



City of Abilene City Council Agenda

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

Weldon Hurt, Mayor

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

Notice is hereby given of a meeting of the City Council of City of Abilene to be held on December 4, 2025 at 8:30 a.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The City Council reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

CALL TO ORDER

INVOCATION

1. Councilmember Miguel Espinoza

PLEDGE TO THE UNITED STATES FLAG AND THE TEXAS FLAG

PRESENTATIONS, RECOGNITIONS, PROCLAMATIONS AND ANNOUNCEMENTS

2. **Service Awards:**

- George Votaw - 20 Years - Public Works
- Leticia Reeves - 20 Years - Planning & Development Services

CONSENT AGENDA AND PUBLIC COMMENTS

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

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

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

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

3. **Minutes:** Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on November 20, 2025 **(Shawna Atkinson)**
4. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Approving the Application for a Texas Parks and Wildlife Department Boating Access Grant **(Lesli Andrews)**
5. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Authorizing a Contract with United States Geological Survey for Streamflow Monitoring Stations **(Matthew Dane)**
6. **Ordinance (First Reading):** Receive a Report, Hold a Discussion, and Take Action on an Ordinance of the City of Abilene, Texas, and Providing for the Extension of the Boundary Limits of the City of Abilene, Texas, and for the Annexation of Certain Territory - 19.12 acres - Lying Adjacent and Contiguous to the Present Boundary Limits of the City of Abilene, and Granting to All the Inhabitants of Territory, all Rights and Privileges of other Citizens and Binding the Inhabitants by All of the Acts, Ordinances, Resolutions and Regulations of the City of Abilene; and Adopting a Service Plan Agreement **(Tim Littlejohn)**
7. **Ordinance (First Reading):** Receive a Report, Hold a Discussion, and Take Action on an Ordinance of the City of Abilene, Texas, and Providing for the Extension of the Boundary Limits of the City of Abilene, Texas, and for the Annexation of Certain Territory - 140.97 acres - Lying Adjacent and Contiguous to the Present Boundary Limits of the City of Abilene, and Granting to All the Inhabitants of Territory, all Rights and Privileges of other Citizens and Binding the Inhabitants by All of the Acts, Ordinances, Resolutions and Regulations of the City of Abilene; and Adopting a Service Plan Agreement **(Tim Littlejohn)**
8. **Ordinance (First Reading):** Receive a Report, Hold a Discussion, and Take Action on an Ordinance of the City of Abilene, Texas, and Providing for the Extension of the Boundary Limits of the City of Abilene, Texas, and for the Annexation of Certain Territory - 47.18 acres - Lying Adjacent and Contiguous to the Present Boundary Limits of the City of Abilene, and Granting to All the Inhabitants of Territory, all Rights and Privileges of other Citizens and Binding the Inhabitants by All of the Acts, Ordinances, Resolutions and Regulations of the City of Abilene; and Adopting a Service Plan Agreement **(Tim Littlejohn)**
9. **Ordinance (First Reading) Z-2025-47:** Receive a Report, Hold a Discussion 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. **(Tim Littlejohn)**

REGULAR AGENDA - ORDINANCES AND PUBLIC HEARINGS - RESOLUTIONS

10. **Ordinance (Final Reading) 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. **(Tim Littlejohn)**
11. **Ordinance (Final Reading) 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. **(Tim Littlejohn)**
12. **Ordinance (Final Reading) 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. (Tim Littlejohn)

13. **Ordinance (Final Reading) 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 Street. (Tim Littlejohn)
14. **Ordinance (Final Reading) 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 Drive. (Tim Littlejohn)
15. **Ordinance (Final Reading):** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on the Creation of the City of Abilene Reinvestment Zone No. RZ25-1 Being Approximately 614.91 Acres (Emily Crawford)

EXECUTIVE SESSION

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

A. 551.071 (Consultation with Attorney)

1. City of Abilene v. 3118 South 22nd Street, Abilene, Texas, et al.; Cause No. 11968-D, In the 350th Judicial District Court, Taylor County, Texas; filed October 11, 2019
2. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-20-007028, In the 459th Judicial District Court, Travis County, Texas; filed November 18, 2020
3. Alton H. Smith, Jr. and Alicia Malorie Smith v. City of Abilene, Texas; Cause No. 51055-A, In the 42nd Judicial District Court, Taylor County, Texas; filed March 11, 2021
4. Steve Van Horne, et al. v. City of Abilene, et al.; Cause No. 12530-D, In the 350th Judicial District Court, Taylor County, Texas; filed September 7, 2021
5. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-21-006299, In the 250th Judicial District Court, Travis County, Texas; filed October 20, 2021
6. Richard Scheriger, et al. v. City of Abilene; Cause No. CV33253, In the 90th Judicial District Court, Stephens County, Texas, filed April 21, 2023
7. The Woodlands Pride, Inc., et al. v. Ken Paxton, Attorney General of Texas, et al., Case No. 4:23-cv-02847, In the United States District Court, Southern District of Texas, Houston Division, filed August 2, 2023
8. PFAS Litigation
9. Ginger Robertson v. City of Abilene and Abilene Zoological Society; Cause No. 13179-D, In the 350th Judicial District Court, Taylor County, Texas; filed December 5, 2023
10. City of Dallas, et al, v. Disney DTC, LLC, et al., Cause No. DC-22-09128, In the 14th Judicial District Court, Dallas County, Texas, filed August 3, 2022
11. Patricia Anderson v. City of Abilene; Cause No. 51867-A, IN the 42nd Judicial District Court, Taylor County, Texas; filed March 1, 2024
12. Mary Lou Gonzales v. City of Abilene, Board of Building Standards; Cause No. 29156-B; In the District Court, 104th Judicial District, Taylor County, Texas; filed April 10, 2024
13. Bouldin Pat Crofton v. City of Abilene, Board of Building Standards; Cause No. 52175-A, In the 42nd Judicial Court, Taylor County, Texas; filed May 9, 2025
14. Tracey Freeman v. City of Abilene, Case No. 13596-D; In the District Court of Taylor County, 350th Judicial District, filed on July 8, 2025
15. Bronson Joseph Serasio v. C Davis, City of Abilene Police Department; Case No. 25SC-11643J11; In The Small Claims Court, Precinct 1, Place 1, Taylor County, Texas, filed July 21, 2025
16. Victor Lynn Lee v. Erin Stamey, et al., Case No. 5:25-cv-00590-XR; In the United States District Court, Western District of Texas, San Antonio Division; filed May 28, 2025
17. Brennon and Brittany Manske, et al. v. City of Abilene, et al.; Case No. 1:25-cv-00172-H, In the United States District Court, Northern District of Texas, Abilene Division, filed September 5, 2025

18. Kevin Young v. Matthew Clopton; Case No. 1:24-CV-00113-H, In the United States District Court, Northern District of Texas, Abilene Division, filed July 16, 2024
19. Ishmael Jaimes v. City of Abilene; Civil Action No. 1:25-cv-00249-H; In the United States District Court, Northern District of Texas, Abilene Division; filed November 13, 2025

B. 551.072 (Deliberations about Real Property)

C. 551.073 (Deliberations about Gifts and Donations)

D. 551.074 (Personnel Matters)

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

E. 551.076 (Deliberations about Security Devices)

F. 551.087 (Business Prospect/Economic Development)

1. Lancium Projects

RECONVENE

REGULAR AGENDA

17. **Resolution:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving Tax Abatement Agreement and Second Tax Abatement Agreement with Lancium LLC and Abilene DC 9, LLC (Phase 9), Tax Abatement Agreement and Second Tax Abatement Agreement with Lancium LLC and Abilene DC 10, LLC (Phase 10), and Tax Abatement Agreement and Second Tax Abatement Agreement with Lancium LLC and Abilene DC TPP, LLC (Electricity Generation Plant). **(Emily Crawford)**
18. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Appointing Members to Various Boards and Commissions per the City Charter **(Shawna Atkinson)**
 - Abilene Housing Authority
 - Airport Development Board
 - Board of Building Standards

ADJOURNMENT

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

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 26th day of November, 2025, at 8:50 a.m.

Kaitlin Richardson, TRMC
Deputy City Secretary



**CITY COUNCIL
MEMORANDUM
12/4/2025**

TO: Honorable Mayor & Members of City Council
FROM: Shawna Atkinson, City Secretary
ITEM: 3. Minutes: Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on November 20, 2025 (Shawna Atkinson)

GENERAL INFORMATION

Approval of the Minutes from the Regular Meeting Held on November 20, 2025

FUNDING/FISCAL IMPACT

None

STAFF AND/OR BOARD RECOMMENDATION

Approval of the Minutes

ATTACHMENTS:

1. 11-20-2025 Minutes - Regular - Morning

BACKUP DOCUMENTATION UPDATED? No
UPDATED ON:

CITY COUNCIL MEETING
November 20, 2025 at 8:30 a.m.

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

The City Council of the City of Abilene, Texas met in Regular Session on November 20, 2025, at 8:30 a.m. in the Council Chambers, 555 Walnut St. Mayor Weldon Hurt was present and presiding, along with Mayor Pro-tem Brian Yates, Deputy Mayor Pro-tem Blaise Regan, and Councilmembers Shane Price, Lynn Beard, Miguel Espinoza and Travis Craver. Also present were City Manager Emily Crawford, City Attorney Stanley Smith, and Deputy City Secretary Kaitlin Richardson.

Councilmember Travis Craver led the invocation.

Derek Cano from Martinez Elementary led the Pledge of Allegiance to the Flag of the United States of America and the State of Texas Flag.

PRESENTATIONS, RECOGNITIONS, PROCLAMATIONS AND ANNOUNCEMENTS

- Dyess Airmen Exceptional Performance Recognition:
 - Mayor Hurt presented the following airmen with awards:
 - Technical Sergeant Blake LiVigni
 - Staff Sergeant Preston Cannedy
 - City Manager Emily Crawford introduced the new Deputy City Manager, Noel Bernal

PRESENTATION OF CONSENT AGENDA

The Consent Agenda consisted of items 4-22. Item #22 was pulled for individual consideration.

Item(s) pulled for individual consideration:

- Item #22 – Mayor Hurt

PUBLIC COMMENTS

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

- Jimmy Rogers
- Mary Pena
- Tammy Fogle
- Bill O'Neil
- Sue Ellen Moore
- Kyle McAlister
- Katie Presswood
- Kathy Blunkley
- Marla Myers

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

CONSENT AGENDA

Councilmember Price moved to approve the consent agenda, now consisting of items 4-21. Councilmember

Espinoza seconded the motion. Motion carried.

AYES (7): Mayor Hurt, Mayor Pro-tem Yates, Deputy Mayor Pro-tem Regan, and Councilmembers Price, Beard, Espinoza and Craver

NAYS (0): None

Councilmember Beard had a conflict of interest on item 6 and abstained from voting on that item. A Conflict of Interest Affidavit was filled out before the meeting and filed with the City Secretary's office. The vote for item 6 alone was:

AYES (6): Mayor Hurt, Mayor Pro-tem Yates, Deputy Mayor Pro-tem Regan, and Councilmembers Price, Espinoza and Craver

NAYS (0): None

ABSTAIN (1): Councilmember Beard

4. Minutes: Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on November 6, 2025 and the Special Meeting Held on November 10, 2025
5. Resolution: Receive a Report, Hold a Discussion and Take Action on Authorizing Staff to Enter Into an AFA Agreement with Texas Department of Transportation (TxDOT) for the S. 7th & Barrow Signal Improvement Project
[ASSIGNED RESOLUTION NO. 232-2025]
6. Resolution: Receive a Report, Hold a Discussion, and Take Action to Approve the Air Carrier Incentive Policy Revision
[ASSIGNED RESOLUTION NO. 233-2025]
7. Resolution: Receive a Report, Hold a Discussion, and Take Action to Accept the FY26 Airport Infrastructure Grant from the Federal Aviation Administration
[ASSIGNED RESOLUTION NO. 234-2025]
8. Resolution: Receive a Report, Hold A discussion, and Take Action to Approve a Contract with Linbeck for Construction Manager At Risk Services for the Airport Terminal Expansion and Improvements Project
[ASSIGNED RESOLUTION NO. 235-2025]
9. Resolution: Receive a Report, Hold a Discussion, and Take Action to Approve a Contract with HR Green, Inc. to Conduct a Military Installation Resilience Study for Dyess Air Force Base
[ASSIGNED RESOLUTION NO. 236-2025]
10. Resolution: Receive a Report, Hold a Discussion and Take Action To Authorize an Agreement With MES for the Purchase of Wildland Firefighting Protective Gear for the Abilene Fire Department
[ASSIGNED RESOLUTION NO. 237-2025]
11. Resolution: Receive a Report, Hold a Discussion and Take Action on the Approval of the Acquisition of Professional Services from Computer Task Group (CTG), Inc. to Provide for Requirements Definition and Selection Support of a Computer Aided Dispatch System Solution
[ASSIGNED RESOLUTION NO. 238-2025]
12. Resolution: Receive a Report, Hold a Discussion and Take Action on entering into Economic

Development Agreements with Bin Bros LLC for the Rebuild Abi Program
[ASSIGNED RESOLUTION NO. 239-2025]

13. Resolution: Receive a Report, Hold a Discussion and Take Action on entering into an Economic Development Agreement with Troy Johnston Construction LLC for the Rebuild Abi Program
[ASSIGNED RESOLUTION NO. 240-2025]
14. Resolution: Receive a Report, Hold a Discussion and Take Action on entering into an Economic Development Agreement with Chowning Realty LLC for the Rebuild Abi Program
[ASSIGNED RESOLUTION NO. 241-2025]
15. Resolution: Receive a Report, Hold a Discussion and Take Action on entering into an Economic Development Agreement with Continued Growth LLC for the Rebuild Abi program
[ASSIGNED RESOLUTION NO. 242-2025]
16. Ordinance (First Reading) CUP-2025-16: Receive a Report, Hold a Discussion 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.
17. Ordinance (First Reading) HOZ-2025-01: Receive a Report, Hold a Discussion 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.
18. Ordinance (First Reading) Z-2025-26: Receive a Report, Hold a Discussion 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.
19. Ordinance (First Reading) Z-2025-39: Receive a Report, Hold a Discussion 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 Street.
20. Ordinance (First Reading) Z-2025-40: Receive a Report, Hold a Discussion 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 Drive.
21. Ordinance (First Reading): Receive a Report, Hold a Discussion and Take Action on the Creation of the City of Abilene Reinvestment Zone No. RZ25-1 Being Approximately 614.91 Acres

ITEMS PULLED FROM CONSIDERATION

22. Resolution: Receive a Report, Hold a Discussion and Take Action on Appointing Katie Gore as the Municipal Court Judge
[ASSIGNED RESOLUTION NO. 243-2025]

Having pulled the item, Mayor Hurt wanted Stanley Smith, City Attorney, to present the item.

Stanley Smith introduced Katie Gore as the selected candidate for the Municipal Court Judge.

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

Councilmember Beard moved to approve the item as presented. Councilmember Price seconded the

motion; motion carried.

AYES (7): Mayor Hurt, Mayor Pro-tem Yates, Deputy Mayor Pro-tem Regan, and Councilmembers Price, Beard, Espinoza and Craver

NAYS (0): None

Kaitlin Richardson, Deputy City Secretary, swore in Katie Gore as the Municipal Court Judge.

REGULAR AGENDA

23. Ordinance (Final Reading) 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
[NOT CONSIDERED]

This item was pulled from consideration prior to the meeting.

24. Ordinance (Final Reading) 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.
[ASSIGNED ORDINANCE NO. 90-2025]

Tim Littlejohn, Director of Planning & Development Services, presented the item. Adoption of the item would amend the terms of PDD-177 at the above referenced location, to allow for duplexes within tracts A and B, and to allow Residential Single-Family (RS-6) within tract D.

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

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

AYES (7): Mayor Hurt, Mayor Pro-tem Yates, Deputy Mayor Pro-tem Regan, and Councilmembers Price, Beard, Espinoza and Craver

NAYS (0): None

EXECUTIVE SESSION

Mayor Hurt recessed into Executive Session at 9:16 a.m., pursuant to the following of the Open Meetings Act, with the following issues discussed during this session, as listed on the agenda and authorized by the noted Texas Government Code Section:

25.A.551.071 (Consultation with Attorney)

7. The Woodlands Pride, Inc

9. Ginger Robertson

19. Ishmael Jaimes

25.B.551.072 (Deliberations about Real Property)

1. Maxwell Golf Course

25.F.551.087 (Business Prospect/Economic Development)

1 Project Rainey Creek

2. Project Surf

3. Lancium Project

The Executive Session ended at 10:23 a.m. and reconvened to Open Session. Mayor Hurt reported no votes or action were taken in Executive Session.

REGULAR AGENDA – END

26. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving the Development Corporation of Abilene, Inc.'s ("DCOA") Incentive for Project Surf, Amending the DCOA's Budget to Include Expenditures for the Incentive; and Approving an Infrastructure Incentive Reimbursement Agreement with the DCOA for Project Surf
[ASSIGNED RESOLUTION NO. 244-2025]

Emily Crawford, City Manager, presented the item. Adoption of the item would approve a the DCOA's incentive for Project Surf and amend their annual budget to include expenditures for the incentive and approve an infrastructure incentive reimbursement agreement for Project Surf.

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

Councilmember Craver moved to approve the item as presented. Councilmember Beard seconded the motion; motion carried.

AYES (7): Mayor Hurt, Mayor Pro-tem Yates, Deputy Mayor Pro-tem Regan, and Councilmembers Price, Beard, Espinoza and Craver

NAYS (0): None

27. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving a TIRZ #2 Incentive for Project Surf
[ASSIGNED RESOLUTION NO. 245-2025]

Emily Crawford, City Manager, presented the item. Adoption of the item would approve a TIRZ #2 incentive for Project Surf.

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

- Tammy Fogle

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

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

AYES (7): Mayor Hurt, Mayor Pro-tem Yates, Deputy Mayor Pro-tem Regan, and Councilmembers Price, Beard, Espinoza and Craver

NAYS (0): None

28. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving a Chapter 380 Economic Development Agreement for Project Surf
[ASSIGNED RESOLUTION NO. 246-2025]

Emily Crawford, City Manager, presented the item. Adoption of the item would approve a Chapter 380 Economic Development Agreement for Project Surf.

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

Councilmember Beard moved to approve the item as presented. Councilmember Espinoza seconded the motion; motion carried.

AYES (7): Mayor Hurt, Mayor Pro-tem Yates, Deputy Mayor Pro-tem Regan, and Councilmembers Price, Beard, Espinoza and Craver

NAYS (0): None

ADJOURNMENT

There being no further business, the meeting adjourned at 10:31 a.m.

Shawna Atkinson
City Secretary

Weldon Hurt
Mayor

Minutes approved on: _____



**CITY COUNCIL
MEMORANDUM
12/4/2025**

TO: Emily Crawford, City Manager
FROM: Lesli Andrews, Director

ITEM: 4. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving the Application for a Texas Parks and Wildlife Department Boating Access Grant (Lesli Andrews)

GENERAL INFORMATION

The City Council of the City of Abilene approves the Mayor to support the application for a Texas Parks and Wildlife Department Boating Access Grant with the potential to fund up to \$250,000 for the construction design of boat ramp improvements. The City has sufficient funds available to meet its share of 25% of the grant with the remaining 75% to be reimbursed by the grant.

The requested grant amount of \$250,000 would allow construction design of boat ramp improvements for the northwest boat access facility.

Upon completion of the construction design, the City of Abilene will be eligible to apply for the next round of grant funding for the construction of the northwest boat ramp. The City may only apply for one boat ramp at a time. Once the design of the northwest boat ramp is complete and moves into construction, City staff will apply for the construction design grant for the southeast boat ramp.

FUNDING/FISCAL IMPACT

\$250,000 Minor Improvement Funds. Boating Access Grant to reimburse City, up to \$187,500 (75%), leaving the City funding up to \$62,500 (25%).

STAFF AND/OR BOARD RECOMMENDATION

February 18, 2025 the Parks and Recreation Board approved boat ramp improvements at Lake Fort Phantom northwest and southeast boat ramps

ATTACHMENTS:

1. 25_12_4 Resolution TPWD Boating Access Grant
2. 25_3_27 Presentation TPWD Boating Access Grant Lake Fort Phantom

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS
AUTHORIZING THE MAYOR TO SUPPORT THE APPLICATION FOR A TEXAS PARKS
AND WILDLIFE DEPARTMENT (TPWD) BOATING ACCESS GRANT.**

WHEREAS, the approved Lake Fort Phantom Hill Master Plan established a need for a pier/boat ramp improvements at Lake Fort Phantom Hill; and

WHEREAS, on February 18, 2025 the Parks and Recreation Board approved boat ramp improvements at Lake Fort Phantom northwest and southeast boat ramps; and

WHEREAS, the City of Abilene has sufficient funds available to meet its share of 25% of the grant with the remaining 75% to be reimbursed by the grant; and

WHEREAS, the requested grant amount of \$250,000 would allow construction design of boat ramp improvements for the northwest boat access facility; and

WHEREAS, the developed areas will be operated and maintained at the expense of the City for public outdoor recreational use; and

WHEREAS, there is an agreement with TPWD for a term of the useful life of the project features; and

WHEREAS, the facility will be open to the general public during reasonable times.

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

Part 1: The City Council of the City of Abilene approves the Mayor to support the application for a Texas Parks and Wildlife Department Boating Access Grant with the potential to fund up to \$250,000 for the construction design of boat ramp improvements.

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

ADOPTED this 4th day of December 2025.

ATTEST:

Shawna Atkinson, City Secretary

Weldon Hurt, Mayor

APPROVED:

Stanley Smith, City Attorney



Texas Parks and Wildlife Department Boating Access Grant





TPWD Boating Access Grant

- The requested grant amount of \$250,000 would allow construction design of boat ramp improvements for the northwest boat ramp.
- The City has sufficient funds available to meet its share of 25% of the grant with the remaining 75% to be reimbursed by the grant.





**CITY COUNCIL
MEMORANDUM
12/4/2025**

TO: Emily Crawford, City Manager
FROM: Matthew Dane, Director of Water Utilities
ITEM: 5. Resolution: Receive a Report, Hold a Discussion and Take Action on Authorizing a Contract with United States Geological Survey for Streamflow Monitoring Stations (*Matthew Dane*)

GENERAL INFORMATION

The Water Utilities Department is requesting that the Abilene City Council approve a written resolution authorizing the City Manager to execute a contract with the United States Department of the Interior, U.S. Geological Survey (USGS), in the amount of \$199,345.00 for an annual contract to operate and maintain monitoring stations for various lakes and streams in this region. The Contract has an effective date from October 1, 2025 to September 30, 2026. The contract provides for monitoring of stream flow and lake levels. It also provides for more specialized water quality monitoring of certain stream segments associated with permitting.

The City of Abilene (City) operates water supply facilities which requires City staff to monitor the conditions of regional streams, rivers, and lakes. The City's operation of water supply and wastewater treatment facilities requires the monitoring of discharges, stream flows, and water quality parameters in order to obtain and/or comply with discharge permits and water rights permits. There are several streams and lakes in and near the City for which the City benefits from the ability to monitor stream flows and lake levels during heavy rainfall events. The USGS contracts to provide facilities and services for the monitoring of stream flows, lake levels, and water quality parameters. Lake level and stream flow gauging stations are important tools used to provide both current conditions and long term historical data for permanent records and trending. Abilene currently cooperates with the USGS to fund specific sites that have importance to our organization and our community. There are currently five locations continuously measuring stream flows, two locations continuously measuring lake elevations, and two locations taking discharge measurements. The Contract also provides for water sampling services of five locations.

The annual USGS cooperative agreement has historically been brought to City Council for approval near the end of each fiscal year. During the FY year-end transition, this routine item was inadvertently not advanced for placement on the agenda. Additionally, the customary reminder notices from USGS were delayed due to the federal shutdown, which contributed to the oversight.

Once USGS operations resumed and staff received notice, we immediately prepared the agreement and placed it on the next available Council agenda. No lapse in service or funding impact is expected.

FUNDING/FISCAL IMPACT

Funds for this contract will come from the FY26 Annual Operating Budget of the Water Utilities Department.

STAFF AND/OR BOARD RECOMMENDATION

Staff recommends that the Abilene City Council approve the resolution authorizing a contract with United States Geological Survey for lake and stream flow monitoring for FY26 in the amount of \$199,345.

ATTACHMENTS:

1. 2 - Written Resolution - USGS Stream Gauge Contract
2. JFA 26SJFATX023000 City of Abilene - Contract
3. 3 - Presentation - USGS Stream Gauge Contract

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON: **BACKUP DOCUMENTATION UPDATED ON:**

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS,
AUTHORIZING A CONTRACT WITH THE UNITED STATES GEOLOGICAL
SURVEY FOR THE OPERATION AND MAINTENANCE OF SURFACE WATER DATA
COLLECTION FACILITIES.**

WHEREAS, the City of Abilene (City) operates water supply facilities which requires City staff to monitor the conditions of regional streams, rivers, and lakes; and

WHEREAS, the City's operation of water supply and wastewater treatment facilities requires the monitoring of discharges, stream flows, and water quality parameters in order to obtain and/or comply with discharge permits and water rights permits; and

WHEREAS, there are several streams and lakes in and near the City for which the City benefits from the ability to monitor stream flows and lake levels during heavy rainfall events; and

WHEREAS, the United States Department of the Interior - United States Geological Survey (USGS) provides facilities and services for the monitoring of stream flows, lake levels, and water quality parameters; and

WHEREAS, the USGS does agree to install, own, and operate stream flow, reservoir elevation, discharge flow, and/or water quality sample collection and processing facilities at specific locations which benefit the City; and

WHEREAS, USGS has developed a Joint Funding Agreement for Water Resource Investigations (Contract) to provide those monitoring services for the one year period of October 1, 2025 through September 30, 2026 and which has a value of \$199,345.00; and

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

That the City Manager is authorized to execute the Contract with USGS for Water Resource Investigations in the amount of \$199,345.00.

ADOPTED this 4th day of December, 2025.

ATTEST:

Shawna Atkinson, City Secretary

Weldon Hurt, Mayor

APPROVED:

Stanley E. Smith, City Attorney



United States Department of the Interior

U.S. GEOLOGICAL SURVEY
Oklahoma-Texas Water Science Center
1505 Ferguson Lane
Austin, TX 78754

June 4, 2025

Mr. Matthew Dane
Director of Water Utilities
City of Abilene
555 Walnut Street
Abilene, TX 79601

Dear Mr. Dane:

Enclosed is our standard joint-funding agreement 26SJFATX023000 between the U.S. Geological Survey Oklahoma-Texas Water Science Center and City of Abilene for negotiated deliverables (see attached), during the period October 1, 2025 through September 30, 2026 in the amount of \$199,345 from your agency. U.S. Geological Survey contributions for this agreement are \$34,380 for a combined total of \$233,725. Please sign and return one fully-executed original to Kandis Becher at GS-W-OT_OTFM@usgs.gov or mail to the address above.

Federal law requires that we have a signed agreement before we start or continue work. Please return the signed agreement by **August 1, 2025**. If, for any reason, the agreement cannot be signed and returned by the date shown above, please contact Joseph Capesius at (512) 927-3570 or email capesius@usgs.gov to make alternative arrangements.

This is a fixed cost agreement to be billed quarterly via Down Payment Request (automated Form DI-1040). Please allow 30-days from the end of the billing period for issuance of the bill. If you experience any problems with your invoice(s), please contact Kandis Becher at phone number (682) 316-5051 or kkbecher@usgs.gov.

The results of all work performed under this agreement will be available for publication by the U.S. Geological Survey. We look forward to continuing this and future cooperative efforts in these mutually beneficial water resources studies.

Sincerely,

Meghan Roussel

Meghan Roussel
Acting Director

Enclosure
26SJFATX023000

Form 9-1366
(May 2018)

U.S. Department of the Interior
U.S. Geological Survey
Joint Funding Agreement
FOR
Water Resource Investigations

Customer #: 6000000484
Agreement #: 26SJFATX023000
Project #: SJ009ME
TIN #: 75-6000440

Fixed Cost Agreement YES[X] NO[]

THIS AGREEMENT is entered into as of October 1, 2025, by the U.S. GEOLOGICAL SURVEY, Oklahoma-Texas Water Science Center, UNITED STATES DEPARTMENT OF THE INTERIOR, party of the first part, and the City of Abilene party of the second part.

1. The parties hereto agree that subject to the availability of appropriations and in accordance with their respective authorities there shall be maintained in cooperation for negotiated deliverables (see attached), herein called the program. The USGS legal authority is 43 USC 36C; 43 USC 50, and 43 USC 50b.

2. The following amounts shall be contributed to cover all of the cost of the necessary field and analytical work directly related to this program. 2(b) include In-Kind-Services in the amount of \$0.00

- (a) \$34,380 by the party of the first part during the period
October 1, 2025 to September 30, 2026
- (b) \$199,345 by the party of the second part during the period
October 1, 2025 to September 30, 2026
- (c) Contributions are provided by the party of the first part through other USGS regional or national programs,
in the amount of: \$0

Description of the USGS regional/national program:

- (d) Additional or reduced amounts by each party during the above period or succeeding periods as may be
determined by mutual agreement and set forth in an exchange of letters between the parties.
- (e) The performance period may be changed by mutual agreement and set forth in an exchange of letters
between the parties.

3. The costs of this program may be paid by either party in conformity with the laws and regulations respectively governing each party.

4. The field and analytical work pertaining to this program shall be under the direction of or subject to periodic review by an authorized representative of the party of the first part.

5. The areas to be included in the program shall be determined by mutual agreement between the parties hereto or their authorized representatives. The methods employed in the field and office shall be those adopted by the party of the first part to insure the required standards of accuracy subject to modification by mutual agreement.

6. During the course of this program, all field and analytical work of either party pertaining to this program shall be open to the inspection of the other party, and if the work is not being carried on in a mutually satisfactory manner, either party may terminate this agreement upon 60 days written notice to the other party.

7. The original records resulting from this program will be deposited in the office of origin of those records. Upon request, copies of the original records will be provided to the office of the other party.

8. The maps, records or reports resulting from this program shall be made available to the public as promptly as possible. The maps, records or reports normally will be published by the party of the first part. However, the party of the second part reserves the right to publish the results of this program, and if already published by the party of the first part shall, upon request, be furnished by the party of the first part, at cost, impressions suitable for purposes of reproduction similar to that for which the original copy was prepared. The maps, records or reports published by either party shall contain a statement of the cooperative relations between the parties. The Parties acknowledge that scientific information and data developed as a result of the Scope of Work (SOW) are subject to applicable USGS review, approval, and release requirements, which are available on the USGS Fundamental Science Practices website (<https://www.usgs.gov/office-of-science-quality-and-integrity/fundamental-science-practices>).

Form 9-1366
(May 2018)

U.S. Department of the Interior
U.S. Geological Survey
Joint Funding Agreement
FOR
Water Resource Investigations

Customer #: 6000000484
Agreement #: 26SJFATX023000
Project #: SJ009ME
TIN #: 75-6000440

9. Billing for this agreement will be rendered **quarterly**. Invoices not paid within 60 days from the billing date will bear Interest, Penalties, and Administrative cost at the annual rate pursuant the Debt Collection Act of 1982, (codified at 31 U.S.C. § 3717) established by the U.S. Treasury.

USGS Technical Point of Contact

Name: Joseph Capesius
Supervisory Hydrologist
Address: 1505 Ferguson Lane
Austin, TX 78754
Telephone: (512) 927-3570
Fax: (512) 927-3590
Email: capesius@usgs.gov

Customer Technical Point of Contact

Name: Matthew Dane
Director of Water Utilities
Address: 555 Walnut Street
Abilene, TX 79601
Telephone: (325) 676-6474
Fax: (n/a)
Email: matthew.dane@abilenetx.gov

USGS Billing Point of Contact

Name: Kandis Becher
Budget Analyst
Address: 501 W. Felix Street Bldg 24
Fort Worth, TX 76115
Telephone: (882) 316-5051
Fax: (882) 316-5022
Email: kkbecher@usgs.gov

Customer Billing Point of Contact

Name: Valerie Ramos
Address: PO BOX 60
Abilene, TX 79604
Telephone: (325) 676-6419
Fax: (n/a)
Email: valerie.ramos@abilenetx.com

U.S. Geological Survey
United States
Department of Interior

City of Abilene

By **MEGHAN ROUSSEL**
Name: Meghan Roussel
Title: Acting Director

Signature
Digitally signed by
MEGHAN ROUSSEL
Date: 2025.06.04
10:15:27 -05'00'

Signatures

By _____ Date: _____
Name:
Title:

By _____ Date: _____
Name:
Title:

By _____ Date: _____
Name:
Title:

City of Abilene
26SJFATX023000

Site Information

Description	Code	Units	Diff. Factor	USGS Funds	Customer Funds	Total
001: SURFACE WATER DATA COLLECTION						
Site: 08083235 Clear Fk Brazos Rv nr Anson, TX						
Full Range Streamflow Station	QCONT	1.00	1.00	\$4,140	\$12,660	\$16,800
			Site Totals:	\$4,140	\$12,660	\$16,800
Site: 08083270 Lk Abilene nr Buffalo Gap, TX						
Reservoir Elevation	RES-E	1.00	1.00	\$0	\$7,000	\$7,000
			Site Totals:	\$0	\$7,000	\$7,000
Site: 08083420 Cat Claw Ck at Abilene, TX						
Full Range Streamflow Station	QCONT	1.00	1.00	\$5,580	\$11,220	\$16,800
			Site Totals:	\$5,580	\$11,220	\$16,800
Site: 08083480 Cedar Ck at IH 20, Abilene, TX						
Full Range Streamflow Station	QCONT	1.00	1.00	\$5,580	\$11,220	\$16,800
			Site Totals:	\$5,580	\$11,220	\$16,800
Site: 08084000 Clear Fk Brazos Rv at Nugent, TX						
Full Range Streamflow Station	QCONT	1.00	1.00	\$5,580	\$11,220	\$16,800
			Site Totals:	\$5,580	\$11,220	\$16,800
Site: 08084100 Deadman Ck nr Nugent, TX						
Discharge Measurement	QMEAS	9.00	1.00	\$0	\$6,750	\$6,750
			Site Totals:	\$0	\$6,750	\$6,750
Site: 08084200 Clear Fk Brazos Rv at Lueders, TX						
Full Range Streamflow Station	QCONT	1.00	1.00	\$0	\$16,800	\$16,800
Rain Gage Publication	RSTPUB	1.00	1.00	\$0	\$3,100	\$3,100
			Site Totals:	\$0	\$19,900	\$19,900
Site: 08084300 Clear Fk Brazos Rv at Krooked Lodge nr Lueders, TX						
Discharge Measurement	QMEAS	9.00	1.00	\$0	\$6,750	\$6,750
			Site Totals:	\$0	\$6,750	\$6,750
Site: 08083460 Kirby Lake at Abilene, Texas						
Reservoir Elevation	RES-E	1.00	1.00	\$0	\$7,000	\$7,000
			Site Totals:	\$0	\$7,000	\$7,000
	SURFACE WATER TOTAL:			\$20,880	\$93,720	\$114,600

003: WATER QUALITY DATA COLLECTION

Site: 08084000 Clear Fk Brazos Rv at Nugent, TX

Periodic Sample Collection and Processing	WQSPER	9.00	1.00	\$3,375	\$13,875	\$17,250
Suspended Sediment Concentration	WQSSC	9.00	1.00	\$0	\$650	\$650
Pheophytin A and Chlorophyll a	LC3152	9.00	1.00	\$0	\$1,015	\$1,015
Turbidity	LC2187	9.00	1.00	\$0	\$450	\$450
Total Organic Carbon	LC3211	9.00	1.00	\$0	\$410	\$410
Majory Inorganic Ions	S1022	9.00	1.00	\$0	\$2,450	\$2,450
Nutrients: Total and Fractions of Nitrogen and Phosphorus	S2711	9.00	1.00	\$0	\$1,600	\$1,600
Site Totals:				\$3,375	\$20,450	\$23,825

Site: 08084100 Deadman Ck nr Nugent, TX

Periodic Sample Collection and Processing	WQSPER	9.00	1.00	\$3,375	\$13,875	\$17,250
Suspended Sediment Concentration	WQSSC	9.00	1.00	\$0	\$650	\$650
Pheophytin A and Chlorophyll a	LC3152	9.00	1.00	\$0	\$1,015	\$1,015
Turbidity	LC2187	9.00	1.00	\$0	\$450	\$450
Total Organic Carbon	LC3211	9.00	1.00	\$0	\$410	\$410
Majory Inorganic Ions	S1022	9.00	1.00	\$0	\$2,450	\$2,450
Nutrients: Total and Fractions of Nitrogen and Phosphorus	S2711	9.00	1.00	\$0	\$1,600	\$1,600
Site Totals:				\$3,375	\$20,450	\$23,825

Site: 08084200 Clear Fk Brazos Rv at Lueders, TX

Periodic Sample Collection and Processing	WQSPER	9.00	1.00	\$3,375	\$13,875	\$17,250
Suspended Sediment Concentration	WQSSC	9.00	1.00	\$0	\$650	\$650
Pheophytin A and Chlorophyll a	LC3152	9.00	1.00	\$0	\$1,015	\$1,015
Turbidity	LC2187	9.00	1.00	\$0	\$450	\$450
Total Organic Carbon	LC3211	9.00	1.00	\$0	\$410	\$410
Majory Inorganic Ions	S1022	9.00	1.00	\$0	\$2,450	\$2,450
Nutrients: Total and Fractions of Nitrogen and Phosphorus	S2711	9.00	1.00	\$0	\$1,600	\$1,600
Site Totals:				\$3,375	\$20,450	\$23,825

Site: 08084300 Clear Fk Brazos Rv at Krooked Lodge nr Lueders, TX

Periodic Sample Collection and Processing	WQSPER	9.00	1.00	\$0	\$17,250	\$17,250
Suspended Sediment Concentration	WQSSC	9.00	1.00	\$0	\$650	\$650
Pheophytin A and Chlorophyll a	LC3152	9.00	1.00	\$0	\$1,015	\$1,015
Turbidity	LC2187	9.00	1.00	\$0	\$450	\$450
Total Organic Carbon	LC3211	9.00	1.00	\$0	\$410	\$410
Majory Inorganic Ions	S1022	9.00	1.00	\$0	\$2,450	\$2,450
Nutrients: Total and Fractions of Nitrogen and Phosphorus	S2711	9.00	1.00	\$0	\$1,600	\$1,600
Site Totals:				\$0	\$23,825	\$23,825

Site: 08085500 Clear Fk Brazos Rv at Ft Griffin, TX

Periodic Sample Collection and Processing	WQSPER	9.00	1.00	\$3,375	\$13,875	\$17,250
Suspended Sediment Concentration	WQSSC	9.00	1.00	\$0	\$650	\$650
Pheophytin A and Chlorophyll a	LC3152	9.00	1.00	\$0	\$1,015	\$1,015
Turbidity	LC2187	9.00	1.00	\$0	\$450	\$450
Total Organic Carbon	LC3211	9.00	1.00	\$0	\$410	\$410
Major Inorganic Ions	S1022	9.00	1.00	\$0	\$2,450	\$2,450
Nutrients: Total and Fractions of Nitrogen and Phosphorus	S2711	9.00	1.00	\$0	\$1,600	\$1,600
Site Totals:				\$3,375	\$20,450	\$23,825
WATER QUALITY TOTAL:				\$13,500	\$105,625	\$119,125

PROJECT	USGS FUNDS	CUSTOMER FUNDS	TOTAL COST
00160: SURFACE WATER	\$20,880	\$93,720	\$114,600
00360: WATER QUALITY	\$13,500	\$105,625	\$119,125
AGREEMENT TOTAL:	\$34,380	\$199,345	\$233,725

**Resolution Authorizing the Contract with
United States Geological Survey
for Surface Water Data Collection Facilities.**





USGS MONITORING STATIONS

- Contract with United States Geological Survey.
- Contract amount of \$199,345.00.
- Contract period FY26
- USGS and City of Abilene share the costs for installation, maintenance and operations of the gauging stations.





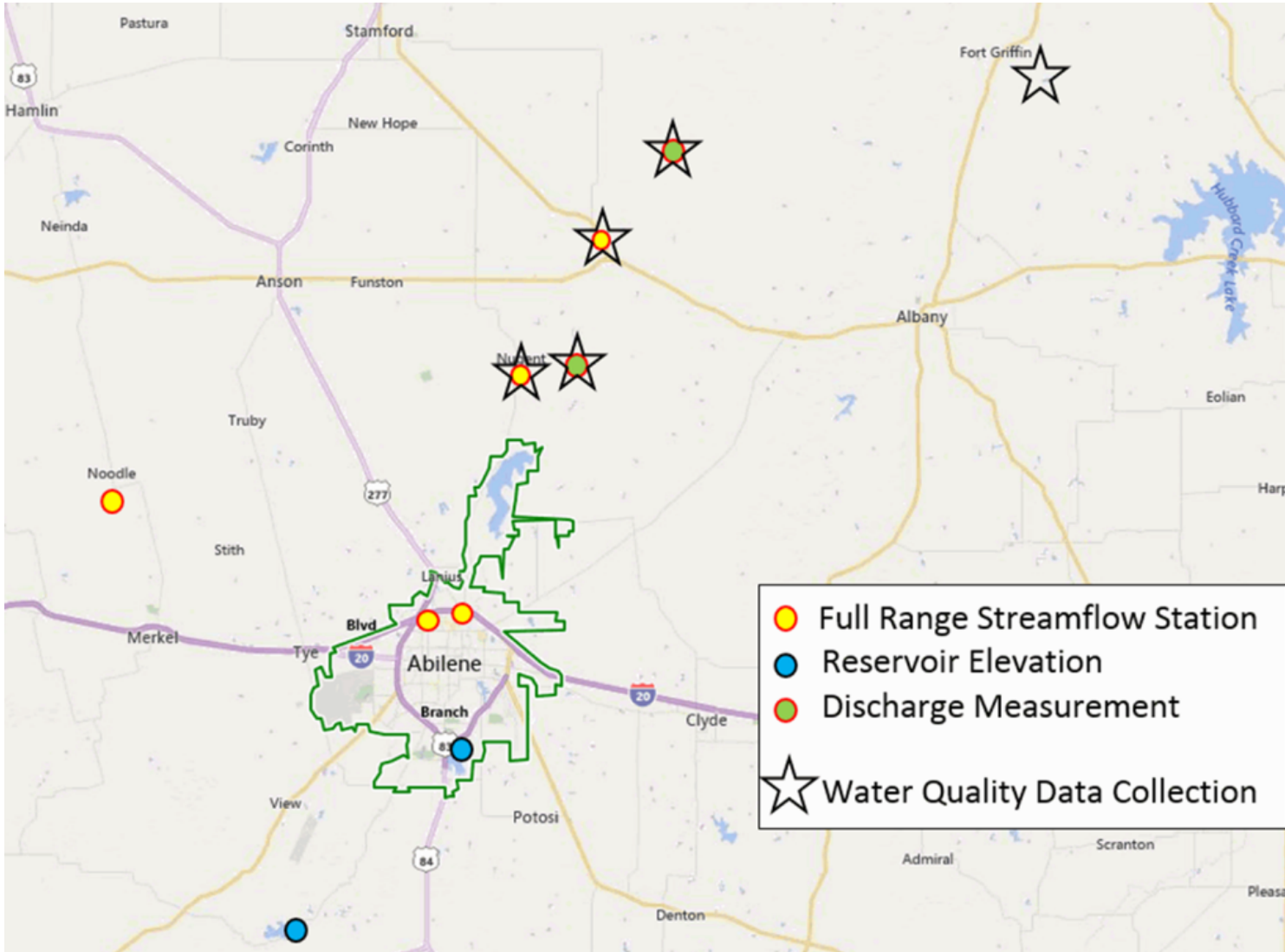
USGS MONITORING STATIONS

- The monitoring of discharges, stream flows, and water quality parameters is often necessary for obtaining and/or complying with discharge permits and water rights permits.
- Remote monitoring of stream flows and lake levels provides benefits to the City, especially during heavy rainfall events.
- Contract provides for the following:
 - Monitoring Streamflow at 5 sites
 - Reservoir Elevation at 2 sites
 - Discharge Measurement at 2 sites
 - Water Quality Data Collection at 5 sites.





