



## 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, March 3, 2026 at 1:30 p.m. 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 February 3, 2026

#### ZONING

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

2. **CUP-2026-04:** 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 Outdoor Recreational Activities (Pickleball Courts). Located At 1200 Ruswood Dr. Legal Description Being 1.292-Acre Tract Out Of The Remainder Of Lot 3, Block A, Section 10. Radford Hills Addition, Abilene, Taylor County, Texas. **(Clarissa Ivey)**
3. **Z-2026-08:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 0.074 Acres from Residential Single Family (RS-6) to General Commercial (GC) Zoning. Located at 1366 Portland Avenue. Legal Description Being Approximately a 0.074-Acre Tract out of Lots 13 and 14, Block 2, Carey Place Addition, Abilene, Taylor County, Texas. **(Kera Valois)**
4. **Z-2026-09:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 6.82 Acres from Residential Single-Family (RS-6), Mobile/Manufactured Home (MH), Light Industrial (LI), and General Commercial (GC) to General Commercial (GC) Zoning. Located at 650 N 18th St. Legal Description Being 6.82 acres of Block 3, Central Park Addition, Abilene, Taylor County, Texas. **(Adam Holland)**

#### EXECUTIVE SESSION

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

#### ADJOURNMENT

***Notice***

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

**CERTIFICATION**

*I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 25th day of February, 2026, at 4:40 p.m.*

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*Kaitlin Richardson, Deputy City  
Secretary, TRMC*

**CITY OF ABILENE, TEXAS PLANNING AND ZONING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
February 3, 2026, at 1:30 p.m.**

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on February 3, 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, Kristen Dressen-Kyker, 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. 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 January 6, 2025, were unanimously approved. The motion prevailed by the following vote:

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

**NAYS: None**

**INVOCATION**

Commissioner Halliburton delivered the invocation.

**ELECTION OF OFFICERS**

Commissioner Lewis nominated Commissioner Halliburton to serve as Chair Pro-Tem. Commissioner Kyker seconded the nomination. The motion prevailed by the following vote:

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

**NAYS: None**

Commissioner Strauser nominated Commissioner Lewis to serve as Sergeant-at-Arms. Commissioner Halliburton seconded the nomination. The motion prevailed by the following vote:

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

**NAYS: None**

Commissioner Kyker nominated Commissioner Sitzes to serve as Secretary. Commissioner Halliburton seconded the nomination. The motion prevailed by the following vote:

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

**NAYS: None**

## ZONING

**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.

The subject property was annexed to 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.

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

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

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

Commissioner Halliburton moved to **approve** the request **as recommended by Staff**. Commissioner Sitzes seconded the motion. The motion prevailed by the following vote:

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

**NAYS: None**

**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.

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.

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

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

**STAFF RECOMMENDATION:** Staff recommend approval of the Conditional Use Permit, subject to the concept plan and plan of operation.

Commissioner Halliburton moved to **approve** this request **subject to the concept plan and plan of operation**. Commissioner Kyker seconded the motion.

The motion prevailed by the following vote:

**AYES: Strauser, House, Kyker, 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 2002 Jameson Street. Legal Description Being Lot 2, Block A, QT 7904 Addition, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. 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.

Chairman Benham opened the public hearing. Seeing no one present and desiring to be heard, the 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 Kyker seconded the motion.

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

**NAYS: None**

**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.

Ms. Kera Valois presented this request. 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.

Chairman Benham opened the public hearing. Mr. Alex Whitten stepped forward. Seeing no one else present and desiring to be heard, the public hearing was closed.

Property owners within a 200-foot radius were notified of this request. There were two (2) responses received in favor with none (0) in opposition.

**STAFF RECOMMENDATION:** Approval

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

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

**NAYS: None**

**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*)

Mr. Adam Holland presented this request. 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.

Chairman Benham opened the public hearing. Mr. BJ Prichard stepped forward. Seeing no one else present and desiring to be heard, the public hearing was closed.

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

**STAFF RECOMMENDATION:** Approval

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

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

**NAYS: None**

**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.

Ms. Kera Valois presented this request. 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).

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

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

**STAFF RECOMMENDATION:** Approval

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

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

**NAYS: None**

**ADJOURNMENT**

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

**APPROVED**

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Mr. Brad Benham, Chairman

# ZONING CASE CUP-2026-04 STAFF REPORT



## Scheduled Hearings

Planning & Zoning Commission: March 3, 2026  
 City Council 1<sup>st</sup> Read: March 26, 2026  
 City Council 2<sup>nd</sup> Read: April 9, 2026

## Applicant

Owner: Ryan Connor  
 Agent: Jacob & Martin, LLC

## Case Manager

Clarissa Ivey – Planner

## Request

A Conditional Use Permit to allow outdoor recreational activities (Pickleball Courts).

## Location

Located at 1200 Ruswood Dr

Legal Description Being 1.292-Acre Tract Out Of The Remainder Of Lot 3, Block A, Section 10. Radford Hills Addition, Abilene, Taylor County, Texas.

## Background

The subject property is zoned General Retail and has been home to a shopping center since 1977. A variety of uses such as retail, office, and restaurants have been part of this development.

## Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	MF	Residential
East	PD	Residential
South	MD	Residential
West	GR	Shopping center

## 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 intent of the General Retail zoning district. The proposed use of outdoor recreational activities will provide a mix to the activities that are needed to serve the community.
- 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.

**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 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.**

To minimize adverse effects, the applicant is establishing hours of operation. City staff is recommending that the applicant also implement noise mitigation measures.

**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, plan of operation, and following conditions:

- The hours of operation be reduced to 7AM-8PM
- Provide noise mitigation

**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 February 13, 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
841 N JUDGE ELY LP	29896	20 AMANDA LN	
841 N JUDGE ELY LP	207965	841 N JUDGE ELY BL	
ABILENE TEACHERS FEDERAL	99534	1181 EN 10TH ST	
BLACK ELLIS LEON & ELENA	31757	1217 RUSWOOD DR	
BLACK ELLIS LEON & ELENA	31757	1219 RUSWOOD DR	

BLAIR THOMAS J & VICKI L	31630	1209 RUSWOOD DR	
BLAIR THOMAS J & VICKI L	31630	1211 RUSWOOD DR	
GOULD WILLIAM & IVY	30329	902 RUSWOOD CR	
GRAHAM ABILENE LP	30047	839 N JUDGE ELY BL	
GRAHAM ABILENE LP	30047	837 N JUDGE ELY BL	
GRAHAM ABILENE LP	30047	831 N JUDGE ELY BL	
GRAHAM ABILENE LP	30047	835 N JUDGE ELY BL	
GRAHAM ABILENE LP	30171	807 N JUDGE ELY BL	
GRAHAM ABILENE LP	30171	1150 RUSWOOD DR	
GRAHAM ABILENE LP	30171	1142 RUSWOOD DR	
GRAHAM ABILENE LP	30171	801 N JUDGE ELY BL	
GRAHAM ABILENE LP	30171	1110 RUSWOOD DR	
GRAHAM ABILENE LP	30171	1146 RUSWOOD DR	
GRAHAM ABILENE LP	30171	809 N JUDGE ELY BL	
GRAHAM ABILENE LP	30171	1128 RUSWOOD DR	
GRAHAM ABILENE LP	30171	1200 RUSWOOD DR	
GRAHAM ABILENE LP	30171	821 N JUDGE ELY BL	
GRAHAM ABILENE LP	30171	829 N JUDGE ELY BL	
GRAHAM ABILENE LP	30204	11 SHANNA LN	
HARTLEY JENNIFER	33912	1301 RUSWOOD DR	
LINDSEY BOB	31494	1203 RUSWOOD DR	
LINDSEY BOB	31494	1201 RUSWOOD DR	
M & M2 ENTERPRISES LLC	30325	901 BRUCE WY	F
M & M2 ENTERPRISES LLC	30325	907 BRUCE WY	F
M & M2 ENTERPRISES LLC	30325	903 BRUCE WY	F
M & M2 ENTERPRISES LLC	30325	905 BRUCE WY	F
MC CORKLE EDDIE DALE &	31126	1109 RUSWOOD DR	
MC CORKLE EDDIE DALE &	31126	1111 RUSWOOD DR	
METZGER RITCHIE PAUL & TRANG KIM	31891	1225 RUSWOOD DR	
METZGER RITCHIE PAUL & TRANG KIM	31891	810 BRUCE WY	
PIERCE RICHARD A	30324	913 BRUCE WY	
PIERCE RICHARD A	30324	911 BRUCE WY	
PIERCE RICHARD A	30324	909 BRUCE WY	
PIERCE RICHARD A	30324	915 BRUCE WY	
SPARKS SHARON	30176	1 AMANDA LN	
SPARKS SHARON	30179	2 AMANDA LN	
SPARKS SHARON	30181	3 AMANDA LN	
SPARKS SHARON	30182	4 AMANDA LN	
SPARKS SHARON	30186	5 AMANDA LN	
SPARKS SHARON	30188	5 SHANNA LN	
SPARKS SHARON	30189	4 SHANNA LN	
SPARKS SHARON	30191	3 SHANNA LN	
SPARKS SHARON	30194	2 SHANNA LN	
SPARKS SHARON	30196	1 SHANNA LN	
SPARKS SHARON	30199	6 AMANDA LN	
SPARKS SHARON	30201	6 SHANNA LN	
STANTON ANDY & CRISTI CHARECE	31249	1117 RUSWOOD DR	
STANTON ANDY & CRISTI CHARECE	31249	1119 RUSWOOD DR	
TUCKER GARY DON	31378	1127 RUSWOOD DR	
TUCKER GARY DON	31378	1125 RUSWOOD DR	

WILLHOITE CHERRY	30331	904 RUSWOOD CR	
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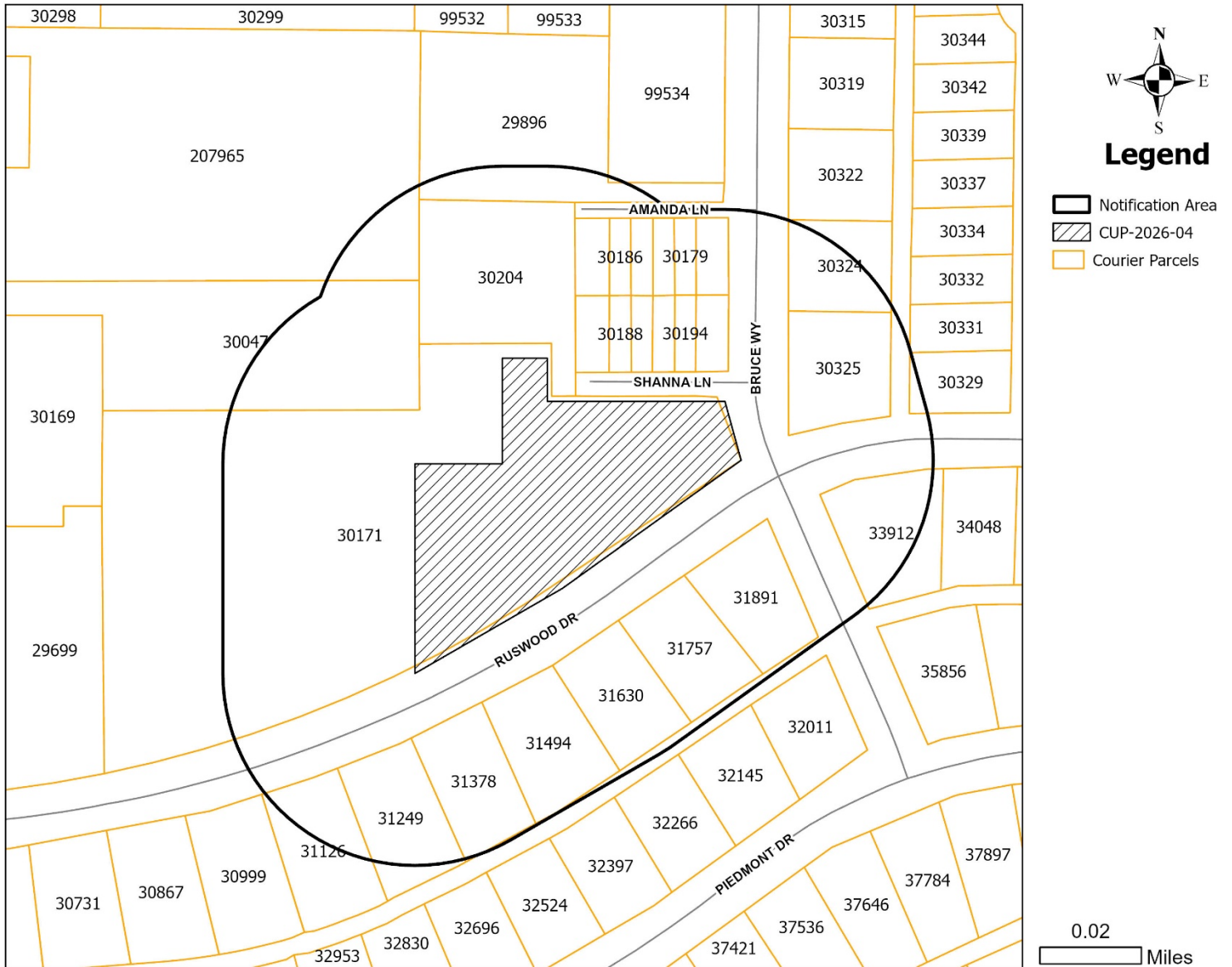
**PROPERTY ID**

