



City of Abilene

Planning and Zoning Commission Agenda

Notice is hereby given of a meeting of the City of Abilene Planning & Zoning Commission to be held on Tuesday, February 3, 2026 at 1:30 PM at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

INVOCATION

MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving the Minutes from the Regular Meeting Held on January 6, 2026.

ELECTION OF CHAIRMAN PRO TEM

ZONING

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

2. **CUP-2026-02:** 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 Recreation Vehicle Park in Agricultural Open (AO) and General Commercial (GC) Zoning. Located at 309 Arnold Boulevard. Legal Description Being Approximately 83.84 Acres Out of the B.S & F. Survey No. 1, Abstract No. 31 and B.S.& F. Survey No. 2, Abstract No. 528 and 585, Abilene, Taylor County, Texas. **(Kera Valois)**
3. **CUP-2026-03:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner To Apply A Conditional Use Permit To A Property To Allow an RV Park in Agricultural Open (AO) and General Commercial (GC) Zoning within 239.86 Acres. Located at 3799 N Danville Drive. Legal description being approximately 239.86 acres, being part of the W.W. Sills Survey No. 23, part of the W.W. Sills Survey No. 24, part of the L. Bowerman Survey No. 84, part of the R. Turner Survey No. 25 and part of the J. Shipman Survey No. 85, Abilene, Taylor County, Texas. **(Clarissa Ivey)**
4. **Z-2026-02:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 3.65 Acres from Planned Development District (PDD-116) to General Commercial (GC) Zoning. Located at 2002 Jameson Street. Legal Description Being Lot 2, Block A, QT 7904 Addition, Abilene, Taylor County, Texas. **(Adam Holland)**
5. **Z-2026-05:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 1.54 Acres from Planned Development (PDD-59) to General Retail (GR) Zoning. Located at 4541 Catclaw Drive. Legal

Description Being Lot 1, Block A, Ridgmar Addition Section 2 Continuation 1, Abilene, Taylor County, Texas. (**Kera Valois**)

6. **Z-2026-06:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 2.80 Acres from Agricultural Open (AO) to Residential Single-Family (RS-6) Zoning. Located at the 1500 Block of Wildlife Trails Parkway. Legal Description Being Approximately 2.80 Acres of Lot 1, Block L, Griffith Lake Estates, Sec 1, Abilene, Taylor County, Texas. (**Adam Holland**)
7. **Z-2026-07:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 3.87 Acres from General Retail (GR) to Light Industrial (LI) Zoning. Located at 5601 Memorial Dr. Legal Description Being Lots 304, Block B, Windmill Acres, Abilene, Taylor County, Texas. (**Clarissa Ivey**)

EXECUTIVE SESSION

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

ADJOURNMENT

Notice

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

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 28th day of January, 2026, at 4:55 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*

**CITY OF ABILENE, TEXAS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
January 6, 2026, at 1:30 p.m.**

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on January 6, 2026, at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas. Chairman Brad Benham was present and presiding, along with **Commissioners** Tyson Strauser, Gary House, Kevin Halliburton, Sergeant-at-Arms, Shawnté Fleming-Lewis, Secretary, and Zach Sitzes.

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

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

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

The meeting minutes from December 9, 2025, were unanimously approved. The motion prevailed by the following vote:

AYES: Strauser, House, Halliburton, Lewis, Sitzes, Benham

NAYS: None

INVOCATION

Commissioner Halliburton delivered the invocation.

ZONING

CUP-2026-01: 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 Contractor Services. Located at 8050 Buffalo Gap Road. Legal Description Being Approximately 0.69 Acres Out of the M. Talbot Survey No. 103, Abstract No. 319, Abilene, Taylor County, Texas.

Ms. Kera Valois presented this request. The subject property was annexed to the City limits in 1980. The proposed use for the subject property is for contractor services for Peak Roofing.

Chairman Benham opened the public hearing. Mr. Tevin Senne stepped forward. Seeing no one else present and desiring to speak, the public hearing was closed.

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

STAFF RECOMMENDATION: Approval subject to the following conditions:

- Plan of Operation
- Outdoor storage, including trailers, must be screened from public view
- Parking lot must be brought up to current standards

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

AYES: Strauser, House, Halliburton, Lewis, Sitzes, Benham

NAYS: None

Z-2026-01: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 2.5 Acres from Residential Single-Family (RS-6) to General Commercial (GC). Located at 1900 West Stamford Street. Legal Description Being 2.5 Acres of Block 26, North Park Addition of Hefner, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The subject property was annexed into the City in 1950. The owner would like to rezone the property to General Commercial.

Chairman Benham opened the public hearing. Ms. Juanita Salinas stepped forward. Seeing no one else present and desiring to speak, the public hearing was closed.

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

STAFF RECOMMENDATION: Approval

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

AYES: Strauser, House, Halliburton, Lewis, Sitzes, Benham

NAYS: None

Z-2026-02: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 3.65 Acres from Planned Development District (PDD-116) to General Commercial (GC) Zoning. Located at 2200 Jameson Street. Legal Description Being Lot 2, Block A, QT 7904 Addition, Abilene, Taylor County, Texas.

This item was pulled from the agenda due to the incorrect number of property address. The correct address is 2002 Jameson Street.

Z-2026-03: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 1.43 Acres from Residential Single Family (RS-6) to General Commercial (GC). Located at 2502 Minter Lane. Legal Description Being Approximately 1.43 Acres of the Northwood Continuation, Block A, Lot 13, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. Plans to build the church that exists on the property began in 1963. The church has been in operation ever since it was dedicated on February 9, 1964. The applicant is seeking to rezone the property to General Commercial (GC) to be able to operate a non-faith-based daycare.

Chairman Benham opened the public hearing. Those who stepped forward were Kathleen Kiefer and Meghan Dunbar. Seeing no one else present and desiring to be heard, the public hearing was closed.

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

STAFF RECOMMENDATION: Approval

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

AYES: Strauser, House, Halliburton, Lewis, Benham

NAYS: None

ABSTAINED: Sitzes

Z-2026-04: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 3.23 Acres from General Retail (GR) to Light Industrial (LI) Zoning. Located at 28 Windmill Circle. Legal Description Being Legal Approximately 3.23 Acres of Windmill Acres, Block B, Lot 305 Replat, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The properties have remained vacant since their annexation in 1978. The applicant has indicated that the purpose of the rezoning request is to facilitate the relocation of a pharmacy currently operating on Windmill Cr. The pharmacy's specific operations require the property to be rezoned to Light Industrial (LI).

Chairman Benham opened the public hearing. Those who stepped forward were Clint Rosenbaum and Erik Johnson. Seeing no one else present and desiring to speak, the public hearing was closed.

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

STAFF RECOMMENDATION: Approval

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

AYES: Strauser, House, Halliburton, Lewis, Sitzes, Benham

NAYS: None

EXECUTIVE SESSION

The Commission went into executive session at 2:45 p.m. to address appropriate procedures. There were no motions made. The Commission returned at 2:45 p.m.

ADJOURNMENT

There being no further discussion, Commissioner Benham adjourned the meeting at 2:46 p.m.

APPROVED

Mr. Brad Benham, Chairman

ZONING CASE CUP-2026-02 STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: February 3, 2026
City Council 1st Read: February 26, 2026
City Council 2nd Read: March 12, 2026

Applicant

Owner: Tyler Wilson

Case Manager

Kera Valois – Planner

Request

A Conditional Use Permit to allow a Recreational Vehicle Park in Agricultural Open (AO) and General Commercial (GC) Zoning.

Location

The subject property is located at 309 Arnold Boulevard. Legal description being approximately 83.84 acres out of the B.S. & F. Survey No. 1, Abstract No. 31 and B.S. & F. Survey No. 2, Abstract No. 528 and 585, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City limits in 1956. The applicant is currently proposing 88 RV units on improved pads with full utility hookups. The Plan of Operation states that the RV park will provide a high-quality, safe, and well managed experience for guests.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	MH	Mobile Home Park
East	LI	AI SD Transportation
South	MD/MF	Residence/Vacant Lot
West	MD	Mobile Home Park

Criteria Assessment

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

- 1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan.**
The proposed request is consistent with the Comprehensive Plan.
- 2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.**
The proposed use is consistent with the requirements of Agricultural Open (AO) and General Commercial (GC) zoning.
- 3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods and includes improvements either on-site or within the public rights-of-way to mitigate development-related adverse**

impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.

The proposed use is compatible with surrounding uses. All required improvements will be addressed during the platting and site plan process.

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

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

5. The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.

Any roadway or traffic requirements will be addressed during the platting and site plan process.

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

The proposed use includes features to minimize adverse effects on surrounding properties. They will also be subject to all requirements in the Land Development Code which may include landscaping, buffering, screening, and fencing.

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

The proposed use is compatible with the surrounding uses at this location.

Staff Recommendation

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

Attachments

- Concept Plan
- Plan of Operation
- PowerPoint Presentation
- Metes & Bounds

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on January 16, 2026, 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:

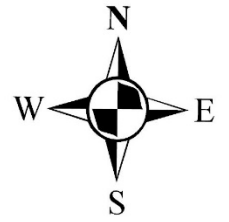
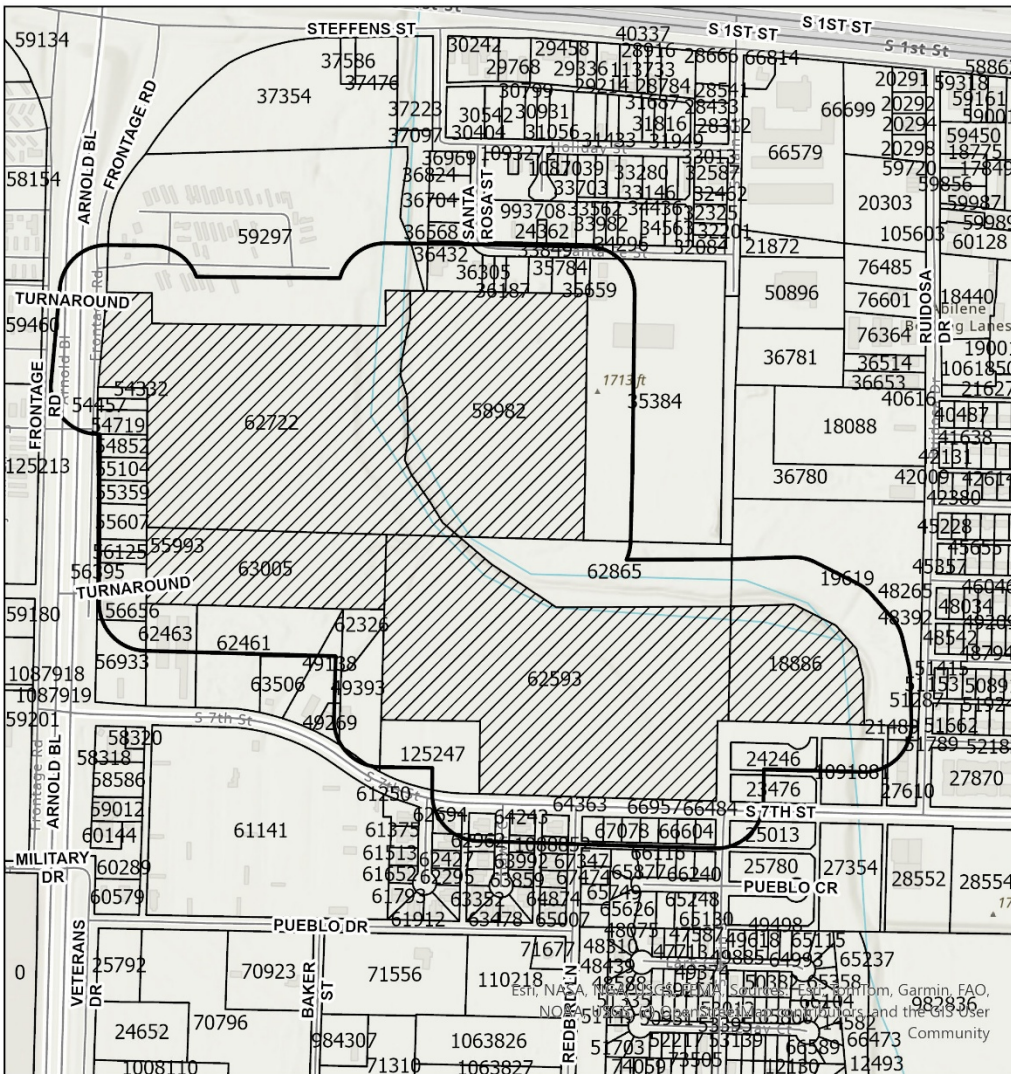
PROPERTY OWNER			Legend: O - Opposed, F - In Favor
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
2018 SOUTHERN CROSS PTY LLC	64363	702 REDBIRD LN	
2018 SOUTHERN CROSS PTY LLC	64363	704 REDBIRD LN	
ABILENE HOSANNA KOREAN CHURCH	49393	6024 S 7 TH ST	
ABILENE INDEPENDENT SCHOOL DISTRICT	35784	6009 SANTA FE ST	
ABILENE INDEPENDENT SCHOOL DISTRICT	36066	6049 SANTA FE ST	
ABILENE INDEPENDENT SCHOOL DISTRICT	35384	5809 SANTA FE ST	

ABILENE INDEPENDENT SCHOOL DISTRICT	35384	258 S MAIN ST	
ABILENE INDEPENDENT SCHOOL DISTRICT	35384	5909 SANTA FE ST	
ABILENE INDEPENDENT SCHOOL DISTRICT	35931	6033 SANTA FE ST	
ADRIAN DAVID M & KATHERINE	64243	701 HAWN CR	
ADRIAN DAVID M & KATHERINE	64243	703 HAWN CR	
ARETE INTERESTS LLC	56395	541 ARNOLD BL	
ASSOC DISTRIBUTORS INC	35659	5817 SANTA FE ST	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 0	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 1	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 2	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 3	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 4	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 5	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 6	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 7	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 8	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 9	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 10	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 11	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 12	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 13	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 14	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 21	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 22	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 23	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 24	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 25	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 26	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 27	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 28	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 29	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 30	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 15	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 16	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 17	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 18	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 31	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 19	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 20	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 32	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 77	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 33	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 34	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 35	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 36	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 37	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 38	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 39	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 40	

BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 41	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 42	
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BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 45	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 46	
BIG TREE MOBILE PARK LLC	59297	225 ARNOLD BL LOT 47	
BILL SMITH PROPERTIES INC	55993	517 ARNOLD BL	
CAR SHOP REV. LIVING TRUST	54332	409 ARNOLD BL	
CAR SHOP REV. LIVING TRUST	54457	425 ARNOLD BL	
CAR SHOP REV. LIVING TRUST	54719	441 ARNOLD BL	
CAR SHOP REV. LIVING TRUST	54852	449 ARNOLD BL	
CHURCH OF GOD OF PROPHECY	49138	6110 S 7 TH ST	
CHURCH OF GOD OF PROPHECY	49269	6102 S 7 TH ST	
CHURCH OF GOD OF PROPHECY	62326		
CITY OF ABILENE	1091881		
CITY OF ABILENE	37097	150 SANTA ROSA ST	
CITY OF ABILENE	19619	301 RUIDOSA DR	
CITY OF ABILENE	62865		
COKER LORRIE & TRAVIS	56933	6202 S 7 TH ST	
COUZINS JAMES JOSEPH	62962	712 HAWN CR	
COUZINS JAMES JOSEPH	62962	710 HAWN CR	
DAVALOS LEO	55104	457 ARNOLD BL	
DOLAN KENNETH	23476	5602 S 7 TH ST	
DOLAN KENNETH	24246	5641 LAGUNA DR	
ENGBERG WILLIAM DEREK	62825	702 HAWN CR	
ENGBERG WILLIAM DEREK	62825	704 HAWN CR	
G LAUGHLIN PARTNERS	62461	6126 S 7 TH ST	
G LAUGHLIN PARTNERS	62463	6150 S 7 TH ST	
GILX DEVELOPMENT INC	36305	6099 SANTA FE ST	
GILX DEVELOPMENT INC	36187	6057 SANTA FE ST	
GILX DEVELOPMENT INC	36432	6101 SANTA FE ST	
GILX DEVELOPMENT INC	36432	6109 SANTA FE ST	
GRASS MOUNTAIN HOLDINGS LLC	27610	662 RUIDOSA DR	
GRASS MOUNTAIN HOLDINGS LLC	27610	654 RUIDOSA DR	
GRASS MOUNTAIN HOLDINGS LLC	27610	650 RUIDOSA DR	
GRASS MOUNTAIN HOLDINGS LLC	27610	5502 S 7 TH ST	
GRASS MOUNTAIN HOLDINGS LLC	27610	658 RUIDOSA DR	
GRASS MOUNTAIN HOLDINGS LLC	21489		
HANTMAN JOSEPH M REV TRUST	55359	465 ARNOLD BL	
HANTMAN JOSEPH M REV TRUST	55607	513 ARNOLD BL	
HANTMAN JOSEPH M REV TRUST	63005		
HANTMAN JOSEPH M REV TRUST	62722	309 ARNOLD BL	
HANTMAN JOSEPH M REV TRUST	58982		
HANTMAN JOSEPH M REV TRUST	18886		
HANTMAN JOSEPH M REV TRUST	125247		
HANTMAN JOSEPH M REV TRUST	62593	5710 S 7 TH ST	
LEGACY DWELLING LLC	62694	701 CHAPARRAL CR	
LEGACY DWELLING LLC	62694	703 CHAPARRAL CR	
MAYBEE NED LEE	56656	609 ARNOLD BL	

OAKRIDGE ESTATES MHC LLC	67223	701 REDBIRD LN	
OAKRIDGE ESTATES MHC LLC	66839	5725 S 7 TH ST	
OAKRIDGE ESTATES MHC LLC	66484	5701 S 7 TH ST	
OAKRIDGE ESTATES MHC LLC	67078	5809 S 7 TH ST	
OAKRIDGE ESTATES MHC LLC	66720	5717 S 7 TH ST	
OAKRIDGE ESTATES MHC LLC	66957	5801 S 7 TH ST	
OAKRIDGE ESTATES MHC LLC	25013	5601 S 7 TH ST	
PARSON MICHAEL A JR & ASHLEY R	66604	5709 S 7 TH ST	
SCOTT GARRY &	1088852	708 REDBIRD LN	
SCOTT GARRY &	1088852	706 REDBIRD LN	
SMITH BILL PROPERTIES INC	56125	525 ARNOLD BL	
TURQUOISE DOG PROPERTIES LLC SERIES M	62562	711 CHAPARRAL CR	
TURQUOISE DOG PROPERTIES LLC SERIES M	62562	709 CHAPARRAL CR	
WHITE DAVID A & MAUREEN	64120	711 HAWN CR	
WHITE DAVID A & MAUREEN	64120	709 HAWN CR	

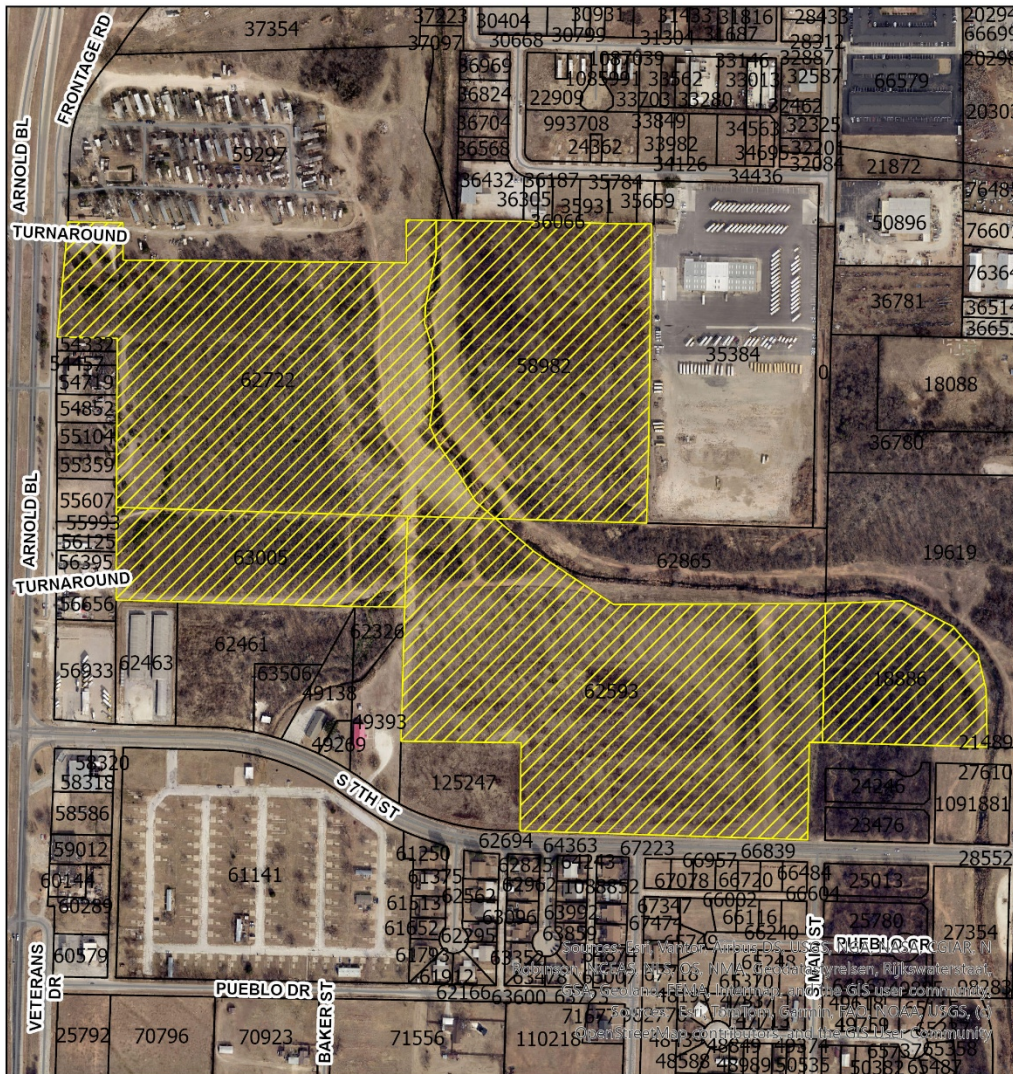
NOTIFICATION MAP



0.15
Miles

-  CUP-2026-02
-  Notification Area

LOCATION MAP

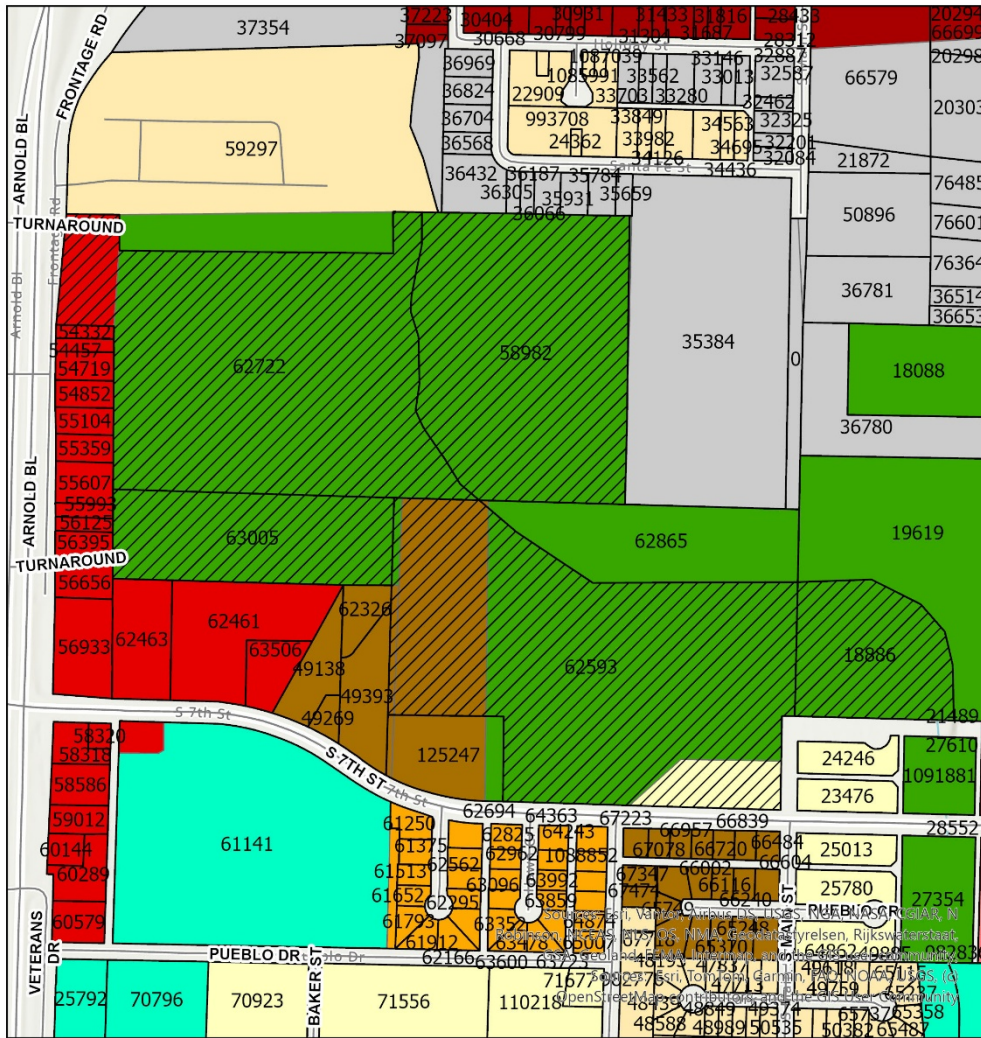


0.1

☐ Miles

 CUP-2026-02

ZONING MAP



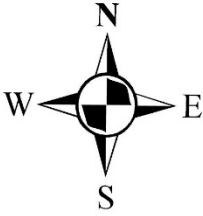
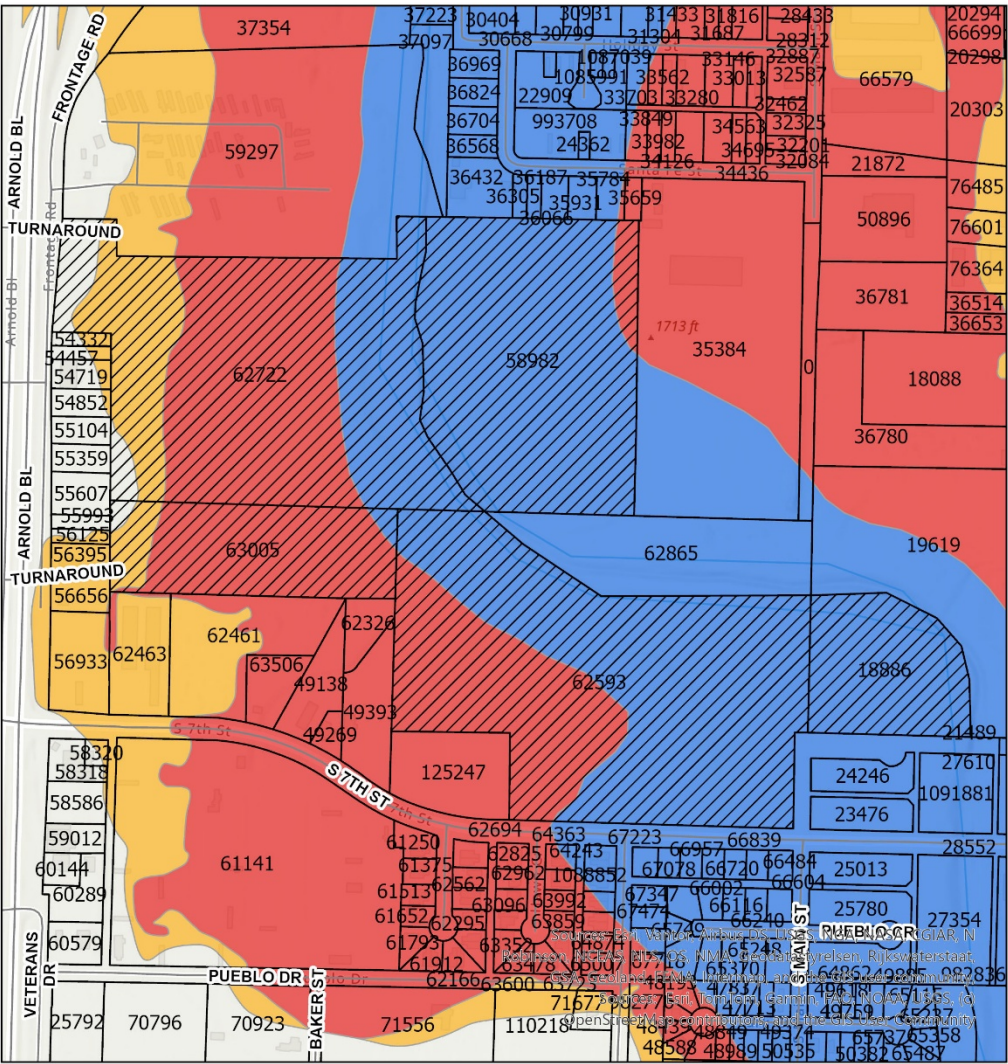
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Miles

