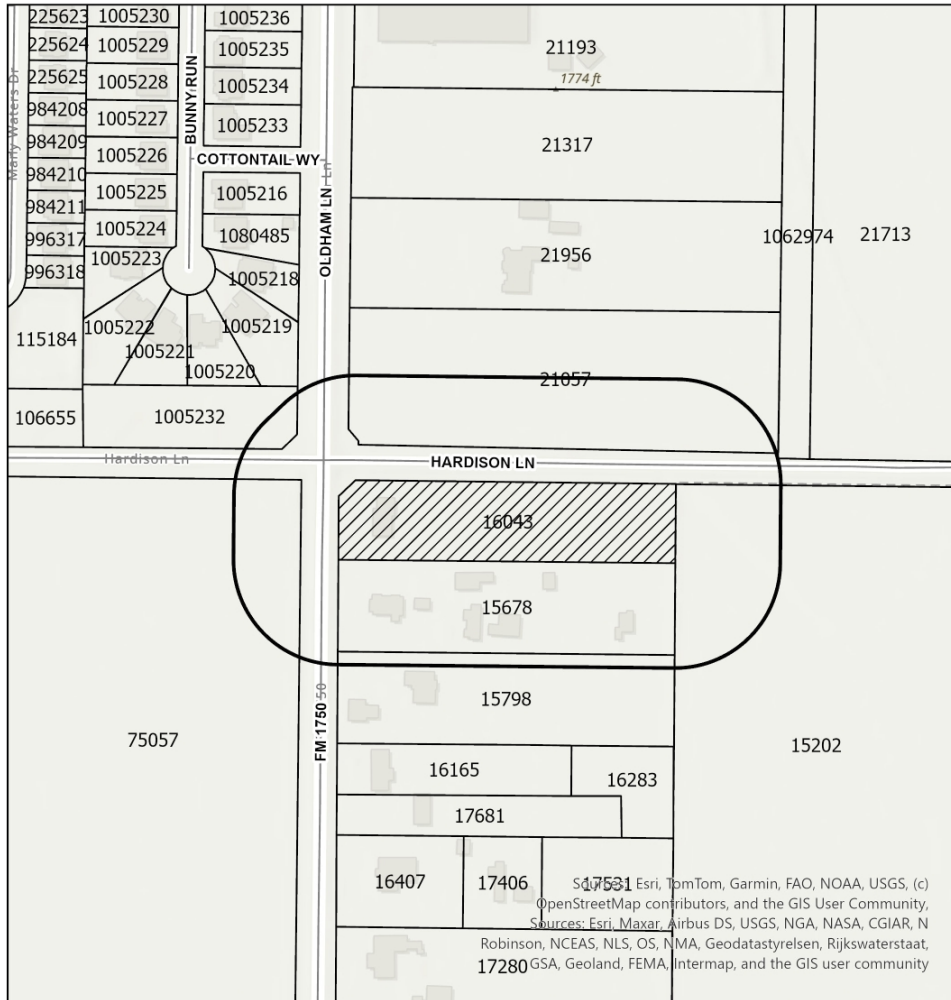


CONCEPT PLAN





NOTIFICATION AREA MAP



- 0 - In Favor- ●
- 0 - Opposed- ●

- CUP-2025-19
- Notification Area



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



FINDINGS AND RECOMMENDATION

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 concept plan.





Questions?



FM 1750 Duplex Proposal

1750

3551

3551

5149

3557



171'

171'

171'

171'

171'

171'

171'

171'

171'

60'

60'

112
60

60'

60'






Hardison Ln
60'

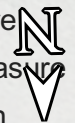
60'

60'

Hardison Ln 157

Legend

-  Feature 1
-  Line Measure
-  Line Measure
-  Polygon Measure
-  Untitled Path





ZONING APPLICATION

Zoning Application Page 1 of 3

Planning

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

Relief Procedures

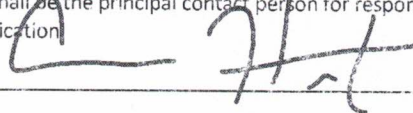
- Petition for Relief
 Proportionality Appeal
 Vested Rights Petition
 Appeal
 Other: _____

Project Name: Skip Row Properties Re-plat
 Address: 3557 FM 1750, Abilene, Tx 79602 Number of Lots: 1 Acreage: 2.4897
 Legal Description: A0999 SUR 7 L A L NW/4, Tract PT1, Acres 2.4897
 Subdivision Name: A0999 Block: _____ Lot: _____
 Current Zoning: AO Proposed Zoning (if applicable): RS-6 with a CUP to allow duplexes

OWNER AND AUTHORIZATION

Owner Name: Skip Row Properties LLC
 Address: PO Box 559
 City, State, Zip: Tye, Tx. 79563 Fax: _____
 Phone: 325-513-0047 Email: skiprowproperties@gmail.com
 Agent Name: Christopher Hart
 Address: 195 Newhouse Dr.
 City, State, Zip: Abilene, Tx. 79606 Fax: _____
 Phone: 325-513-0047 Email: skiprowproperties@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:  Date: 9-24-25

FOR OFFICE USE ONLY

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



ZONING APPLICATION

Zoning Application Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

I would like to build nice new homes and or duplexes to help alleviate some of the current rental property shortage.

Fees

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

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

Fees can be paid online with credit card.



ZONING APPLICATION

Zoning Application Page 3 of 3

Zoning Impact Analysis

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

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

Yes

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

Yes

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

Yes

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

No

Other Required Forms - Disclosure of Interest (See Attached)



ZONING APPLICATION

Owner Authorization and Representative Designation

Property Description

Subdivision: A0999 Total Number of Acres: 2.4897
 Zoning Classification(s): Agriculture Open Total Number of Lots: 1
 Location: 3357 FM 1750, Abilene, Tx 79602

Property Owner Information & Authorization

Name/Company: Skip Row Properties LLC
 Address: PO Box 559
 City: Tye State: Tx Zip Code: 79563
 Phone: 325-513-0047 Email: skiprowproperties@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.

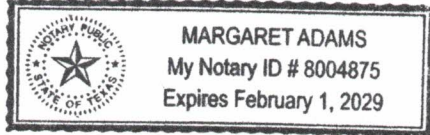
Property Owner's Signature: [Signature] Date: 10-27-25

STATE OF: Texas

COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared Christopher Hart (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 27th day of October, 2025



Margaret Adams
 NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

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



ZONING APPLICATION

Disclosure of Interest

Disclosure Questions

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

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

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

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

N/A

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

N/A

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

Name of Certifying Person (print): Christopher Hart

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: 10-27-25

ZONING CASE

Z-2025-46

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: December 2, 2025
 City Council 1st Reading: December 18, 2025
 City Council 2nd Reading: January 8, 2026

Applicant

Owner: Hit Ventures, LLC

Case Manager

Adam Holland – Planner

Request

Change the zoning of approximately 0.74 acres from Mobile/Manufactured Home (MH) to Multifamily (MF).

Location

Located at 317 Neas Road. Legal description being Lot 1, 2, and 3, Block 9, Section 2, Pleasant Hill Estate Subdivision Replat, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City in 1980. The owner intends to use the property as a multifamily residence.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	ETJ	Residences
East	AO	Vacant/Residential
South	PDD-177	Residential/Duplexes
West	MH	Mobile/Manufactured Home

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

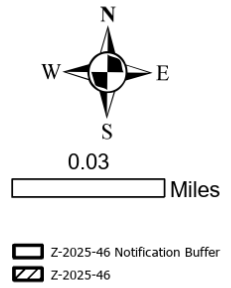
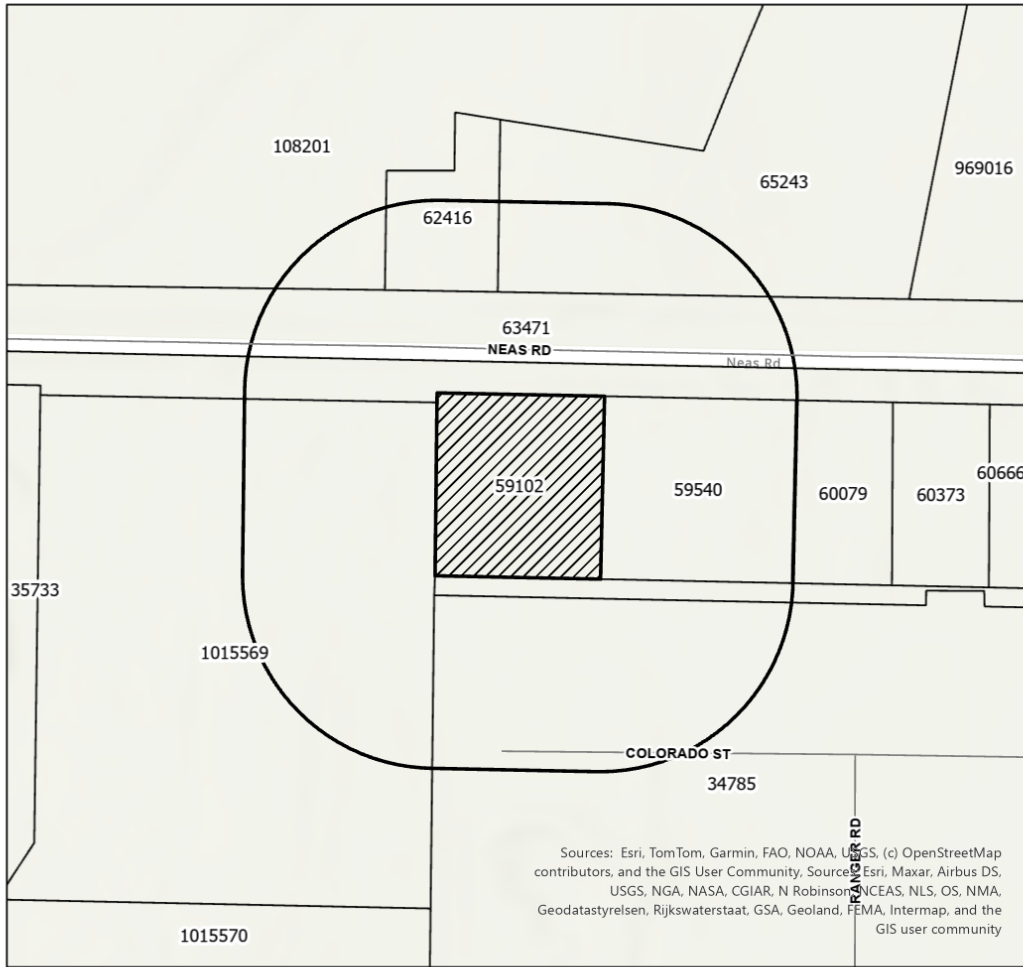
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on November 14, 2025, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER

Legend: O - Opposed, F - In Favor

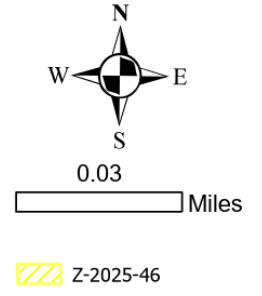
OWNER	PROP_ID	SITUS	RESPONSE
FARMER MARTY	60079	357 NEAS RD	
GASS CLARENCE LEROY III &	59540	349 NEAS RD	
HIT VENTURES LLC	59102	317 NEAS RD	
KOSTIC HOLDINGS LLC	108201		
PEACOCK WILLIAM & MARGARET	65243		
SHERRILL CHARLES M & LISA	1015569	249 NEAS RD	
SHERRILL CHARLES M & LISA	1015569	249 B NEAS RD	
SPYKES ROY DON & NORMA	62416		
WATER CREST RANCH ABILENE LLC	34785	4134 Y CALDWELL RD	