Legend: O - Opposed, F - In Favor

<b>PROPERTY OWNER</b>	<b>PROPERTY ID</b>	<b>SITUS</b>	<b>RESPONSE</b>
841 N JUDGE ELY LP	29896	20 AMANDA LN	
GRAHAM ABILENE LP	30047	839 N JUDGE ELY BL	
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GRAHAM ABILENE LP	30171	829 N JUDGE ELY BL	
SPARKS SHARON	30176	1 AMANDA LN	
SPARKS SHARON	30179	2 AMANDA LN	
SPARKS SHARON	30181	3 AMANDA LN	
SPARKS SHARON	30182	4 AMANDA LN	
SPARKS SHARON	30186	5 AMANDA LN	
SPARKS SHARON	30188	5 SHANNA LN	
SPARKS SHARON	30189	4 SHANNA LN	
SPARKS SHARON	30191	3 SHANNA LN	
SPARKS SHARON	30194	2 SHANNA LN	
SPARKS SHARON	30196	1 SHANNA LN	
SPARKS SHARON	30199	6 AMANDA LN	
SPARKS SHARON	30201	6 SHANNA LN	
GRAHAM ABILENE LP	30204	11 SHANNA LN	
PIERCE RICHARD A	30324	913 BRUCE WY	
PIERCE RICHARD A	30324	911 BRUCE WY	
PIERCE RICHARD A	30324	909 BRUCE WY	
PIERCE RICHARD A	30324	915 BRUCE WY	
M & M2 ENTERPRISES LLC	30325	901 BRUCE WY	F
M & M2 ENTERPRISES LLC	30325	907 BRUCE WY	F
M & M2 ENTERPRISES LLC	30325	903 BRUCE WY	F
M & M2 ENTERPRISES LLC	30325	905 BRUCE WY	F
GOULD WILLIAM & IVY	30329	902 RUSWOOD CR	
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MC CORKLE EDDIE DALE &	31126	1111 RUSWOOD DR	
STANTON ANDY & CRISTI CHARECE	31249	1117 RUSWOOD DR	
STANTON ANDY & CRISTI CHARECE	31249	1119 RUSWOOD DR	
TUCKER GARY DON	31378	1127 RUSWOOD DR	

TUCKER GARY DON	31378	1125 RUSWOOD DR	
LINDSEY BOB	31494	1203 RUSWOOD DR	
LINDSEY BOB	31494	1201 RUSWOOD DR	
BLAIR THOMAS J & VICKI L	31630	1209 RUSWOOD DR	
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ABILENE TEACHERS FEDERAL	99534	1181 EN 10TH ST	
841 N JUDGE ELY LP	207965	841 N JUDGE ELY BL	

**NOTIFICATION MAP**







# LOCATION MAP

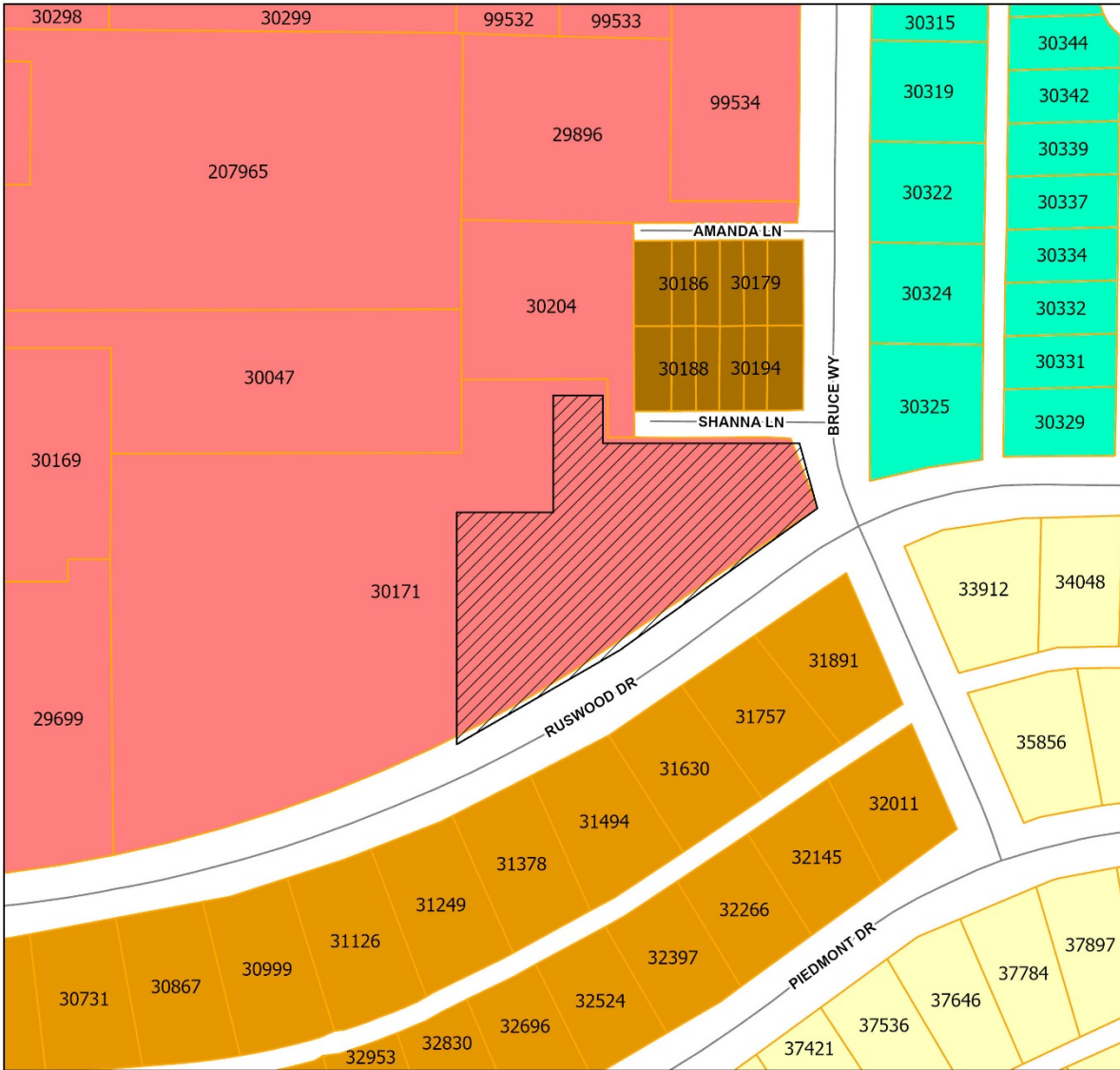


## Legend

-  CUP-2026-04
-  Courier Parcels

0.02  
Miles

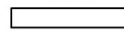
# ZONING MAP



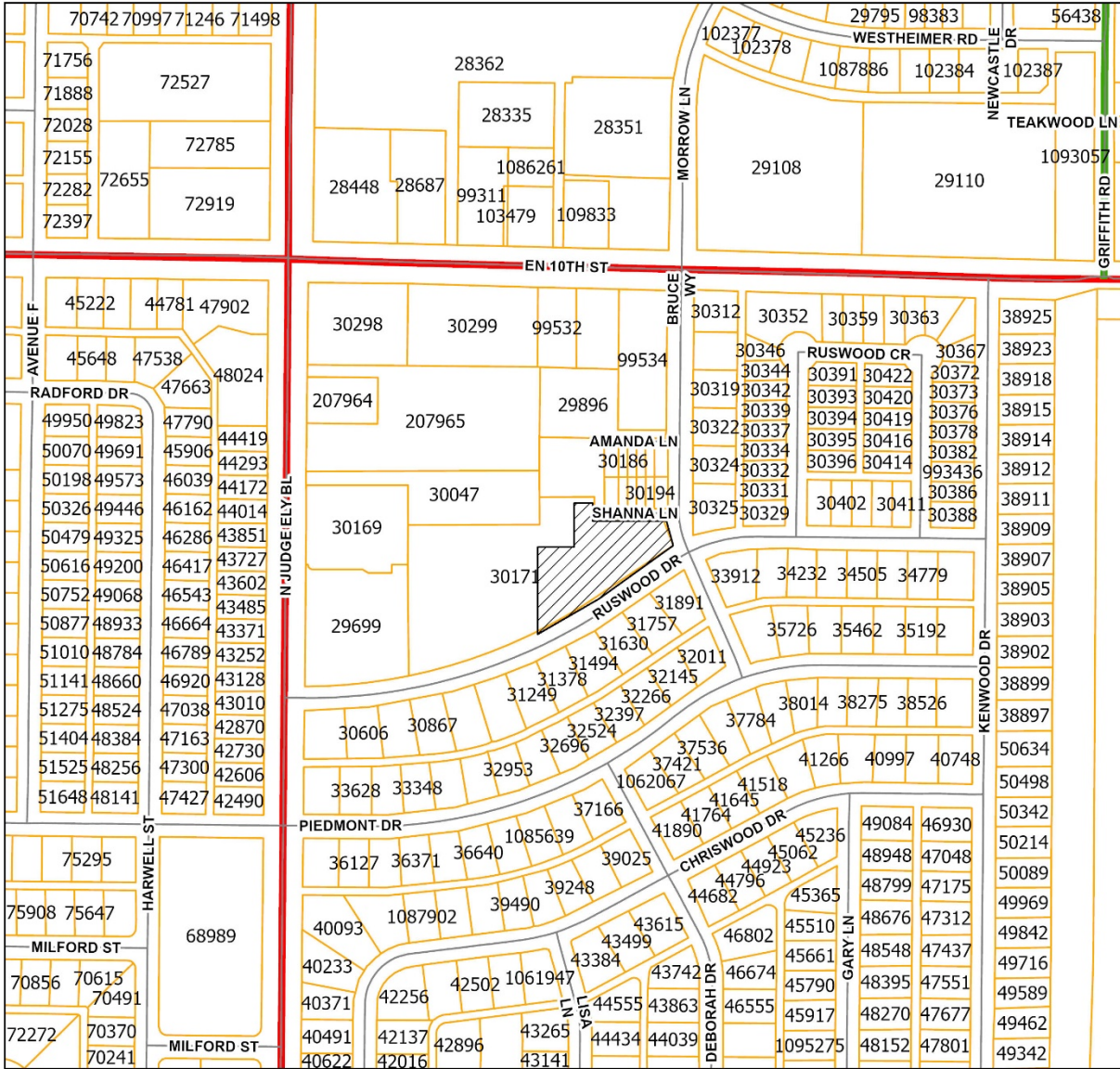
## Legend

-  CUP-2026-04
-  Courier Parcels
-  PD (Planned Development)
-  GR (General Retail)
-  MD (Residential - Medium Density)
-  MF (Residential - Multi-family)
-  RS (Residential - Single Family)

0.02 Miles



# FLOOD MAP



- CUP-2026-04
- Courier Parcels
- FEMA Flood Zones**
- Floodway
- 100 Year 1%
- 100 Year 1%
- 500 Year .2%
- Unstudied A Zone
- Arterial
- Collector

0.07 Miles

# CONCEPT PLAN





# CONDITIONAL USE PERMIT

**Case:** CUP-2026-04

**Owner:** Ryan Connor

**Agent:** Jacob & Martin, LLC

**Request:** A Conditional Use Permit to allow outdoor recreational activities (Pickleball Courts)

**Location:** 1200 Ruswood Dr

**Notification:** 1 in Favor, 0 in Opposition

**Planning & Zoning:** March 3, 2026

**Council Hearing:** March 26, 2026  
April 9, 2026







# AERIAL LOCATION MAP



## Legend

-  CUP-2026-04
-  Courier Parcels

0.02  
Miles



CITY OF  
**ABILENE**  
TEXAS





# USES IN GENERAL RETAIL ZONING

## RESIDENTIAL USES:

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

## ACCESSORY AND INCIDENTAL USES:

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

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

## EDUCATIONAL AND RELIGIOUS USES:

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

## SERVICE:

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

## TRADE – RETAIL USES:

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

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

## RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

## LEGEND

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





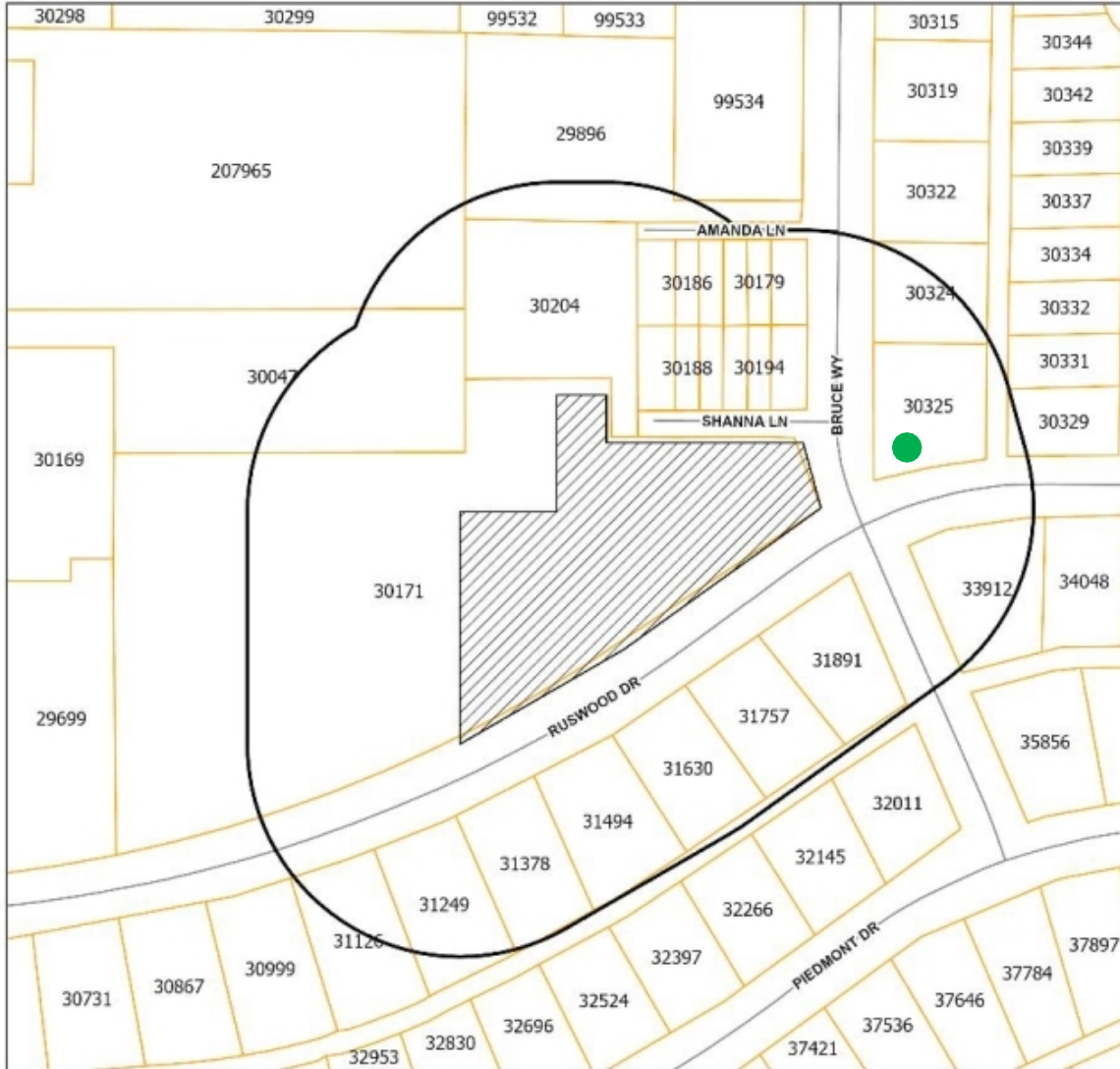
# PROPERTY AND SURROUNDING VIEWS







# NOTIFICATION AREA MAP



### Legend

- Notification Area
- CUP-2026-04
- Courier Parcels

- 1 - In Favor-
- 0 - Opposed-

0.02  
Miles





# FINDINGS AND RECOMMENDATION

The proposed request is consistent with:

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

Staff Recommendation: **approval** subject to the following:

- Concept plan
- Plan of operation
- Hours of operation be reduced to 7AM-8PM
- Provide noise mitigation





# Questions?



# CUP Plan of Operation

- Hours of Operation; 7:00am – 10:00pm M-S, 1:00pm – 9:00pm Sunday.
- Days of Operation; Monday - Sunday
- Will the use be conducted indoors or have any outdoor operations; Outdoor courts on what is currently parking lot.
- Will the use have any unique characteristics that need to be stipulated in the request? Fenced and lit. Parking lot currently has lights, and ours will be lower and angled down at the courts instead of flooding the area.

We will be building outdoor pickleball courts on top of an existing parking lot. It will be fenced on all sides, and the fence will also have vinyl wind blockers installed from the ground to the top of the fence. This will help block sound and light. There are no planned uses besides playing pickleball on these courts.

- Fencing, landscaping, or buffer yards; As described above
- Limiting the hours or days of operation; All outdoor play will cease by 10:00pm.
- Noise mitigation; Vinyl wind blockers will mitigate noise and light.

Nearby property owners currently see an abandoned parking lot/strip mall. We are helping revitalize the area (in conjunction with other improvements that the landlord is undertaking on the property) and providing a fun new entertainment venue that is accessible to families and people of all ages and abilities. This will also bring 20-30 entry level jobs to the area that can be filled by high-schoolers up to retirees, and anyone in between, as well as several professional/career level career opportunities. It is reasonable to believe that many of these jobs will be filled with residents that live in the properties nearby.



3465 Curry Lane Abilene, Texas  
325-695-1070 [www.jacobmartin.com](http://www.jacobmartin.com)  
Firm # 10194493

**METES AND BOUNDS DESCRIPTION  
PROPOSED "CUP" ZONING TRACT  
CITY OF ABILENE  
TAYLOR COUNTY, TEXAS**

**BEING** a 1.292-acre tract out of the remainder of Lot 3, Block A, Section 10. RADFORD HILLS ADDITION, City of Abilene, Taylor County, Texas as shown on the plat of said addition recorded in Cabinet 2, Slide 215C, Plat Records, Taylor County, Texas. Said 1.292-acre tract is more particularly described in metes and bounds as follows:

**BEGINNING** at a point being the southeast corner of said Lot 3, same being the intersection of the northerly right-of-way line of Ruswood Drive (60' width) and the westerly right-of-way line of Bruce Way (60' width).

**THENCE** northerly along said westerly right-of-way line of Bruce Way, a curve to the right having a radius of 202.34 feet, a delta angle of 17°52'32", and subtended by a chord bearing N15°06'41"W 62.87 feet, a curve length of **63.13 feet** to a point being the end of said curve and said point being the intersection of said westerly right-of-way line with the south right-of-way line of Shanna Lane, 25 feet width, as shown on the replat recorded in Cabinet 1, Slide 453 of said Plat Records;

**THENCE WEST** along said south right-of-way line of Shanna Lane, where further extension thereof is shown on the replat recorded in Cabinet 1, Slide 492 of said Plat Records, at 159.97 feet pass the southwest corner of said Shanna Lane and the southeast corner of a 0.610-acre tract described in a Warranty Deed to Graham Abilene, LP recorded in Instrument No. 2023-16613, Official Public Records, Taylor County, Texas, and continuing along the south line of said 0.610-acre tract, **a total distance of 184.97 feet** to the southwest corner of said 0.610-acre tract and an interior corner of this tract;

**THENCE NORTH 45.00 feet** along the west line of said 0.610-acre tract to a point being the on the easterly extension of the north face of the existing building located at 1200 Ruswood Drive;

**THENCE WEST 46.80 feet** (approximately) along the north line of this tract and said easterly extension of said building face to a point being the northeast corner of said existing building;

**THENCE SOUTH 110.00 feet** (approximately) along the east face of said existing building to a point for the southeast corner of said existing building;

**THENCE WEST 91.00 feet** (approximately) along the south face of said existing building to the southwest corner of said existing building;

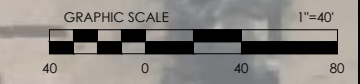
**THENCE SOUTH 218.30 feet** over and across said Lot 3 to a point in said northerly right-of-way line of said Ruswood Drive, the southerly line of said Lot 3, and said point being the southwest corner of this tract and the beginning of a curve to the left having a radius of 1324.06 feet, a delta angle of 10°37'05", a curve length of 245.38 feet and subtended by a chord which bears N58°32'33"E 245.03 feet;

**THENCE** easterly along said northerly right-of-way line and southerly lot line and curve to the left, said curve length of **245.38 feet** to a point being the end of said curve to the left;

**THENCE N53°14'00"E 121.15 feet** along said northerly right-of-way line and said southerly lot line to a point being the beginning of a curve to the right having a radius of 399.06 feet, a delta angle of 5°43'18", a curve length of 39.85 feet and subtended by a chord which bears N56°05'39"E 39.83 feet;

**THENCE** easterly along said northerly right-of-way line, said southerly lot line, and curve to the right, said curve length of **39.85 feet** to said **POINT OF BEGINNING** and containing 1.292 acre of land, or 56298 square feet, more or less.

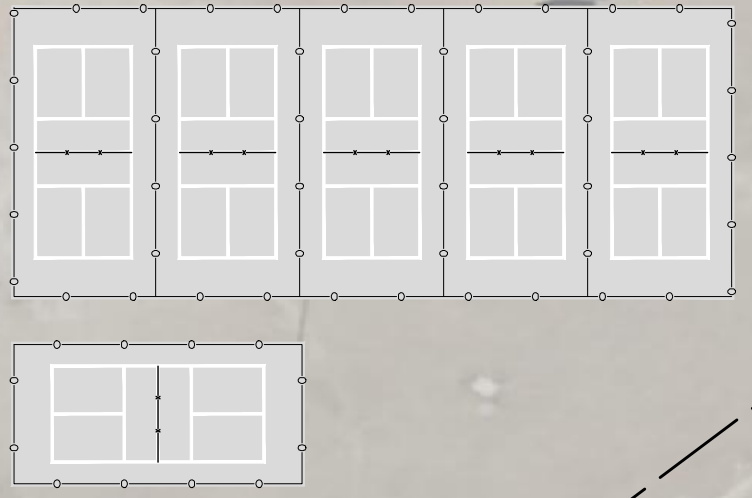
X:\C\Ryan\_Corner\26103 - Roadford Hill Pickleball - Ryan Corner\Drafting\_Preliminary\26103 - Concept\01.dwg  
Saved By: abullterfas  
Save Time: 2/11/2024 6:09 PM  
Plotted by: damon bullterfas  
Plot Date: 2/12/2024 2:00 PM



SHANNA LANE

BRUCE WAY

RUSWOOD



1200 RUSWOOD  
ZONING EXHIBIT

BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING.  
CHECK SCALE & ADJUST ACCORDINGLY.

SCALE	1"=40'
PROJECT #	26103
DESIGNED	PNJ
DRAWN	PNJ
CHECKED	DLB

**JACOB  
MARTIN**

TBAE FIRM # 2448	TBAE FIRM # BR 2261	TBPELS FIRM # 10194493
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# ZONING CASE

## Z-2026-08

### STAFF REPORT



#### Scheduled Hearings

Planning & Zoning Commission: March 3, 2026  
 City Council 1<sup>st</sup> Reading: March 26, 2026  
 City Council 2<sup>nd</sup> Reading: April 9, 2026

#### Applicant

Agent: Jacob & Martin, LLC  
 Owner: Lin Wei, LLC

#### Case Manager

Kera Valois – Planner

#### Request

Change the zoning of approximately 0.074 acres from Residential Single Family (RS-6) to General Commercial (GC).

#### Location

Located at 1366 Portland Ave. Legal description being approximately 0.074 acre tract out of Lots 13 and 14, Block 2, Carey Place Addition, Abilene, Taylor County, Texas.

#### Background

The subject property was annexed into the City limits in 1923. The subject property is currently being platted together with the property located to the south as well as the three parcels located to the west along Marshall St.

#### Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
<b>North</b>	RS-6	Residence
<b>East</b>	GC	Taco Bell
<b>South</b>	GC	Retail
<b>West</b>	GC	Residence (Owner is Lin Wei, LLC)

#### 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
- Metes & Bound
- Owner Authorization

**Notification**

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on February 13, 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:

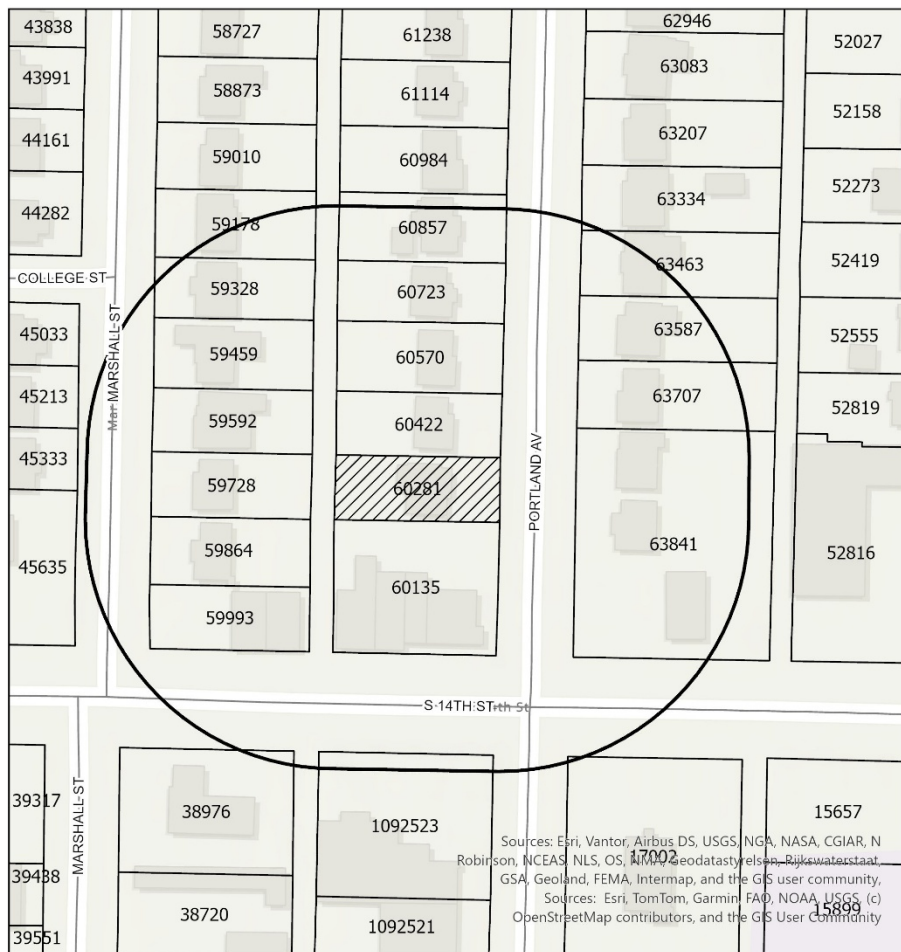
**PROPERTY OWNER**

Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
APOLLO PROPERTIES LLC	60857	1334 PORTLAND AV	
BOWEN KENNETH D	59178	1333 MARSHALL ST	
BURTON COMMERCIAL PROPERTIES LP	63841	1357 PORTLAND AV	
BURTON COMMERCIAL PROPERTIES LP	63841	1365 PORTLAND AV	
BURTON COMMERCIAL PROPERTIES LP	63841	2528 S 14 <sup>TH</sup> ST	
BURTON COMMERCIAL PROPERTIES LP	63841	2522 S 14 <sup>TH</sup> ST	
BURTON COMMERCIAL PROPERTIES LP	63841	2542 S 14 <sup>TH</sup> ST	
DUNCAN RANDY & DIANA	63707	1349 PORTLAND AV	
FAVOR JUDY	60723	1342 PORTLAND AV	
HAYNES PROPERTIES LLC	60570	1350 PORTLAND AV	
HMO REAL ESTATE 20 LLC	38976	2641 S 14 <sup>TH</sup> ST	
HUNT ZELMA WADE LIFE EST	63334	1325 PORTLAND AV	
LWMW MANAGEMENT LLC	59993	2638 S 14 <sup>TH</sup> ST	F
LWMW MANAGEMENT LLC	59993	2636 S 14 <sup>TH</sup> ST	F
LWMW MANAGEMENT LLC	59728	1365 MARSHALL ST	F
LWMW MANAGEMENT LLC	59864	1373 MARSHALL ST	F
MC MURRY UNIVERSITY	17002	2525 S 14 <sup>TH</sup> ST	
NELSON CONSTRUCTION LLC	63463	1333 PORTLAND AV	
PEACOCK & PEARLS PROPERTIES LLC	59328	1341 MARSHALL ST	
PEDAGREEN LLC	1092523	1410 PORTLAND AV	
SCHMIDT ROSALEE J	59592	1357 MARSHALL ST	
SHERRELL BETTY J LIFE ESTATE	63587	1341 PORTLAND AV	