CUP-2026-02

Zoning Districts

- AO
- GC
- GR
- HC
- LI
- MD
- MF
- MH
- PD
- RS-6

FLOOD MAP



0.1
Miles

CUP-2026-02

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 |

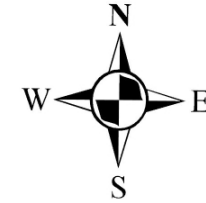




CONDITIONAL USE PERMIT

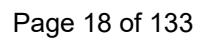
Case:	CUP-2026-02
Owner:	Tyler Wilson
Request:	A Conditional Use Permit to allow an RV Park in Agricultural Open (AO) and General Commercial (GC) Zoning.
Location:	309 Arnold Blvd.
Notification:	0 in Favor, 0 in Opposition
Planning & Zoning:	February 3, 2026
Council Hearing:	February 26, 2026 March 12, 2026





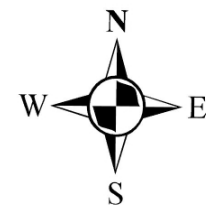
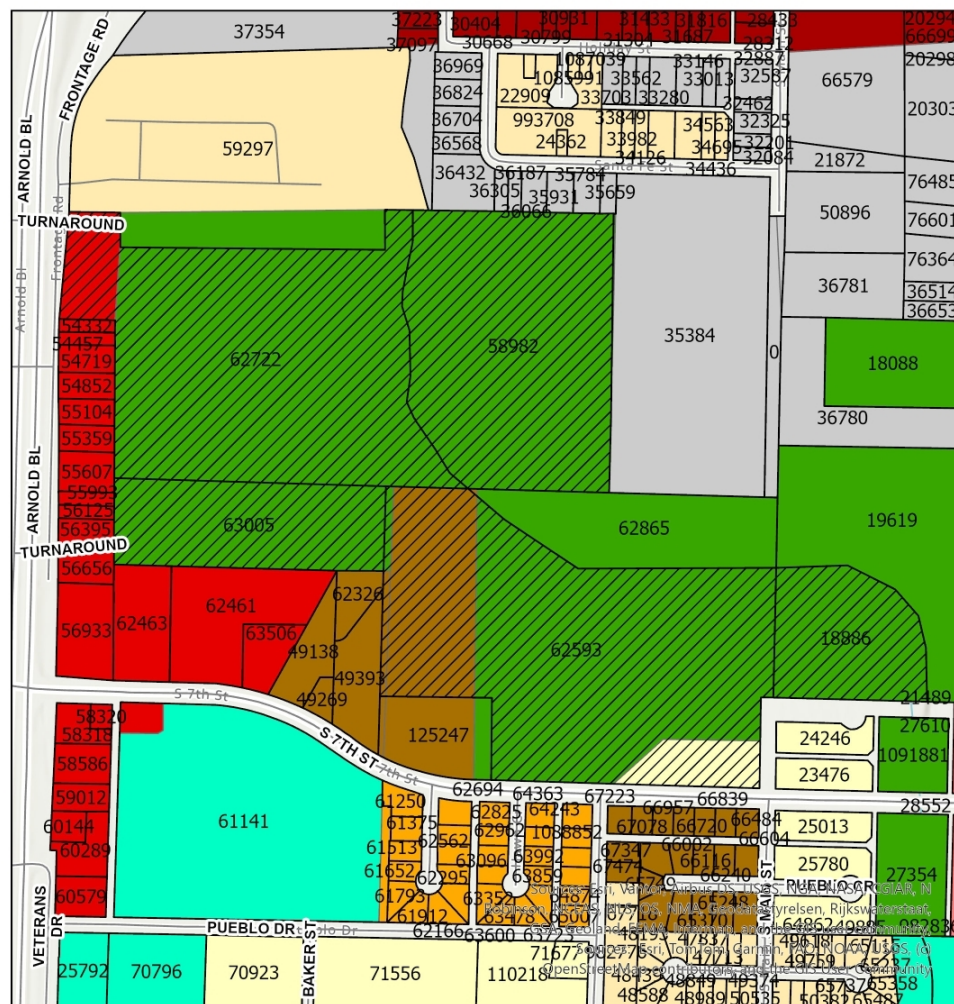
0.1 Miles

 CUP-2026-02



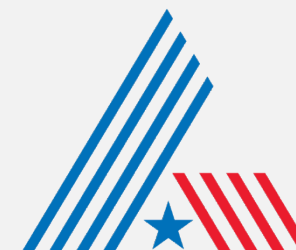


ZONING MAP

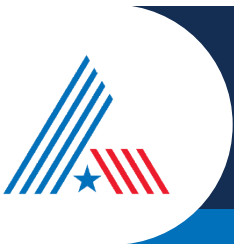


0.1
Miles

- CUP-2026-02
- Zoning Districts
- AO
 - GC
 - GR
 - HC
 - LI
 - MD
 - MF
 - MH
 - PD
 - RS-6



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:

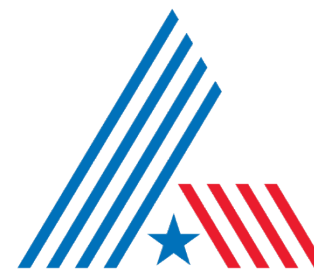
- C Airport, Heliport and Flying Field Terminals – Commercial
- C Antenna Tower – Commercial
- P Public Utility Facility
- C Utility Generation, Production, Treatment

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



CITY OF
ABILENE
TEXAS



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:

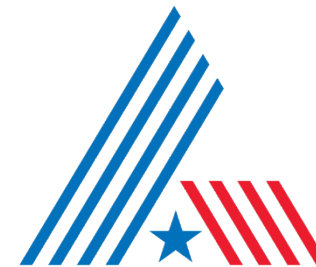
- C Wholesaling and Storage (indoor)

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



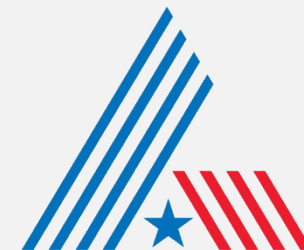
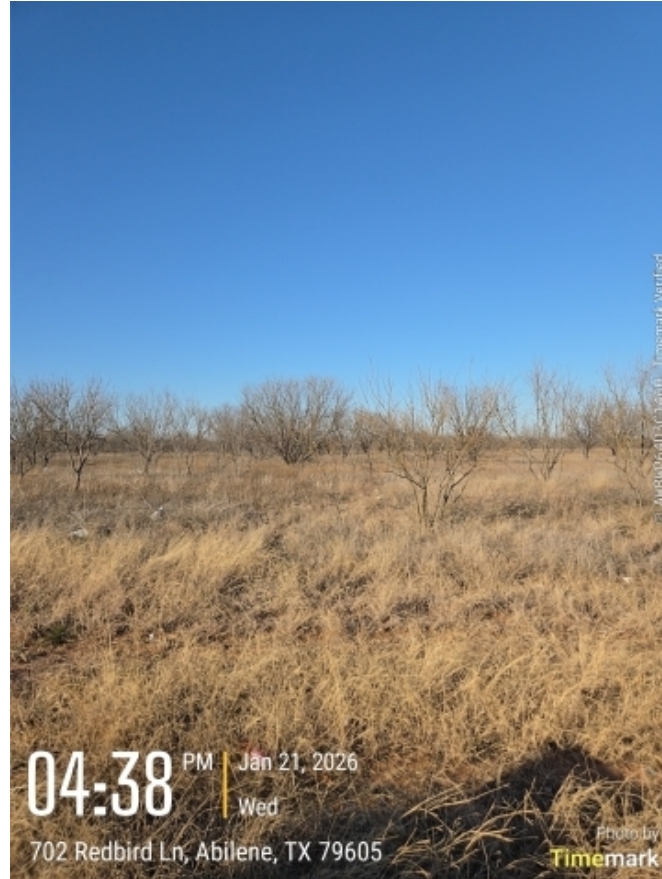
CITY OF
ABILENE
TEXAS

LEGEND

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



PROPERTY VIEWS



CITY OF
ABILENE
TEXAS



SURROUNDING PROPERTY VIEWS



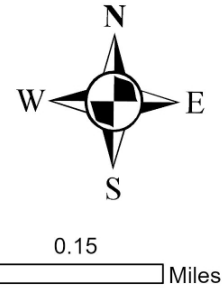


CONCEPT PLAN



Concept Plan





0 - In Favor- ●
0 - Opposed- ●





FINDINGS AND RECOMMENDATION

The proposed request is consistent with:

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

Staff Recommendation: **approval** subject to the concept plan and plan of operation.





Questions?





CUP Plan of Operation: Creekside Trails RV Resort & Campgrounds

I. Introduction

This document outlines the Plan of Operation for Creekside Trails RV Resort and Campgrounds, located at 309 Arnold Blvd, Abilene, TX. This plan addresses the requirements for a Conditional Use Permit (CUP) and details the operational procedures to ensure a safe, enjoyable, and well-managed environment for all guests and the surrounding community.

II. Property Description

The Creekside Trails Community is situated at 309 Arnold Blvd, Abilene, TX on approximately 33.32 acres. The property is designed to accommodate various sizes of recreational vehicles and offers a range of amenities for guests.

III. Operational Details

A. Hours of Operation

- **Office Hours:** Monday - Friday, 9:00 AM - 5:00 PM. Sat, 9:00am -12:00
- **Check-in:** 2:00 PM
- **Check-out:** 11:00 AM

- **Quiet Hours:** 10:00 PM - 7:00 AM daily. During quiet hours, excessive noise, loud music, and disruptive activities are prohibited.

B. Access and Security

- **Gated Access:** The RV retreat will have controlled access to ensure guest safety and security.
- **On-site Management:** A manager will be on-site during operational hours and available for emergencies after hours.
- **Surveillance:** Security cameras will be strategically placed throughout the property to monitor common areas and entrances.
- **Fencing:** The property will be fenced with a combination of field fence and privacy landscaping, to include privacy fencing when required
- **Roads:** The property will feature paved roadways.

C. Site Management

- **RV Site Assignments:** Guests will be assigned specific RV sites upon check-in. Limit 8 people per site unless approved by management.
- **Site Maintenance:** All RV sites will be regularly inspected and maintained to ensure cleanliness and functionality.
- **Utility Connections:** Each RV site will be equipped with standard utility connections (electric, water, sewer) as per industry standards.
- **Pets:** Maximum of two pets per site unless approved by management.

D. Guest Services

- **Registration:** All guests are required to register at the office upon arrival and provide necessary identification and vehicle information.
- **Rules and Regulations:** A comprehensive list of rules and regulations will be provided to guests upon check-in and prominently displayed.
- **Emergency Contact:** Emergency contact information for local services (police, fire, ambulance) will be readily available.
- **Respect:** Harassment or mistreatment of our staff, guests or neighbors will not be tolerated under any circumstances.

IV. Amenities

Creekside Trails will offer a variety of amenities for guests, including but not limited to:

- Office, Restroom and Shower Facilities
- Laundry Facilities
- Pet-Friendly Areas
- Recreational Areas (e.g., picnic tables, open green spaces)
- Food Gardens
- Wi-Fi Access
- Pool (future)
- Tennis courts 2 (future)
- Cabins (future)
- Clubhouse (future)
- Walking Trail
- Pond
- Soccer Field
- Football Field
- Large lots (6000sqft+)

V. Maintenance and Upkeep

A. Grounds Maintenance

- **Landscaping:** Regular landscaping and grounds maintenance will be performed to ensure an aesthetically pleasing and safe environment. This includes mowing, trimming, and removal of debris. Landscaping will be added on frontage road in accordance with the city of Abilene and landscape will be added around the pond, and other amenities as needed.
- **Pest Control:** A regular pest control program will be implemented to manage common pests.

B. Facilities Maintenance

- **Daily Cleaning:** Restrooms, showers, and common areas will be cleaned daily.
- **Repairs:** Timely repairs will be made to all facilities and infrastructure to ensure proper functioning and safety.

C. Waste Management

- **Trash Receptacles:** Sufficient and clearly marked trash receptacles will be available throughout the property.
- **Regular Collection:** Trash will be collected regularly to prevent overflow and maintain cleanliness.

- **Recycling:** Opportunities for recycling will be provided where feasible.
- **Composting:** Plans for collection and management of compostable food waste products will be made.

VI. Safety and Emergency Procedures

A. Fire Safety

- **Fire Extinguishers:** Fire extinguishers will be readily accessible in common areas and key facilities.
- **Emergency Exits:** Clearly marked emergency exits will be established and maintained.
- **Fire Pit Regulations:** Strict rules regarding the use of fire pits will be enforced, including designated areas and supervision.

B. Medical Emergencies

- **First Aid:** Basic first aid supplies will be available at the office.
- **Emergency Services:** In case of a serious medical emergency, guests will be instructed to call 911 immediately.

C. Severe Weather

- **Warning System:** A system for alerting guests to severe weather conditions will be in place.
- **Shelter Information:** Information on designated storm shelters or safe areas will be provided to guests.

VII. Environmental Considerations

A. Noise Control

- **Quiet Hours Enforcement:** Strict enforcement of quiet hours will be maintained to minimize noise disruption to guests and neighbors.
- **Sound Barriers:** Where necessary, natural or artificial sound barriers will be considered to mitigate noise.

B. Lighting

- **Appropriate Illumination:** Adequate lighting will be provided for safety and security, while minimizing light pollution to the surrounding area.
- **Dark Sky Compliance:** Efforts will be made to comply with dark sky initiatives where applicable.

C. Stormwater Management

- **Drainage Systems:** Proper drainage systems will be maintained to manage stormwater runoff effectively and prevent erosion or flooding.

VIII. Parking

- **Designated Parking:** Guests will be instructed to park their vehicles only in designated RV sites or overflow parking areas.
- **Vehicle Speed Limits:** A low speed limit will be enforced within the RV retreat to ensure pedestrian safety.

IX. Community Relations

Creekside Trails is committed to being a good neighbor and will:

- **Address Concerns:** Promptly address any concerns or complaints from local residents or authorities.
- **Maintain Property:** Keep the property clean, well-maintained, and visually appealing.
- **Communicate:** Maintain open communication with local authorities and the community.

X. Compliance

Creekside Trails will operate in full compliance with all applicable federal, state, and local laws, ordinances, and regulations, including those pertaining to zoning, health, safety, and environmental protection.

XI. Basic Park Layout

The campgrounds maximizes green space and will include 7 RV pads per acre. Reference concept plan for more details.

XII. Conclusion

This Plan of Operation demonstrates Creekside Trails' commitment to providing a high-quality, safe, and well-managed experience for its guests while being a responsible member of the Abilene community. We believe this plan addresses all necessary considerations for the Conditional Use Permit and look forward to contributing positively to the area.

Tyler Wilson
Owner/Developer
681.590.0613

FIELD NOTES
83.84 ACRES

BEING 83.84 acres of land out of B.S. & F. Survey No. 1, Abstract No. 31 and B.S. & F. Survey No. 2, Abstract No. 528 and 585, Taylor County, Texas, said 83.84 acres being part of Tract 8 and all of Tracts 24, 33, and 73, conveyed to Judith Hantman, Trustee of the Joseph M. Hantman Revocable Trust, of record in Document No. 2021-02913, Official Public Records, Taylor County, Texas (O.P.R.T.C.T.), said 83.84 acres being more particularly described as follows:

BEGINNING at a 3/8" rebar w/ GEOTEX cap set on the north line of South 7th Street (80' R.O.W. 771/436 D.R.) at the westerly southeast corner of said Tract 8, said Tract 8 being a called 35.889 acre tract of record in Volume 2478, Page 31, O.P.R.C.T.C.T., and being at the intersection of the west line of Del Mar Addition (2/49-D P.R.) and the north line of said South 7th Street, for the westerly southeast corner of this tract, whence the southeast corner of said Survey No. 2 is recorded to bear (2478/31) South 201.7 feet;

THENCE N88°28'01"W 1034.63 feet, with the north line of said South 7th Street and the most southerly line of said 35.889 acre tract, to a recovered 1/2" rebar at the southeast corner of Trinity Chapel Addition, of record in Cabinet 3, Slide 180, Plat Records, Taylor County, Texas (P.R.T.C.T.), for the most easterly southwest corner of this tract;

THENCE N01°10'57"E 300.20 feet, to a 3/8" rebar w/ GEOTEX cap set at the northeast corner of said Trinity Chapel Addition, for an interior corner of this tract;

THENCE N88°32'23"W 419.76 feet, to a recovered 1/2" rebar on the west line of said 35.889 acre tract at the northwest corner of said Trinity Chapel Addition and being on the east line of Continuation No. 1, Lemond Addition, of record in Cabinet 2, Slide 280-B, P.R.T.C.T., for a southwest corner of this tract;

THENCE N01°12'34"E 466.89 feet, with the west line of said 35.889 acre tract and the east line of said Continuation No. 1, Lemond Addition, to a recovered 1/2" rebar at the southeast corner of said Tract 24, a called 7.6 acre tract of record in Volume 2774, Page 448, O.P.R.T.C.T., for an interior corner of this tract;

THENCE N88°43'47"W, with the south line of said 7.6 acre tract, at a distance of 199.89 feet, pass a recovered 1/2" rebar at the north corner of Lemond Subdivision, of record in Cabinet 2, Slide 174-C, P.R.T.C.T. and continue on same course with the south line of said 7.6 acre tract, the north line of said Lemond Subdivision and the north line of Barker Subdivision, of record in Cabinet 2, Slide 273-B, P.R.T.C.T., for a total distance in all of 1023.21 feet, to a 3/8" rebar w/ GEOTEX cap set on the east line of Western Hills Addition, Block 1, of record in Cabinet 4, Slide 544, P.R.T.C.T. at the southwest corner of said 7.6 acre tract, for a southwest corner of this tract;

THENCE N00°46'06"E 922.94 feet, with the west line of said 7.6 acre tract, the west line of said Tract 73, a called 25.72 acre tract designated Tract 2 described in Volume 2502, Page 154, O.P.R.T.C.T. and the east line of said Block 1, to a cross the corner post at an interior corner of said 25.72 acre tract, same being the northeast corner of Lot 1, Block 1, said Western Hills Addition, for an interior corner of this tract;

THENCE N88°18'28"W 190.99 feet, with a south line of said Tract 73 and the north line of said Lot 1, to a 3/8" rebar w/ GEOTEX cap set on the east line of said Arnold Boulevard at the northerly southwest corner of said 25.72 acre tract, same being the northwest corner of said Lot 1, Block 1, for the most northerly southwest corner of this tract, whence a recovered 3/8" rebar bears N83°E 1.6 feet;

THENCE N01°27'10"E 421.34 feet, with the east line of said Arnold Boulevard and the most westerly line of said 25.72 acre tract, to a recovered 3/8" rebar at the northwest corner of said 25.72 acre tract, same being the southwest corner of that certain tract designated Tract Three, Parcel Two, of record in Document No. 2011-11554, O.P.R.T.C.T., for the extreme northwest corner of this tract;

THENCE S88°36'04"E 190.77 feet, with the most northerly line of said 25.72 acre tract and the south line of said Tract Three, Parcel Two, to a recovered 3/8" rebar at the westerly northeast corner of said 25.72 acre tract, same being the southeast corner of said Tract Three, Parcel Two and being on the west line of that certain tract designated Tract Three, Parcel One, of record in said Document No. 2011-11554, O.P.R.T.C.T., for an exterior corner of this tract;

THENCE S01°28'59"W 130.09 feet, with the east line of said 25.72 acre tract and the west line of said Tract Three, Parcel One, to a recovered 3/8" rebar at an interior corner of said 25.72 acre tract and the southwest corner of said Tract Three, Parcel One, for an interior corner of this tract;

THENCE S88°36'01"E 989.22 feet, with a north line of said 25.72 acre tract and the south line of said Tract Three, Parcel One, to a recovered 3/8" rebar at an interior corner of said 25.72 acre tract and the southeast corner of said Tract Three, Parcel One, for an interior corner of this tract;

83.84 acres continued

THENCE N01°32'02"E 149.95 feet, with a west line of said 25.72 acre tract and the east line of said Tract Three, Parcel One, to a recovered 3/8" rebar at an exterior corner of said 25.72 acre tract and the northeast corner of said Tract Three, Parcel One and being on the south line of that certain tract designated Tract Three, Parcel Three in said Document No. 2011-11554, O.P.R.T.C.T., for an exterior corner of this tract;

THENCE S88°38'39"E, with a north line of said 25.72 acre tract and the south line of said Tract Three, Parcel Three, at a distance of 120.37 feet (record call), pass the northeast corner of said 25.72 acre tract and the northwest corner of said Tract 33, being a called 17.54 acre tract of record in Volume 2502, Page 154, O.P.R.T.C.T. and continue on same course with the north line of said 17.54 acre tract and part of the way with the south line of Roy Herring Subdivision, of record in Cabinet 2, Slide 24-A&B, P.R.T.C.T., for a total distance in all of 872.56 feet, to a recovered 1/2" rebar on the west line of Continuation No. 1, Herring Subdivision, of record in Cabinet 2, Slide 287-B, P.R.T.C.T., being the northeast corner of said 17.5 acre tract, for the extreme northeast corner of this tract;

THENCE S00°40'44"W, with the east line of said 17.54 acre tract and the west line of said Continuation No. 1, Herring Subdivision, at a distance of 391.91 feet, pass the southwest corner of said Continuation No. 1, Herring Subdivision and the southerly northwest corner of a called 10.841 acre tract of record in Document No. 2015-8635, O.P.R.T.C.T. and continue on same course with the east line of said 17.54 acre tract and the west line of said 10.841 acre tract, for a total distance in all of 1038.15 feet, to a recovered 1/2" rebar on the north line of a called 19.18 acre tract of record in Volume 1868, Page 896, O.P.R.T.C.T., same being the southeast corner of said 17.54 acre tract and the southwest corner of said 10.841 acre tract, for the northerly southeast corner of this tract, whence a recovered 1" iron rod at the southeast corner of said 10.841 acre tract bears S88°38'12"E 581.49 feet;

THENCE N88°44'24"W 554.78 feet, with the north line of said 19.18 acre tract and the south line of said 17.54 acre tract and crossing Little Elm Creek (now located), to a recovered 1/2" rebar on the west top bank of said Little Elm Creek at the westerly northeast corner of said 35.889 acre tract and the northwest corner of said 19.18 acre tract, for an interior corner of this tract;

THENCE in a southeasterly direction generally along the southwest, south and west top bank and with the common line of said 19.18 acre tract and said 35.889 acre tract, the following eight (8) calls:

- 1. S52°32'08"E 192.50 feet, to a 3/8" rebar w/ GEOTEX cap set for an angle corner of this tract;
- 2. S55°05'40"E 331.46 feet, to a recovered 3/8" rebar, for an angle corner of this tract;
- 3. S88°58'27"E 746.00 feet, to a 3/8" rebar w/ GEOTEX cap set for an angle corner of this tract;
- 4. S86°59'27"E 262.50 feet, to a 3/8" rebar w/ GEOTEX cap set for an angle corner of this tract;
- 5. S62°00'27"E 199.00 feet, to a 3/8" rebar w/ GEOTEX cap set for an angle corner of this tract;
- 6. S40°01'27"E 131.70 feet, to a 3/8" rebar w/ GEOTEX cap set for an angle corner of this tract;
- 7. S12°04'27"E 122.50 feet, to a 3/8" rebar w/ GEOTEX cap set for an angle corner of this tract;
- 8. S00°01'27"E 209.65 feet, to a 3/8" rebar w/ GEOTEX cap set on the north line of said Del Mar Addition at the easterly southeast corner of said 35.889 acre tract and the southwest corner of said 19.18 acre tract, for easterly southeast corner of this tract;

THENCE N88°27'56"W 568.49 feet, with the north line of said Del Mar Addition and the northerly south line of said 35.889 acre tract, to a 3/8" rebar w/ GEOTEX cap set at the northwest corner of said Del Mar Addition at an interior corner of said 35.889 acre tract, for an interior corner of this tract, whence a recovered 3/8" rebar bears S75°W 2.3 feet;

THENCE S01°32'04"W 279.92 feet, with the easterly west line of said 35.889 acre tract and the west line of said Del Mar Addition, to the place of beginning and containing 83.84 acres of land.

Surveyed on the ground August 26 and 30, 2024.
Revised May 19, 2025 (boundary and area)

SEE ACCOMPANYING PLAT

Geotex Property Solutions
4701 South 3rd Street
Abilene, Texas 79605
(325) 677-6712
File # 185-19-24-83.84ac
Firm Registration No. 10194134


Rex D. Haas
R. P. L. S. #4378



N

W

E

S

LINE TABLE		
BEARING & DISTANCE		
LINE	MEASURED	RECORD
L1	S88°36'04"E 190.77'	S88°13'12"E 191.20'
L2	S01°28'59"W 130.09'	S01°57'48"W 130.15'
L3	N01°32'02"E 149.95'	N01°58'48"E 149.91'
L4	S52°32'08"E 192.50'	S52°42'12"E 192.50'
L5	S55°05'40"E 331.46'	S56°33'33"E 331.5'
L6	S86°59'27"E 262.50'	S88°22'E 262.5'
L7	S62°00'27"E 199.00'	S83°23'E 199'
L8	S40°01'27"E 131.70'	S41°24'E 131.7'
L9	S12°04'27"E 122.50'	S13°27'E 122.5'
L10	S00°01'27"E 209.65'	S1°24'E 207.3'
L11	S01°32'04"W 279.92'	South 280.10'
L12	N88°18'28"W 190.99'	N89°03'W 191.02'

NOTE: Bearings shown hereon are based on the Texas Coordinate System, determined by GPS observations.

NOTE: There may be easements on or near this property which are not reflected by title commitment or this survey plat.

NOTE: This survey was prepared using a prior Title Commitment dated July 12, 2024 and was not issued for this transaction. Schedule B exceptions utilized for easement purposes only.

NOTE: This property is subject to easements of which are blanket in nature as follows:
AT&T 206/292 D.R., 206/294 D.R.
Water Line 369/199 D.R.

309 Arnold Boulevard
5710 South 7th Street
Abilene, Texas 79605

I hereby this to be a correct plat showing a survey of 83.84 acres of land out of B.S. & F. Survey No. 1, Abstract No. 31 and B.S. & F. Survey No. 2, Abstract No. 528 and 585, Taylor County, Texas, said 83.84 acres being part of Tract 8 and all of Tracts 24, 33 and 73, conveyed to Judith Hantman, Trustee of the Joseph M. Hantman Revocable Trust, of record in Document No. 2021-02913, Official Public Records of Taylor County, Texas and being described by accompanying field note description.
Surveyed on the ground August 26 and 30, 2024.
Revised May 19, 2025 (boundary & area)
SEE ACCOMPANYING FIELD NOTE DESCRIPTION.

There are no visible or apparent protrusions or overlapping of improvements upon or off this property other than shown. (Neighboring awning protruding across north property line, fences are not entirely upon property lines.)

