



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 April 7, 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 March 3, 2026

AGENDA ITEMS

2. **Resolution 2026-01:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving a Resolution to Adopt the Council Rules of Procedure as the Rules of Procedure for the Planning and Zoning Commission.

ZONING

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

3. **CUP-2026-06:** 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 Approximately 1.11 Acres Zoned General Retail (GR) to Allow a Freight Container. Located at 3440 N 1st Street. Legal Description Being Lot 106, Block 1, Westwood Plaza, Abilene, Taylor County, Texas. (**Clarissa Ivey**)
4. **CUP-2026-07:** 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 Utility Generation within Agricultural Open (AO) zoning. Legal Description Being 1,802.91 Acres Known by The City of Abilene as the Hamby 'A' Tract, Located in Jones and Shackelford Counties, 440.20 Acres of Sections 8 and 11 and Approximately 50.22 Acres of Sections 3 and 8, Blind Asylum Lands, Jones County, Texas. (**Mason Teegardin**)
5. **TC-2026-01:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Abandon 15' of Public Right-Of-Way Along Lincoln Dr. Located at 525 EN 19th Street Abilene, Taylor County, Texas. (**Kera Valois**)
6. **Z-2026-10:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 11.10 Acres from Residential Single-family (RS-6) to Patio Home (PH) Zoning. Located at 2637 Old Ironsides Road. Legal

Description Being A 11.10 Acre Tract of Land Out of The Southeast-quarter Of Section No. 21, Blind Asylum Lands, Abstract No. 1040, and the Northeast-quarter Of Section No. 25, Blind Asylum Lands, Abstract No. 1009, Abilene, Taylor County, Texas. **(Clarissa Ivey)**

7. **Z-2026-11:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner, to Change the Zoning of Approximately 0.96 Acres from Central Business (CB) to a Planned Development District (PDD-196). Located at 1333 N 6th Street. Legal Description Being Lots 7-12, Block 74, OT Abilene, Abilene, Taylor County, Texas. **(Kera Valois)**
8. **Z-2026-12:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request from the Owner, to Change the Zoning of Approximately 34.8 Acres from General Retail (GR) to Multi-Family (MF). Located at 6157 HWY 277 S. Legal Description Being 34.8 Acres Located Within Samuel J. Ricker Survey Number 45, Abstract Number 163, Abilene, Taylor County, Texas. **(Mason Teegardin)**
9. **Z-2026-13:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Amend the Terms and Conditions of a Planned Development District (PDD-104). Specifically, to Allow General Commercial Within Specific Portions of the PDD. Located on the West Side of Oldham Lane between S. 27th St. and Loop 322. Legal Description Being Approximately 29.35 acres, in the Northeast Quarter of Section 62, Blind Asylum Lands, Abilene, Taylor County, Texas. **(Adam Holland)**
10. **Z-2026-14:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 1.42 Acres from Multifamily (MF) to a Planned Development District (PDD-197). The use of the proposed PDD is for Patio Home Development. Located at 1321 Cedar St. Legal Description Being Lot 303, Marbridge House Subdivision, Abilene, Taylor County, Texas. **(Adam Holland)**
11. **Z-2026-15:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Amend the Terms and Conditions of a Planned Development (PDD-39). Specifically, to add welding, small parts fabrication, and firearm modification as permitted uses. Located at 5550 HWY 277 S. Legal Description Being 1.4 Acres out of the William Bishop Survey No. 43, Abilene, Taylor County, Texas. **(Mason Teegardin)**
12. **Z-2026-16:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 10.4 Acres from Residential Single-Family (RS-8) to Residential Single-Family (RS-6). Located at 6498 Pebble Beach. Legal Description Being 10.4 Acres out of the W. E. Vaughn Survey No. 101, Abstract No. 417, and the C. Donovan Survey, Abstract No. 1295, Abilene, Taylor County, Texas. **(Mason Teegardin)**
13. **Z-2026-17:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 0.26 Acres from Residential Single Family (RS-8) to Neighborhood Office (NO). Located at 2380 S 32nd Street. Legal Description Being Lot 106, Block 1, Monterrey Place, Abilene, Taylor County, Texas. **(Kera Valois)**
14. **Z-2026-18:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 38.97 Acres from General Commercial (GC) and Heavy Commercial (HC) to a Planned Development District (PDD-198). Located Along the 1100 - 1400 Block of Ben Richey Dr. and the 1100 - 1400 Block of Petroleum Dr. Legal Description Being Lot 103, Section 3, Block F, South Treadaway And Industrial Blvd Plaza Addition, Lots 4 & 5, Section 4, Block F, South Treadaway And Industrial Blvd Plaza Addition, Lots 1-9, Section 5, Block K, South Treadaway And Industrial Blvd Plaza Addition, Lot 5, Block A, Scott Industrial District, The Remainder Of Continuation 1, Scott Industrial District, And Lot 502, Block A, Three Palms Addition, Abilene, Taylor County, Texas. **(Clarissa Ivey)**
15. **Z-2026-19:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 28.87 Acres from Agricultural

Open (AO) to Residential Single-Family (RS-6) Zoning. Located at 6610 Butterfield Trail. Legal Description Being 28.87 Acres of Survey 44, John Adams, Abilene, Taylor County, Texas.

(Adam Holland)

16. **Z-2026-20:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 2.20 Acres from Agricultural Open (AO) and General Commercial (GC) to General Commercial (GC) Zoning. Located on the North 300 Block of ES 11th St. Legal Description Being Lot 205, Block 212, Original Town of Abilene Subdivision, Abilene, Taylor County, Texas. **(Adam Holland)**
17. **Z-2026-21:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 0.50 Acres from Residential Single Family (RS-8) to Town Home (TH). Located at 3035 Buffalo Gap Road. Legal Description Being a 0.50 Acre Tract Out of Lot 101, Block 1, Monterrey Place, Abilene, Taylor County, Texas. **(Kera Valois)**
18. **Z-2026-22:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 3.58 Acres from a Planned Development (PD-55) to General Commercial (GC). Located at 6156 and 6164 Hartford St. Legal description being 3.58 acres out of Lot No. 5 of the Anderson and Berry Subdivision of the Alexander Thompson Survey No. 37, 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 31st day of March, 2026, at 4:40 p.m.

Shawna Atkinson, City Secretary