NOTIFICATION MAP

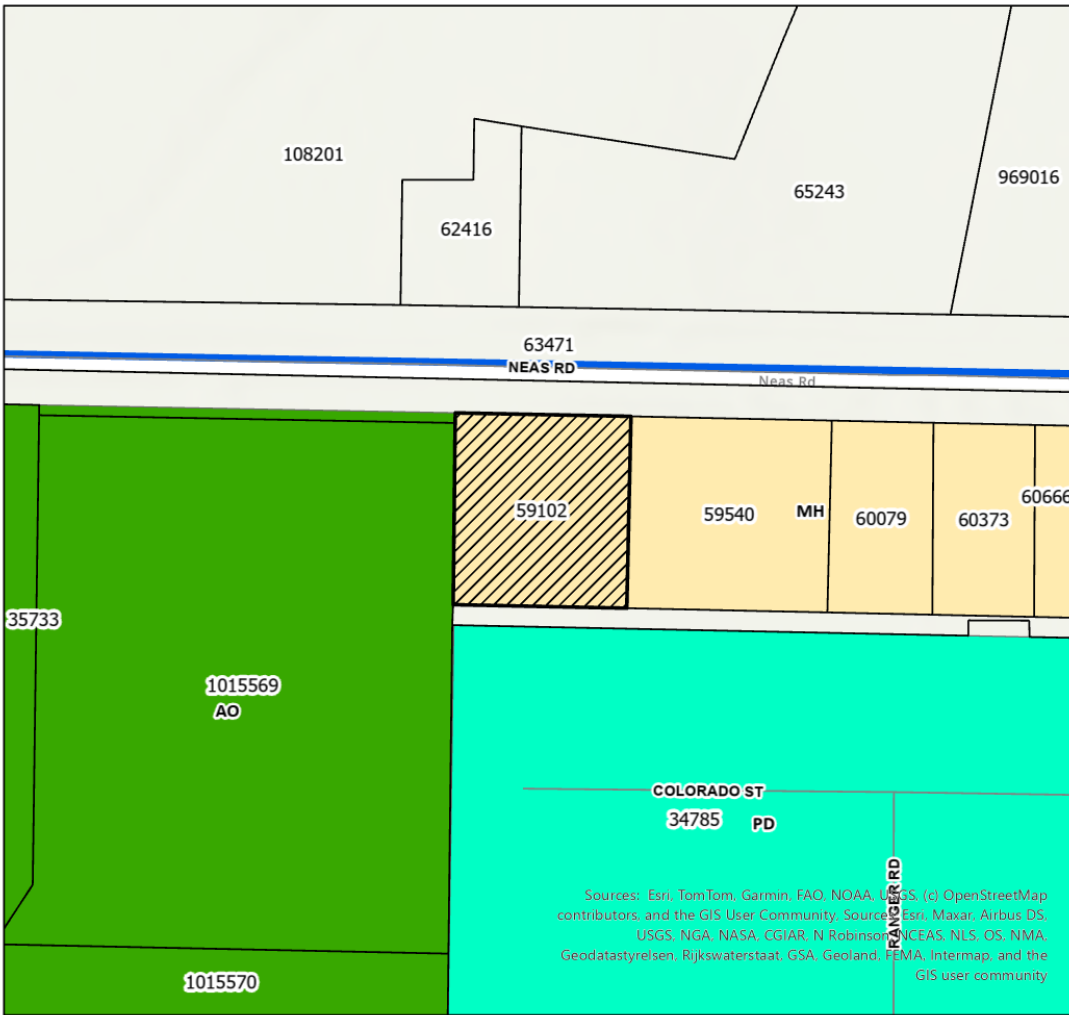


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community


LOCATION MAP



ZONING MAP



0.03 Miles

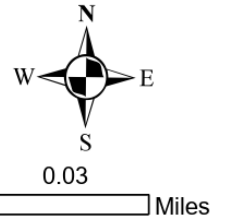
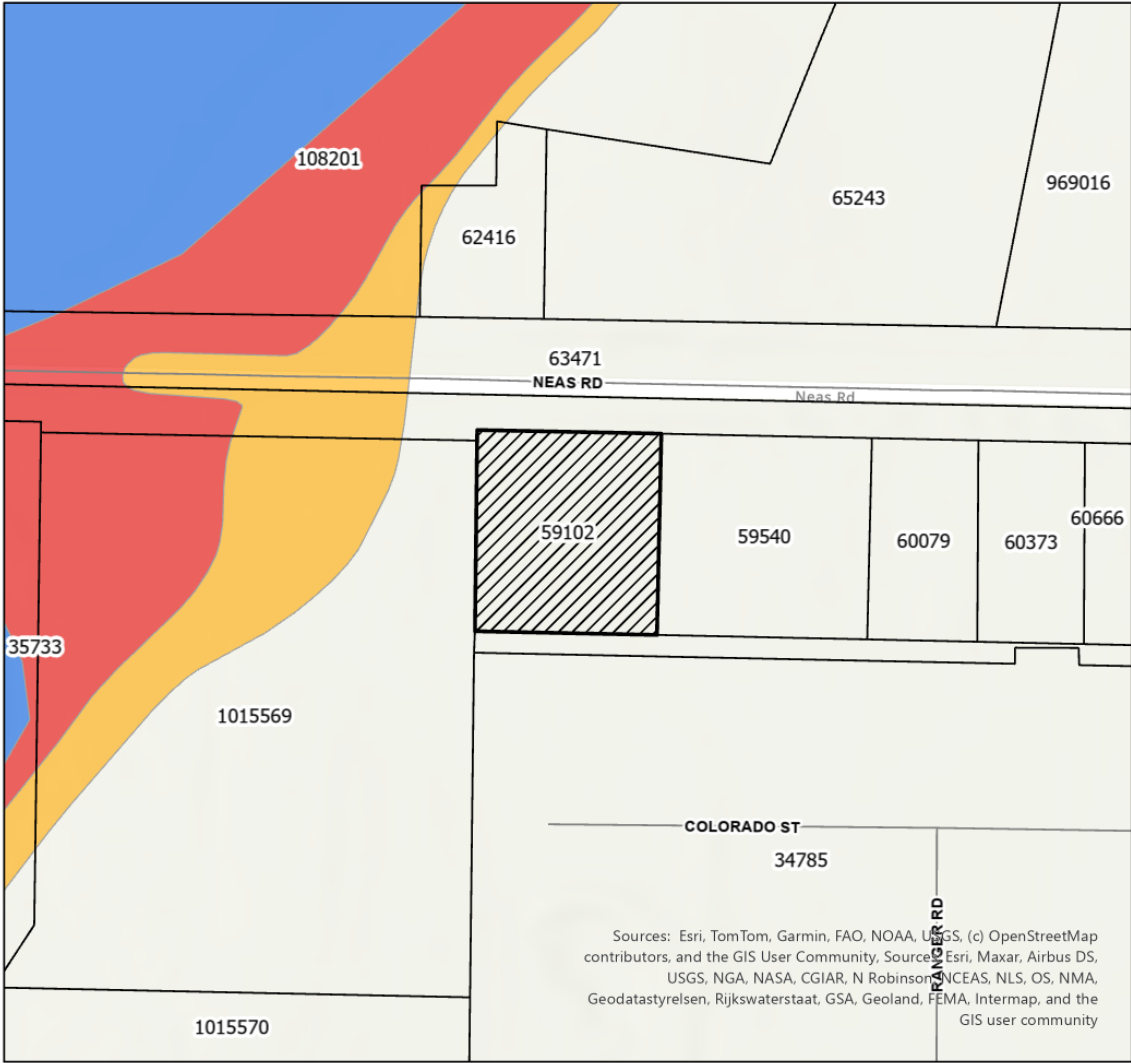
 Z-2025-46

Zoning Districts

-  AO
-  MH
-  PD

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

FLOOD MAP



Z-2025-46

FEMA Flood Zones

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

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



REZONE REQUEST

Case: Z-2025-46

Owner: Hit Ventures, LLC

Request: Change the zoning of approximately 0.74 acres from Mobile/Manufactured Home (MH) to Multifamily (MF)

Location: 317 Neas Road

Notification: 0 in Favor, 0 in Opposition

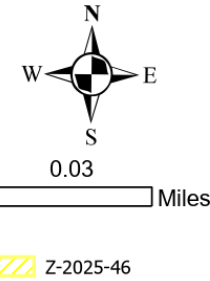
Planning & Zoning: December 2, 2025

Council Hearing: December 18, 2025
January 8, 2026



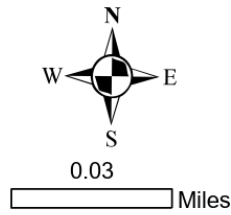
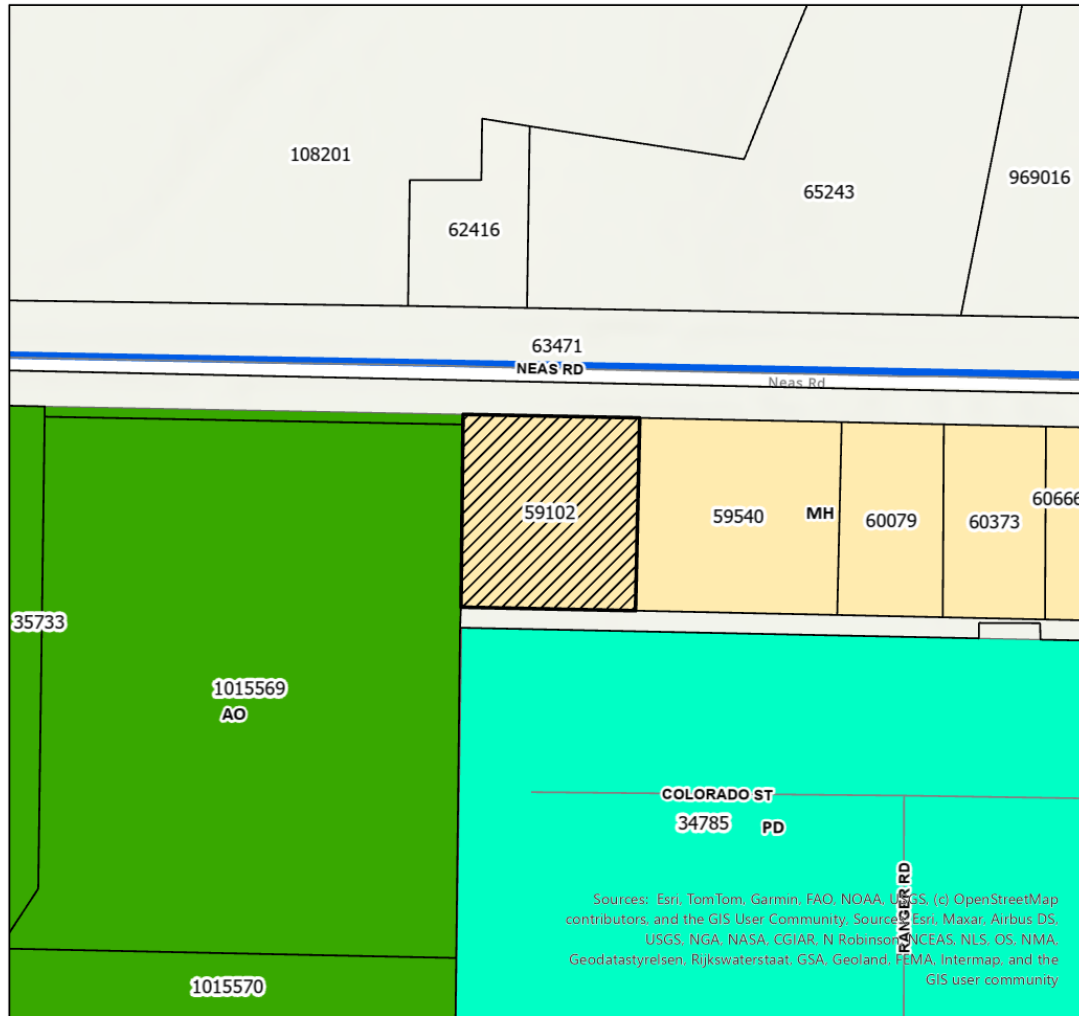






AERIAL LOCATION MAP





ZONING MAP



-  Z-2025-46
- Zoning Districts**
-  AO
 -  MH
 -  PD

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





PROPERTY VIEWS



Subject Property



Subject Property



North Neighboring Properties



North Neighboring Property



East Neighboring Property





USES IN MOBILE HOME ZONING

RESIDENTIAL USES:

- P Dwelling – Industrialized Housing Unit
- P Dwelling – Manufactured Home (HUD-Code)
- P Dwelling – Mobile Home
- P Dwelling – Single-Family Detached

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P/C Day Care Operation – Home-Based
- TP Field Office or Construction Office (temporary)
- P Garage Sale
- P Home Occupation
- C Mobile Home (temporary security residence)
- C Mobile Home or Temporary Building (Office for sales and service)
- 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
- P Recreation – Outdoors (passive)
- C Recreation – Outdoors (active)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- P Fire/Police Station
- C Homeless/Emergency Shelter

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility
- P Petroleum or Gas Well*
- P Urban Garden

LEGEND

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





USES IN MULTI-FAMILY ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

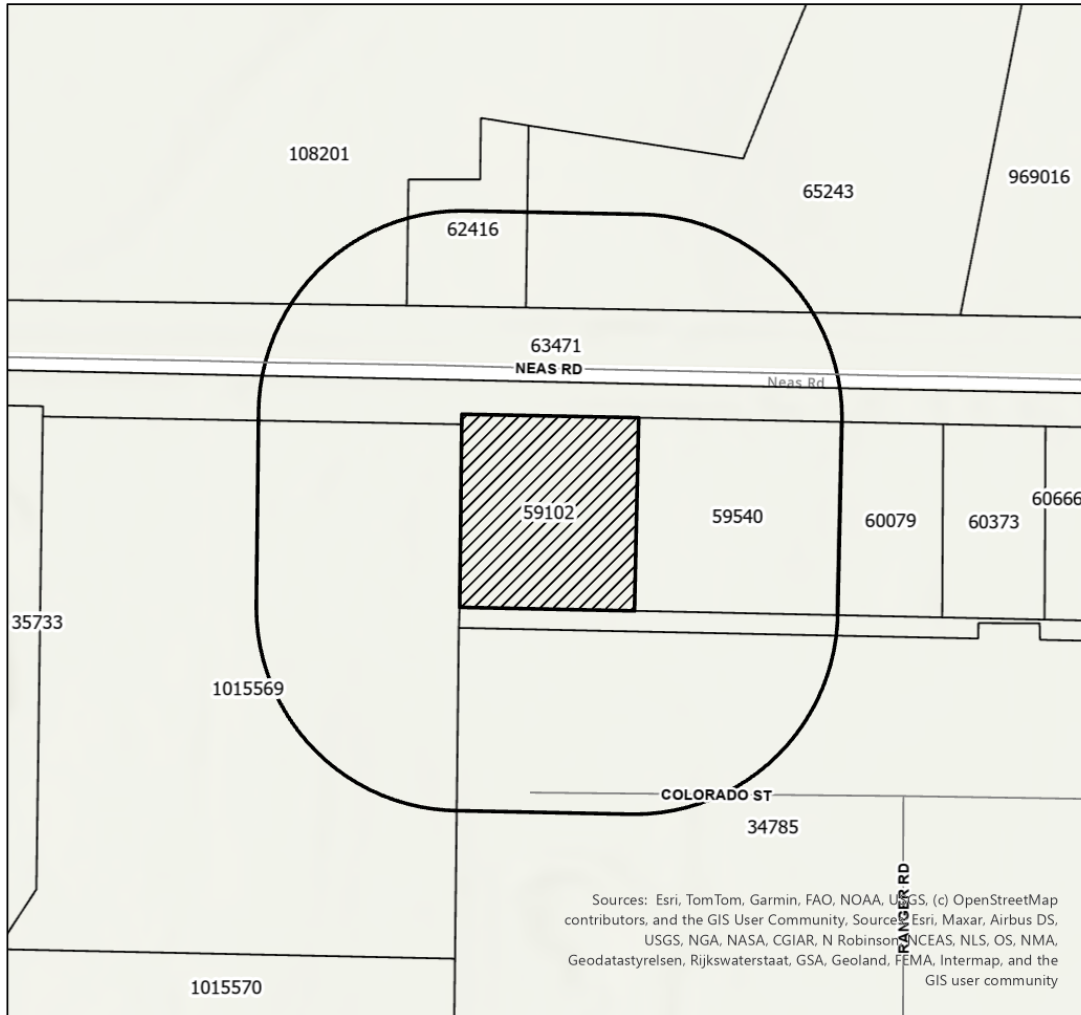
LEGEND

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- 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



0.03

Miles

- Z-2025-46 Notification Buffer
- Z-2025-46

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





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **Approval**





Questions?





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: N/A
 Address: 317 Neas Rd Abilene, TX 79601 Number of Lots: 1 Acreage: .74
 Legal Description: Pleasant Hill Estate Sec 2, Block 9, Lot 1-2-3 replat
 Subdivision Name: _____ Block: 9 Lot: 1-2-3
 Current Zoning: MH Proposed Zoning (if applicable): MF

OWNER AND AUTHORIZATION

Owner Name: Hit Ventures, LLC
 Address: P.O. Box 6006
 City, State, Zip: Abilene, TX, 79601 Fax: _____
 Phone: 325-829-5160 Email: harleyburnett@gmail.com
 Agent Name: _____
 Address: _____
 City, State, Zip: _____ Fax: _____
 Phone: _____ Email: _____

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

Signature of Owner: Harley Burnett 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

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

Reason for Zoning Change

I am requesting a zone change in order to develop a duplex or quadruplex on the property.