GEOTEX PROPERTY SOLUTIONS, LLC
4701 South 3rd Street
Abilene, Texas 79605
325-677-6712
Firm Registration No. 10194134

File No: 185-19-24
File Name: 309 Arnold Blvd Revised
Location: D:\ATaylor\2024\
Geotex Property Solutions Drawn by:
© 2024 All Rights Reserved RH

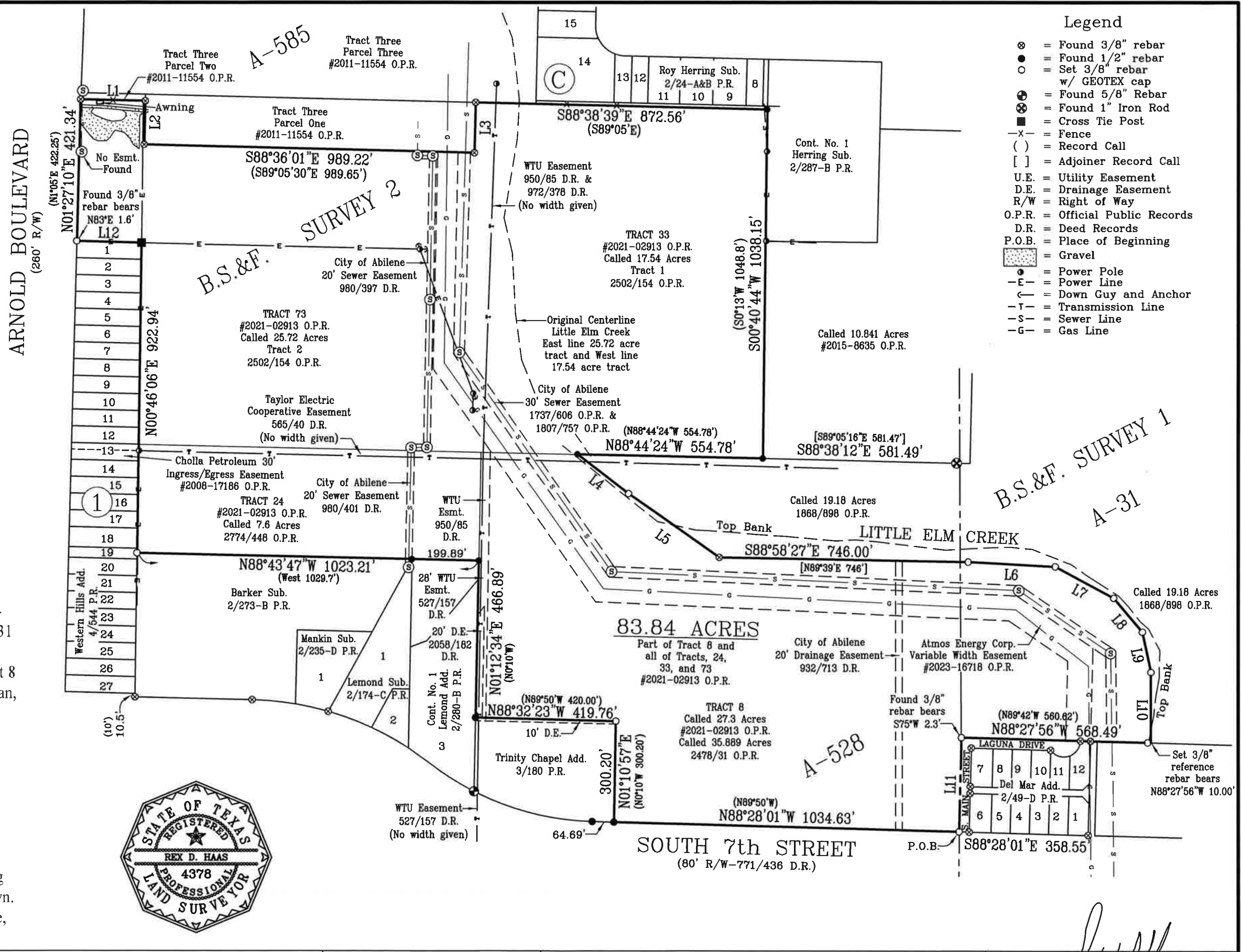
GEOTEX
PROPERTY SOLUTIONS

0300600

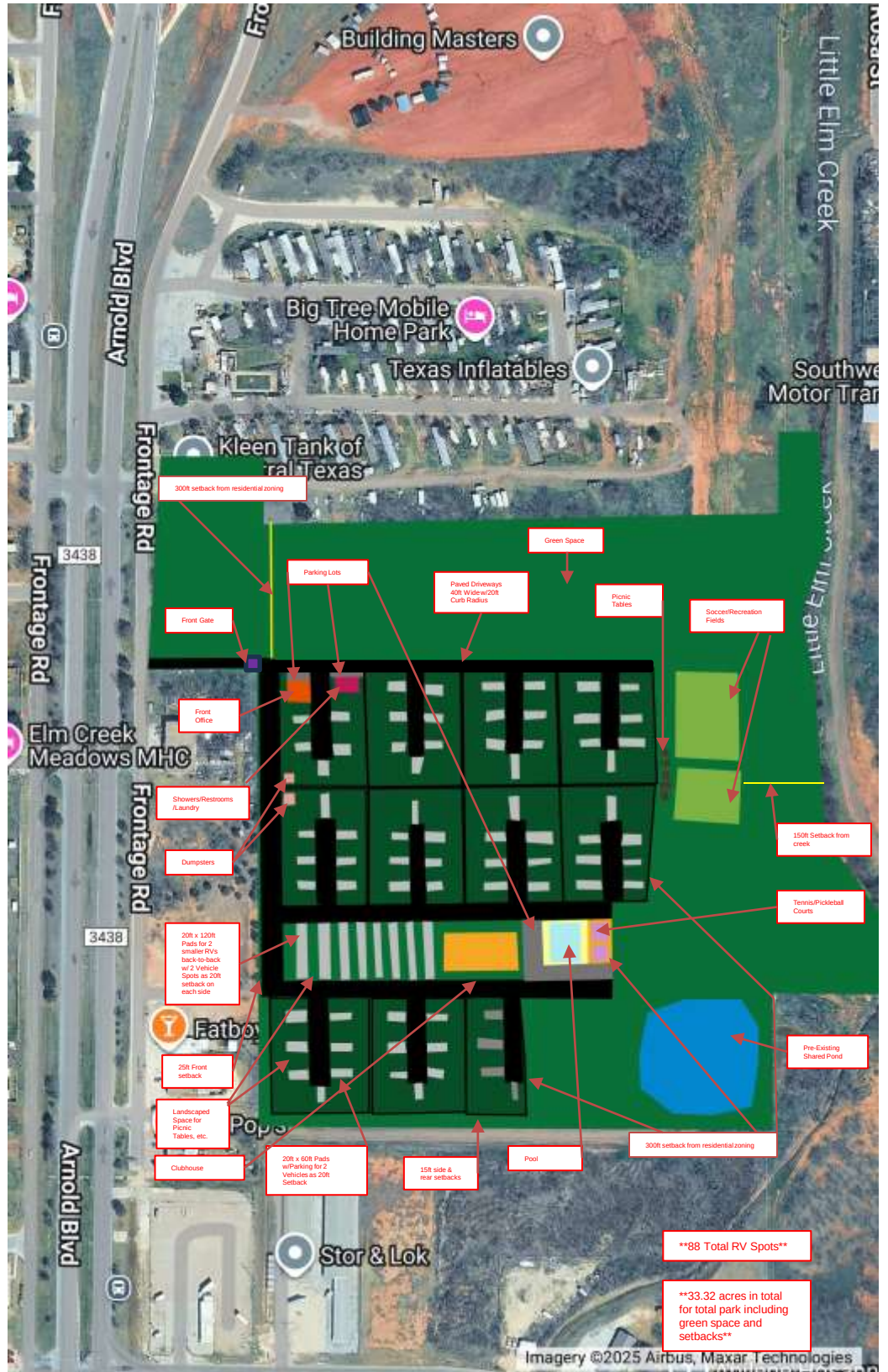
SCALE IN FEET

Scale: 1"= 300'

Rex D. Haas
RPLS #4378



Creekside Trails - RV Resort & Campgrounds



Concept Plan

ZONING CASE CUP-2026-03 STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: February 3, 2026
City Council 1st Read: February 26, 2026
City Council 2nd Read: March 12, 2026

Applicant

Owner: SPIT LLC
Agent: Clint Taylor

Case Manager

Clarissa Ivey – Planner

Request

A Conditional Use Permit to allow a Recreational Vehicle Park in Agricultural Open (AO) Zoning.

Location

Located at 3799 N Danville Drive.

Legal description being approximately 239.86 acres, being part of the W.W. Sills Survey No. 23, part of the W.W. Sills Survey No. 24, part of the L. Bowerman Survey No. 84, part of the R. Turner Survey No. 25 and part of the J. Shipman Survey No. 85, Abilene, Taylor County, Texas.

Background

The subject property has remained mostly undeveloped except for a billboard that was erected along N Danville Dr. The applicant is proposing a 147 RV space Recreational Vehicle Park within the Agricultural Open (AO) zoning.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	AO	Vacant
East	AO	Residence
South	HC	Residence/Vacant Lot
West	PD-50	Vacant

Criteria Assessment

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

- 1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan.**
The proposed request is consistent with the Comprehensive Plan.
- 2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.**
The proposed use is consistent with the requirements for recreational vehicle parks in Agricultural Open (AO) zoning
- 3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods and includes improvements either on-site or within the public rights-of-way to mitigate development-related adverse**

impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.

The proposed use would be appropriate with the surrounding uses. All required improvements and/or adverse impacts will be addressed during the site plan and platting stages.

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

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

5. The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.

Any requirements for roadway and/or traffic adjustments will be addressed during the platting and site plan stages.

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

The proposed use should not generate any adverse effect on adjacent properties. Additionally, a buffer is required along all side and rear property lines.

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

The proposed use is compatible with the surrounding uses at this location.

Staff Recommendation

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

Attachments

- Concept Plan
- Plan of Operation
- PowerPoint Presentation
- Metes & Bounds

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on January 16, 2026, 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
BOLTON COMMERCIAL PROPERTY LLC	15616	3518 OLD ANSON RD	
CROWNOVER DICK R	47363		
CROWNOVER DICK R	19648		
CROWNOVER DICK R	20322	4050 OLD ANSON RD	

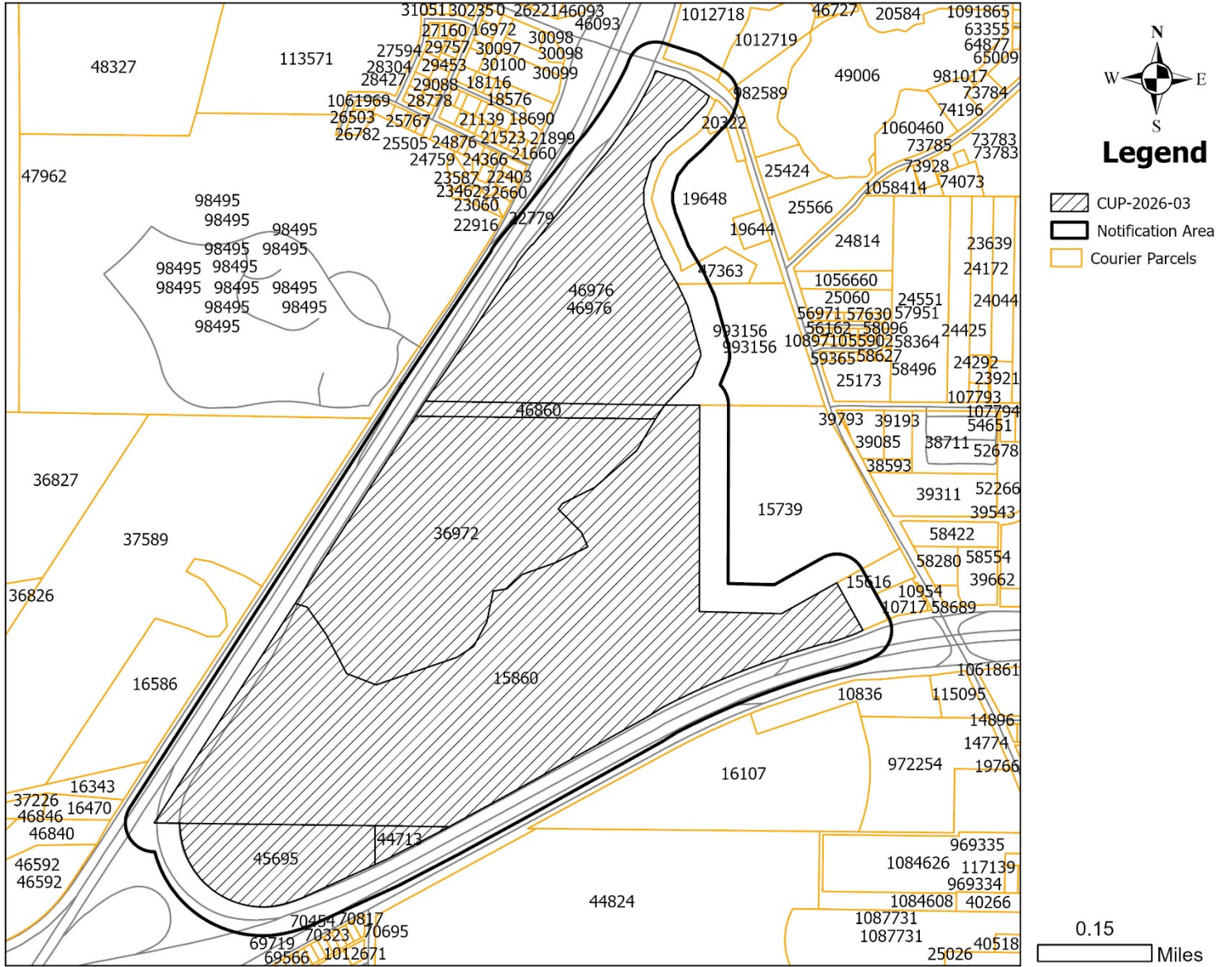
DEAVER DAVID C & PAMELA B	982589		
DEAVER DAVID C & PAMELA B	1012719		
DEAVER DAVID C & PAMELA B	1012718		
FRAZIER JOE & BRENDA	993156	3750 OLD ANSON RD	O
FRAZIER JOE & BRENDA	993156	3706 OLD ANSON RD	O
GAP BROADCASTING ABILENE LLC	15739	3600 OLD ANSON RD	
LU STEPHANIE	10717		
SPIT LLC	46860		
SPIT LLC	46976	3799 N DANVILLE DR	
SPIT LLC	46976	3799 X N DANVILLE DR	
SPIT LLC	15860	3060 W OVERLAND TR	
SPIT LLC	44713		
SPIT LLC	36972	3601 N DANVILLE DR	
SPIT LLC	45695		

PROPERTY ID

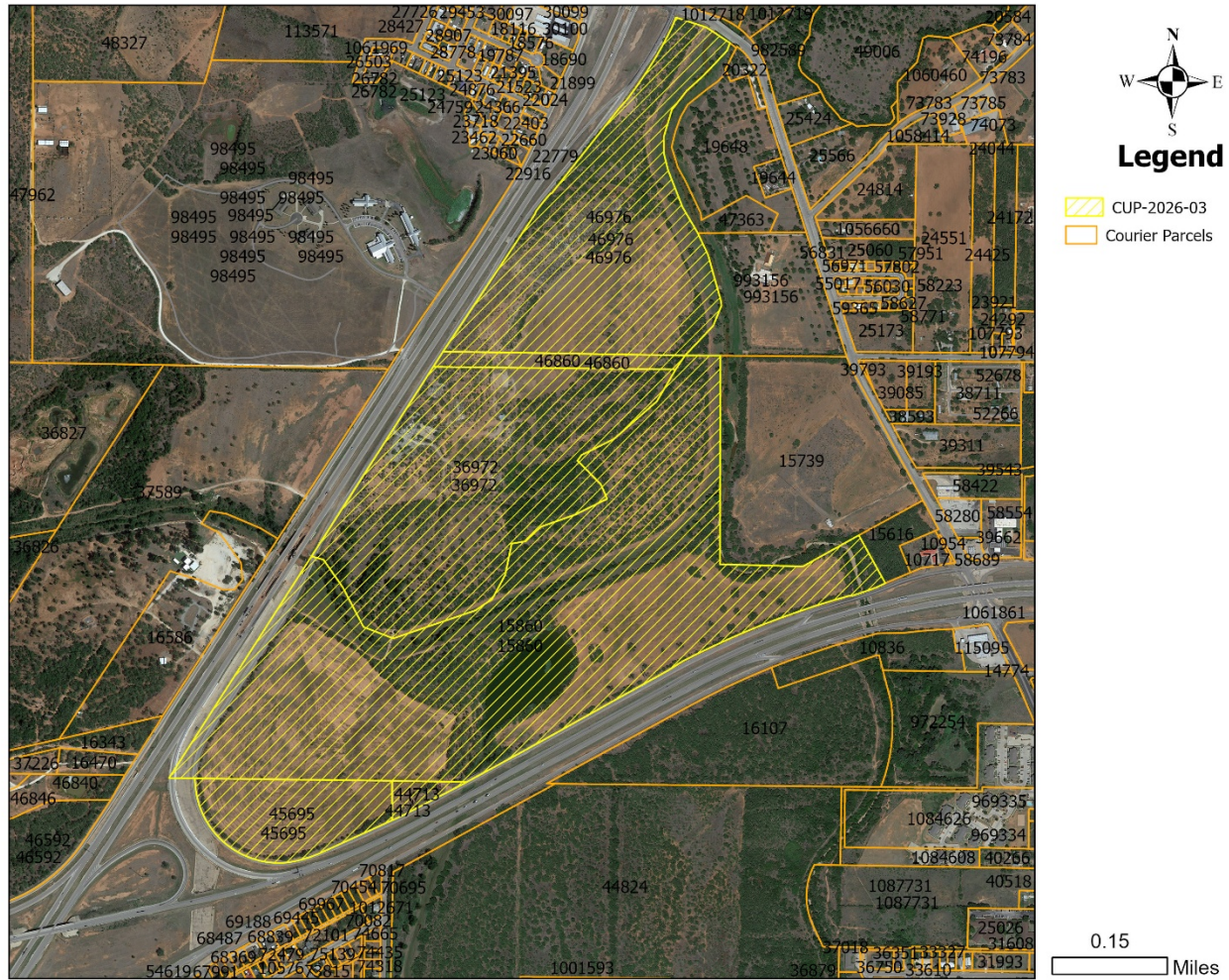
Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
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CROWNOVER DICK R	19648		
CROWNOVER DICK R	20322	4050 OLD ANSON RD	
SPIT LLC	36972	3601 N DANVILLE DR	
SPIT LLC	44713		
SPIT LLC	45695		
SPIT LLC	46860		
SPIT LLC	46976	3799 N DANVILLE DR	
SPIT LLC	46976	3799 X N DANVILLE DR	
CROWNOVER DICK R	47363		
DEAVER DAVID C & PAMELA B	982589		
FRAZIER JOE & BRENDA	993156	3750 OLD ANSON RD	O
FRAZIER JOE & BRENDA	993156	3706 OLD ANSON RD	O
DEAVER DAVID C & PAMELA B	1012718		
DEAVER DAVID C & PAMELA B	1012719		

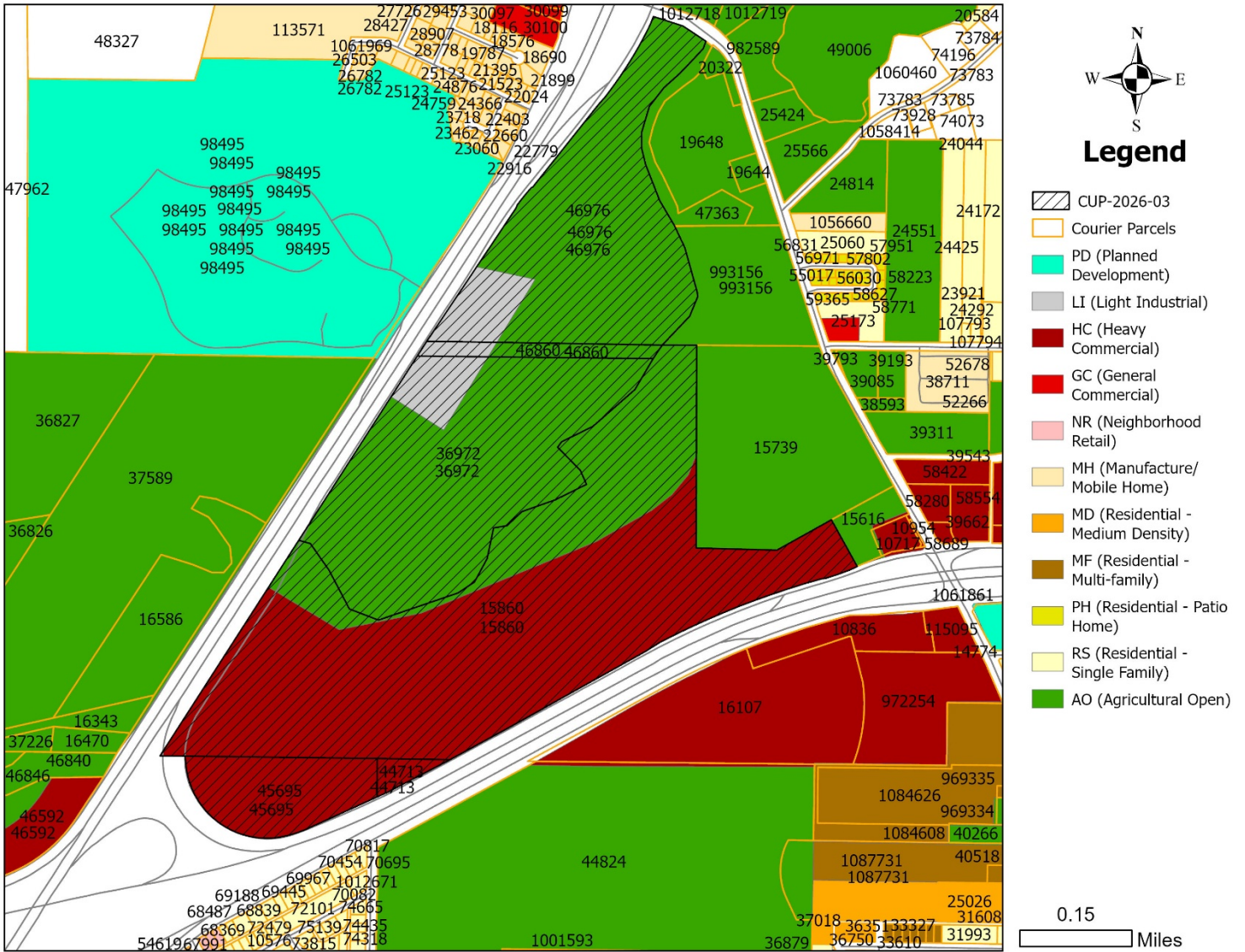
NOTIFICATION MAP



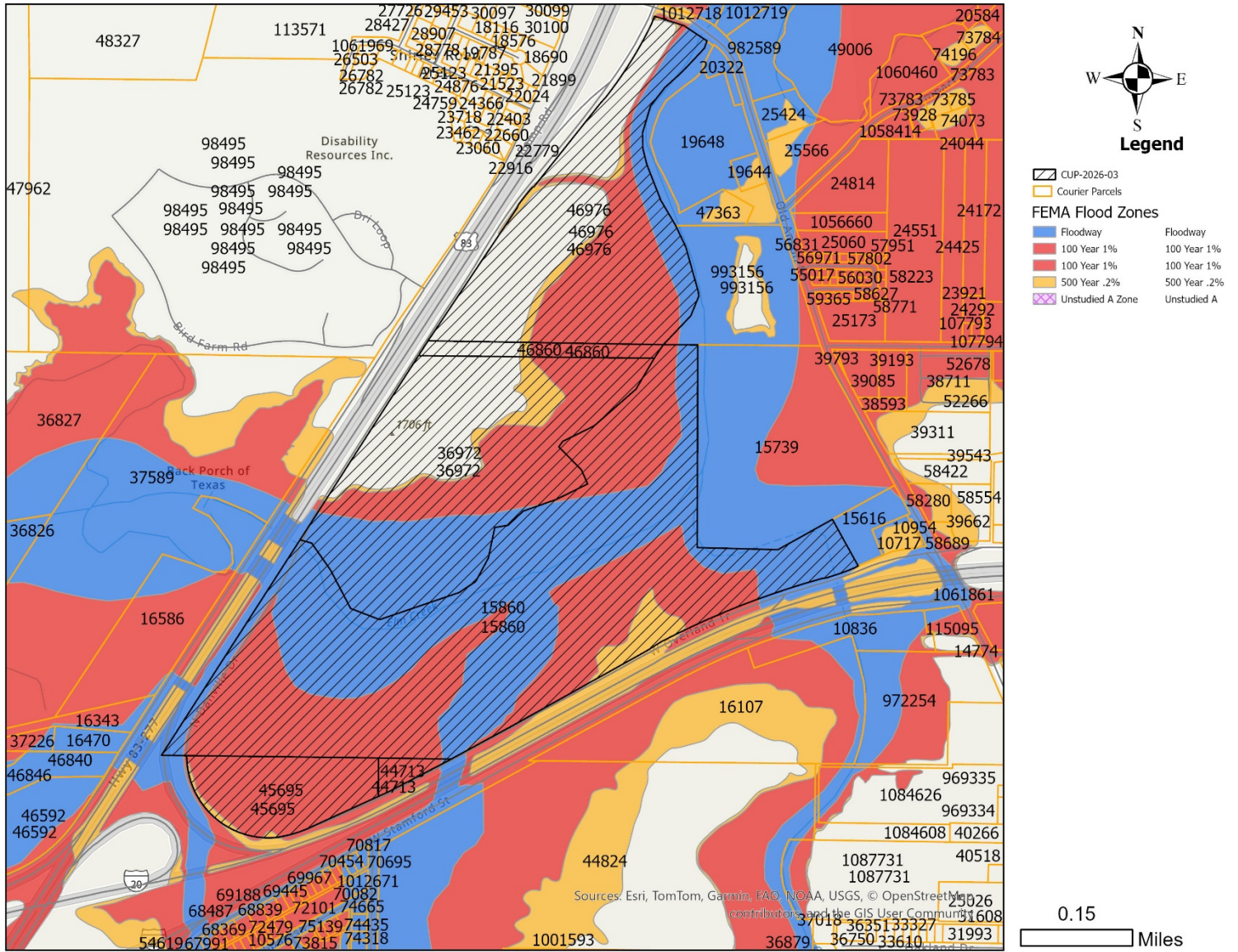
LOCATION MAP



ZONING MAP



FLOOD MAP



CONCEPT PLAN



GENERAL NOTES:
1. OVERALL AERIAL MAP CREATED FROM UNMANNED AERIAL SYSTEM (UAS) ON OCTOBER 30, 2025.



CONCEPTUAL RV PARK PROPOSED OVERALL SITE MAP

THIS SHEET INTENDED TO
BE IN COLOR

NO.	REVISION	DATE
1	DRAFT CONCEPTUAL LAYOUT GRAPHICS	11/18/2025
2	DRAFT CONCEPTUAL LAYOUT GRAPHICS	12/22/2025
3	DRAFT CONCEPTUAL LAYOUT GRAPHICS	12/31/2025
4	DRAFT CONCEPTUAL LAYOUT GRAPHICS	01/07/2026

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY UNDER THE
AUTHORITY OF CLINT A. TAYLOR, TEXAS P.E. (C2286) AND IS NOT
TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.



TAYLOR ENGINEERING
INFO@TAYLOR-ENGINEERING.NET
FIRM REG. NO. 24630
735-468-5332

DESIGNED BY:

CLINT A. TAYLOR, P.E.
ASST. TO OWNER
200 TAYLOR DR.

DATE:

01/07/2026

SCALE:

1" = 500'

SPIT LLC
NORTHWEST ABILENE
LUXURY RV PARK

CONCEPTUAL RV PARK
PROPOSED OVERALL SITE MAP

PROJECT NO.

2513

SHEET NO.

C-4

SEQUENCE NO.

4 OF 4



CONDITIONAL USE PERMIT

Case: CUP-2026-03

Owner: SPIT LLC

Agent: Clint Taylor

Request: A Conditional Use Permit to allow an RV Park in Agricultural Open (AO) Zoning.

