



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

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

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on March 3, 2026, at 1:31 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, Chairman Pro Tem, Shawnté Fleming-Lewis, Sergeant-at-Arms, and Zach Sitzes, Secretary.

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

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

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

Commissioner Halliburton moved to approve the meeting minutes. Commissioner Lewis seconded the motion. The motion prevailed by the following vote:

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

NAYS: None

INVOCATION

Commissioner Halliburton delivered the invocation.

ZONING

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 Drive. 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.

Ms. Clarissa Ivey presented this request. 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.

Chairman Benham opened the public hearing. Mr. Tal Fillingim 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: Staff recommend 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

Commissioner Halliburton moved to **approve this request according to the conditions provided by Staff, which includes the implementation of noise mitigation measures.** Commissioner Kyker seconded the motion. The motion prevailed by the following vote:

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

NAYS: None

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.

Ms. Kera Valois presented this request. 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 Street.

Chairman Benham opened the public hearing. Mr. Tal Fillingim 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 three (3) responses received in favor with none (0) in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

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 Street. Legal Description Being 6.82 acres of Block 3, Central Park Addition, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. 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.

Chairman Benham opened the public hearing. 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 Sitzes moved to **approve** this request. Commissioner Kyker seconded the motion. The motion prevailed by the following vote:

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

ABSTAINED: Benham

NAYS: None

ADJOURNMENT

There being no further discussion, Commissioner Benham adjourned the meeting at 1:57 p.m.

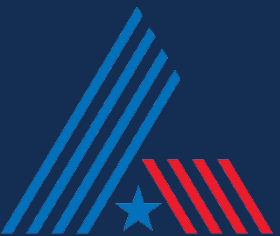
APPROVED

Mr. Brad Benham, Chairman

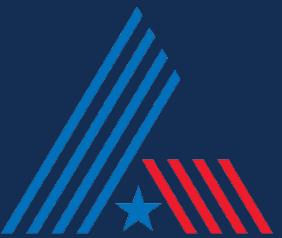
Resolution 2026-01

To adopt the Abilene City Council Rules of Procedure as the rules of order and procedure for the Planning and Zoning Commission.

To repeal the previous Rules of Order and Procedure.



Questions?



RESOLUTION NO. 2026-01

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF ABILENE, TEXAS, TO ADOPT ARTICLE II OF THE ABILENE CITY COUNCIL GOVERNING PRINCIPALS, RULES OF PROCEDURE AND COUNCIL POLICIES AS THE RULES OF PROCEDURE FOR THE PLANNING AND ZONING COMMISSION

WHEREAS, in March of 2023 the City Council adopted Governing Principals, Rules of Procedure and Council Policies which established simplified rules of procedure in Article II of the document; and,

WHEREAS, the Council rules of procedure state “It is the intent of the City Council that these Rules shall serve as the model and guide for the City’s Boards and Commissions, it being the intent of the City Council that all Boards and Commissions should follow similar rules of procedure for ease of understanding and full participation by the citizens in the public’s business”; and,

WHEREAS, the City of Abilene Land Development Code requires that the Planning and Zoning Commission adopt its own rules of order and procedure;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ABILENE, TEXAS:

PART 1: Article II, of the Abilene City Council Governing Principals, Rules of Procedure and Council Policies, is hereby adopted as the rules of order and procedure for the Planning and Zoning Commission and shall be applied as closely as practical for purposes of the Planning and Zoning Commission.

PART 2: The previous Rules of Order and Procedure are repealed.

ADOPTED this ____ day of April, 2026.

ATTEST:

APPROVED:

City Attorney

ZONING CASE: CUP-2026-06 STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: April 7, 2026

City Council 1st Read: April 23, 2026

City Council 2nd Read: May 14, 2026

Applicant

Owner: University Baptist Church

Agent: Tami Shiffle

Case Manager

Clarissa Ivey – Planner

Request

Apply a conditional use permit to allow a freight container within General Retail (GR) zoning.

Location

Located at 3440 N 1st St

Legal description being, Lot 106, Block 1, Westwood Plaza, Abilene, Taylor County, Texas.

Background

Google imagery shows a freight container was present in 2025. It appears that no requests were made to approve the freight container.