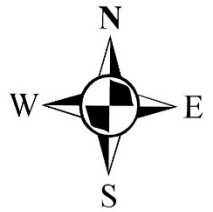
STONEHENGE INVESSTMENTS LLC	60422	1358 PORTLAND AV	
WHISENHUNT A Q	59459	1349 MARSHALL ST	
WHITTEN LARRY	60281	1341 PORTLAND AV	
WHITTEN LARRY	60135	2608 S 14 <sup>TH</sup> ST	
WHITTEN LARRY	60135	2606 S 14 <sup>TH</sup> ST	
WHITTEN LARRY	60135	2602 S 14 <sup>TH</sup> ST	
WHITTEN LARRY	60135	2604 S 14 <sup>TH</sup> ST	

**NOTIFICATION MAP**



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

# LOCATION MAP

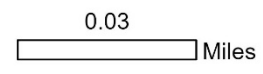
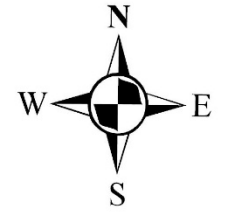
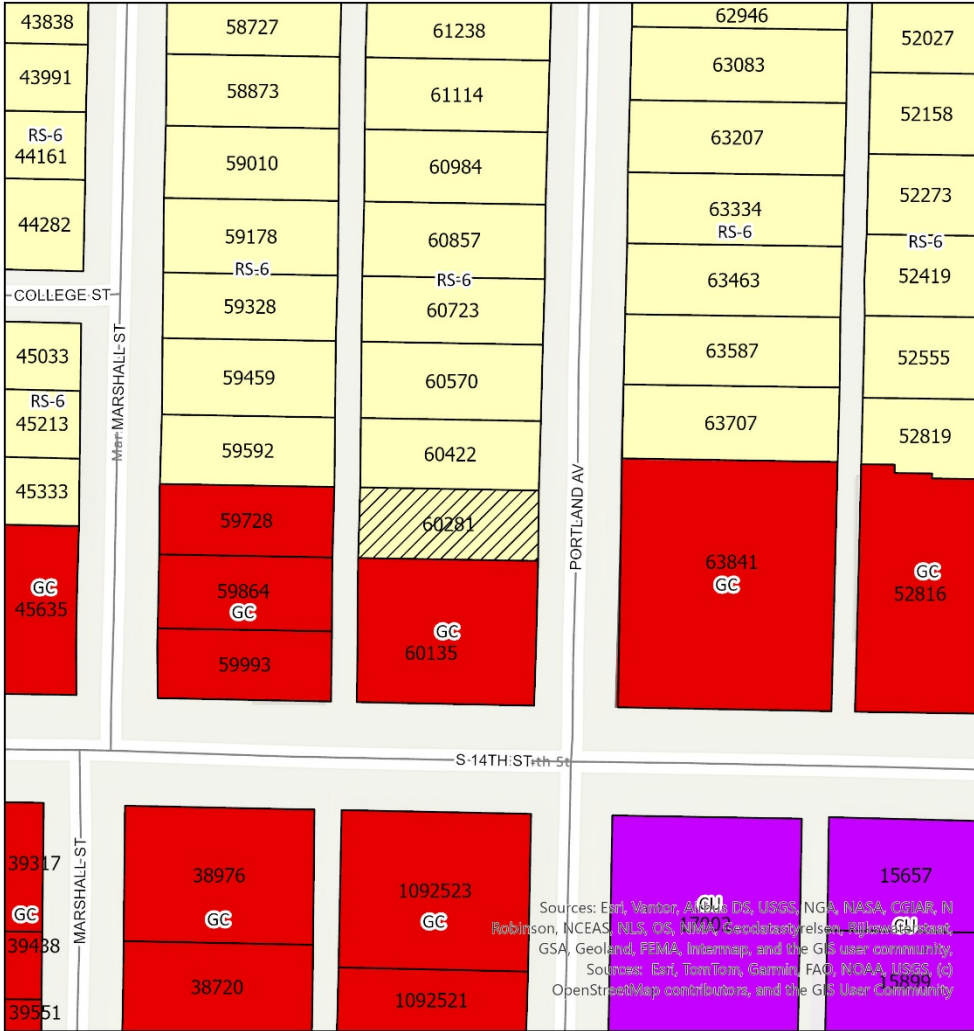


0.03 Miles

Z-2026-08

Sources: Esri, Vantor, Airbus DS, USGS, NOAA, NASA, COAR, N  
 Robinson, NCEAS, NLS, OS, NIMA, Geodatas, Nielsen, Bigwater, and  
 GSA, Geoand, FEMA, Intermap, and the GIS user community.  
 Sources: Esri, Garmin, Garmin, NOAA, USGS, (c)  
 15899  
 OpenStreetMap contributors, and the GIS User Community

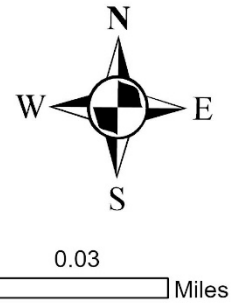
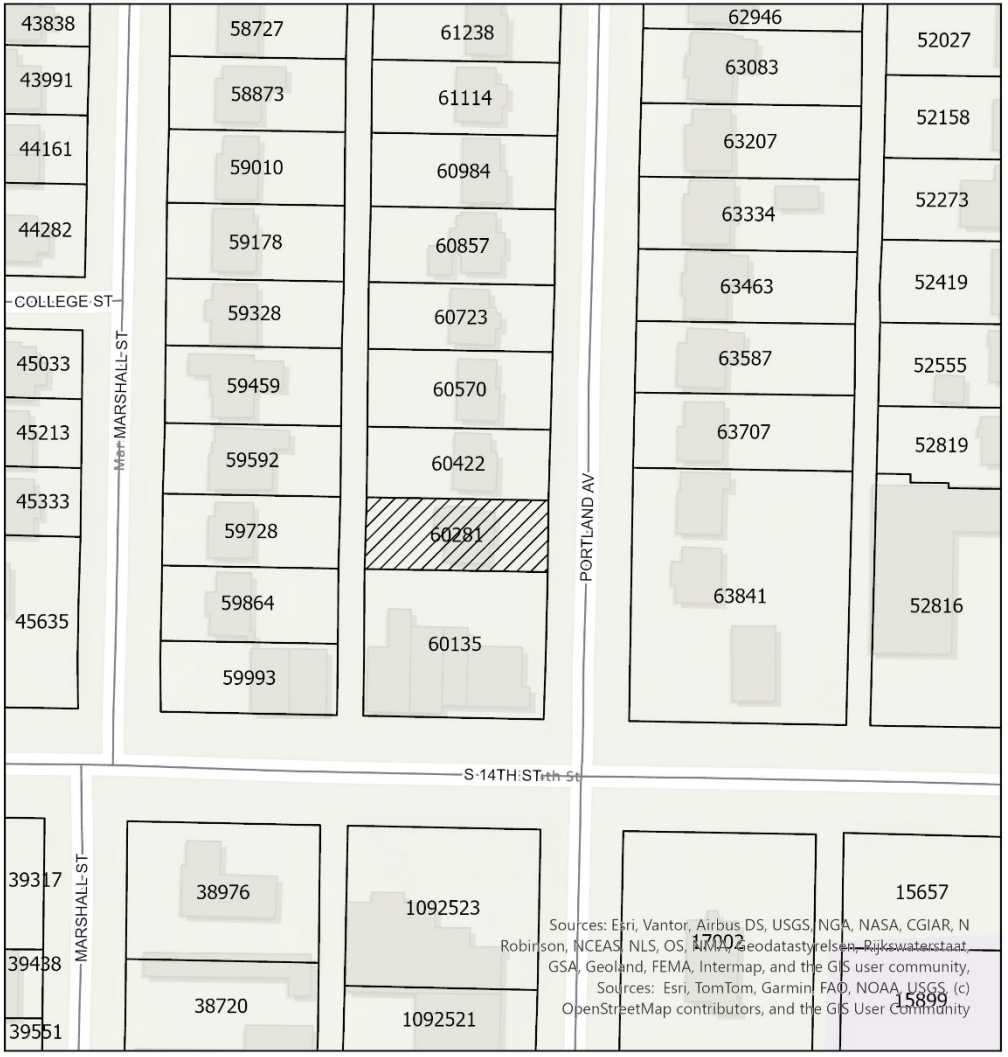
# ZONING MAP









- Zoning Districts**
- Z-2026-08
  - CU
  - GC
  - RS-6

Sources: Esri, Vendor, Aerial, DE, USGS, NGS, NASA, IGNAR, N Robinson, NCEAS, NLS, OS, NOAA, OpenStreetMap, OpenStreetMap, GSA, Geoland, FEMA, Intermap, and the GIS user community.  
 Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

# FLOOD MAP



- FEMA Flood Zones**
-  Z-2026-08
  -  Floodway
  -  100 Year 1%
  -  100 Year 1%
  -  500 Year .2%
  -  Unstudied A Zone

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



# REZONE REQUEST

**Case:** Z-2026-08

**Agent:** Jacob & Martin, LLC

**Owner:** Lin Wei, LLC

**Request:** Change the zoning of approximately 0.074 acres from Residential Single Family (RS-6) to General Commercial (GC).

**Location:** Located 1366 Portland Ave

**Notification:** 3 in Favor, 0 in Opposition

**Planning & Zoning:** March 3, 2026

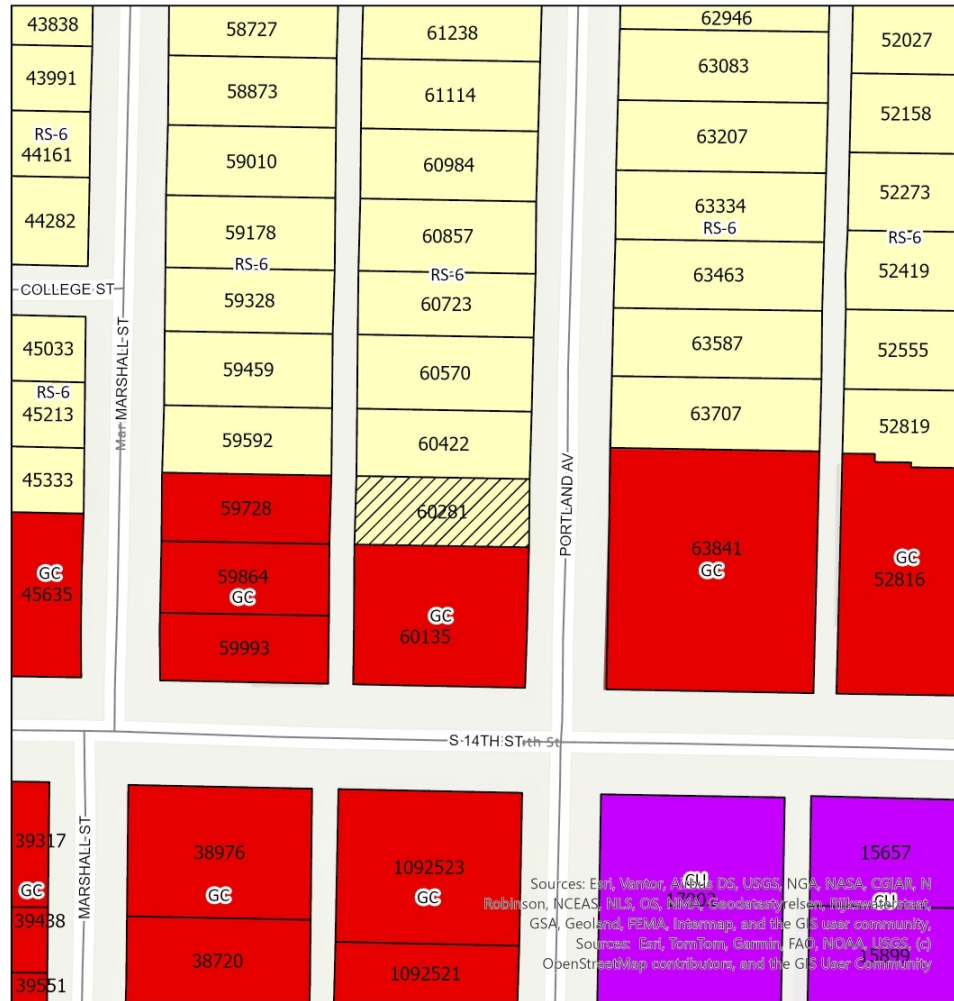
**Council Hearing:** March 26, 2026  
April 9, 2026







# ZONING MAP



- Z-2026-08
- Zoning Districts**
- CU
- GC
- RS-6

Sources: Esri, Mentor, ArcGIS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NIMA, Goodmap, relen, Miller, CU, GSA, Geoland, FEMA, Intermap, and the GIS user community.  
 Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community





# PROPERTY VIEWS





# SURROUNDING PROPERTY VIEWS





# 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:

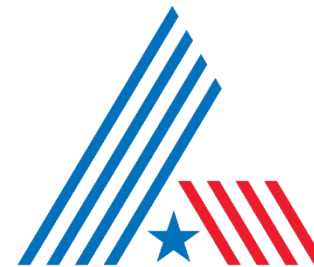
- P Church or Place of Worship
- P School: Public/Private

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

## RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden



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 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:

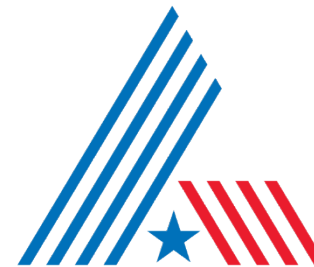
- C Wholesaling and Storage (indoor)