USGS MONITORING STATIONS



USGS Monitoring Station Locations



**Resolution Authorizing the Contract with
United States Geological Survey
for Surface Water Data Collection Facilities.**

Questions?





**CITY COUNCIL
MEMORANDUM
12/4/2025**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services

ITEM: 6. Ordinance (First Reading): Receive a Report, Hold a Discussion, and Take Action on an Ordinance of the City of Abilene, Texas, and Providing for the Extension of the Boundary Limits of the City of Abilene, Texas, and for the Annexation of Certain Territory - 19.12 acres - Lying Adjacent and Contiguous to the Present Boundary Limits of the City of Abilene, and Granting to All the Inhabitants of Territory, all Rights and Privileges of other Citizens and Binding the Inhabitants by All of the Acts, Ordinances, Resolutions and Regulations of the City of Abilene; and Adopting a Service Plan Agreement (*Tim Littlejohn*)

GENERAL INFORMATION

Chapter 43 of the Texas Local Government Code and Section 4 of the Charter of the City of Abilene provides that the City shall have the power, by ordinance, to fix and change the boundaries and limits of the City and to provide for the extension of additional territory lying adjacent and continuous to the City, with the consent of the owner of the territory annexed.

The City of Abilene seeks to annex property owned by Lancium Abilene, LLC, generally described as 19.12 acres located in Taylor County.

Pursuant to Texas Local Government Code Section 43.016, if applicable, the City has made an offer of a development agreement for agricultural, wildlife management or timber land, and the offer has been rejected by the owner.

The procedures prescribed by the Charter of the City of Abilene, and Texas law are being duly followed with respect to the real property.

The Annexed territory shall be a part of the City of Abilene, Texas, and shall be Zoned AO, and the property situated therein shall bear its pro rata portion of the taxes levied by the City of Abilene, and the inhabitants thereof shall be entitled to all the rights and privileges of all other citizens of the City of Abilene and shall be bound by the acts, resolutions and regulations of the City of Abilene.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

Staff recommend that the City Council approve the Ordinance annexing the property into the city limits of the City of Abilene, Texas.

ATTACHMENTS:

1. Annexation Ordinance Tracts 16-17
2. Exhibit A - Tracts 16 and 17
3. Exhibit B-Municipal Svs Agreement-Lancium Abilene-19.12 Acres
4. Annexation Map_Tracts16_17
5. Presentation-Annexation-19.12 Acres

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON: **BACKUP DOCUMENTATION UPDATED ON:**

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AND PROVIDING FOR THE EXTENSION OF THE BOUNDARY LIMITS OF THE CITY OF ABILENE, TEXAS, AND FOR THE ANNEXATION OF CERTAIN TERRITORY LYING ADJACENT AND CONTIGUOUS TO THE PRESENT BOUNDARY LIMITS OF THE CITY OF ABILENE. AND GRANTING TO ALL THE INHABITANTS OF THE TERRITORY, ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF ABILENE; AND ADOPTING A SERVICE PLAN AGREEMENT

WHEREAS, Chapter 43 of the Texas Local Government Code and Section 4 of the Charter of the City of Abilene, provides that the City shall have the power, by ordinance, to fix and change the boundaries and limits of the City and to provide for the extension of additional territory lying adjacent and contiguous to the City, with the consent of the owner of the territory annexed;

WHEREAS, the property owner of approximately 19.12 acres of property filed a request for annexation with the City of Abilene;

WHEREAS, pursuant to Texas Local Government Code Section 43.016, if applicable, the City has made offer of a development agreement for agricultural, wildlife management or timber land, and that offer has been rejected by the property owner;

WHEREAS, the procedures prescribed by the Charter of the City of Abilene, and Texas law have been duly followed with respect to the following described territory, to wit:

Exhibit "A" and "B", incorporated and made part of this Ordinance for all purposes.

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

PART 1. That the territory set out on Exhibit "A" attached hereto and made part of this Ordinance for all purposes, lying adjacent and contiguous to the present boundaries of the City of

Abilene, Texas, is hereby added and annexed to the City of Abilene, Texas, and said territory described in Exhibit “A” shall be included within the boundary limits of the City of Abilene and the present boundary limits of the City of Abilene, at various points contiguous to the area described in Exhibit “A” are altered and amended so as to include the area within the corporate limits of the City of Abilene, Texas.

PART 2. That upon final passage hereof, the annexed territory shall be a part of the City of Abilene, Texas, and shall be Zoned AO, and the property situated therein shall bear its pro rata portion of the taxes levied by the City of Abilene, and the inhabitants thereof shall be entitled to all of the rights and privileges of all the citizens of the City of Abilene and shall be bound by the acts, resolutions and regulations of the City of Abilene.

PART 3. The Annexation Services Agreement for the annexed territory, attached as Exhibit “B” is hereby approved as a part of this ordinance.

PASSED ON FIRST READING the 4th day of December, 2025.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 30th day of November, 2025, the same being on or after the 20th day but before the 10th day before the public hearing being held in the Council Chamber of City Hall in Abilene, Texas, on the 18th day of December, 2025, to permit the public to be heard.

PASSED ON SECOND AND FINAL READING this 18th day of December, 2025.

ATTEST:

City Secretary

Mayor

APPROVED:

City Attorney

EXHIBIT A
TRACTS 16 and 17

BEING A 19.12 ACRE TRACT, SAME BEING 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, 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, LANCUM SUBDIVISION, RECORDED IN CABINET 5, SLIDE 89, PLAT RECORDS, TAYLOR COUNTY, TEXAS;

THENCE SOUTH 59 DEGREES 19 MINUTES 25 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY OF F.M. 2404, A DISTANCE OF 684.22 FEET TO A FOUND 1/2 INCH IRON PIPE AT THE NORTHEAST CORNER OF SAID 25.01 ACRE TRACT AND THIS TRACT, SAME BEING AT THE NORTHWEST CORNER OF A 143.61 ACRE TRACT RECORDED IN DOCUMENT NO. 2024-15977, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS;

THENCE SOUTH 15 DEGREES 00 MINUTES 21 SECONDS WEST A DISTANCE OF 800.13 FEET TO A FOUND 1/2 INCH IRON PIPE AT AN ANGLE POINT IN THE EAST BOUNDARY LINE OF SAID 25.01 ACRE TRACT AND THIS TRACT;

THENCE SOUTH 00 DEGREES 40 MINUTES 01 SECONDS WEST, AT 1231.4' PASSING A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "SHEPPARD RPLS 3697" AT THE NORTHEAST CORNER OF A 0.9 ACRE SAVE AND EXCEPT 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, AT 1331.4' PASSING A FOUND 1/2 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID 0.9 ACRE SAVE AND EXCEPT TRACT, CONTINUING A TOTAL DISTANCE OF 1543.30 FEET TO A FOUND 3/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID 25.01 ACRE TRACT AND THIS TRACT;

THENCE NORTH 89 DEGREES 21 MINUTES 22 SECONDS WEST A DISTANCE OF 392.28 FEET TO A FOUND 3/8 INCH IRON ROD IN THE WEST BOUNDARY LINE OF SAID LOT 4, A.F. MCDONALD SUBDIVISION AT THE SOUTHWEST CORNER OF SAID 25.01 ACRE TRACT AND THIS TRACT, SAME BEING IN THE EAST BOUNDARY LINE OF LOT 101, BLOCK B CORRECTED PLAT RECORDED IN CABINET 5, SLIDE 166, PLAT RECORDS, TAYLOR COUNTY TEXAS;

THENCE NORTH 00 DEGREES 37 MINUTES 22 SECONDS EAST, AT 214.6' PASSING A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "SHEPPARD RPLS 3697" AT THE SOUTHWEST CORNER OF SAID 0.9 ACRE SAVE AND EXCEPT TRACT, SAME BEING AT THE NORTHEAST CORNER OF SAID LOT 101, BLOCK B, AT 314.8' PASSING A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "SHEPPARD RPLS 3697" AT THE NORTHWEST CORNER OF SAID 0.9 ACRE SAVE AND EXCEPT TRACT, SAME BEING AT THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK A, CONTINUING A TOTAL DISTANCE OF AT 460.06 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, LANCUM 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 19.12 ACRES.

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.

**MUNICIPAL SERVICES AGREEMENT BETWEEN THE
CITY OF ABILENE, AND LANCIUM ABILENE, LLC**

This Municipal Services Agreement ("Agreement") is entered into on this the 5th day of November, 2025, by and between the City of Abilene, Texas, a home rule municipality of the State of Texas, ("City") and Lancium Abilene, LLC ("Owner").

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement;

WHEREAS, Section 43.0671 of the Local Government Code permits the City to annex an area if each owner in the area requests annexation;

WHEREAS, the City elects to annex such area, the City is required to enter into a written agreement with the property owners that sets forth the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, Owner owns two parcels of land situated in Taylor County, Texas, which consist of approximately 19.12 acres of land in the City's extraterritorial jurisdiction, such Property being more particularly described as set forth in Exhibit A, attached and incorporated herein by reference ("Property");

WHEREAS, Owner has filed a written request with the City for full-purpose annexation of the Property, identified as a petition for annexation dated November 3, 2025;

WHEREAS, City and Owner desires to set out the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, the annexation and execution of this Agreement are subject to approval by the City Council; and

NOW THEREFORE, in exchange for mutual covenants, conditions and promises contained herein, the City and Owner agree as follows:

1. PROPERTY

This Agreement is applicable to the Property described in Exhibit A.

2. INTENT

It is the intent of the City that this Agreement provide for the delivery of full available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.

3. MUNICIPAL SERVICES

- a. Commencing on the effective date of annexation, the City will provide the municipal services set forth below. As used in this Agreement, "providing services"

includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations and policies.

i. Fire – The City's Fire Department will provide emergency and fire protection services.

ii. Police – The City's Police Department will provide protection and law enforcement services.

iii. Emergency Medical Services – The City's Fire Department and Metrocare (or other entity holding a certificate of convenience and necessity) will provide emergency medical services.

iv. Planning, Zoning and Building – The City's Planning and Development Services Department will provide comprehensive planning, land development, land use and building inspection services in accordance with all applicable ordinances, laws, rules and regulations.

v. Publicly Owned Parks, Facilities and Buildings.

1. Residents of the Property will be permitted to utilize all existing publicly-owned and available parks, facilities, (including community service facilities, libraries, swimming pools, etc.), and buildings throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City.

2. In the event the City acquires any other parks, facilities or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.

vi. Stormwater Utility Services – The Property will be included in the City's Stormwater Utility service area and will be assessed a monthly fee. The fees will cover the direct and indirect costs of stormwater management services.

vii. Streets – The City's Public Works Department will maintain the public streets and streetlights over which the City has jurisdiction. The City will provide regulatory signage services in accordance with City policies and procedures and applicable laws.

viii. Water and Wastewater

New homes and structures will be required to connect to the City's water and sewer system at the owner's expense. Once connected to the City's water and sanitary sewer mains, the water and sanitary sewer service will be provided by the City at rates established by the City Council.

ix. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.

x. Code Enforcement – The City's Code Compliance Division will provide education, enforcement, and abatement of code violations within the Property.

b. It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.

c. Owner understand and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes applicable divisions and any subsequent City departments that will provide the same or similar services.

5. AUTHORITY

City and Owner represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owner acknowledges that approval of this Annexation is within its sole jurisdiction of the City Council. Nothing in this Agreement guarantees favorable decisions by the City Council.

6. SEVERABILITY

If any part, term or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such holding will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term or provision was never part of the Agreement.

7. INTERPRETATION

The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in negotiation and drafting of this Agreement.

8. VENUE, CHOICE OF LAW AND INTERPRETATION

Venue for any cause of action arising under this contract is Taylor County, Texas. This contract is governed by the laws of the State of Texas both as to interpretation and performance. This contract shall, in any dispute over its meaning or application, be interpreted fairly and reasonably, and not more strongly for or against either party.

9. NO WAIVER

The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.

10. GOVERNMENTAL POWERS

It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers or immunities.

11. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and shall constitute one instrument.

12. SECTIONS AND OTHER HEADINGS

Section, paragraph, and other headings contained in this Agreement are for reference purposes only and do not affect in any way the meaning or interpretation of this Contract.

12. AGREEMENT BINDS SUCCESSORS AND RUNS WITH THE LAND

This Agreement is binding on and inures to the benefit of both parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property and is binding on the Owner.

13. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between the parties. This Agreement shall not be amended unless executed in writing by both parties.

(remainder of page intentionally left blank)

IN WITNESS HEREOF, the parties hereto have executed this Agreement as of the date written above, which shall be the effective date of annexation of the Property.

OWNER

Lancium Abilene, LLC

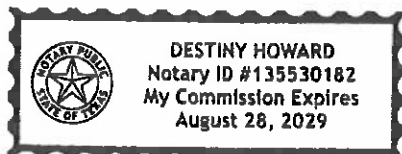
Jennifer Kennedy
By: Jennifer Kennedy

November 5, 2025
Date

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 5th day of November, 2025, by Jennifer Kennedy, VP-Tax (title), on behalf of Lancium Abilene, LLC.



Destiny Howard
Notary Public, State of Texas

CITY OF ABILENE

Emily Crawford
Emily Crawford, City Manager

11/7/25
Date

APPROVED AS TO FORM:

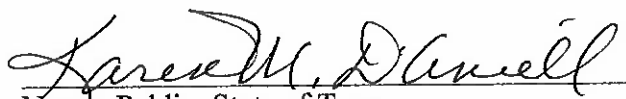
[Signature]
City Attorney



ATTEST:


City Secretary

This instrument was acknowledged before me on the 7th day of November, 2025, by
Emily Crawford, Manager.


Notary Public, State of Texas

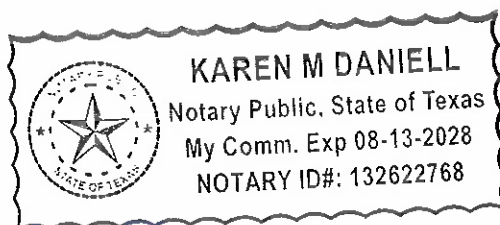


EXHIBIT A
TRACTS 16 and 17

BEING A 19.12 ACRE TRACT, SAME BEING 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, 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 25 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY OF F.M. 2404, A DISTANCE OF 684.22 FEET TO A FOUND 1/2 INCH IRON PIPE AT THE NORTHEAST CORNER OF SAID 25.01 ACRE TRACT AND THIS TRACT, SAME BEING AT THE NORTHWEST CORNER OF A 143.61 ACRE TRACT RECORDED IN DOCUMENT NO. 2024-15977, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS;

THENCE SOUTH 15 DEGREES 00 MINUTES 21 SECONDS WEST A DISTANCE OF 800.13 FEET TO A FOUND 1/2 INCH IRON PIPE AT AN ANGLE POINT IN THE EAST BOUNDARY LINE OF SAID 25.01 ACRE TRACT AND THIS TRACT;

THENCE SOUTH 00 DEGREES 40 MINUTES 01 SECONDS WEST, AT 1231.4' PASSING A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "SHEPPARD RPLS 3697" AT THE NORTHEAST CORNER OF A 0.9 ACRE SAVE AND EXCEPT 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, AT 1331.4' PASSING A FOUND 1/2 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID 0.9 ACRE SAVE AND EXCEPT TRACT, CONTINUING A TOTAL DISTANCE OF 1543.30 FEET TO A FOUND 3/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID 25.01 ACRE TRACT AND THIS TRACT;

THENCE NORTH 89 DEGREES 21 MINUTES 22 SECONDS WEST A DISTANCE OF 392.28 FEET TO A FOUND 3/8 INCH IRON ROD IN THE WEST BOUNDARY LINE OF SAID LOT 4, A.F. MCDONALD SUBDIVISION AT THE SOUTHWEST CORNER OF SAID 25.01 ACRE TRACT AND THIS TRACT, SAME BEING IN THE EAST BOUNDARY LINE OF LOT 101, BLOCK B CORRECTED PLAT RECORDED IN CABINET 5, SLIDE 166, PLAT RECORDS, TAYLOR COUNTY TEXAS;

THENCE NORTH 00 DEGREES 37 MINUTES 22 SECONDS EAST, AT 214.6' PASSING A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "SHEPPARD RPLS 3697" AT THE SOUTHWEST CORNER OF SAID 0.9 ACRE SAVE AND EXCEPT TRACT, SAME BEING AT THE NORTHEAST CORNER OF SAID LOT 101, BLOCK B, AT 314.8' PASSING A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "SHEPPARD RPLS 3697" AT THE NORTHWEST CORNER OF SAID 0.9 ACRE SAVE AND EXCEPT TRACT, SAME BEING AT THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK A, CONTINUING A TOTAL DISTANCE OF AT 460.06 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;

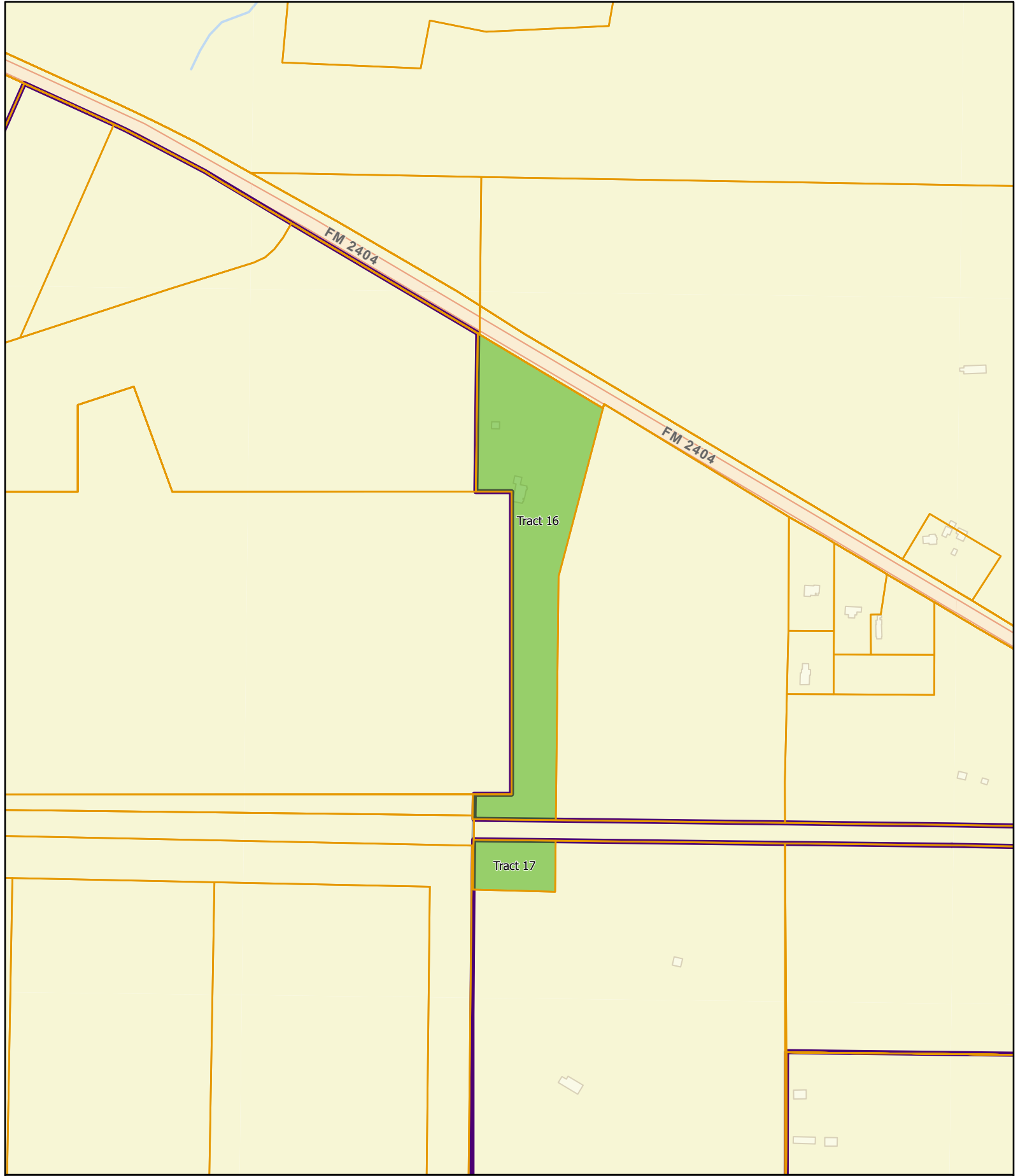
THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS EAST A DISTANCE OF 185.75 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" IN THE EAST BOUNDARY LINE OF LOT 1, BLOCK A, LANCIUM SUBDIVISION, SAME BEING AT A WESTERN CORNER OF THIS TRACT;

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 19.12 ACRES.

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.



-  Courier Parcels
-  Tracts
-  Municipal Boundaries

0 250 500 1,000
 US Feet

City of Abilene - Annexation Map

Tracts 16 & 17




Produced By: Abilene GIS
Production Date: 11/20/2025
Phone: (325) 674-1235

Annexation of approximately 19.12 Acres into the City Limits of the City of Abilene, Texas

Tim Littlejohn





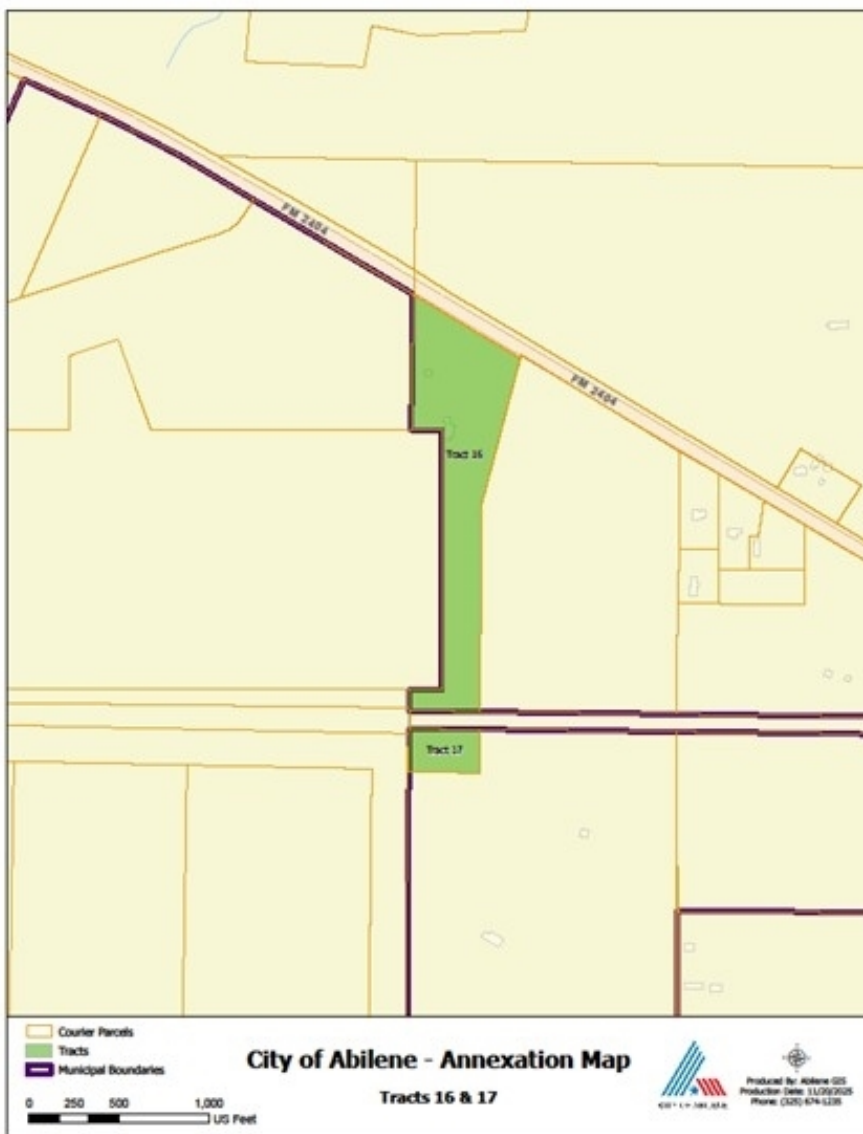
Annexation of approximately 19.12 Acres into the City Limits of the City of Abilene, Texas

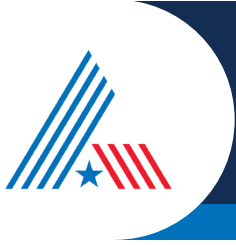
- Lancium Abilene Real Estate, LLC desires that property they own, described as a 47.18 acre tract, be annexed into the city limits of the City of Abilene.
- Pursuant to Texas Local Government Code Section 43.016, if applicable, the City has made offers of a development agreement for agricultural, wildlife management or timber land, and the offers have been rejected by the property owner.
- The procedures prescribed by the Charter of the City of Abilene and Texas law are being duly followed.
- The annexed territory shall be a part of the City of Abilene, Texas, and shall be Zoned AO.
- Staff supports the Annexation Request.





Annexation of approximately 19.12 Acres into the City Limits of the City of Abilene, Texas





Annexation of approximately 19.12 Acres into the City Limits of the City of Abilene, Texas

QUESTIONS ?





**CITY COUNCIL
MEMORANDUM
12/4/2025**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: **7. Ordinance (First Reading):** Receive a Report, Hold a Discussion, and Take Action on an Ordinance of the City of Abilene, Texas, and Providing for the Extension of the Boundary Limits of the City of Abilene, Texas, and for the Annexation of Certain Territory - 140.97 acres - Lying Adjacent and Contiguous to the Present Boundary Limits of the City of Abilene, and Granting to All the Inhabitants of Territory, all Rights and Privileges of other Citizens and Binding the Inhabitants by All of the Acts, Ordinances, Resolutions and Regulations of the City of Abilene; and Adopting a Service Plan Agreement (Tim Littlejohn)

GENERAL INFORMATION

Chapter 43 of the Texas Local Government Code and Section 4 of the Charter of the City of Abilene provides that the City shall have the power, by ordinance, to fix and change the boundaries and limits of the City and to provide for the extension of additional territory lying adjacent and continuous to the City, with the consent of the owner of the territory annexed.

The City of Abilene seeks to annex property owned by Lancium Abilene II, LLC, generally described as 140.97 acres located in Taylor County.

Pursuant to Texas Local Government Code Section 43.016, if applicable, the City has made an offer of a development agreement for agricultural, wildlife management or timber land, and the offer has been rejected by the owner.

The procedures prescribed by the Charter of the City of Abilene, and Texas law are being duly followed with respect to the real property.

The Annexed territory shall be a part of the City of Abilene, Texas, and shall be Zoned AO, and the property situated therein shall bear its pro rata portion of the taxes levied by the City of Abilene, and the inhabitants thereof shall be entitled to all the rights and privileges of all other citizens of the City of Abilene and shall be bound by the acts, resolutions and regulations of the City of Abilene.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

Staff recommend that the City Council approve the Ordinance annexing the property into the city limits of the City of Abilene, Texas.

ATTACHMENTS:

1. Annexation Ordinance Tracts 18-19
2. Exhibit A - Tracts 18 and 19
3. Exhibit B-Municipal Svs Agreement-Lancium Abilene II-140.97 Acres
4. Annexation Map-Tracts18_19
5. Presentation-Annexation-140.97 Acres

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON: **BACKUP DOCUMENTATION UPDATED ON:**

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AND PROVIDING FOR THE EXTENSION OF THE BOUNDARY LIMITS OF THE CITY OF ABILENE, TEXAS, AND FOR THE ANNEXATION OF CERTAIN TERRITORY LYING ADJACENT AND CONTIGUOUS TO THE PRESENT BOUNDARY LIMITS OF THE CITY OF ABILENE. AND GRANTING TO ALL THE INHABITANTS OF THE TERRITORY, ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF ABILENE; AND ADOPTING A SERVICE PLAN AGREEMENT

WHEREAS, Chapter 43 of the Texas Local Government Code and Section 4 of the Charter of the City of Abilene, provides that the City shall have the power, by ordinance, to fix and change the boundaries and limits of the City and to provide for the extension of additional territory lying adjacent and contiguous to the City, with the consent of the owner of the territory annexed;

WHEREAS, the property owner of approximately 140.97 acres of property filed a request for annexation with the City of Abilene;

WHEREAS, pursuant to Texas Local Government Code Section 43.016, if applicable, the City has made offer of a development agreement for agricultural, wildlife management or timber land, and that offer has been rejected by the property owner;

WHEREAS, the procedures prescribed by the Charter of the City of Abilene, and Texas law have been duly followed with respect to the following described territory, to wit:

Exhibit "A" and "B", incorporated and made part of this Ordinance for all purposes.

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

PART 1. That the territory set out on Exhibit "A" attached hereto and made part of this Ordinance for all purposes, lying adjacent and contiguous to the present boundaries of the City of

Abilene, Texas, is hereby added and annexed to the City of Abilene, Texas, and said territory described in Exhibit “A” shall be included within the boundary limits of the City of Abilene and the present boundary limits of the City of Abilene, at various points contiguous to the area described in Exhibit “A” are altered and amended so as to include the area within the corporate limits of the City of Abilene, Texas.

PART 2. That upon final passage hereof, the annexed territory shall be a part of the City of Abilene, Texas, and shall be Zoned AO, and the property situated therein shall bear its pro rata portion of the taxes levied by the City of Abilene, and the inhabitants thereof shall be entitled to all of the rights and privileges of all the citizens of the City of Abilene and shall be bound by the acts, resolutions and regulations of the City of Abilene.

PART 3. The Annexation Services Agreement for the annexed territory, attached as Exhibit “B” is hereby approved as a part of this ordinance.

PASSED ON FIRST READING the 4th day of December, 2025.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 30th day of November, 2025, the same being on or after the 20th day but before the 10th day before the public hearing being held in the Council Chamber of City Hall in Abilene, Texas, on the 18th day of December, 2025, to permit the public to be heard.

PASSED ON SECOND AND FINAL READING this 18th day of December, 2025.

ATTEST:

City Secretary

Mayor

APPROVED:

City Attorney

EXHIBIT A

TRACTS 18 and 19

140.97 acres, more or less, out of the West part of Lot 4 of A.F. McDonald's Subdivision of the Wilson W. Sill's Surveys No. 23, Abstract No. 0232 and 24, Abstract No. 0233, Taylor County, Texas, said 140.97 acres being all of that same 141.09 acre tract described in Instrument No. 2024-15977, Official Public Records, Taylor County, Texas and being more particularly described as follows:

Beginning at a 3/8" rebar found on the west boundary line of said Lot 4, at the southwest corner of a 25.01 acre tract recorded in Instrument No. 2024-14827, Official Public Records, Taylor County, Texas, for the most westerly northwest corner of this tract, whence the northwest corner of said Lot 4 is recorded to bear N0°15'W 2684.7 feet;

Thence S89°22'14"E 392.27 feet to a 3/8" rebar found at the southeast corner of said 25.01 acre tract for an interior corner of this tract;

Thence N0°40'10"E, along the east boundary line of said 25.01 acre tract, at 211.95 feet pass a 1/2" rebar found at the southeast corner of a 0.90 acre, save and except, tract recorded in Instrument No. 2019-2247, Official Public Records, Taylor County, Texas, at 311.90 feet pass a 1/2" rebar found at the northeast corner of said 0.90 acre, save and except tract and continue along for a total distance of 1543.31 feet to a 1/2" pipe found at an interior corner of said 25.01 acre tract, for an exterior corner of this tract;

Thence N15°00'24"E 800.06 feet to a 1/2" pipe found on the southwest line of F.M. Highway 2404 (100 foot right-of-way – AKA Old Anson Road), at the northeast corner of said 25.01 acre tract, for the most northerly northwest corner of this tract;

Thence S59°20'32"E 1035.83 feet, along the southwest right-of-way line of F.M. Highway 2404, to a 3/8" rebar found at the northwest corner of a 1.95 acre tract recorded in Instrument No. 2018-8721, Official Public Records, Taylor County, Texas, for the northeast corner of this tract;

Thence S0°32'42"W, at 1496.20 feet pass the northeast corner of a 3.42 acre tract recorded in Volume 210, Page 286, Deed Records, Taylor County, Teas, at 1596.20 feet pass the southwest corner of said 3.42 acre tract and continue along for a total distance of 4494.49 feet to a 1/2" pipe found on the south boundary line of said Lot 4, at the southwest corner of Lot 101, Block A, Second Amended Plat of Disability Resources Inc. Neighborhood Community Subdivision, as shown by plat recorded in Cabinet 4, Slide 489, Plat Records, Taylor County, Texas, for the southeast corner of this tract;

Thence N89°04'19"W 1494.34 feet to a ½" pipe found at the southwest corner of said Lot 4 and the southeast corner of said Lot 101, Block B, Corrected Plat of Lancium Subdivision, as shown by plat recorded in Cabinet 5, Slide 166, Plat Records, Taylor County, Teas, for the southwest corner of this tract;

Thence N0°36'21"E 2686.74 feet, along the west boundary line of said Lot 4 and the east boundary line of said Lot 101, Block B, Corrected Plat of Lancium Subdivision, to the place of beginning and containing 143.49 acres of land, Save and Except 2.52 acres of said 3.42 acre tract, leaving a net of 140.97 acres of land, more of less.

Said 2.52 acre tract more particularly described by metes and bounds as follows:

BEING 2.52 acres, more or less, out of the West part of Lot 4 of A.F. McDonald's Subdivision of the Wilson W. Sills Survey No. 24, Abstract No. 0233, Taylor County, Texas, said 2.52 acres being part of a 3.42 acre tract described in Volume 210, Page 286, Deed Records, Taylor County, Texas and part of a 143.61 acre tract described in Instrument No. 2024-15977, Official Public Records, Taylor County, Texas, said 2.52 acres being more particularly described as follows:

BEGINNNING at a ½" rebar found on the east boundary line of a 25.01 acre tract recorded in Instrument No. 2024-14827, Official Public Records, Taylor County, Texas, and the southeast corner of a 0.90 acre tract described in Instrument No. 2019-2247, Official Public Records, Taylor County, Texas, for the southwest corner of this tract;

THENCE N0°40'10"E 99.95 feet, to a ½" rebar found at the northeast corner of said 0.90 acre tract for the northwest corner of this tract;

THENCE S88°56'44"E 1098.46 feet, along the north boundary line of said 3.42 acre tract to a point on the east boundary line of said 143.61 acre tract, for the northeast corner of this tract, whence a 3/8" rebar found at the northeast corner of said 143.61 acre tract on the southwest right-of-way line of F.M. Highway 2404 bears N0°32'42"E 1496.20 feet;

THENCE S0°32'42"W 100.0 feet, to a point on the south boundary line of said 3.42 acre tract for the southeast corner of this tract, whence a ½" pipe found on the south boundary line of said Survey No. 24 at the southeast corner of said 143.61 acre tract bears S0°32'42"W 2898.29 feet;

THENCE N88°56'36"W 1098.64 feet, along the south boundary line of said 3.42 acre tract to the place of beginning and containing 2.52 acres of land, more or less.

**MUNICIPAL SERVICES AGREEMENT BETWEEN THE
CITY OF ABILENE, AND LANCIUM ABILENE II, LLC**

This Municipal Services Agreement ("Agreement") is entered into on this the 5th day of November, 2025, by and between the City of Abilene, Texas, a home rule municipality of the State of Texas, ("City") and Lancium Abilene II, LLC ("Owner").

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement;

WHEREAS, Section 43.0671 of the Local Government Code permits the City to annex an area if each owner in the area requests annexation;

WHEREAS, the City elects to annex such area, the City is required to enter into a written agreement with the property owners that sets forth the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, Owner owns two parcels of land situated in Taylor County, Texas, which consist of approximately 140.97 acres of land in the City's extraterritorial jurisdiction, such Property being more particularly described as set forth in Exhibit A, attached and incorporated herein by reference ("Property");

WHEREAS, Owner has filed a written request with the City for full-purpose annexation of the Property, identified as a petition for annexation dated November 3, 2025;

WHEREAS, City and Owner desire to set out the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, the annexation and execution of this Agreement are subject to approval by the City Council; and

NOW THEREFORE, in exchange for mutual covenants, conditions and promises contained herein, the City and Owner agree as follows:

1. PROPERTY

This Agreement is applicable to the Property described in Exhibit A.

2. INTENT

It is the intent of the City that this Agreement provide for the delivery of full available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.

3. MUNICIPAL SERVICES

- a. Commencing on the effective date of annexation, the City will provide the municipal services set forth below. As used in this Agreement, "providing services"

includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations and policies.

i. Fire – The City's Fire Department will provide emergency and fire protection services.

ii. Police – The City's Police Department will provide protection and law enforcement services.

iii. Emergency Medical Services – The City's Fire Department and Metrocare (or other entity holding a certificate of convenience and necessity) will provide emergency medical services.

iv. Planning, Zoning and Building – The City's Planning and Development Services Department will provide comprehensive planning, land development, land use and building inspection services in accordance with all applicable ordinances, laws, rules and regulations.

v. Publicly Owned Parks, Facilities and Buildings.

1. Residents of the Property will be permitted to utilize all existing publicly-owned and available parks, facilities, (including community service facilities, libraries, swimming pools, etc.), and buildings throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City.

2. In the event the City acquires any other parks, facilities or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.

vi. Stormwater Utility Services – The Property will be included in the City's Stormwater Utility service area and will be assessed a monthly fee. The fees will cover the direct and indirect costs of stormwater management services.

vii. Streets – The City's Public Works Department will maintain the public streets and streetlights over which the City has jurisdiction. The City will provide regulatory signage services in accordance with City policies and procedures and applicable laws.

viii. Water and Wastewater

New homes and structures will be required to connect to the City's water and sewer system at the owner's expense. Once connected to the City's water and sanitary sewer mains, the water and sanitary sewer service will be provided by the City at rates established by the City Council.

ix. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.

x. Code Enforcement – The City's Code Compliance Division will provide education, enforcement, and abatement of code violations within the Property.

b. It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.

c. Owner understand and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes applicable divisions and any subsequent City departments that will provide the same or similar services.

5. AUTHORITY

City and Owner represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owner acknowledge that approval of this Annexation is within its sole jurisdiction of the City Council. Nothing in this Agreement guarantees favorable decisions by the City Council.

6. SEVERABILITY

If any part, term or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such holding will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term or provision was never part of the Agreement.

7. INTERPRETATION

The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in negotiation and drafting of this Agreement.

8. VENUE, CHOICE OF LAW AND INTERPRETATION

Venue for any cause of action arising under this contract is Taylor County, Texas. This contract is governed by the laws of the State of Texas both as to interpretation and performance. This contract shall, in any dispute over its meaning or application, be interpreted fairly and reasonably, and not more strongly for or against either party.

9. NO WAIVER

The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.

10. GOVERNMENTAL POWERS

It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers or immunities.

11. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and shall constitute one instrument.

12. SECTIONS AND OTHER HEADINGS

Section, paragraph, and other headings contained in this Agreement are for reference purposes only and do not affect in any way the meaning or interpretation of this Contract.

12. AGREEMENT BINDS SUCCESSORS AND RUNS WITH THE LAND

This Agreement is binding on and inures to the benefit of both parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property and is binding on the Owner.

13. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between the parties. This Agreement shall not be amended unless executed in writing by both parties.

(remainder of page intentionally left blank)

IN WITNESS HEREOF, the parties hereto have executed this Agreement as of the date written above, which shall be the effective date of annexation of the Property.

OWNER

Lancium Abilene II, LLC

Jennifer Kennedy
By: Jennifer Kennedy

November 5, 2025
Date

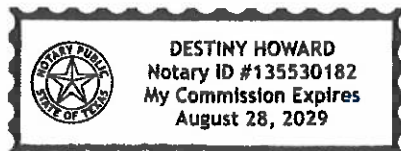
THE STATE OF TEXAS

COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 5th day of November, 2025, by Jennifer Kennedy, VP-Tax (title), on behalf of Lancium Abilene II, LLC.

Destiny Howard

Notary Public, State of Texas



CITY OF ABILENE

Emily Crawford
Emily Crawford, City Manager

11/7/25
Date

APPROVED AS TO FORM:

[Signature]
City Attorney



ATTEST:



City Secretary

This instrument was acknowledged before me on the _____ day of 7th, 2025, by
November ^{EMD}, Manager.