Location: 3799 N Danville Dr

Notification: 0 in Favor, 1 in Opposition

Planning & Zoning: February 3, 2026

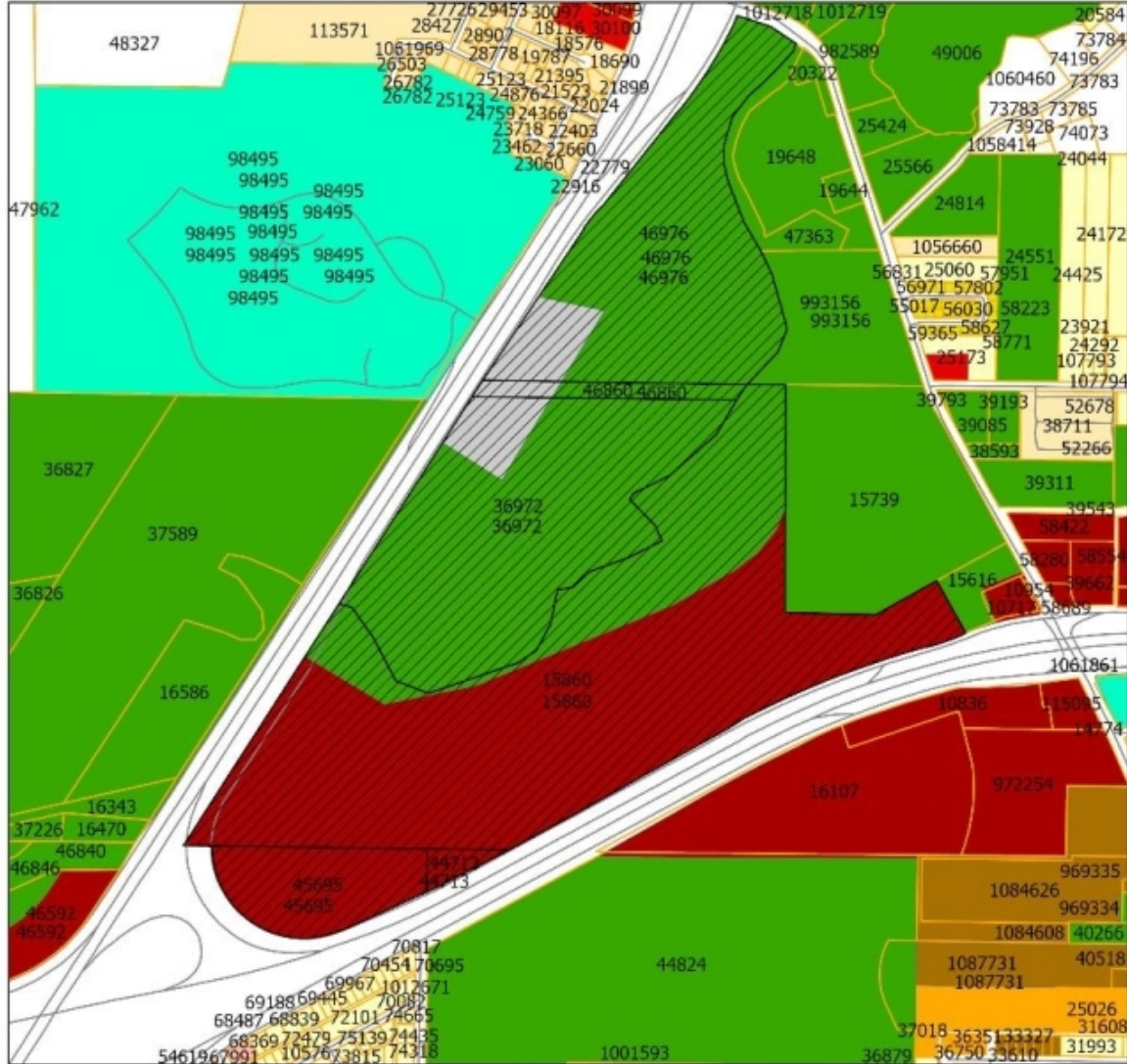
Council Hearing: February 26, 2026
March 12, 2026







ZONING MAP



Legend

- CUP-2026-03
- Courier Parcels
- PD (Planned Development)
- LI (Light Industrial)
- HC (Heavy Commercial)
- GC (General Commercial)
- NR (Neighborhood Retail)
- MH (Manufacture/ Mobile Home)
- MD (Residential - Medium Density)
- MF (Residential - Multi-family)
- PH (Residential - Patio Home)
- RS (Residential - Single Family)
- AO (Agricultural Open)

0.15

Miles



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





PROPERTY AND SURROUNDING VIEWS





CONCEPT PLAN



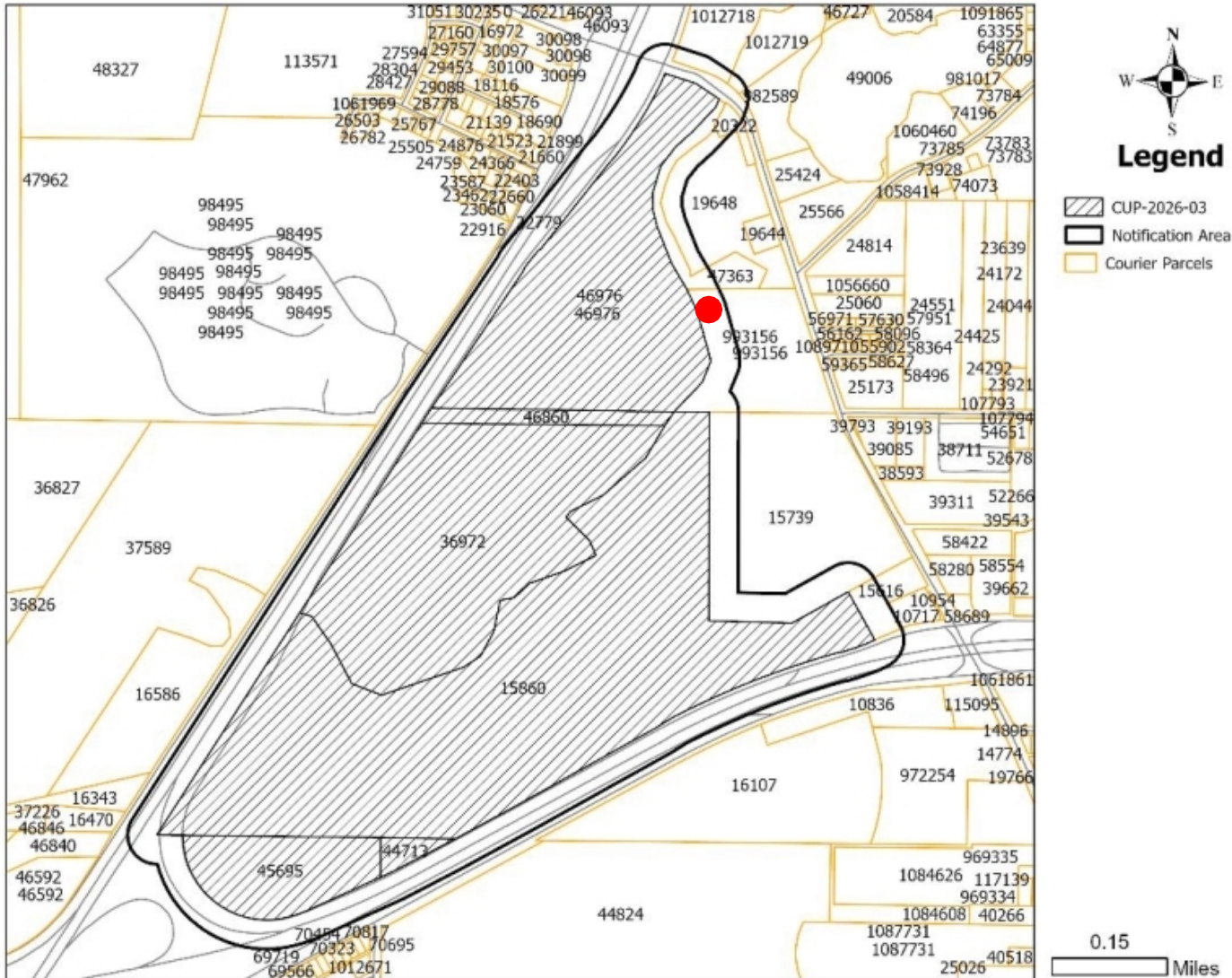
CONCEPTUAL RV PARK PROPOSED OVERALL SITE MAP

*147 RV sites





NOTIFICATION AREA MAP



0 - In Favor- ●
1 - Opposed- ●
1.40% Opposition





FINDINGS AND RECOMMENDATION

The proposed request is consistent with:

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

Staff Recommendation: **approval** subject to the concept plan and plan of operation.





Questions?





PLAN OF OPERATIONS – REVISION 1

Northwest Abilene RV Park (Project No. 2513)

1. PROJECT DESCRIPTION

1.1) PROPERTY ADDRESS: 3799 North Danville Drive, Abilene, TX 79601

- i.) Note: Platting for the area of proposed improvements is being sought concurrently with the application for a Conditional Use Permit. As such, the address may undergo a change over the course of the project.

1.2) OWNER AND REPRESENTATIVE AGENT INFORMATION:

- i.) OWNER NAME: SPIT LLC
- ii.) OWNER POINT OF CONTACT: Matt Smith
- iii.) REPRESENTATIVE AGENT NAME: Clint Taylor, P.E.
- iv.) REPRESENTATIVE AGENT ROLE: Engineer
- v.) REPRESENTATIVE AGENT CONTACT:
 - a.) Email: [REDACTED]
 - b.) Phone: [REDACTED]

1.3) CURRENT ZONING OF PROPOSED PROJECT AREA: Agricultural Open (AO)

1.4) SURROUNDING LAND USE: Agricultural Open (AO), Light Industrial (LI), Heavy Commercial (HC), Mobile Home (MH), General Commercial (GC), Highway/Roadway

1.5) PROPOSED USE: The proposed use of this property is for development into a Recreational Vehicle (RV) park. The RV park would be designed to accommodate long-term and short-term occupants, incorporate bath house, laundry, and workout facilities, and include park and recreational areas.

1.6) EXECUTIVE SUMMARY: The proposed project seeks to develop an RV park in the Northwest Abilene area near the intersection of US Highway 277 and Interstate-20. Located near the new Stargate data center, the park is ideally located to provide a flexible option for employees, as well as to provide a family-friendly destination near all the attractions Abilene has to offer. The proposed park would feature 147 total RV sites ranging from 55-foot to 85-foot in length and include both back-in and pull-through sites to allow guests to select the most optimal option for their preference and vehicle(s). All sites will include water, sewer, and electrical connections. The park and its amenities are designed with long-term and short-term guest stays in mind, featuring bath house, laundry, and workout facilities, landscaped areas, and parks and recreational areas to provide an enhanced guest experience.

2. OPERATIONAL DETAILS

2.1) HOURS OF OPERATION: The hours of operation of the Main Entrance Building are expected to be 8 AM to 5 PM, seven days a week. The RV sites themselves shall always be in operation, seven days a week.

2.2) NUMBER OF EMPLOYEES/OCCUPANTS:

- i.) The site is expected to operate with two (2) employees per day.
- ii.) The proposed design features a total of 147 sites. Assuming an average of two and a half (2.5) people per site, the maximum expected occupancy from park sites would be 368 people.



2.3) EXPECTED TRAFFIC: The typical length of short-term stay at a resort RV park is assumed to be approximately six (6) nights, while the typical length of a long-term stay at an RV park is assumed to be approximately three (3) months. Treating 75% (110 sites) of RV sites as designated long-term sites and 25% (37 sites) as designated short-term sites (per Land Development Code Section 4.2.11.4d), and assuming a maximum occupancy of 100%, this results in an expected guest turnover of fifty-two (52) arrivals and fifty-two (52) departures per week. Additionally, standard traffic from daily guest activities such as commuting to work, grocery shopping, or social outings is expected.

2.4) PARKING ARRANGEMENTS:

- i.) RV site parking arrangements. Each RV site is equipped with two (2) spaces to park a standard car as well as one (1) space to park an RV. The sizes of RV parking sites vary in size, type, and quantity as follows:
 - a.) 85-foot pull-through RV parking space, 15 total quantity (10.2% of total sites)
 - b.) 65-foot pull-through RV parking space, 59 total quantity (40.1% of total sites)
 - c.) 55-foot back-in RV parking space, 73 total quantity (49.7% of total sites)
- ii.) Main Entrance Building and Bath House, Laundry Room, and Workout Room parking arrangements. The proposed design features a total of fifteen (15) vehicle parking spaces at the Main Entrance Building, as well as twenty (20) vehicle parking spaces at the Bath House, Laundry Room, and Workout Room.

2.5) DELIVERIES/LOADING ACTIVITIES: Standard mail delivery is expected to be directed to the Main Entrance Building. Some minimal loading/unloading activities are possible for amenities such as vending machines or a small concessions store. However, no large-scale loading activities are anticipated, and the proposed design does not feature any sites, such as loading docks, intended for large-scale loading or unloading activities.

2.6) NOISE AND LIGHTING CONSIDERATIONS:

- i.) Noise considerations. Quiet hours shall be in effect from 10 PM to 8 AM daily. Guests shall be provided with rules regarding quiet hours and acceptable noise at the commencement of stay.
- ii.) Lighting considerations. Street lighting throughout the park shall consist of fully solar-powered streetlights. All streetlights shall be downward facing to minimize light pollution in the area. A courteous lighting policy shall be observed from 10 PM to 8 AM daily, with RV external lighting being dimmed or turned off. Guests shall be provided with rules regarding quiet hours and acceptable lighting at the commencement of stay.

3. COMPLIANCE AND COMPATIBILITY

3.1) LAND DEVELOPMENT CODE REQUIREMENTS:

- i.) Size, density, location, setbacks.
 - a.) Maximum site density. The park as currently proposed conforms to the requirement of no more than 10 units per acre.
 - b.) Minimum site size. The proposed area of improvements is greater than the minimum of 5 acres.
 - c.) Site location. The proposed site layout ensures the park maintains a minimum 300-foot distance between itself and any residentially zoned nearby areas, except Agricultural Open (AO) zoned areas.
 - d.) Size, marking and separation of individual sites.
 - 1) Each individual site within the proposed park includes space for one (1) recreational vehicle as well as two (2) individual vehicles, and an area of adequate space to fit a picnic table/grill.
 - 2) Sites shall be clearly marked at each corner, and shall be level, paved, and well drained.
 - 3) Each proposed site is spaced adequately to allow each travel trailer or recreational vehicle to maintain a minimum of 15-feet between itself and the next nearest travel trailer or permanent building.



- 4) The park layout is designed to ensure all minimum setback distances for travel trailers as outlined in Table 4-4 of the Land Development Code Section 4.2.11.2e are maintained.
- ii.) Ingress/egress.
 - a.) Public street. The park entrance/exit is directly linked to North Danville Drive, a service road running parallel to US Highway 277.
 - b.) Width and radius. The proposed ingress/egress roadway has a width of 36-feet and maintains a 25-foot curb radius.
 - c.) Paving. All roadways within the proposed park, to include ingress/egress roadway along with all interior roads, shall be hot mix roadway or concrete, while RV sites shall be concrete pavement, meeting paving requirements for all surfaces intended for vehicular use and parking.
 - d.) No access through residential zoning districts. The proposed design does not include any entrances or exits through a residential zoning district.
 - iii.) Miscellaneous requirements.
 - a.) Refuse containers or areas. The RV park shall ensure that adequate and conveniently located area(s) of refuse collection are provided for all guests in watertight and rodent-proof containers.
 - b.) Accessory uses. All proposed accessory use buildings are located greater than 50-feet from the nearest public street. The design shall ensure the sum total area occupied by these buildings is less than 10% of the total area.
 - c.) Duration of stay. To ensure compliance, up to 110 (75%) of the sites shall be designated as long-term (up to 12 months of stay with 60-day minimum interim before return), while a minimum of 37 (25%) of the sites shall be designated as short-term (up to 3-month stay with 60-day minimum interim before return).
 - d.) Sanitary facilities.
 - 1) The proposed Bath House design features four (4) total toilets, sinks, and showers for each sex, resulting in eight (8) total toilets, sinks, and showers at the Bath House, Laundry Room, and Workout Room Building.
 - 2) All RV sites shall have water, sewer, and electrical connections. Additionally, all RVs staying at the RV park will be required to have a toilet, shower, and sink.
 - 3) Buildings shall be well-lighted, ventilated, and be constructed of such material to permit rapid and satisfactory cleaning, scouring, and washing.
 - e.) Register of guests. The operator(s) of the park shall be responsible for maintaining a register of guests which encompasses name and address of each guest, in addition to arrival/departure dates, make, model, year, license number, and state of all vehicles.
 - f.) Landscaping requirements.
 - 1) The park shall be landscaped to provide a Type B buffer along all rear and side property lines.
 - 2) A minimum of 2.5% of the total park area shall be landscaped.
 - 3) As the proposed park includes more than 50 sites, appropriate directional signage and clearly labelled site numbers shall be present.



3.2) MEASURES OF MITIGATION TO IMPACT ON SURROUNDING PROPERTIES: Multiple measures shall be put in place to mitigate impact of development on surrounding properties.

- i.) The proposed layout is located in an area with geographical features providing a natural ridge and barrier to further prevent noise or light pollution even beyond measures as described in the above "Operation Details" section of this document.
- ii.) Design shall ensure that peak drainage runoff is equal to or less than pre-developed conditions for up to a 100-year event.
- iii.) All design decisions shall be made and implemented with an awareness and regard for all neighboring properties, and mitigations to ensure minimal impact shall be put in place.

4. SAFETY AND INFRASTRUCTURE

- 4.1) ROUTE OF INGRESS/EGRESS: The current route of ingress/egress consists of a 36-foot roadway connecting from the RV park to North Danville Drive, a service road running parallel to US Highway 277.
- 4.2) FIRE SAFETY: The proposed design incorporates a fire hydrant connected to a 6-inch water line and located near the Main Entrance Building. Access to fire emergency personnel would be provided via the main entrance located off North Danville Drive.
- 4.3) EMERGENCY ACCESS: Emergency access is provided via the entrance/exit off North Danville Drive. All internal roadways shall be of 30-foot width (excluding main ingress/egress roadway which is 36-feet wide) and with a minimum 25-foot turning radius, allowing emergency vehicles direct access to all sites.
- 4.4) ADA COMPLIANCE: The Main Office Building shall feature one (1) standard accessible parking space, and the Bath House, Laundry Room, and Workout Room shall feature two (2) standard accessible parking spaces. All buildings and related sidewalks will be in accordance with ADA requirements.

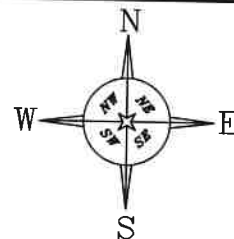
EASEMENT NOTES FROM TITLE COMMITMENT SCHEDULE B:

- 10.i. Tract 1
10.j. does not affect this property. (591/103)
10.l. does not affect this property. (814/14)
10.m. subject to, shown hereon. (816/529)
10.n. subject to, shown hereon. (843/984)
10.o. does not affect this property. (907/700)
10.p. subject to, shown hereon. (1641/770)
10.q. subject to, shown hereon. (1678/890)
10.r. subject to, shown hereon. (1895/821)
10.s. Tract 2
10.t. does not affect this property. (197/620)
10.u. does not affect this property. (329/404)
10.v. does not affect this property. (561/140)
10.w. does not affect this property. (562/154)
10.x. does not affect this property. (499/400)
10.y. does not affect this property. (539/47)
10.aa. does not affect this property. (566/543)
10.bb. subject to, shown hereon. (581/377)
10.cc. subject to, shown hereon. (606/287)
10.dd. subject to, shown hereon. (816/532 Tract 1)
10.ee. subject to, shown hereon. (840/701)
10.ff. subject to, shown hereon. (872/608)
10.ii. subject to, shown hereon. (1133/871)
10.kk. subject to, unable to determine. (1355/747)
10.ll. subject to, shown hereon. (1497/155)
10.mm. subject to, shown hereon. (1641/774)
10.nn. subject to, shown hereon. (1777/350)
10.oo. subject to, shown hereon. (1895/821)
10.pp. subject to, shown hereon. (2019-13010)
10.uu. Tract 4
10.xx. does not affect this property. (508/216)
10.yy. does not affect this property. (563/614)
10.zz. does not affect this property. (596/501)
10.aaa. does not affect this property. (859/650)

NOTE: Bearings shown hereon are based on Geodetic North, determined by G.P.S. observations.

EASEMENT NOTE: There may be easements on or near this property which are not reflected by title commitment or this survey plat. Due to the relocation of Elm Creek Channel and obliteration of original Elm Creek, certain easements were plotted to the best ability of this surveyor. Easement locations may not be exact.

OLD ANSON ROAD
(S72°24'E 332')
S71°44'12"E 292.13'
P.O.B.
W.T.U. Easement 843/984 D.R.
(Ch.=N31°19'E 722.7')
Ch.=N31°55'56"E 723.26'
R.=2855.70' L.=725.21'
(R.=2855.70')



LINE	BEARING & DISTANCE	
	MEASURED	RECORD
L1	S52°55'14"E 123.23'	
L2	S20°46'05"W 67.06'	S20°09'W
L3	S43°37'43"W 242.19'	S42°38'W & S43°24'W
L4	S46°31'05"W 143.0'	S45°54'W 143'
L5	S38°28'05"W 168.0'	S37°51'W 168'
L6	S17°04'05"W 194.0'	S16°27'W 194'
L7	S0°01'55"E 113.30'	S0°39'E 113.3'
L8	S13°22'55"E 117.60'	S14°E 117.6'
L9	S22°09'55"E 273.40'	S22°47'E 273.4'
L10	S28°40'55"E 165.40'	S27°18'E 165.4'
L11	S20°27'55"E 365.0'	S21°05'E 365'
L12	S14°16'55"E 212.70'	S14°54'E 212.7'
L13	S33°52'05"W 202.0'	S33°15'W 202'
L14	S45°13'05"W 244.92'	S44°36'W
L15	S67°32'02"W 148.41'	S66°53'W 147.6'

Matthew Smith and
Kyera Smith
3060 West Overland Trail
3061 North Danville Drive
Abilene, Texas 79603
GF No. 22-392

R. TURNER
SURVEY NO. 25

W.W. SILLS SURVEY
NO. 24

L. BOWERMAN
SURVEY NO. 83

L. BOWERMAN
SURVEY NO. 84

R. TURNER
SURVEY NO. 25

239.86 ACRES

Part of: Tract One (47.022 Ac.),
All of Tract Four (1.5 Ac.),
Part of Tract Two (181.96 Ac.) and
Part of Tract Three (12.92 Ac.)
Vol. 3027, Page 373, O.P.R.

L. BOWERMAN SURVEY NO. 84

J. SHIPMAN SURVEY NO. 85

WEST OVERLAND TRAIL
INTERSTATE HIGHWAY 20
(R/W Varies)

Legend

- = Found 3/8" rebar
- = Existing Concrete Highway Monument
- = Set 3/8" rebar
- x- = Fence
- R/W = Right of Way
- Ch. = Chord
- R. = Radius
- L. = Length
- = Power Pole
- E- = Overhead Power Line
- G- = Down Guy and Anchor
- ⊗ = 28" Mesquite Tree
- D.R. = Deed Records
- O.P.R. = Official Public Records
- P.O.B. = Place of Beginning
- Ac. = Acres
- () = Recorded Call
- W.T.U. = West Texas Utilities Company
- W.L.E. = Water Line Easement
- U.E. = Utility Easement



I hereby certify to Matthew Smith, Kyera Smith and True Title Company, the above to be a correct plat of 239.86 acres of land, being part of the W.W. Sills Survey No. 23, part of the W.W. Sills Survey No. 24, part of the L. Bowerman Survey No. 84, part of the R. Turner Survey No. 25 and part of the J. Shipman Survey No. 85, Taylor County, Texas, said 239.86 acres being part of a called 47.022 acre tract designated Tract One, part of a called 181.96 acre tract designated Tract Two, part of a called 12.92 acre tract designated Tract Three and all of a called 1.5 acre tract designated Tract Four, all described in a deed to Joseph Hantman, of record in Volume 3027, Page 373, Official Public Records, Taylor County, Texas (O.P.R.T.C.T.) and being more particularly described as follows:
Surveyed on the ground June 30, 2022.
There are no visible or apparent protrusions or overlapping of improvements upon or off this property other than shown. (Fences are not entirely upon property lines.)

GEOTEX PROPERTY SOLUTIONS
209 S. Pioneer Drive, Suite 2
Abilene, Texas 79605
325-677-6712
Firm Registration No. 10194134

File No: 122-23-22
File Name: 3060 West Overland Trail
Location: D:\ATaylor\2022\
Geotex Property Solutions Drawn by:
© 2022 All Rights Reserved RL

0 500 1000
SCALE IN FEET
Scale: 1"= 500'

Rex D. Haas
RPLS #4378

FIELD NOTES
239.86 ACRES

BEING 239.86 acres of land, being part of the W.W. Sills Survey No. 23, part of the W.W. Sills Survey No. 24, part of the L. Bowerman Survey No. 84, part of the R. Turner Survey No. 25 and part of the J. Shipman Survey No. 85, Taylor County, Texas, said 239.86 acres being part of a called 47.022 acre tract designated Tract One, part of a called 181.96 acre tract designated Tract Two, part of a called 12.92 acre tract designated Tract Three and all of a called 1.5 acre tract designated Tract Four, all described in a deed to Joseph Hantman, of record in Volume 3027, Page 373, Official Public Records, Taylor County, Texas (O.P.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a recovered concrete highway monument at the intersection of the east right-of-way line of North Danville Drive (U.S. Highway 277-83) with the south line of Old Anson Road at the northwest corner of said 47.022 acre Tract One, for the northwest corner of this tract;

THENCE S71°44'12"E 293.13 feet, with the north line of said 47.022 acre Tract One and the south line of said Old Anson Road, to a 3/8" rebar set at the west corner of a called 0.039 acre tract conveyed to City of Abilene, of record in Volume 1641, Page 766, O.P.R.T.C.T., for an angle corner of this tract;

THENCE S52°55'14"E 123.23 feet, with the south line of said 0.039 acre tract, to a point in the approximate centerline of the new Elm Creek Channel and being on the east line of said 47.022 acre Tract One and the west line of a called 16.63 acre tract designated Tract #2, of record in Document No. 2013-11065, O.P.R.T.C.T., for the most northerly northeast corner of this tract;

THENCE in a southerly direction with the approximate centerline of the new Elm Creek Channel, the east line of said 47.022 acre Tract One and the approximate west line of said 16.63 acre tract, the following thirteen (13) calls:

1. S20°46'05"W 67.06 feet, to a point for angle corner of this tract;
2. S43°37'43"W 242.19 feet, to a point for angle corner of this tract;
3. S46°31'05"W 143.00 feet, to a point for angle corner of this tract;
4. S38°28'05"W 168.00 feet, to a point for angle corner of this tract;
5. S17°04'05"W 194.00 feet, to a point for angle corner of this tract;
6. S00°01'55"E 113.30 feet, to a point for angle corner of this tract;
7. S13°22'55"E 117.60 feet, to a point for angle corner of this tract;
8. S22°09'55"E 273.40 feet, to a point for angle corner of this tract;
9. S26°40'55"E 165.40 feet, to a point for angle corner of this tract;
10. S20°27'55"E 365.00 feet, to a point for angle corner of this tract;
11. S14°16'55"E 212.70 feet, to a point at the intersection of the new creek channel with the old creek channel on the east line of said Survey No. 24, for angle corner of this tract;
12. S33°52'05"W 202.00 feet, to a point for angle corner of this tract;
13. S45°13'05"W 244.92 feet, to a point at the southwest corner of said 16.63 acre tract, for an interior corner of this tract;

THENCE S89°57'22"E 271.23 feet, with the south line of said 16.63 acre tract, to a 3/8" rebar set at the northeast corner of said 181.96 acre Tract Two and the northwest corner of Frazier Addition, of record in Cabinet 4, Slide 109, Plat Records, Taylor County, Texas, for the mid-northeast corner of this tract;

THENCE S00°09'37"E 1424.80 feet, with the east line of said 181.96 acre Tract Two and the west line of said Frazier Addition, to a 28" mesquite tree at an interior corner of said 181.96 acre Tract Two, for an interior corner of this tract;

THENCE in an easterly direction with the southerly north of said 181.96 acre Tract Two and the south line of said Frazier Addition, the following two (2) calls:

1. S89°49'37"E 572.50 feet, to a 3/8" rebar set for angle corner of this tract;
2. N62°41'23"E 441.80 feet, to a 3/8" rebar set for the most southerly northeast corner of this tract;

THENCE S29°01'37"E 376.40 feet, with the most easterly line of said 181.96 acre Tract Two, to a recovered 3/8" rebar on the northwest right-of-way line of West Overland Trail (Interstate Highway 20) at the extreme southeast corner of said 181.96 acre Tract Two, for the southeast corner of this tract;

THENCE in a southwesterly direction with the northwest right-of-way line of West Overland Trail, the southeasterly line of said 181.96 acre Tract Two, the southeasterly line of said 12.92 acre Tract Three and the southeasterly line of said 1.5 acre tract Four, the following eight (8) calls:

1. S67°32'02"W 148.41 feet, to a recovered 3/8" rebar at the beginning of a non-tangent curve to the left, for a corner of this tract;
2. Along said curve having a radius of 5880.00 feet, an arc length of 1469.89 feet and a long chord bearing S68°42'03"W 1466.06 feet, to a recovered concrete highway monument at the end of said curve, for a corner of this tract;
3. S61°27'30"W 1909.91 feet, to a 3/8" rebar set at the beginning of a curve to the right, for a corner of this tract;
4. Along said curve having a radius of 5691.65 feet, an arc length of 725.12 feet and a long chord bearing S65°18'36"W 724.63 feet, to a recovered concrete highway monument at the end of said curve, for a corner of this tract;
5. S68°38'04"W 150.00 feet, to a recovered concrete highway monument at the beginning of a curve to the right, for a corner of this tract;
6. Along said curve having a radius of 535.70 feet, an arc length of 546.33 feet and a long chord bearing N81°50'45"W 522.96 feet, to a 3/8" rebar set at the end of said curve, for a corner of this tract;
7. N52°35'45"W 16.37 feet, to a recovered concrete highway monument at the beginning of a curve to the right, for a corner of this tract;
8. Along said curve having a radius of 535.70 feet, an arc length of 799.37 feet and a long chord bearing N09°43'15"W 727.24 feet, to a recovered concrete highway monument at the end of said curve, being on the southeast right-of-way line of said North Danville Drive, for a corner of this tract;

THENCE in a northeasterly direction with the southeast right-of-way line of said North Danville Drive, the northwesterly of said 181.96 acre Tract Two and the northwesterly line of said 47.022 acre Tract One, the following ten (10) calls:

1. N33°00'33"E 693.03 feet, to a recovered concrete right-of-way monument, for a corner of this tract;
2. N32°42'59"E 549.62 feet, to a recovered concrete highway monument, for a corner of this tract;
3. N23°16'05"E 561.40 feet, to a recovered concrete highway monument, for a corner of this tract;
4. N33°01'32"E 419.28 feet, to a recovered concrete highway monument, for a corner of this tract;
5. N33°04'05"E 1468.46 feet, to a recovered concrete highway monument, for a corner of this tract;
6. N33°24'29"W 543.36 feet, to a 3/8" rebar set at the beginning of a curve to the right, for a corner of this tract;
7. Along said curve having a radius of 1811.50 feet, an arc length of 190.39 feet and a long chord bearing N35°51'39"E 190.30 feet, to a recovered concrete highway monument at the end of said curve, for a corner of this tract;
8. N38°45'40"E 313.18 feet, to a recovered concrete highway monument, for a corner of this tract;
9. N39°03'05"E 438.24 feet, to a recovered concrete highway monument at the beginning of a curve to the left, for a corner of this tract;
10. Along said curve having a radius of 2855.70 feet, an arc length of 725.21 feet and a long chord bearing N31°55'56"E 723.26 feet, to the place of beginning and containing 239.86 acre of land.