## 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



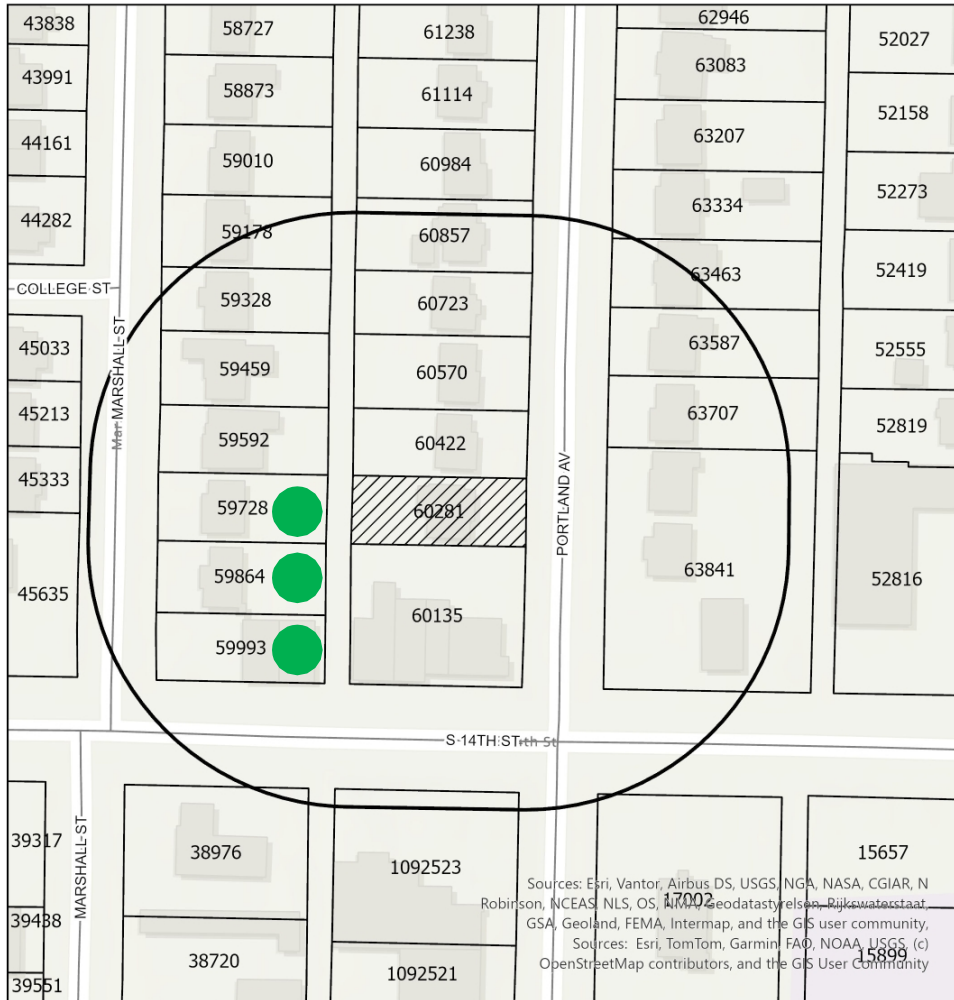
CITY OF  
**ABILENE**  
TEXAS

## 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)
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# NOTIFICATION AREA MAP



0.03

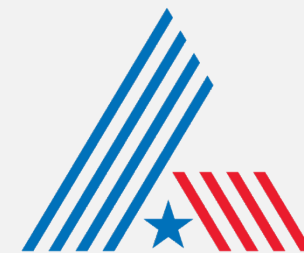
Miles

Z-2026-08

Notification Area

3 - in Favor -

0 - in Opposition -



CITY OF  
**ABILENE**  
TEXAS



# 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?



# Owner Authorization and Representative Designation

## Property Description

Subdivision: CAREY PLACE ADDITION Total Number of Acres: ~0.16  
 Zoning Classification(s): GC Total Number of Lots: 1  
 Location: 1366 PORTLAND AVENUE

## Property Owner Information & Authorization

Name/Company: Linwei LLC  
 Address: 4518 majestic sky  
 City: Abilene State: TX Zip Code: 79606  
 Phone: 254-212-0893 Email: huibiaolin@gmail.com

### Project Representation (check one):

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

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

Property Owner's Signature: [Signature] Date: 1/29/26

STATE OF: Texas

COUNTY OF: Taylor

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

SUBSCRIBED AND SWORN TO before me, this the 29 day of January, 2026



[Signature]  
 NOTARY PUBLIC in and for the State of Texas

## Project Representative Information (complete if designated by owner)

- Engineer  Purchaser  Tenant  Preparer  Other(specify): \_\_\_\_\_

Name: Tal Fillingim or Clayton Farrow Company: Jacob | Martin  
 Address: 3465 Curry Lane City: Abilene State: TX  
 Zip Code: 79606 Number: 325-695-1070 Email: cfarrow@jacobmartin.com



3465 Curry Lane Abilene, Texas  
325-695-1070 [www.jacobmartin.com](http://www.jacobmartin.com)  
Firm # 10194493

**METES AND BOUNDS DESCRIPTION  
PROPOSED GC ZONING TRACT  
CITY OF ABILENE  
TAYLOR COUNTY, TEXAS**

**BEING** a 0.074 acre tract out of Lots 13 and 14, Block 2, CAREY PLACE ADDITION, City of Abilene, Taylor County, Texas as shown on the plat of said addition recorded in Cabinet 2, Slide 189, Plat Records, Taylor County, Texas. Said 0.074-acre tract is more particularly described in metes and bounds as follows:

**COMMENCING** at a found 1/2-inch rebar rod with cap stamped Chase 1901 marking the southeast corner of said Block 2, CAREY PLACE ADDITION (as well as being the southeast corner of Lot 12 of said Block 2), same being the intersection of the north right-of-way line of South 14<sup>th</sup> Street (80' width) and the west right-of-way line Portland Avenue (60' width);

**THENCE** N01°25'24"E along said west right-of-way line of Portland Avenue, at a called 56.46 feet pass the northeast corner of said Lot 12 and the southeast corner of said Lot 13, and continuing a total distance of 105.20 feet to the southeast corner of this described tract and **POINT OF BEGINNING**;

**THENCE** N88°09'31"W, over and across said Lot 13, at 0.44 feet pass a galvanized fence corner post, and continuing along a fence and south line of this tract a total distance of 131.41 feet to a galvanized fence corner post marking the southwest corner of this tract;

**THENCE** N00°04'22"E along a fence line, over and across said Lot 13, at 6.17 feet pass the calculated north line of said Lot 13, same being the south line of Lot 14 of said Block 2, and continuing over and across said Lot 14 **total distance of 23.95 feet** to a point for the northwest corner of this tract;

**THENCE** S88°54'04"E **121.97 feet** over and across said Lot 14 to an angle point, a northeast corner of this tract;

**THENCE** S43°45'12"E **14.11 feet**, over and across said Lot 14 to a point in the east line of said Lot 14 and said west right-of-way line of Portland Avenue for a northeast corner of this tract;

**THENCE** S01°25'24"W along said west right-of-way line and east line of said Lot 14, at 7.93 feet pass the calculated southeast corner of said Lot 14 and calculated northeast corner of said Lot 13, and continuing a total distance of 15.65 feet to said **POINT OF BEGINNING** and containing 0.074 acre, or 3215 square feet, more or less.

# ZONING CASE

## Z-2026-09

### STAFF REPORT



#### Scheduled Hearings

Planning & Zoning Commission: March 3, 2026  
 City Council 1<sup>st</sup> Reading: March 26, 2026  
 City Council 2<sup>nd</sup> Reading: April 9, 2026

#### Applicant

Agent: eHT Engineering  
 Owner: Hendrick Medical Center

#### Case Manager

Adam Holland – Planner

#### Request

Change the zoning of approximately 6.82 acres from Residential Single Family (RS-6), Mobile/Manufactured Homes (MH), Light Industrial (LI), and General Commercial (GC) to General Commercial (GC).

#### Location

Located at 650 N 18th.

#### Background

The subject property was annexed into the City limits in 1911. The subject property was previously a mobile home park and used for some manufacturing.

#### Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	GC/LI	Manufacturing/Single family Residence
East	GC/LI	Restaurant
South	GC	Medical Lab
West	RS-6	Single family Residence/Vacant

#### Criteria Assessment

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

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

The proposed use is consistent with the Comprehensive Plan.

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

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

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

This property is served by all utilities.

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

None known.

**Staff Recommendation**

Staff recommends **approval**.

**Attachments**

- PowerPoint Presentation
- Metes & Bound
- Owner Authorization

**Notification**

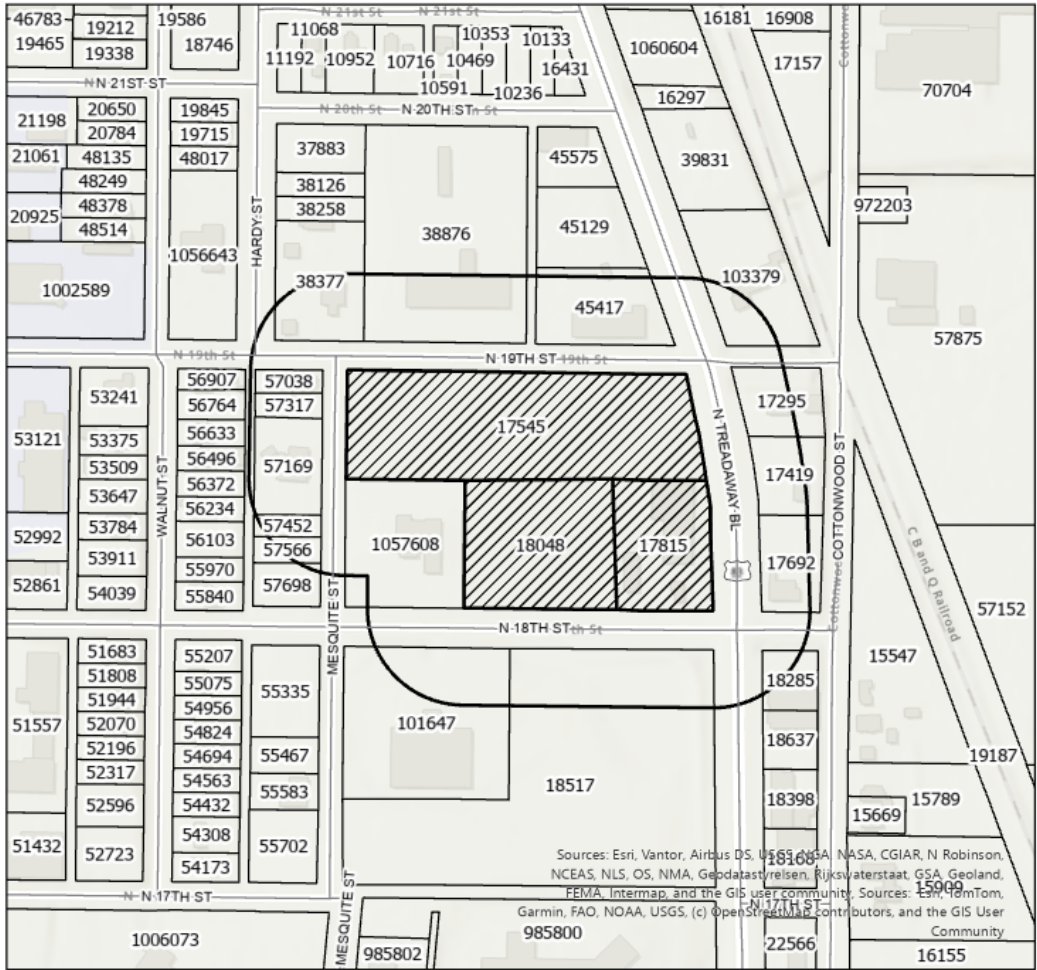
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on February 13, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

**PROPERTY OWNER**

Legend: O - Opposed, F - In Favor

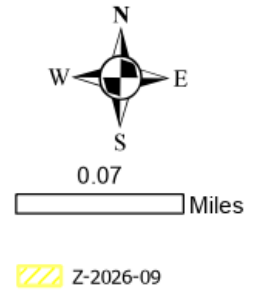
OWNER	PROP_ID	SITUS	RESPONSE
ABILENE MAJESTIC LLC SERIES H	103379	1901 N TREADAWAY BL	
B TEXAS LLC	17295	1881 N TREADAWAY BL	
CALLAN JACK K	17692	1801 N TREADAWAY BL	F
GREEN MORGAN D & CYNTHIA H	18285	1749 N TREADAWAY BL	
HENDRICK MEDICAL CENTER	57452	1826 MESQUITE ST	
HENDRICK MEDICAL CENTER	101647	751 N 18TH ST	
HOWELL TIM & REBECCA	38377	742 N 19TH ST	
J P CRANE SERVICES LLC	45417	1902 N TREADAWAY BL	
NAJERA DIAMANTINA SOSA	57169	1834 MESQUITE ST	

# NOTIFICATION MAP

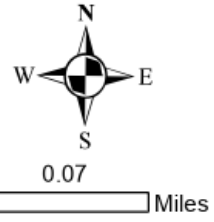


Sources: Esri, Vantor, Airbus DS, USGS, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastreisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