Fees

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

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

Fees can be paid online with credit card.



ZONING APPLICATION

Zoning Application Page 3 of 3

Zoning Impact Analysis

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

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

Yes. The proposed change from mobile home zoning to multi-family zoning is consistent with the City of Abilene's Comprehensive Plan and Future Land use Map. The area is designated for residential growth, Multi-family housing supports diverse housing opportunities.

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, Multi-family Zoning permits the intended residential use, including duplex or quadplex housing. This is appropriate for the area since it is surrounded by other residential properties, and the standards of the zoning district are compatible with the existing neighborhood.

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?

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: _____ Total Number of Acres: .74
 Zoning Classification(s): MH Total Number of Lots: 1
 Location: 317 Neas Rd, Abilene, TX 79601

Property Owner Information & Authorization

Name/Company: Hit Ventures, LLC
 Address: P.O. Box 6006
 City: Abilene State: TX Zip Code: 79608
 Phone: 325-829-5160 Email: harleyburnett@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: Harley Burnett Date: 9-29-2025

STATE OF: Texas

COUNTY OF: Taylor

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

SUBSCRIBED AND SWORN TO before me, this the 29th day of September, 2025



Cynthia Allison
 NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

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



ZONING APPLICATION

Disclosure of Interest

Disclosure Questions

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

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

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

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

N/A

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

N/A

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

Name of Certifying Person (print): Harley Burnett

Property Owner Project Representative

Signature of Certifying Person: Harley Burnett

*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: Harley Burnett

DATE: 9-29-2025

ZONING CASE: Z-2025-47 STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: December 2, 2025
 City Council 1st Read: December 4, 2025
 City Council 2nd Read: December 18, 2025

Applicant

Owner: Lancium
 Agent: eHT

Case Manager

Adam Holland– Planner

Request

Amend the terms and conditions of Planned Development District 181.

Location

Located at 617 F.M. 2404 and the 5500-5600 blocks of spinks Rd.

Background

The owner of this property would like to amend the terms of Planned Development District 181 to include additional parcels south of the existing planned development and to provide a buffer around the new boundary.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	ETJ	Residential/Agricultural/Industrial
East	MH/PD	Residential/Non-profit
South	AO	Residential/Agricultural
West	ETJ	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.

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- Application
- PowerPoint
- Zoning Exhibit
- Buffer Exhibit

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on November 14, 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
2G 4D LEGACY LP	43217	142 CR 660	
AEP TEXAS NORTH COMPANY	973980		
AGUIRRE CARLOS & SILVIA ET AL	1063563	335 MEADOW VALLEY RD	
AGUIRRE CARLOS & SILVIA ET AL	1063564	295 MEADOW VALLEY RD	
BACKPORCH HOLDINGS LLC	37589	3352 N CLACK ST	
BAUCUM CHARLES	36763	5613 SPINKS RD	
BUNKLEY GARRY TRUST	47962		
BUNKLEY GARRY TRUST	200036		
CARRANZA GERMAN	36835	2950 SHIRLEY RD	
CATON JOSEPH M & MELISSA L	1079643	227 MEADOW VALLEY RD	
CLEM JAMES L JR & APRIL	1011284	5440 SPINKS RD	
CLIFFORD CARLA	1003700	2950 A SHIRLEY RD	
CORTEZ BONNIE	37530	5432 SPINKS RD	
COWART RICHARD	1003699	2950 B SHIRLEY RD	
CYCHOSZ DENISE M & JOSEPH J	70117	237 LOMA VISTA	
CYCHOSZ JOSEPH & DENISE M	36636		
DANIEL L PAUL & LAQUITA	47598	485 A FM 2404	
DAVIS CHERYL ANN	36494		
DISABILITY RESOURCES INC	98495	3257 VARNER LN	
DONAGHEY CALVIN WAYNE &	43336		
EARLY ROBERT & PAMELA	1095328	921 FM 2404	
GARCIA SALVADOR III & OMAIRA	47475		
GILES KEVANTE J & BRANCH W OLIVIA &	1063326	367 MEADOW VALLEY RD	
HALL CHRISTIE MADISON	16028		
HALL CHRISTIE MADISON	16027	5201 SHIRLEY RD	
HANTMAN JOSEPH M REV TRUST	15426		
HANTMAN JOSEPH M REV TRUST	36826		

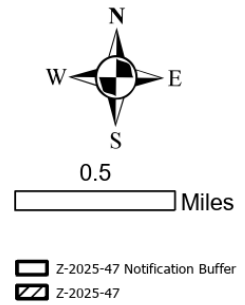
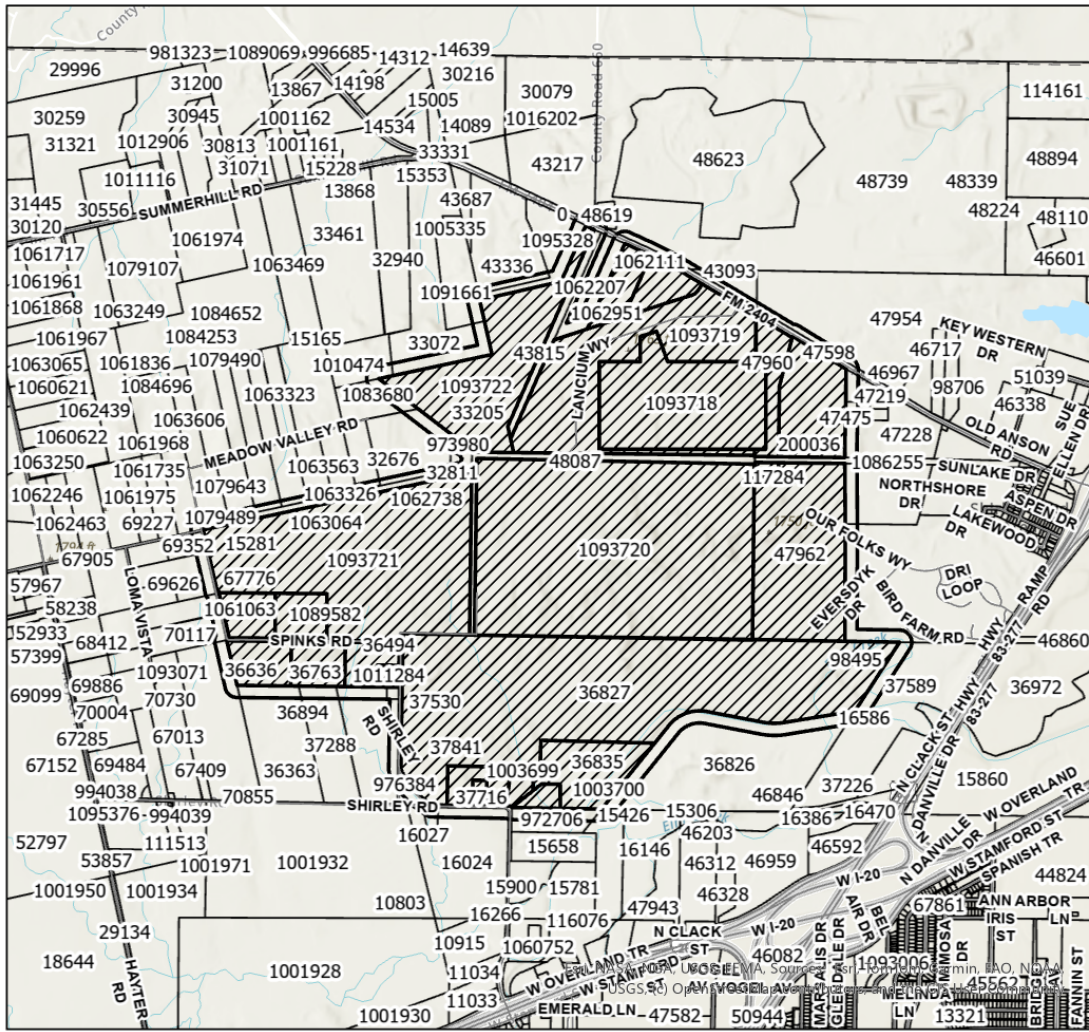
KENNEDY REVOCABLE TRUST	67776		
LANCIUM ABILENE LLC	117284		
MACIAS JOSE LUIS & PATRICIA A	1079489	197 MEADOW VALLEY RD	
MACIAS JOSE LUIS & PATRICIA A	1079489	145 MEADOW VALLEY RD	
MELCHOR POMPILIO &	1062738	393 MEADOW VALLEY RD	
MENDLER FRED & ARLENE	69755	133 LOMA VISTA	
MENDLER FREDERICK W &	69352	6049 SPINKS RD	
MORRIS MARY K WHORTON	48327		
MORRIS MARY K WHORTON	47228		
OLD ANSON RESOURCES LLC	1062207	815 FM 2404	
PINE STREET SALVAGE	43093		
PINE STREET SALVAGE	48619		
PINE STREET SALVAGE	48739	150 Y CR 660	
PINE STREET SALVAGE CO	47954		
POOBALAN MOLLY	37716	5150 SHIRLEY RD	
POOBALAN MOLLY	37841		
QUINN KEITH PATRICK	1091661		
RICHARDSON FRANK R	37288	5802 SHIRLEY RD	
RICHARDSON FRANK RAY	70855		
RICHARDSON FRANK RAY	36894		
RICHARDSON FRANK RAY	36363	5816 SHIRLEY RD	
SMITH JUSTIN DARREL &	36827	5501 SPINKS RD	
SMITH JUSTIN DARREL &	976384		
SMITH STEPHANIE	1063064	265 MEADOW VALLEY RD	
TOWELL RUSTY S & AMY G	972706	2910 SHIRLEY RD	
TUCHER CRISTOFOR L & JONNA B	1010474		
TUCHER JOHN M & MARY JANE	33072	5705 SUMMERHILL RD	
VERGENZ LESVIA	16024		
WEST TEXAS UTILITIES CO	43815		
ZUFFELATO GLEN	1061731	5992 SPINKS RD	

PROPERTY ID

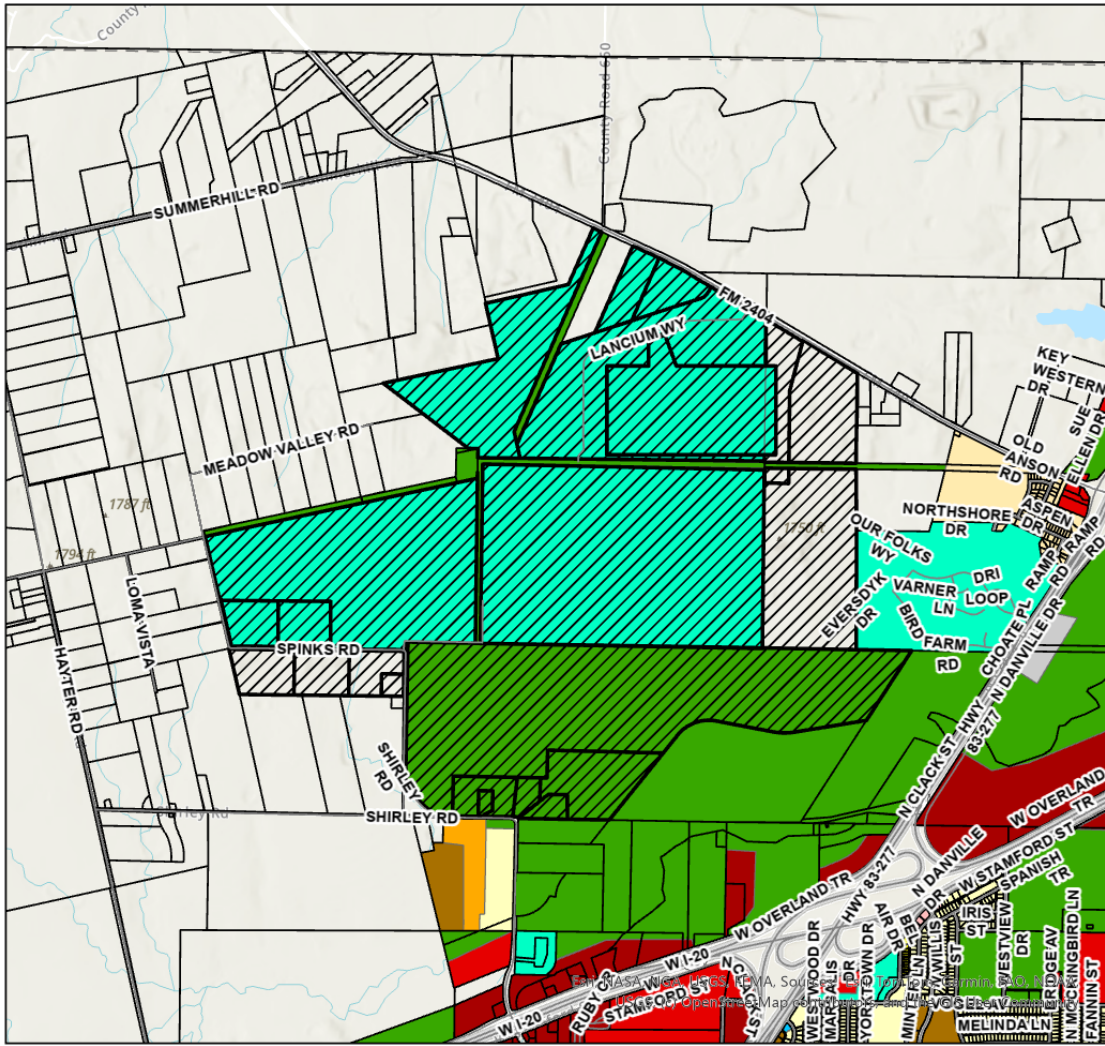
OWNER	PROP_ID	SITUS	RESPONSE
HANTMAN JOSEPH M REV TRUST	15426		
VERGENZ LESVIA	16024		
HALL CHRISTIE MADISON	16027	5201 SHIRLEY RD	
HALL CHRISTIE MADISON	16028		
TUCHER JOHN M & MARY JANE	33072	5705 SUMMERHILL RD	
RICHARDSON FRANK RAY	36363	5816 SHIRLEY RD	
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CYCHOSZ JOSEPH & DENISE M	36636		
BAUCUM CHARLES	36763	5613 SPINKS RD	
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RICHARDSON FRANK RAY	36894		
RICHARDSON FRANK R	37288	5802 SHIRLEY RD	
CORTEZ BONNIE	37530	5432 SPINKS RD	
BACKPORCH HOLDINGS LLC	37589	3352 N CLACK ST	
POOBALAN MOLLY	37716	5150 SHIRLEY RD	
POOBALAN MOLLY	37841		