Emily Crawford



Notary Public, State of Texas

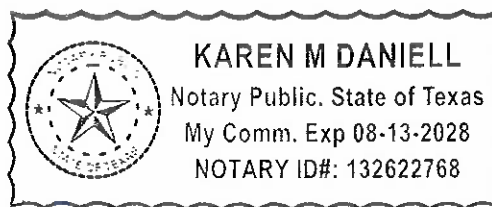


EXHIBIT A

TRACTS 18 and 19

140.97 acres, more or less, out of the West part of Lot 4 of A.F. McDonald's Subdivision of the Wilson W. Sill's Surveys No. 23, Abstract No. 0232 and 24, Abstract No. 0233, Taylor County, Texas, said 140.97 acres being all of that same 141.09 acre tract described in Instrument No. 2024-15977, Official Public Records, Taylor County, Texas and being more particularly described as follows:

Beginning at a 3/8" rebar found on the west boundary line of said Lot 4, at the southwest corner of a 25.01 acre tract recorded in Instrument No. 2024-14827, Official Public Records, Taylor County, Texas, for the most westerly northwest corner of this tract, whence the northwest corner of said Lot 4 is recorded to bear N0°15'W 2684.7 feet;

Thence S89°22'14"E 392.27 feet to a 3/8" rebar found at the southeast corner of said 25.01 acre tract for an interior corner of this tract;

Thence N0°40'10"E, along the east boundary line of said 25.01 acre tract, at 211.95 feet pass a 1/2" rebar found at the southeast corner of a 0.90 acre, save and except, tract recorded in Instrument No. 2019-2247, Official Public Records, Taylor County, Texas, at 311.90 feet pass a 1/2" rebar found at the northeast corner of said 0.90 acre, save and except tract and continue along for a total distance of 1543.31 feet to a 1/2" pipe found at an interior corner of said 25.01 acre tract, for an exterior corner of this tract;

Thence N15°00'24"E 800.06 feet to a 1/2" pipe found on the southwest line of F.M. Highway 2404 (100 foot right-of-way – AKA Old Anson Road), at the northeast corner of said 25.01 acre tract, for the most northerly northwest corner of this tract;

Thence S59°20'32"E 1035.83 feet, along the southwest right-of-way line of F.M. Highway 2404, to a 3/8" rebar found at the northwest corner of a 1.95 acre tract recorded in Instrument No. 2018-8721, Official Public Records, Taylor County, Texas, for the northeast corner of this tract;

Thence S0°32'42"W, at 1496.20 feet pass the northeast corner of a 3.42 acre tract recorded in Volume 210, Page 286, Deed Records, Taylor County, Teas, at 1596.20 feet pass the southwest corner of said 3.42 acre tract and continue along for a total distance of 4494.49 feet to a 1/2" pipe found on the south boundary line of said Lot 4, at the southwest corner of Lot 101, Block A, Second Amended Plat of Disability Resources Inc. Neighborhood Community Subdivision, as shown by plat recorded in Cabinet 4, Slide 489, Plat Records, Taylor County, Texas, for the southeast corner of this tract;

Thence N89°04'19"W 1494.34 feet to a 1/2" pipe found at the southwest corner of said Lot 4 and the southeast corner of said Lot 101, Block B, Corrected Plat of Lancium

Subdivision, as shown by plat recorded in Cabinet 5, Slide 166, Plat Records, Taylor County, Teas, for the southwest corner of this tract;

Thence N0°36'21"E 2686.74 feet, along the west boundary line of said Lot 4 and the east boundary line of said Lot 101, Block B, Corrected Plat of Lancium Subdivision, to the place of beginning and containing 143.49 acres of land, Save and Except 2.52 acres of said 3.42 acre tract, leaving a net of 140.97 acres of land, more of less.

Said 2.52 acre tract more particularly described by metes and bounds as follows:

BEING 2.52 acres, more or less, out of the West part of Lot 4 of A.F. McDonald's Subdivision of the Wilson W. Sills Survey No. 24, Abstract No. 0233, Taylor County, Texas, said 2.52 acres being part of a 3.42 acre tract described in Volume 210, Page 286, Deed Records, Taylor County, Texas and part of a 143.61 acre tract described in Instrument No. 2024-15977, Official Public Records, Taylor County, Texas, said 2.52 acres being more particularly described as follows:

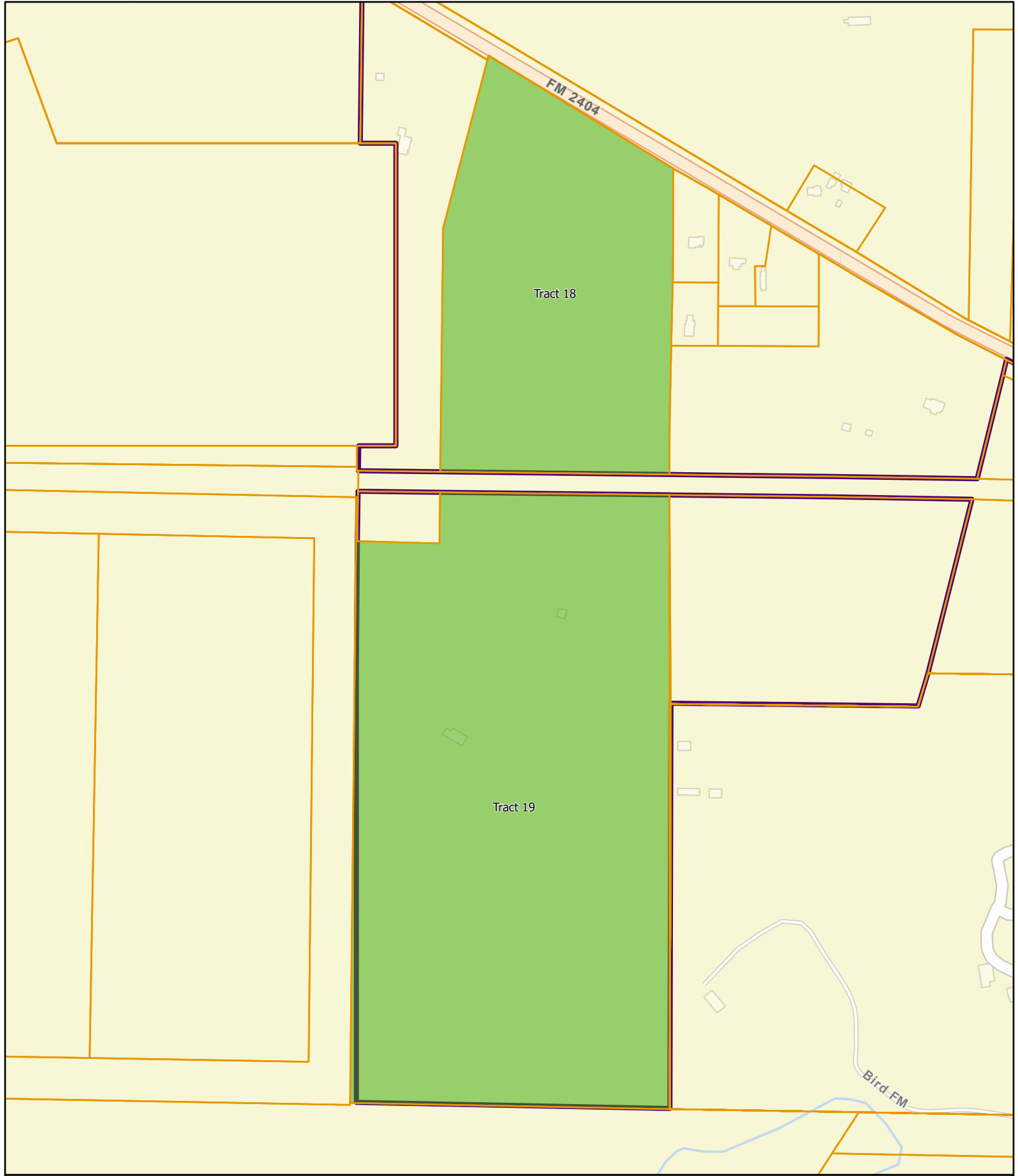
BEGINNNING at a ½" rebar found on the east boundary line of a 25.01 acre tract recorded in Instrument No. 2024-14827, Official Public Records, Taylor County, Texas, and the southeast corner of a 0.90 acre tract described in Instrument No. 2019-2247, Official Public Records, Taylor County, Texas, for the southwest corner of this tract;

THENCE N0°40'10"E 99.95 feet, to a ½" rebar found at the northeast corner of said 0.90 acre tract for the northwest corner of this tract;

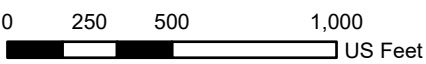
THENCE S88°56'44"E 1098.46 feet, along the north boundary line of said 3.42 acre tract to a point on the east boundary line of said 143.61 acre tract, for the northeast corner of this tract, whence a 3/8" rebar found at the northeast corner of said 143.61 acre tract on the southwest right-of-way line of F.M. Highway 2404 bears N0°32'42"E 1496.20 feet;

THENCE S0°32'42"W 100.0 feet, to a point on the south boundary line of said 3.42 acre tract for the southeast corner of this tract, whence a ½" pipe found on the south boundary line of said Survey No. 24 at the southeast corner of said 143.61 acre tract bears S0°32'42"W 2898.29 feet;

THENCE N88°56'36"W 1098.64 feet, along the south boundary line of said 3.42 acre tract to the place of beginning and containing 2.52 acres of land, more or less.



-  Courier Parcels
-  Tracts
-  Municipal Boundaries



City of Abilene - Annexation Map

Tracts 18 & 19



Produced By: Abilene GIS
Production Date: 11/20/2025
Phone: (325) 674-1235



Annexation of approximately 140.97 Acres into the City Limits of the City of Abilene, Texas

Tim Littlejohn





Annexation of approximately 140.97 Acres into the City Limits of the City of Abilene, Texas

- Lancium Abilene Real Estate, LLC desires that property they own, described as a 47.18 acre tract, be annexed into the city limits of the City of Abilene.
- Pursuant to Texas Local Government Code Section 43.016, if applicable, the City has made offers of a development agreement for agricultural, wildlife management or timber land, and the offers have been rejected by the property owner.
- The procedures prescribed by the Charter of the City of Abilene and Texas law are being duly followed.
- The annexed territory shall be a part of the City of Abilene, Texas, and shall be Zoned AO.
- Staff supports the Annexation Request.





Annexation of approximately 140.97 Acres into the City Limits of the City of Abilene, Texas





Annexation of approximately 140.97 Acres into the City Limits of the City of Abilene, Texas

QUESTIONS ?





**CITY COUNCIL
MEMORANDUM
12/4/2025**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: 8. Ordinance (First Reading): Receive a Report, Hold a Discussion, and Take Action on an Ordinance of the City of Abilene, Texas, and Providing for the Extension of the Boundary Limits of the City of Abilene, Texas, and for the Annexation of Certain Territory - 47.18 acres - Lying Adjacent and Contiguous to the Present Boundary Limits of the City of Abilene, and Granting to All the Inhabitants of Territory, all Rights and Privileges of other Citizens and Binding the Inhabitants by All of the Acts, Ordinances, Resolutions and Regulations of the City of Abilene; and Adopting a Service Plan Agreement (*Tim Littlejohn*)

GENERAL INFORMATION

Chapter 43 of the Texas Local Government Code and Section 4 of the Charter of the City of Abilene provides that the City shall have the power, by ordinance, to fix and change the boundaries and limits of the City and to provide for the extension of additional territory lying adjacent and continuous to the City, with the consent of the owner of the territory annexed.

The City of Abilene seeks to annex property owned by Lancium Abilene Real Estate, LLC, generally described as 47.18 acres located in Taylor County.

Pursuant to Texas Local Government Code Section 43.016, if applicable, the City has made an offer of a development agreement for agricultural, wildlife management or timber land, and the offer has been rejected by the owner.

The procedures prescribed by the Charter of the City of Abilene, and Texas law are being duly followed with respect to the real property.

The Annexed territory shall be a part of the City of Abilene, Texas, and shall be Zoned AO, and the property situated therein shall bear its pro rata portion of the taxes levied by the City of Abilene, and the inhabitants thereof shall be entitled to all the rights and privileges of all other citizens of the City of Abilene and shall be bound by the acts, resolutions and regulations of the City of Abilene.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

Staff recommend that the City Council approve the Ordinance annexing the property into

the city limits of the City of Abilene, Texas.

ATTACHMENTS:

1. Annexation Ordinance Tracts 27-31
2. Exhibit A-Tract 27
3. Exhibit B-Tract 28
4. Exhibit C-Tract 29
5. Exhibit D-Tract 30
6. Exhibit E-Tract 31
7. Exhibit B - Municipal Svs Agreement-Lancium Abilene Real Estate-47.18 Acres
8. Annexation Map-27_28_29_30_31
9. Presentation-Annexation-47.18 Acres

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON: **BACKUP DOCUMENTATION UPDATED ON:**

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AND PROVIDING FOR THE EXTENSION OF THE BOUNDARY LIMITS OF THE CITY OF ABILENE, TEXAS, AND FOR THE ANNEXATION OF CERTAIN TERRITORY LYING ADJACENT AND CONTIGUOUS TO THE PRESENT BOUNDARY LIMITS OF THE CITY OF ABILENE. AND GRANTING TO ALL THE INHABITANTS OF THE TERRITORY, ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF ABILENE; AND ADOPTING A SERVICE PLAN AGREEMENT

WHEREAS, Chapter 43 of the Texas Local Government Code and Section 4 of the Charter of the City of Abilene, provides that the City shall have the power, by ordinance, to fix and change the boundaries and limits of the City and to provide for the extension of additional territory lying adjacent and contiguous to the City, with the consent of the owner of the territory annexed;

WHEREAS, the property owner of approximately 47.18 acres of property filed a request for annexation with the City of Abilene;

WHEREAS, pursuant to Texas Local Government Code Section 43.016, if applicable, the City has made offer of a development agreement for agricultural, wildlife management or timber land, and that offer has been rejected by the property owner;

WHEREAS, the procedures prescribed by the Charter of the City of Abilene, and Texas law have been duly followed with respect to the following described territory, to wit:

Exhibits “A” through “F” are incorporated and made part of this Ordinance for all purposes.

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

PART 1. That the territory set out on Exhibits “A”, “B”, “C”, “D”, and “E”, attached hereto and made part of this Ordinance for all purposes, lying adjacent and contiguous to the present

boundaries of the City of Abilene, Texas, is hereby added and annexed to the City of Abilene, Texas, and said territory described in Exhibits “A”, “B”, “C”, “D”, and “E” shall be included within the boundary limits of the City of Abilene and the present boundary limits of the City of Abilene, at various points contiguous to the area described in Exhibit “A”, “B”, “C”, “D”, and “E”, are altered and amended so as to include the area within the corporate limits of the City of Abilene, Texas.

PART 2. That upon final passage hereof, the annexed territory shall be a part of the City of Abilene, Texas, and shall be Zoned AO, and the property situated therein shall bear its pro rata portion of the taxes levied by the City of Abilene, and the inhabitants thereof shall be entitled to all of the rights and privileges of all the citizens of the City of Abilene and shall be bound by the acts, resolutions and regulations of the City of Abilene.

PART 3. The Annexation Services Agreement for the annexed territory, attached as Exhibit “F” is hereby approved as a part of this ordinance.

PASSED ON FIRST READING the 4th day of December, 2025.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 30th day of November, 2025, the same being on or after the 20th day but before the 10th day before the public hearing being held in the Council Chamber of City Hall in Abilene, Texas, on the 18th day of December, 2025, to permit the public to be heard.

PASSED ON SECOND AND FINAL READING this 18th day of December, 2025.

ATTEST:

City Secretary

Mayor

APPROVED:

City Attorney

EXHIBIT A

TRACT 27

BEING 11.95 acres out of the Southeast 1/4 of Section 55, Block 16, T. & P. RR. Company Surveys, Abstract No. 0385, Taylor County, Texas, said 11.95 acres being all of a 5.0 acre tract recorded as Tract One and all of a 6.95 acre tract recorded as Tract Two in Instrument No. 2017-3975, Official Public Records, Taylor County, Texas, said 11.95 acres being more particularly described as follows:

BEGINNING at a 3/8" rebar found at the intersection of the west line and south line of Spinks Road, at the northeast corner of said 5.0 acre tract, for the northeast corner of this tract, whence the southeast corner of said Section 55 is recorded to bear S89° 34'E 24 feet and South 2681 feet;

THENCE S0°39'46"W 371.25 feet, along the west line of Spinks Road, to a 3/8" rebar found at the southeast corner of said 5.0 acre tract and the northeast corner of a 3 acre tract recorded in Instrument No. 2017-1339, Official Public Records, Taylor County, Texas, for the most easterly southeast corner of this tract;

THENCE N89°28'41"W 361.50 feet, along the south line of said 5.0 acre tract, to a point at the northwest corner of said 3 acre tract and the most easterly northeast corner of said 6.95 acre tract, for an interior corner of this tract, whence an existing 4" pipe fence corner post bears S68°E 0.9 feet;

THENCE S0°38'25"W 361.53 feet to a 3/8" rebar, with GEOTEX cap, set at the southwest corner of said 3 acre tract and the southeast corner of said 6.95 acre tract, for the most southerly southeast corner of this tract;

THENCE N89°28'41"W 527.62 feet, to a point at the southwest corner of said 6.95 acre tract, for the southwest corner of this tract, whence a found 5/8" rebar bears S0°41'15"W 0.5 feet;

THENCE N0°45'40"E 773.0 feet, to a point on the south line of Spinks Road, at the northwest corner of said 6.95 acre tract, for the northwest corner of this tract, whence a found 3/8" rebar bears N0°45'10"E 0.76 feet;

THENCE S89°27'52"E 887.71 feet, along the south line of Spinks Road and the north line of said 6.95 acre tract and said 5.0 acre tract, to the place of beginning and containing 11.95 acres of land.

EXHIBIT B

TRACT 28

BEING 16.39 acres of land out of Section 55, Block 16, T. & P. RR. Company Surveys, Taylor County, Texas and being all of a called 16.35 acre tract conveyed to Charles Baucum, of record in Document No. 2012-08766, Official Public Records, Taylor County, Texas (O.P.R.T.C.T.), said 16.39 acres being more particularly described as follows:

BEGINNING at a recovered 3/8" rebar on the south line of Spinks Road at the northeast corner of said 16.35 acre tract and the northwest corner of a called 11.95 acre tract of record in Document No. 2025-08958, O.P.R.T.C.T., for the northeast corner of this tract, whence the southeast corner of said Section 55 is recorded to bear N89°52'E 891.5 feet, South 2681 feet and S89°34'E 24 feet;

THENCE S0°45'26"W 733.01 feet, with the east line of said 16.35 acre tract and the west line of said 11.95 acre tract, to a point at the southeast corner of said 16.35 acre tract and the southwest corner of said 11.95 acre tract, same being on the north line of a called 26.84 acre tract of record in Volume 2109, Page 254, O.P.R.T.C.T., for the southeast corner of this tract, whence a recovered 1" iron rod bears S1°W 1.2 feet;

THENCE N89°31'28"W 972.53 feet, with the south line of said 16.35 acre tract, the north line of said 26.84 acre tract and the north line of a called 27.22 acre tract of record in Document No. 2018-14585, O.P.R.T.C.T., to a point at the southwest corner of said 16.35 acre tract and the southeast corner of a called 15.00 acre tract of record in Document No. 2011-07548, O.P.R.T.C.T., for the southwest corner of this tract, whence a recovered 3/8" rebar bears S1°W 2.8 feet;

THENCE N0°27'45"E 732.52 feet, with the west line of said 16.35 acre tract and the east line of said 15.00 acre tract, to a recovered 3/8" rebar on the south line of Spinks Road at the northwest corner of said 16.35 acre tract and the northeast corner of said 15.00 acre tract, for the northwest corner of this tract;

THENCE S89°33'10"E 976.30 feet, with the south line of said Spinks Road and the north line of said 16.35 acre tract, to the place of beginning and containing 16.39 acres of land.

EXHIBIT C

TRACT 29

BEING 15.00 acres of land out of Section 55, Block 16, T. & P. RR. Company Surveys, Taylor County, Texas and being all of a called 15.00 acre tract conveyed to Joseph Cychosz and spouse, Denise M. Cychosz, of record in Document No. 2011-07548, Official Public Records, Taylor County, Texas (O.P.R.T.C.T.), said 15.00 acres being more particularly described as follows:

BEGINNING at a recovered 3/8" rebar at the southwest corner of Spinks Road at the northwest corner of said 15.00 acre tract on the east line of a called 40 acre tract of record in Volume 1751, Page 846, O.P.R.T.C.T., for the northwest corner of this tract, whence the southeast corner of said Section 55 is recorded to bear N89°52'E 2481 feet, South 2681 feet and S89°34E 24 feet;

THENCE S89°29'07"E 976.75 feet, with the south line of said Spinks Road and the north line of said 15.00 acre tract, to a recovered 3/8" rebar at the northeast corner of said 15.00 acre tract and the northwest corner of a called 16.35 acre tract of record in Document No. 2012-08766, O.P.R.T.C.T., for the northeast corner of this tract;

THENCE S00°27'41"W 732.52 feet, with the east line of said 15.00 acre tract and the west line of said 16.35 acre tract to a point at the southeast corner of said 15.00 acre tract and the southwest corner of said 16.35 acre tract, same being on north line of a called 27.22 acre tract of record in Document No. 2018-14585, O.P.R.T.C.T., for the southeast corner of this tract, whence a recovered 3/8" rebar bears S1°W 2.8 feet;

THENCE N89°31'28"W 807.12 feet, with the south line of said 15.00 acre tract, the north line of said 27.22 acre tract and the north line of a called 22.22 acre tract of record in Volume 1859, Page 226, O.P.R.T.C.T., to a 3" wood post on the west line of said Section 55 at the southwest corner of said 15.00 acre tract on the east line of said 40 acre tract, for the southwest corner of this tract;

THENCE N12°33'51"W 752.59 feet, with the west line of said Section 55, the west line of said 15.00 acre tract and the east line of said 40 acre tract, to the place of beginning and containing 15.00 acres of land.

EXHIBIT D

TRACT 30

BEING 3.0 acres out of the Southeast $\frac{1}{4}$ of Section 55, Block 16, T. & P. RR. Company Surveys, Abstract No. 0385, Taylor County, Texas, said 3.0 acres being all of a 3.0 acre tract recorded in Instrument No. 2017-01339, Official Public Records, Taylor County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" rebar found on the west side of Spinks Road (no dedication found – used as a public road), at the most easterly southeast corner of an 11.95 acre tract recorded in Instrument No. 2025-08958, Official Public Records, Taylor County, Texas, for the northeast corner of this tract, whence the southeast corner of said Section 55 is recorded to bear S89°34'E 24 feet and South 2681 feet;

THENCE S0°38'30"W 361.47 feet, along the west side of Spinks Road, to a 3/8" rebar found for the southeast corner of this tract;

THENCE N89°29'15"W 361.65 feet to a 3/8" rebar found at the most southerly southeast corner of said 11.95 acre tract, for the southwest corner of this tract;

THENCE N0°39'55"E 361.53 feet to a point at the interior corner of said 11.95 acre tract, for the northwest corner of this tract, whence an existing 4" pipe fence corner post bears S68°E 0.9 feet;

THENCE S89°28'40"E 361.50 feet, along the south boundary line of said 11.95 acre tract, to the place of beginning and containing 3.0 acres of land.

EXHIBIT E

TRACT 31

BEING 0.84 acres of land out of Section 55, Block 16, T. & P. RR. Company Survey, Taylor County, Texas, said 0.84 acres being conveyed to Bonnie Cortez, of record in Document No. 2022-18353, Official Public Records of Taylor County, Texas (O.P.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a point on the west line of Spinks Road at the northeast corner of said 0.84 acre tract, for the northeast corner of this tract, whence a power pole (deed corner reference) bears S88°57'31"E 0.65 feet, a recovered 3/8" rebar (unknown origin) bears N21°38'11"E 2.04 feet and a recovered 3/8" rebar at the southeast corner of a called 3 acre tract (apparent deed gap) of record in Document No. 2017-01339, O.P.R.T.C.T. bears N8°40'27"W 9.62 feet;

THENCE S0°53'10"W 191.80 feet, with the west line of said Spinks Road and the east line of said 0.84 acre tract, to a 3/8" rebar w/ GEOTEX cap set (reference deed corner not recovered) at the southeast corner of said 0.84 acre tract, for the southeast corner of this tract;

THENCE N88°57'31"W 191.30 feet, with the south line of said 0.84 acre tract, to a recovered 3/8" rebar (deed corner) at the southwest corner of said 0.84 acre tract, for the southwest corner of this tract;

THENCE N0°53'10"E 191.80 feet, with the west line of said 0.84 acre tract, to a recovered 3/8" rebar at the northwest corner of said 0.84 acre tract, for the northwest corner of this tract and being 7.8 feet, S0°53'10"W (apparent deed gap) of the south line of said 3 acre tract;

THENCE S88°57'31"E 191.30 feet, with the north line of said 0.84 acre tract, to the place of beginning and containing 0.84 acre of land.

**MUNICIPAL SERVICES AGREEMENT BETWEEN THE
CITY OF ABILENE, AND LANCIUM ABILENE REAL ESTATE, LLC**

This Municipal Services Agreement ("Agreement") is entered into on this the 5th day of November, 2025, by and between the City of Abilene, Texas, a home rule municipality of the State of Texas, ("City") and Lancium Abilene Real Estate, LLC ("Owner").

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement;

WHEREAS, Section 43.0671 of the Local Government Code permits the City to annex an area if each owner in the area requests annexation;

WHEREAS, the City elects to annex such area, the City is required to enter into a written agreement with the property owners that sets forth the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, Owner owns parcels of land situated in Taylor County, Texas, which consist of approximately 47.18 acres of land in the City's extraterritorial jurisdiction, such Property being more particularly described as set forth in Exhibits A, B, C, D and E, attached and incorporated herein by reference ("Property");

WHEREAS, Owner has filed a written request with the City for full-purpose annexation of the Property, identified as a petition for annexation dated November 3, 2025;

WHEREAS, City and Owner desire to set out the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, the annexation and execution of this Agreement are subject to approval by the City Council; and

NOW THEREFORE, in exchange for mutual covenants, conditions and promises contained herein, the City and Owner agree as follows:

1. PROPERTY

This Agreement is applicable to the Property described in Exhibits A, B, C, D and E.

2. INTENT

It is the intent of the City that this Agreement provide for the delivery of full available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.

3. MUNICIPAL SERVICES

- a. Commencing on the effective date of annexation, the City will provide the municipal services set forth below. As used in this Agreement, "providing

services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City’s infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations and policies.

i. Fire – The City’s Fire Department will provide emergency and fire protection services.

ii. Police – The City’s Police Department will provide protection and law enforcement services.

iii. Emergency Medical Services – The City’s Fire Department and Metrocare (or other entity holding a certificate of convenience and necessity) will provide emergency medical services.

iv. Planning, Zoning and Building – The City’s Planning and Development Services Department will provide comprehensive planning, land development, land use and building inspection services in accordance with all applicable ordinances, laws, rules and regulations.

v. Publicly Owned Parks, Facilities and Buildings.

1. Residents of the Property will be permitted to utilize all existing publicly-owned and available parks, facilities, (including community service facilities, libraries, swimming pools, etc.), and buildings throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City.

2. In the event the City acquires any other parks, facilities or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.

vi. Stormwater Utility Services – The Property will be included in the City’s Stormwater Utility service area and will be assessed a monthly fee. The fees will cover the direct and indirect costs of stormwater management services.

vii. Streets – The City’s Public Works Department will maintain the public streets and streetlights over which the City has jurisdiction. The City will provide regulatory signage services in accordance with City policies and procedures and applicable laws.

viii. Water and Wastewater

New homes and structures will be required to connect to the City’s water and sewer system at the owner’s expense. Once connected to the City’s

water and sanitary sewer mains, the water and sanitary sewer service will be provided by the City at rates established by the City Council.

ix. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.

x. Code Enforcement – The City's Code Compliance Division will provide education, enforcement, and abatement of code violations within the Property.

b. It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.

c. Owner understand and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes applicable divisions and any subsequent City departments that will provide the same or similar services.

5. AUTHORITY

City and Owner represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owner acknowledges that approval of this Annexation is within its sole jurisdiction of the City Council. Nothing in this Agreement guarantees favorable decisions by the City Council.

6. SEVERABILITY

If any part, term or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such holding will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term or provision was never part of the Agreement.

7. INTERPRETATION

The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in negotiation and drafting of this Agreement.

8. VENUE, CHOICE OF LAW AND INTERPRETATION

Venue for any cause of action arising under this contract is Taylor County, Texas. This contract is governed by the laws of the State of Texas both as to interpretation and performance. This contract shall, in any dispute over its meaning or application, be interpreted fairly and reasonably, and not more strongly for or against either party.

9. NO WAIVER

The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.

10. GOVERNMENTAL POWERS

It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers or immunities.

11. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and shall constitute one instrument.

12. SECTIONS AND OTHER HEADINGS

Section, paragraph, and other headings contained in this Agreement are for reference purposes only and do not affect in any way the meaning or interpretation of this Contract.

12. AGREEMENT BINDS SUCCESSORS AND RUNS WITH THE LAND

This Agreement is binding on and inures to the benefit of both parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property and is binding on the Owner.

13. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between the parties. This Agreement shall not be amended unless executed in writing by both parties.

(remainder of page intentionally left blank)

IN WITNESS HEREOF, the parties hereto have executed this Agreement as of the date written above, which shall be the effective date of annexation of the Property.

OWNER

Lancium Abilene Real Estate, LLC

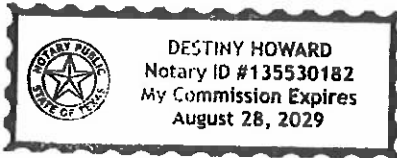
Jennifer Kennedy
By: Jennifer Kennedy Date

November 5, 2025

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 5th day of November, 2025, by Jennifer Kennedy, VP-Tax (title), on behalf of Lancium Abilene Real Estate, LLC. DH



Destiny Howard
Notary Public, State of Texas

CITY OF ABILENE

ECrawford
Emily Crawford, City Manager

11/7/25
Date

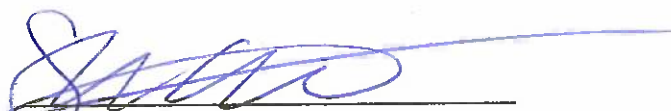


APPROVED AS TO FORM:



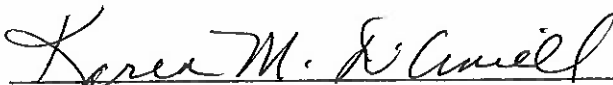
City Attorney

ATTEST:



City Secretary

This instrument was acknowledged before me on the 7th day of November, 2025, by
Emily Crawford, Manager.



Notary Public, State of Texas

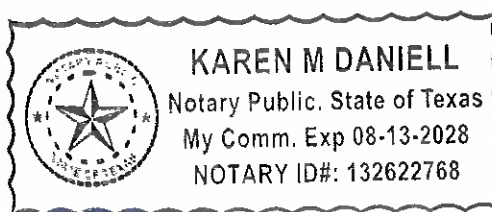


EXHIBIT A

TRACT 27

BEING 11.95 acres out of the Southeast 1/4 of Section 55, Block 16, T. & P. RR. Company Surveys, Abstract No. 0385, Taylor County, Texas, said 11.95 acres being all of a 5.0 acre tract recorded as Tract One and all of a 6.95 acre tract recorded as Tract Two in Instrument No. 2017-3975, Official Public Records, Taylor County, Texas, said 11.95 acres being more particularly described as follows:

BEGINNING at a 3/8" rebar found at the intersection of the west line and south line of Spinks Road, at the northeast corner of said 5.0 acre tract, for the northeast corner of this tract, whence the southeast corner of said Section 55 is recorded to bear S89° 34'E 24 feet and South 2681 feet;

THENCE S0°39'46"W 371.25 feet, along the west line of Spinks Road, to a 3/8" rebar found at the southeast corner of said 5.0 acre tract and the northeast corner of a 3 acre tract recorded in Instrument No. 2017-1339, Official Public Records, Taylor County, Texas, for the most easterly southeast corner of this tract;

THENCE N89°28'41"W 361.50 feet, along the south line of said 5.0 acre tract, to a point at the northwest corner of said 3 acre tract and the most easterly northeast corner of said 6.95 acre tract, for an interior corner of this tract, whence an existing 4" pipe fence corner post bears S68°E 0.9 feet;

THENCE S0°38'25"W 361.53 feet to a 3/8" rebar, with GEOTEX cap, set at the southwest corner of said 3 acre tract and the southeast corner of said 6.95 acre tract, for the most southerly southeast corner of this tract;

THENCE N89°28'41"W 527.62 feet, to a point at the southwest corner of said 6.95 acre tract, for the southwest corner of this tract, whence a found 5/8" rebar bears S0°41'15"W 0.5 feet;

THENCE N0°45'40"E 773.0 feet, to a point on the south line of Spinks Road, at the northwest corner of said 6.95 acre tract, for the northwest corner of this tract, whence a found 3/8" rebar bears N0°45'10"E 0.76 feet;

THENCE S89°27'52"E 887.71 feet, along the south line of Spinks Road and the north line of said 6.95 acre tract and said 5.0 acre tract, to the place of beginning and containing 11.95 acres of land.

EXHIBIT B

TRACT 28

BEING 16.39 acres of land out of Section 55, Block 16, T. & P. RR. Company Surveys, Taylor County, Texas and being all of a called 16.35 acre tract conveyed to Charles Baucum, of record in Document No. 2012-08766, Official Public Records, Taylor County, Texas (O.P.R.T.C.T.), said 16.39 acres being more particularly described as follows:

BEGINNING at a recovered 3/8" rebar on the south line of Spinks Road at the northeast corner of said 16.35 acre tract and the northwest corner of a called 11.95 acre tract of record in Document No. 2025-08958, O.P.R.T.C.T., for the northeast corner of this tract, whence the southeast corner of said Section 55 is recorded to bear N89°52'E 891.5 feet, South 2681 feet and S89°34'E 24 feet;

THENCE S0°45'26"W 733.01 feet, with the east line of said 16.35 acre tract and the west line of said 11.95 acre tract, to a point at the southeast corner of said 16.35 acre tract and the southwest corner of said 11.95 acre tract, same being on the north line of a called 26.84 acre tract of record in Volume 2109, Page 254, O.P.R.T.C.T., for the southeast corner of this tract, whence a recovered 1" iron rod bears S1°W 1.2 feet;

THENCE N89°31'28"W 972.53 feet, with the south line of said 16.35 acre tract, the north line of said 26.84 acre tract and the north line of a called 27.22 acre tract of record in Document No. 2018-14585, O.P.R.T.C.T., to a point at the southwest corner of said 16.35 acre tract and the southeast corner of a called 15.00 acre tract of record in Document No. 2011-07548, O.P.R.T.C.T., for the southwest corner of this tract, whence a recovered 3/8" rebar bears S1°W 2.8 feet;

THENCE N0°27'45"E 732.52 feet, with the west line of said 16.35 acre tract and the east line of said 15.00 acre tract, to a recovered 3/8" rebar on the south line of Spinks Road at the northwest corner of said 16.35 acre tract and the northeast corner of said 15.00 acre tract, for the northwest corner of this tract;

THENCE S89°33'10"E 976.30 feet, with the south line of said Spinks Road and the north line of said 16.35 acre tract, to the place of beginning and containing 16.39 acres of land.

EXHIBIT C

TRACT 29

BEING 15.00 acres of land out of Section 55, Block 16, T. & P. RR. Company Surveys, Taylor County, Texas and being all of a called 15.00 acre tract conveyed to Joseph Cychosz and spouse, Denise M. Cychosz, of record in Document No. 2011-07548, Official Public Records, Taylor County, Texas (O.P.R.T.C.T.), said 15.00 acres being more particularly described as follows:

BEGINNING at a recovered 3/8" rebar at the southwest corner of Spinks Road at the northwest corner of said 15.00 acre tract on the east line of a called 40 acre tract of record in Volume 1751, Page 846, O.P.R.T.C.T., for the northwest corner of this tract, whence the southeast corner of said Section 55 is recorded to bear N89°52'E 2481feet, South 2681 feet and S89°34E 24 feet;

THENCE S89°29'07"E 976.75 feet, with the south line of said Spinks Road and the north line of said 15.00 acre tract, to a recovered 3/8" rebar at the northeast corner of said 15.00 acre tract and the northwest corner of a called 16.35 acre tract of record in Document No. 2012-08766, O.P.R.T.C.T., for the northeast corner of this tract;

THENCE S00°27'41"W 732.52 feet, with the east line of said 15.00 acre tract and the west line of said 16.35 acre tract to a point at the southeast corner of said 15.00 acre tract and the southwest corner of said 16.35 acre tract, same being on north line of a called 27.22 acre tract of record in Document No. 2018-14585, O.P.R.T.C.T., for the southeast corner of this tract, whence a recovered 3/8" rebar bears S1°W 2.8 feet;

THENCE N89°31'28"W 807.12 feet, with the south line of said 15.00 acre tract, the north line of said 27.22 acre tract and the north line of a called 22.22 acre tract of record in Volume 1859, Page 226, O.P.R.T.C.T., to a 3" wood post on the west line of said Section 55 at the southwest corner of said 15.00 acre tract on the east line of said 40 acre tract, for the southwest corner of this tract;

THENCE N12°33'51"W 752.59 feet, with the west line of said Section 55, the west line of said 15.00 acre tract and the east line of said 40 acre tract, to the place of beginning and containing 15.00 acres of land.

EXHIBIT D

TRACT 30

BEING 3.0 acres out of the Southeast ¼ of Section 55, Block 16, T. & P. RR. Company Surveys, Abstract No. 0385, Taylor County, Texas, said 3.0 acres being all of a 3.0 acre tract recorded in Instrument No. 2017-01339, Official Public Records, Taylor County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" rebar found on the west side of Spinks Road (no dedication found – used as a public road), at the most easterly southeast corner of an 11.95 acre tract recorded in Instrument No. 2025-08958, Official Public Records, Taylor County, Texas, for the northeast corner of this tract, whence the southeast corner of said Section 55 is recorded to bear S89°34'E 24 feet and South 2681 feet;

THENCE S0°38'30"W 361.47 feet, along the west side of Spinks Road, to a 3/8" rebar found for the southeast corner of this tract;

THENCE N89°29'15"W 361.65 feet to a 3/8" rebar found at the most southerly southeast corner of said 11.95 acre tract, for the southwest corner of this tract;

THENCE N0°39'55"E 361.53 feet to a point at the interior corner of said 11.95 acre tract, for the northwest corner of this tract, whence an existing 4" pipe fence corner post bears S68°E 0.9 feet;

THENCE S89°28'40"E 361.50 feet, along the south boundary line of said 11.95 acre tract, to the place of beginning and containing 3.0 acres of land.

EXHIBIT E

TRACT 31

BEING 0.84 acres of land out of Section 55, Block 16, T. & P. RR. Company Survey, Taylor County, Texas, said 0.84 acres being conveyed to Bonnie Cortez, of record in Document No. 2022-18353, Official Public Records of Taylor County, Texas (O.P.R.T.C.T.) and being more particularly described as follows:

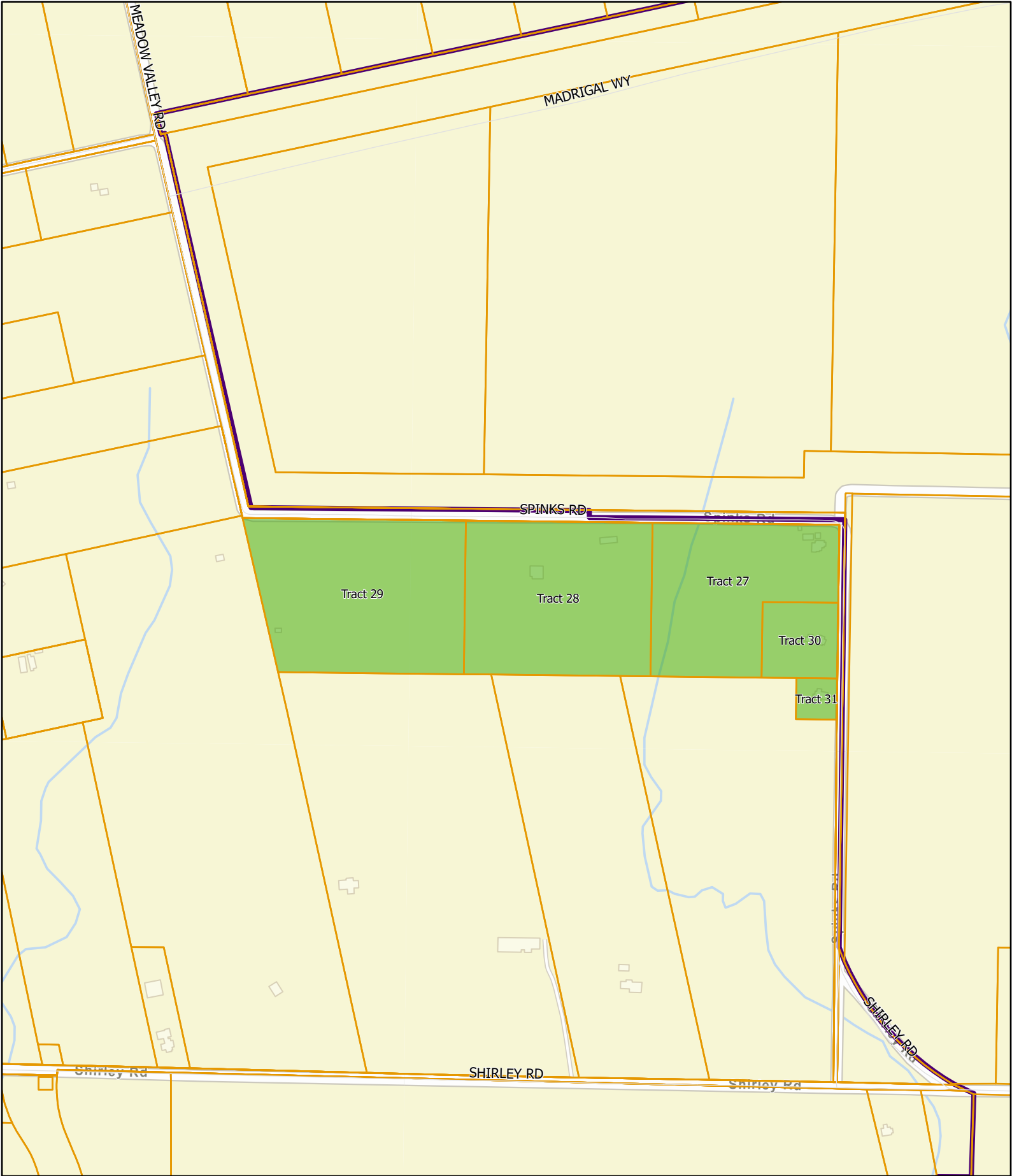
BEGINNING at a point on the west line of Spinks Road at the northeast corner of said 0.84 acre tract, for the northeast corner of this tract, whence a power pole (deed corner reference) bears S88°57'31"E 0.65 feet, a recovered 3/8" rebar (unknown origin) bears N21°38'11"E 2.04 feet and a recovered 3/8" rebar at the southeast corner of a called 3 acre tract (apparent deed gap) of record in Document No. 2017-01339, O.P.R.T.C.T. bears N8°40'27"W 9.62 feet;

THENCE S0°53'10"W 191.80 feet, with the west line of said Spinks Road and the east line of said 0.84 acre tract, to a 3/8" rebar w/ GEOTEX cap set (reference deed corner not recovered) at the southeast corner of said 0.84 acre tract, for the southeast corner of this tract;

THENCE N88°57'31"W 191.30 feet, with the south line of said 0.84 acre tract, to a recovered 3/8" rebar (deed corner) at the southwest corner of said 0.84 acre tract, for the southwest corner of this tract;

THENCE N0°53'10"E 191.80 feet, with the west line of said 0.84 acre tract, to a recovered 3/8" rebar at the northwest corner of said 0.84 acre tract, for the northwest corner of this tract and being 7.8 feet, S0°53'10"W (apparent deed gap) of the south line of said 3 acre tract;

THENCE S88°57'31"E 191.30 feet, with the north line of said 0.84 acre tract, to the place of beginning and containing 0.84 acre of land.