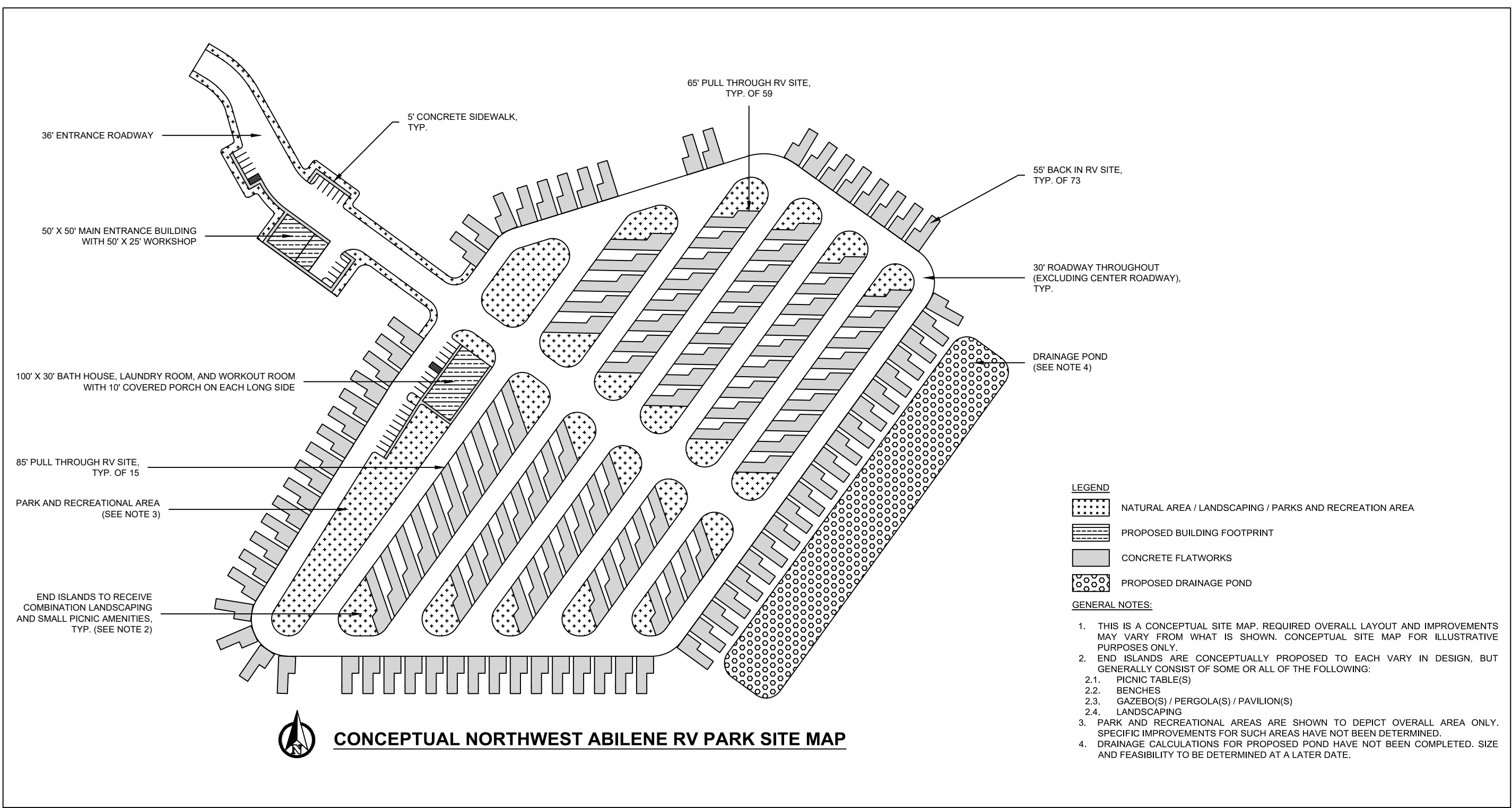
Surveyed on the ground June 30, 2022.

SEE ACCOMPANYING PLAT

Geotex Property Solutions
209 S. Pioneer Drive, Suite 2
Abilene, Texas 79605
(325) 677-6712
File # 122-23-22-239.86ac.
Firm Registration No. 10194134


Rex D. Haas
R. P. L. S. #4378





NO.	REVISION	DATE
1	DRAFT CONCEPTUAL LAYOUT GRAPHICS	11/18/2025
2	DRAFT CONCEPTUAL LAYOUT GRAPHICS	12/22/2025
3	DRAFT CONCEPTUAL LAYOUT GRAPHICS	12/31/2025
4	DRAFT CONCEPTUAL LAYOUT GRAPHICS	01/07/2026

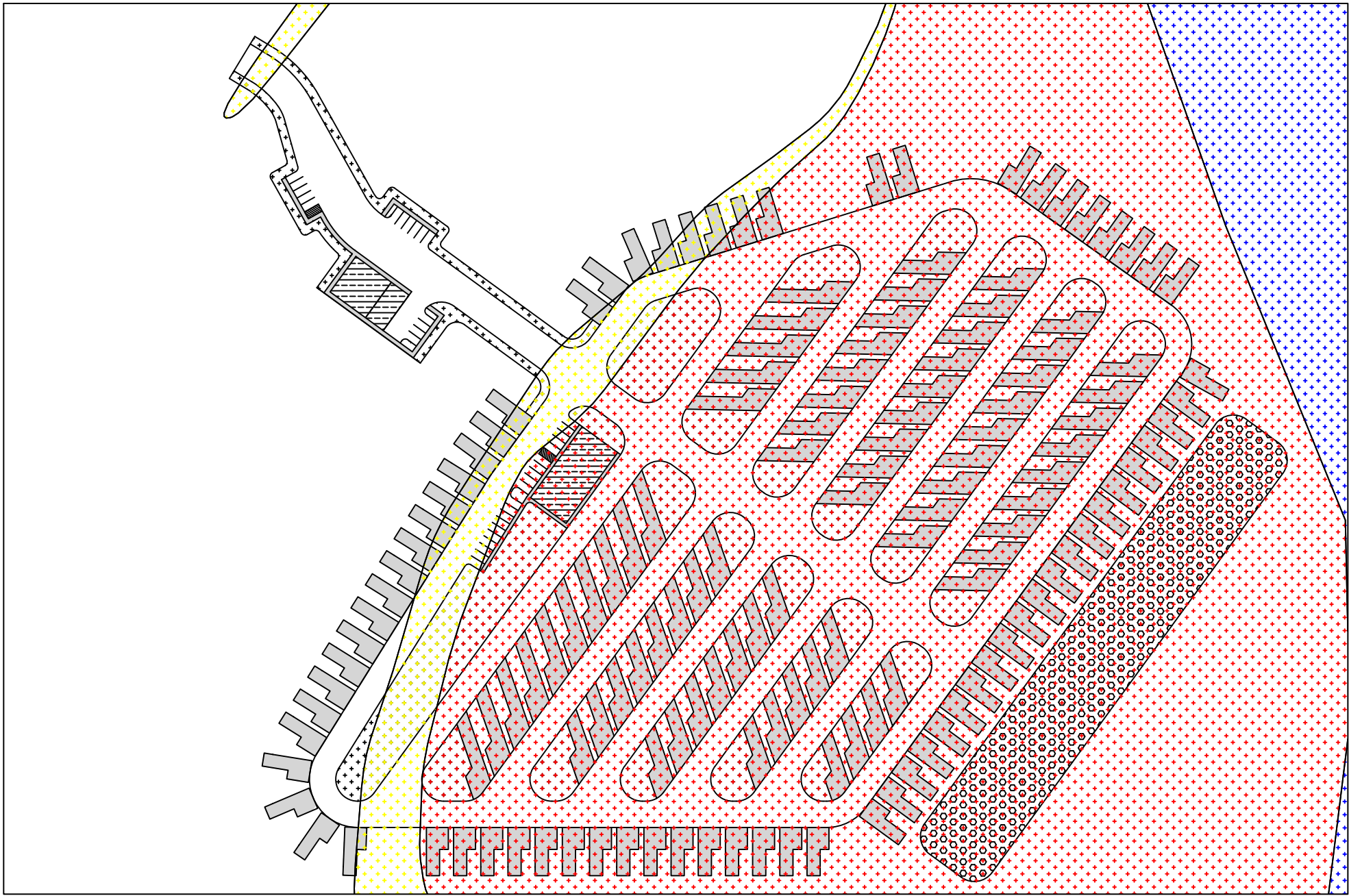
THIS DOCUMENT IS RELEASED FOR REVIEW ONLY UNDER THE AUTHORITY OF CLINT J. TAYLOR, TEXAS P.E. 142258 AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.



TAYLOR ENGINEERING
INFO@TAYLOR-ENGINEERING.NET
FIRM REG. NO. 24830
713-449-8332

DESIGNED BY: CLINT J. TAYLOR, P.E. AIDYN TURK JIM TAYLOR
DATE: 01/07/2026
SCALE: 1" = 150'

SPIT LLC NORTHWEST ABILENE LUXURY RV PARK CONCEPTUAL NORTHWEST ABILENE RV PARK SITE MAP	PROJECT NO. 2513
	SHEET NO. C-1
	SEQUENCE NO. 1 OF 4



**CONCEPTUAL RV PARK ESTIMATED FLOODWAY, ZONE
AE, AND ZONE X**

LEGEND

- ESTIMATED FLOODWAY
- ESTIMATED ZONE AE (100 YEAR)
- ESTIMATED ZONE X (500 YEAR)

GENERAL NOTES:

- ESTIMATED FLOODWAY, ZONE AE (100 YEAR), AND ZONE X (500 YEAR) DATA FROM FEMA'S NATIONAL FLOOD HAZARD LAYER (NFHL) VIEWER DOWNLOADED ON 11/18/2025.

THIS SHEET INTENDED TO
BE IN COLOR

NO.	REVISION	DATE
1	DRAFT CONCEPTUAL LAYOUT GRAPHICS	11/18/2025
2	DRAFT CONCEPTUAL LAYOUT GRAPHICS	12/22/2025
3	DRAFT CONCEPTUAL LAYOUT GRAPHICS	12/31/2025
4	DRAFT CONCEPTUAL LAYOUT GRAPHICS	01/07/2026

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CLINT J. TAYLOR, P.E.
AIDYN TURK
JIM TAYLOR

DATE:
01/07/2026

SCALE:
1" = 150'

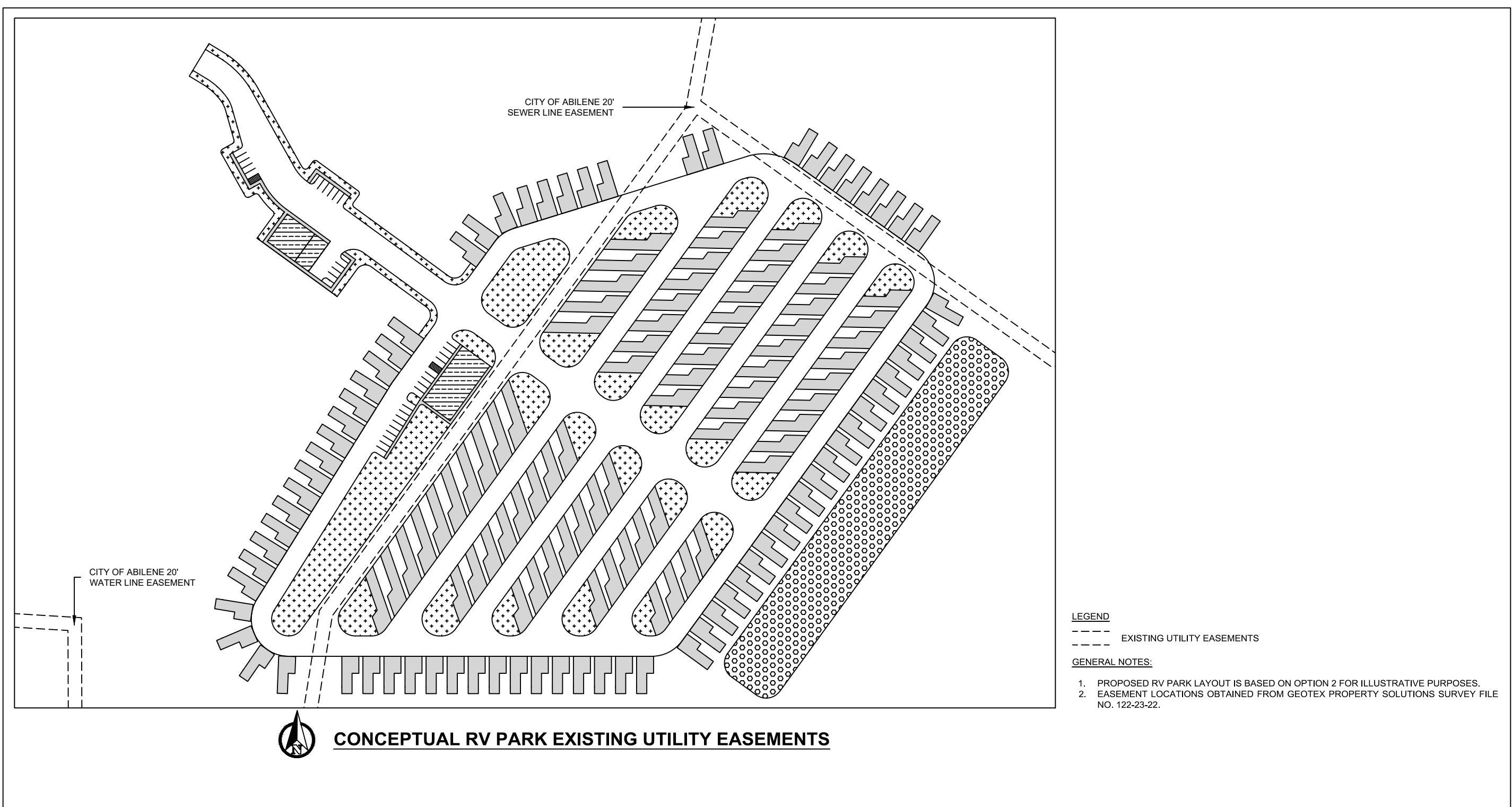
SPIT LLC
NORTHWEST ABILENE
LUXURY RV PARK

CONCEPTUAL RV PARK
ESTIMATED FLOODWAY,
ZONE AE, AND ZONE X

PROJECT NO.
2513

SHEET NO.
C-2

SEQUENCE NO.
2 OF 4



NO.	REVISION	DATE
1	DRAFT CONCEPTUAL LAYOUT GRAPHICS	11/18/2025
2	DRAFT CONCEPTUAL LAYOUT GRAPHICS	12/22/2025
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FIRM REG. NO. 24830
713-449-8332

DESIGNED BY: CLINT J. TAYLOR, P.E. AIDYN TURK JIM TAYLOR
DATE: 01/07/2026
SCALE: 1" = 150'

SPIT LLC NORTHWEST ABILENE LUXURY RV PARK CONCEPTUAL RV PARK EXISTING UTILITY EASEMENTS	PROJECT NO. 2513
	SHEET NO. C-3
	SEQUENCE NO. 3 OF 4



- GENERAL NOTES:
1. OVERALL AERIAL MAP CREATED FROM UNMANNED AERIAL SYSTEM (UAS) ON OCTOBER 30, 2025.



CONCEPTUAL RV PARK PROPOSED OVERALL SITE MAP

THIS SHEET INTENDED TO
BE IN COLOR

NO.	REVISION	DATE
1	DRAFT CONCEPTUAL LAYOUT GRAPHICS	11/18/2025
2	DRAFT CONCEPTUAL LAYOUT GRAPHICS	12/22/2025
3	DRAFT CONCEPTUAL LAYOUT GRAPHICS	12/31/2025
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INFO@TAYLOR-ENGINEERING.NET
FIRM REG. NO. 24830
713-449-8332

DESIGNED BY:
CLINT J. TAYLOR, P.E.
AIDYN TURK
JIM TAYLOR

DATE:
01/07/2026

SCALE:
1" = 500'

SPIT LLC
NORTHWEST ABILENE
LUXURY RV PARK

CONCEPTUAL RV PARK
PROPOSED OVERALL SITE MAP

PROJECT NO.
2513
SHEET NO.
C-4
SEQUENCE NO.
4 OF 4

ZONING NOTIFICATION RESPONSE FORM CASE: CUP-2026-03

You may indicate your position on this request by detaching this sheet at the dotted line and returning it to the address below. Additional comment space is provided on the back of this response form. You may also attach additional sheets if needed. All correspondence must be signed and include your name and address. All responses must be received within 5 days of the meeting to be placed in the agenda packet. Please mail the response form to:

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

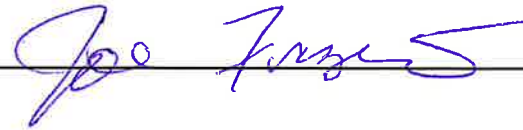
Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Property Zoning:	AO/GC/LI	Your Name:	FRAZIER JOE & BRENDA
Requestor's Proposed Zoning:	AO/GC(CUP)/LI	Your Address:	3750 OLD ANSON RD
Requestor's Parcel ID:	46976, 46860, 36972, 15860, 44713, 45695	Your Parcel ID:	993156

I am in favor ☐

I am opposed ☒

Signature: _____



ZONING CASE

Z-2026-02

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: February 3, 2026
City Council 1st Reading: February 12, 2026
City Council 2nd Reading: February 26, 2026

Applicant

Owner: Hit Ventures, LLC

Case Manager

Adam Holland – Planner

Request

Change the zoning of approximately 3.65 acres from Planned Development District (PDD-116) to General Commercial (GC).

Location

Located at 2002 Jameson St.

Background

The owner would like to rezone the property to General Commercial to allow new uses for the property. The existing Planned Development District is restrictive and does not permit some commercial uses by right.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	HC	Retail Sales – outdoors non-vehicle
East	RS-6	Vacant/Church
South	RS-6	Single-Family Residences
West	PDD-116	Convenience Store

Criteria Assessment

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

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

The proposed use is consistent with the Comprehensive Plan.

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

The proposed zoning would be appropriate in the immediate area.

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

All services are provided.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- PowerPoint Presentation
- Application

Notification

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

PROPERTY OWNER

Legend: O - Opposed, F - In Favor

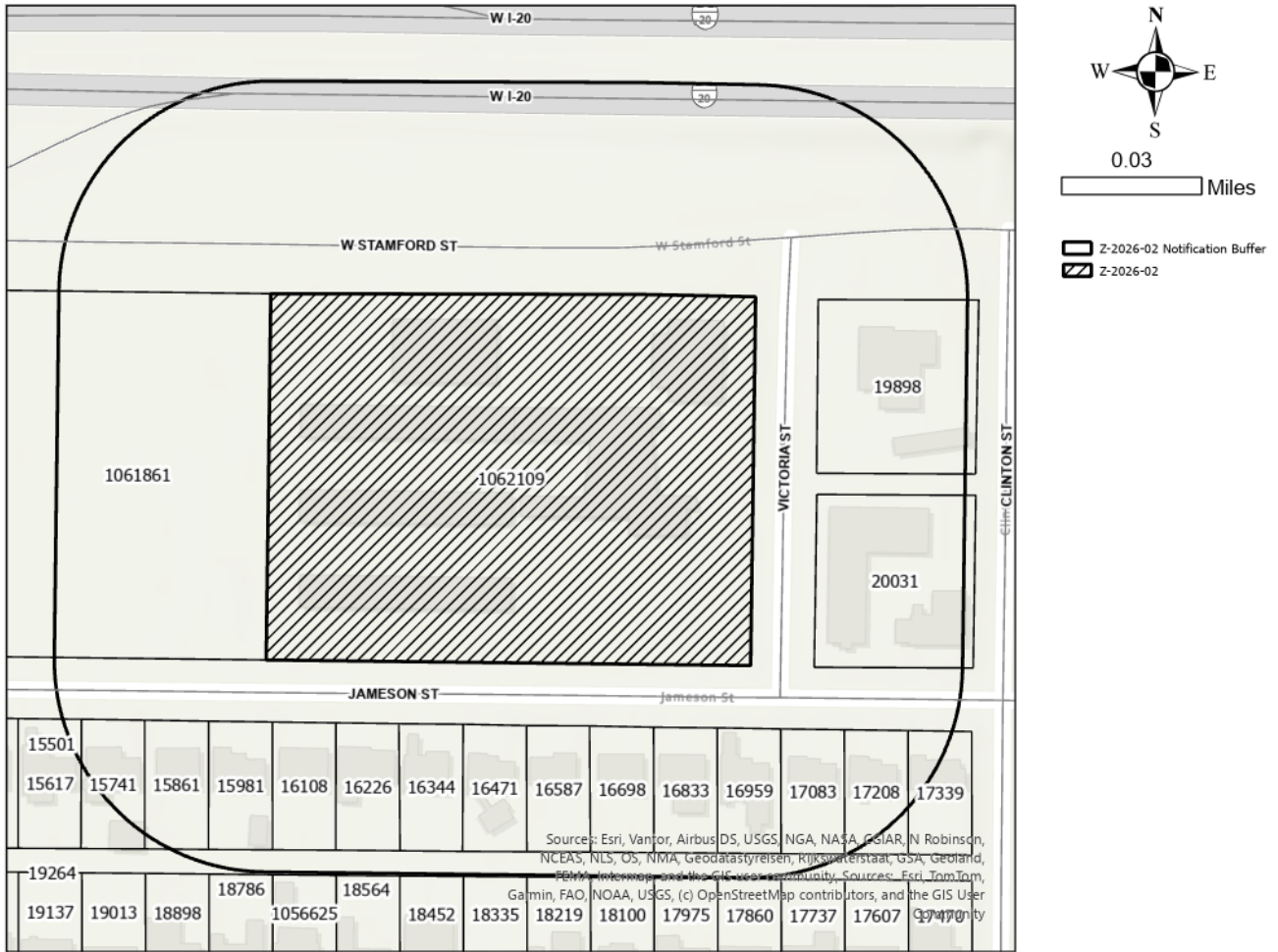
OWNER	PROP_ID	SITUS	RESPONSE
BENNETT MELISSA A	17083	1917 JAMESON ST	
BUCHALLA NORMAN DALE LIFE EST &	16959	1925 JAMESON ST	
COOPER SHIRLEY J MYERS	16471	1957 JAMESON ST	
DAWKINS MILES A	15741	2041 JAMESON ST	
DULANEY DEANNE J	17339	1901 JAMESON ST	
HIT VENTURES LLC	1062109	2002 JAMESON ST BLDG E	
JGN PROPERTIES LLC SERIES B	16833	1933 JAMESON ST	
LYALL DANIEL &	16587	1949 JAMESON ST	
MARTIN JACKIE G JR	15861	2033 JAMESON ST	
MARTIN PAUL G LF EST	15981	2025 JAMESON ST	
MARTINEZ VELIA RODRIGUEZ	15617	2049 JAMESON ST	
MC KEEVER SANDRA KAY	16698	1941 JAMESON ST	
NIETO JESSE JR	16344	2001 JAMESON ST	
NIETO MELANIE MARIE	16108	2017 JAMESON ST	
NORTH PARK ASSEMBLY OF GOD CHURCH	19898	1909 W STAMFORD ST	
QT SOUTH LLC	1061861	3217 OLD ANSON RD	
SNEARLY TOM	17208	1909 JAMESON ST	
SUAREZ DANIELA	16226	2009 JAMESON ST	