PINE STREET SALVAGE	43093		
2G 4D LEGACY LP	43217	142 CR 660	
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WEST TEXAS UTILITIES CO	43815		
MORRIS MARY K WHORTON	47228		
GARCIA SALVADOR III & OMAIRA	47475		
DANIEL L PAUL & LAQUITA	47598	485 A FM 2404	
PINE STREET SALVAGE CO	47954		
BUNKLEY GARRY TRUST	47962		
MORRIS MARY K WHORTON	48327		
PINE STREET SALVAGE	48619		
PINE STREET SALVAGE	48739	150 Y CR 660	
KENNEDY REVOCABLE TRUST	67776		
MENDLER FREDERICK W &	69352	6049 SPINKS RD	
MENDLER FRED & ARLENE	69755	133 LOMA VISTA	
CYCHOSZ DENISE M & JOSEPH J	70117	237 LOMA VISTA	
RICHARDSON FRANK RAY	70855		
DISABILITY RESOURCES INC	98495	3257 VARNER LN	
LANCIUM ABILENE LLC	117284		
BUNKLEY GARRY TRUST	200036		
TOWELL RUSTY S & AMY G	972706	2910 SHIRLEY RD	
AEP TEXAS NORTH COMPANY	973980		
SMITH JUSTIN DARREL &	976384		
COWART RICHARD	1003699	2950 B SHIRLEY RD	
CLIFFORD CARLA	1003700	2950 A SHIRLEY RD	
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MACIAS JOSE LUIS & PATRICIA A	1079489	197 MEADOW VALLEY RD	
MACIAS JOSE LUIS & PATRICIA A	1079489	145 MEADOW VALLEY RD	
CATON JOSEPH M & MELISSA L	1079643	227 MEADOW VALLEY RD	
QUINN KEITH PATRICK	1091661		
EARLY ROBERT & PAMELA	1095328	921 FM 2404	

NOTIFICATION MAP




ZONING MAP















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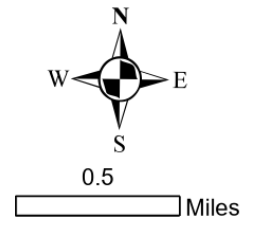
Miles

 Z-2025-47

Zoning Districts

-  AO
-  GC
-  HC
-  LI
-  MD
-  MF
-  MH
-  NR
-  O
-  PD
-  PH
-  RS-6

FLOODPLAIN MAP



- Z-2025-47
- FEMA Flood Zones**
- Floodway
- 100 Year 1%
- 500 Year .2%
- Unstudied A Zone

EXHIBIT A



Request: Consolidate and update Planned Development 181 (PDD-181), originally created by City Ordinance No. 25-2023 to include previously approved Ordinance Amendments and rezone three newly acquired parcels as shown and described in Exhibits E and F from Agricultural Open Space (AO) district to the Planned Development District 181 (PDD-181). The properties shaded blue in the below map (Exhibit A) comprises the full extent of PDD-181. Properties shaded in green on the map are not part of PDD-181 and will continue to be zoned Agricultural Open Space (AO).

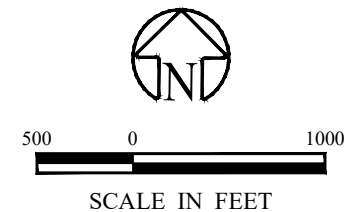
Location: 5502 Spinks Road, generally described as:

314.48 acres out of Section 53 and 54, Block 16, T.&P. RR. Company Surveys, Taylor County, Texas; and 269.36 acres out of Section 55, Block 16, T & P RR. Company Surveys, Taylor County, Texas; and 474.57 acres out of Sections 23 and 24, W. W. Sills Survey, Taylor County, Texas; and 368.9 acres out of the Robert Turner Survey No. 25, Taylor County, Texas.

Exhibit A (Map): Refer to Next Page.

LEGEND

-  AGRICULTURAL OPEN (AO)
-  PDD-181



Project/Phase Development/2024/Project 9886 - Laramie Master Service Agreement/WP12 - Administration, Licensing, and Planning/01 - CAD/6. BDD/ EXHIBIT A & B/SPINKS RD - EXHIBIT A.dwg









Enprotec | Hibbs & Todd
402 Cedar Street • Abilene, Texas 79601 • T: (325) 698-5550 • F: (325) 690-3240 • www.eht.com
PE Firm Registration No. 1151 • PG Firm Registration No. 50103 • RPLS Firm Registration No. 10011900



**PLANNED DEVELOPMENT DISTRICT-181
EXHIBIT A**

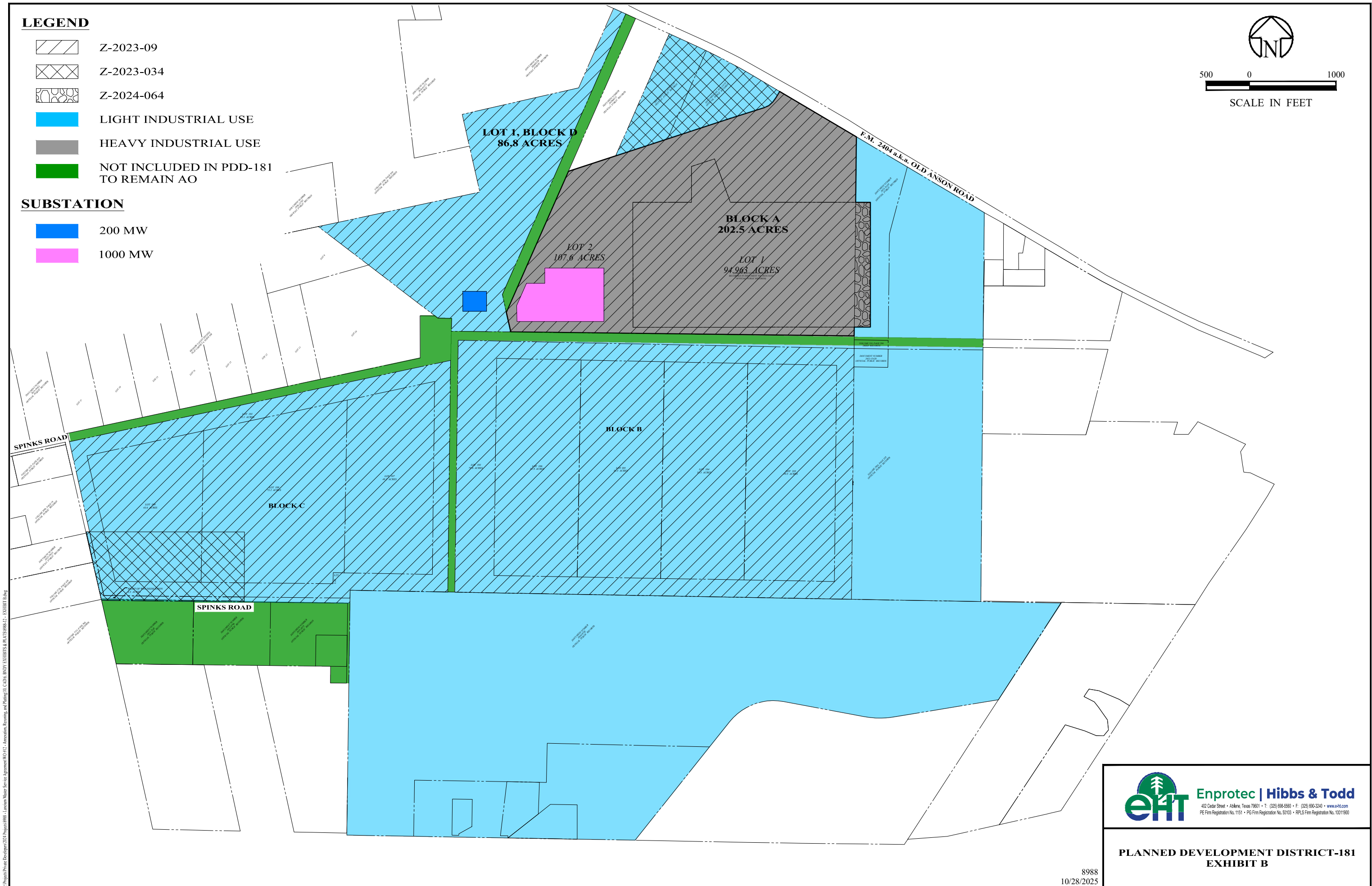
8988
10/28/2025

LEGEND

-  Z-2023-09
-  Z-2023-034
-  Z-2024-064
-  LIGHT INDUSTRIAL USE
-  HEAVY INDUSTRIAL USE
-  NOT INCLUDED IN PDD-181 TO REMAIN AO

SUBSTATION

-  200 MW
-  1000 MW



P:\Projects\Hibbs & Todd\2024\Projects\8988 - Laramie Master Service Agreement\WP12 - Administration, Licensing, and Planning\10. CAD\6. BDD\1. EXHIBIT B & PLANS\8988-12 - EXHIBIT B.dwg
 10/28/2025 10:58:10 AM



**PLANNED DEVELOPMENT DISTRICT-181
EXHIBIT B**

8988
10/28/2025

EXHIBIT C

Proposed Base Zoning District, Land Uses, and Development Standards

1. PDD-181 shall be developed in accordance with the Concept Plan (**Exhibit B**).
2. The base zoning district of PDD-181 shall be Light Industrial (LI).
3. The following Light Industrial uses shall be permitted by right at any location in PDD-181:
 - a. Data Center: High Performance Computing;
 - b. Data Center: Bitcoin Mining;
 - c. Operation and Maintenance Facilities;
 - d. Electric Vehicle Charging Station;
 - e. Solar Panel Array (green energy production);
 - f. Corporate Park (light industrial/office);
 - g. Warehousing;
 - h. Cold Storage;
 - i. Light Manufacturing;
 - j. Electric Substation; and
 - k. Corporate Headquarters (office).
4. The following Heavy Industrial (HI) uses shall be permitted by right on Lot 1 and Lot 2, Block A (202.5-Acres):
 - a. Green Ammonia Production, Storage, and Loading Terminal;
 - b. Direct Air Capture (CO², carbon dioxide); and
 - c. Hydrogen Production, Storage, Loading Terminal.
5. The land area that comprises Lot 1 and Lot 2, Block A (202.5-Acres) shall be the area highlighted in grey as shown in **Exhibit B**.
6. The 200-foot buffer designated on **Exhibit D** shall be maintained as open space, with all existing vegetation being maintained. Additional landscaping may also be installed as necessary.
7. The land area that comprises the 200-foot buffer area shall be the area as shown in **Exhibit D**.
8. PDD-181 shall subject to all of the development standards that pertain to the LI zoning district.

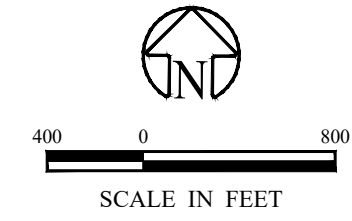
EASEMENT INDICATED BY

1. WEST TEXAS UTILITIES COMPANY EASEMENT VOLUME 827, PAGE 87 DEED RECORDS
2. 20 FOOT WIDE UTILITY EASEMENT AND ROW FIBERLIGHT INSTRUMENT NUMBER 2023-07908 OFFICIAL PUBLIC RECORDS
3. WEST TEXAS UTILITIES COMPANY ELECTRIC EASEMENT (NO WIDTH GIVEN) VOLUME 565, PAGE 557 DEED RECORDS
4. 50' UTILITY EASEMENT
5. 50' ONEOK PIPELINE EASEMENT
6. APPROXIMATE LOCATION OF 16.5' A.T.&T. EASEMENT VOLUME 344, PAGE 176 DEED RECORDS
7. TXOK INVESTMENTS LLC 70' ACCESS AND UTILITY EASEMENT DOCUMENT NUMBER 2021-15812 OFFICIAL PUBLIC RECORDS
8. WEST TEXAS UTILITIES COMPANY EASEMENT VOLUME 563, PAGE 288 DEED RECORDS
9. TXOK INVESTMENTS LLC 70' ACCESS AND UTILITY EASEMENT DOCUMENT NUMBER 2021-15812 DEED RECORDS TAYLOR ELECTRIC COOPERATIVE INC. ELECTRIC EASEMENT (NO WIDTH GIVEN) VOLUME 567, PAGE 301 DEED RECORDS
10. TAYLOR ELECTRIC COOPERATIVE INC. ELECTRIC EASEMENT (NO WIDTH GIVEN) VOLUME 567, PAGE 301 DEED RECORDS
11. 45' ACCESS EASEMENT
12. WEST TEXAS UTILITIES COMPANY 50' ELECTRIC EASEMENT VOLUME 872, PAGE 58 DEED RECORDS
13. LONE STAR GAS COMPANY EASEMENT (NO WIDTH GIVEN) VOLUME 468, PAGE 130 DEED RECORDS
14. 50' UTILITY EASEMENT DOCUMENT NUMBER 2021-25949 OFFICIAL PUBLIC RECORDS
15. WEST TEXAS UTILITIES COMPANY 125' ELECTRIC EASEMENT VOLUME 1211, PAGE 773 DEED RECORDS
16. 16.5' A.T.&T. EASEMENT VOLUME 341, PAGE 465 DEED RECORDS
17. 20' UTILITY EASEMENT DOCUMENT NUMBER 2020-3218 OFFICIAL PUBLIC RECORDS
18. WEST TEXAS UTILITIES COMPANY ELECTRIC EASEMENT (NO WIDTH GIVEN) VOLUME 563, PAGE 246 DEED RECORDS
19. VOLUME 546, PAGE 517 OFFICIAL PUBLIC RECORDS
20. VOLUME 511, PAGE 371 FIRST TRACT OFFICIAL PUBLIC RECORDS
21. VOLUME 511, PAGE 371 SECOND TRACT OFFICIAL PUBLIC RECORDS
22. VOLUME 3072, PAGE 223 OFFICIAL PUBLIC RECORDS
23. VOLUME 826, PAGE 1 OFFICIAL PUBLIC RECORDS
24. HAWLEY WATER SUPPLY CORPORATION 16' WATERLINE EASEMENT VOLUME 815, PAGE 414 DEED RECORDS
25. VOLUME 826, PAGE 8 OFFICIAL PUBLIC RECORDS

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	756.26'	S0° 37' 26"W
L2	169.78'	N89° 59' 25"E
L3	1444.47'	S0° 00' 35"E
L4	185.75'	S89° 59' 25"W
L5	100.86'	S0° 37' 26"W
L6	3973.87'	N89° 20' 20"W
L7	233.19'	N12° 27' 55"W
L8	1960.21'	N71° 52' 34"E
L9	420.97'	N72° 35' 24"E
L10	57.15'	N65° 39' 35"E
L11	60.19'	N48° 31' 01"E
L12	68.08'	N36° 49' 01"E
L13	80.74'	N30° 02' 15"E
L14	1032.73'	S59° 22' 51"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L15	444.89'	S12° 27' 55"E
L16	687.83'	N89° 20' 20"W
L17	148.17'	N1° 46' 25"E
L18	158.79'	N88° 55' 50"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	414.28'	N0° 00' 35"W
L20	281.24'	N71° 52' 10"E
L21	534.35'	S20° 07' 37"E