-  Courier Parcels
-  Tracts
-  Municipal Boundaries

0 250 500 1,000
 US Feet

City of Abilene - Annexation Map

Tracts 27, 28, 29, 30 & 31




Produced By: Abilene GIS
Production Date: 11/20/2025
Phone: (325) 674-1235

Annexation of approximately 47.18 Acres into the City Limits of the City of Abilene, Texas

Tim Littlejohn

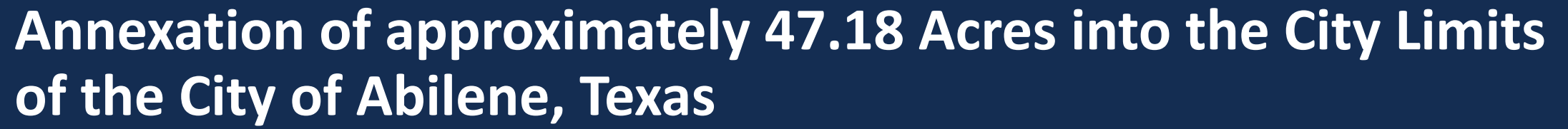




Annexation of approximately 47.18 Acres into the City Limits of the City of Abilene, Texas

- Lancium Abilene Real Estate, LLC desires that property they own, described as a 47.18 acre tract, be annexed into the city limits of the City of Abilene.
- Pursuant to Texas Local Government Code Section 43.016, if applicable, the City has made offers of a development agreement for agricultural, wildlife management or timber land, and the offers have been rejected by the property owner.
- The procedures prescribed by the Charter of the City of Abilene and Texas law are being duly followed.
- The annexed territory shall be a part of the City of Abilene, Texas, and shall be Zoned AO.
- Staff supports the Annexation Request.







Annexation of approximately 47.18 Acres into the City Limits of the City of Abilene, Texas

QUESTIONS ?





**CITY COUNCIL
MEMORANDUM
12/4/2025**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: **9. Ordinance (First Reading) Z-2025-47: Receive a Report, Hold a Discussion 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. *(Tim Littlejohn)***

GENERAL INFORMATION

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.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

Staff recommends approval.

ATTACHMENTS:

1. Ordinance
2. staff report
3. Zoning Application
4. REVISED PDD-181
5. Buffer Exhibit
6. presentation

BACKUP DOCUMENTATION UPDATED? Yes

UPDATED ON: 12/02/2025

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, CONCERNING PDD-181 AND ORDINANCE NO. 25-2023, A PLANNED DEVELOPMENT DISTRICT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 23 of the Land Development Code of the City of Abilene, is hereby amended by changing Ordinance No. 25-2023, as set out in Exhibit A(1), attached hereto and made a part of this ordinance for all purposes.

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

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

PASSED ON FIRST READING the 4th day of December, 2025.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 14th day of November, 2025, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 18th day of December, 2025, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 18th day of December, 2025.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

EXHIBIT A(1)

3rd Amendment to Planned Development District 181.

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. More particularly described in Exhibit E.

EXHIBIT A



EXHIBIT B

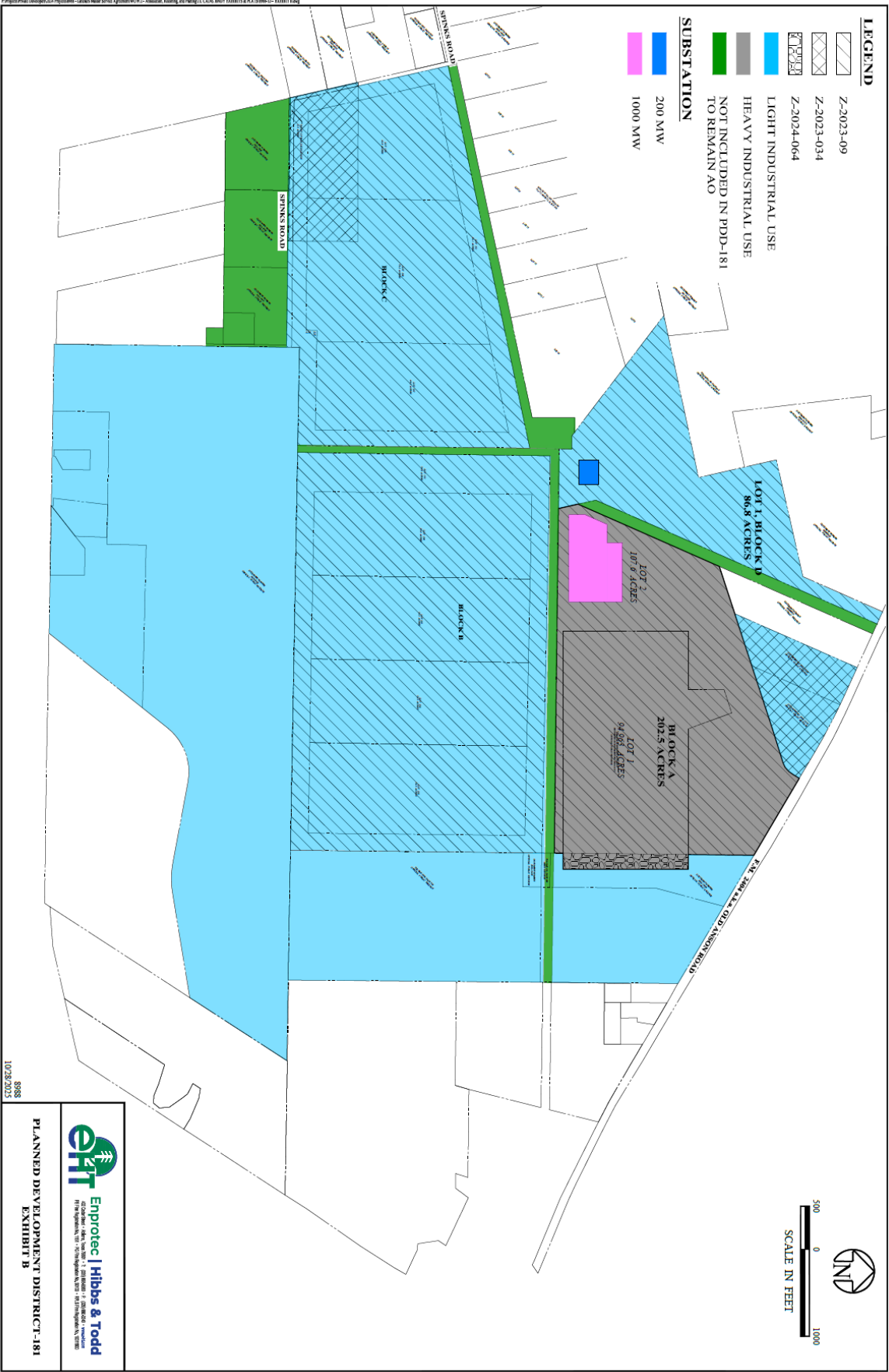


EXHIBIT C

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 be subject to all of the development standards that pertain to the LI zoning district.

EXHIBIT D



ORDINANCE NO. _____

**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.

ORDINANCE NO. _____

**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.

ORDINANCE NO. _____

**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;

ORDINANCE NO. _____

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.

END

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.

The Planning & Zoning Commission Recommendation

P&Z 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	O
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		O
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		

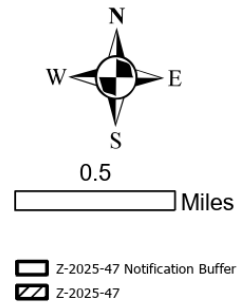
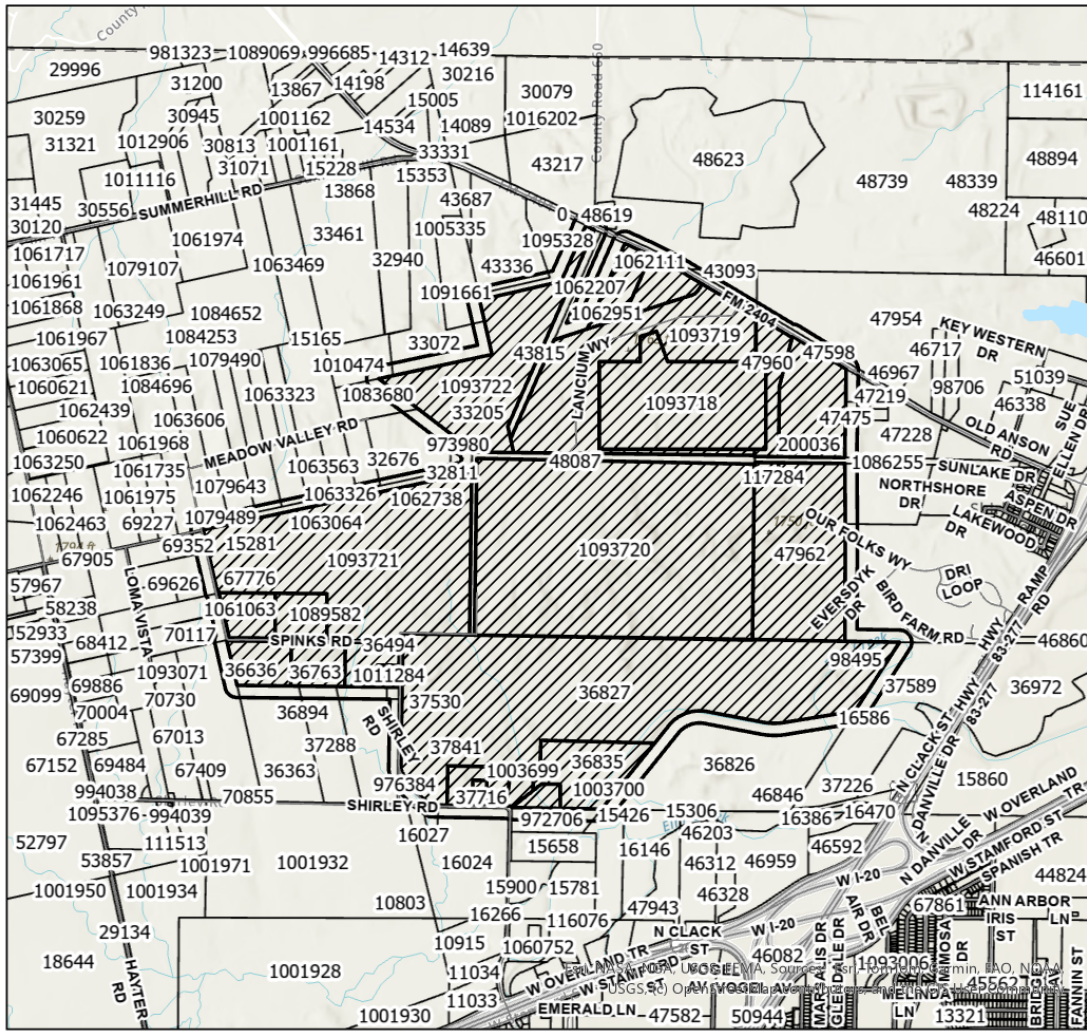
KENNEDY REVOCABLE TRUST	67776		
LANCIUM ABILENE LLC	117284		
MACIAS JOSE LUIS & PATRICIA A	1079489	197 MEADOW VALLEY RD	
MACIAS JOSE LUIS & PATRICIA A	1079489	145 MEADOW VALLEY RD	
MELCHOR POMPILIO &	1062738	393 MEADOW VALLEY RD	
MENDLER FRED & ARLENE	69755	133 LOMA VISTA	O
MENDLER FREDERICK W &	69352	6049 SPINKS RD	O
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

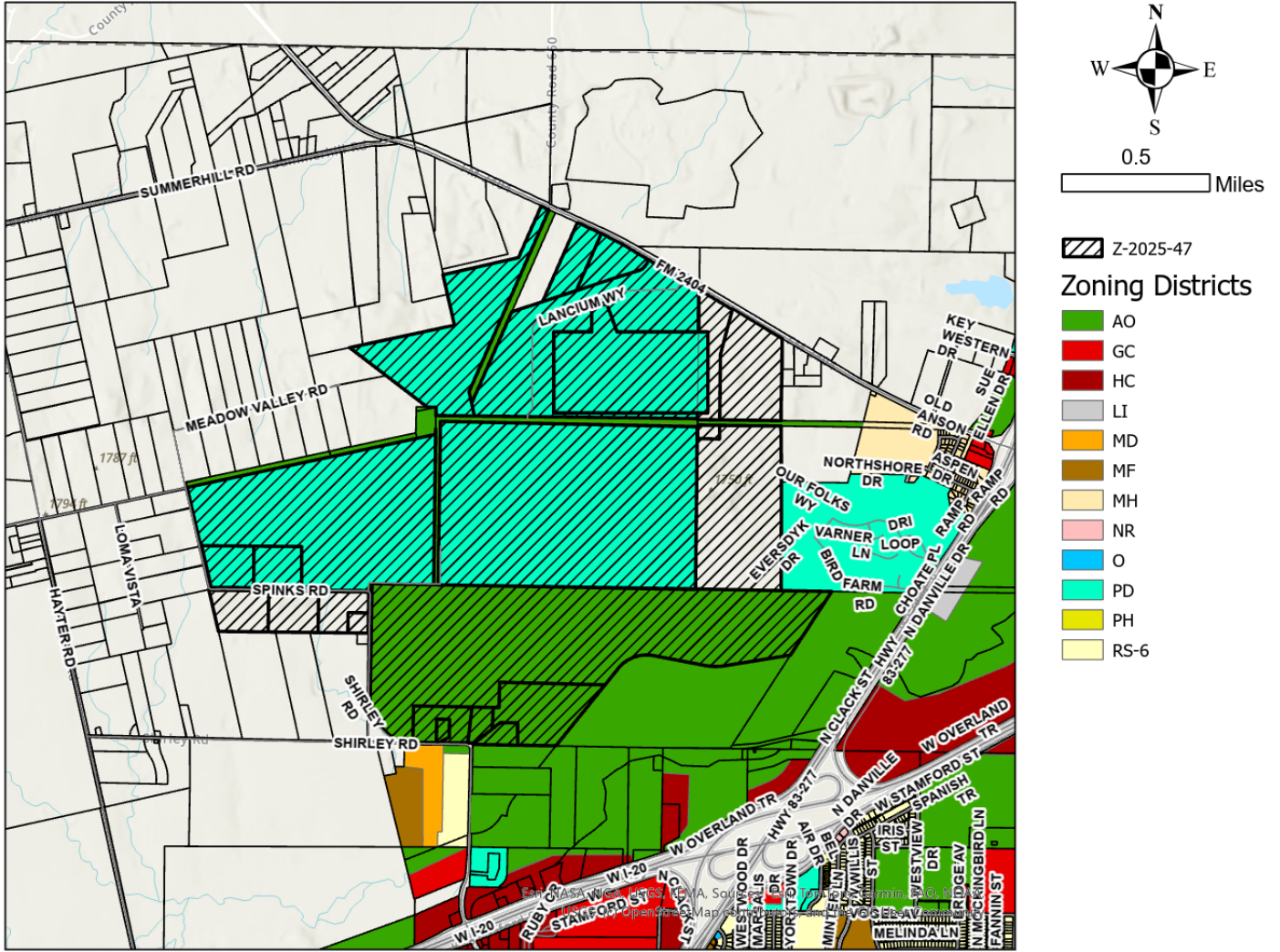
OWNER	PROP_ID	SITUS	RESPONSE
HANTMAN JOSEPH M REV TRUST	15426		
VERGENZ LESVIA	16024		
HALL CHRISTIE MADISON	16027	5201 SHIRLEY RD	
HALL CHRISTIE MADISON	16028		
TUCHER JOHN M & MARY JANE	33072	5705 SUMMERHILL RD	
RICHARDSON FRANK RAY	36363	5816 SHIRLEY RD	
DAVIS CHERYL ANN	36494		
CYCHOSZ JOSEPH & DENISE M	36636		
BAUCUM CHARLES	36763	5613 SPINKS RD	
HANTMAN JOSEPH M REV TRUST	36826		
SMITH JUSTIN DARREL &	36827	5501 SPINKS RD	
CARRANZA GERMAN	36835	2950 SHIRLEY RD	
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	
DONAGHEY CALVIN WAYNE &	43336		
WEST TEXAS UTILITIES CO	43815		
MORRIS MARY K WHORTON	47228		
GARCIA SALVADOR III & OMAIRA	47475		O
DANIEL L PAUL & LAQUITA	47598	485 A FM 2404	O
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	O
MENDLER FRED & ARLENE	69755	133 LOMA VISTA	O
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	
TUCHER CRISTOFOR L & JONNA B	1010474		
CLEM JAMES L JR & APRIL	1011284	5440 SPINKS RD	
ZUFFELATO GLEN	1061731	5992 SPINKS RD	
OLD ANSON RESOURCES LLC	1062207	815 FM 2404	
MELCHOR POMPILIO &	1062738	393 MEADOW VALLEY RD	
SMITH STEPHANIE	1063064	265 MEADOW VALLEY RD	
GILES KEVANTE J & BRANCH W OLIVIA &	1063326	367 MEADOW VALLEY RD	
AGUIRRE CARLOS & SILVIA ET AL	1063563	335 MEADOW VALLEY RD	
AGUIRRE CARLOS & SILVIA ET AL	1063564	295 MEADOW VALLEY RD	
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	

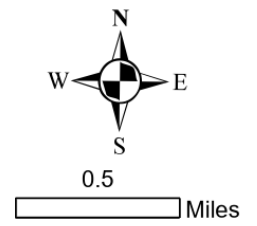
NOTIFICATION MAP



ZONING MAP



FLOODPLAIN MAP



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

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: 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

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

Reason for Zoning Change

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

Zoning Classification(s): PDD-181 / Agriculture Open Space (AO)

Location: 5502 Sprinks Road, Abilene, Texas

Total Number of Acres: 578.88

Total Number of Lots: 3 Parcels

Property Owner Information & Authorization

Name/Company: Lancium Abilene, LLC

Address: 9002 Six Pines Drive, Suite 134

City: Shenandoah

Phone: 325-698-5560

State: Texas

Email: bj.prichard@e-ht.com

Zip Code: 77380

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

Address: 402 Cedar Street

Zip Code: 79601

Company: Enprotec / Hibbs & Todd, Inc (eHT)

City: Abilene

State: Texas

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

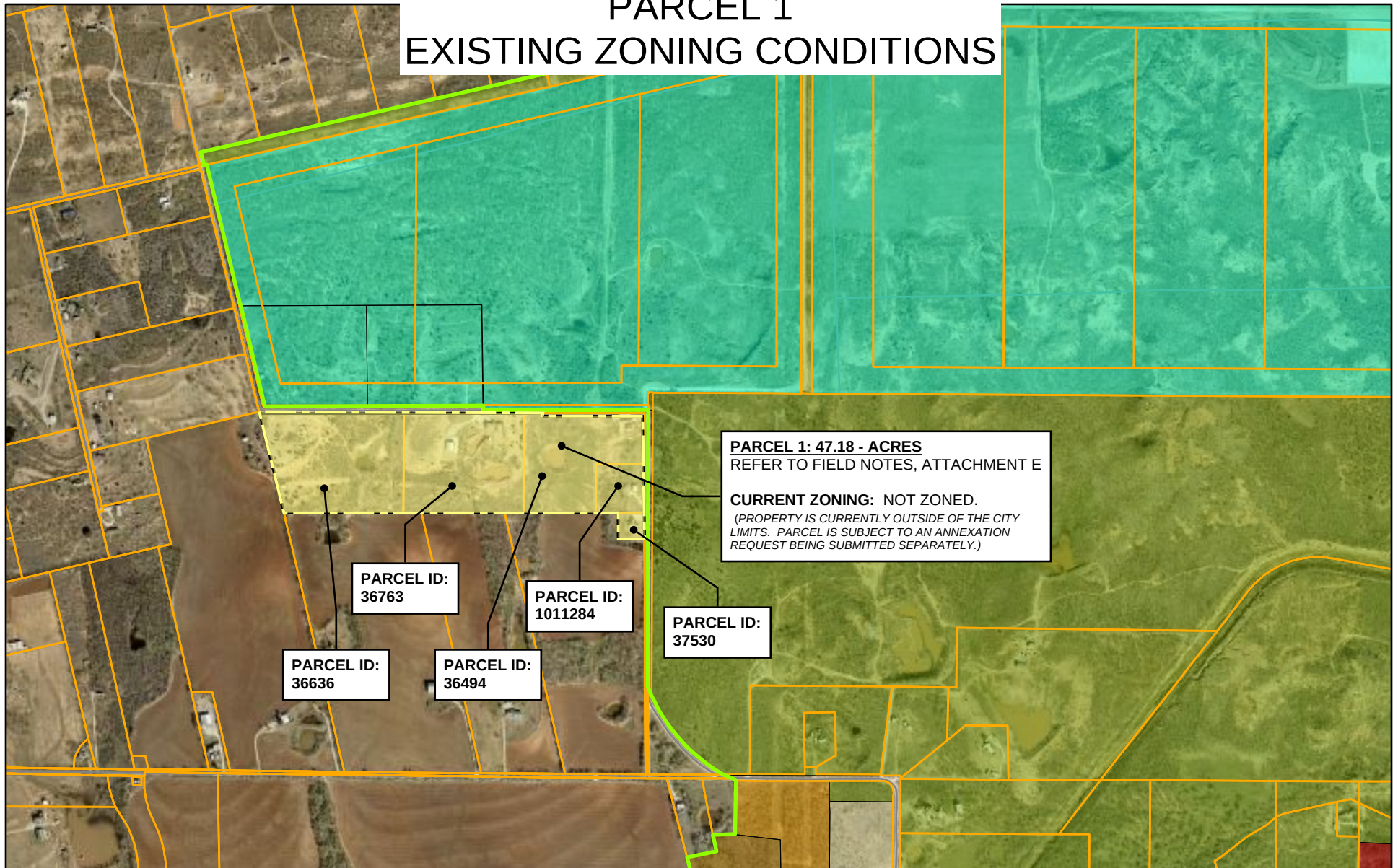
The undersigned has read the above application and hereby certifies that the information contained therein is complete, true and correct; and does hereby request that said application be submitted to the Planning & Zoning Commission at the earliest available meeting.

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



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

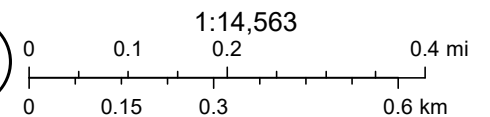
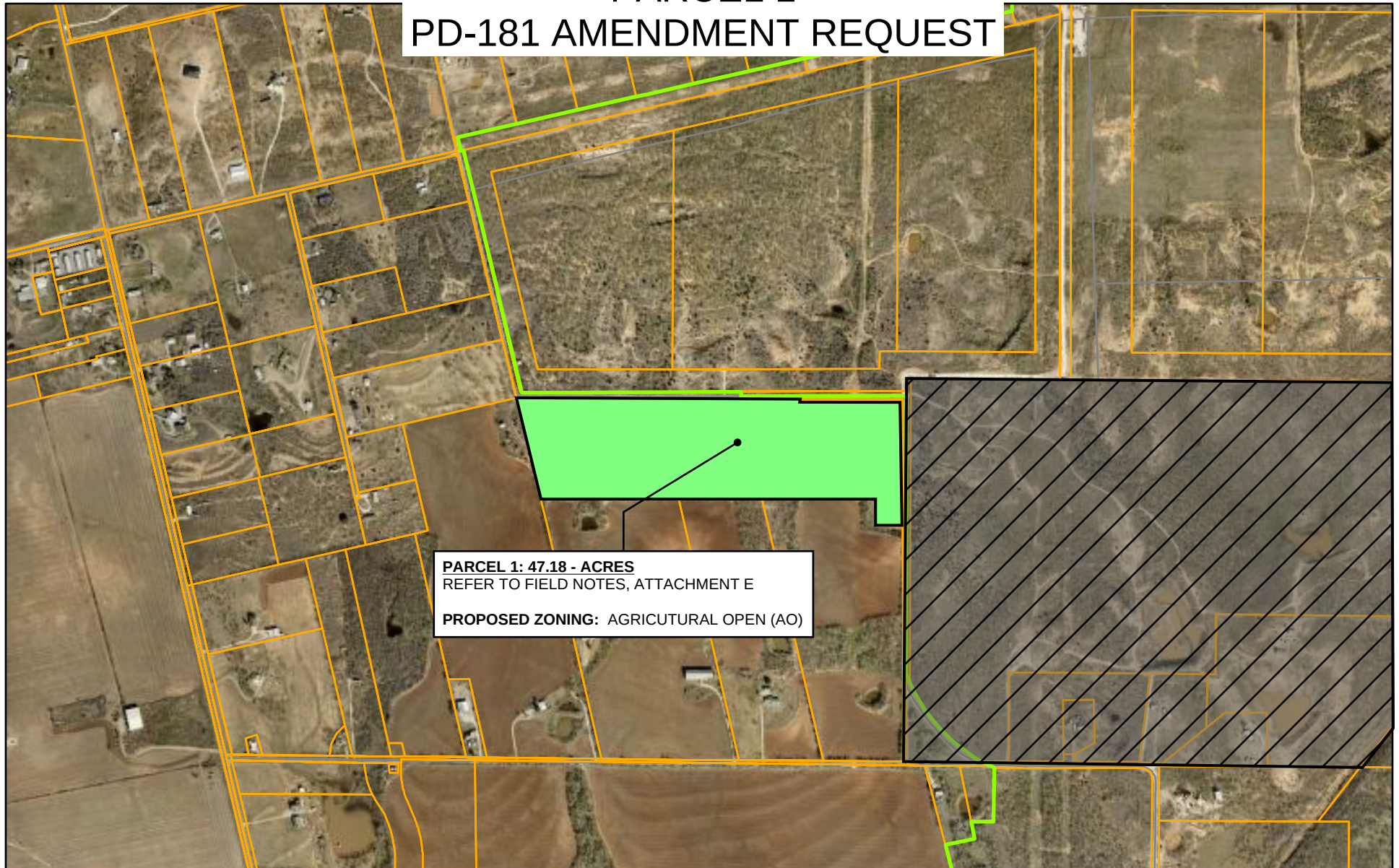


EXHIBIT F PARCEL 1 PD-181 AMENDMENT REQUEST

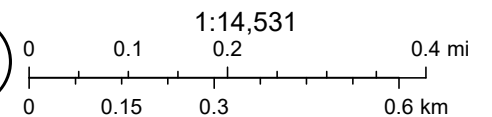


10/28/2025, 9:34:38 AM

-  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:

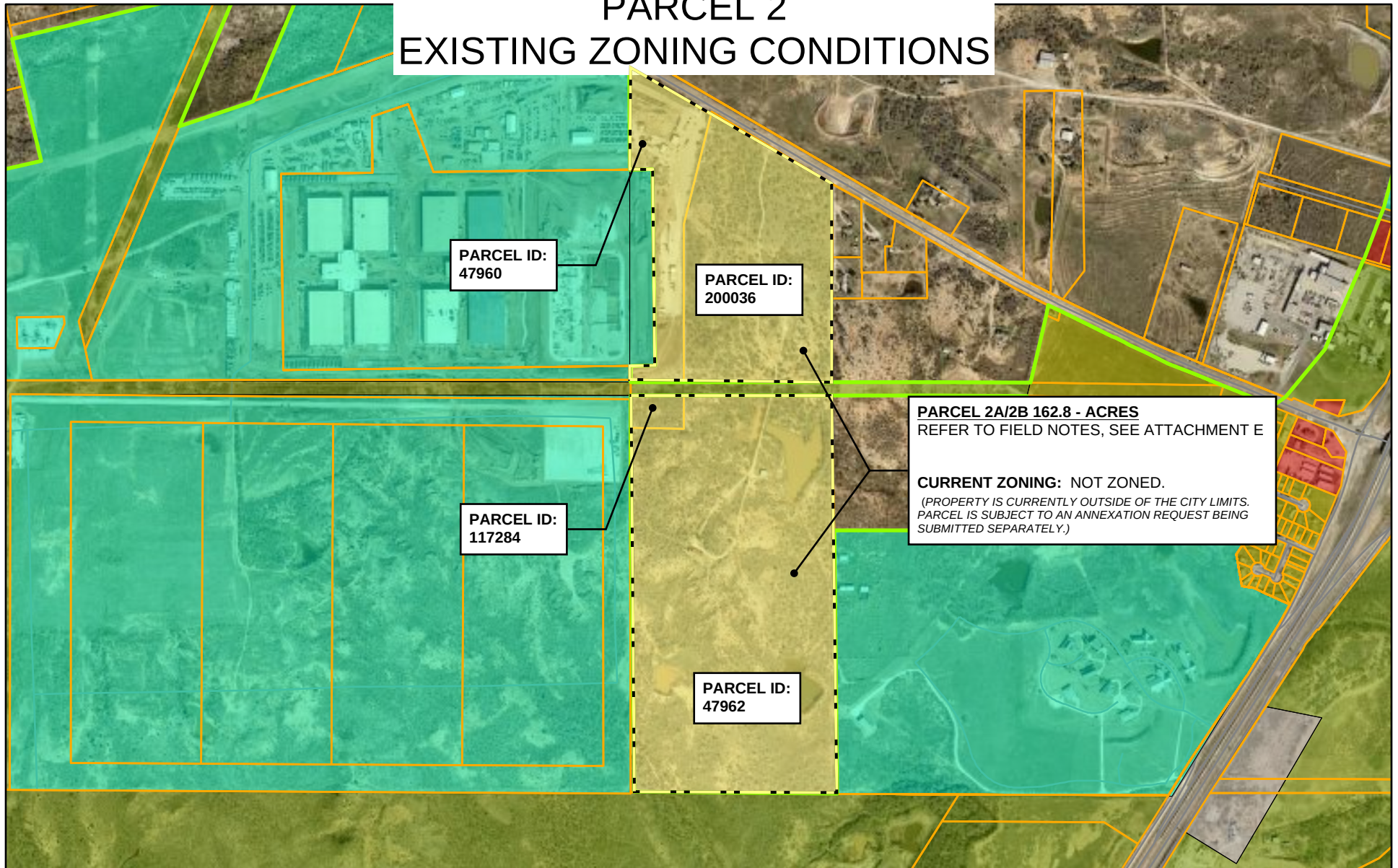
- A 3 ACRE TRACT RECORDED IN DOCUMENT NO. 2017-01339, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS
- A 11.95 ACRE TRACT RECORDED IN DOCUMENT NO. 2025-09859, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS
- A 0.84 ACRE TRACT RECORDED IN DOCUMENT NO. 2025-08962, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY,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

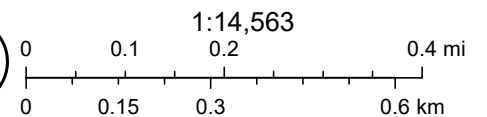
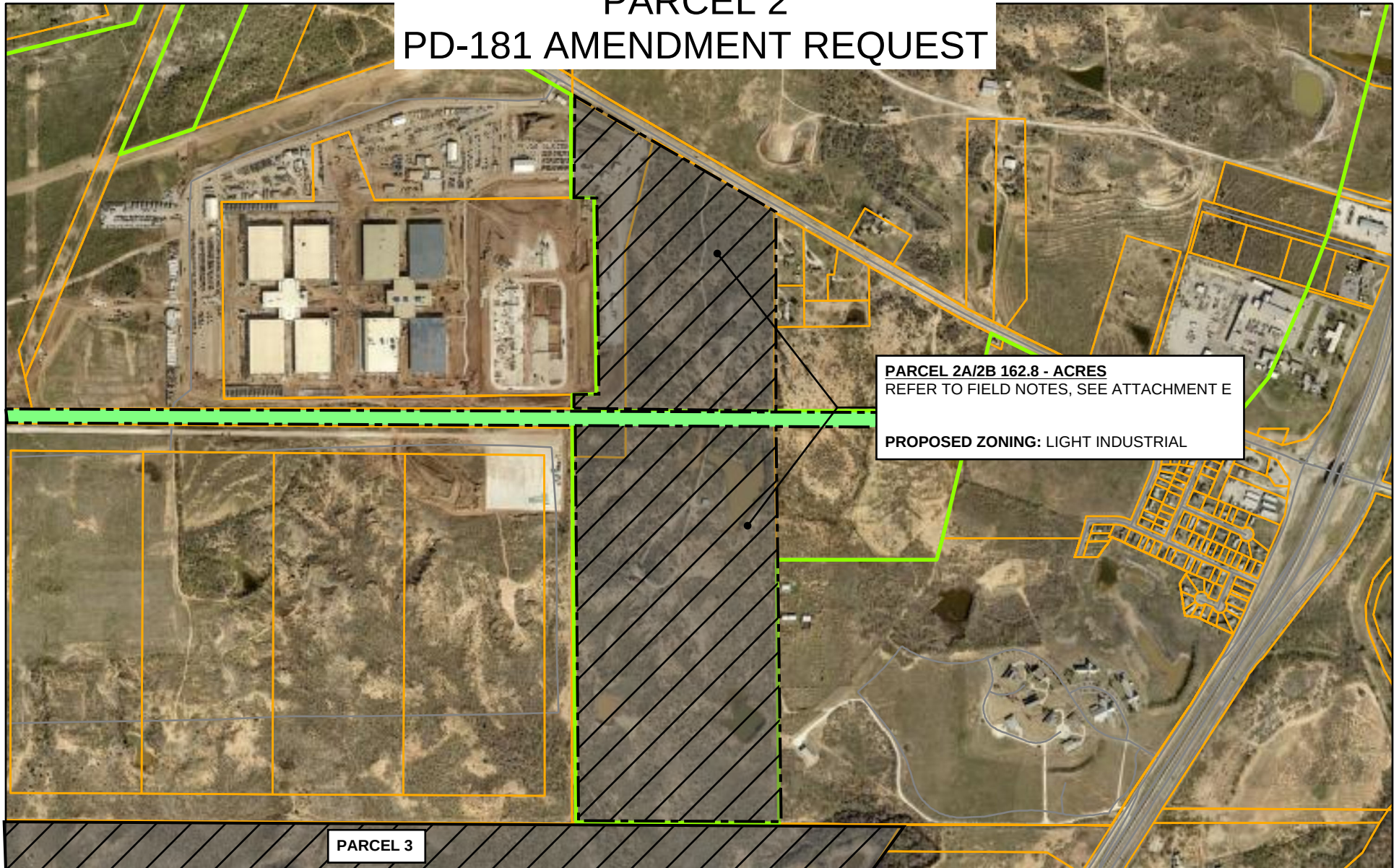


EXHIBIT F
PARCEL 2
PD-181 AMENDMENT REQUEST

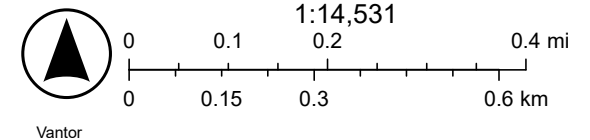


10/28/2025, 9:29:13 AM

- 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;

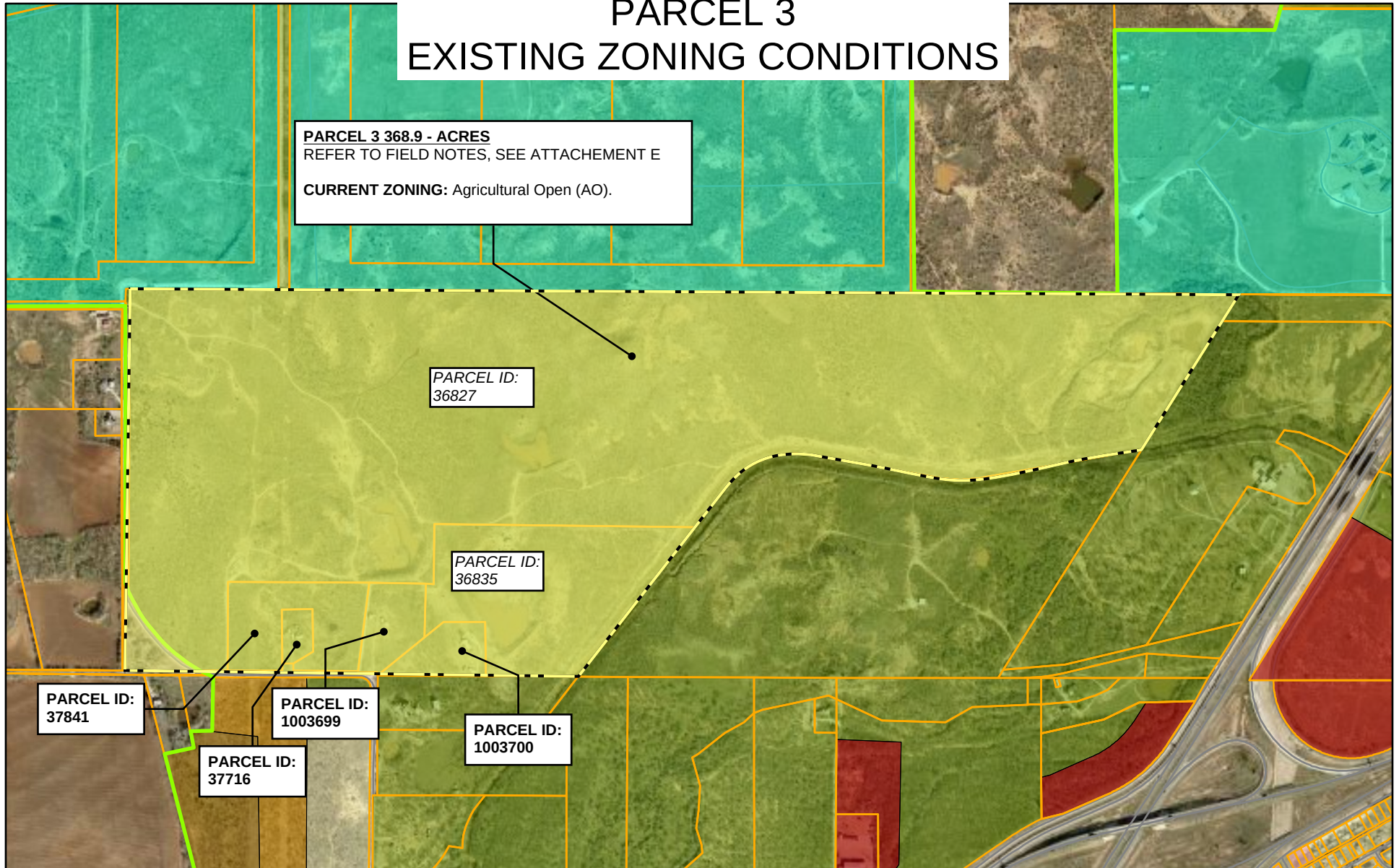
THENCE SOUTH 89 DEGREES 59 MINUTES 25 SECONDS WEST A DISTANCE OF 169.78 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" IN THE EAST BOUNDARY LINE

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



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

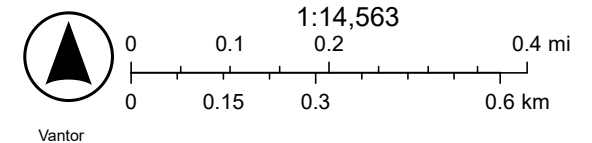
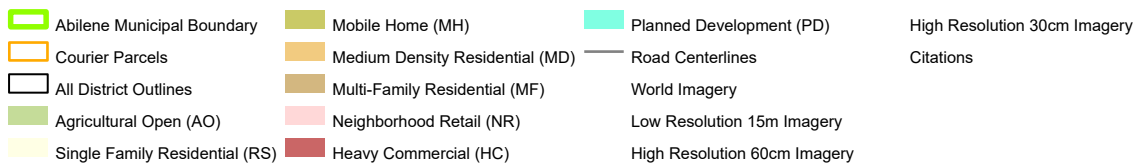
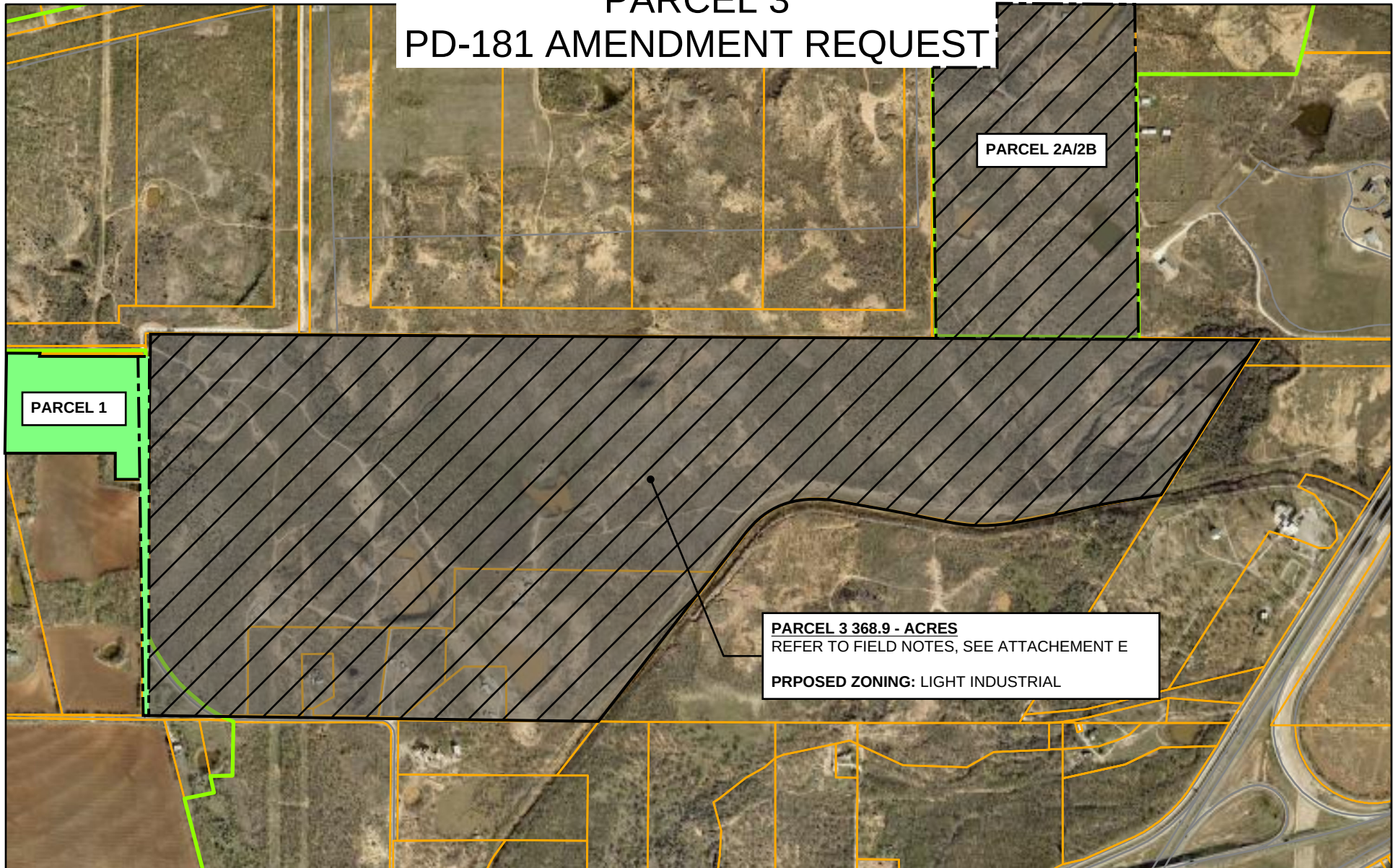


EXHIBIT F PARCEL 3 PD-181 AMENDMENT REQUEST

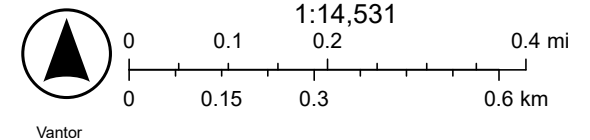


10/28/2025, 10:05:11 AM

- 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.