Existing Uses/Zoning

	Zoning	Existing Land Use
North	GR	Offices
East	GR	Retail/Offices
South	GC	Retail
West	GR	Parking Lot/Restaurant

Criteria Assessment

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

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

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

- (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 freight container as proposed is not appropriate. For the use to be appropriate in the immediate area this will need to be screened from view and painted to match the primary building.

(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 has access to all required utilities.

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

It is the opinion of the staff that there are no other factors present that substantially affect the public health, safety, morals, or general welfare of the City of Abilene.

Staff Recommendation

Staff recommend **approval**, subject to the submitted concept plan and all applicable LDC requirements.

Attachments

- PowerPoint
- Freight Container Requirements

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 20, 2026, via standard mail, with a certificate of mailing, to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

Legend: O - Opposed, F - In Favor

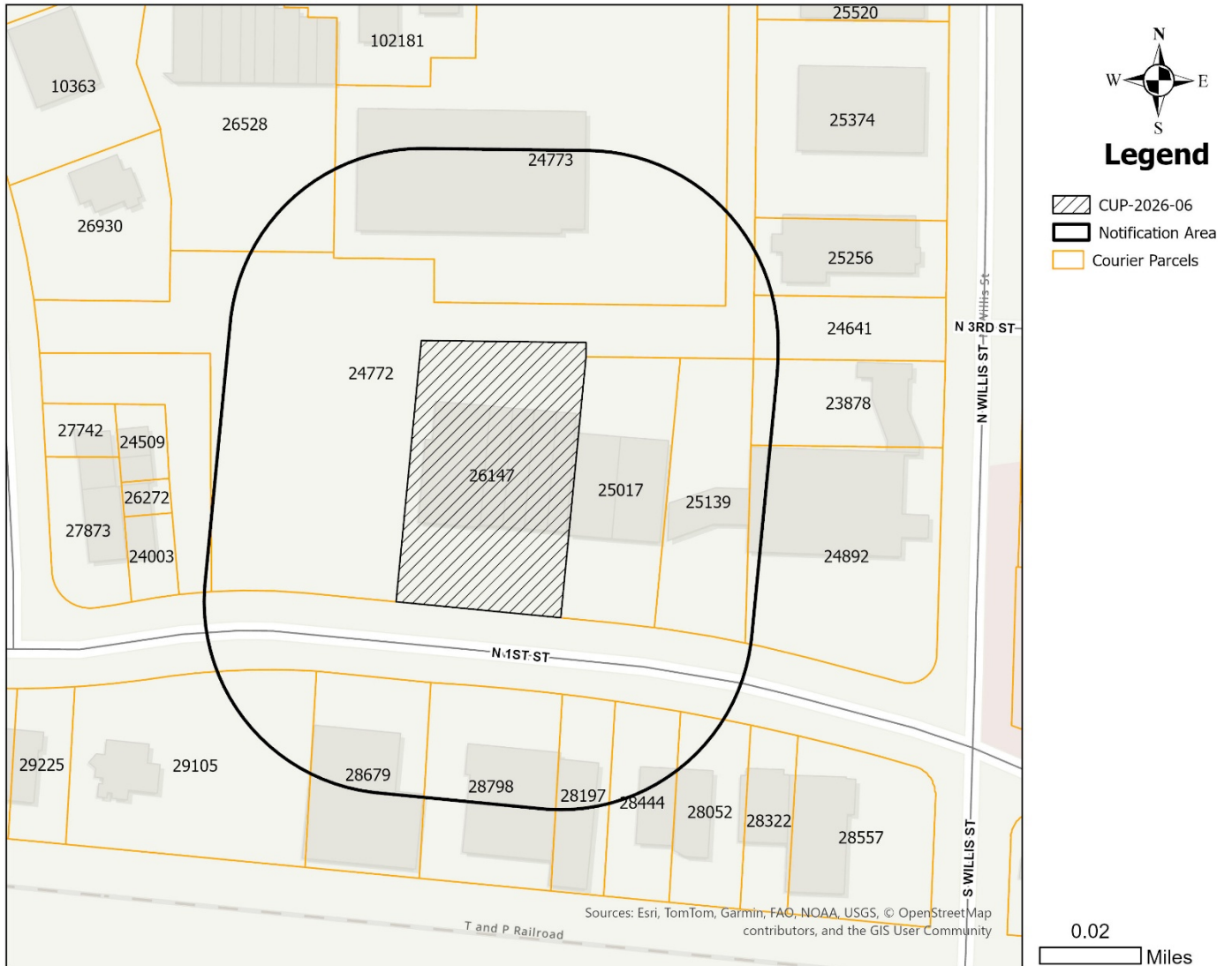
-By Property Owner-

Property Owner	Property ID	Situs	Response
	26147	3436 N 1ST ST	
	26147	3432 N 1ST ST	
	26147	3428 N 1ST ST	
	26147	3424 N 1ST ST	
	26147	3440 N 1ST ST	
ABILENE NATIONAL BANK	23878	280 Y N WILLIS ST	
ABILENE NATIONAL BANK	23878	280 N WILLIS ST	
BOYKIN INVESTMENTS	24772		
BOYKIN PROPERTIES	28197	3433 N 1ST ST	
BOYKIN PROPERTIES	25017	3422 N 1ST ST	
BOYKIN PROPERTIES	25017	3420 N 1ST ST	
BOYKIN PROPERTIES	24641	290 N WILLIS ST	