PROPERTY ID

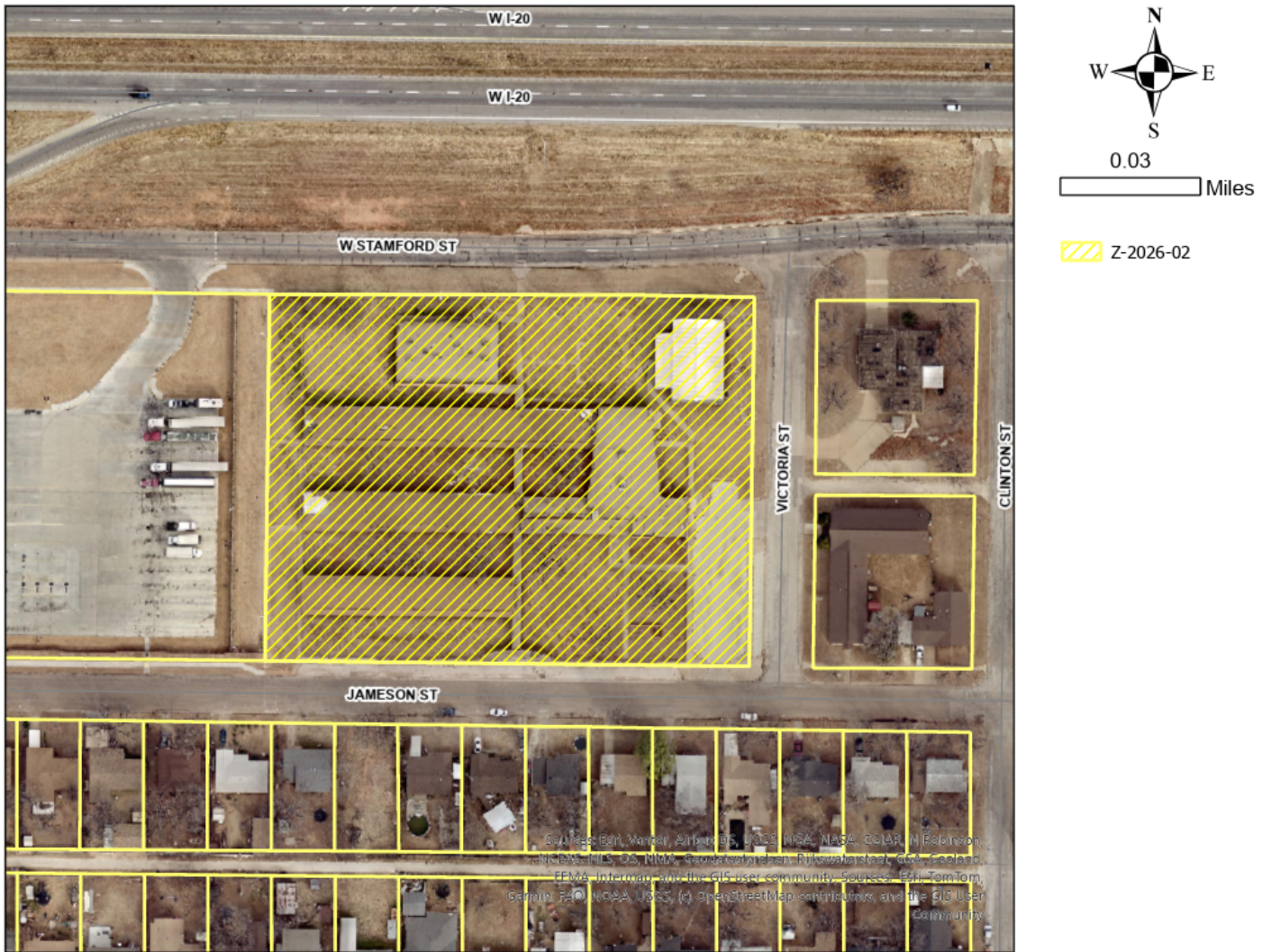
Legend: O - Opposed, F - In Favor

OWNER	PROP_ID	SITUS	RESPONSE
MARTINEZ VELIA RODRIGUEZ	15617	2049 JAMESON ST	
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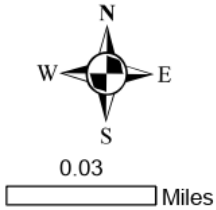
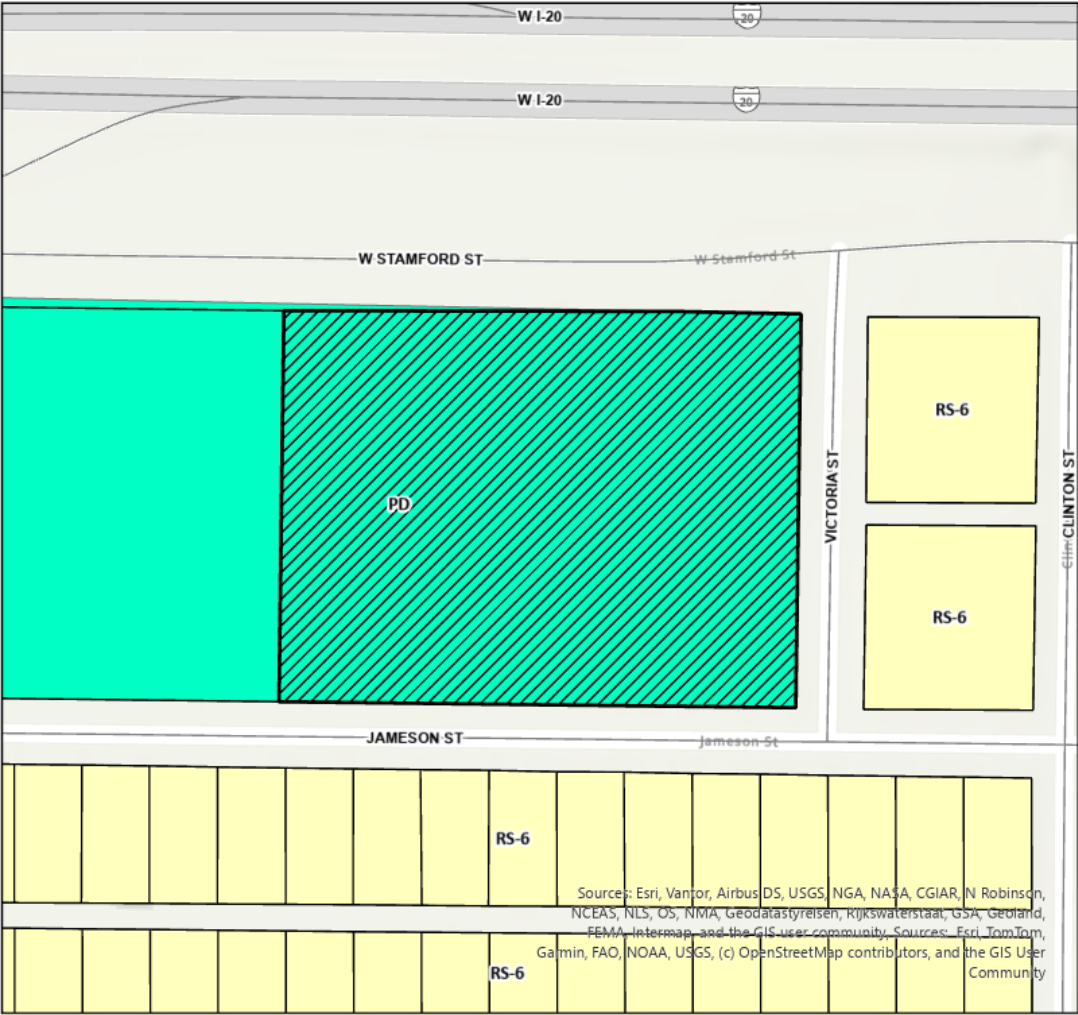
NOTIFICATION MAP



LOCATION MAP



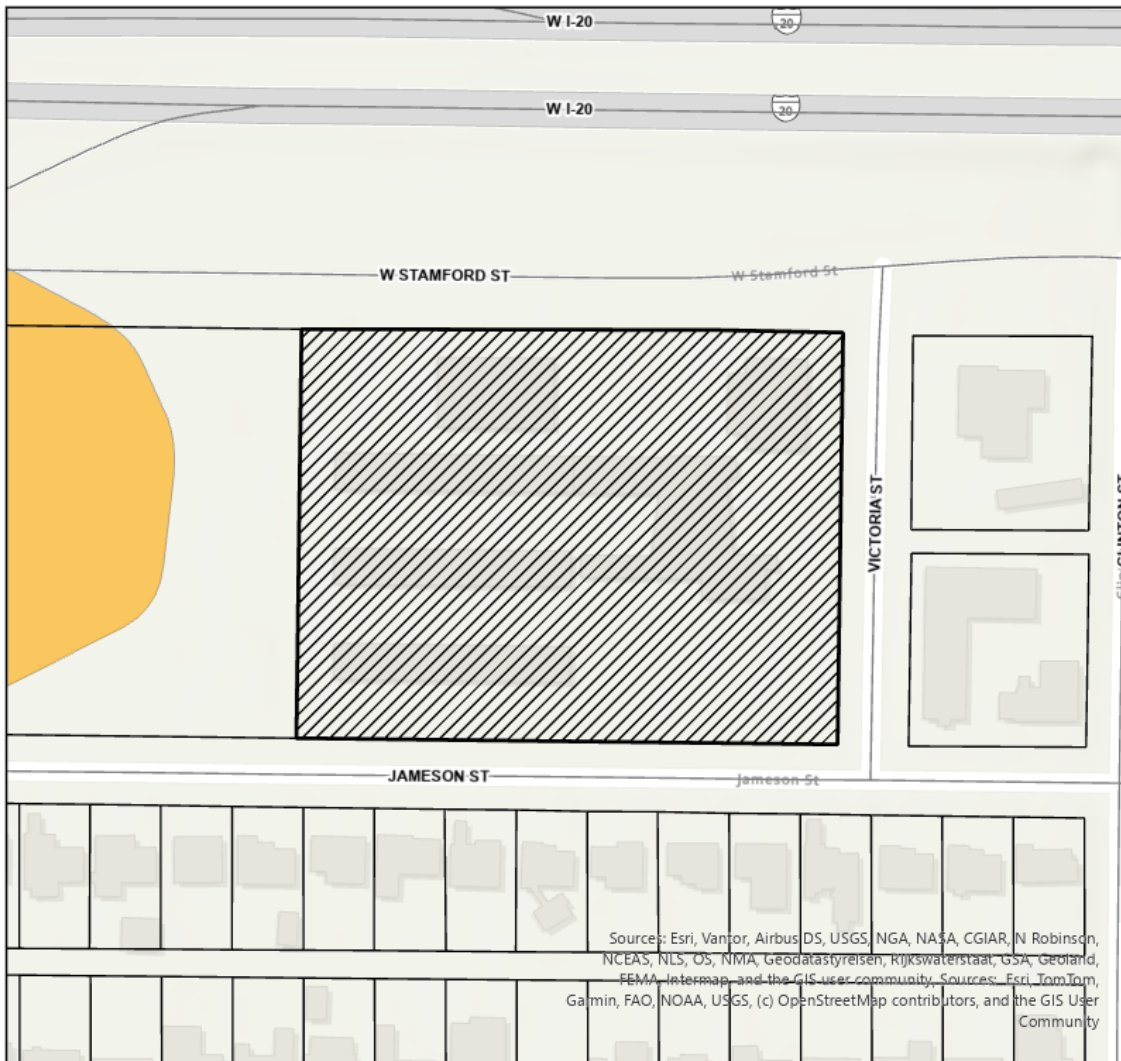
ZONING MAP



- Z-2026-02**
- Zoning Districts**
- PD
 - RS-6

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

FLOOD MAP



0.03

Miles

Z-2026-02

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



REZONE REQUEST

Case: Z-2026-02

Owner: Hit Ventures, LLC

Request: Change the zoning of approximately 3.65 acres from
Planned Development District (PDD-116) to General Commercial

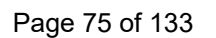
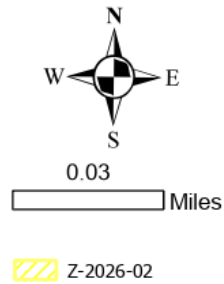
Location: 2002 Jameson St.

Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: February 3, 2026

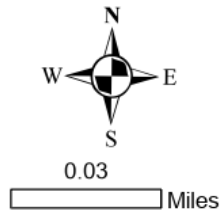
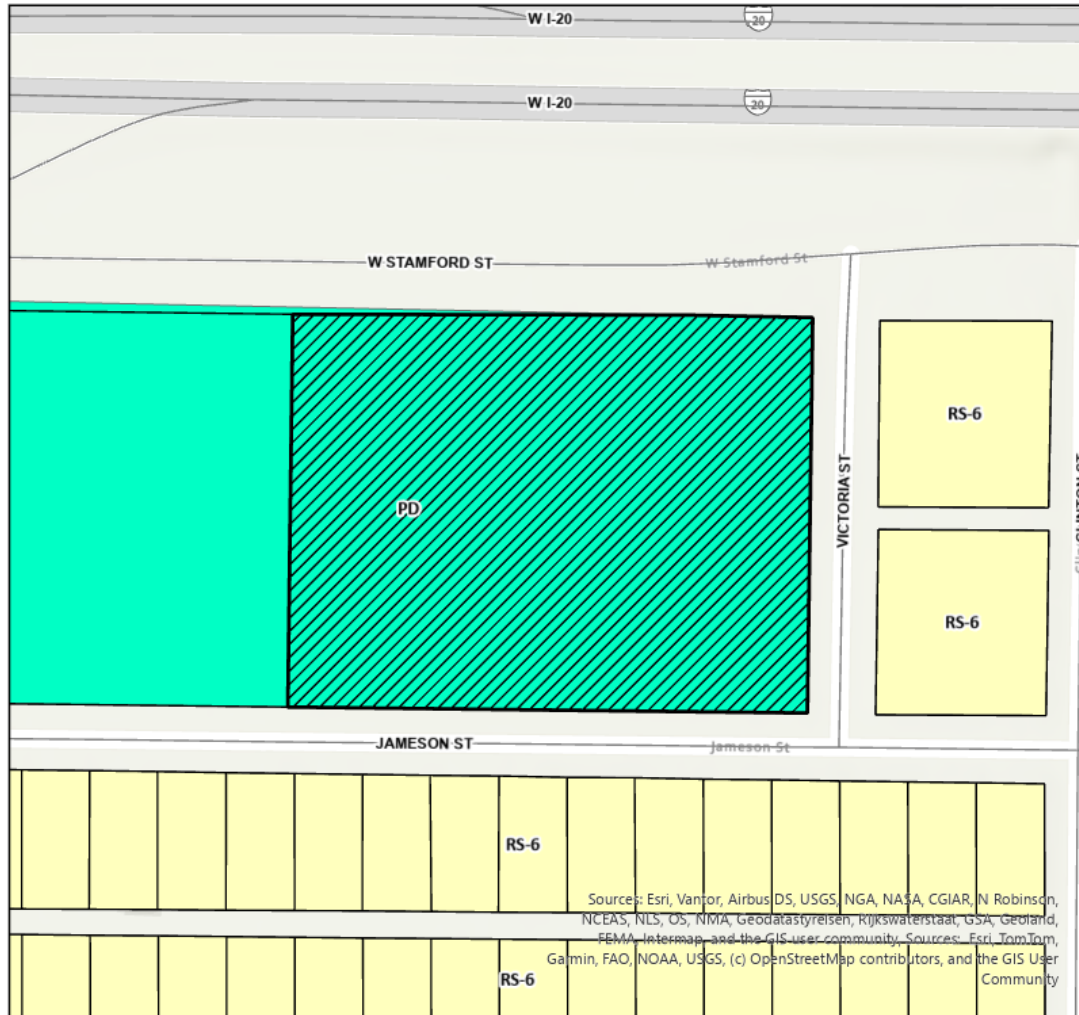
Council Hearing: February 12, 2026
February 26, 2026







ZONING MAP



Z-2026-02

Zoning Districts

PD

RS-6

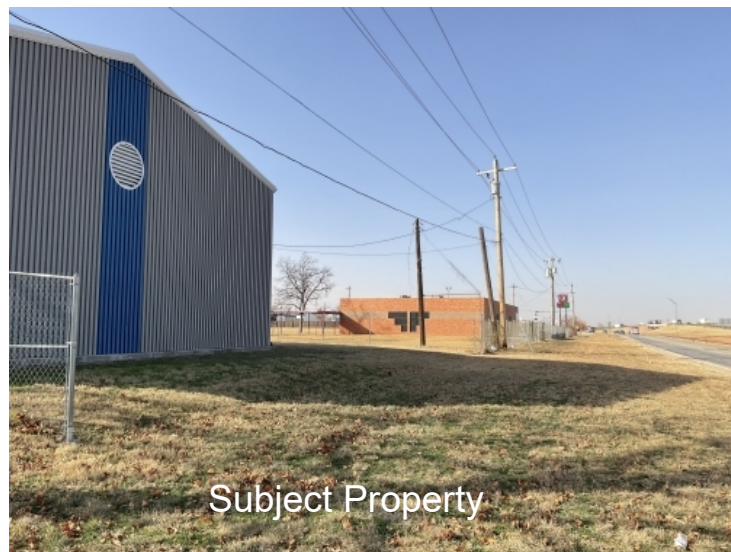




PROPERTY VIEWS



Subject Property



Subject Property



North Neighboring Property



North Neighboring Property



East Neighboring Property





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:

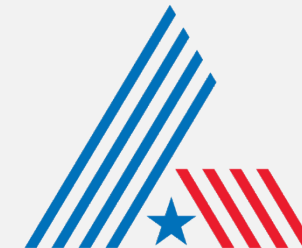
- C Aircraft and Accessories
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P Fuel Sales
- P Liquor Store (Off Premises Consumption) (*Defined under Liquor Store*)
- P Liquor Store (On Premises Consumption) (*Defined under Liquor Store*)
- P Restaurant, Brew Pub
- P Restaurant, Fast Food
- P 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

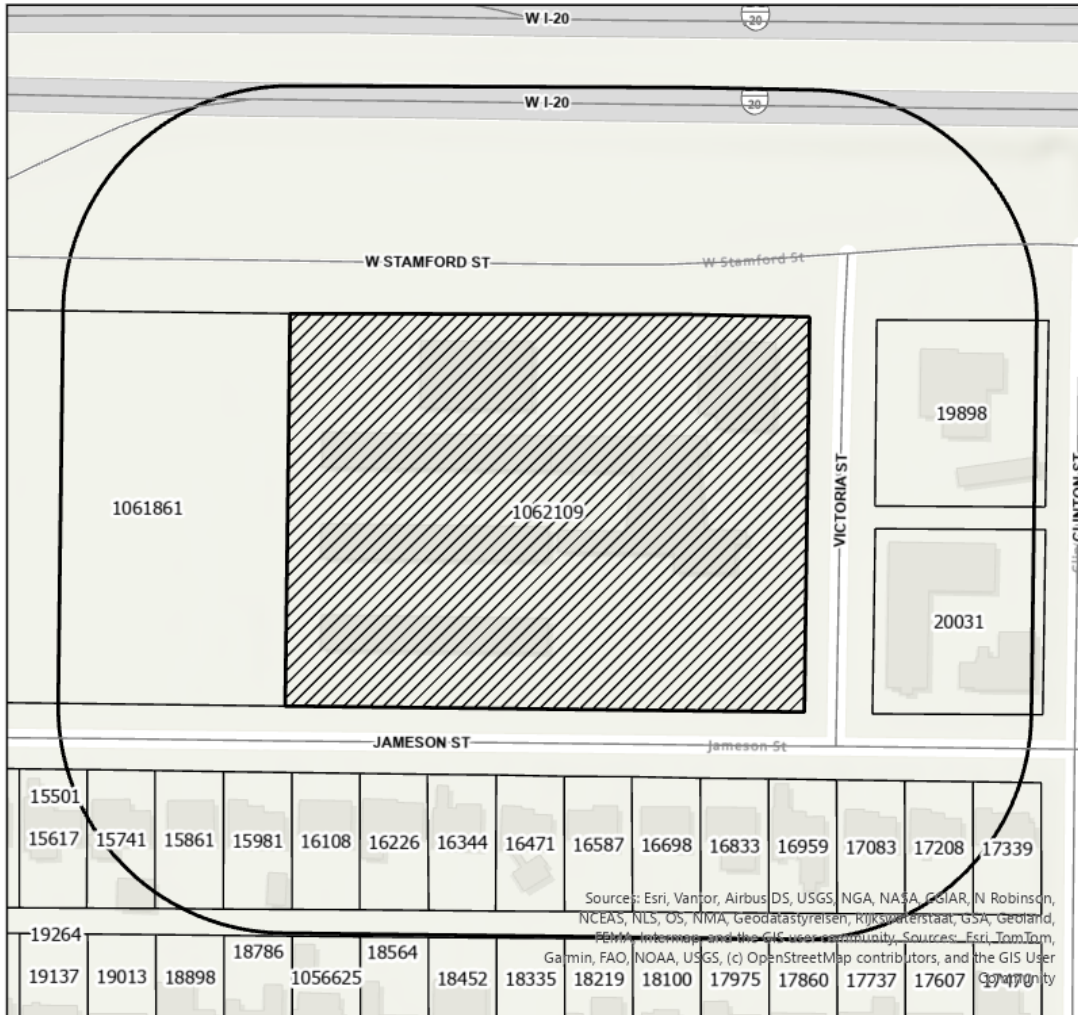
- P Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)
- C Permitted as a Conditional Use Permit, Requiring Approval by City Council
- TP Permitted by Temporary Permit Only,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



CITY OF
ABILENE
TEXAS



NOTIFICATION AREA MAP



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





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **Approval**





Questions?



ZONING CASE

Z-2026-05

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: February 3, 2026
City Council 1st Reading: February 26, 2026
City Council 2nd Reading: March 12, 2026

Applicant

Agent: Alex Whitten
Owner: Stephens Properties, LLC

Case Manager

Kera Valois – Planner

Request

Change the zoning of approximately 1.54 acres from Planned Development (PDD-59) to General Retail (GR).

Location

Located at 4541 Catclaw Drive. Legal description being Lot 1, Block A, Ridgmar Addition Section 2 Continuation 1, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City limits in 1963 as Agricultural Open (AO) and Residential Multi Family (RM-2). The subject property was rezoned to Planned Development (PDD-59) in 1995. The current base zoning for Tract 2 of the Planned Development is Office (O) zoning, excluding the uses in the Trade-Retail Use category.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	PDD-59	Residence
East	RS-6	Residence
South	PDD-59	Advanced Chiropractic
West	AO	Vacant Lot

Criteria Assessment

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

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

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

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

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

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

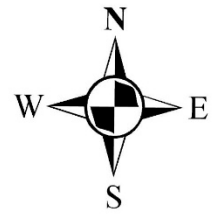
- PowerPoint Presentation

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on January 16, 2026, 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
ANDERSON DENNIS W & EVELYN	73873	4541 RIDGWAY RD	
BARTON RANDELL E & MARGERY K	93949	3917 RIDGWAY CR	
BATEMAN LOWELL JAMES & NORA A	93948	3925 RIDGWAY CR	
BRENINGER MICHAEL & EMILY	93952	3901 RIDGWAY CR	
BROKERAGE HOUSE INC	93944	3934 RIDGWAY CR	
BYNUM BRONCO D	72405	4558 RIDGWAY RD	
CASE SCOTT J & DOMINGA C	93950	3909 RIDGWAY CR	
DAVEY ERIK ALAN & HEATHER JANAE	70720	4609 CATCLAW DR	
FORD SABRINA	13632	4609 ROYAL CREST DR	
GEMARINO SHOSEI S & AURORA G LIFE EST	969250	4582 COUGAR WY	
GJOCAJ ALMA	969249	4590 COUGAR WY	
J & C MORGAN PROPERTIES LLC	996756	4549 CATCLAW DR	
JAMES ERIC J & LYNDIA D	72534	3873 PATTY LYNNE	
JEREZA DANIEL & CASE SCOTT J	74009	4533 RIDGWAY RD	
MILLS JAMES FRANKLIN	13510	4601 ROYAL CREST DR	
NKIERI MOSALA DEBS & NIKKI NICLETTE TULAKWE	72164	4542 RIDGWAY RD	
OBERT MICHAEL	12072	4602 ROYAL CREST DR	
PATTY ROBERT L &	12191	4610 ROYAL CREST DR	
PECINA EZEQUIEL & CAROLYN	93947	3933 RIDGWAY CR	
PRESLEY THOMAS E JR & CHARLA R	93945	3942 RIDGWAY CR	
RITTENHOUSE THOA	93942	3918 RIDGWAY CR	
SELMAN CASEY FERRON	72291	4550 RIDGWAY RD	
SHY MONTIE G & JOSIE	70842	4601 CATCLAW DR	

LOCATION MAP



0.04

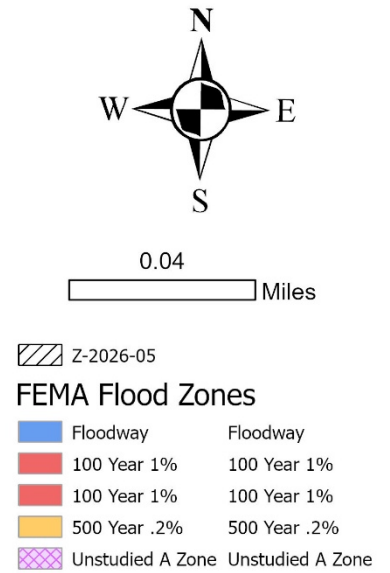
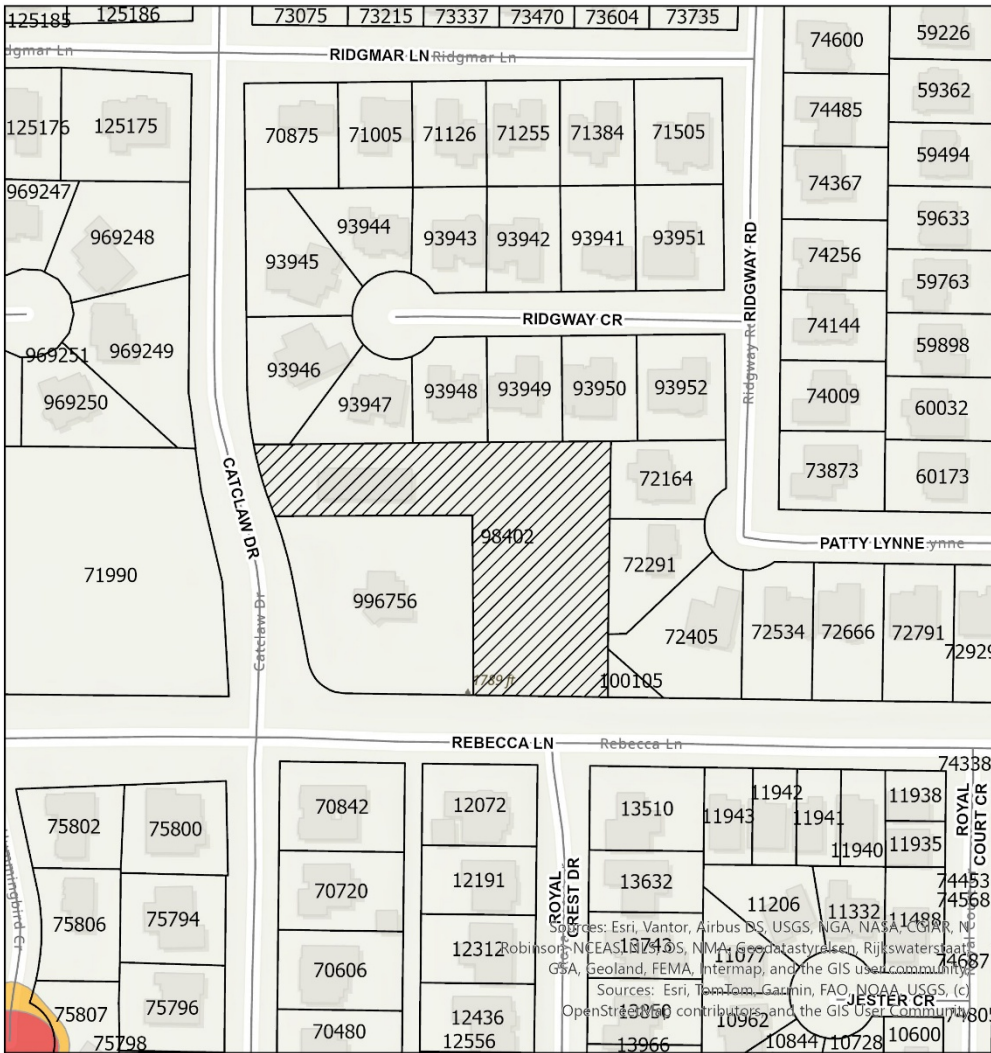
Miles

 Z-2026-05

ZONING MAP



FLOOD MAP





REZONE REQUEST

Case: Z-2026-05

Agent: Alex Whitten

Owner: Stephens Properties, LLC

Request: Change the zoning of approximately 1.54 acres from Planned Development (PDD-59) to General Retail (GR).