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).

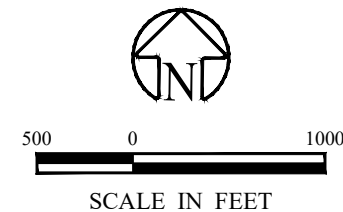
Location: 5502 Spinks Road, generally described as:

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



**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

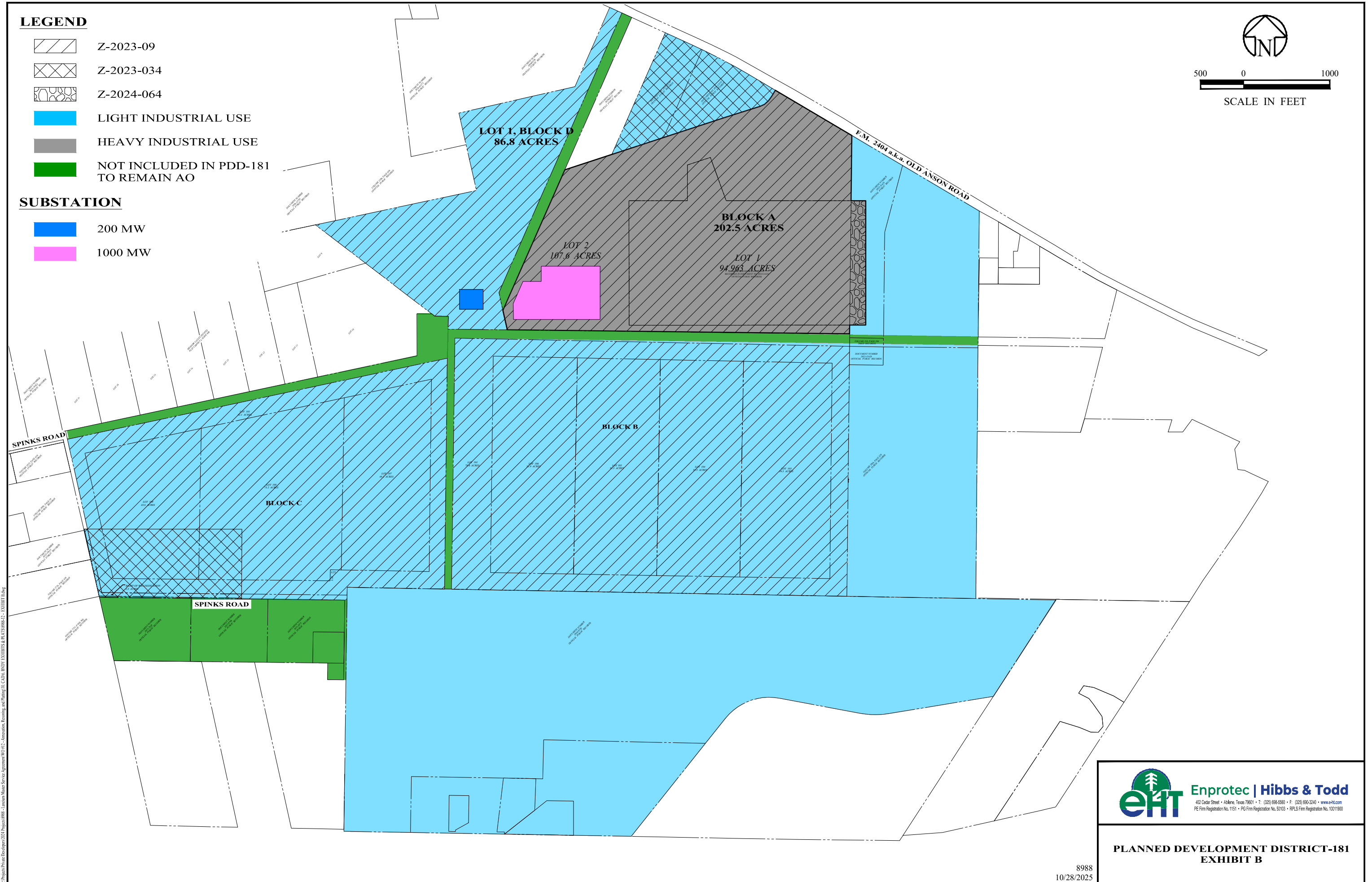
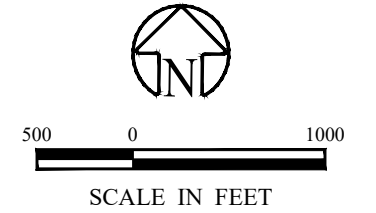


EXHIBIT C

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 be subject to all of the development standards that pertain to the LI zoning district.

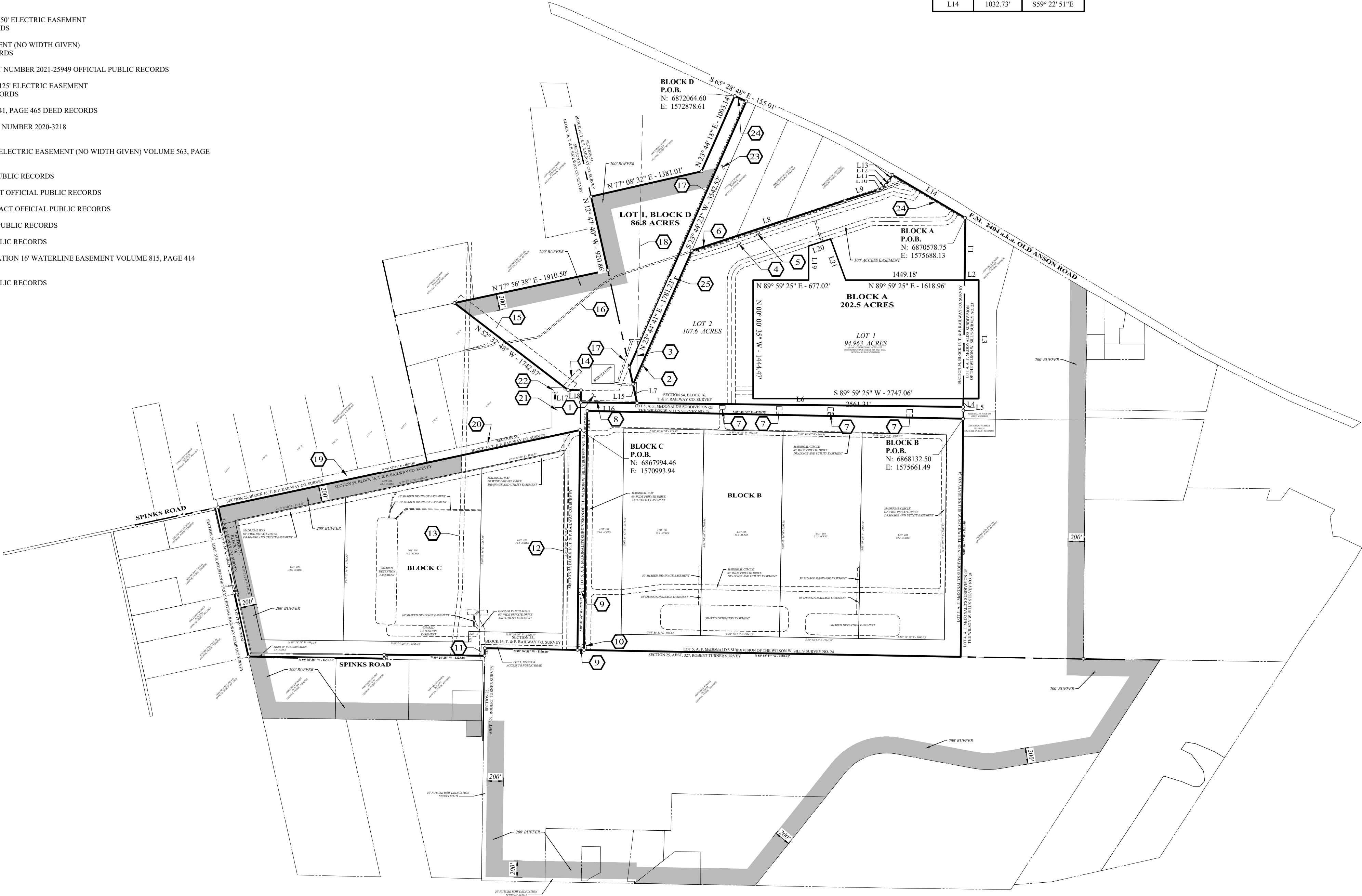
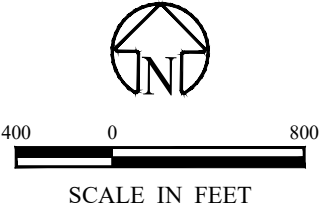
EASEMENT INDICATED BY

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



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. 1001900

**PLANNED DEVELOPMENT DISTRICT-181
EXHIBIT D**

8988
11/06/2025



PLANNED DEVELOPMENT AMENDMENT

Case: Z-2025-47

Owner: Lancium

Applicant: eHT

Request: Amend the terms and conditions of PDD-181

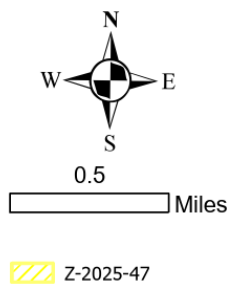
Location: 617 F.M. 2404 and the 5500-5600 blocks of Spinks Road.

Notification: 0 in Favor, 4 in Opposition

Planning & Zoning: December 2, 2025

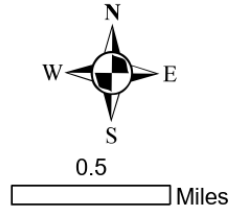
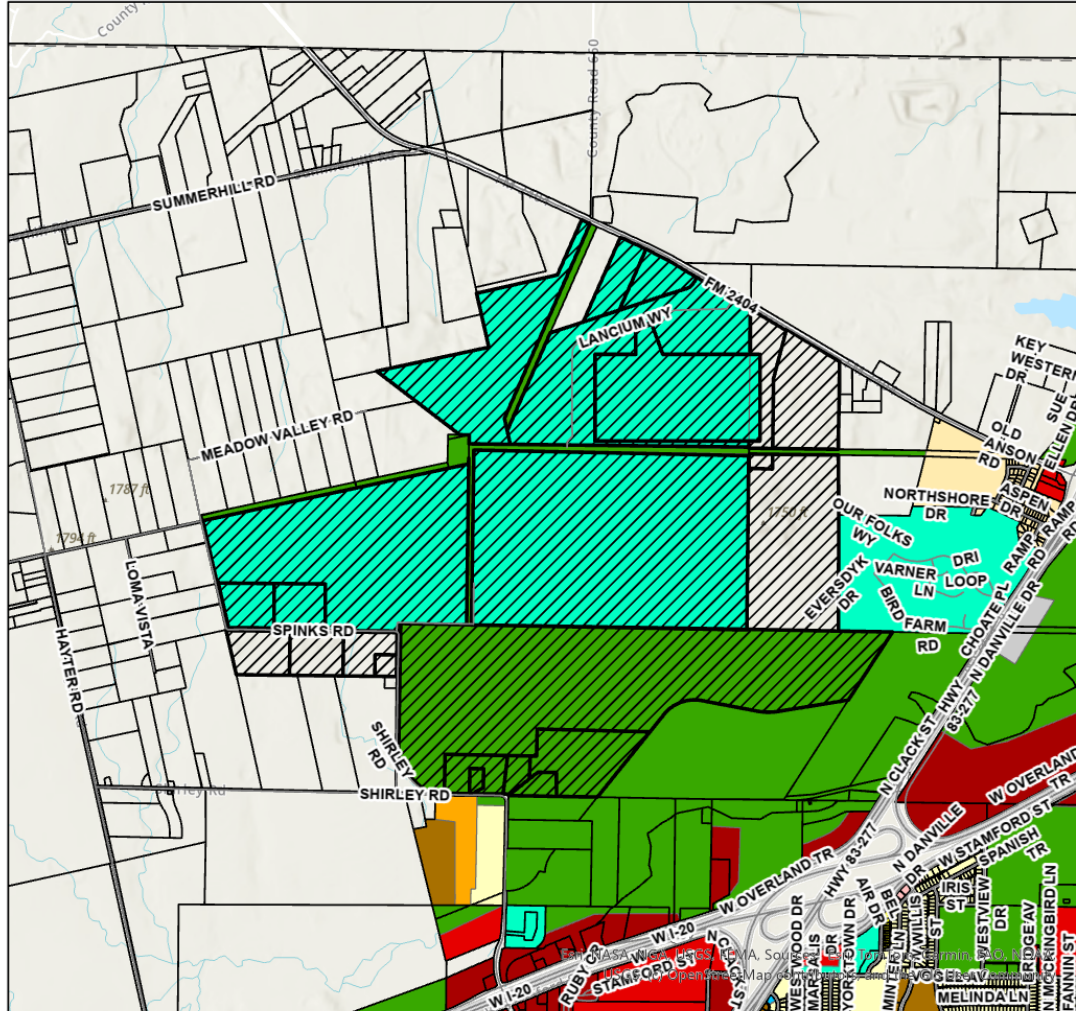
Council Hearing: December 4, 2025
December 18, 2025





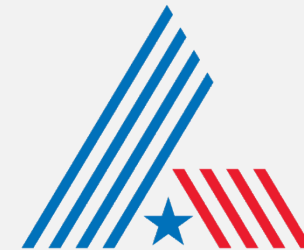


ZONING MAP



 Z-2025-47
Zoning Districts

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



CITY OF
ABILENE
TEXAS



CONCEPT PLAN



CITY OF
ABILENE
TEXAS





VIEWS OF SUBJECT PROPERTY



Subject Property



Northeast
Neighboring
Property



Subject Property

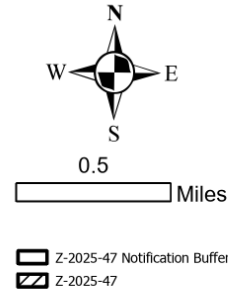


West Neighboring
Property



North Neighboring
Property





3.43% Opposition





FINDINGS AND RECOMMENDATIONS

The proposed request is consistent with:

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

P&Z recommends **approval**.





Questions?





**CITY COUNCIL
MEMORANDUM
12/4/2025**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: **10. Ordinance (Final Reading) 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. (Tim Littlejohn)**

GENERAL INFORMATION

Then tenant of this property would like to open a tattoo parlor at 202 Pine Street.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

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

ATTACHMENTS:

1. Ordinance (2)
2. Site Plan
3. staff report (4)
4. Application (17)
5. Owner Authorization (1)
6. Plan of Operation (1)
7. 241 Cypress
8. 241 Pine St
9. 244 Pine St
10. presentation (4)

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

ORDINANCE NO. _____

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

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

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

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

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

PASSED ON FIRST READING the 20th day of November, 2025.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 17th day of October, 2025, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 4th day of December, 2025, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 4th day of December, 2025.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

Apply a Conditional Use Permit to approximately .16 acres to allow for a Tattoo Parlor within Central Business (CB) zoning, subject to the Plan of Operation (Exhibit B).

Legal Description as follows:

Lots 11 & 12, Block 8, Original Town of Abilene Subdivision

Located at:

Property ID 61436



EXHIBIT B

**Ink Therapy Abilene - CUP Plan of Operation
202 Pine, Motis Building Fourth Floor**

Hours of Operation: 10am - 8pm

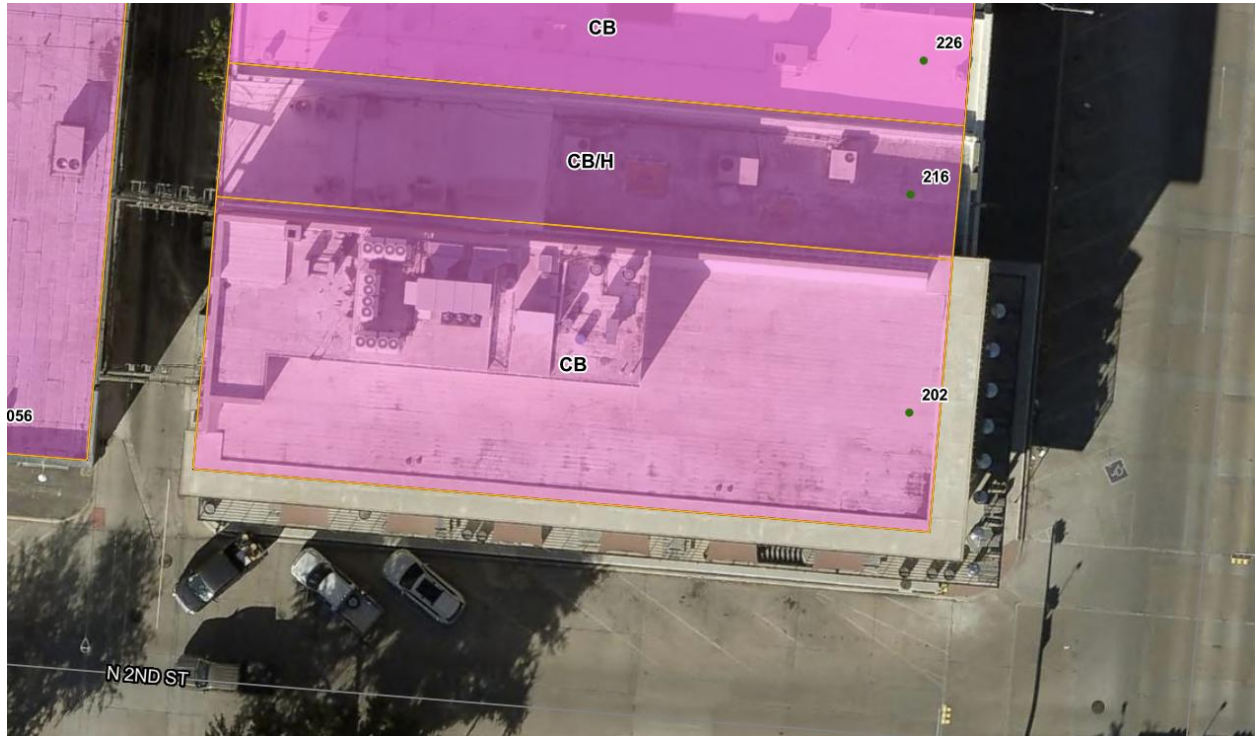
Days of Operation: Tuesday - Saturday

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

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

-END-

Site Plan



ZONING CASE: CUP-2025-16 STAFF REPORT

Scheduled Hearings

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

Applicant

Owner: Motis Investments, LLC
 Agent: Bailey Hyde

Case Manager

Adam Holland– Planner

Request

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

Location

Located at 202 Pine Street

Background

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

Zoning, Existing and Proposed Land Use

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

Criteria Assessment

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

- The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan.**
 The proposed request is consistent with the Comprehensive Plan and Future Land Use Map.
- The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.**
 The proposed request is consistent with the spirit and intent of CB zoning.
- The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods and includes improvements either on-site or within the public rights-of-way to mitigate development-related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.**
 The proposed use would be appropriate with the surrounding commercial uses. No adverse impacts should be created from the use of this property.

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

Planning & Zoning Commission Recommendation

P&Z recommends **approval subject to the Plan of Operations.**

Attachments

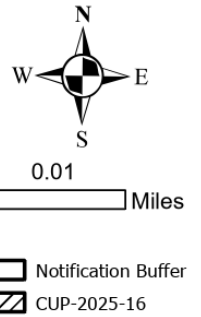
- Application
- Owner Authorization
- Plan of Operation
- PowerPoint

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on October 17, 2025 via standard mail, with a certificate of mailing, to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER			Legend: O - Opposed, F - In Favor
OWNER	PROP_ID	SITUS	RESPONSE
ABILENE IMPROVEMENT CORP	56726	101 CYPRESS ST	
ABILENE IND SCHOOL DISTRICT	60364	241 PINE ST	F
ABILENE MAJESTIC LLC SERIES J	60795	258 PINE ST	
ALEXANDER TRUST REAL ESTATE LLC	55174	957 N 2ND ST	
BEMA	55176	165 PINE ST	
BOWEN LATIMER M	61058	234 PINE ST	
C3H2 PROPERTIES LLC	61308	216 PINE ST	
HALLUM CARY E	61181	226 PINE ST	
KEY CITY FOODS LLC	62232	241 CYPRESS ST	F
LE MUSEE IMAGINAIRE INC	61848	1060 N 2ND ST	
MOTIS INVESTMENTS LLC	61436	202 PINE ST	
SILVERTHORNE INVESTMENTS LLC	1085040	244 PINE ST	F
STATE NATIONAL BANK	60502	290 PINE ST	
VAGABOND PIZZA LLC	61972	1056 N 2ND ST	
VLETAS JODY KLOTZ	61847	1080 N 2ND ST	

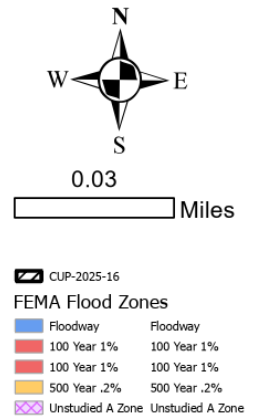
NOTIFICATION MAP



ZONING MAP



FLOODWAY MAP



2025 Development Application

Zoning Application Page 1 of 3

Planning

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

Relief Procedures

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

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

OWNER AND AUTHORIZATION

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

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

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

FOR OFFICE USE ONLY

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



2025 Development Application

Zoning Application Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

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

Fees

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

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

Fees can be paid online with credit card.

2025 Development Application

Zoning Application Page 3 of 3

Zoning Impact Analysis

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

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

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

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

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

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

N/A

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

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

Other Required Forms - Disclosure of Interest (See Attached)

2025 Development Application

Owner Authorization and Representative Designation

Property Description

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

Property Owner Information & Authorization

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

Project Representation (check one):

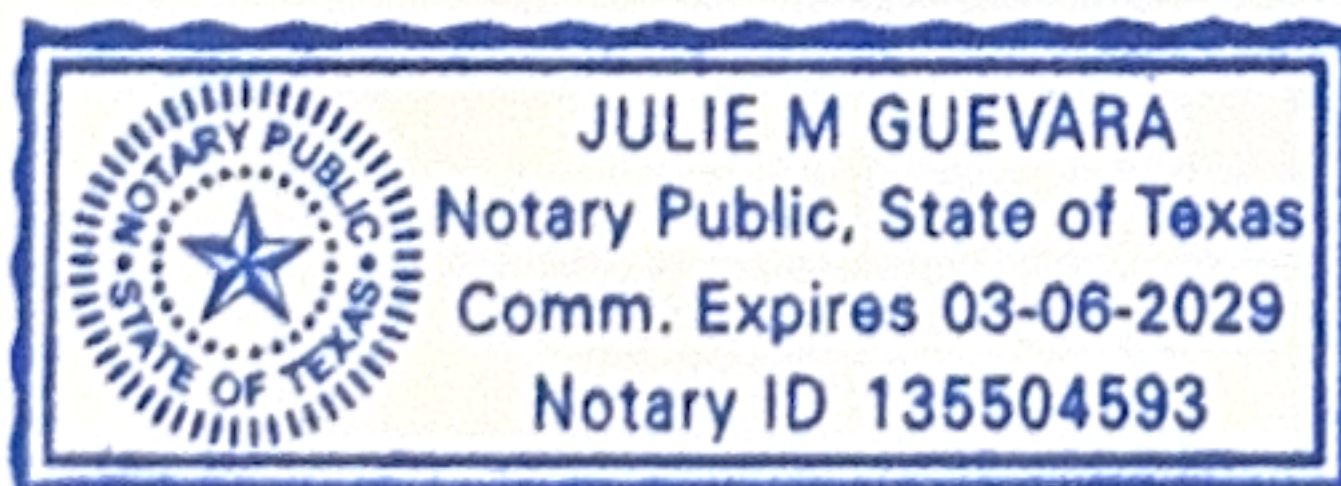
- ☒ I will represent the application myself; OR
☐ I hereby designate _____ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all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

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

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

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

SUBSCRIBED AND SWORN TO before me, this the 30th day of September, 2025



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

Project Representative Information (complete if designated by owner)

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

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



2025 Development Application

Disclosure of Interest

Disclosure Questions

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

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

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

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

NA

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

NA

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

Name of Certifying Person (print):

Tiffany Gutierrez

Property Owner ☒ Project Representative ☐

Signature of Certifying Person:

Tiffany Gutierrez

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

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



2025 Development Application

THE STATE OF TEXAS)

)

COUNTY OF TAYLOR)

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

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

Witness my hand this day of 9/30/25, 2025

*(cross out the inapplicable phrase)

Ink Therapy Abilene - CUP Plan of Operation

202 Pine, Motis Building Fourth Floor

Hours of Operation: 10am - 8pm

Days of Operation: Tuesday - Saturday

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

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

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



KEY CITY FOODS LLC
865 HARWELL ST
ABILENE, TX 79601-4609

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number CUP-2025-16

October 15, 2025

The Planning and Zoning Commission of the City of Abilene will hold a public hearing on **November 4, 2025, at 1:30 PM** in the Council Chambers. The Council Chambers are located on the second floor of City Hall at 555 Walnut Street in Abilene, Texas. The zoning change is requested by the owner or the owner's agent. This request is to 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. The owner intends to apply a Conditional Use Permit on the property to allow a tattoo parlor.

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

The attached map shows the area of this zoning change request. Only the area highlighted on the map by striped lines is being considered for a zoning change. The solid boundary line surrounding the highlighted area is a state mandated 200' notification area. You are receiving this letter because your address is located within this notification area. If approved by the Planning and Zoning Commission, or if denied and promptly appealed to Abilene's City Council, this case will be heard by City Council for 2nd and Final Reading with a public hearing on **December 4, 2025, at 8:30 AM** in the Council Chambers.

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

ZONING NOTIFICATION RESPONSE FORM CASE #: CUP-2025-16

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

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

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

Requestor's Parcel ID: 61436
Requestor's Property Zoning: CB
Requestor's Proposed Zoning: CB/CUP

Your Name: KEY CITY FOODS LLC
Your Property Address: 241 CYPRESS ST
Your Parcel ID: 62232

I am in favor of the request ☒
I am opposed to the request ☐

Signature: *Heath Ratliff*

CUP-2025-16

ZONING NOTIFICATION RESPONSE FORM CASE #: CUP-2025-16

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

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

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

Requestor's Parcel ID: 61436
Requestor's Property Zoning: CB
Requestor's Proposed Zoning: CB/CUP

Your Name: ABILENE IND SCHOOL DISTRICT
Your Property Address: 241 PINE ST
Your Parcel ID: 60364

I am in favor of the request ☒

I am opposed to the request ☐

Signature:

Joe Waldron

CUP-2025-16

ZONING NOTIFICATION RESPONSE FORM CASE #: CUP-2025-16

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

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

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

Requestor's Parcel ID: 61436

Requestor's Property Zoning: CB

Requestor's Proposed Zoning: CB/CUP

Your Name: SILVERTHORNE INVESTMENTS LLC

Your Property Address: 244 PINE ST

Your Parcel ID: 1085040

Signature:



I am in favor of the request ☒

I am opposed to the request ☐

007 2025-12-11

CUP-2025-16



CONDITIONAL USE PERMIT

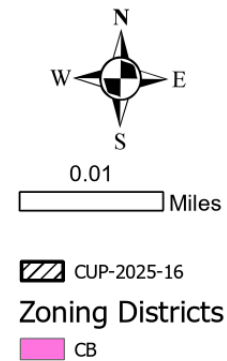
Case:	CUP-2025-16
Owner:	Motis Investments, LLC
Applicant:	Bailey Hyde
Request:	Apply a Conditional Use Permit to allow for a Tattoo Parlor within Central Business (CB) zoning.
Location:	202 Pine Street
Notification:	3 in Favor, 0 in Opposition
Planning & Zoning:	November 4, 2025
Council Hearing:	November 20, 2025 December 4, 2025





AERIAL LOCATION MAP







VIEWS OF SUBJECT PROPERTY



South Neighboring
Property



Subject Property



East Neighboring
Property

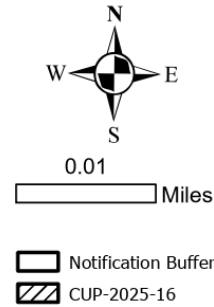


South Neighboring
Property



Northeast Neighboring
Property





0 - in Opposition -





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.

Planning & Zoning Commission Recommendation:

Approval subject to the Plan of
Operation





Questions?





**CITY COUNCIL
MEMORANDUM
12/4/2025**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: 11. Ordinance (Final Reading) 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. (Tim Littlejohn)

GENERAL INFORMATION

The request is to add Historic Overlay to 774 Butternut Street.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Landmarks Commission recommends approval.

ATTACHMENTS:

1. ordinance
2. staff report (5)
3. Application (18)
4. Original House (1)
5. Presentation (5)

BACKUP DOCUMENTATION UPDATED? No
UPDATED ON:

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

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

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

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

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

PASSED ON FIRST READING the 20th day of November, 2025.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 10th day of October, 2025, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 4th day of December, 2025, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 4th day of December, 2025.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

EXHIBIT A

Add Historic Overlay (HO) to the following described land:

Legal Description: 161 1 West 1/3 of Johnston Original Town of Abilene, Lots 9-10, Abilene, Taylor County, Texas.

Located at 774 Butternut Street.



END

HOZ-2025-01

STAFF REPORT



Scheduled Hearing(s)

Landmarks Commission: October 28, 2025

Planning & Zoning Commission: November 4, 2025

City Council 1st Read: November 20, 2025

City Council 2nd Read: December 4, 2025

Applicant

Owner: Junior League of Abilene

Case Manager

Kera Valois, Planner

Request

Add Historic Overlay to 774 Butternut Street.

Location

774 Butternut Street.

Property Zoning

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

Background

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

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

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

Criteria Assessment

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

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

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

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

The Planning & Zoning Commission Recommendation

P&Z recommends **approval**.

Attachments

- PowerPoint Presentation
- Application

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on October 10, 2025 via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

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

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

PROPERTY ID Legend: O – Opposed, F - Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
COMPANION FUNERAL SERVICES INC	36087	733 Y BUTTERNUT ST	
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COMPANION FUNERAL SERVICES INC	36087	733 P BUTTERNUT ST	
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PEREZ JIMMY RAY	38345	741 POPLAR ST	
KIRKLAND LYNN E & PAULA J	53392	817 A BUTTERNUT ST	
KIRKLAND LYNN E & PAULA J	53392	817 C BUTTERNUT ST	
KIRKLAND LYNN E & PAULA J	53392	817 B BUTTERNUT ST	
KIRKLAND LYNN E & PAULA J	53392	817 D BUTTERNUT ST	
KIRKLAND LYNN E & PAULA J	53392	817 BUTTERNUT ST	
BROOKS MONICA ANN	53663	1231 S 8 TH ST	O
KIRKLAND LYNN & PAULA	53799	1239 S 8 TH ST	
OVERFLOW MINISTRIES INC	53928	810 BUTTERNUT ST	
LINDSEY JOHN M	54194	818 BUTTERNUT ST	
OVERFLOW MINISTRIES INC	983093	801 POPLAR ST	

LOCATION MAP

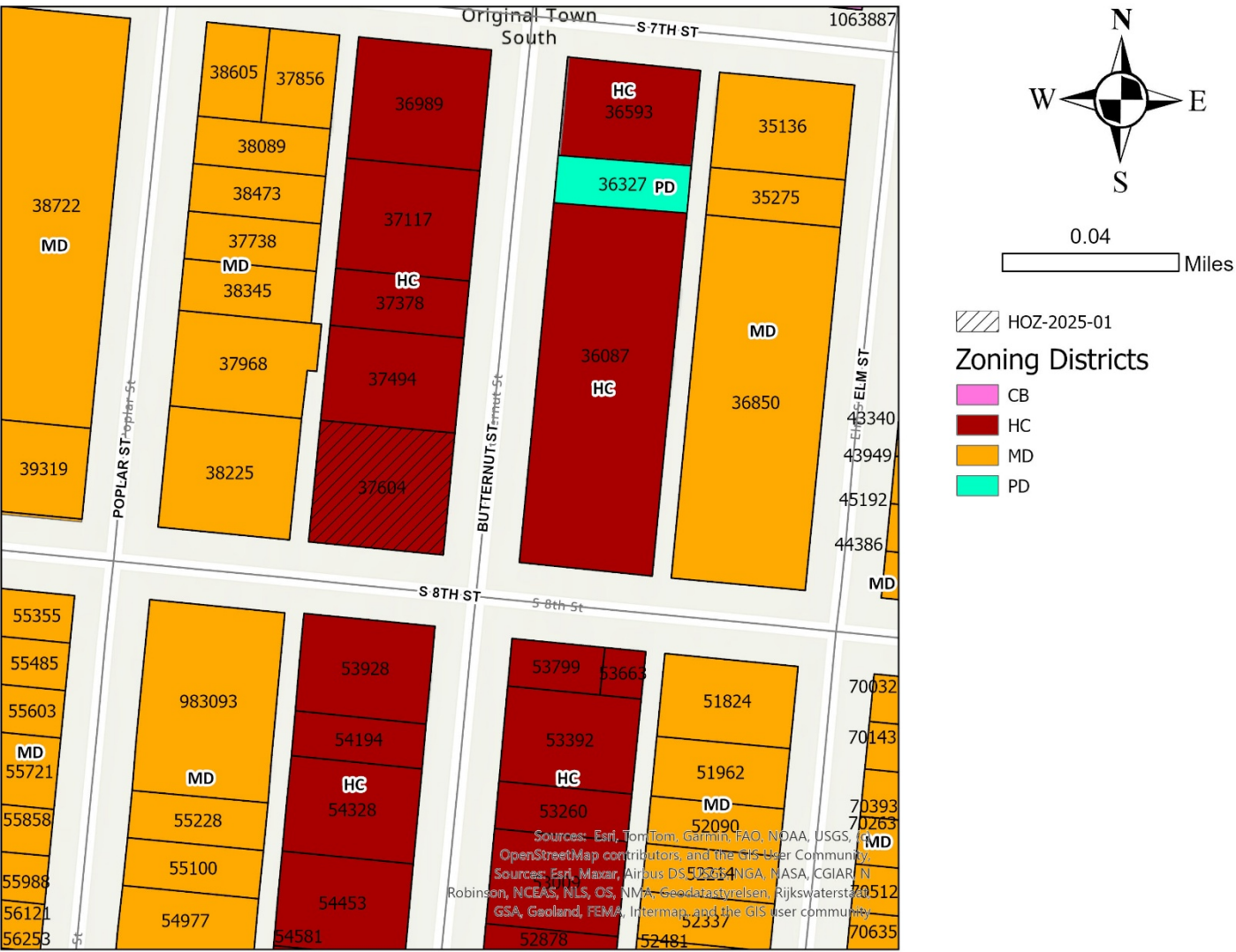


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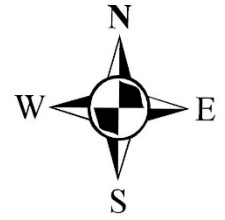
Miles

HOZ-2025-01

ZONING MAP



AERIAL LOCATION MAP



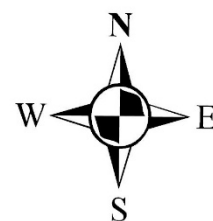
0.04

Miles

HOZ-2025-01

Sources: Esri, DeLorme, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community
 Sources: Esri, Maxar, Airbus DS, USDA, NASA, CGLAR, N
 Robinson, JCEAS, NLS, Esri, NIMA, Geodetic release, Riskwater, and
 GSA, Geopland, FEMA, Intelmap, and the GIS User community

FLOOD MAP



0.04

☐ Miles

 HOZ-2025-01

FEMA Flood Zones

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



Historic Overlay Zoning

Owner Name: Junior League of Abilene

Project Address: 774 Butternut, Abilene, Texas 79602

OWNER/AGENT AND AUTHORIZATION

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

Address: 774 Butternut

City/State/Zip: Abilene, TX 79602

Fax: n/a

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

Email: presidentelectelect@jrleagueabilene.com

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

Signature of Owner: 

Date: 10/1/2025

BREIF DESCRIPTION OF PROPERTY AND ITS HISTORIC SIGNIFICANCE:

Please see second page for description and significance.

IS SUBJECT PROPERTY ON THE ABILENE REGISTER OF HISTORIC PROPERTIES?

- ☒ Yes
☐ No
☐ Unsure



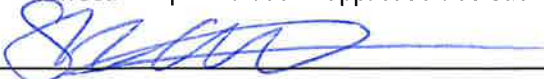
Historic Overlay Zoning

ADDITIONAL INFORMATION

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

CERTIFICATION

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


Signature of Owner or Authorized Agent

10/11/2025
Date

For Office Use Only

Commission Action:

- ☐ Approved
☐ Approved with Conditions
☐ Denied

Landmarks Commission, Chair Date

Letter Sent to Taylor Central Appraisal District:

Date: _____ Initials: _____

PAYMENT INFORMATION

Received: _____

Fee: \$ _____

Receipt No.: _____

Case No.: _____

Reviewed By: _____





HISTORIC OVERLAY REQUEST

Case: HOZ-2025-01

Owner/Agent: Junior League of Abilene

Request: Add Historic Overlay 774 Butternut Street.

Location: 774 Butternut Street

Notification 0 in Favor, 1 in Opposition

Landmarks: October 28, 2025

Planning & Zoning: November 4, 2025

Council Hearing: November 20, 2025
December 4, 2025





BACKGROUND INFORMATION

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

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



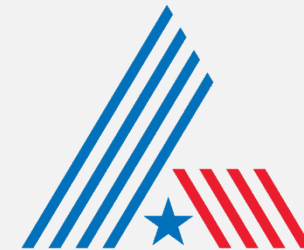


AERIAL LOCATION MAP

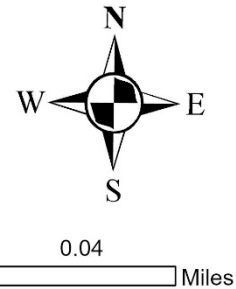


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HOZ-2025-01

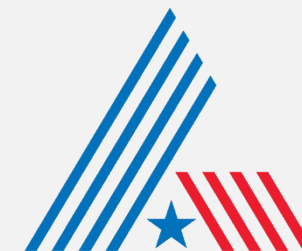


CITY OF
ABILENE
TEXAS

 HOZ-2025-01

Zoning Districts

 CB
 HC
 MD
 PD



**CITY OF
ABILENE
TEXAS**



VIEWS OF SUBJECT PROPERTY



CITY OF
ABILENE
TEXAS



VIEWS OF SUBJECT PROPERTY



CITY OF
ABILENE
TEXAS

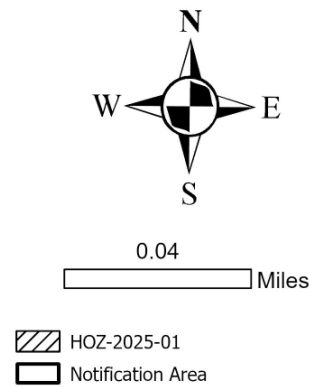


HISTORIC PHOTOS OF SUBJECT PROPERTY



Lavinia and George
McDaniel





0.01 % in Opposition





FINDINGS AND RECOMMENDATIONS

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

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

The Planning & Zoning Commission recommends approval.