LINE TABLE		
LINE #	LENGTH	DIRECTION
L22	91.20'	S1° 07' 21"W
L23	47.04'	S0° 00' 24"W
L24	37.33'	S89° 06' 46"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L25	126.46'	N88° 56' 56"W
L26	128.09'	S1° 07' 21"W

LEGEND

- MONUMENTS AS DESCRIBED IN FIELD NOTES
- SUBDIVISION BOUNDARY
- ADJACENT BOUNDARY LINES
- EASEMENT LINES
- SECTION LINE
- BUFFER ZONE

EXHIBIT D - 200-FOOT BUFFER ZONE

LEGEND

 BUFFER ZONE



500 0 1000
SCALE IN FEET



**PLANNED DEVELOPMENT DISTRICT-181
EXHIBIT D**

8988
11/06/2025



ZONING APPLICATION

Zoning Application Page 1 of 3

Planning

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

Relief Procedures

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

Project Name: Lancium Abilene, LLC

Address: 5502 Sprinks Road, Abilene, Texas Number of Lots: _____ Acreage: _____

Legal Description: Refer to attached exhibits

Subdivision Name: Lancium Subdivision Block: _____ Lot: Refer to attached exhibits

Current Zoning: Un-zoned / Agriculture Open Space (AO) Proposed Zoning (if applicable): PDD-181

OWNER AND AUTHORIZATION

Owner Name: Lancium Abilene, LLC

Address: 9002 Six Pines Drive, Suite 134

City, State, Zip: Shenandoah, Texas 77380 Fax: _____

Phone: 832-407-2288 Email: espen.johansen@lancium.com

Agent Name: enprotec / Hibbs & Todd, Inc. (BJ Prichard)

Address: 402 Cedar Street

City, State, Zip: Abilene, Texas 79601 Fax: 325-691-3240

Phone: 325-698-5560 Email: bj.prichard@e-ht.com

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

Signature of Owner: _____ Date: _____

FOR OFFICE USE ONLY

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



ZONING APPLICATION

Zoning Application Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

Amend PDD-181 to incorporate recently acquired parcels of land and consolidate PDD-181 and previously approved amendments into one single document.

Fees

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

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

Fees can be paid online with credit card.



ZONING APPLICATION

Zoning Application Page 3 of 3

Zoning Impact Analysis

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

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

Yes. The proposed amendment is consistent with the current provisions of PDD-181.

- 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. The proposed amendment is consistent with the current provisions of PDD-181.

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

Yes. The proposed amendment is consistent with the current provisions of PDD-181.

- 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: Lancium Subdivision Total Number of Acres: 578.88
 Zoning Classification(s): PDD-181 / Agriculture Open Space (AO) Total Number of Lots: 3 Parcels
 Location: 5502 Sprinks Road, Abilene, Texas

Property Owner Information & Authorization

Name/Company: Lancium Abilene, LLC
 Address: 9002 Six Pines Drive, Suite 134
 City: Shenandoah State: Texas Zip Code: 77380
 Phone: 325-698-5560 Email: bj.prichard@e-ht.com

Project Representation (check one):

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

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

Property Owner's Signature: _____ Date: _____

STATE OF: _____

COUNTY OF: _____

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

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

 NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: BJ Prichard, PE Company: Enprotec / Hibbs & Todd, Inc (eHT)
 Address: 402 Cedar Street City: Abilene State: Texas
 Zip Code: 79601 Number: 325-725-1369 Email: bj.prichard@e-ht.com



ZONING APPLICATION

Disclosure of Interest

Disclosure Questions

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

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

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

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

N/A

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

N/A

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

Name of Certifying Person (print): _____

Property Owner Project Representative

Signature of Certifying Person: _____

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

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



ZONING APPLICATION

Recommendations

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

PUBLIC NOTIFICATION

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

PLEASE READ BEFORE SIGNING

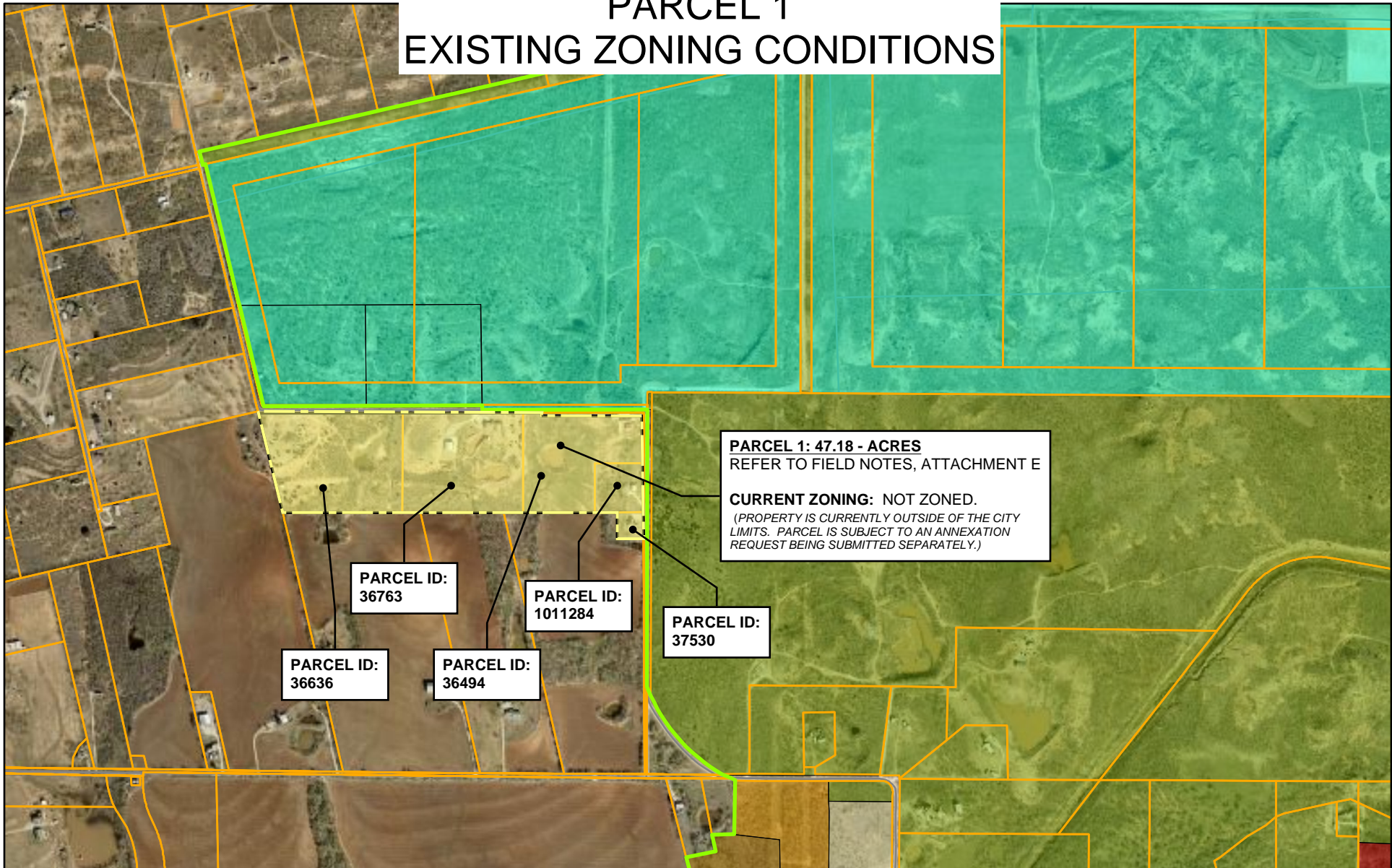
The undersigned has read the above application and hereby certifies that the information contained therein is complete, true and correct; and does hereby request that said application be submitted to the Planning & Zoning Commission at the earliest available meeting.

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

SIGNED: _____

DATE: _____

EXHIBIT E PARCEL 1 EXISTING ZONING CONDITIONS



PARCEL 1: 47.18 - ACRES
REFER TO FIELD NOTES, ATTACHMENT E

CURRENT ZONING: NOT ZONED.
(PROPERTY IS CURRENTLY OUTSIDE OF THE CITY LIMITS. PARCEL IS SUBJECT TO AN ANNEXATION REQUEST BEING SUBMITTED SEPARATELY.)

PARCEL ID:
36763

PARCEL ID:
1011284

PARCEL ID:
37530

PARCEL ID:
36636

PARCEL ID:
36494

10/28/2025, 8:35:34 AM

- | | | |
|----------------------------|---------------------------------|----------------------------|
| Abilene Municipal Boundary | Single Family Residential (RS) | Planned Development (PD) |
| Courier Parcels | Medium Density Residential (MD) | Road Centerlines |
| All District Outlines | Multi-Family Residential (MF) | World Imagery |
| Agricultural Open (AO) | Heavy Commercial (HC) | Low Resolution 15m Imagery |

High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations

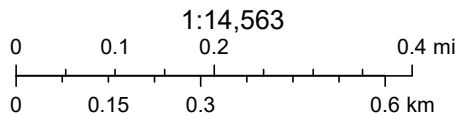
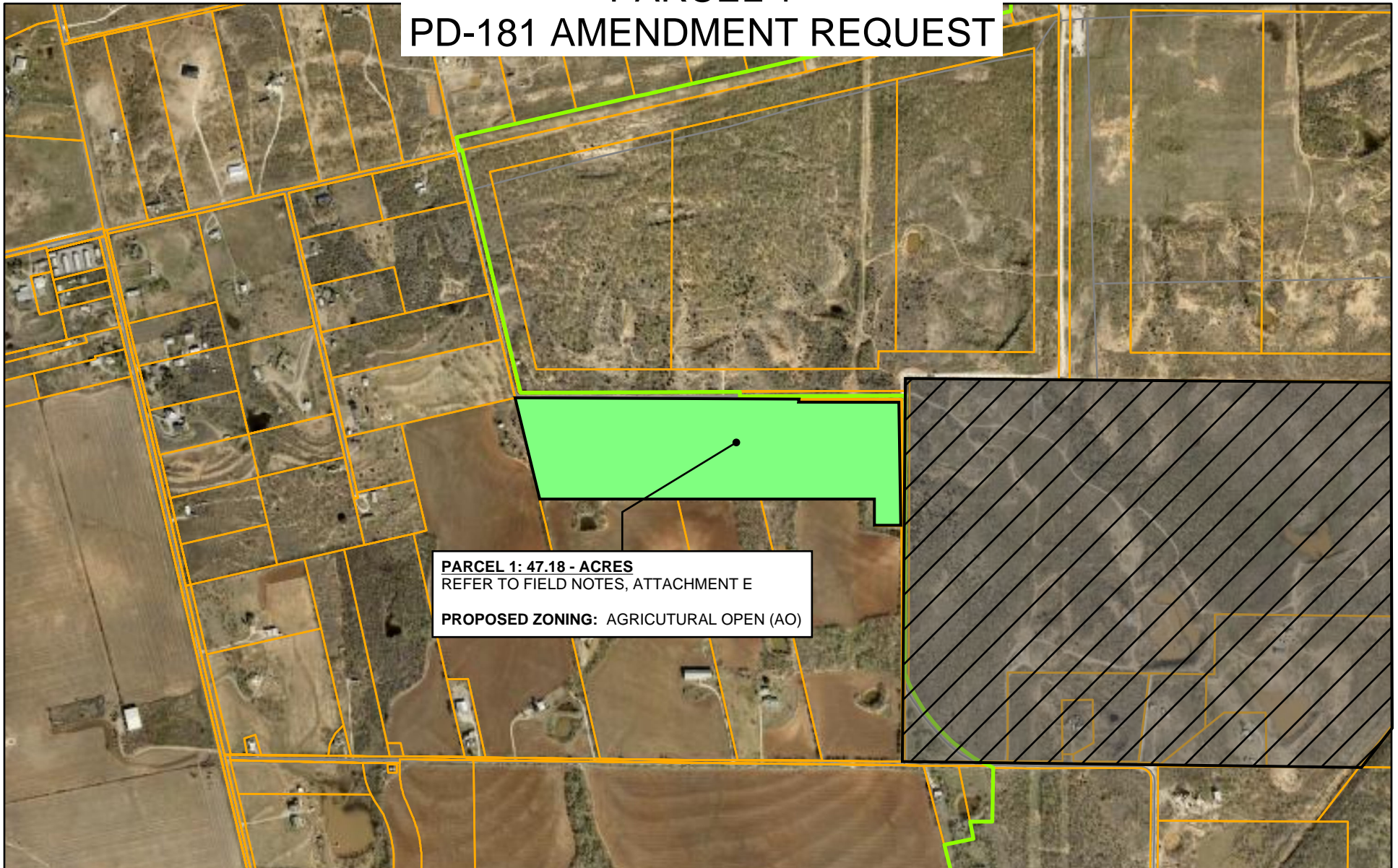







EXHIBIT F PARCEL 1 PD-181 AMENDMENT REQUEST

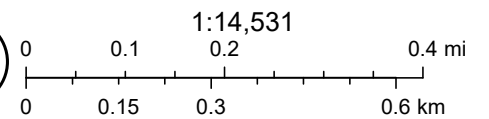


10/28/2025, 9:34:38 AM

-  Abilene Municipal Boundary
-  Courier Parcels
-  Road Centerlines

LEGEND

-  LIGHT INDUSTRIAL
-  NOT INCLUDED IN PDD-181 TO REMAIN AO



**EXHIBIT E
PARCEL 1**

**FIELD NOTES
FOR
A 47.18 ACRE TRACT
OUT OF
SURVEY 55, BLOCK 16
TEXAS AND PACIFIC RAILWAY CO.
TAYLOR COUNTY, TEXAS**

BEING A 47.18 ACRE TRACT OUT OF SURVEY 55, BLOCK 16, TEXAS AND PACIFIC RAILWAY CO., TAYLOR COUNTY, TEXAS, SAME BEING COMPRISED OF ALL OF THE FOLLOWING TRACTS:

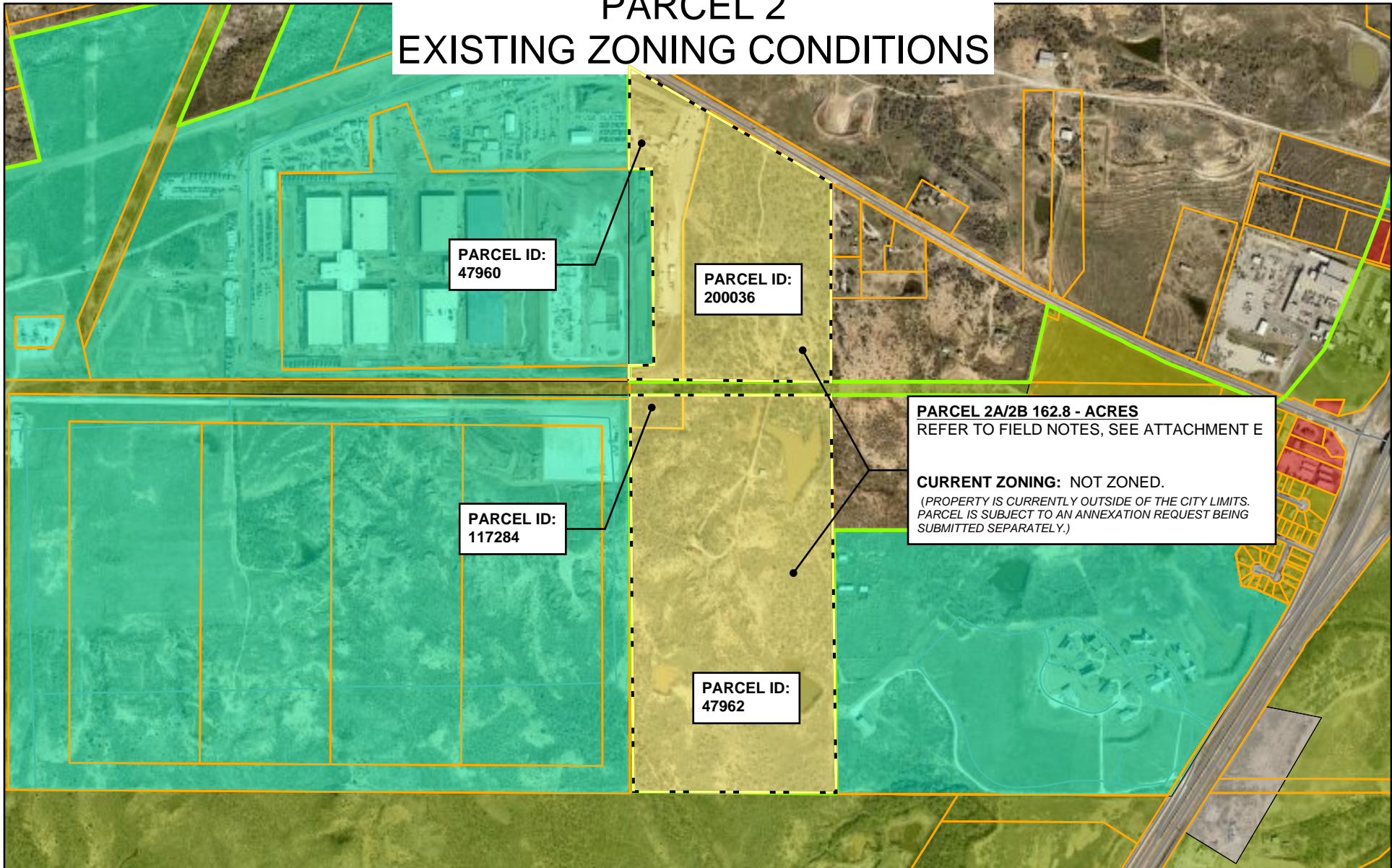
- A 3 ACRE TRACT RECORDED IN DOCUMENT NO. 2017-01339, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS
- A 11.95 ACRE TRACT RECORDED IN DOCUMENT NO. 2025-09859, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS
- A 0.84 ACRE TRACT RECORDED IN DOCUMENT NO. 2025-08962, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS,
- A 16.39 ACRE TRACT RECORDED IN DOCUMENT NO. 2025-16112, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS
- AND A 15.00 ACRE TRACT RECORDED IN DOCUMENT NO. 2025-16651, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS,

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

*BASIS OF BEARINGS IS GRID NORTH, NAD 83,
TEXAS NORTH CENTRAL ZONE
BASED ON GPS OBSERVATIONS*

BEGINNING AT A FOUND 3/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SPINKS ROAD, SAME BEING AT THE NORTHWEST CORNER OF SAID 15.00 ACRE TRACT AND THIS TRACT;
THENCE SOUTH 89 DEGREES 08 MINUTES 38 SECONDS EAST, ALONG THE SOUTH BOUNDARY LINE OF SPINKS ROAD, A DISTANCE OF 2858.43 FEET TO A FOUND 3/8 INCH IRON ROD AT THE INTERSECTION OF THE SOUTH AND WEST RIGHT OF WAY OF SPINKS ROAD, SAME BEING AT THE NORTHEAST CORNER OF SAID 11.95 ACRE TRACT AND THIS TRACT;
THENCE SOUTH 00 DEGREES 57 MINUTES 38 SECONDS WEST, ALONG THE WEST RIGHT OF WAY OF SPINKS ROAD, A DISTANCE OF 930.40 FEET TO A FOUND 3/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID 0.84 ACRE TRACT AND THIS TRACT;
THENCE NORTH 88 DEGREES 57 MINUTES 31 SECONDS WEST A DISTANCE OF 191.30 FEET TO A FOUND 3/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID 0.84 ACRE TRACT, SAME BEING AN ANGLE POINT IN THE SOUTH BOUNDARY LINE OF THIS TRACT;
THENCE NORTH 00 DEGREES 53 MINUTES 10 SECONDS EAST A DISTANCE OF 192.45 FEET TO A FOUND 3/8 INCH IRON ROD AT THE NORTHWEST CORNER OF SAID 0.84 ACRE TRACT, SAME BEING AN INTERIOR CORNER IN THE SOUTH BOUNDARY LINE OF THIS TRACT;
THENCE NORTH 89 DEGREES 03 MINUTES 38 SECONDS WEST A DISTANCE OF 2498.03 FEET TO A WOOD FENCE CORNER POST AT THE SOUTHWEST CORNER OF SAID 15.00 ACRE TRACT AND THIS TRACT;
THENCE NORTH 12 DEGREES 00 MINUTES 17 SECONDS WEST A DISTANCE OF 752.59 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 47.18 ACRES.

EXHIBIT E PARCEL 2 EXISTING ZONING CONDITIONS



10/28/2025, 8:30:38 AM

- | | | |
|----------------------------|--------------------------|------------------------------|
| Abilene Municipal Boundary | Mobile Home (MH) | Road Centerlines |
| Courier Parcels | General Commercial (GC) | World Imagery |
| All District Outlines | Light Industrial (LI) | Low Resolution 15m Imagery |
| Agricultural Open (AO) | Planned Development (PD) | High Resolution 60cm Imagery |

High Resolution 30cm Imagery
Citations

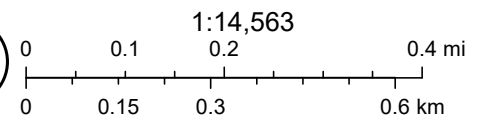
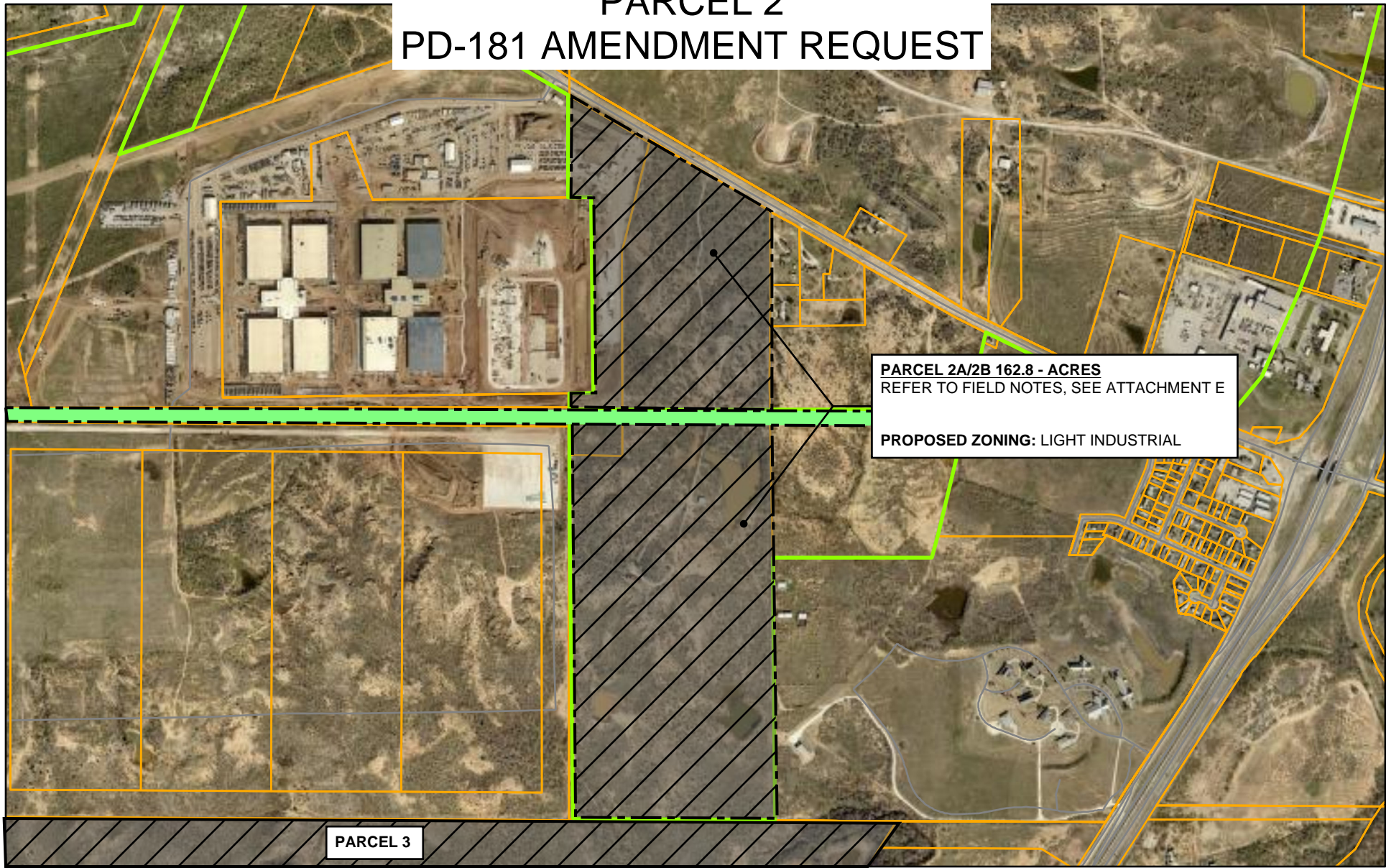







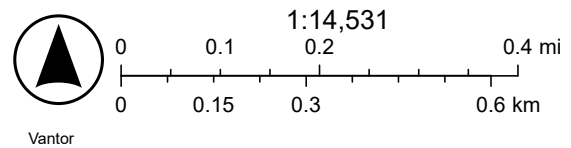
EXHIBIT F PARCEL 2 PD-181 AMENDMENT REQUEST



10/28/2025, 9:29:13 AM

-  Abilene Municipal Boundary
-  Courier Parcels
-  Road Centerlines

- LEGEND**
-  LIGHT INDUSTRIAL
 -  NOT INCLUDED IN PDD-181 TO REMAIN AO



**EXHIBIT E
PARCEL 2A/2B**

**FIELD NOTES
FOR
A 162.8 ACRE TRACT
OUT OF
LOT 4, A.F. McDONALD SUBDIVISION
TAYLOR COUNTY, TEXAS**

BEING A 162.8 ACRE TRACT, SAME BEING COMPRISED OF THE REMAINDER A 25.01 ACRE TRACT OUT OF LOT 4, A.F. MCDONALD SUBDIVISION RECORDED IN VOLUME 22, PAGE 641, DEED RECORDS, TAYLOR COUNTY, TEXAS, AND BEING ALL OF THE 25.01 ACRES RECORDED IN DOCUMENT NO. 2024-14827, OFFICIAL PUBLIC RECORDS, ALONG WITH ALL OF A 141.09 ACRE TRACT OUT OF LOT 4, A.F. MCDONALD SUBDIVISION RECORDED IN VOLUME 22, PAGE 641, DEED RECORDS, TAYLOR COUNTY, TEXAS RECORDED IN DOCUMENT NO. 2024-15977, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

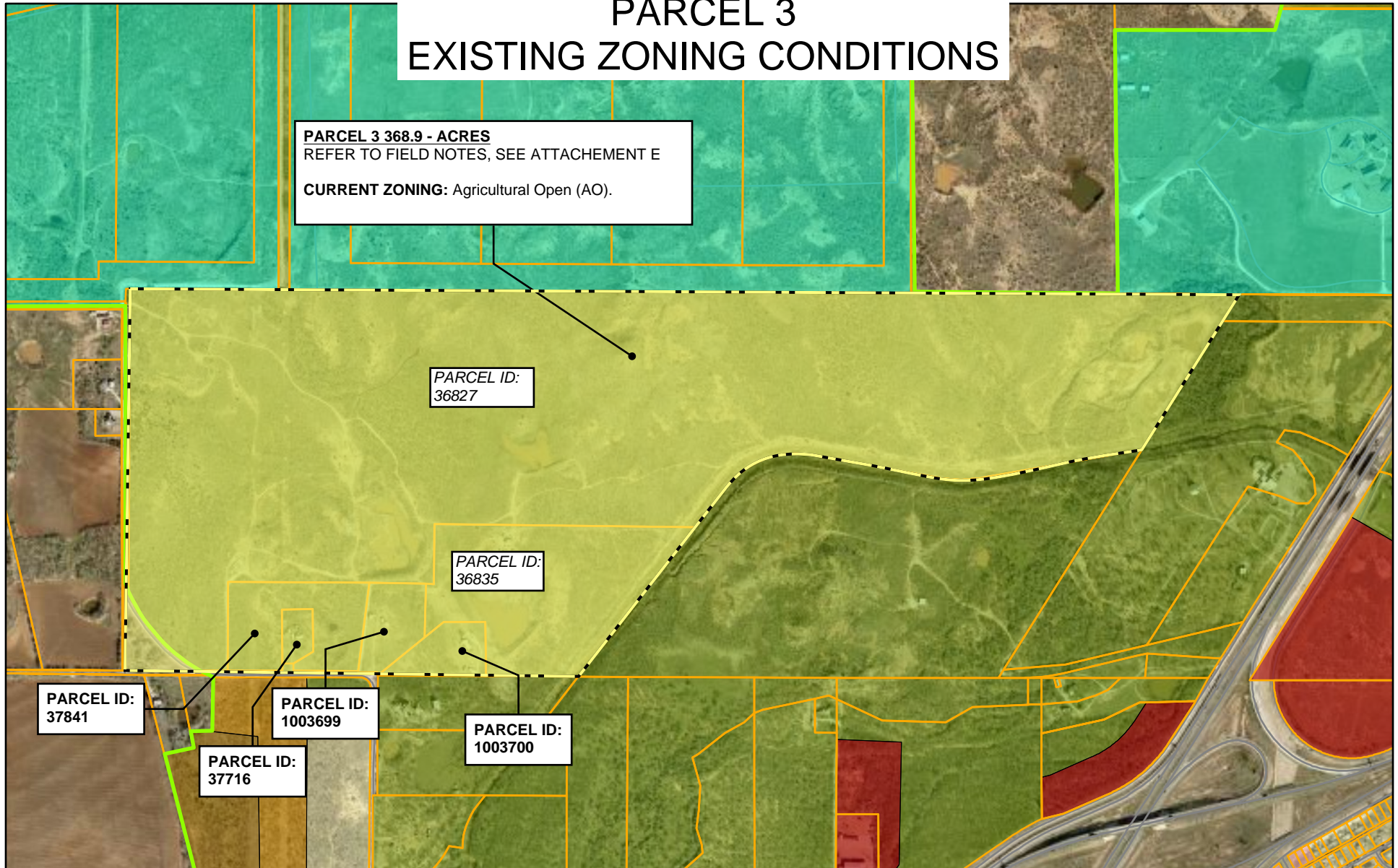
*BASIS OF BEARING IS GRID NORTH, NAD 83, TEXAS NORTH CENTRAL ZONE
BASED ON GPS OBSERVATIONS*