# LOCATION MAP



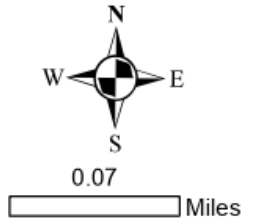
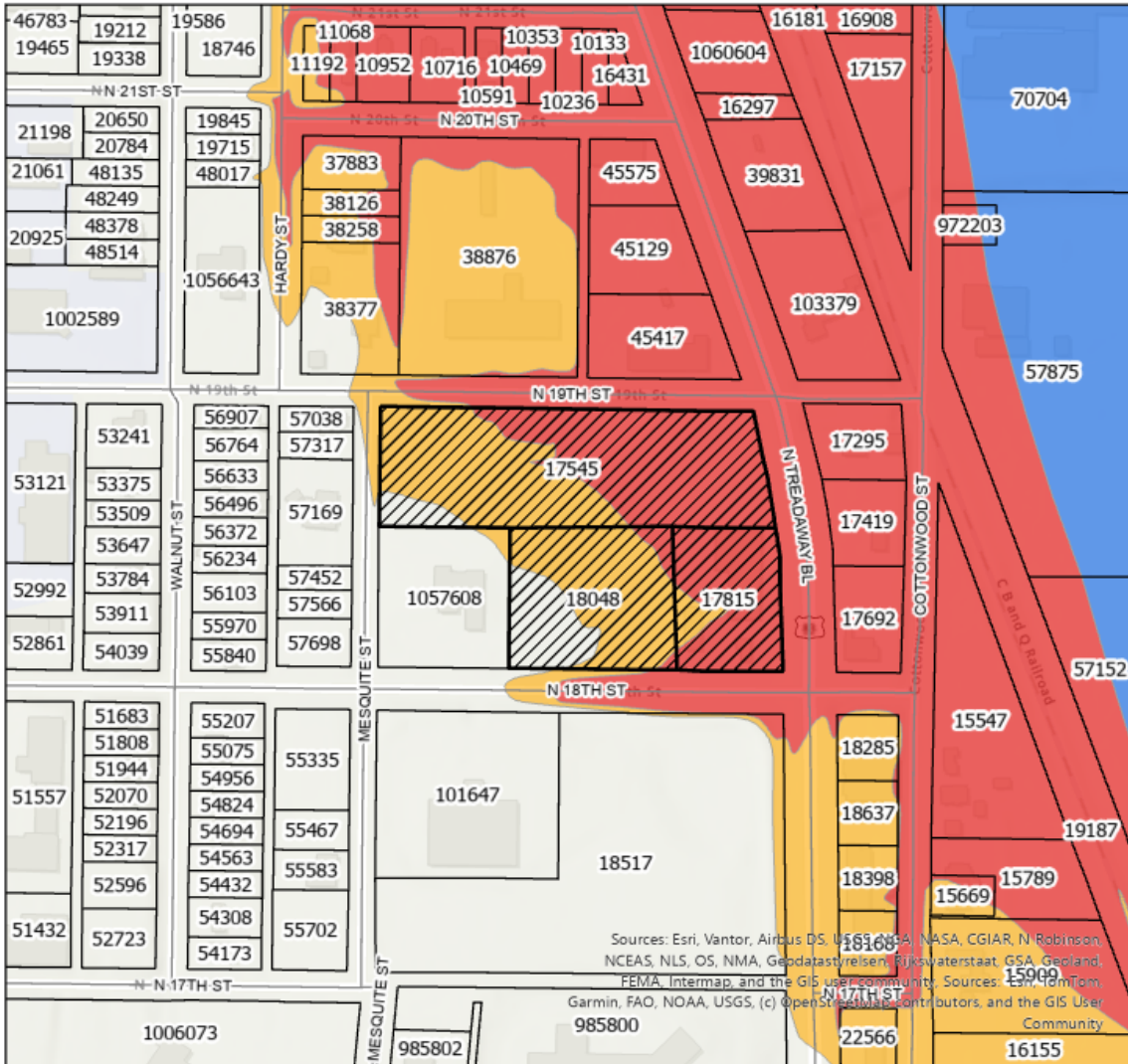
# ZONING MAP



- Zoning Districts**
- AO
  - GC
  - MD
  - MF
  - PD
  - Z-2026-09

Source: Esri, DeLorme, Garmin, IGN, Intermap, Inc., Swire, GEBCO, USGS, AeroGRID, IGN, Esri, Mapbox, and the GIS user community. Sources: Esri, DeLorme, Garmin, IGN, Intermap, Inc., Swire, GEBCO, USGS, AeroGRID, IGN, Esri, Mapbox, and the GIS user community.

# FLOOD MAP



- Z-2026-09**
- FEMA Flood Zones**
- Floodway
  - 100 Year 1%
  - 500 Year .2%
  - Unstudied A Zone

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



# REZONE REQUEST

**Case:** Z-2026-09

**Agent:** eHT Engineering

**Owner:** Hendrick Medical Center

**Request:** Change the zoning of approximately 6.82 acres from Residential Single Family (RS-6), Mobile/manufactured Homes (MH), Light Industrial (LI), and General Commercial (GC) to General Commercial (GC).

**Location:** Located 650 N 18<sup>th</sup>

**Notification:** 1 in Favor, 0 in Opposition

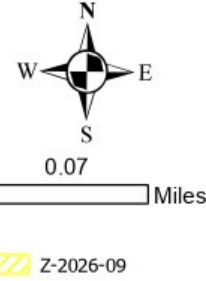
**Planning & Zoning:** March 3, 2026

**Council Hearing:** March 26, 2026  
April 9, 2026



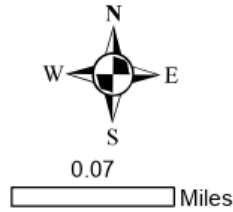
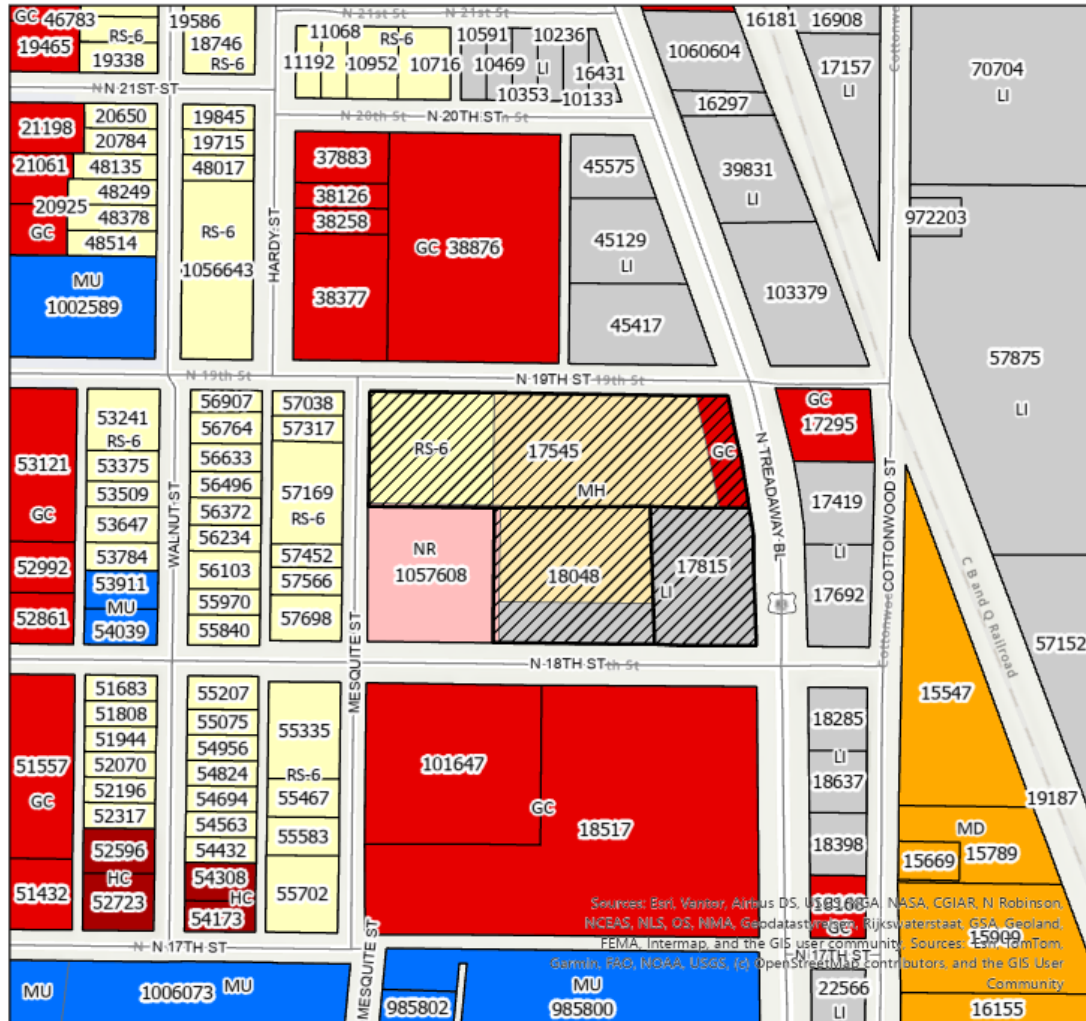


# AERIAL LOCATION MAP





# ZONING MAP



- Z-2026-09
- Zoning Districts**
- AO
  - GC
  - MD
  - MF
  - PD





# PROPERTY VIEWS



Southwest  
Neighboring Property



Subject Property



West Neighboring  
Property



East Neighboring  
Property





# 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:

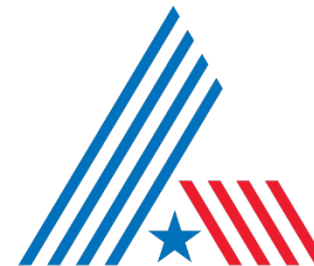
- P Church or Place of Worship
- P School: Public/Private

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

## RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden



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 MOBILE HOME ZONING

## RESIDENTIAL USES:

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

## ACCESSORY AND INCIDENTAL USES:

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

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

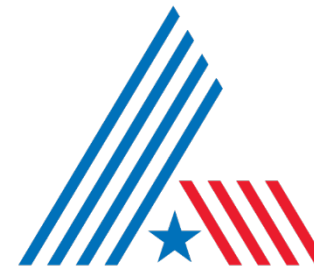
- P Community Home
- P Fire/Police Station
- C Homeless/Emergency Shelter

## EDUCATIONAL AND RELIGIOUS USES:

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

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

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



**CITY OF**  
**ABILENE**  
**T E X A S**

## LEGEND

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



# 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:

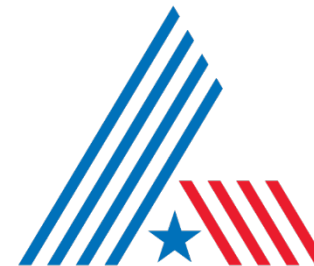
- P Airport, Heliport and Flying Field Terminals - Commercial (passenger and freight)
- P Antenna Tower - Commercial
- P Automobile Parking Lot or Structure - Commercial
- P Broadcast Studio
- P Passenger Ground Transportation Terminal
- P Pressure Control Station
- P Public Utility Facility
- P Railroad 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)
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**CITY OF**  
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**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:

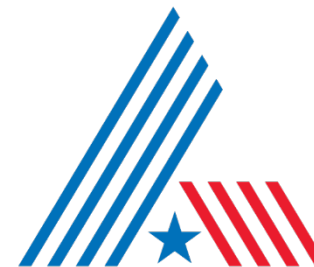
- C Wholesaling and Storage (indoor)

## 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



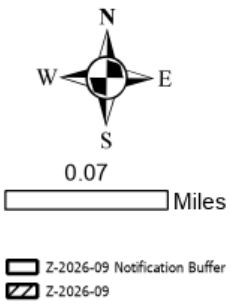
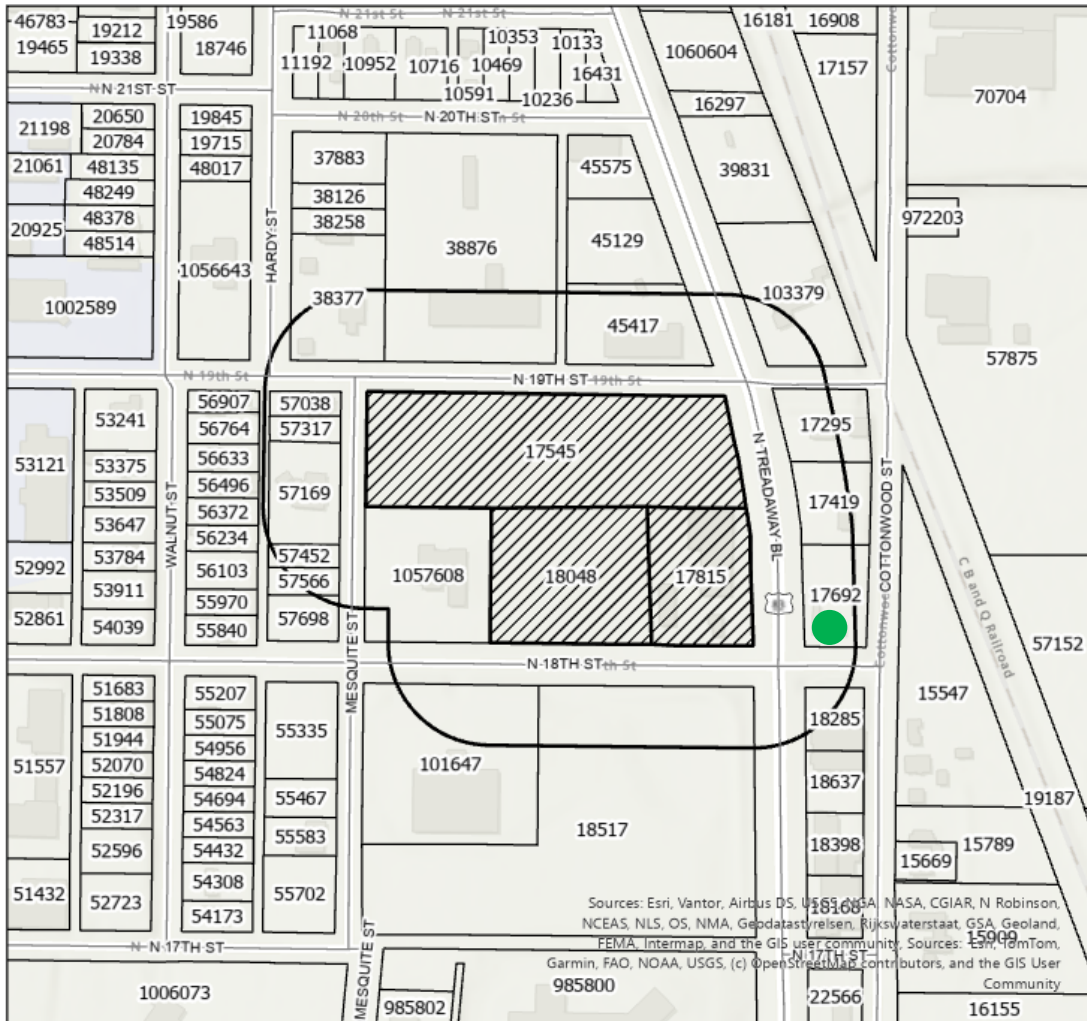
**CITY OF**  
**ABILENE**  
**T E X A S**



## 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



1 - 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?