Questions?





**CITY COUNCIL
MEMORANDUM
12/4/2025**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: **12. Ordinance (Final Reading) 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. (Tim Littlejohn)

GENERAL INFORMATION

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).

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommends approval by a vote of 6-1.

ATTACHMENTS:

1. Ordinance (3)
2. Staff Report (6)
3. Application (19)
4. email request to GC (1)
5. Metes & Bound (1)
6. Presentation (8)

BACKUP DOCUMENTATION UPDATED? No
UPDATED ON:

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

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

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

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

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

PASSED ON FIRST READING the 20th day of November, 2025.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 17th day of October, 2025, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 4th day of December, 2025, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 4th day of December, 2025.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

EXHIBIT A

Change the zoning of approximately 29.26 acres from Agricultural Open (AO) to General Commercial (GC).
Legal description as follows:

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

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

THENCE S 86°53'13" W WITH THE NORTH LINE OF THE 2 ACRE TRACT FOR A DISTANCE OF 294.95' TO A 1 INCH REBAR RECOVERED ON THE EAST RIGHT-OF-WAY OF NUGENT ROAD (60' R.O.W.) FOR THE NORTHWEST CORNER OF THE 2 ACRE TRACT, THE SOUTHWEST CORNER OF THE 34.389 ACRE TRACT, AND THE SOUTHWEST CORNER OF THIS 29.62 ACRE TRACT.

THENCE N 03°54'02" W WITH THE OCCUPIED EAST RIGHT-OF-WAY OF NUGENT ROAD AND THE WEST LINE OF THE 34.39 ACRE TRACT FOR A DISTANCE OF 1483.64' TO A ½ INCH REBAR WITH A DAMAGED CAP MARKED "HUDSON 4889" RECOVERED FOR THE SOUTHEAST CORNER OF A CALLED 5.12 ACRE TRACT AS DESCRIBED IN TAYLOR COUNTY INSTRUMENT 2011-05340 AND THE MOST WESTERLY NORTHWEST CORNER OF THIS 29.62 ACRE TRACT.

THENCE N 86°12'29" E FOR A DISTANCE OF 346.14' WITH THE SOUTH LINE OF THE 5.12 ACRE TRACT TO A ½" REBAR WITH A CAP MARKED "HUDSON 4889" RECOVERED FOR THE SOUTHEAST CORNER OF THE 5.12 ACRE TRACT AND FOR AN ELL CORNER OF THIS 29.62 ACRE TRACT. FROM THIS POINT, A PINE CORNER POST BEARS N 86°25'30" E AT 60.2'.

THENCE N 05°07'54" E WITH THE EAST LINE OF THIS 5.12 ACRE TRACT FOR A DISTANCE OF 428.97' TO A ½ INCH REBAR RECOVERED ON THE RIGHT CUT BANK OF ELM CREEK FOR THE NORTHEAST CORNER OF THE 5.12 ACRE TRACT AND THE NORTHERNMOST NORTHWEST CORNER OF THIS 29.62 ACRE TRACT.

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

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

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

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

THENCE N 56°37'42" E FOR A DISTANCE OF 11547'

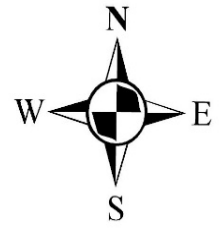
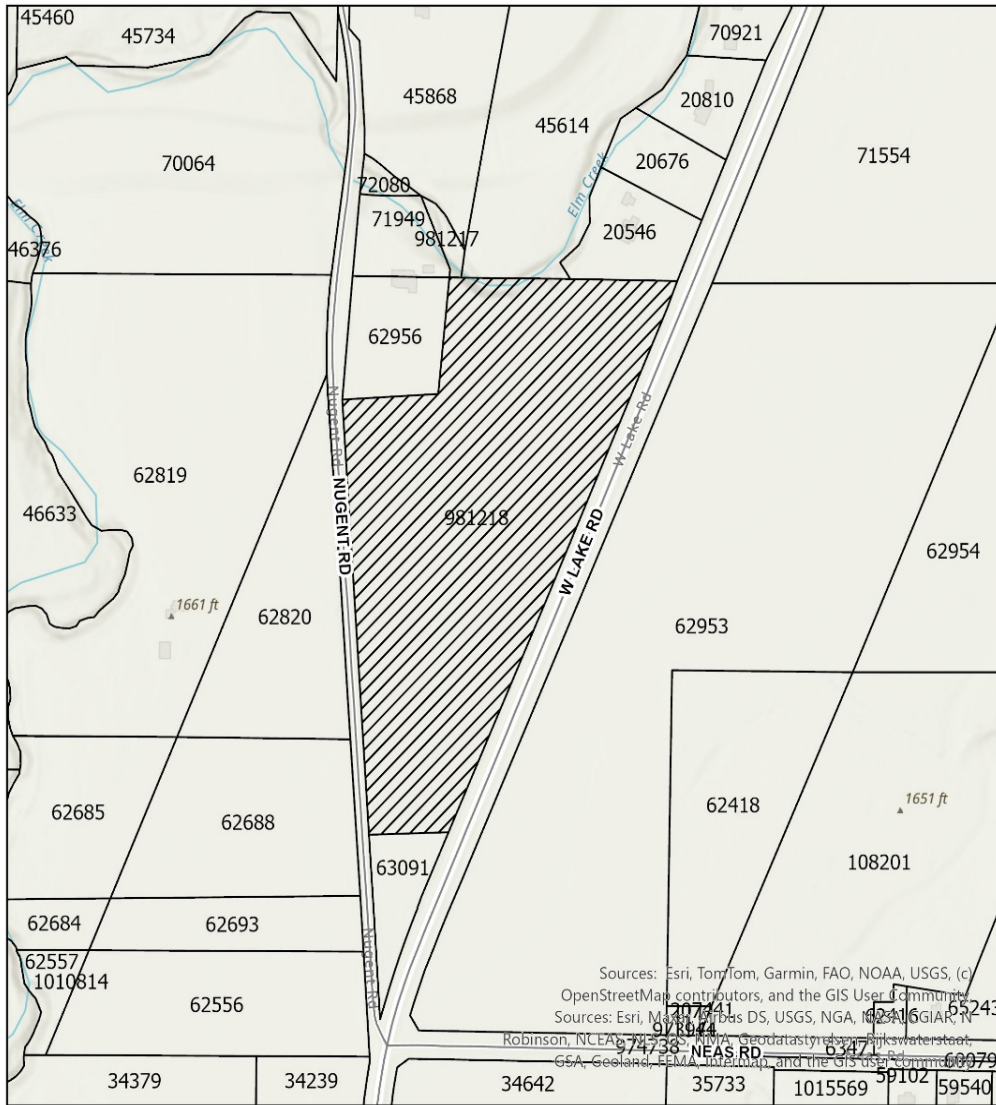
THENCE N 60°47'44" E FOR A DISTANCE OF 43.33' TO A POINT ON THE RIGHT TOP BANK OF ELM CREEK AT ITS INTERSECTION WITH THE NORTH LINE OF THE 34.39 ACRE TRACT AND THE WEST LINE OF LOT 1, BLOCK A, SMALL ADDITION, AS ELL CORNER OF LOT 1, SMALL ADDITION AND FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS 29.62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

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

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

Survey made on the ground July 9, 2025.

Located at 4994x W Lake Road.



0.1

Miles

 Z-2025-26

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community
Sources: Esri, Mapbox, DeLorme, SwatchNGL, GEBCO, NGA, IGN, NAVTEQ, Nippon Earth Information Service, Esri, SDE, Intermap, Inc., Swisstopo, Mapbox, BGN, GEBCO, Esri, SwatchNGL, GEBCO, Esri, FEA, Intermap, and the GIS User Community

97-4738 - NEAS.RD 6-3471 60979

END

ZONING CASE

Z-2025-26

STAFF REPORT



Scheduled Hearings

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

Applicant

Agent: Colton Rhodes
Owner: Edward Rhodes

Case Manager

Kera Valois – Planner

Request

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

Location

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

Background

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

Amended Request

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

Zoning, Existing and Proposed Land Use

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

Criteria Assessment

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

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

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

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

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

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

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

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

None known.

The Planning & Zoning Commission Recommendation

P&Z recommends **approval**.

Attachments

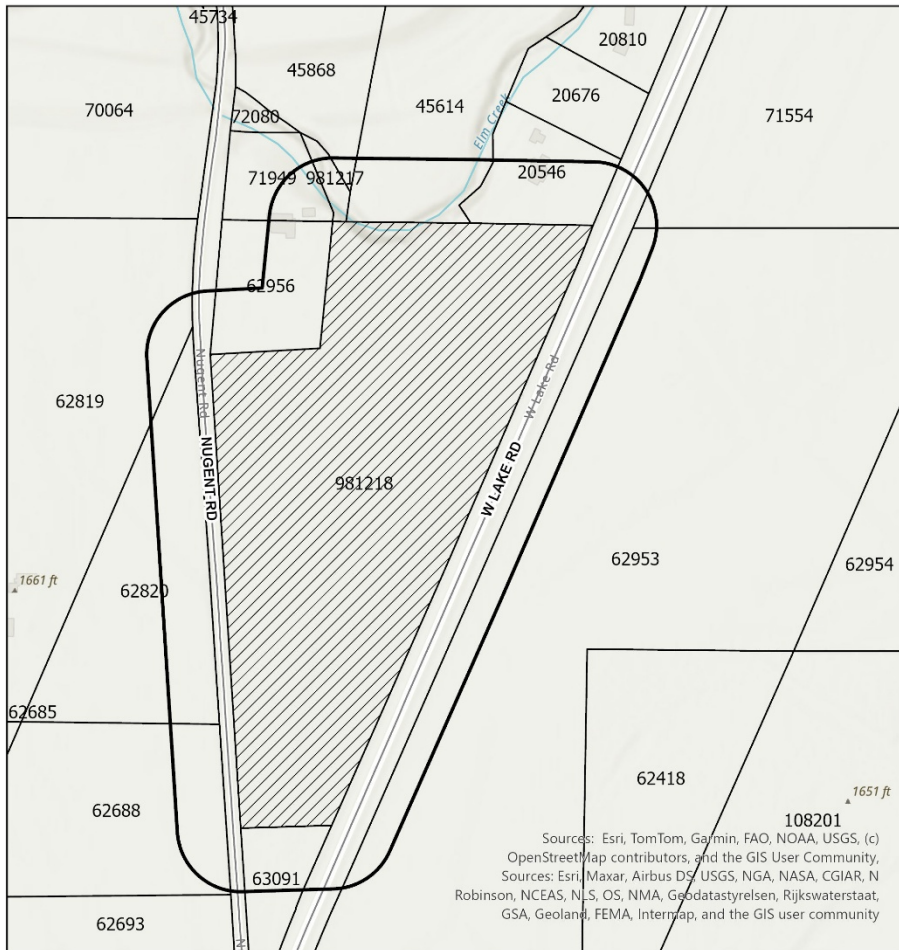
- PowerPoint Presentation
- GC zoning request
- Metes & Bounds
- Application

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on October 17, 2025, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER			Legend: O - Opposed, F - In Favor
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
BROWN RANDY	20546	5050 W LAKE RD	
ELMORE BRUCE C & M SUE	45868	5249 B NUGENT RD	O
HAMILTON STEPHANIE ROBYN	63091		
HANTMAN JOSEPH M REV TRUST	71554		
HANTMAN JOSEPH M REV TRUST	62953	4995X W LAKE RD	
LEVERETT LYNN A	62956		
LEVERETT LYNN A	71949	5117 NUGENT RD	
MYERS JEREMY B & MARLA M	45614	5335 NUGENT RD	
PRESSWOOD CAROLYN MANLY	62820		O
PRESSWOOD CAROLYN MANLY	62819	4850 NUGENT RD	O
PRESSWOOD DEBORAH JIM	62688		
RHODES EDWARD DUSTY	981217		
RHODES EDWARD DUSTY	981218	4994X W LAKE RD	applicant

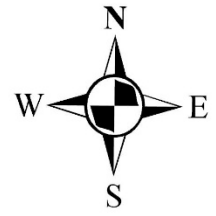
NOTIFICATION MAP



0.1 Miles

-  Z-2025-26
-  Notification Area

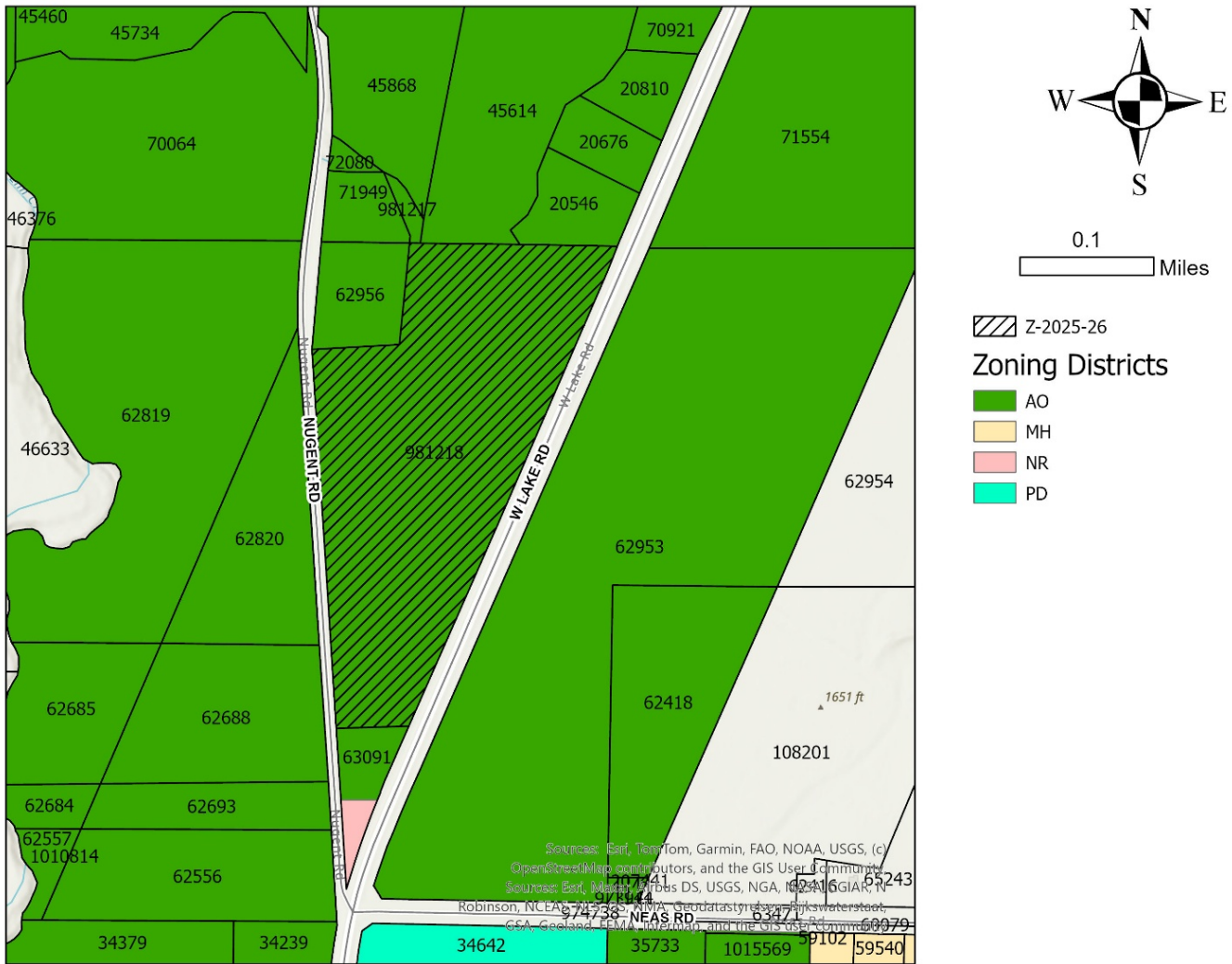
LOCATION MAP



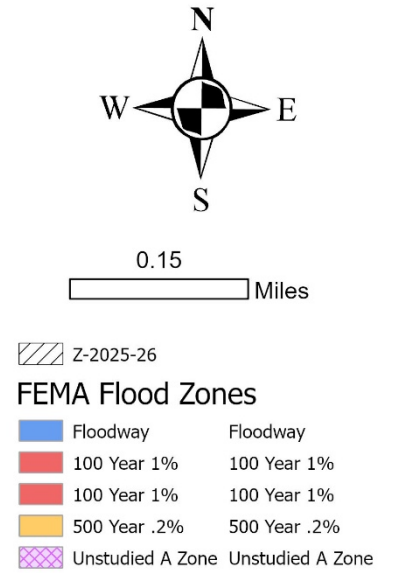
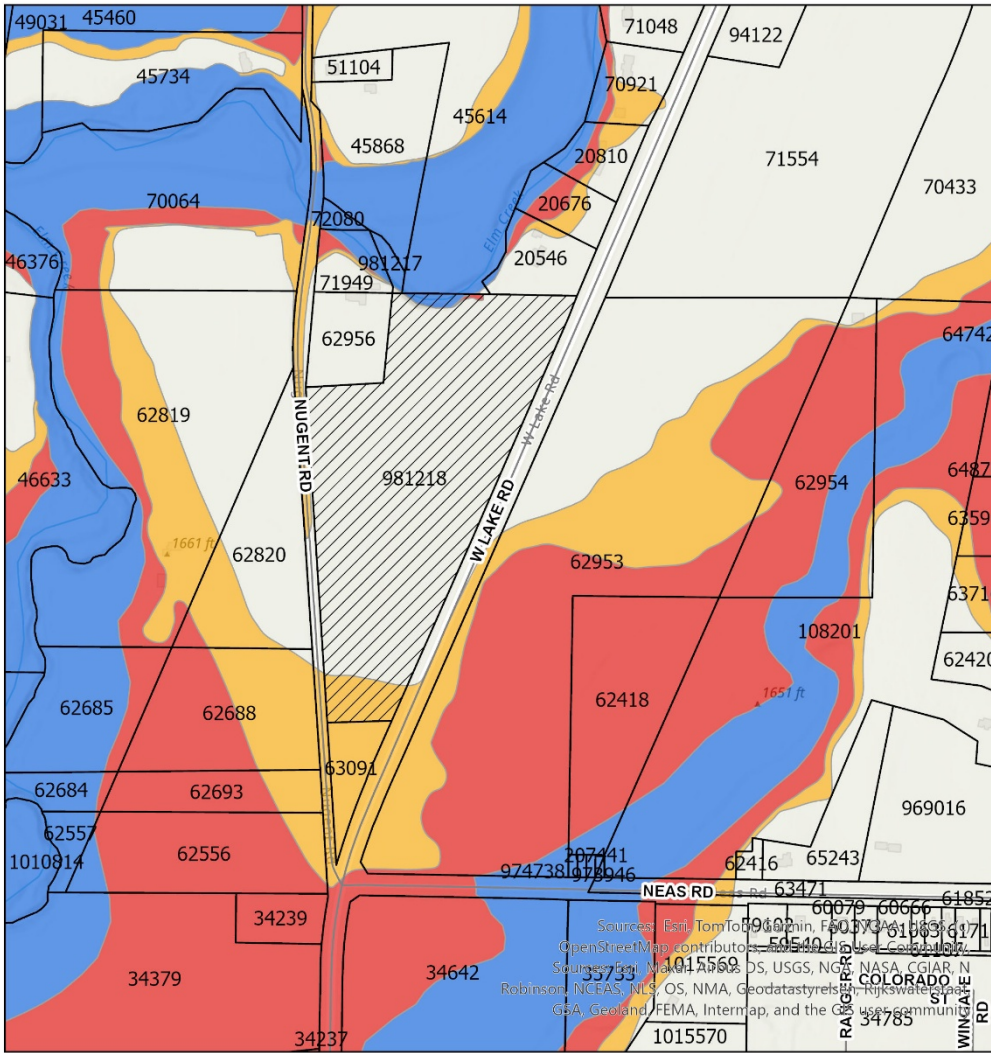
0.1

☐ Miles Z-2025-26

ZONING MAP



FLOOD MAP





2025 Development Application

Zoning Application Page 1 of 3

Planning

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

Relief Procedures

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

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

OWNER AND AUTHORIZATION

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

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

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

FOR OFFICE USE ONLY

Received: 6-20-25 Fee: \$ 1,500 Receipt No.: _____
Case No.: _____ chk #919 Reviewed By: [Signature]

2025 Development Application

Zoning Application Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

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

Fees

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

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

Fees can be paid online with credit card.

2025 Development Application

Zoning Application Page 3 of 3

Zoning Impact Analysis

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

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

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

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

4. Are there other factors that will substantially affect the public health, safety, morals, or general welfare? *No.*

Other Required Forms - Disclosure of Interest (See Attached)

2025 Development Application

Owner Authorization and Representative Designation

Property Description

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

Property Owner Information & Authorization

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

Project Representation (check one):

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

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

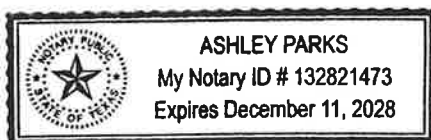
Property Owner's Signature: Edward D. Rhodes Date: 6/13/2025

STATE OF: Texas

COUNTY OF: Taylor

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

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



Ashley Parks
 NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

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

2025 Development Application

Disclosure of Interest

Disclosure Questions

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

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

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

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

N/A

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

N/A

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

Name of Certifying Person (print): Colton Rhodes

Property Owner ☐ Project Representative ☒

Signature of Certifying Person: Colton W. Rhodes

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

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

2025 Development Application

Recommendations

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

PUBLIC NOTIFICATION

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

PLEASE READ BEFORE SIGNING

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

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

SIGNED: 
DATE: 6/13/2025



2025 Development Application

THE STATE OF TEXAS)

)

COUNTY OF TAYLOR)

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

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

Witness my hand this day of June 13th, 2025

SIGNED: 

*(cross out the inapplicable phrase)

29ac Tract Nugent Rd & FM 600

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

Date Tue 9/30/2025 10:35 AM

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

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

Mason,

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

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

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

Thanks!

Colton Rhodes

Principal

Lee & Associates | Dallas/Fort Worth

D 972.934.4017

C 325.660.2636

crhodes@lee-associates.com



COMMERCIAL REAL ESTATE SERVICES

[Information About Brokerage Services](#)

14950 Quorum Drive | Suite 100
Dallas, TX 75254

[View My Listings](#)



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

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

Invoice 9647



BILL TO
Colton Rhodes
Colton Rhodes

DATE
07/14/2025

PLEASE PAY
\$4,295.21

DUE DATE
08/13/2025

WO #
25-2965

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

TAYLOR COUNTY, TEXAS
THANK YOU FOR YOUR BUSINESS

SUBTOTAL	3,967.86
TAX	327.35
TOTAL	4,295.21

Pay invoice

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

THANK YOU.



SHEPPARD SURVEYING COMPANY, INC.

TBPELS FIRM # 100277-00

1013 Energy Drive, Abilene, Texas 79602

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

STATE OF TEXAS TAYLOR COUNTY

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

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

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

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

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

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

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

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

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

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

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

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

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

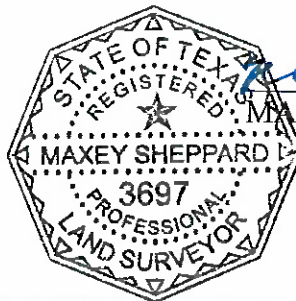
THENCE S 40°56'27" E WITH THE NORTH LINE OF THE 34.39 ACRE TRACT FOR A DISTANCE OF 50.07' TO A 3/8 INCH REBAR RECOVERED FOR AN ELL CORNER OF THE 34.39 ACRE TRACT AND AN ELL CORNER OF THIS 29.62 ACRE TRACT.

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

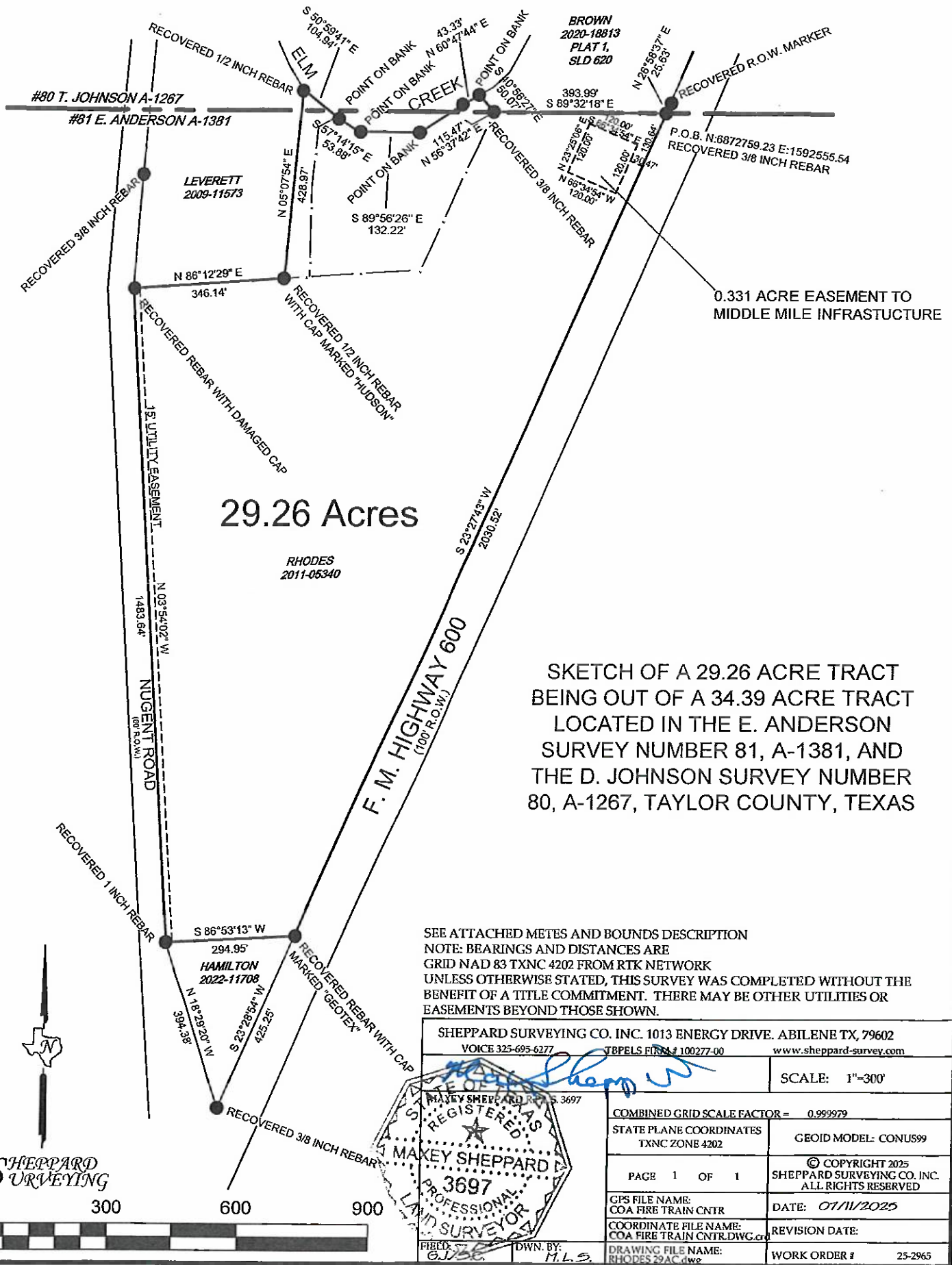
NOTE: ALL BEARINGS AND DISTANCES ARE GRID NAD 83, TXNC ZONE 4202, BASED UPON ALTERRA NETWORK.

FIELD PERSONNEL GEORGE JOSTEN AND STEVEN CUSTRED

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



Maxey Sheppard
MAXEY SHEPPARD, RPLS 3697



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

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

SHEPPARD SURVEYING CO. INC. 1013 ENERGY DRIVE. ABILENE TX, 79602	
VOICE 325-693-6277	TBPELS FIRM # 100277-00
www.sheppard-surveying.com	
SCALE: 1"=300'	
COMBINED GRID SCALE FACTOR = 0.999979	
STATE PLANE COORDINATES TXNC ZONE 4202	GEOID MODEL: CONUS99
PAGE 1 OF 1	© COPYRIGHT 2025 SHEPPARD SURVEYING CO. INC. ALL RIGHTS RESERVED
GPS FILE NAME: COA FIRE TRAIN CNTR	DATE: 07/11/2025
COORDINATE FILE NAME: COA FIRE TRAIN CNTR.DWG.dwg	REVISION DATE:
DRAWING FILE NAME: RHODES 29 AC.dwg	WORK ORDER # 25-2965



REZONE REQUEST

Case: Z-2025-26

Agent: Colton Rhodes

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

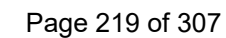
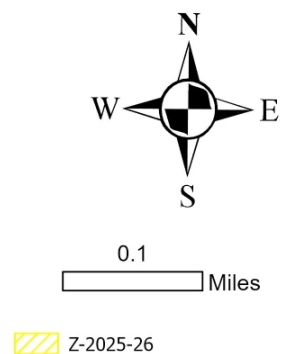
Location: Located 4994x W Lake Road

Notification: 0 in Favor, 3 in Opposition

Planning & Zoning: November 4, 2025

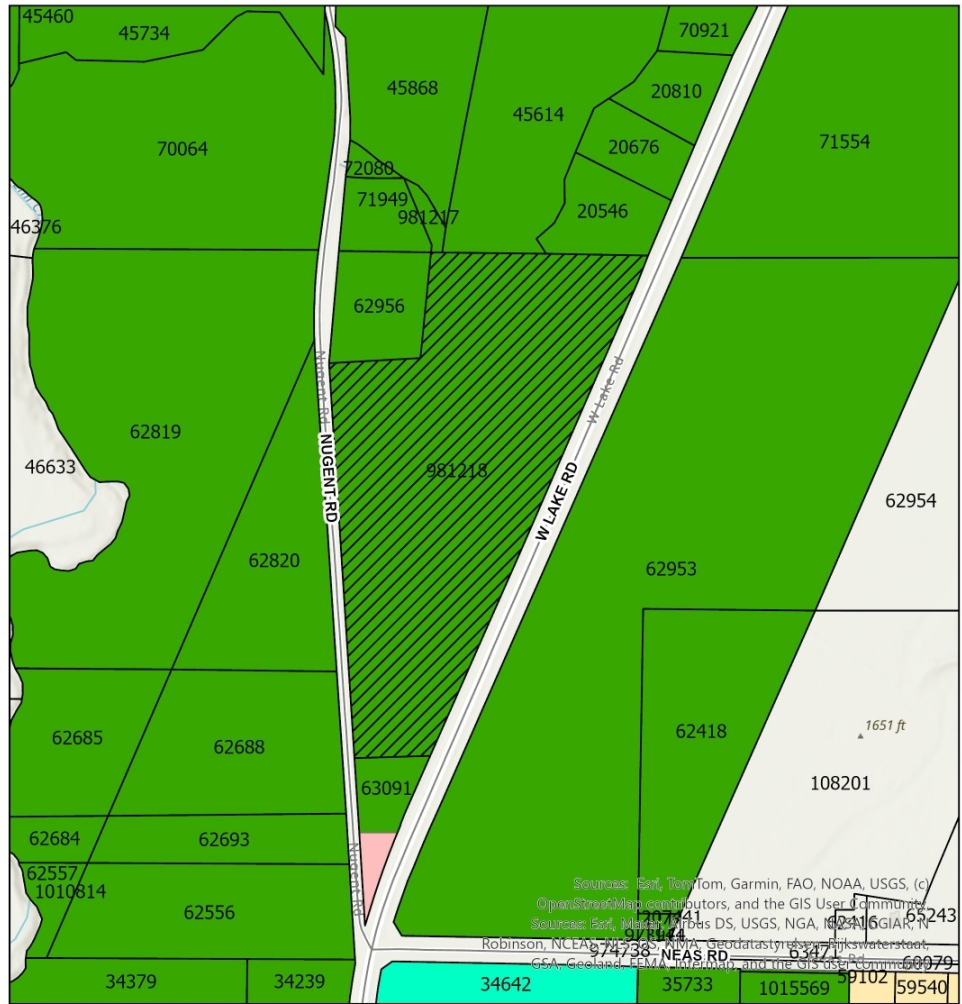
Council Hearing: November 20, 2025
December 4, 2025







ZONING MAP



0.1
Miles

Z-2025-26

Zoning Districts

- AO
- MH
- NR
- PD





PROPERTY VIEWS



CITY OF
ABILENE
TEXAS



SURROUNDING PROPERTY VIEWS





USES IN AGRICULTURAL OPEN ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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

LEGEND

P

Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements
Applicable to Specific Land Uses of the Land Development Code)

C

Permitted as a Conditional Use Permit, Requiring Approval by City Council

TP

Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment





USES IN GENERAL COMMERCIAL ZONING

RESIDENTIAL USES:

- P Hotel/Motel
- C Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

TRADE – WHOLESALE USES:

- C Wholesaling and Storage (indoor)

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

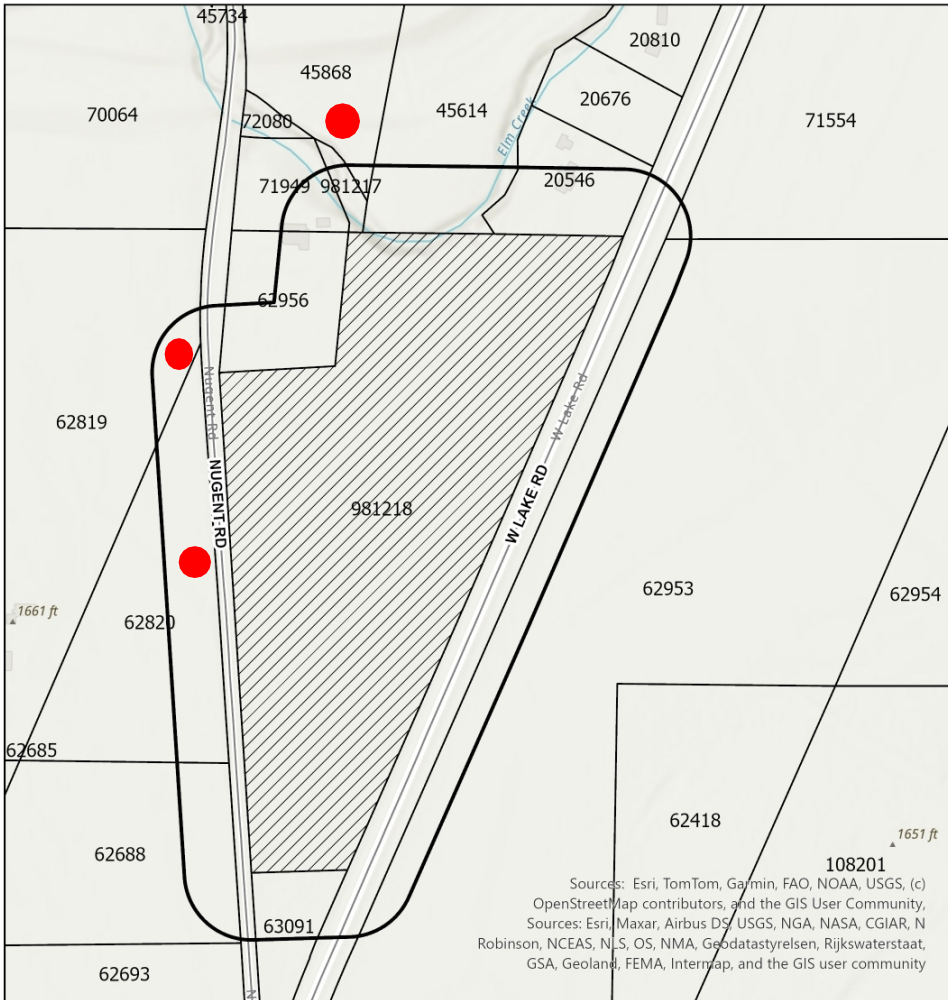
LEGEND

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





NOTIFICATION AREA MAP



0.1

Miles

Z-2025-26

Notification Area

0 - in Favor - 

3 - in Opposition - 

16.88% in Opposition





PREVIOUS REQUEST

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





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

P&Z Recommendation: **Approval**





Questions?





**CITY COUNCIL
MEMORANDUM
12/4/2025**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services

ITEM: **13. Ordinance (Final Reading) 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 Street. (Tim Littlejohn)**

GENERAL INFORMATION

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.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

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

ATTACHMENTS:

1. Ordinance (4)
2. Staff Report (7)
3. Application (20)
4. 1250 Merchant St - Favor
5. Presentation (9)

BACKUP DOCUMENTATION UPDATED? No
UPDATED ON:

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

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

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

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

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

PASSED ON FIRST READING the 20th day of November, 2025.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 17th day of October, 2025, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 4th day of December, 2025, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 4th day of December, 2025.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

EXHIBIT A

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

Legal description as follows:

Tract A (5.2289 Acres)

Being 5.2289 acres of land out of the North part of Lot 126, Block A, C.W. & M.E. Merchants Homestead Subdivision, of record in Cabinet 2, Slide 371-C, Plat records of Taylor County Texas, and said 5.2289 acres being more fully described as follows:

Beginning at a found ½” rebar for the Northwest corner of said Lot 126 and the Northwest corner of this tract:

Thence S89°32’51” E, along the South line of North 14th street and the North line of said Lot 126, a distance of 506.14’ to a found 1/2” rebar with a cap, for the Northwest corner of Lot 225 of Merchant Grape Subdivision, of record in Cabinet 4, slide 4, Plat Records of Taylor County, Texas, and the Northerly Northeast corner of this tract:

Thence S05°31’43” W a distance of 199.9’ to a found 3/8” rebar for the Southwest corner of Lot 226, Merchant Grape Subdivision and an interior corner of this tract;

Thence S89°32’18” E a distance of 139.91’ to a found 3/8” rebar, on the West line of Grape Street, for the Southeast corner of said Lot 226 and the Easterly Northeast corner of this tract;

Thence S05°33’12” W, along the West line of said Grape Street, a distance of 196.13’ to a set ½” rebar with a cap, marked “ESTES 5003”, for the Northeast corner of Tract B (4.219 acres) surveyed this same date, and the Southeast corner of this tract;

Thence N89°32’51” W a distance of 643.11’ to a set ½” rebar with a cap, marked “ESTES 5003”, on the East line of Merchant Street, for the Northwest corner of said Tract B and the Southwest corner of this tract;

Thence N01°24’02” E, along the East line of said Merchant Street, a distance of 94.25’ to a found ½” rebar with a cap for an exterior corner of this tract;

Thence N06°24’02” E, along the East line of said Merchant Street, a distance of 301.87’ to the point of beginning and containing 5.2289 acres of land more or less.

Tract B (4.219 Acres)

Being 4.219 acres out of the South part of Lot 126, Block A, C.W. & M.E. Merchants Homestead Subdivision, of record in Cabinet 2, Slide 371-C, Plat records of Taylor County Texas, and said 4.219 acres being more fully described as follows:

Beginning at a point, on the North line of North 12th Street and the East line of Merchant Street, for the Southwest corner of said Lot 126 and the Southwest corner of this tract, from which a found 3/8” rebar bears S70°33’10” W 3.6’;

Thence N01°24’02” E, along the East line of said Merchant Street, a distance of 324.85’ to a set ½” rebar with a cap, marked “Estes 5003”, for the Southwest corner of Tract A, surveyed this same date and the Northwest corner of this tract;

Thence S89°32’51” E a distance of 643.11’ to a set ½” rebar with a cap, marked “ESTES 5003”, on the West line of Grape Street, for the Southeast corner of said Tract A and the Northeast corner of this tract;

Thence S05°33’12” W, along West line of said Grape Street a distance of 190.0’ to a set 1/2” rebar with a cap, marked “ESTES 5003”, on the North line of Lot 124, of record in Cabinet 1, Slide 280, Plat Records of Taylor County, Texas, and the Easterly Southeast corner of this tract;

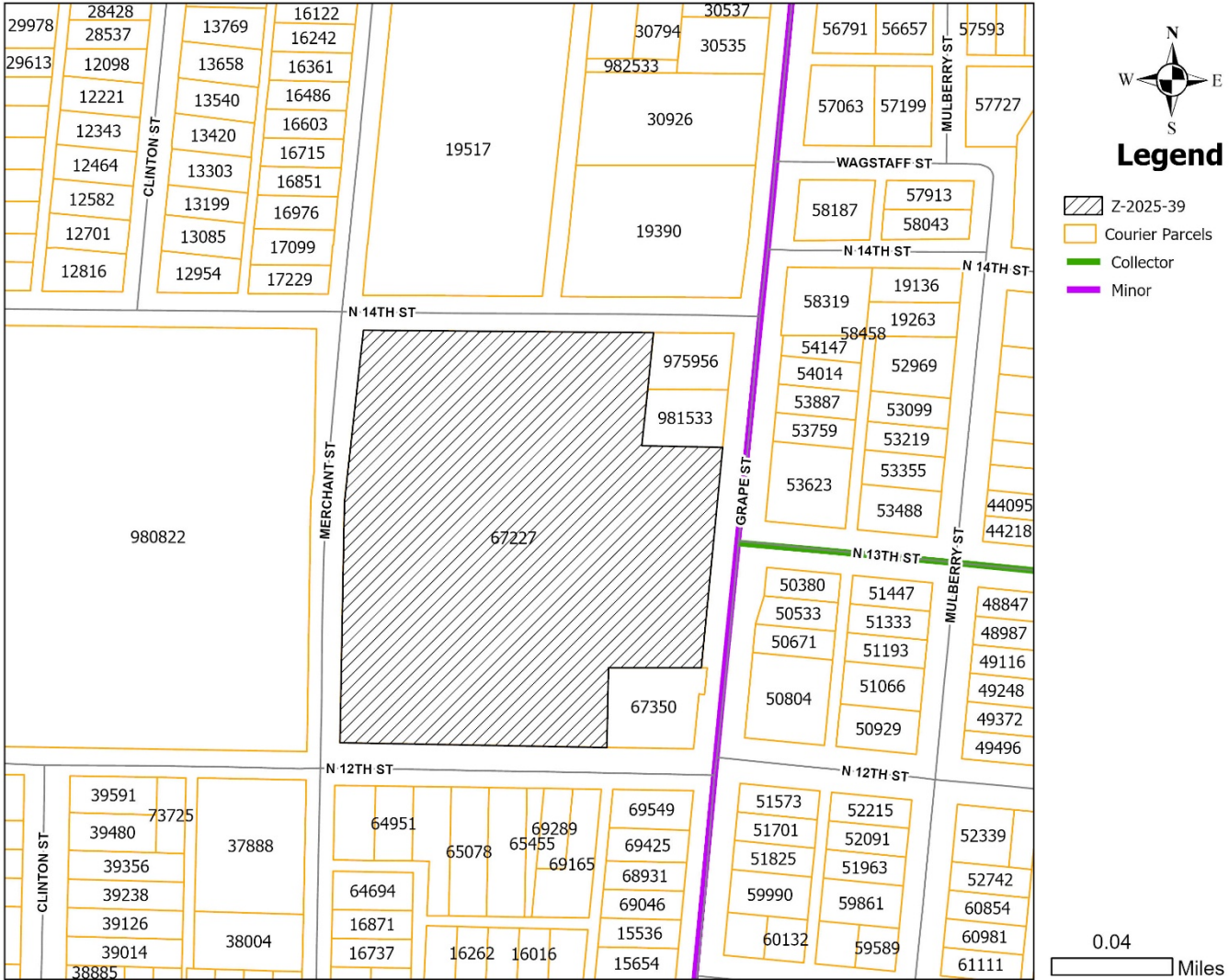
ORDINANCE NO. _____

Thence N88°51'23" W a distance of 174.7' to a found 60D nail, in Asphalt paving, for the Northwest corner of said Lot 124 and an interior corner of this tract;

Thence S02°08'45" W a distance of 142.11' to a set ½" rebar with a cap, marked "ESTES 5003", on the West line of said Lot 124, for the Southerly Southeast corner of this tract;

Thence N88°59'27" W, along the North line of said North 12th Street, a distance of 460.51' to the point of beginning, containing 4.219 acres of land, more or less.