BEGINNING AT A FOUND 3/8 INCH IRON ROD IN THE SOUTH RIGHT OF WAY OF F.M. 2404 (A.K.A. OLD ANSON ROAD) AT THE NORTHWEST CORNER OF SAID 25.01 ACRE TRACT AND THIS TRACT, SAME BEING AT THE NORTHEAST CORNER OF LOT 2, BLOCK A, LANCIUM SUBDIVISION, RECORDED IN CABINET 5, SLIDE 89, PLAT RECORDS, TAYLOR COUNTY, TEXAS;
THENCE SOUTH 59 DEGREES 19 MINUTES 56 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY OF F.M. 2404, A DISTANCE OF 1720.07 FEET TO A FOUND 3/8 INCH IRON ROD AT THE NORTHEAST CORNER OF SAID 141.09 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE SOUTH 00 DEGREES 30 MINUTES 36 SECONDS WEST A DISTANCE OF 4495.37 FEET TO A FOUND ONE INCH IRON PIPE AT THE SOUTHEAST CORNER OF SAID 141.09 ACRE TRACT AND THIS TRACT;
THENCE NORTH 89 DEGREES 02 MINUTES 15 SECONDS WEST A DISTANCE OF 1496.99 FEET TO A FOUND ONE INCH IRON PIPE AT THE SOUTHWEST CORNER OF SAID 141.09 ACRE TRACT AND THIS TRACT;
THENCE NORTH 00 DEGREES 36 MINUTES 25 SECONDS EAST, AT 2686.8' PASSING A FOUND 3/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID REMAINDER OF A 25.01 ACRE TRACT, CONTINUING A TOTAL DISTANCE OF 3146.87 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" IN THE SOUTH BOUNDARY LINE OF LOT 1, BLOCK A, LANCIUM SUBDIVISION, RECORDED IN CABINET 5, SLIDE 89, PLAT RECORDS, TAYLOR COUNTY, TEXAS, SAME BEING AT A WEST CORNER OF THIS TRACT;
THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS EAST A DISTANCE OF 185.75 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" IN THE EAST BOUNDARY LINE OF LOT 1, BLOCK A, LANCIUM SUBDIVISION, SAME BEING AT A WESTERN CORNER OF THIS TRACT;
THENCE NORTH 00 DEGREES 00 MINUTES 35 SECONDS WEST A DISTANCE OF 1444.47 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" IN THE EAST BOUNDARY LINE OF LOT 1, BLOCK A, LANCIUM SUBDIVISION, SAME BEING AT A WESTERN CORNER OF THIS TRACT;
THENCE SOUTH 89 DEGREES 59 MINUTES 25 SECONDS WEST A DISTANCE OF 169.78 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" IN THE EAST BOUNDARY LINE

OF LOT 1, BLOCK A, LANCIUM SUBDIVISION, SAME BEING AT A WESTERN CORNER OF THIS TRACT;
THENCE NORTH 00 DEGREES 37 MINUTES 22 SECONDS EAST A DISTANCE OF 756.26 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 162.8 ACRES. SURVEYED IN OCTOBER 2025.

SAVE AND EXCEPT: A 0.9 ACRE TRACT RECORDED IN VOLUME 210, PAGE 286, DEED RECORDS, TAYLOR COUNTY, TEXAS, SAME BEING ALSO RECORDED IN DOCUMENT NO. 201902247, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS AND A 2.52 ACRE SAVE AND EXCEPT PORTION OUT OF SAID 141.09 ACRE TRACT COMPRISING A 3.4 ACRE TOTAL SAVE AND EXCEPT TRACT.

EXHIBIT E PARCEL 3 EXISTING ZONING CONDITIONS



PARCEL 3 368.9 - ACRES
REFER TO FIELD NOTES, SEE ATTACHEMENT E
CURRENT ZONING: Agricultural Open (AO).

PARCEL ID:
36827

PARCEL ID:
36835

PARCEL ID:
37841

PARCEL ID:
1003699

PARCEL ID:
37716

PARCEL ID:
1003700

10/28/2025, 8:33:51 AM

- | | | | |
|--------------------------------|---------------------------------|------------------------------|------------------------------|
| Abilene Municipal Boundary | Mobile Home (MH) | Planned Development (PD) | High Resolution 30cm Imagery |
| Courier Parcels | Medium Density Residential (MD) | Road Centerlines | Citations |
| All District Outlines | Multi-Family Residential (MF) | World Imagery | Low Resolution 15m Imagery |
| Agricultural Open (AO) | Neighborhood Retail (NR) | High Resolution 60cm Imagery | |
| Single Family Residential (RS) | Heavy Commercial (HC) | | |

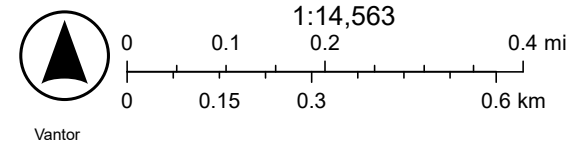
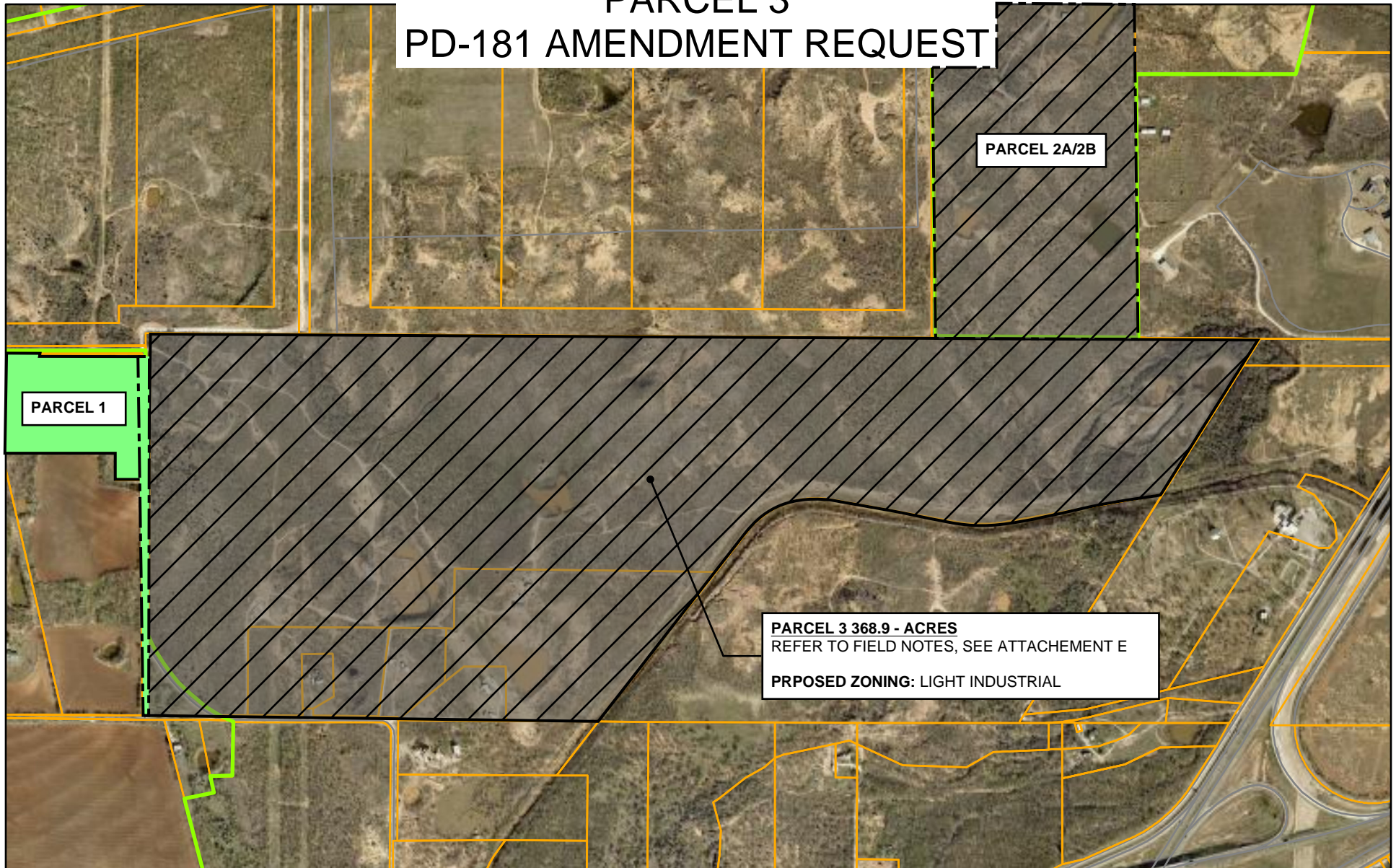


EXHIBIT F PARCEL 3 PD-181 AMENDMENT REQUEST



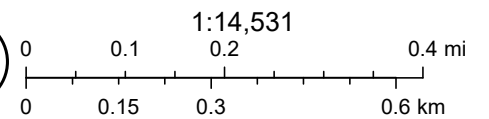
PARCEL 3 368.9 - ACRES
REFER TO FIELD NOTES, SEE ATTACHEMENT E
PROPOSED ZONING: LIGHT INDUSTRIAL

10/28/2025, 10:05:11 AM

- Abilene Municipal Boundary
- Courier Parcels
- Road Centerlines

LEGEND

- HEAVY INDUSTRIAL
- NOT INCLUDED IN PDD-181 TO REMAIN AO



**EXHIBIT E
PARCEL 3**

**FIELD NOTES
FOR
A 368.9 ACRE TRACT
OUT OF
ROBERT TURNER SURVEY 25
TAYLOR COUNTY, TEXAS**

BEING A 368.9 ACRE TRACT OUT OF THE ROBERT TURNER SURVEY 25, TAYLOR COUNTY, TEXAS, SAME BEING ALL OF A 309.52 ACRE TRACT RECORDED IN DOCUMENT NO. 2025-15225, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, TOGETHER WITH A 34.22 ACRE TRACT RECORDED IN DOCUMENT NO. 2025-15147, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, A 5.05 ACRE TRACT RECORDED IN DOCUMENT NO. 2025-15949, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, A 5.23 ACRE TRACT RECORDED IN DOCUMENT NO. 2025-16020, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, AND A 14.50 ACRE TRACT RECORDED IN DOCUMENT NO. 2025-09347, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

*BASIS OF BEARINGS IS GRID NORTH, NAD 83,
TEXAS NORTH CENTRAL ZONE
BASED ON GPS OBSERVATIONS*

BEGINNING AT A FOUND 3/8 INCH IRON ROD IN COUNTY ROAD 497, A.K.A. SHIRLEY ROAD, AT THE SOUTHWEST CORNER OF SAID SURVEY 25 AND THIS TRACT;

THENCE NORTH 00 DEGREES 46 MINUTES 54 SECONDS EAST, ALONG THE WEST BOUNDARY LINE OF SAID SURVEY 25, A DISTANCE OF 2832.63 FEET TO A FOUND 3/8 INCH IRON ROD AT THE NORTH SIDE OF A CEDAR FENCE CORNER POST AT THE NORTHWEST CORNER OF SAID SURVEY 25 AND THIS TRACT;

THENCE SOUTH 88 DEGREES 57 MINUTES 54 SECONDS EAST, ALONG THE NORTH BOUNDARY LINE OF SAID SURVEY 25, AT 1130' PASSING A FOUND 3/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF A 18.33 ACRE TRACT RECORDED IN VOLUME 1557, PAGE 777, OFFICIAL PUBLIC RECORDS, SAME BEING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK C, LANCIUM SUBDIVISION, RECORDED IN CABINET 5, SLIDE 89, PLAT RECORDS, TAYLOR COUNTY, TEXAS, AT 1209.94' PASSING A FOUND 1/2 INCH IRON ROD AT THE SOUTHEAST CORNER OF A SAID 18.33 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK B, LANCIUM SUBDIVISION, RECORDED IN CABINET 5, SLIDE 89, PLAT RECORDS, TAYLOR COUNTY, TEXAS, AT 5799.15 PASSING A FOUND 1/2 INCH IRON PIPE AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK B, SAME BEING AT THE SOUTHWEST CORNER OF CONTINUING A 141.09 ACRE TRACT RECORDED IN DOCUMENT NO. 2024-15977, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, AT 7296.13' PASSING A FOUND 1/2 INCH IRON PIPE AT THE SOUTHEAST CORNER OF SAID 141.09 ACRE TRACT, CONTINUING A TOTAL DISTANCE OF 8225.44 FEET TO A FOUND 3/8 INCH IRON ROD AT THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 33 DEGREES 03 MINUTES 09 SECONDS WEST A DISTANCE OF 1332.64 FEET TO A POINT IN THE CENTER OF A TWO HUNDRED (200') FOOT WIDE DRAINAGE EASEMENT RECORDED IN VOLUME 993, PAGE 86, DEED RECORDS, TAYLOR COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS TRACT, WHERE A FOUND 1/2 INCH IRON ROD FOR REFERENCE BEARS 103.34' S 33°03'09" W;