Location: Located 4541 Catclaw Dr

Notification: 0 in Favor, 0 in Opposition

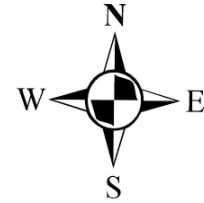
Planning & Zoning: February 3, 2026

Council Hearing: February 26, 2026
March 12, 2026





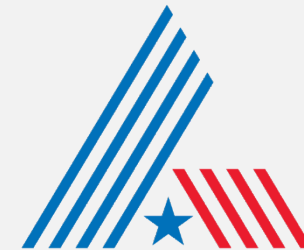
AERIAL LOCATION MAP



0.04

Miles

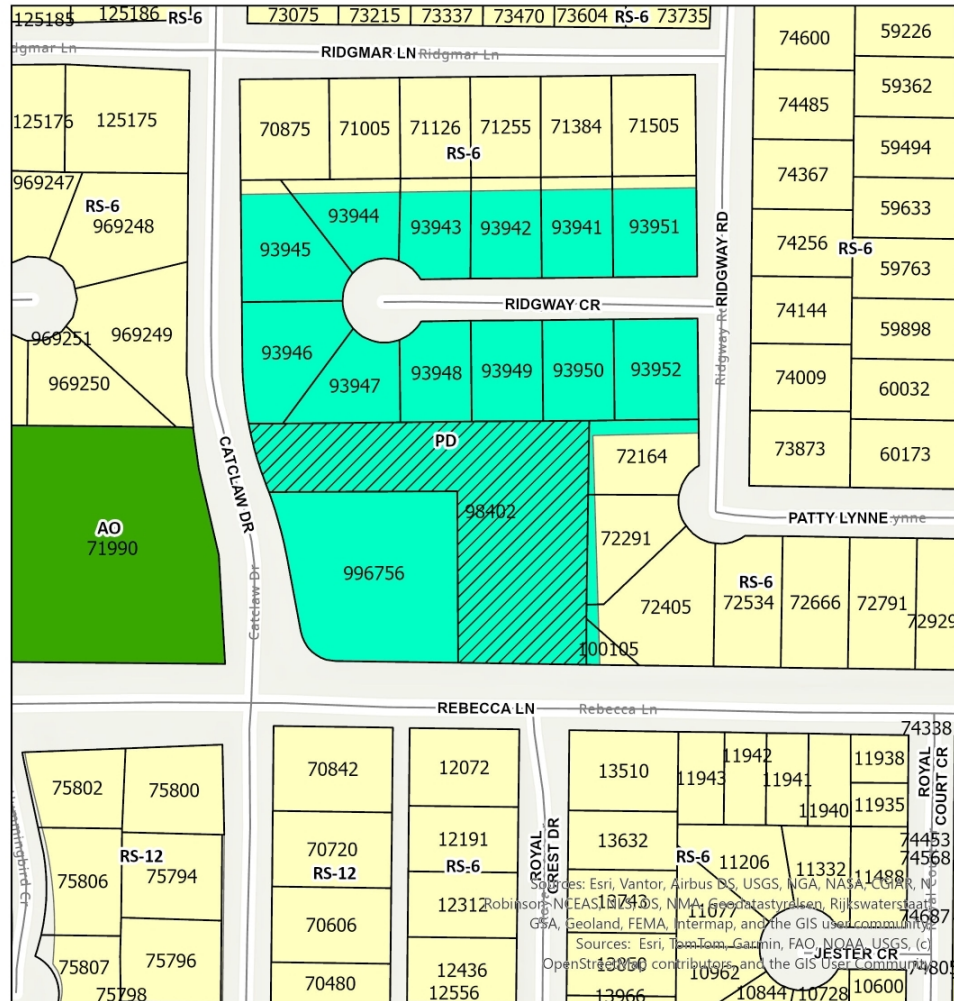
Z-2026-05



CITY OF
ABILENE
TEXAS



ZONING MAP



- Z-2026-05
- Zoning Districts**
- AO
 - MF
 - PD
 - RS-12
 - RS-6



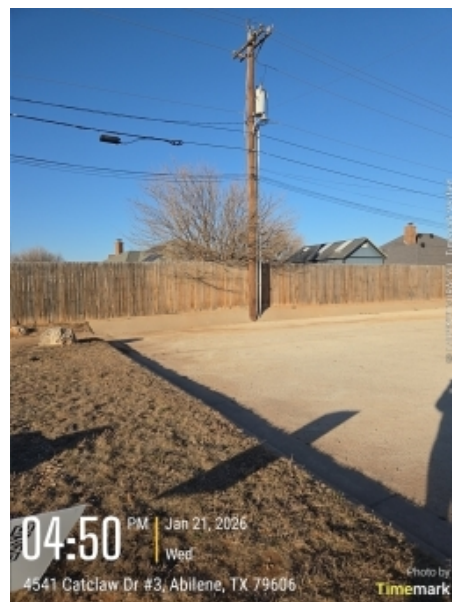


PROPERTY VIEWS





SURROUNDING PROPERTY VIEWS





CURRENT PERMITTED USES WITH THE EXCEPTION OF TRADE-RETAIL USES

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- 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)
- P 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
- C Cultural Facilities
- P Recreation – Outdoors (passive)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Fire/Police Station
- C Medical/Dental Laboratory
- P Post Office

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

- P Office (general, professional, financial)
- P Personal Services
- C Printing, Copying, Reproduction, Publishing

TRADE – RETAIL USES:

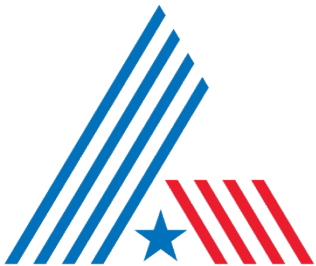
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P/C Restaurant, Fast Food
- P/C Restaurant, Standard

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION & EXTRACTION:

- P Petroleum or Gas Well
- P Urban Garden



CITY OF
ABILENE
TEXAS

LEGEND

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



USES IN GENERAL RETAIL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

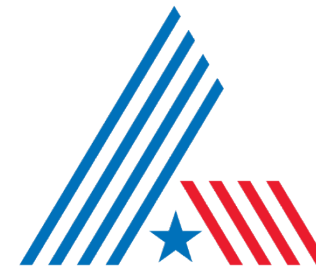
- C Antenna Tower- Commercial
- P Automobile Parking Lot or Structure - Commercial
- P Broadcast Studio
- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

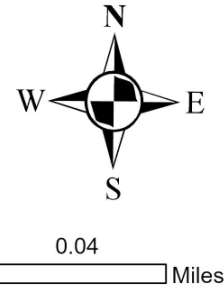
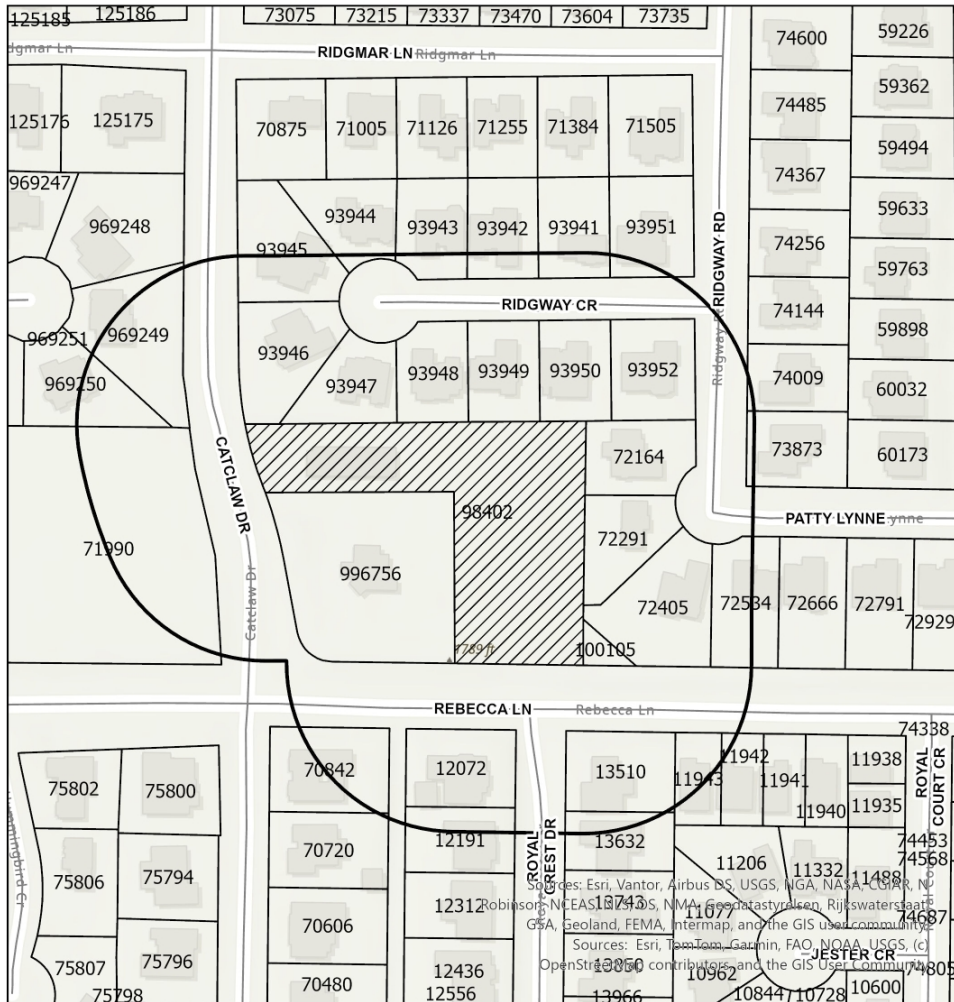
- P Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)
- C Permitted as a Conditional Use Permit, Requiring Approval by City Council
- TP Permitted by Temporary Permit Only,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



CITY OF
ABILENE
TEXAS



NOTIFICATION AREA MAP



▨ Z-2026-05
▭ Notification Area

0 - in Favor - 
0 - in Opposition - 





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **Approval**





Questions?



ZONING CASE

Z-2026-06

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: February 3, 2026
City Council 1st Reading: February 12, 2026
City Council 2nd Reading: February 26, 2026

Applicant

Owner: Timothy Yandell

Case Manager

Adam Holland – Planner

Request

Change the zoning of approximately 2.80 acres from Agricultural Open (AO) to Residential Single Family (RS-6).

Location

Located at 1512 Wildlife Trails Pkwy

Background

The owner would like to rezone the property to Residential Single-family to allow them to plat the property in order to build a single-family residence at the parcel adjacent.

- The minimum lot size in Agricultural Open zoning is 5 acres.
- The parcel being rezoned is located entirely within the floodplain.
- The owner intends to keep the parcel vacant.
- The proposed residence will be located on the parcel adjacent to the east.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	AO	Lake
East	RS-6	Single-Family Residences
South	AO	Single-Family Residences
West	PH/RS-6	Single-Family Residences

Criteria Assessment

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

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

The proposed use is consistent with the Comprehensive Plan.

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

The proposed zoning would be appropriate in the immediate area.

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

All services are provided.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- PowerPoint Presentation
- Application

Notification

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

PROPERTY OWNER			Legend: O - Opposed, F - In Favor
OWNER	PROP_ID	SITUS	RESPONSE
BEAZLEY WILLIAM FRANKLIN & TODDI JAINE	104068	1501 WILDLIFE TRAILS PW	
BREWER RANDAL LEE	1085028	1621 GRIFFITH RD	
BREWER ROBERT SIDNEY & LINDA LEE	1085029	1627 GRIFFITH RD	
DAUGHERITY MICHAEL S &	975949	1509 WILDLIFE TRAILS PW	
ESMAN TERESA	1085027	1615 GRIFFITH RD	
ESPINOZA GUSTAVO	968515	1581 WILDLIFE TRAILS PW	
ETHEREDGE JIM & GRETCHEN	37688	1401 GRIFFITH RD	
GRIFFITH LAKE ESTATES LLC	1015689		
GUTTUSO MELINDA K	968513	1417 GRIFFITH RD	
HENDRICK KAREN NELSON	968521	1533 WILDLIFE TRAILS PW	
HERRERA ISAIAS & JULIETTA ESTRADA	968520	1541 WILDLIFE TRAILS PW	F
HUNT JERROD LEE & STEPHANIE	968516	1573 WILDLIFE TRAILS PW	
JONES JAY	968509	1433 GRIFFITH RD	
LEGACY PASS LLC	1085033	1633 GRIFFITH RD	
PEACOCK DANNY & TERESA	968517	1565 WILDLIFE TRAILS PW	
PEARSON JOHN E	1085026	1609 GRIFFITH RD	
SCOTT MICHAEL	108194	1502 WILDLIFE TRAILS PW	
STOCKTON STEPHANIE MICHELLE	968519	1549 WILDLIFE TRAILS PW	
THOMAS PAUL W TRUST	968522	1525 WILDLIFE TRAILS PW	
WEST TEXAS UTILITIES CO	1093058		
WILLIAMS AMANDA LEE	104067	1509 GRIFFITH RD	

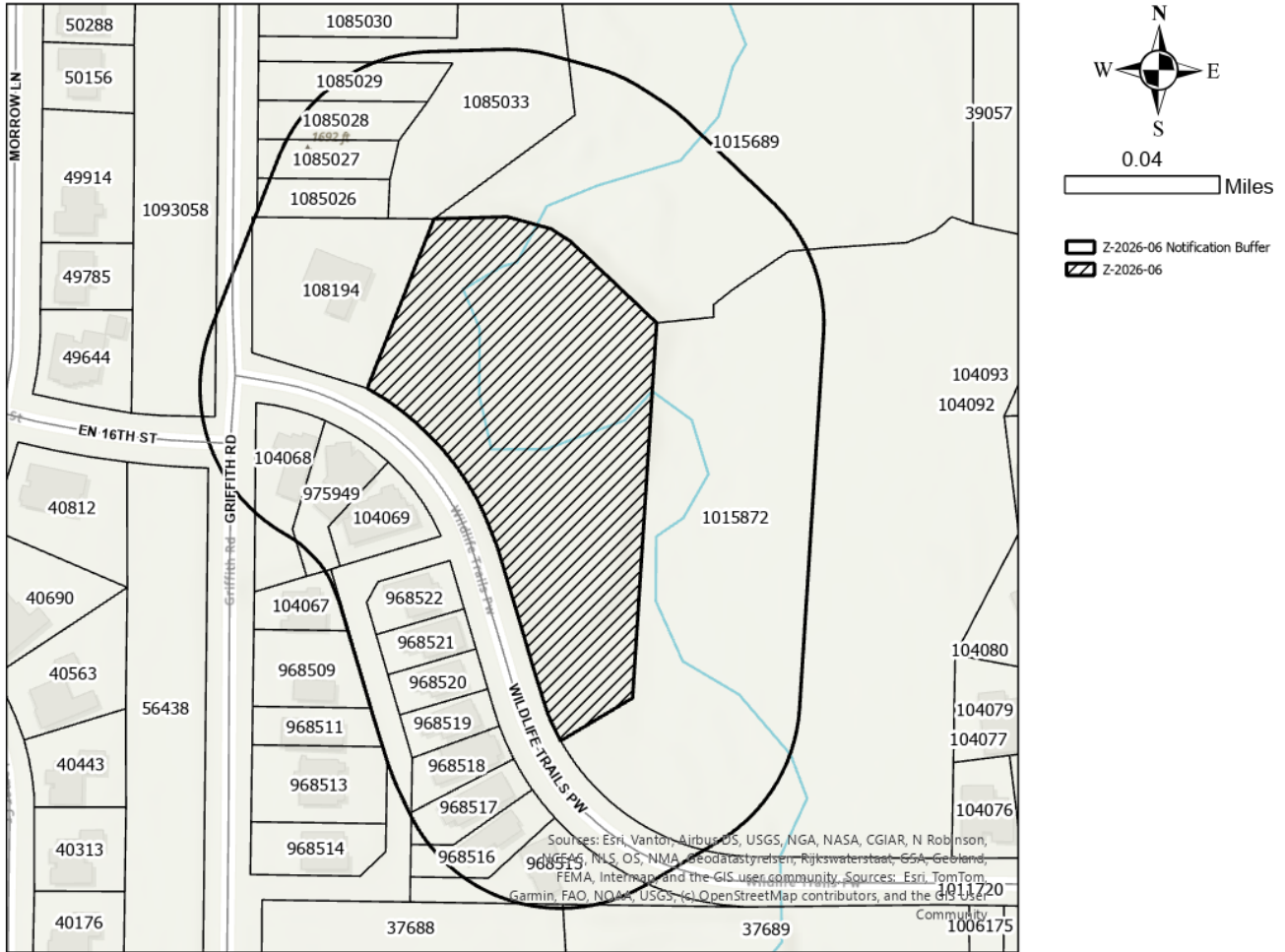
YANDELL TIMOTHY G & TRACI L	104069	1517 WILDLIFE TRAILS PW	
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PROPERTY ID

Legend: O - Opposed, F - In Favor

OWNER	PROP_ID	SITUS	RESPONSE
ETHEREDGE JIM & GRETCHEN	37688	1401 GRIFFITH RD	
WILLIAMS AMANDA LEE	104067	1509 GRIFFITH RD	
BEAZLEY WILLIAM FRANKLIN & TODDI JAINE	104068	1501 WILDLIFE TRAILS PW	
YANDELL TIMOTHY G & TRACI L	104069	1517 WILDLIFE TRAILS PW	
SCOTT MICHAEL	108194	1502 WILDLIFE TRAILS PW	
JONES JAY	968509	1433 GRIFFITH RD	
GUTTUSO MELINDA K	968513	1417 GRIFFITH RD	
ESPINOZA GUSTAVO	968515	1581 WILDLIFE TRAILS PW	
HUNT JERROD LEE & STEPHANIE	968516	1573 WILDLIFE TRAILS PW	
PEACOCK DANNY & TERESA	968517	1565 WILDLIFE TRAILS PW	
STOCKTON STEPHANIE MICHELLE	968519	1549 WILDLIFE TRAILS PW	
HERRERA ISAIAS & JULIETTA ESTRADA	968520	1541 WILDLIFE TRAILS PW	F
HENDRICK KAREN NELSON	968521	1533 WILDLIFE TRAILS PW	
THOMAS PAUL W TRUST	968522	1525 WILDLIFE TRAILS PW	
DAUGHERITY MICHAEL S &	975949	1509 WILDLIFE TRAILS PW	
GRIFFITH LAKE ESTATES LLC	1015689		
PEARSON JOHN E	1085026	1609 GRIFFITH RD	
ESMAN TERESA	1085027	1615 GRIFFITH RD	
BREWER RANDAL LEE	1085028	1621 GRIFFITH RD	
BREWER ROBERT SIDNEY & LINDA LEE	1085029	1627 GRIFFITH RD	
LEGACY PASS LLC	1085033	1633 GRIFFITH RD	
WEST TEXAS UTILITIES CO	1093058		

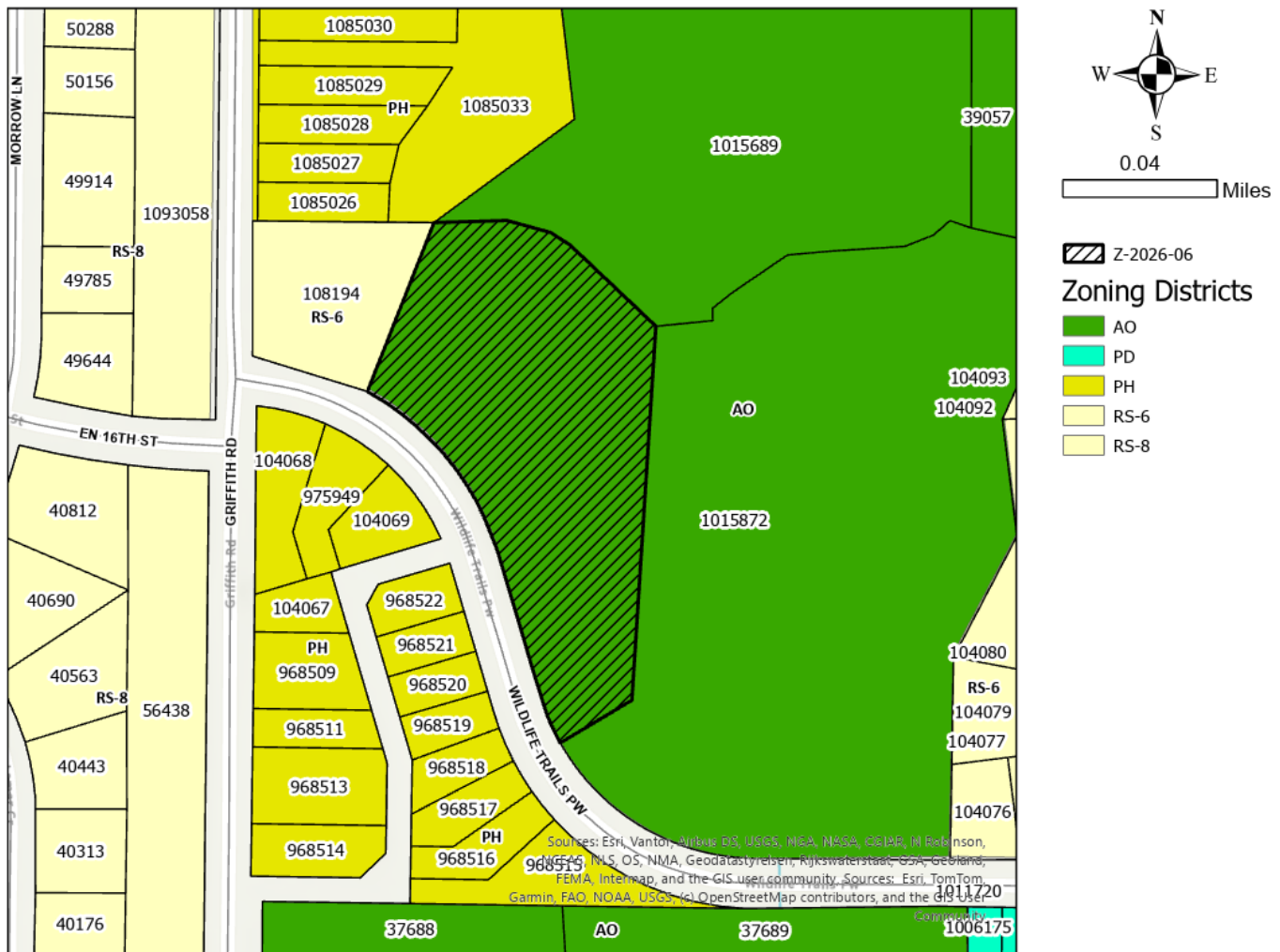
NOTIFICATION MAP



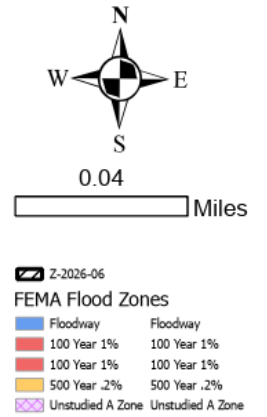
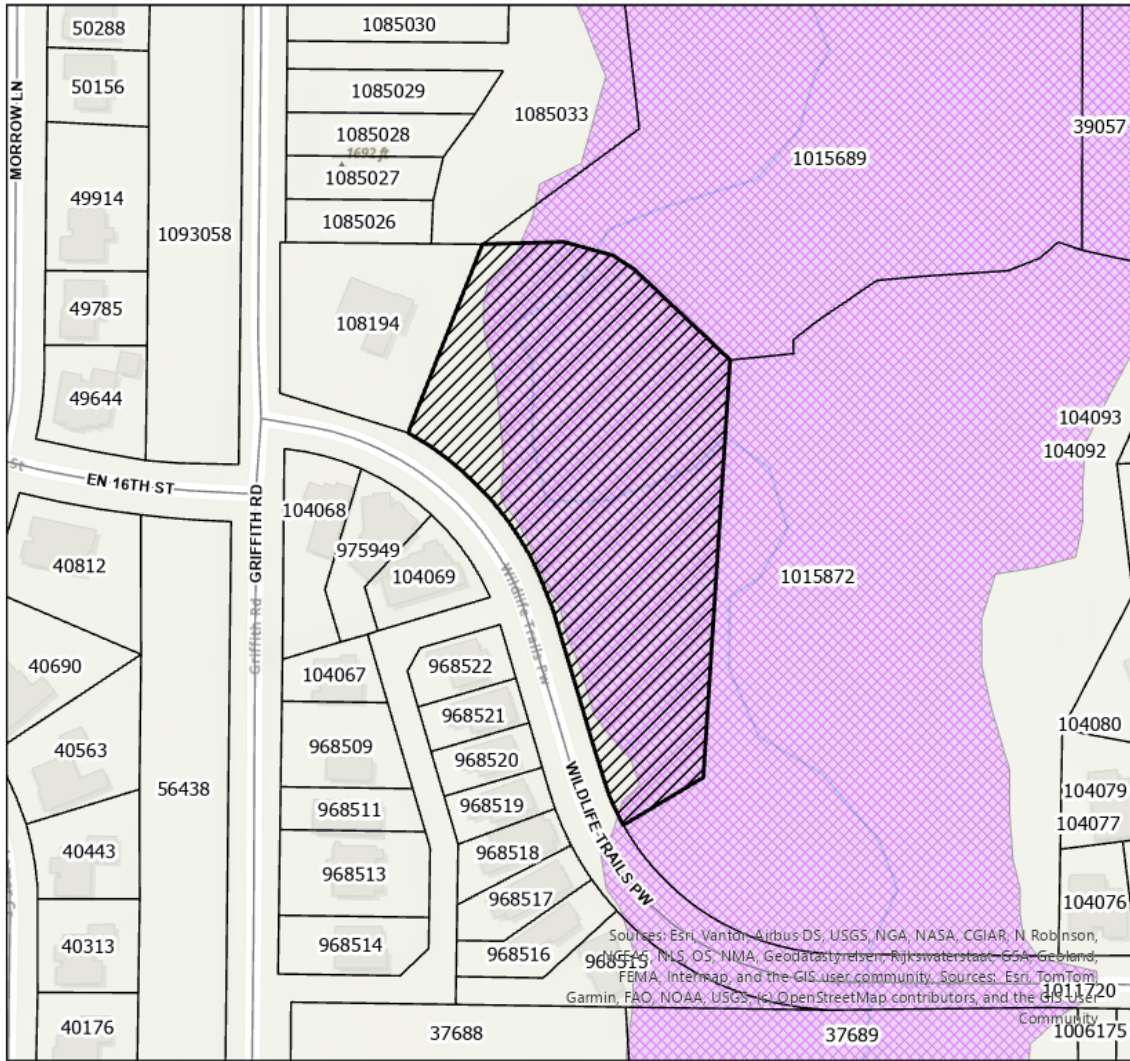
LOCATION MAP



ZONING MAP



FLOOD MAP



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NLS, OS, NMA, Geodatasysteem, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, and OpenStreetMap contributors, and the GIS user community.



REZONE REQUEST

Case: Z-2026-06

Owner: Timothy Yandell

Request: Change the zoning of approximately 2.80 acres from Agricultural Open (AO) to Residential Single-Family (RS-6)

Location: 1512 Wildlife Tr.

Notification: 1 in Favor, 0 in Opposition

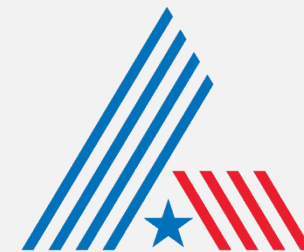
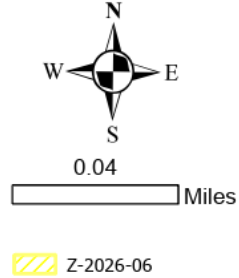
Planning & Zoning: February 3, 2026

Council Hearing: February 26, 2026
March 12, 2026

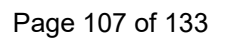
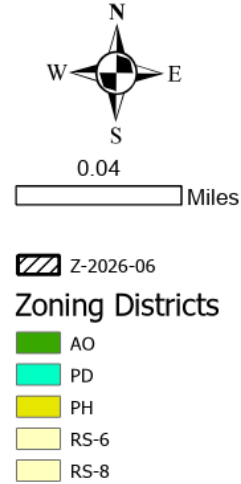




AERIAL LOCATION MAP



CITY OF
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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





PROPERTY VIEWS



Subject Property



Subject Property

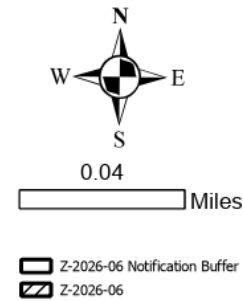


Northeast Neighboring Property



North Neighboring Property





0 - in Opposition -





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **Approval**





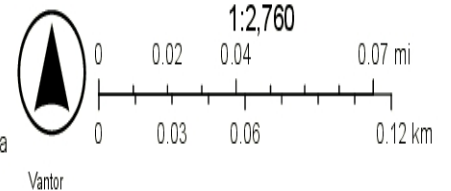
Questions?



City of Abilene Planning & Zoning Map



12/30/2025, 3:50:42 PM



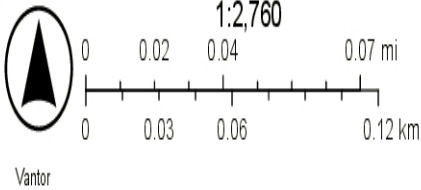
City of Abilene Planning & Zoning Map



12/30/2025, 3:50:42 PM

- | | | |
|----------------------------|--------------------------------|------------------------------|
| Abilene Municipal Boundary | Single Family Residential (RS) | World Imagery |
| Courier Parcels | Patio Home (PH) | Low Resolution 15m Imagery |
| All District Outlines | Planned Development (PD) | High Resolution 60cm Imagery |
| Agricultural Open (AO) | Road Centerlines | High Resolution 30cm Imagery |

Citations
60cm Resolution Metadata





Zoning Notification Response Form Case: Z-2026-06

From isaias.herrera <isaias.herrera@yahoo.com>
Date Tue 1/20/2026 1:50 PM
To Planning Services <planning@abilenetx.gov>

Dear Sir/Ma'am,

I, Isaias Herrera, and my wife Julietta Herrera are in favor of the zone change being requested under Zoning Application Number Z-2026-06.