# EXISTING PROPERTY ZONING MAP

**FIELD NOTES  
FOR  
LOT 102  
BLOCK 3  
CENTRAL PARK ADDITON  
ABILENE, TAYLOR COUNTY, TEXAS**

BEING Lot 102, Block 3, Central Park Addition, Abilene, Taylor County, Texas, same being comprised of:  
 •A tract recorded in Document No. 2011-2142, Official Public Records, Taylor County, Texas,  
 •A 1.862 acre tract and 0.341 acre tract recorded in Document No. 2014-8365, Official Public Records, Taylor County, Texas, and  
 •A 0.849 acre tract recorded in Document No. 2014-8366, Official Public Records, Taylor County, Texas,  
 and being more particularly described as follows:

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

BEGINNING at a found 1/2 inch iron pipe at the intersection of the south right of way of North 19th Street and the east right of way of Mesquite Street at the northwest corner of this replat and said tract recorded in Document No. 2011-2142;

THENCE South 89 degrees 26 minutes 54 seconds East, along the south right of way of North 19th Street, at a distance of 40.54 feet passing a found 3/8 inch iron rod at the southwest corner of Lot 1, Block A, Odie's Truck Service Replat, recorded in Cabinet 2, Slide 286-D, Plat Records, Taylor County, Texas, sixty (60') feet to the left, at a distance of 370.57 feet passing a found 5/8 inch iron rod at the southeast corner of said Lot 1 sixty (60') feet to the left, continuing for a total distance of 697.93 feet to a set 1/2 inch iron rod with plastic cap marked "H&T" at the intersection of the south right of way of North 19th Street and the west right of way of Treadaway Boulevard for the northeast corner of this replat;

THENCE, along the west right of way of Treadaway Boulevard, with a curve turning to the right having a delta angle of 16 degrees 13 minutes 57 seconds, a radius of 1287.63 feet, at an arc length of 232.23' passing a found 1/2 inch iron rod with plastic cap marked "H&T" at the northeast corner of said 0.859 acre tract, continuing for a total arc length of 364.80 feet, and a chord bearing South 08 degrees 51 minutes 51 seconds East a distance of 363.58' to a set 1/2 inch iron rod with plastic cap marked "H&T" for a corner of this replat;

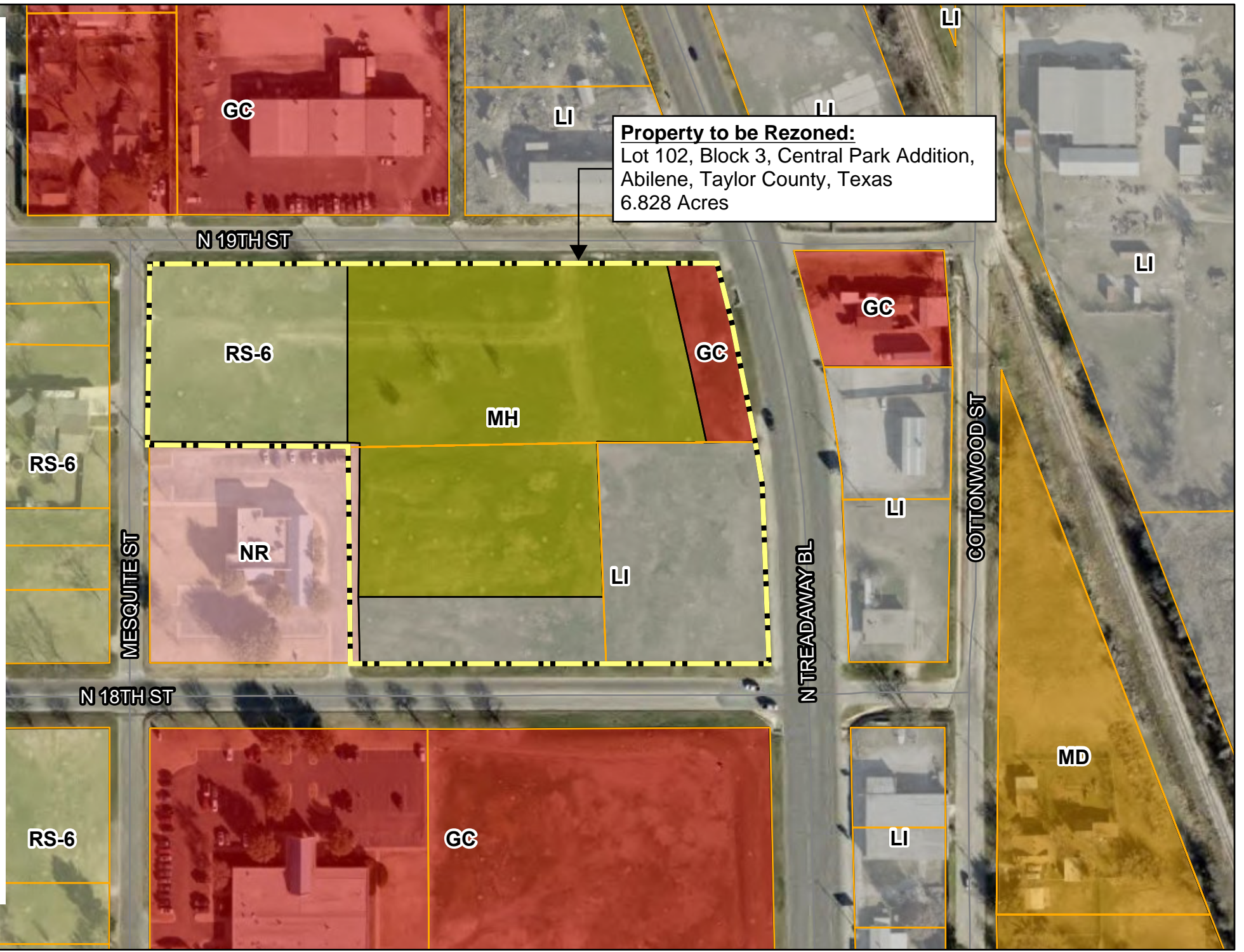
THENCE South 00 degrees 36 minutes 07 seconds East, along the west right of way of Treadaway Boulevard, a distance of 132.33 feet to a found bent 1/2 inch iron rod at the intersection of the west right of way of Treadaway Boulevard and the north right of way of North 18th Street at the southeast corner of said 0.341 acre tract and this replat

THENCE North 89 degrees 18 minutes 54 seconds West, along the north right of way of North 18th Street, a distance of 508.63 feet to a found 1/2 inch iron rod with plastic cap marked "H&T" at the southwest corner of said 1.862 acre tract, and being the southern southwest corner of this replat;

THENCE North 00 degrees 41 minutes 03 seconds East, along the west line of said 1.862 acre tract, a distance of 264.50 feet to a set 1/2 inch iron rod with plastic cap marked "H&T" for the northwest corner of said 1.862 acre tract and a corner of this replat;

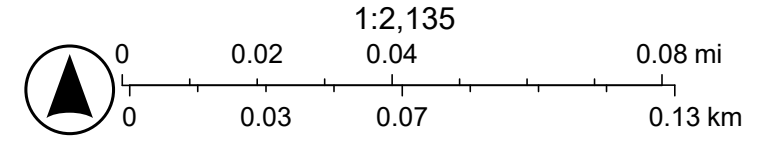
THENCE North 89 degrees 25 minutes 51 seconds West, along the south line of said tract recorded in Document No. 2011-2142, a distance of 253.07 feet to a set 1/2 inch iron rod with plastic cap marked "H&T" on the east right of way of Mesquite Street for the southwest corner of said tract recorded in Document No. 2011-2142, and being the western southwest corner of this tract, where a found PK Nail and washer bears 25' N 89°21'15" W;

THENCE North 00 degrees 48 minutes 30 seconds East, along the east right of way of Mesquite Street, a distance of 225.23 feet to the Point of Beginning containing an area of 6.828. Surveyed in October 2025.



12/19/2025, 7:11:23 AM

- Abilene Municipal Boundary
- Courier Parcels
- All District Outlines
- Single Family Residential (RS)
- Mobile Home (MH)
- Medium Density Residential (MD)
- Neighborhood Retail (NR)
- Office (O)
- College/University (CU)
- Medical Use (MU)
- General Commercial (GC)
- Light Industrial (LI)
- Road Centerlines
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 60cm Resolution Metadata



Microsoft, Vantor

# EXISTING PROPERTY ZONING MAP

**FIELD NOTES  
FOR  
LOT 102  
BLOCK 3  
CENTRAL PARK ADDITON  
ABILENE, TAYLOR COUNTY, TEXAS**

BEING Lot 102, Block 3, Central Park Addition, Abilene, Taylor County, Texas, same being comprised of:  
 •A tract recorded in Document No. 2011-2142, Official Public Records, Taylor County, Texas,  
 •A 1.862 acre tract and 0.341 acre tract recorded in Document No. 2014-8365, Official Public Records, Taylor County, Texas, and  
 •A 0.849 acre tract recorded in Document No. 2014-8366, Official Public Records, Taylor County, Texas,  
 and being more particularly described as follows:

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

BEGINNING at a found 1/2 inch iron pipe at the intersection of the south right of way of North 19th Street and the east right of way of Mesquite Street at the northwest corner of this replat and said tract recorded in Document No. 2011-2142;

THENCE South 89 degrees 26 minutes 54 seconds East, along the south right of way of North 19th Street, at a distance of 40.54 feet passing a found 3/8 inch iron rod at the southwest corner of Lot 1, Block A, Odie's Truck Service Replat, recorded in Cabinet 2, Slide 286-D, Plat Records, Taylor County, Texas, sixty (60') feet to the left, at a distance of 370.57 feet passing a found 5/8 inch iron rod at the southeast corner of said Lot 1 sixty (60') feet to the left, continuing for a total distance of 697.93 feet to a set 1/2 inch iron rod with plastic cap marked "H&T" at the intersection of the south right of way of North 19th Street and the west right of way of Treadaway Boulevard for the northeast corner of this replat;

THENCE, along the west right of way of Treadaway Boulevard, with a curve turning to the right having a delta angle of 16 degrees 13 minutes 57 seconds, a radius of 1287.63 feet, at an arc length of 232.23' passing a found 1/2 inch iron rod with plastic cap marked "H&T" at the northeast corner of said 0.859 acre tract, continuing for a total arc length of 364.80 feet, and a chord bearing South 08 degrees 51 minutes 51 seconds East a distance of 363.58' to a set 1/2 inch iron rod with plastic cap marked "H&T" for a corner of this replat;

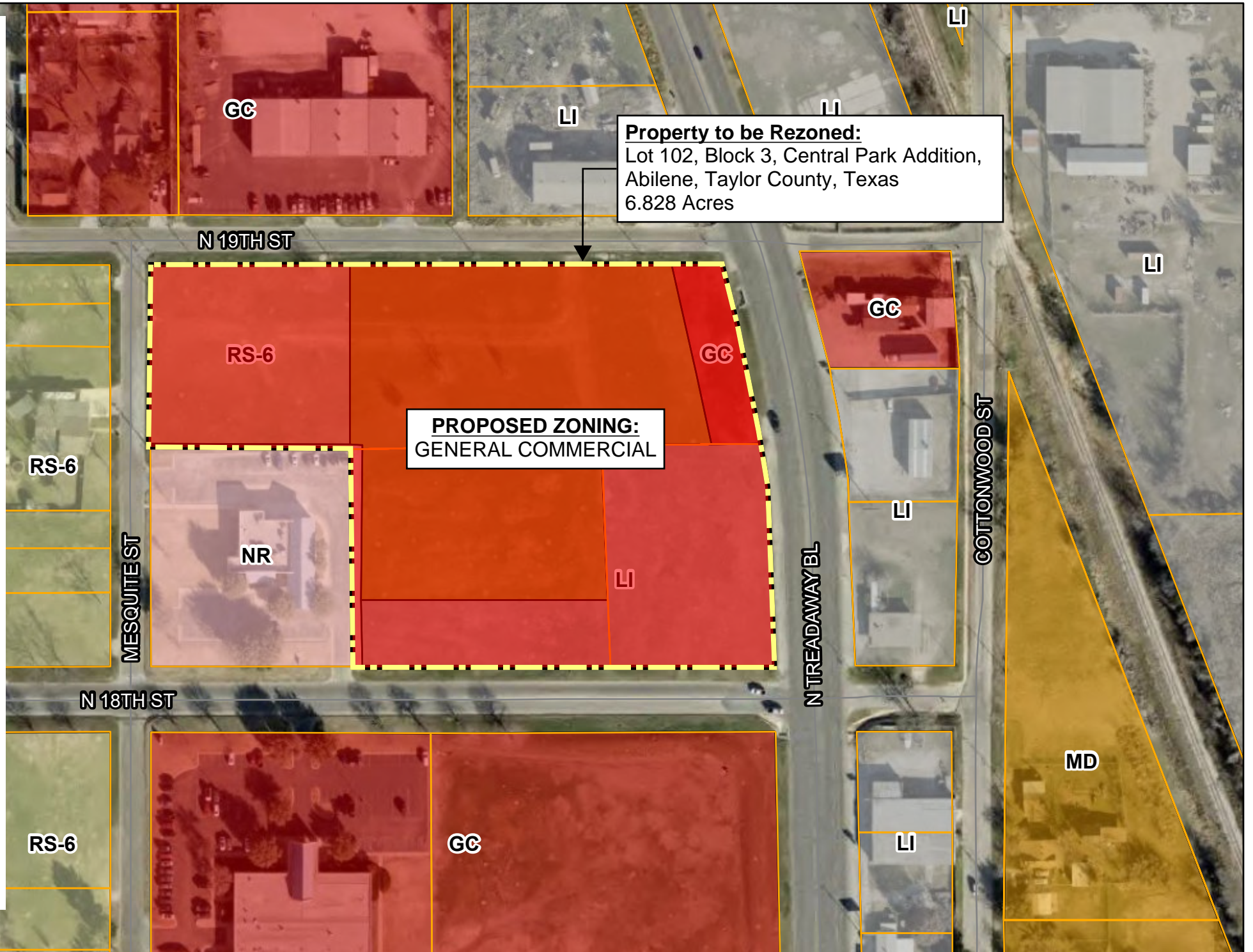
THENCE South 00 degrees 36 minutes 07 seconds East, along the west right of way of Treadaway Boulevard, a distance of 132.33 feet to a found bent 1/2 inch iron rod at the intersection of the west right of way of Treadaway Boulevard and the north right of way of North 18th Street at the southeast corner of said 0.341 acre tract and this replat