Located at 1204 Grape Street.



-END-

ZONING CASE

Z-2025-39

STAFF REPORT



Scheduled Hearings

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

Applicant

Agent: Everest Design Group
Owner: JMK5 Abilene, LLC

Case Manager

Clarissa Ivey – Planner

Request

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

Location

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

Background

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

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	GR&MD	Residence & Nursing Home
East	GR	Residence
South	MD	Residence
West	MD	School

Criteria Assessment

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

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

The proposed zoning would be appropriate in the immediate area.

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

All services are provided.

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

None known.

The Planning and Zoning Commission Recommendation

P&Z recommends **approval**.

Attachments

- PowerPoint Presentation
- Project Overview

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on October 17, 2025, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

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

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

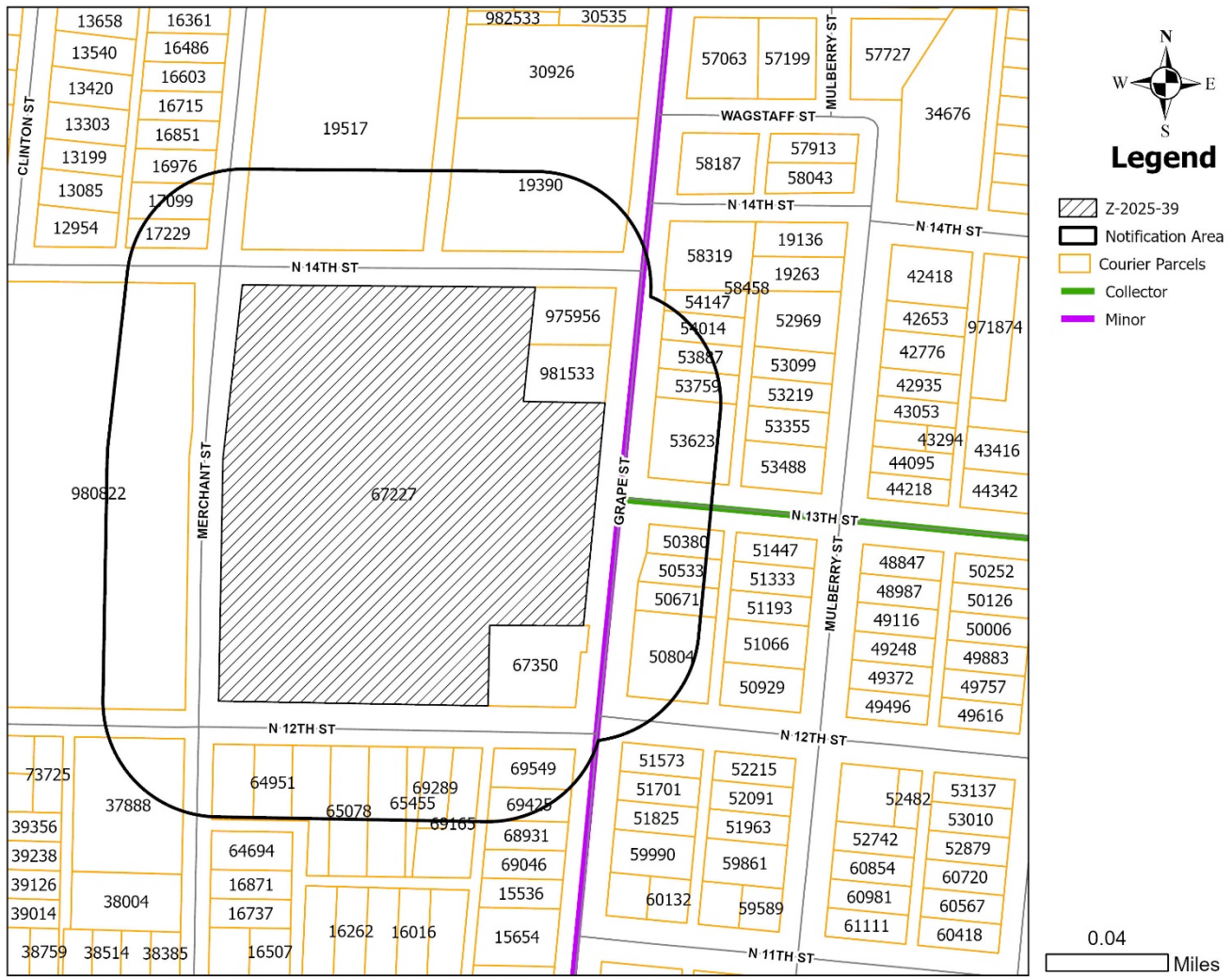
PROPERTY ID

Legend: O - Opposed, F - In Favor

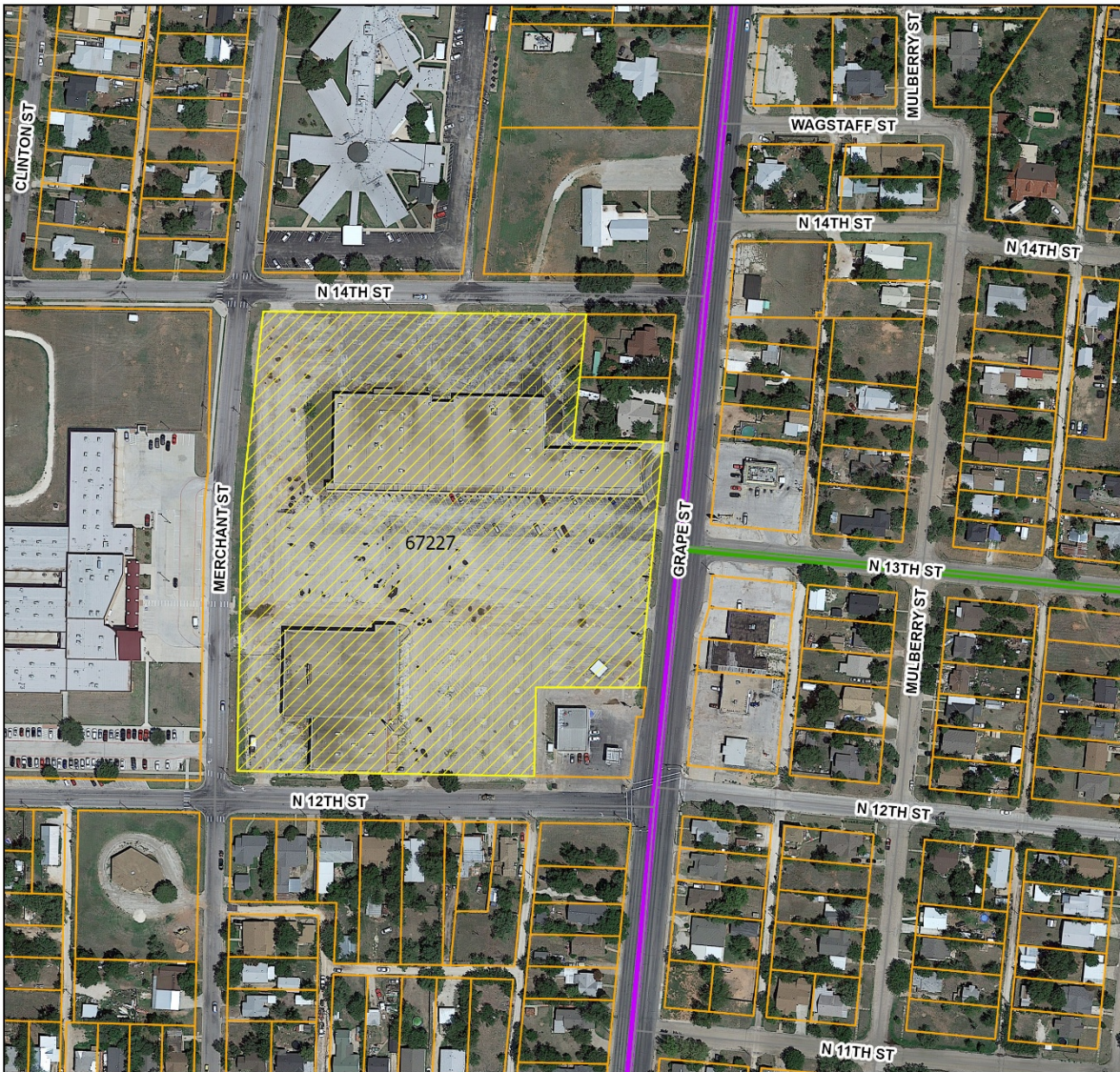
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CROSSTONE PROPERTIES LLC	981533	1336 GRAPE ST	

NOTIFICATION MAP



LOCATION MAP

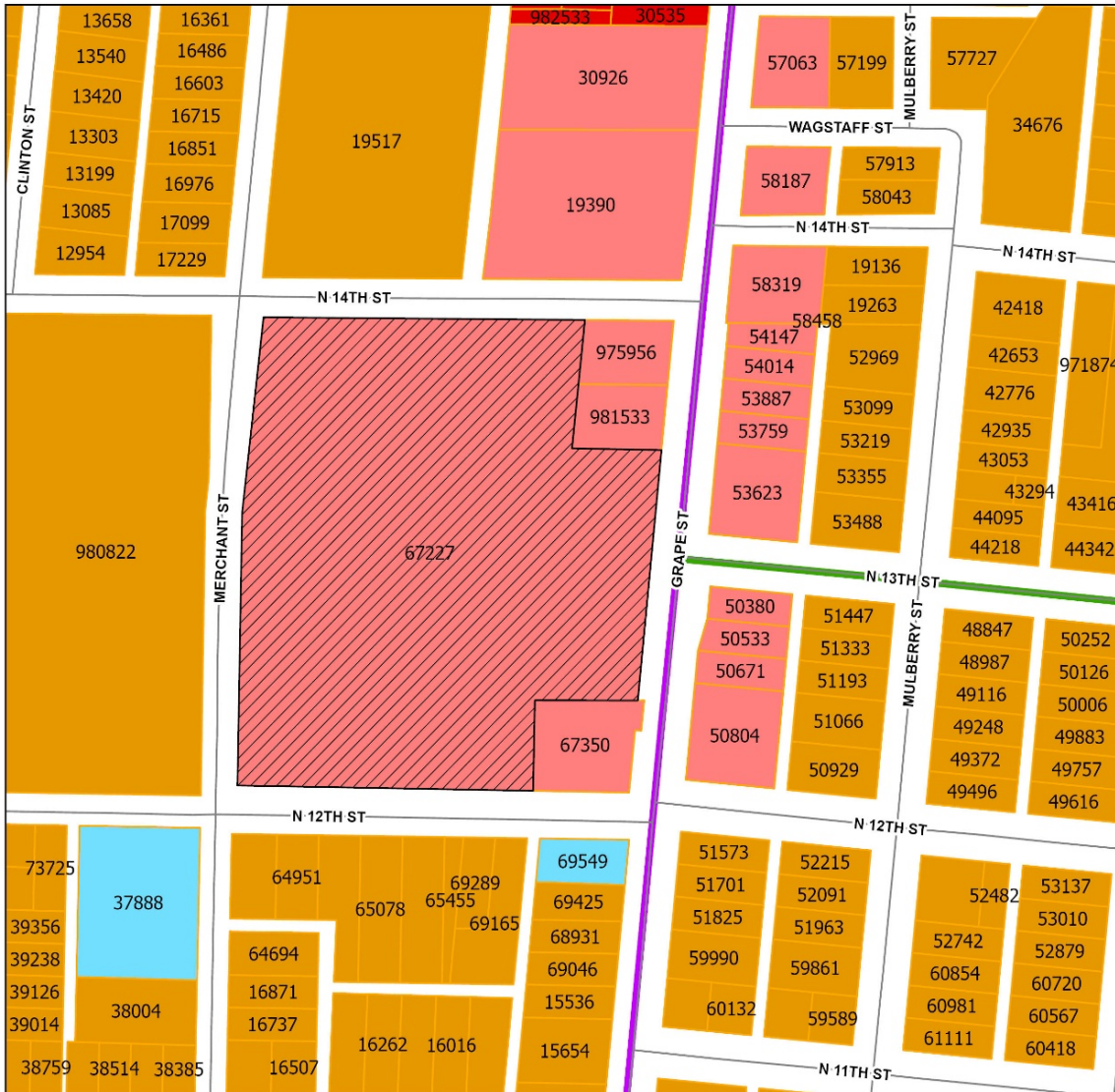


Legend

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

0.04
 Miles

ZONING MAP



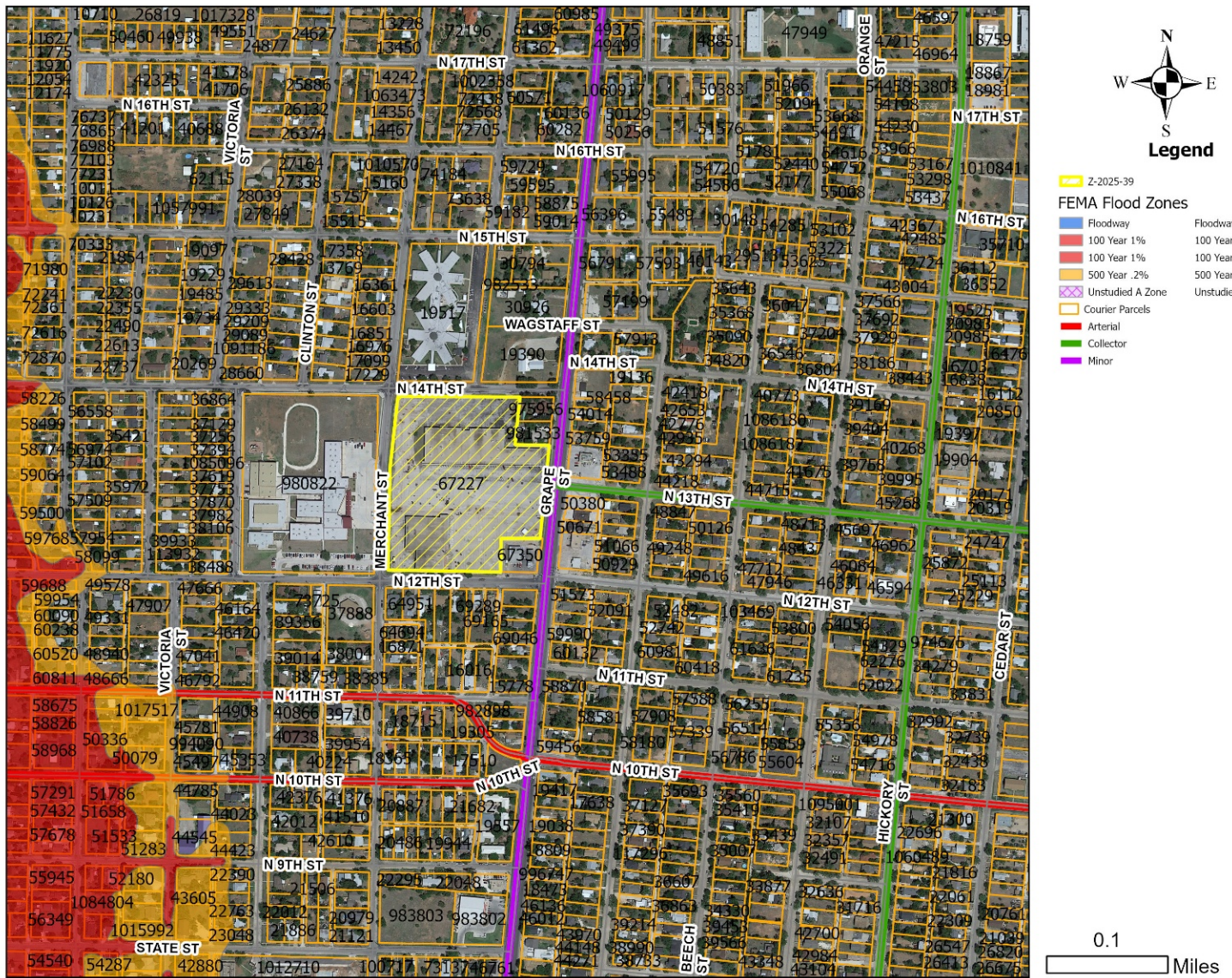
Legend

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

0.04

Miles

FLOOD MAP





ZONING APPLICATION

Zoning Application Page 1 of 3

Planning

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

Relief Procedures

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

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

OWNER AND AUTHORIZATION

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

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

Signature of Owner: Jerome Karam Date: 9-29-2025

FOR OFFICE USE ONLY

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



ZONING APPLICATION

Zoning Application Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

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

Fees

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

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

Fees can be paid online with credit card.



ZONING APPLICATION

Zoning Application Page 3 of 3

Zoning Impact Analysis

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

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

Yes

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

Yes and will compliment residential needs

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

Yes

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

No

Other Required Forms - Disclosure of Interest (See Attached)



ZONING APPLICATION

Owner Authorization and Representative Designation

Property Description

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

Property Owner Information & Authorization

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

Project Representation (check one):

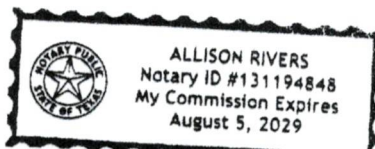
- ☐ I will represent the application myself; OR
☒ I hereby designate Charly Skelton - Everest Design Group (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact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

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

Property Owner's Signature: [Signature] Date: 9/29/25
STATE OF: Texas
COUNTY OF: Galveston

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

SUBSCRIBED AND SWORN TO before me, this the 29 day of September, 20 25



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

Project Representative Information (complete if designated by owner)

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

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



ZONING APPLICATION

Disclosure of Interest

Disclosure Questions

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

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

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

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

N/A

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

N/A

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

Name of Certifying Person (print):

Charly Skelton

Property Owner ☐ Project Representative ☒

Signature of Certifying Person:

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

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



ZONING APPLICATION

Recommendations

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

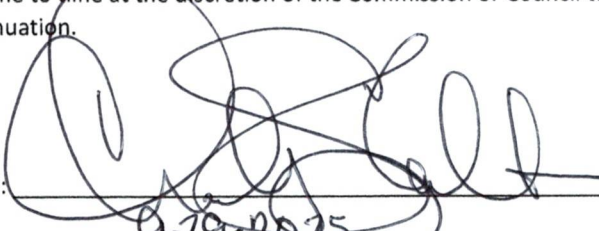
PUBLIC NOTIFICATION

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

PLEASE READ BEFORE SIGNING

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

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

SIGNED: 
DATE: 9-29-2025

ZONING NOTIFICATION RESPONSE FORM CASE #: Z-2025-39

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

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

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

Requestor's Parcel ID: 67227

Requestor's Property Zoning: GR

Requestor's Proposed Zoning: GC

Your Name: ABILENE IND SCHOOL DIST

Your Property Address: 1250 MERCHANT ST

Your Parcel ID: 980822

I am in favor of the request ☒

I am opposed to the request ☐

Signature:





REZONE REQUEST

Case: Z-2025-39

Owner: JMK5 Abilene, LLC

Agent: Everest Design Group

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

Location: 1204 Grape Street

Notification: 1 in Favor, 0 in Opposition

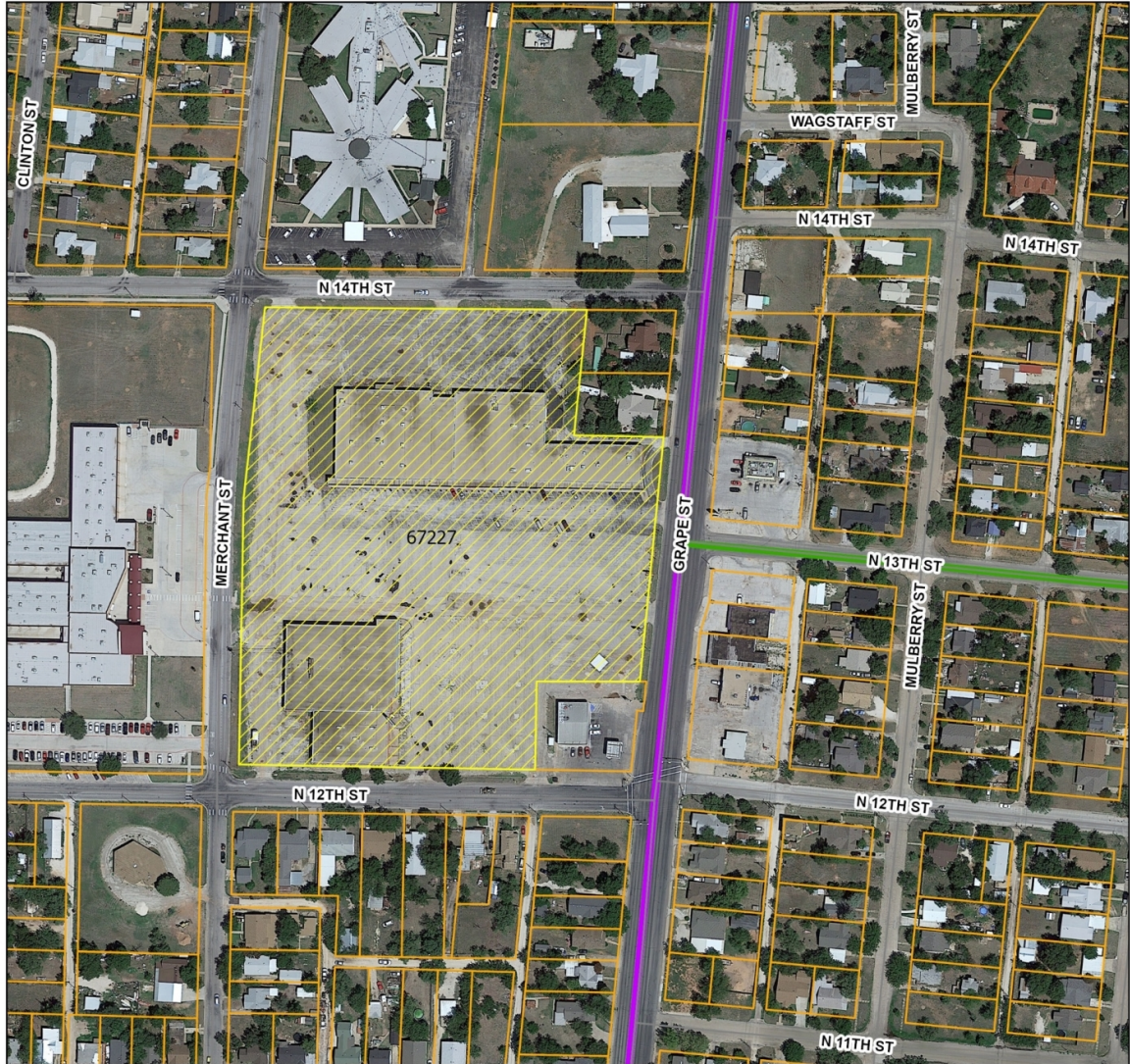
Planning & Zoning: November 4, 2025

Council Hearing: November 20, 2025
December 4, 2025





AERIAL LOCATION MAP



Legend

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

0.04
Miles





ZONING MAP



Legend

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

0.04

Miles



CITY OF
ABILENE
TEXAS

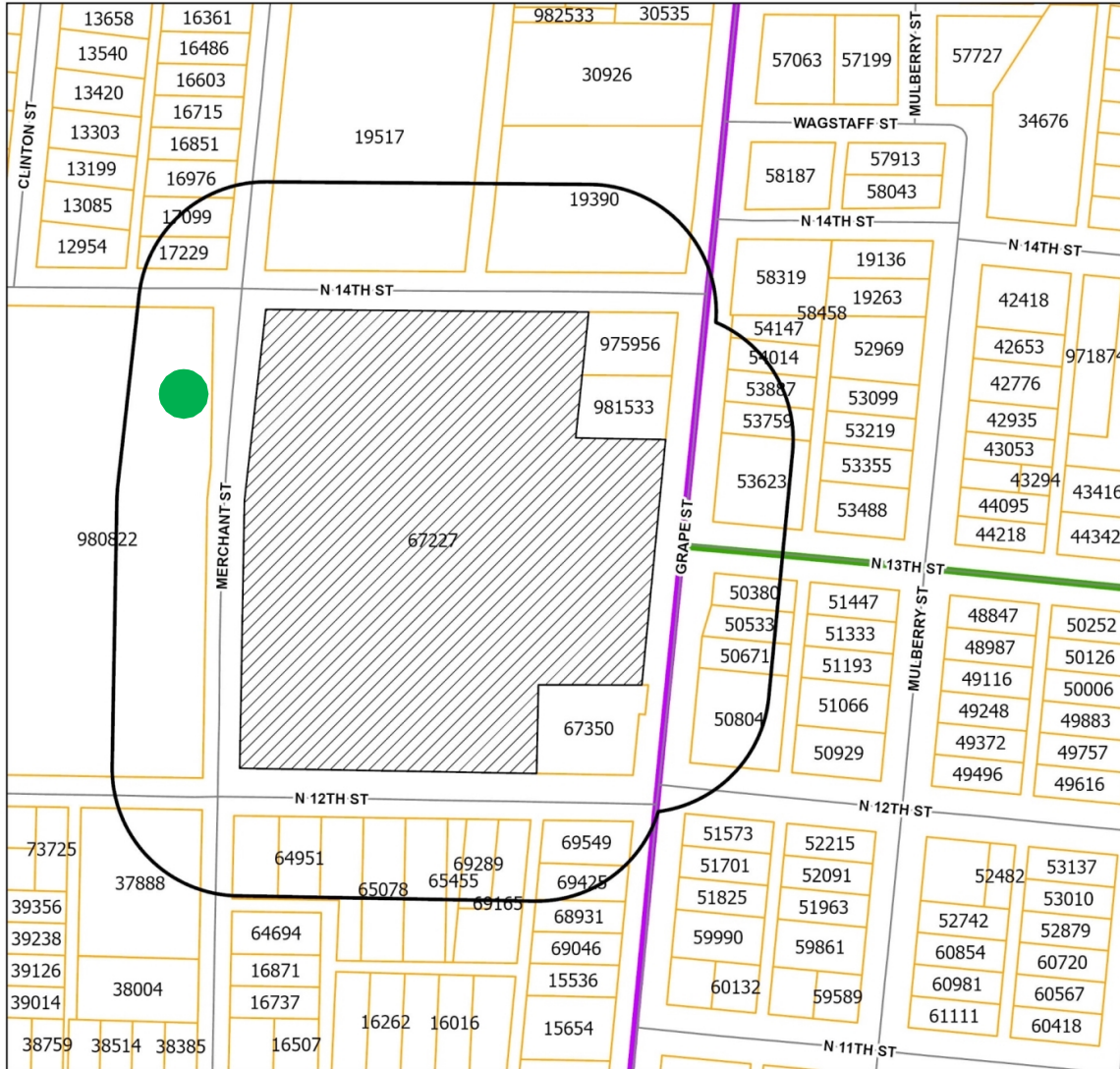


PROPERTY VIEWS





NOTIFICATION AREA MAP

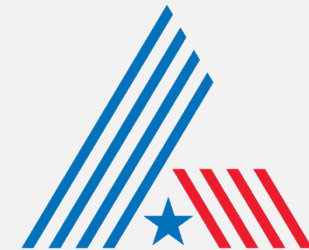


Legend

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

1 - in Favor - 

0 - in Opposition - 



CITY OF
ABILENE
TEXAS

0.04

Miles



USES IN GENERAL RETAIL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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





USES IN GENERAL COMMERCIAL ZONING

RESIDENTIAL USES:

- P Hotel/Motel
- C Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

TRADE – WHOLESALE USES:

- C Wholesaling and Storage (indoor)

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

LEGEND

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





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

P&Z Recommendation: **Approval**





Questions?





**CITY COUNCIL
MEMORANDUM
12/4/2025**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: **14. Ordinance (Final Reading) 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 Drive. (Tim Littlejohn)**

GENERAL INFORMATION

The request is to change the zoning of approximately 2.59 acres from Agricultural Open (AO) & Residential Single Family (RS-12) to Medium Density (MD) zoning. The applicant is intending to build two duplex units.

Because the rezoning would result in more residential development, a 60% opposition is required rather than 20% opposition. Therefore, a super-majority vote is not required.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommends approval by a vote of 6-0. (One abstained.)

ATTACHMENTS:

1. Ordinance (5)
2. Staff Report (8)
3. Application (21)
4. Owner Authorization (2)
5. 5312 Ridgeline Dr - Opposed
6. 3809 Hill Country Dr - Opposed
7. 3801 Hill Country Dr - Opposed
8. 3725 Hill Country Dr - Opposed
9. 3717 Hill Country Dr - Opposed
10. 3702 Bettes Ln - Opposed
11. Presentation (10)

BACKUP DOCUMENTATION UPDATED? No
UPDATED ON:

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

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

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

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

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

PASSED ON FIRST READING the 20th day of November, 2025.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 17th day of October, 2025, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 4th day of December, 2025, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 4th day of December, 2025.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

EXHIBIT A

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

Legal description as follows:

BEING a **2.589 acre** tract out of a 3.0 acre tract, conveyed to Johnny Milton Huff et ux by deed dated March 17, 1993, of record in Volume 1912, Page 555, of the Official Public Records of Taylor County, Texas, out of Survey No. 99 J. Smith, Original Grantee, Survey Taylor County, Texas said 2.589 acres being more fully described as follows:

BEGINNING at a 2" pipe corner post, on the West line of Ridgeline Drive and the North line of Bettes Lane, for the Southeast corner of this tract from which the Southeast corner of said J. Smith Survey 99 bears of record East 1882.14 varas and South 589 varas;

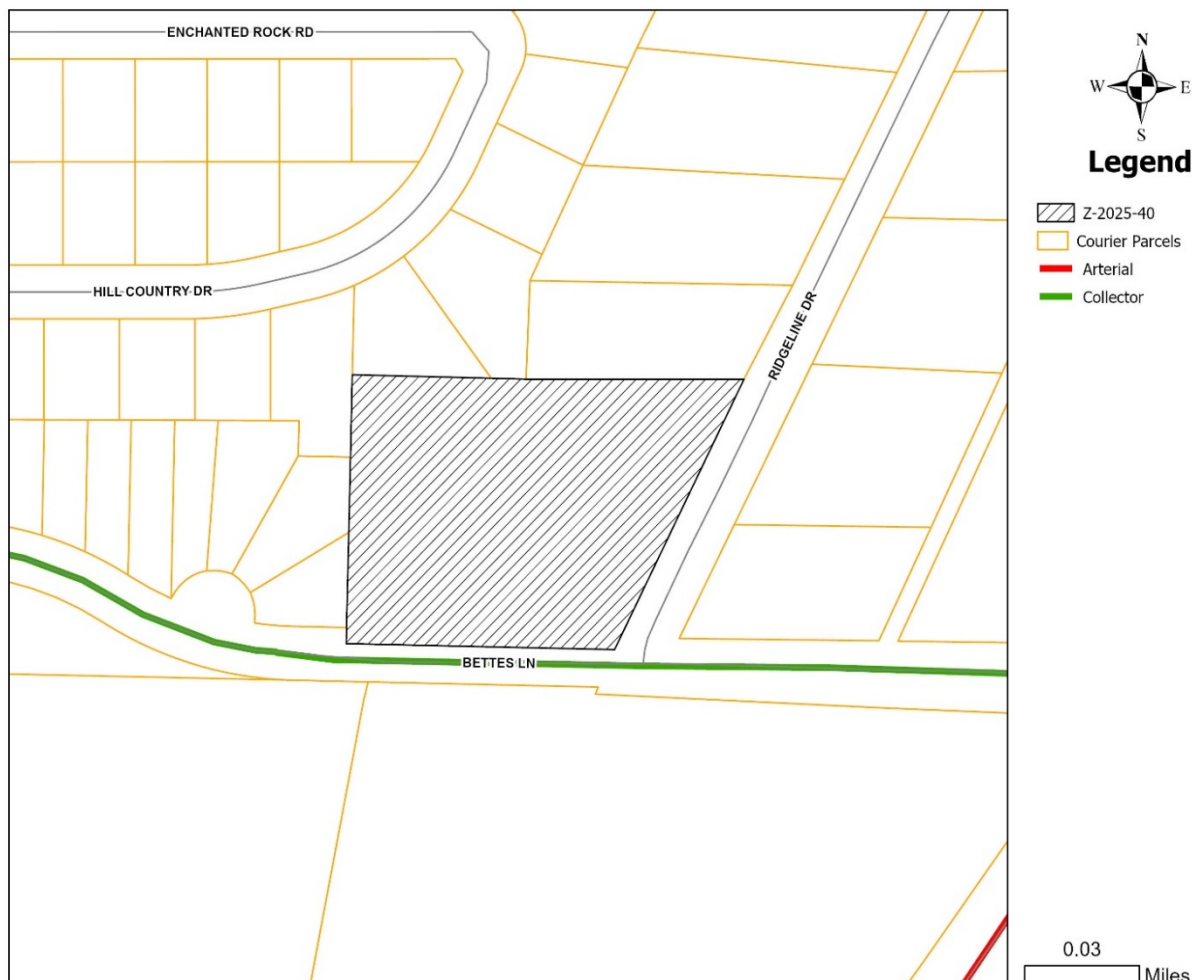
THENCE S 89°52'09" W 308.84' to a point for the Southeast corner of this tract from which found 1/2" rebar with a cap marked "COJER" bears S49°56'11" E 1.28';

THENCE N 0°16'27" E 299.44' to a found 1/2" rebar with a cap marked "H&T" for the Northwest corner of this tract;

THENCE S 89°50'57" E 446.9' to a point on the West line of said Ridgeline Drive for the Northeast corner of this tract from which a found 60 D nail bears N 84°07' W 5.8';

THENCE S 25°07' W 328.63' to the point of beginning and containing 2.589 acres more or less.

Located at 5400 Ridgeline Drive



ZONING CASE

Z-2025-40

STAFF REPORT



Scheduled Hearings

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

Applicant

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

Case Manager

Clarissa Ivey – Planner

Request

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

Location

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

Background

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

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	RS-12	Residential
East	MU	Vacant
South	RS-12	Church
West	PH	Residential

Criteria Assessment

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

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

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

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

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

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

All services are provided.

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

None known.

The Planning and Zoning Commission Recommendation

P&Z recommends **approval**.