If there are any questions regarding our position, i can be reached at 325-455-4876, or via email to: isaias.herrera@yahoo.com

Thank You,

Isaias Herrera

Sent from my T-Mobile 5G Device

ZONING CASE

Z-2026-07

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: February 3, 2026
City Council 1st Reading: February 12, 2026
City Council 2nd Reading: February 26, 2026

Applicant

Owner: Windmill Circle Apartments, LLC
Agent: Clint Rosenbaum

Case Manager

Clarissa Ivey – Planner

Request

Change the zoning of approximately 3.87 acres from General Retail (GR) to Light Industrial (LI).

Location

Located at 5601 Memorial Dr. Legal description being Lots 304, Block B, Windmill Acres, Abilene, Taylor County, Texas.

Background

The property has remained vacant since their annexation in 1978. The applicant has indicated that the purpose of the rezoning request is to facilitate the relocation of a pharmacy currently operating on Windmill Cr. The pharmacy's specific operations require the property to be rezoned to Light Industrial (LI).

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	PDD-33	Abilene Senior Village & Sam's club
East	PDD-34	US Agricultural Marketing Services
South	GR	Vacant
West	LI	Warehousing

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 change is consistent with the intent of the Comprehensive Plan. The properties lie within a transitional character area in which uses are more mixed and activity nodes exist.

- (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 use would be appropriate in the surrounding area.

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

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

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- PowerPoint Presentation
- Application

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on January 16, 2026, 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:

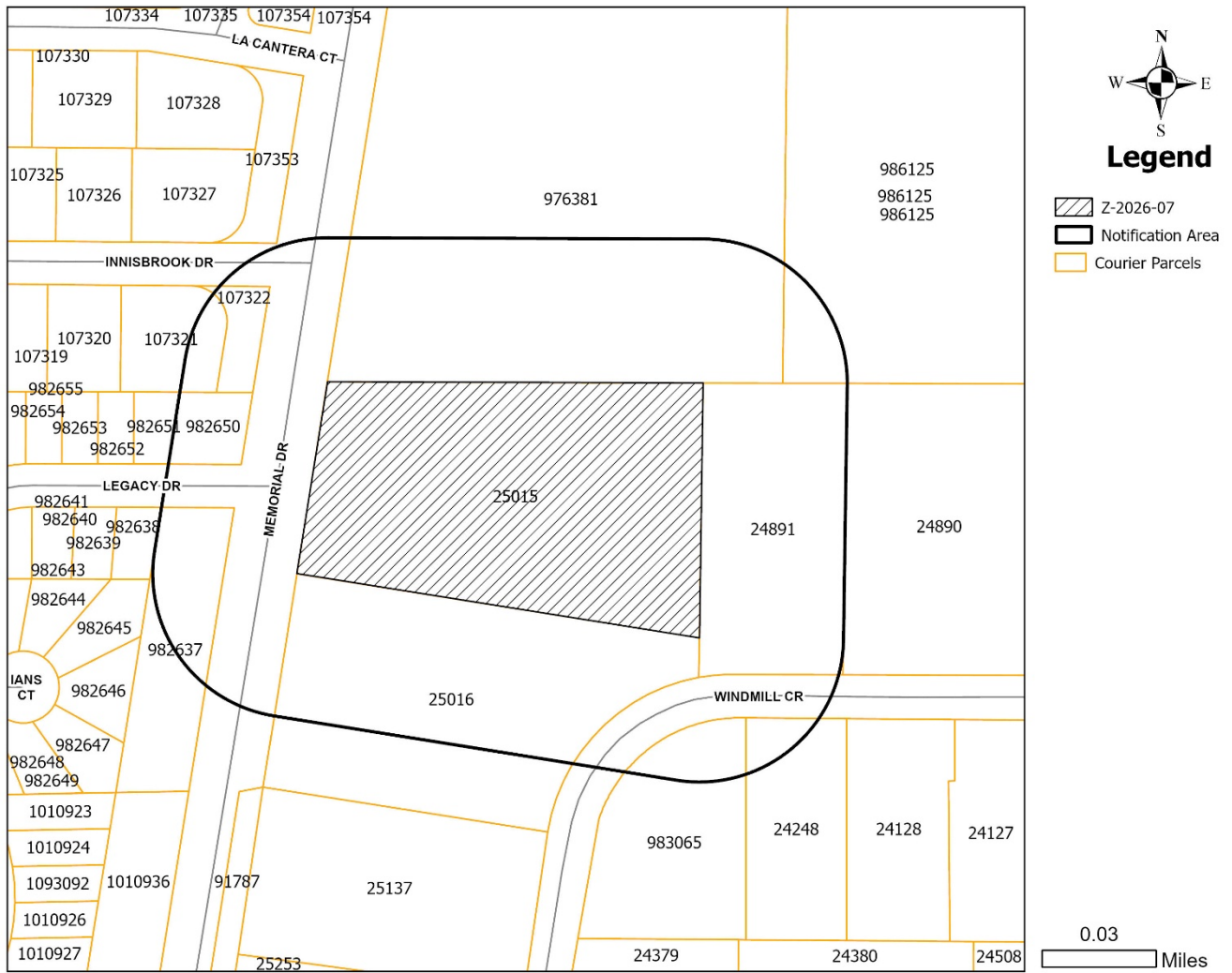
PROPERTY OWNER			Legend: O - Opposed, F - In Favor
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
ABILENE CHARGER PROPERTIES LP	976381	2225 COVENANT DR	
HOMEOWNERS OF LEGACY VILLAGE	982650	5566 MEMORIAL DR	
HOMEOWNERS OF LEGACY VILLAGE	982637	5650 MEMORIAL DR	
M2B ABILENE LLC	24890	18 WINDMILL CR	
RICH COLDEN S & DANLEE N	107321	2301 INNISBROOK DR	
SAMS REAL ESTATE BUSINESS TR	986125	5610 S CLACK ST	
SAMS REAL ESTATE BUSINESS TR	986125	A B S CLACK ST	
SAMS REAL ESTATE BUSINESS TR	986125	5550 S CLACK ST	
SHERROD PAUL BLAKE JR &	24891	24 WINDMILL CR	O
SMITH KEVIN ARTHUR	24248	21 WINDMILL CR	
SMITH KEVIN ARTHUR	983065	23 WINDMILL CR	
VILLAGES OF ABILENE MEADOWS LP	107322	5550 MEMORIAL DR	
WINDMILL CIRCLE APARTMENTS LLC	25016	28 WINDMILL CR	
WINDMILL CIRCLE APARTMENTS LLC	25015	5601 MEMORIAL DR	

PROPERTY ID

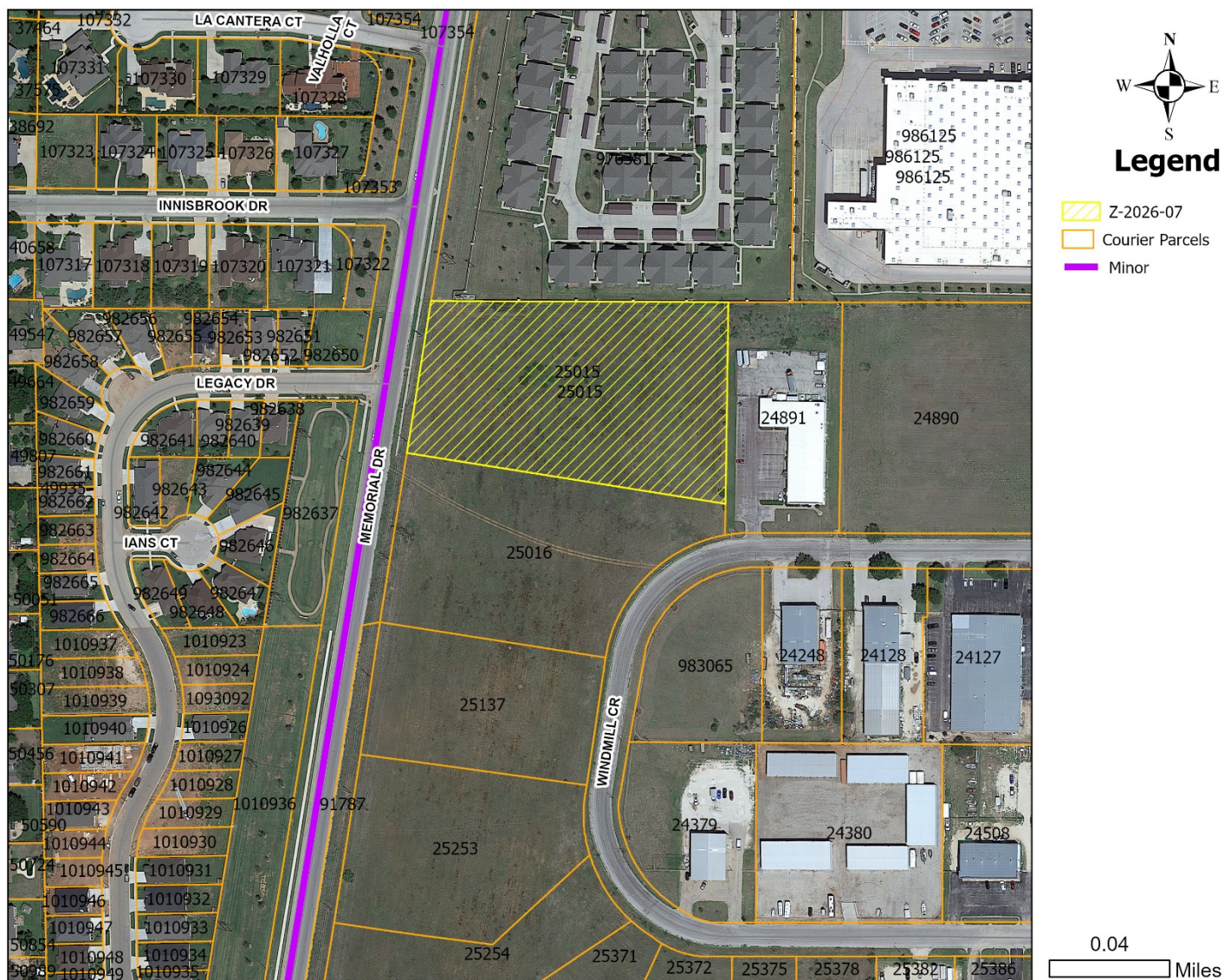
Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
SMITH KEVIN ARTHUR	24248	21 WINDMILL CR	
M2B ABILENE LLC	24890	18 WINDMILL CR	
SHERROD PAUL BLAKE JR &	24891	24 WINDMILL CR	O
WINDMILL CIRCLE APARTMENTS LLC	25015	5601 MEMORIAL DR	
WINDMILL CIRCLE APARTMENTS LLC	25016	28 WINDMILL CR	
RICH COLDEN S & DANLEE N	107321	2301 INNISBROOK DR	
VILLAGES OF ABILENE MEADOWS LP	107322	5550 MEMORIAL DR	
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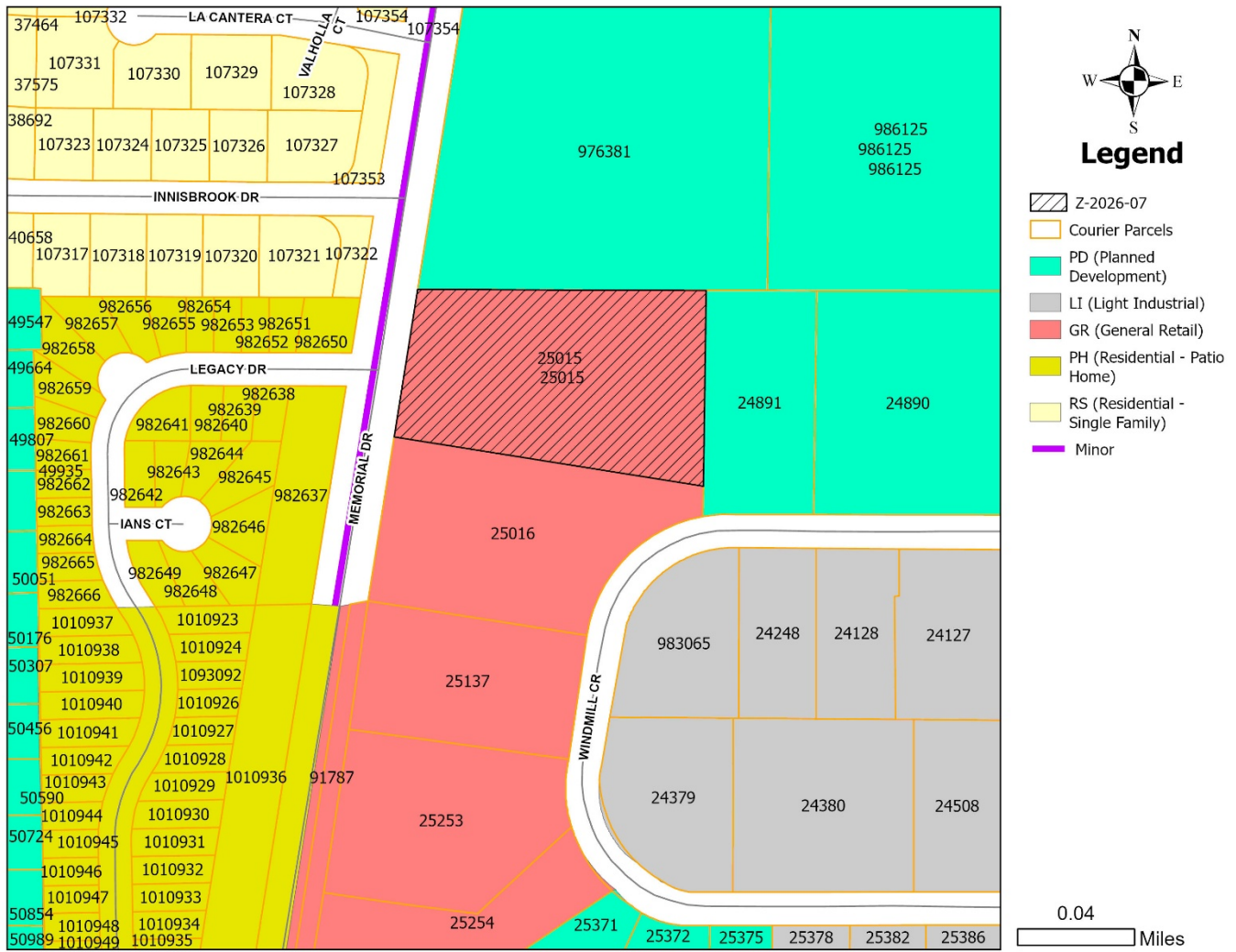
NOTIFICATION MAP



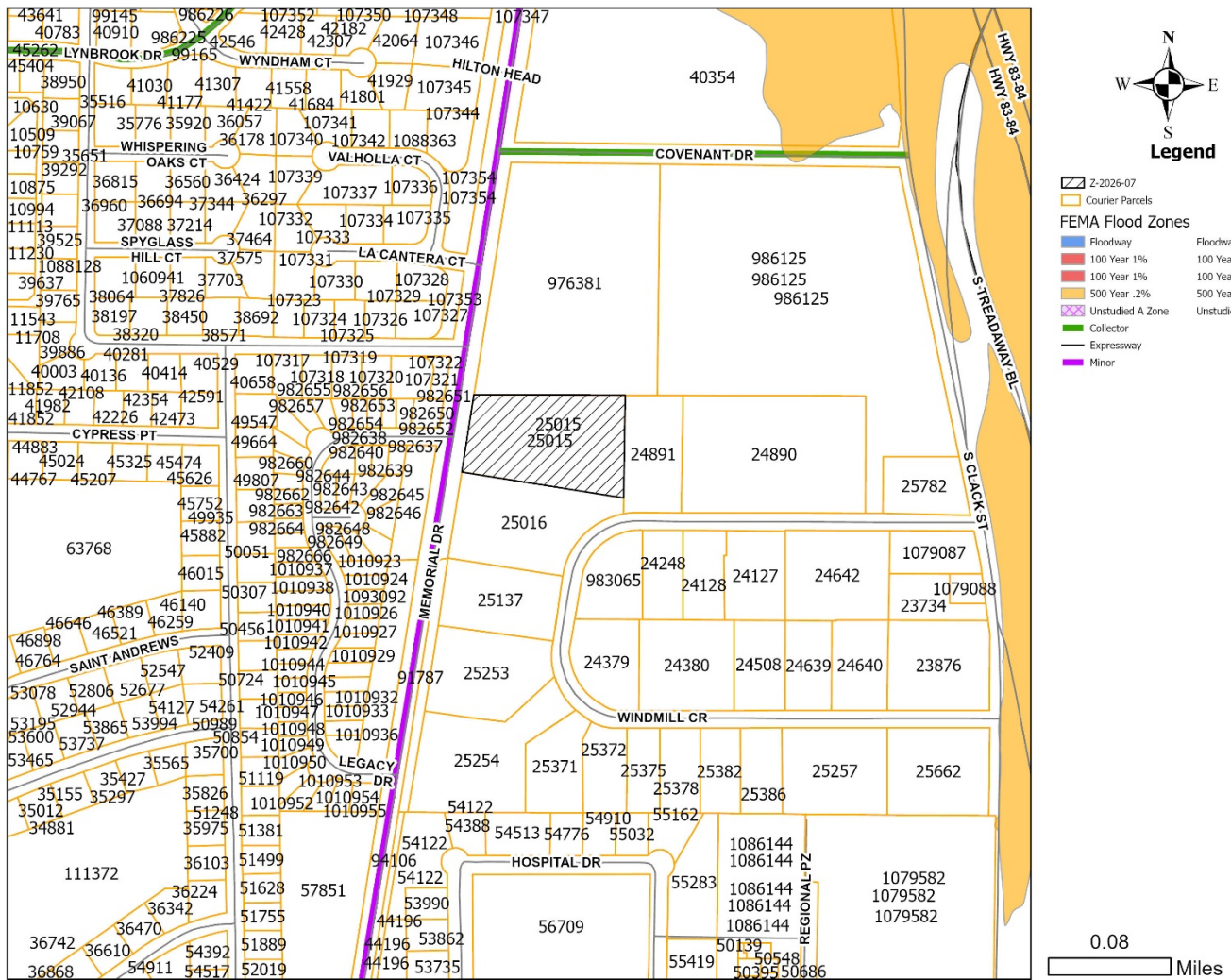
LOCATION MAP



ZONING MAP



Flood Map





REZONE REQUEST

Case: Z-2026-07

Owner: Windmill Circle Apartments, LLC

Agent: Clint Rosenbaum

Request: Change the zoning of approximately 3.87 acres from General Retail (GR) to Light Industrial (LI)

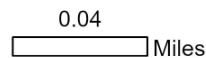
Location: 5401 Memorial Dr

Notification: 0 in Favor, 1 in Opposition

Planning & Zoning: February 3, 2026

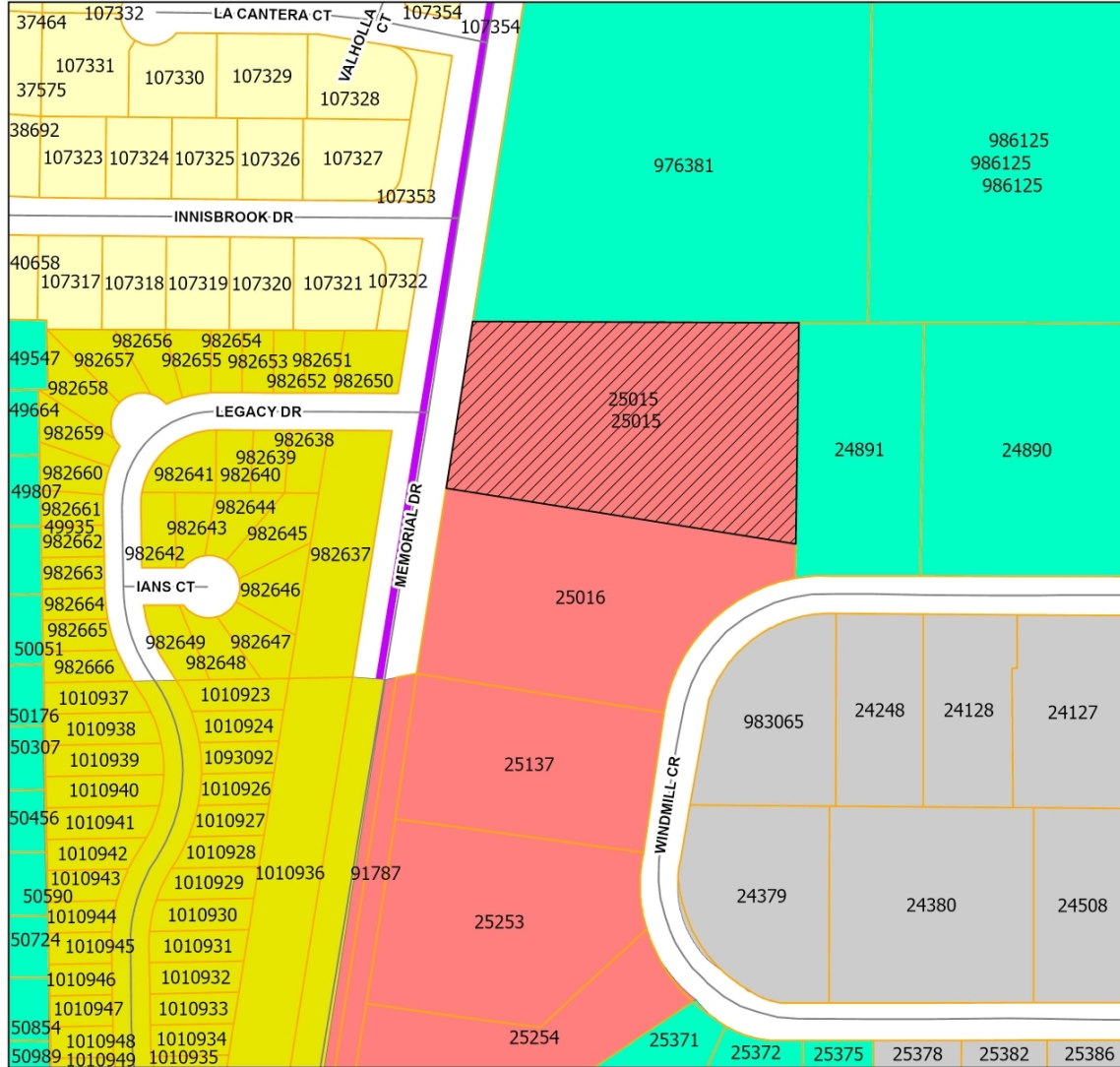
Council Hearing: February 12, 2026
February 26, 2026







ZONING MAP



Legend

- Z-2026-07
- Courier Parcels
- PD (Planned Development)
- LI (Light Industrial)
- GR (General Retail)
- PH (Residential - Patio Home)
- RS (Residential - Single Family)
- Minor

0.04

Miles



CITY OF
ABILENE
TEXAS



PROPERTY VIEWS



Southeast Neighboring Property



Neighboring Property



East Neighboring Property



West Neighboring Property



Subject Property



Subject Property





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 LIGHT INDUSTRIAL ZONING

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

SERVICE:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRADE – RETAIL USES:

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

TRADE – WHOLESALE USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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

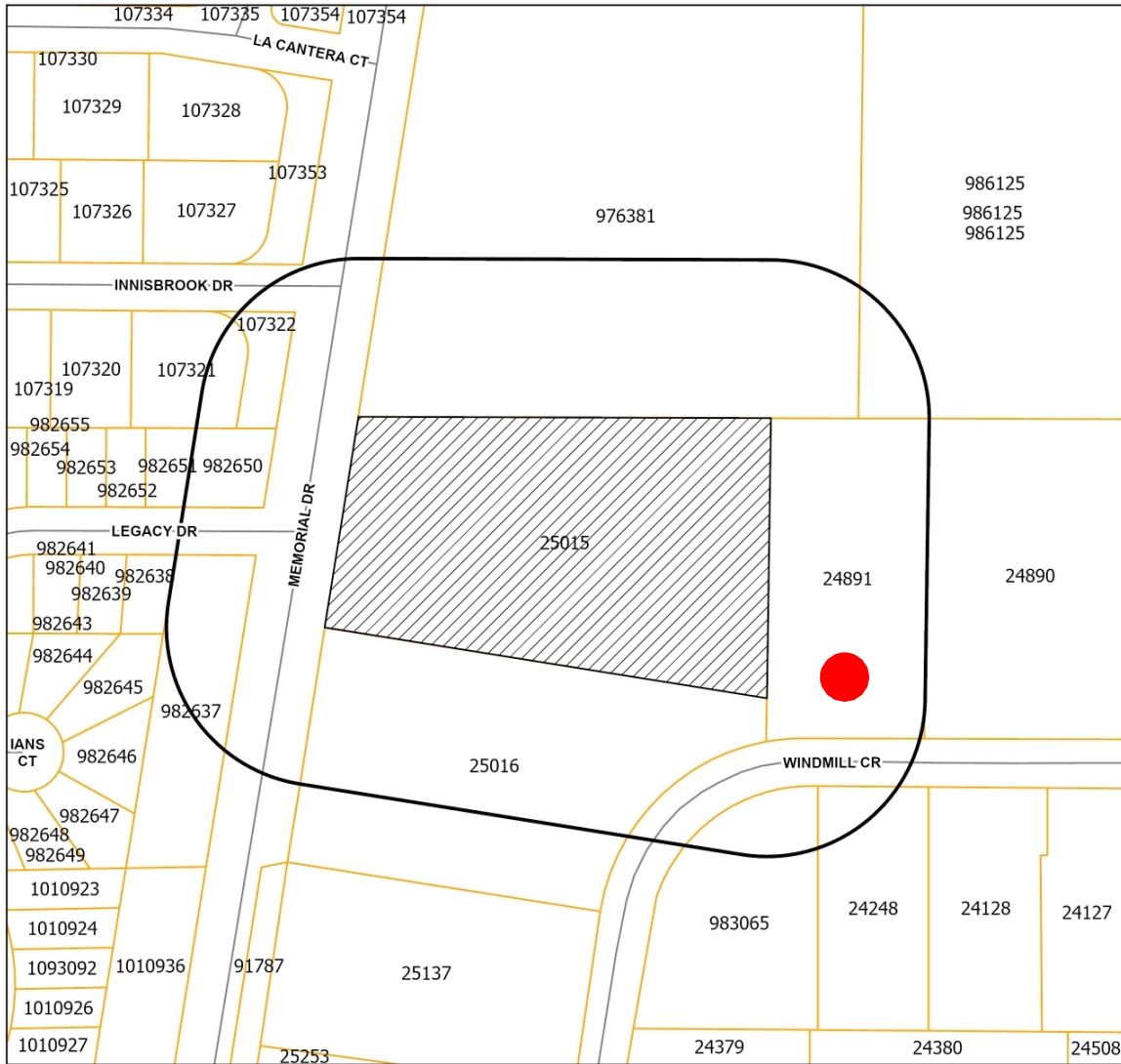
LEGEND

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





NOTIFICATION AREA MAP



Legend

- Z-2026-07
- Notification Area
- Courier Parcels

0 - in Favor -

1 - in Opposition -

17.29% Opposition



CITY OF
ABILENE
TEXAS

0.03

Miles



FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **Approval**





Questions?



ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-07

You may indicate your position on this request by detaching this sheet at the dotted line and returning it to the address below. Additional comment space is provided on the back of this response form. You may also attach additional sheets if needed. All correspondence must be signed and include your name and address. All responses must be received within 5 days of the meeting to be placed in the agenda packet. 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 Property Zoning:	GC	Your Name:	SHERROD PAUL BLAKE	I am in favor	☐
Requestor's Proposed Zoning:	LI	Your Address:	24 WINDMILL CR		
Requestor's Parcel ID:	25015	Your Parcel ID:	24891	I am opposed	☒

Signature: 