THENCE North 89 degrees 18 minutes 54 seconds West, along the north right of way of North 18th Street, a distance of 508.63 feet to a found 1/2 inch iron rod with plastic cap marked "H&T" at the southwest corner of said 1.862 acre tract, and being the southern southwest corner of this replat;

THENCE North 00 degrees 41 minutes 03 seconds East, along the west line of said 1.862 acre tract, a distance of 264.50 feet to a set 1/2 inch iron rod with plastic cap marked "H&T" for the northwest corner of said 1.862 acre tract and a corner of this replat;

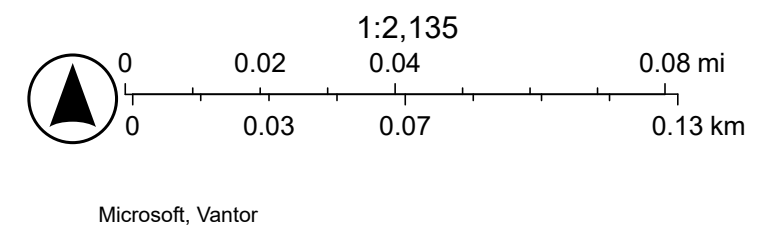
THENCE North 89 degrees 25 minutes 51 seconds West, along the south line of said tract recorded in Document No. 2011-2142, a distance of 253.07 feet to a set 1/2 inch iron rod with plastic cap marked "H&T" on the east right of way of Mesquite Street for the southwest corner of said tract recorded in Document No. 2011-2142, and being the western southwest corner of this tract, where a found PK Nail and washer bears 25° N 89°21'15" W;

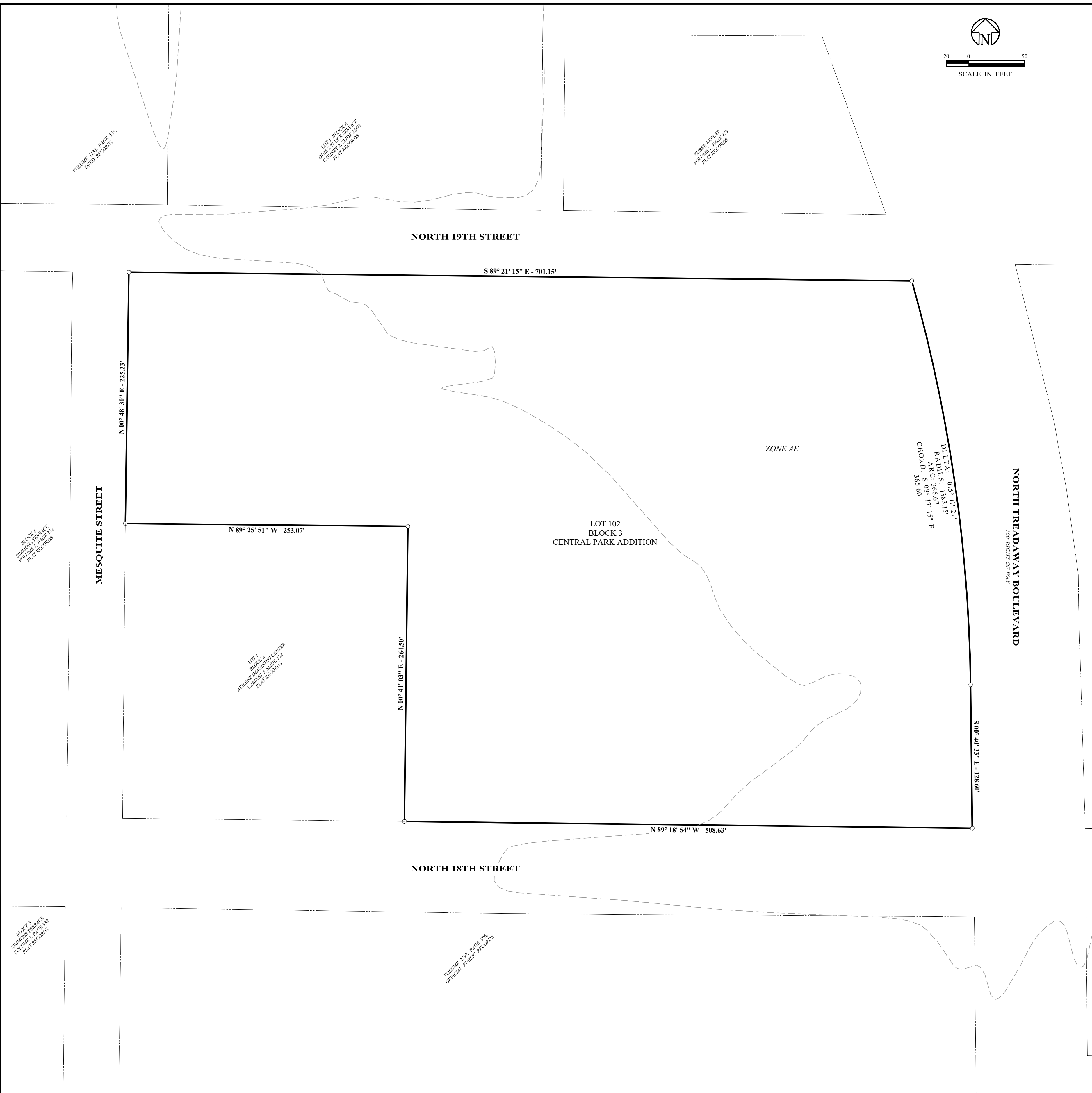
THENCE North 00 degrees 48 minutes 30 seconds East, along the east right of way of Mesquite Street, a distance of 225.23 feet to the Point of Beginning containing an area of 6.828. Surveyed in October 2025.



12/19/2025, 7:11:23 AM

- |                                |                                 |                            |                              |
|--------------------------------|---------------------------------|----------------------------|------------------------------|
| Abilene Municipal Boundary     | Medium Density Residential (MD) | General Commercial (GC)    | High Resolution 60cm Imagery |
| Courier Parcels                | Neighborhood Retail (NR)        | Light Industrial (LI)      | High Resolution 30cm Imagery |
| All District Outlines          | Office (O)                      | Road Centerlines           | Citations                    |
| Single Family Residential (RS) | College/University (CU)         | World Imagery              | 60cm Resolution Metadata     |
| Mobile Home (MH)               | Medical Use (MU)                | Low Resolution 15m Imagery |                              |





**FIELD NOTES**

BEING LOT 102, BLOCK 3, CENTRAL PARK ADDITION, ABILENE, TAYLOR COUNTY, TEXAS, SAME BEING COMPRISED OF:

- A TRACT RECORDED IN DOCUMENT NO. 2011-2142, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS,
- A 1.862 ACRE TRACT AND 0.341 ACRE TRACT RECORDED IN DOCUMENT NO. 2014-8366, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, AND
- A 0.849 ACRE TRACT RECORDED IN DOCUMENT NO. 2014-8366, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS,

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

**BEGINNING** AT A FOUND 1/2 INCH IRON PIPE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF NORTH 19<sup>TH</sup> STREET AND THE EAST RIGHT OF WAY OF MESQUITE STREET AT THE NORTHWEST CORNER OF THIS REPLAT AND SAID TRACT RECORDED IN DOCUMENT NO. 2011-2142;

**THENCE** SOUTH 89 DEGREES 21 MINUTES 15 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY OF NORTH 19<sup>TH</sup> STREET, A DISTANCE OF 701.15 FEET TO A POINT AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF NORTH 19<sup>TH</sup> STREET AND THE WEST RIGHT OF WAY OF TREADAWAY BOULEVARD FOR THE NORTHEAST CORNER OF THIS REPLAT;

**THENCE** ALONG THE WEST RIGHT OF WAY OF TREADAWAY BOULEVARD, WITH A CURVE TURNING TO THE RIGHT HAVING A DELTA ANGLE OF 15 DEGREES 11 MINUTES 21 SECONDS, A RADIUS OF 1383.15 FEET, AN ARC LENGTH OF 366.67 FEET, AND A CHORD BEARING SOUTH 08 DEGREES 17 MINUTES 15 SECONDS EAST A DISTANCE OF 365.60 TO A POINT FOR A CORNER OF THIS REPLAT;

**THENCE** SOUTH 00 DEGREES 40 MINUTES 33 SECONDS EAST, ALONG THE WEST RIGHT OF WAY OF TREADAWAY BOULEVARD, A DISTANCE OF 128.60 FEET TO A FOUND BENT 1/2 INCH IRON ROD AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF TREADAWAY BOULEVARD AND THE NORTH RIGHT OF WAY OF NORTH 18<sup>TH</sup> STREET AT THE SOUTHEAST CORNER OF SAID 0.341 ACRE TRACT AND THIS REPLAT;

**THENCE** NORTH 89 DEGREES 18 MINUTES 54 SECONDS WEST, ALONG THE NORTH RIGHT OF WAY OF NORTH 18<sup>TH</sup> STREET, A DISTANCE OF 508.63 FEET TO A FOUND 1/2 IRON ROD WITH PLASTIC CAP MARKED "H&T" AT THE SOUTHWEST CORNER OF SAID 1.862 ACRE TRACT AND THIS REPLAT;

**THENCE** NORTH 00 DEGREES 41 MINUTES 03 SECONDS EAST, ALONG THE WEST LINE OF SAID 1.862 ACRE TRACT, A DISTANCE OF 264.50 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 1.862 ACRE TRACT AND THIS REPLAT;

**THENCE** NORTH 89 DEGREES 25 MINUTES 51 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT RECORDED IN DOCUMENT NO. 2011-2142, A DISTANCE OF 253.07 FEET TO A POINT ON THE EAST RIGHT OF WAY OF MESQUITE STREET, WHERE A FOUND PK NAIL AND WASHER BEARS 25° N 89°21'15" W;

**THENCE** NORTH 00 DEGREES 48 MINUTES 30 SECONDS EAST, ALONG THE EAST RIGHT OF WAY OF MESQUITE STREET, A DISTANCE OF 225.23 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 6.824. SURVEYED IN SEPTEMBER 2025.

**OWNER'S CERTIFICATE AND DEDICATION**

THE UNDERSIGNED OWNER(S) OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAVE CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS, ALLEYS, UNDER THE NAME OF

**LOT 102  
BLOCK 3  
CENTRAL PARK ADDITION  
ABILENE, TAYLOR COUNTY, TEXAS**

AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**"FIELD NOTES HERON"**

**OWNER'S CERTIFICATE AND DEDICATION**

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_ X \_\_\_\_\_  
PRINTED NAME SIGNATURE

**ACKNOWLEDGMENT**

THE STATE OF TEXAS: COUNTY OF X

**BEFORE ME** THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED X

KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME ACT OF THE SAID X

A CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

**GIVEN UNDER MY HAND AND SEAL OF OFFICE** THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A D 20\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

**GENERAL NOTES**

SHEET 1 OF 1 ACREAGE 6.824

SCALE 1" = 50' SMALLEST LOT X SQ FT LARGEST LOT 297270 SQ FT

**SURVEYOR CERTIFICATE AND PLAT DESCRIPTION**

CERTIFICATION:  
I HEREBY CERTIFY THAT THE PLAT SUBMITTED HERewith REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF THE CITY OF ABILENE

PLAT DESCRIPTION:  
**LOT 102  
BLOCK 3  
CENTRAL PARK ADDITION  
ABILENE, TAYLOR COUNTY, TEXAS**

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

\_\_\_\_\_  
SIGNATURE

**09/30/2025**  
DATE

**RILEY ELMER GRIFFITH**  
REGISTERED PROFESSIONAL LAND SURVEYOR

**NOTES**

1. AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485450, MAP NUMBER 4844C0226F MAP REVISED JANUARY 6, 2012; PART OF THIS PROPERTY IS LOCATED IN A FEDERALLY DESIGNATED FLOOD AREA.
2. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
3. UPON COMPLETION OF THE CONSTRUCTION OF THE SUBDIVISION STREETS, ALLEYS, AND BURIED UTILITIES THE FINAL SUBDIVISION MONUMENTATION WILL BE SET AS FOLLOWS: 1/2" IRON RODS WITH PLASTIC CAPS, STAMPED "H&T", WILL BE SET AT ALL OF THE LOT CORNERS.
4. THIS ADDITION IS LOCATED WITHIN THE CITY LIMITS OF ABILENE, TAYLOR COUNTY, TEXAS.

**LEGEND**

- MONUMENTS AS DESCRIBED IN FIELD NOTES
- SUBDIVISION BOUNDARY
- SUBDIVISION LOT LINES
- ADJACENT BOUNDARY LINES
- - - - - EASEMENT LINES

**OWNER:**  
HENDRICK MEDICAL CENTER  
1900 PINE STREET  
ABILENE, TEXAS 79601

**LOT 102  
BLOCK 3  
CENTRAL PARK ADDITION  
ABILENE, TAYLOR COUNTY, TEXAS**

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