Attachments

- PowerPoint Presentation
- Project Overview

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on October 17, 2025, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

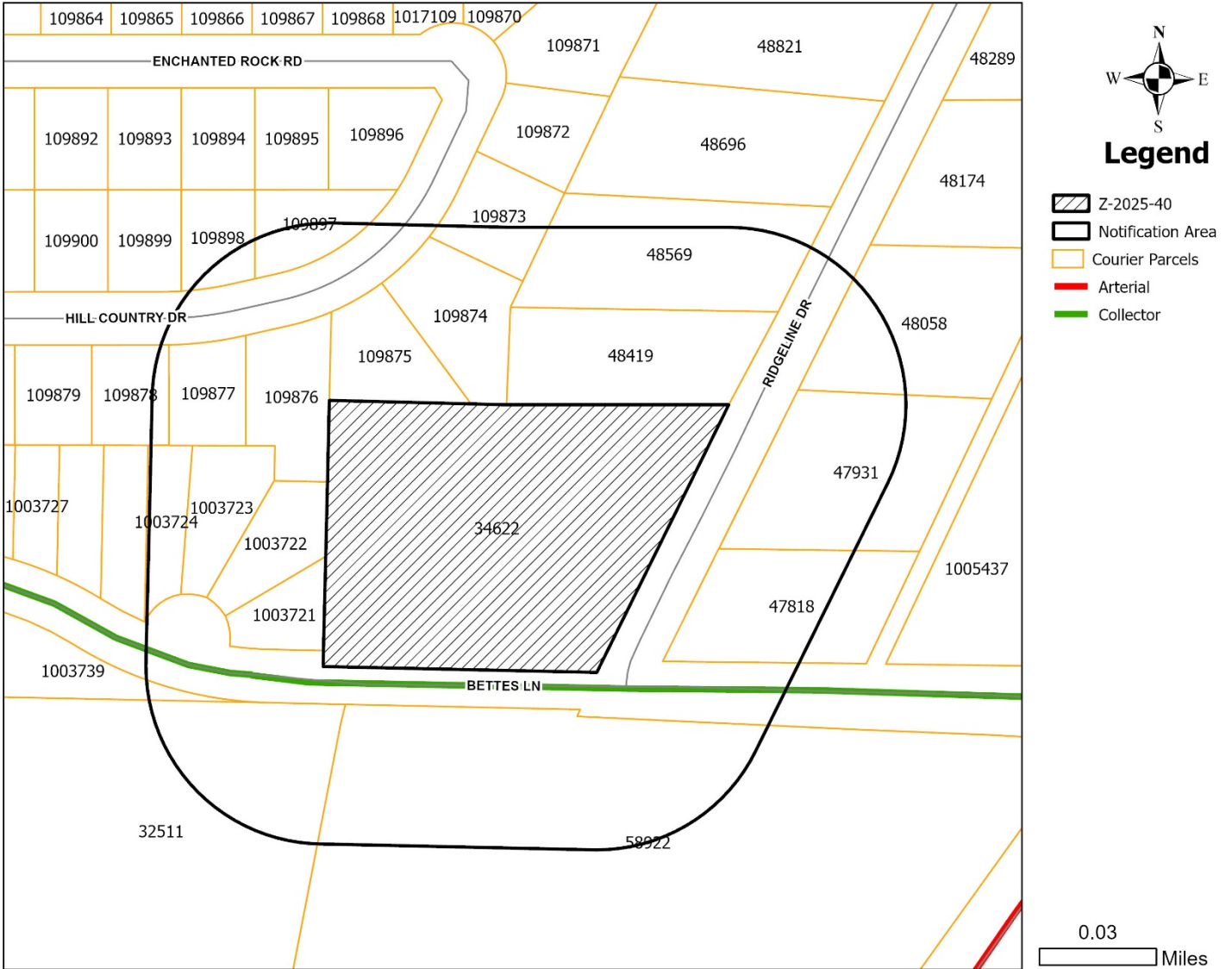
PROPERTY OWNER		Legend: O - Opposed, F - In Favor	
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
CARROLL CARLTON C & TAMME R	1003721	3702 BETTES LN	O
CASH CHARLES E III	109897	3726 HILL COUNTRY DR	
COX NADEZDA G	109874	3725 HILL COUNTRY DR	O
DIZES JAMES L & NICOLE D	109878	3809 HILL COUNTRY DR	O
FERNANDEZ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

PROPERTY ID

Legend: O - Opposed, F - In Favor

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

NOTIFICATION MAP



LOCATION MAP



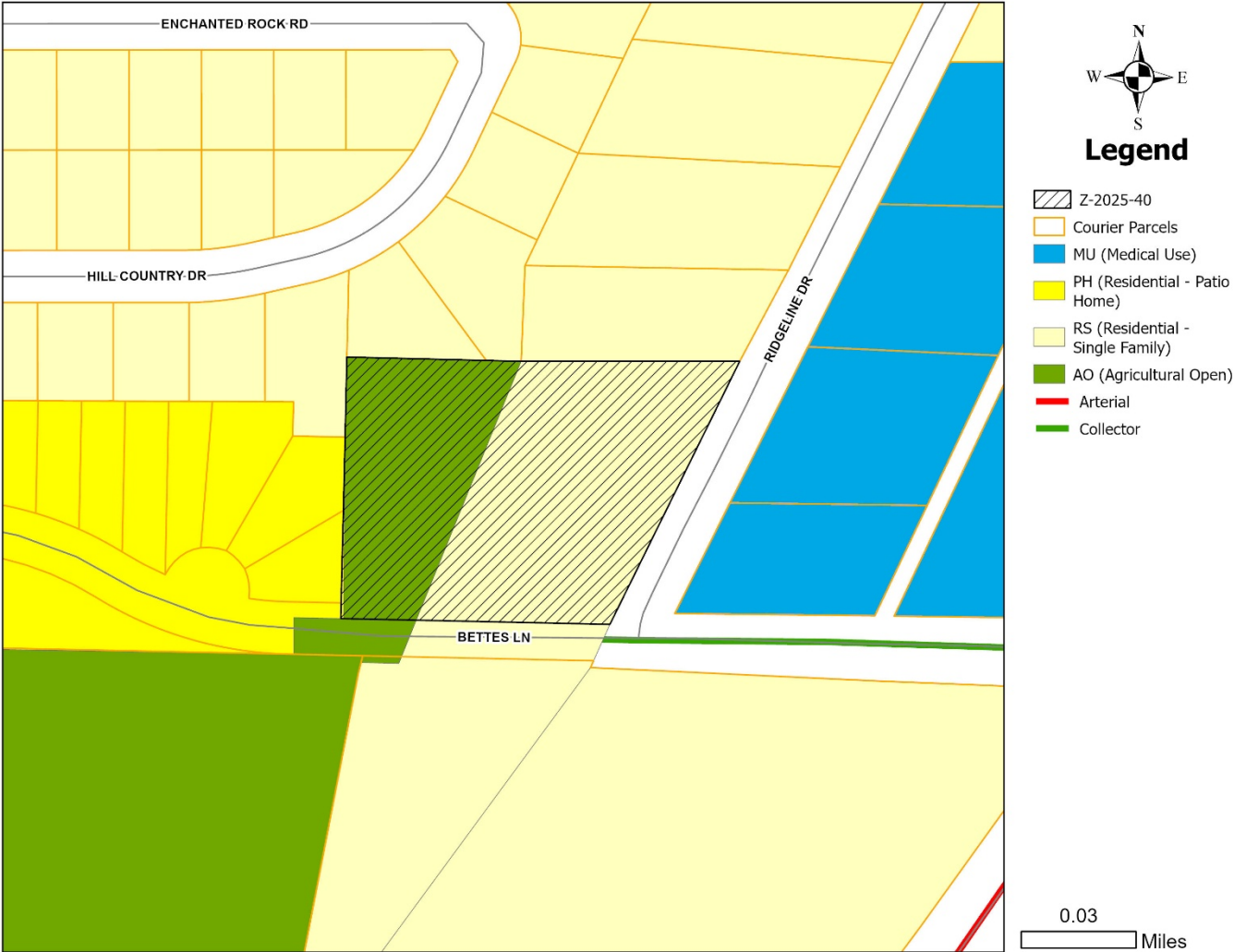
Legend

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

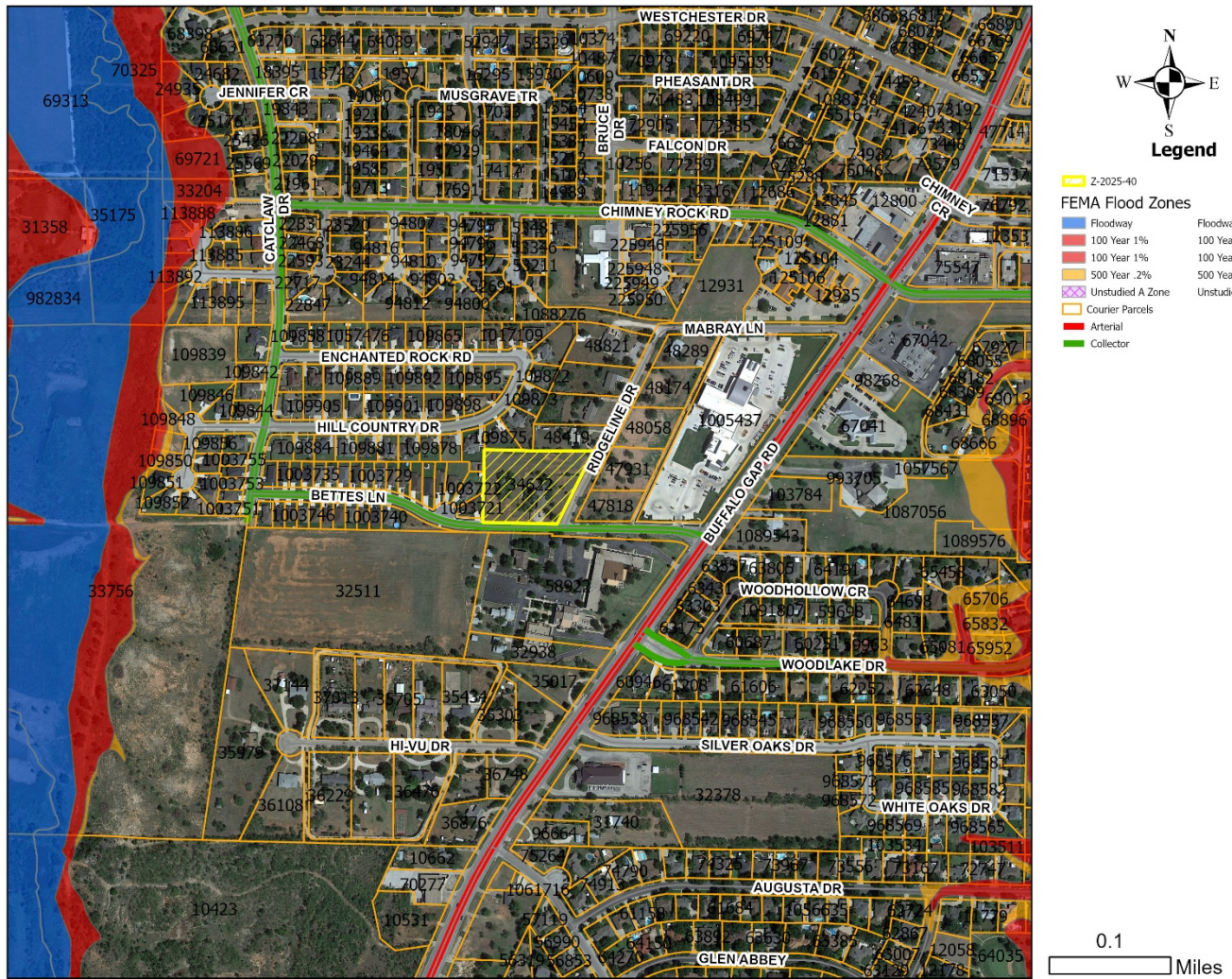
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Miles

ZONING MAP



FLOOD MAP



PROJECT OVERVIEW

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

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



Address

5400 Ridgeline Dr, Abilene, TX USA 79606

Legal

A0248 Sur 99 John Smith Blk Acres 2.58

A0248 Sur 99 John Smith, Acres 2.5868

Description

Rezone from RS-12 & AO to MD

PROPERTY DETAILS

Property ID	34622
GEO ID	47813
Enforcement Area	Chimney Rock Area

PROPERTY ADDITIONAL INFORMATION

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

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

INFORMATION FIELDS

Owner Name

Bradley Zonker

Agent Name

Jacob|Martin

Block

-

Lot

-

Acreage

-

Legal Description of property

A0248 SUR 99 JOHN SMITH, ACRES 2.5868

Subdivision Name

-

Current Zoning

AO/RS-12

Proposed Zoning

MD

Agree to Terms

Clayton Farrow



Board of Adjustment Application

Owner Information and Representative Designation

OWNER INFORMATION

Name: BRADLEY ZONKER

Address:

City:

State:

Zip:

Number:

Email:

AGENT INFORMATION (if applicable)

Name: JACOB|MARTIN

Address: 3465 CURRY LANE

City: ABILENE

State: TEXAS

Zip: 79606

Number: 325-695-1070

Email: CFARROW@JACOBMARTIN.COM

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

Property Owner's Signature: _____

Bradley Zonker

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

STATE OF: _____

COUNTY OF: _____

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

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

NOTARY PUBLIC in and for the State of Texas



TEDFORD RODNEY & OLIVIA
5312 RIDGELINE DR
ABILENE, TX 79606-4107

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number Z-2025-40

October 15, 2025

The Planning and Zoning Commission of the City of Abilene will hold a public hearing on **November 4, 2025, at 1:30 PM** in the Council Chambers. The Council Chambers are located on the second floor of City Hall at 555 Walnut Street in Abilene, Texas. The request is 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. The property is currently zoned Agricultural Open (AO) and Residential Single-Family (RS-12), and the request is to change the zoning to Medium Density (MD).

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

The attached map shows the area of this zoning change request. Only the area highlighted on the map by striped lines is being considered for a zoning change. The solid boundary line surrounding the highlighted area is a state-mandated 200-foot notification area. You are receiving this letter because your address is located within this notification area. If approved by the Planning and Zoning Commission, or if denied and promptly appealed to Abilene's City Council, this case will be heard by City Council for 2nd and Final Reading with a public hearing on **December 4, 2025, at 8:30 AM** in the Council Chambers.

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

ZONING NOTIFICATION RESPONSE FORM CASE #: Z-2025-40

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

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

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

Requestor's Parcel ID: 34622

Requestor's Property Zoning: AO & RS-12

Requestor's Proposed Zoning: MD

Your Name: TEDFORD RODNEY & OLIVIA

Your Property Address: 5312 RIDGELINE DR

Your Parcel ID: 48419

I am in favor of the request ☐

I am opposed to the request ☒

Signature:

A handwritten signature in black ink, appearing to read "Tedford Rodney & Olivia", written over a horizontal line.

Zoning notification response Z-2025-40

From James <bigblueyamaha@gmail.com>
Date Thu 10/30/2025 6:48 PM
To Planning Services <planning@abilenetx.gov>

Hello,

My name is James Dizes and I received a zoning notification response form for case #Z-2025-40.
My address is 3809 Hill Country Dr (parcel 109878).

My response is as follows:
I am OPPOSED to the request.

Thank you.

James L. Dizes

Zoning notification response case#Z-2025-40

From Emiely Fernandez <elick80@myyahoo.com>
Date Tue 10/28/2025 9:30 PM
To Planning Services <planning@abilenetx.gov>

I am opposed to the request

Name : Fernandez Emiely
Property Address: 3801 Hill Country Drive
Parcel ID : 109877

[Sent from Yahoo Mail for iPhone](#)

For Zoning applications number Z-2025-40

From Nadia Cox <gr8foreverything@yahoo.com>
Date Tue 10/21/2025 12:23 PM
To Planning Services <planning@abilenetx.gov>

Dear Planning and Zoning Commission,

I am writing in opposition to the proposed zoning change referenced in Case Number Z-2025-40, which requests to change approximately 2.59 acres at 5400 Ridgetree Drive from Agricultural Open (AO) and Residential Single-Family (RS-12) to Medium Density (MD). (Requestor's parcel ID 34622).

As a nearby property owner at 3725 Hill Country Drive, I do not support changing the zoning to Medium Density. I believe this change would negatively affect the surrounding neighborhood's character and potentially reduce nearby property values.

Please record my opposition to this request in the official record for the upcoming public hearing November 4th, 2025 at 0130pm.

Thank you for your attention to this matter.

Sincerely,
Nadezda G. Cox
3725 Hill Country Drive
Abilene, TX 79606
Parcel ID: 109874

ZONING NOTIFICATION RESPONSE FORM CASE #: Z-2025-40

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

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

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

Requestor's Parcel ID: 34622
Requestor's Property Zoning: AO & RS-12
Requestor's Proposed Zoning: MD

Your Name: LINDSAY SCOTT HUNTER & NANCY L

I am in favor of the request ☐

Your Property Address: 3717 HILL COUNTRY DR

Your Parcel ID: 109873

I am opposed to the request ☒

Signature:



ZONING NOTIFICATION RESPONSE FORM CASE #: Z-2025-40

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

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

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

Requestor's Parcel ID: 34622
Requestor's Property Zoning: AO & RS-12
Requestor's Proposed Zoning: MD

Your Name: CARROLL CARLTON C & TAMME R
Your Property Address: 3702 BETTES LN
Your Parcel ID: 1003721

I am in favor of the request ☐

Signature:

I am opposed to the request ☒



REZONE REQUEST

Case: Z-2025-40

Owner: Bradley Zonker

Agent: Jacob & Martin

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

Location: 5400 Ridgeline Dr

Notification: 0 in Favor, 8 in Opposition

Planning & Zoning: November 4, 2025

Council Hearing: November 20, 2025
December 4, 2025





AERIAL LOCATION MAP

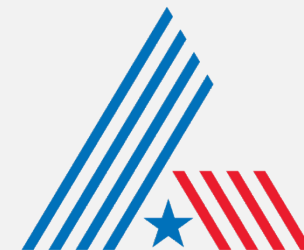


Legend

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

0.03

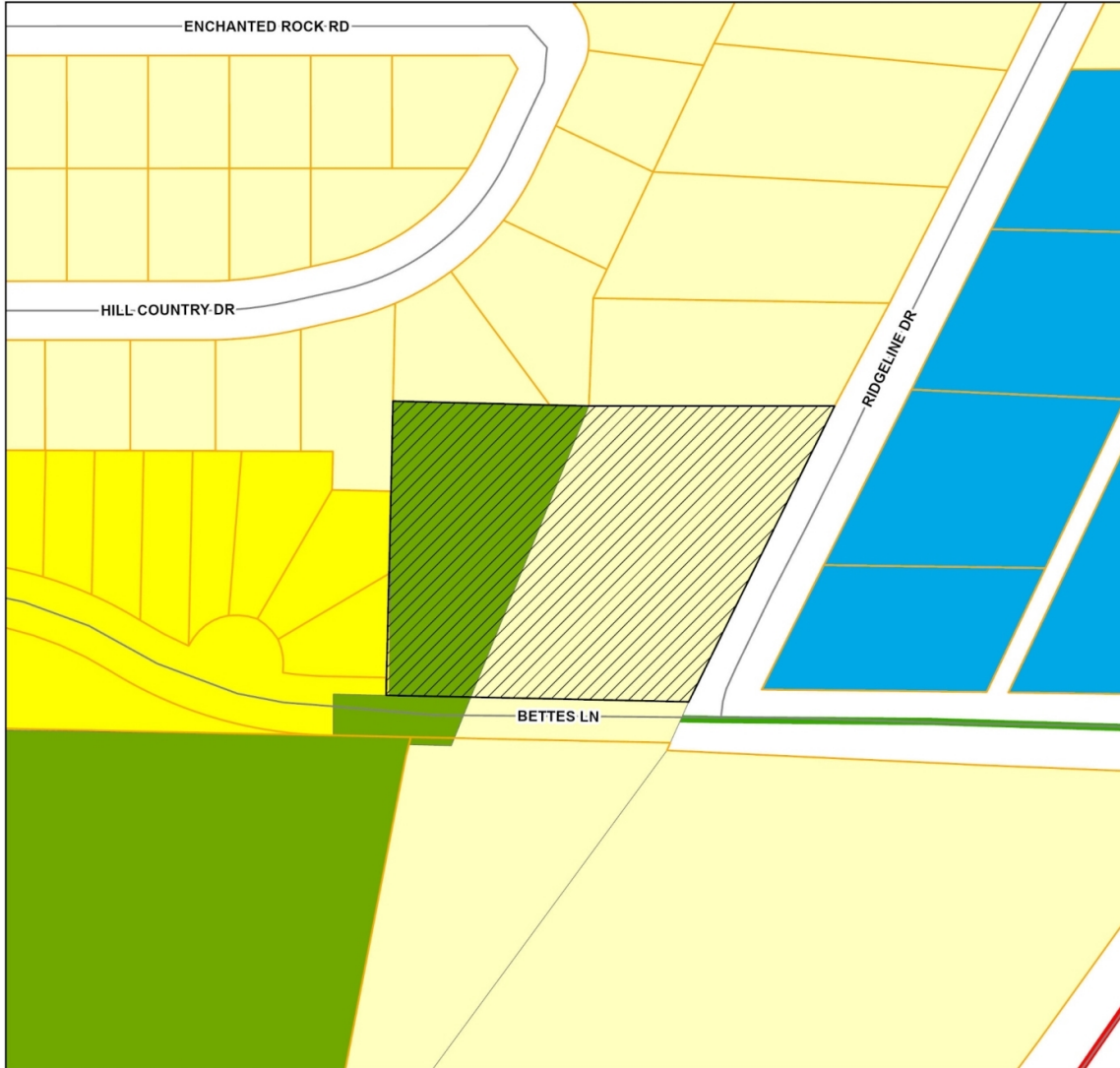
Miles



CITY OF
ABILENE
TEXAS



ZONING MAP

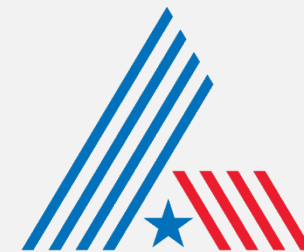


Legend

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

0.03

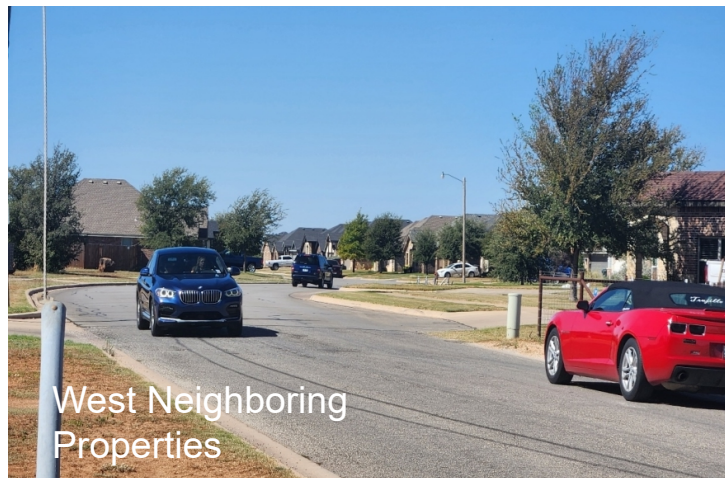
Miles



CITY OF
ABILENE
TEXAS

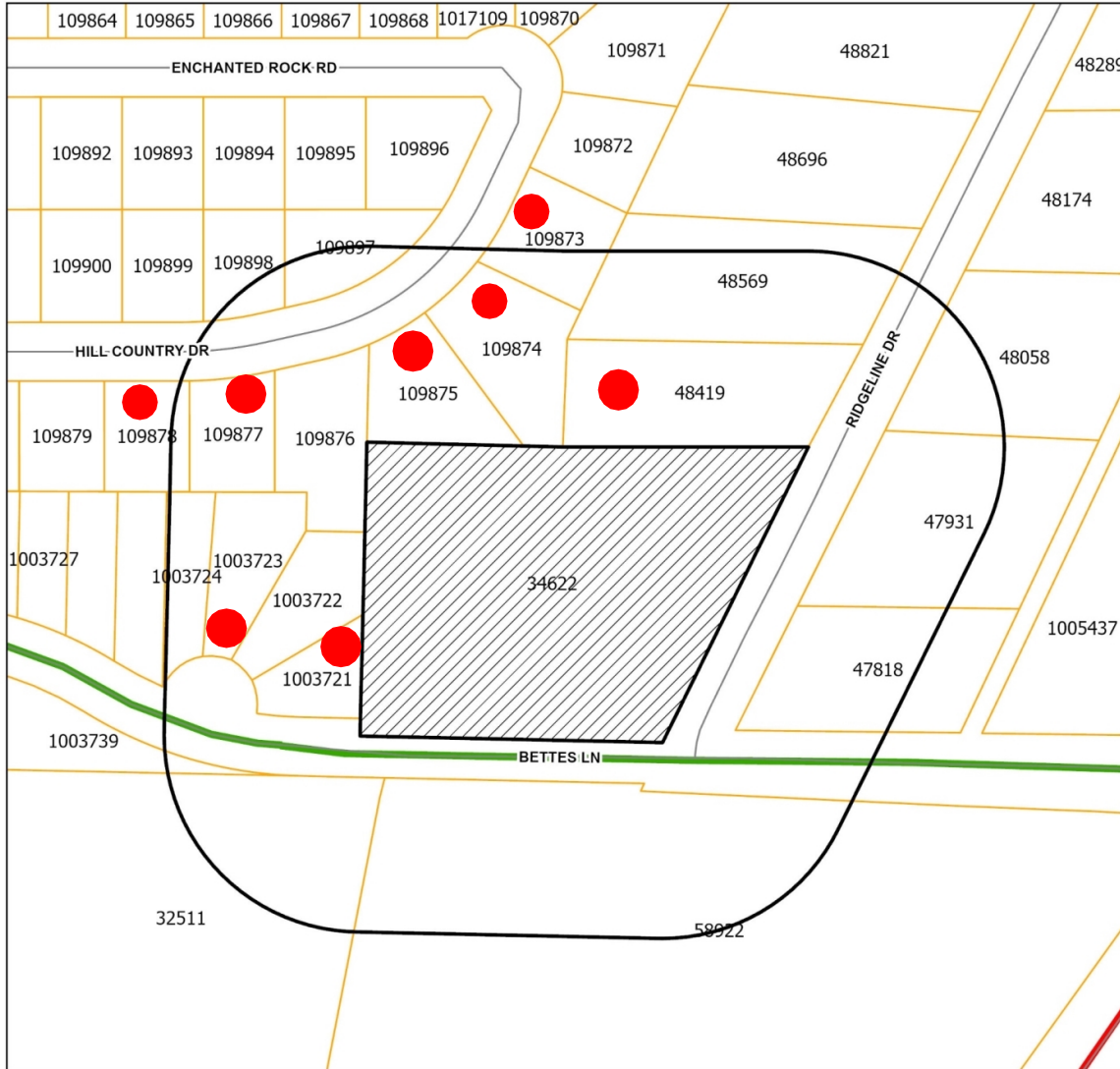


PROPERTY VIEWS





NOTIFICATION AREA MAP



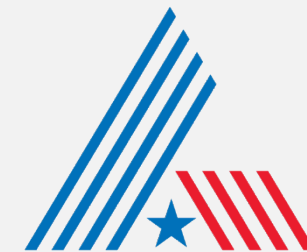
Legend

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

0 - in Favor - ●

8 - in Opposition - ●

24.09% OPPOSITION



CITY OF
ABILENE
TEXAS



USES IN AGRICULTURAL OPEN ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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

LEGEND

P

Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements
Applicable to Specific Land Uses of the Land Development Code)

C

Permitted as a Conditional Use Permit, Requiring Approval by City Council

TP

Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment





USES IN RESIDENTIAL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

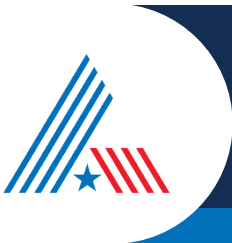
RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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





USES IN MEDIUM DENSITY ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

P&Z Recommendation: **Approval**





Questions?





**CITY COUNCIL
MEMORANDUM
12/4/2025**

TO: Honorable Mayor and City Council Members
FROM: Emily Crawford, City Manager
ITEM: **15. Ordinance (Final Reading):** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on the Creation of the City of Abilene Reinvestment Zone No. RZ25-1 Being Approximately 614.91 Acres (Emily Crawford)

GENERAL INFORMATION

The City Council adopted Resolution No. 142-2024 on June 13, 2024 declaring that the City of Abilene elects to become eligible to participate in Tax Abatements in accordance with the Property Redevelopment and Tax Abatement Act. The City Council recently adopted Tax Abatement Guidelines and Criteria at their June 13, 2024 Regular Meeting.

The boundaries of the area to be known as City of Abilene Reinvestment Zone No. RZ25-1 shall be the area of land described on the document attached to the Ordinance as Exhibit "A", which contains approximately 614.91 acres of land in Taylor County, Texas, and which land is located within the city limits of the City of Abilene, or is contiguous to the city limits of the City of Abilene and located within the City's extraterritorial jurisdiction.

The creation of the City of Abilene Reinvestment Zone RZ25-1 will result in benefits to the City and to the land included in the zone and to the City after the expiration of any Tax Abatement Agreement entered into, and the improvements sought are feasible and practical. The Reinvestment Zone No. RZ25-1 meets the criteria for the creation of a Reinvestment Zone as set forth in Texas Tax Code Chapter 312, Subchapters A & B in that it is reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract major investment in the Reinvestment Zone that would benefit the property and that would contribute to the economic development of the City. The City of Abilene Reinvestment Zone RZ25-1 satisfies the requirement of a Reinvestment Zone and is eligible under the Guidelines and Criteria for Tax Abatement as set forth in the City of Abilene Resolution No. 142-2024.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

ATTACHMENTS:

1. 2025 Reinvestment Zone No. RZ25-1 Ordinance
2. final map
3. City Council Presentation Slides - Reinvestment Zone

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

AN ORDINANCE DESIGNATING CERTAIN AREAS AS THE CITY OF ABILENE REINVESTMENT ZONE NO. RZ25-1 FOR COMMERCIAL AND INDUSTRIAL TAX ABATEMENT, PURSUANT TO THE TEXAS TAX CODE CHAPTER 312, SUBCHAPTER A&B, ESTABLISHING THE BOUNDARIES THEREOF AND OTHER MATTERS PERTAINING THERETO; PROVIDING A SEVERANCE CLAUSE, PROVIDING AN EFFECTIVE DATE; AND FINDING THAT THE MEETING AT WHICH THE THIS ORDINANCE WAS CONSIDERED WAS OPEN TO THE PUBLIC.

WHEREAS, City Council has adopted Resolution No. 142-2024 on June 13, 2024 declaring that the City of Abilene elects to become eligible to participate in Tax Abatements in accordance with the Property Redevelopment and Tax Abatement Act; and

WHEREAS, City Council most recently adopted Tax Abatement Guidelines and Criteria at their June 13, 2024 Regular Meeting; and,

WHEREAS, a public hearing, in a regularly scheduled meeting before the City Council, was held on December 4, 2025, such date being at least seven (7) days after the date of publication of the notice of such public hearing as required by the Texas Tax Code; and,

WHEREAS, the written notice of the public hearing was delivered to the presiding officer of the governing body of each taxing unit located within the proposed Reinvestment Zone at least seven (7) days before the date of the public hearing; and,

WHEREAS, the City, at such hearing invited all interested person, or their counsel, to appear and speak for or against the creation of the proposed Reinvestment Zone, the boundaries of the proposed Reinvestment Zone, and whether all or part of the property described in this ordinance should be included in such proposed Reinvestment Zone; and,

WHEREAS, all interested persons were given the opportunity to be heard; and,

WHEREAS, the area designated meets the statutory requirement that, it is reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the property and that would contribute to the economic development of the municipality, and/or meets other criteria that satisfies State law for the establishment of a reinvestment zone.

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

PART 1: That the facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and adopted as findings of fact by this body and as part of its official record.

PART 2: That the City, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the testimony and evidence presented to it:

- (a) That a public hearing on the designation of the Reinvestment Zone has been properly called, held and conducted and that notice of such hearing was published as required by law and delivered to all taxing units overlapping the territory inside the proposed reinvestment zone; and

- (b) That the boundaries of the area to be known as City of Abilene Reinvestment Zone No. RZ25-1 shall be the area of land described on the document attached hereto as Exhibit “A”, which is incorporated herein for all purposes; and
- (c) That the creation of the City of Abilene Reinvestment Zone RZ25-1 with boundaries as described in (b) above, will result in benefits to the City and to the land included in the zone and to the City after the expiration of any Tax Abatement Agreement entered into, and the improvements sought are feasible and practical; and
- (d) That the Reinvestment Zone as described in (b) above meets the criteria for the creation of a Reinvestment Zone as set forth in Texas Tax Code Chapter 312, Subchapters A & B in that it is reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract major investment in the Reinvestment Zone that would benefit the property and that would contribute to the economic development of the City; and
- (e) That the City of Abilene Reinvestment Zone RZ25-1, as defined herein satisfies the requirement of a Reinvestment Zone and is eligible under the Guidelines and Criteria for Tax Abatement as set forth in the City of Abilene Resolution No. 142-2024.

PART 3: That pursuant to Texas Tax Code Chapter 312, Subchapter B, the City hereby creates a Reinvestment Zone for commercial and industrial tax abatement encompassing the area described by the legal description in Section 2(b) above and such Reinvestment Zone is hereby designated and shall hereafter be designated City of Abilene Reinvestment Zone No. RZ25-01 for a period of five (5) years, subject to renewal as allowed by law.

PART 4: Publishing and Effective Date. That the establishment of the City of Abilene Reinvestment Zone No. RZ25-1 shall take effect on the date of final passage of this Ordinance.

PART 5: That any ordinance, resolution, policy, or any provision or section of the code of the City of Abilene, Texas, as amended, in conflict herewith, be hereby repealed to the extent of any conflict.

PART 6: Severability. If any provision, section, subsection, sentence, clause or the application of same to any person or set of circumstances for any reason is held to be unconstitutional, void or invalid or for any reason unenforceable, the validity of the remaining portions of this ordinance or the application thereby shall remain in effect, it being the intent of the City Council of the City of Abilene, Texas, in adopting this ordinance, that no portion thereof or provision contained herein shall become inoperative or fail by any reasons of unconstitutionality of any other portion or provision.

PASSED ON FIRST READING this 20th day of November, 2025.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 23rd day of November, 2025, the same being seven (7) or more days prior to a public hearing being held in the Council Chamber of City Hall in Abilene, Texas, at 8:30 a.m. on the 4th day of December, 2025, to permit the public to be heard.

PASSED ON SECOND AND FINAL READING this 4th day of December, 2025.

ATTEST:

Shawna Atkinson, City Secretary

Weldon Hurt, Mayor

APPROVED:

Stanley Smith, City Attorney

EXHIBIT "A"
BOUNDARIES AND LEGAL DESCRIPTION OF
CITY OF ABILENE, TEXAS REINVESTMENT ZONE NO. RZ25-1

- 1: 16.11 acres out of 25.01-acre tract described in instrument No. 2019-2247, Official Public Records, Taylor County, Texas; and
- 2: 2.10 acres out of 25.01-acre tract described in instrument No. 2019-2247, Official Public Records, Taylor County, Texas; and
- 3: 140.97 acres out of the West part of Lot #4 of A.F. McDonald's Subdivision of the W. W. Sills Surveys 23 and 24, Taylor County, Texas, recorded in Volume 2938, Page 328 of Official Public Records, Taylor County, Texas, said 140.97 acres being all of the same 141.09 acre tract described in Instrument No. 2024-15977, Official Public Records, Taylor County, Texas; and
- 4: 309.45 acres out of the R. Turner Survey No. 25, Abstract No. 327, Taylor County, Texas, said 309.45 acres being all of a called 309.52 acre tract conveyed to Justin Darrel Smith and Brandon Lynn Smith, of recorded in Document No. 201918762, Official Public Records, Taylor County, Texas along with approximately 50 of the southernmost acres and 30 of the easternmost acres of Lancium Sub, Block B, Lot 101 Rep; and
- 5: 34.22 acres out of the Robert Turner Survey No. 25, Taylor County, Texas, said 34.22 acres being all of a called 8.026 acre tract designated Tract Three and a part of a called 36.35 acre tract designated Tract One, conveyed to Tonya Ledbetter, et al, of record in Document No. 2015-9924, Official Public Records, Taylor County, Texas; and
- 6: 14.906 acres and containing all of a 3.0 acre tract recorded in Volume 1985, Page 938 Official Public Records, Taylor County, and all of a 12.0 acre tract recorded in Volume 1819, Page 985, Official Public Records save and except 0.092 acre of road dedication to the City of Abilene by Plat of J. Riggs Addition to the City of Abilene, Taylor County, Texas
- 7: 4.90 acres out of a 10.00 acre tract of land afore described in Volume 2610, Page 177 Official Public Records, Taylor County, Texas out of the Robert Turner Survey No. 25, Abilene, Taylor County, Texas; and
- 8: 5 acres more or less out of a 26.35 acre tract being described in v 3040 p 236 of Official Public Records out of the Robert Turner Survey No 25, Abilene, Taylor County, Texas; and
- 9: 11.95 acres out of Southeast $\frac{1}{4}$ of Section 55, Block 16, T. & P. RR Company Surveys, Abstract No. 0385, Taylor County, Texas said 11.95 acres being all of a 5.0 acre tract recorded as Tract One and all of a 6.95 acre tract recorded as Tract Two in Instrument No. 2017-3975, Official Public Records, Taylor County, Texas; and

10: All of a 16.35 acre tract recorded in Volume 2891, Page 911, Official Public Records, Taylor County, Texas out of a 31.35 acre tract out of Section 55, Block 16, T&P R.R. Company Survey; and

11: 15.0 acres in Section 55, Block 16, T&P RR Co. Surveys, Taylor County, Texas, said 15 acre parcel recorded in Instrument No. 2011-7548, Official Public Records, Taylor County, Texas; and

12: That certain 3 acre parcel of land being out of 15 acres out of Section 55, Block 16, T&P RR Co. Survey, Taylor County, Texas said 3 acre parcel recorded in Instrument No. 2017-1339, Official Public Records, Taylor County, Texas; and

13: 0.84 acres out of Section 55, Block 16, T&P RR. Company Survey, Taylor County, Texas, said 0.84 acre being conveyed to Bonnie Cortez, of record in Document No. 2022-18353, Official Public Records of Taylor County, Texas (O.P.R.T.C.T.); and

14: 40 acres out of a 79.6 acre tract described as Lancium Sub, Block B, Lot 101 Rep.



Proposed Reinvestment Zone				
Plat	Parcel	Legal Description		Acres
1	47960	A0232 SUR 23 W W SILLS, TRACT 4 MC DONALD, ACRES 16.11		16.11
2	117284	A0233 SUR 24 W W SILLS, TRACT 4 MC DONALD, ACRES 2.1		2.10
3	200036	A0232 SUR 23 W W SILLS, TRACT 4 MC DONALD, ACRES 42.48		42.48
3	47962	A0233 SUR 24 W W SILLS, TRACT 4 MC DONALD, ACRES 98.61		98.61
4	36827	A0327 SUR 25 ROBERT TURNER, ACRES 307.474		307.38
4	976384	A0327 SUR 25 ROBERT TURNER, ACRES 2.07		2.07
5	36835	A0327 SUR 25 ROBERT TURNER, ACRES 34.22		34.22
6	37841	A0327 SUR 25 ROBERT TURNER, ACRES 13.03		13.00
6	37716	A0327 SUR 25 ROBERT TURNER, TRACT 1 BLK A J RIGGS ADDN, ACRES 1.97		1.90
7	1003699	A0327 SUR 25 ROBERT TURNER, ACRES 4.9		4.90
8	1003700	A0327 SUR 25 ROBERT TURNER, ACRES 5.		5.00
9	36494	A0385 SUR 55 T & P RY CO, BLOCK 16, ACRES 11.95		11.95
10	36763	A0385 SUR 55 T & P RY CO, BLOCK 16, ACRES 16.35, LABEL# TRA0531017		16.35
11	36636	A0385 Sur 55 T & P Ry Co, Block 16, Acres 15.0		15.00
12	1011284	A0385 Sur 55 T & P Ry Co, Block 16, Acres 3.05, Label# Tex0223163		3.00
13	37530	A0385 Sur 55 T & P Ry Co, Block 16, Acres .84		0.84
14	1093720	LANCIUM SUB, BLOCK B, LOT 101 REP, ACRES 79.6		40.00
				614.91

Ordinance (Final Reading): Receive a Report, Hold a Discussion and Take Action on the Creation of the City of Abilene Reinvestment Zone No. RZ25-1 Being Approximately 614.91 Acres

Dec. 4, 2025





Reinvestment Zone No. RZ25-1

- On June 13, 2024, Resolution No. 142-2024 was passed declaring that the City of Abilene elected to become eligible to participate in Tax Abatements in accordance with the Property Redevelopment and Tax Abatement Act, and the Council adopted Tax Abatement Guidelines and Criteria.
- City of Abilene Reinvestment Zone No. RZ25-1 is 614.91 acres of land in Taylor County, and is located within the city limits and or within the city's extraterritorial jurisdiction.





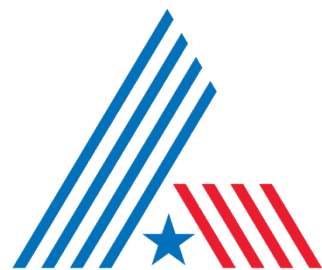
Reinvestment Zone No. RZ25-1

- Reinvestment Zone RZ25-1 meets the criteria for the creation of a Reinvestment Zone as set forth in Texas Tax Code Chapter 312, Subchapters A & B and City of Abilene Resolution No. 142-2024.
- Purpose of the Reinvestment Zone is to contribute to the retention or expansion of primary employment, attract major investment, and contribute to the economic development of the City.





Reinvestment Zone No. RZ25-1



CITY OF
ABILENE
TEXAS



Reinvestment Zone No. RZ25-1

Questions?





**CITY COUNCIL
MEMORANDUM
12/4/2025**

TO: Honorable Mayor & Members of City Council
FROM: Stanley Smith, City Attorney

ITEM: 16. The City Council of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections:

GENERAL INFORMATION

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

A. 551.071 (Consultation with Attorney)

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

Judicial Court, Taylor County, Texas; filed May 9, 2025

14. Tracey Freeman v. City of Abilene, Case No. 13596-D; In the District Court of Taylor County, 350th Judicial District, filed on July 8, 2025

15. Bronson Joseph Serasio v. C Davis, City of Abilene Police Department; Case No. 25SC-11643J11; In The Small Claims Court, Precinct 1, Place 1, Taylor County, Texas, filed July 21, 2025

16. Victor Lynn Lee v. Erin Stamey, et al., Case No. 5:25-cv-00590-XR; In the United States District Court, Western District of Texas, San Antonio Division; filed May 28, 2025

17. Brennon and Brittany Manske, et al. v. City of Abilene, et al.; Case No. 1:25-cv-00172-H, In the United States District Court, Northern District of Texas, Abilene Division, filed September 5, 2025

18. Kevin Young v. Matthew Clopton; Case No. 1:24-CV-00113-H, In the United States District Court, Northern District of Texas, Abilene Division, filed July 16, 2024

19. Ishmael Jaimes v. City of Abilene; Civil Action No. 1:25-cv-00249-H; In the United States District Court, Northern District of Texas, Abilene Division; filed November 13, 2025

B. 551.072 (Deliberations about Real Property)

C. 551.073 (Deliberations about Gifts and Donations)

D. 551.074 (Personnel Matters)

1. City Council may consider appointment, employment, compensation, reassignment, duties, discipline, or dismissal of public officers or employees, City Manager, City Attorney, Municipal Court Judge, City Secretary, and City Board and Commission Members

2. City of Abilene Boards and Commissions may be discussed, as needed for (re)appointment

3. Municipal Court Judge Applications and Appointment

E. 551.076 (Deliberations about Security Devices)

F.551.087 (Business Prospect/Economic Development)

1. Lancium Projects

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

ATTACHMENTS:

None

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:



**CITY COUNCIL
MEMORANDUM
12/4/2025**

TO: Honorable Mayor and City Council Members
FROM: Emily Crawford, City Manager

ITEM: 17. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving Tax Abatement Agreement and Second Tax Abatement Agreement with Lancium LLC and Abilene DC 9, LLC (Phase 9), Tax Abatement Agreement and Second Tax Abatement Agreement with Lancium LLC and Abilene DC 10, LLC (Phase 10), and Tax Abatement Agreement and Second Tax Abatement Agreement with Lancium LLC and Abilene DC TPP, LLC (Electricity Generation Plant). *(Emily Crawford)*

GENERAL INFORMATION

More information will be provided at the meeting.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

ATTACHMENTS:

None

BACKUP DOCUMENTATION UPDATED? No
UPDATED ON:



**CITY COUNCIL
MEMORANDUM
12/4/2025**

TO: Honorable Mayor & Members of City Council
FROM: Shawna Atkinson, City Secretary
ITEM: 18.

Resolution: Receive a Report, Hold a Discussion and Take Action on Appointing Members to Various Boards and Commissions per the City Charter (*Shawna Atkinson*)

- Abilene Housing Authority
- Airport Development Board
- Board of Building Standards

GENERAL INFORMATION

The item provides for reappointment of members as well as appointing members to certain boards and commissions.

FUNDING/FISCAL IMPACT

No cost consideration to the city.

STAFF AND/OR BOARD RECOMMENDATION

(Re)Appointment

ATTACHMENTS:

1. B&C Resolution
2. Exhibit A
3. B&C Presentation Slide

BACKUP DOCUMENTATION UPDATED? No
UPDATED ON:

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, APPOINTING MEMBERS TO VARIOUS BOARDS AND COMMISSIONS AS REQUIRED BY THE CHARTER OF THE CITY OF ABILENE AND STATUTES OF THE STATE OF TEXAS

WHEREAS, the Charter of the City of Abilene and the Statutes of the State of Texas require that certain Boards and Commissions be established with a portion of the memberships thereof to be filled by appointment each year; and

WHEREAS, the City Council is of the opinion that the following members should be appointed to the designated Boards and Commissions, and has requested the Mayor to appoint same with the approval of the Council.

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

PART 1: That the list of Members is attached hereto as Exhibit A, shall be in all things, approved.

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

PASSED this 4th day of December, 2025.

ATTEST:

Shawna Atkinson, City Secretary

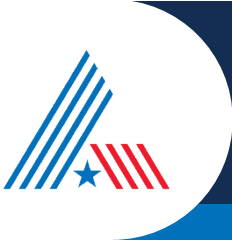
Weldon Hurt, Mayor

APPROVED:

Stanley Smith, City Attorney

RESOLUTION NO. _____
EXHIBIT "A"

Board	Term End Date
<i>Abilene Housing Authority</i>	
Aida Pantoja [New]	November 2026 [unexpired term]
<i>Airport Development Board</i>	
Nanci Liles [Reappointment]	November 2028
Travis Ruiz [New]	November 2028
<i>Board of Building Standards</i>	
Lloyd Turner [Regular] [Reappointment]	November 2027
David Brosig [Altnerate] [Reappointment]	November 2027



Resolution: Appointing Member(s) to Various Boards and Commissions per the City Charter

- Abilene Housing Authority
 - Aida Pantoja [New]
- Airport Development Board
 - Nanci Liles [Reappointment]
 - Travis Ruiz [New]
- Board of Building Standards
 - Lloyd Turner [Regular] [Reappointment]
 - David Brosig [Regular] [Reappointment]