THENCE SOUTH 80 DEGREES 36 MINUTES 51 SECONDS WEST, ALONG SAID CENTER OF A TWO HUNDRED (200') FOOT WIDE DRAINAGE EASEMENT, A DISTANCE OF 1223.73 FEET TO A POINT, WHERE A FOUND, BENT 1/2 INCH IRON ROD FOR REFERENCE BEARS 85.28' S 07°32'39" W;

THENCE, CONTINUING ALONG SAID CENTER OF A TWO HUNDRED (200') FOOT WIDE DRAINAGE EASEMENT, WITH A CURVE TURNING TO THE RIGHT HAVING A DELTA ANGLE OF 20 DEGREES 00 MINUTES 01 SECONDS, A RADIUS OF 1000.00 FEET, AN ARC LENGTH OF 349.07 FEET, AND A CHORD BEARING NORTH 89 DEGREES 23 MINUTES 08 SECONDS WEST A DISTANCE OF 347.30' TO A POINT, WHERE A FOUND 1/2 INCH IRON ROD FOR REFERENCE BEARS 95.72' S 25°53'23" W;

THENCE NORTH 79 DEGREES 23 MINUTES 08 SECONDS WEST, CONTINUING ALONG SAID CENTER OF A TWO HUNDRED (200') FOOT WIDE DRAINAGE EASEMENT, A DISTANCE OF 942.85 FEET TO A POINT, WHERE A FOUND, BENT 1/2 INCH IRON ROD FOR REFERENCE BEARS 89.77' S 31°36'34" W;

THENCE WITH A CURVE TURNING TO THE LEFT HAVING A DELTA ANGLE OF 62 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 650.00 FEET, AN ARC LENGTH OF 703.37 FEET, AND A CHORD BEARING SOUTH 69 DEGREES 36 MINUTES 52 SECONDS WEST A DISTANCE OF 669.55' TO A POINT, WHERE A FOUND, BENT 1/2 INCH IRON ROD FOR REFERENCE BEARS 99.32' S 70°17'41" E;

THENCE SOUTH 38 DEGREES 36 MINUTES 52 SECONDS WEST, CONTINUING ALONG SAID CENTER OF A TWO HUNDRED (200') FOOT WIDE DRAINAGE EASEMENT, A DISTANCE OF 1752.35 FEET TO A POINT FOR THE SOUTHEAST CORNER THIS TRACT, SAME BEING FOR THE SOUTHEAST CORNER OF SAID 5.05 ACRE TRACT TRACT;

THENCE NORTH 89 DEGREES 00 MINUTES 23 SECONDS WEST A DISTANCE OF 3333.85 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 368.9 ACRES. SURVEYED IN OCTOBER 2025.



PLANNED DEVELOPMENT AMENDMENT

Case: Z-2025-47

Owner: Lancium

Applicant: eHT

Request: Amend the terms and conditions of PDD-181

Location: 617 F.M. 2404 and the 5500-5600 blocks of Spinks Road.

Notification: 0 in Favor, 0 in Opposition

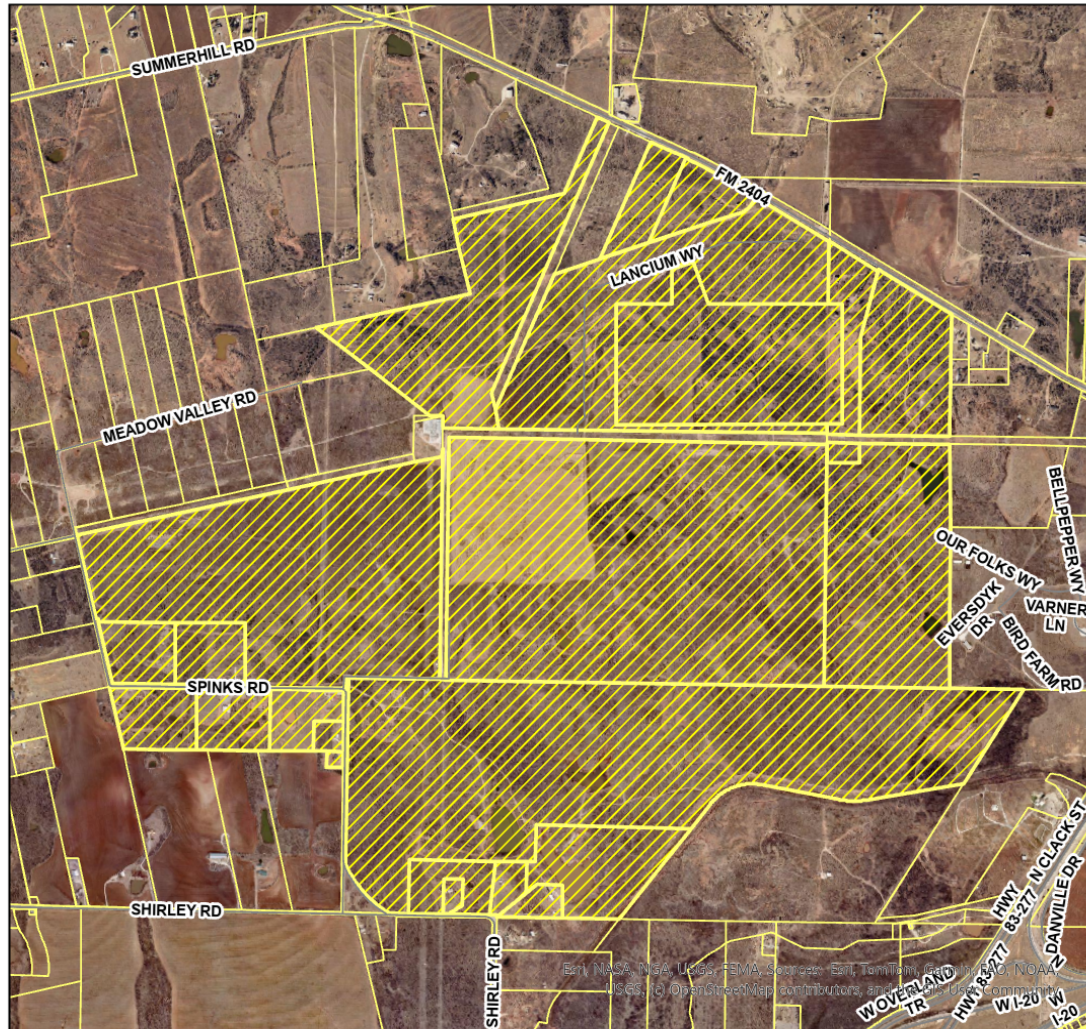
Planning & Zoning: December 2, 2025

Council Hearing: December 4, 2025
December 18, 2025





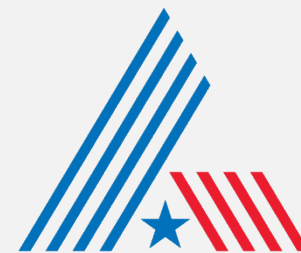
AERIAL LOCATION MAP



0.5

Miles

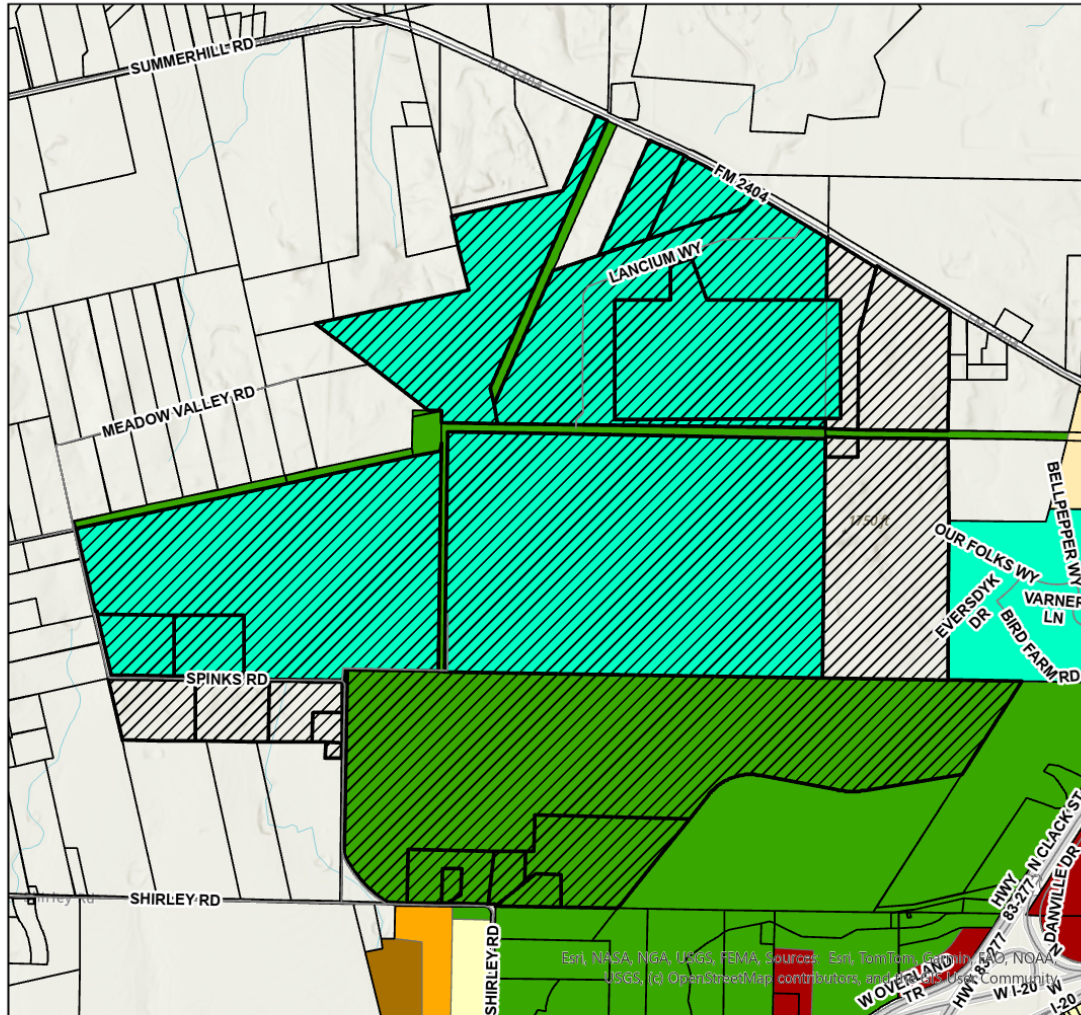
Z-2025-47



CITY OF
ABILENE
TEXAS



ZONING MAP



0.5

Miles

Z-2025-47

Zoning Districts

- AO
- GC
- HC
- LI
- MD
- MF
- MH
- NR
- O
- PD
- PH
- RS-6





CONCEPT PLAN





VIEWS OF SUBJECT PROPERTY



Subject Property



Northeast
Neighboring
Property



Subject Property



West Neighboring
Property

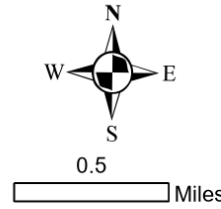
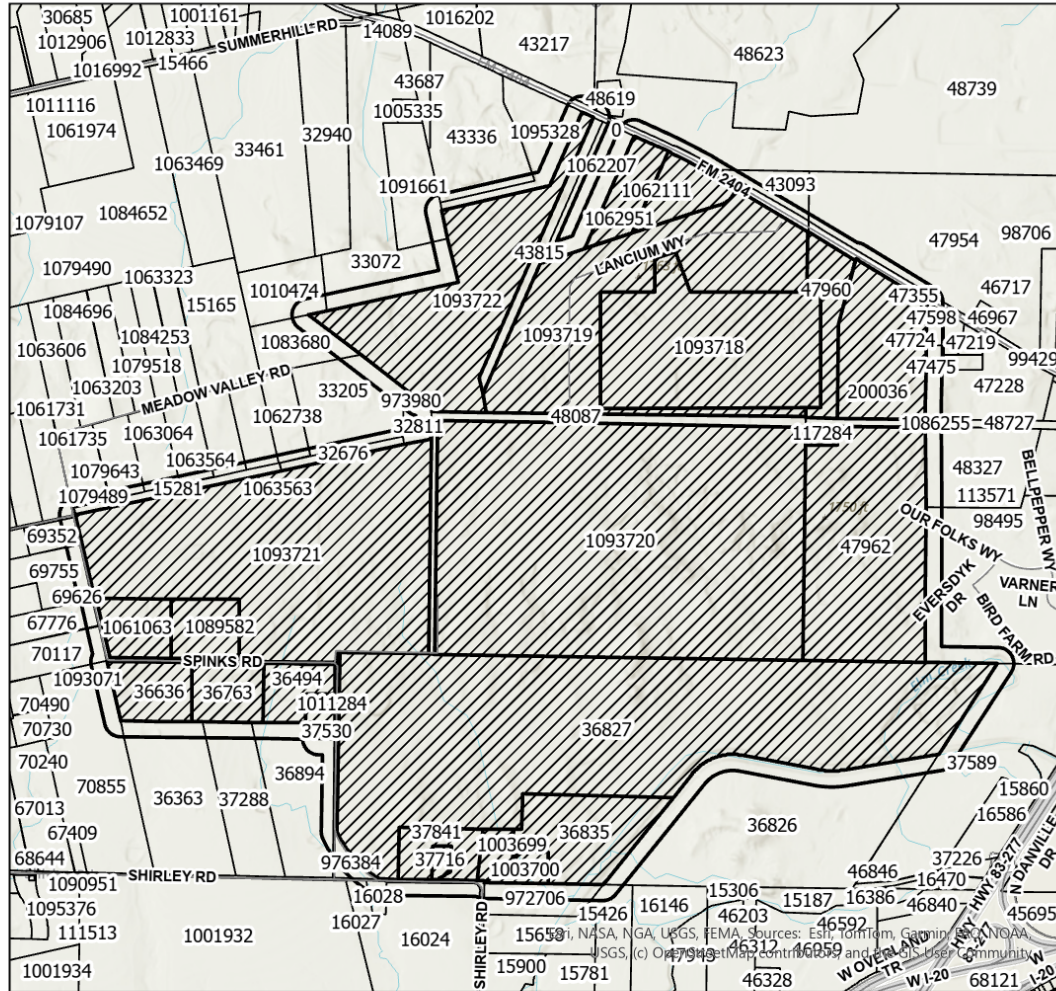



North Neighboring
Property








NOTIFICATION AREA MAP



0 - in Favor - 

0 - in Opposition - 

 Z-2025-47 Notification Buffer

 Z-2025-47





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**.





Questions?