DALLAS JOY TRIP LLC	28679	3443 N 1ST ST	
HONKALA HAROLD	26528	3492 N 1ST ST	
HONKALA HAROLD	26528	3496 N 1ST ST	
HONKALA HAROLD	26528	3486 N 1ST ST	
HONKALA HAROLD	26528	3484 N 1ST ST	
HONKALA HAROLD	26528	3488 N 1ST ST	
HONKALA HAROLD	26528	3490 N 1ST ST	
HONKALA HAROLD	26528	3494 N 1ST ST	
HONKALA HAROLD	26528	3498 N 1ST ST	
J & H PAINTING LLC	25256	302 N WILLIS ST	
LEXA LLC	29105	3449 N 1ST ST	
LEXA LLC	29105	3509 N 1ST ST	
ORTIZ ARMANDO	28444	3419 N 1ST ST	
ORTIZ ARMANDO	28052	3417 N 1ST ST	
QUEBRACHO PROPERTIES LLC	1083706		
SP80016 LLC	24892	3402 N 1ST ST	
SP80016 LLC	25139	3410 N 1ST ST	
TARGET SPORTS INC	24773	3444 N 1ST ST	
WESTWOOD KM LLC	28798	3437 N 1ST ST	

-By Property ID-

Property Owner	Property ID	Situs	Response
ABILENE NATIONAL BANK	23878	280 Y N WILLIS ST	
ABILENE NATIONAL BANK	23878	280 N WILLIS ST	
BOYKIN PROPERTIES	24641	290 N WILLIS ST	
BOYKIN INVESTMENTS	24772		
TARGET SPORTS INC	24773	3444 N 1ST ST	
SP80016 LLC	24892	3402 N 1ST ST	
BOYKIN PROPERTIES	25017	3422 N 1ST ST	
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	26147	3436 N 1ST ST	
	26147	3432 N 1ST ST	
	26147	3428 N 1ST ST	
	26147	3424 N 1ST ST	
	26147	3440 N 1ST ST	
HONKALA HAROLD	26528	3492 N 1ST ST	
HONKALA HAROLD	26528	3496 N 1ST ST	
HONKALA HAROLD	26528	3486 N 1ST ST	
HONKALA HAROLD	26528	3484 N 1ST ST	
HONKALA HAROLD	26528	3488 N 1ST ST	
HONKALA HAROLD	26528	3490 N 1ST ST	
HONKALA HAROLD	26528	3494 N 1ST ST	
HONKALA HAROLD	26528	3498 N 1ST ST	
ORTIZ ARMANDO	28052	3417 N 1ST ST	
BOYKIN PROPERTIES	28197	3433 N 1ST ST	
ORTIZ ARMANDO	28444	3419 N 1ST ST	
DALLAS JOY TRIP LLC	28679	3443 N 1ST ST	
WESTWOOD KM LLC	28798	3437 N 1ST ST	
LEXA LLC	29105	3449 N 1ST ST	
LEXA LLC	29105	3509 N 1ST ST	
QUEBRACHO PROPERTIES LLC	1083706		

NOTIFICATION MAP



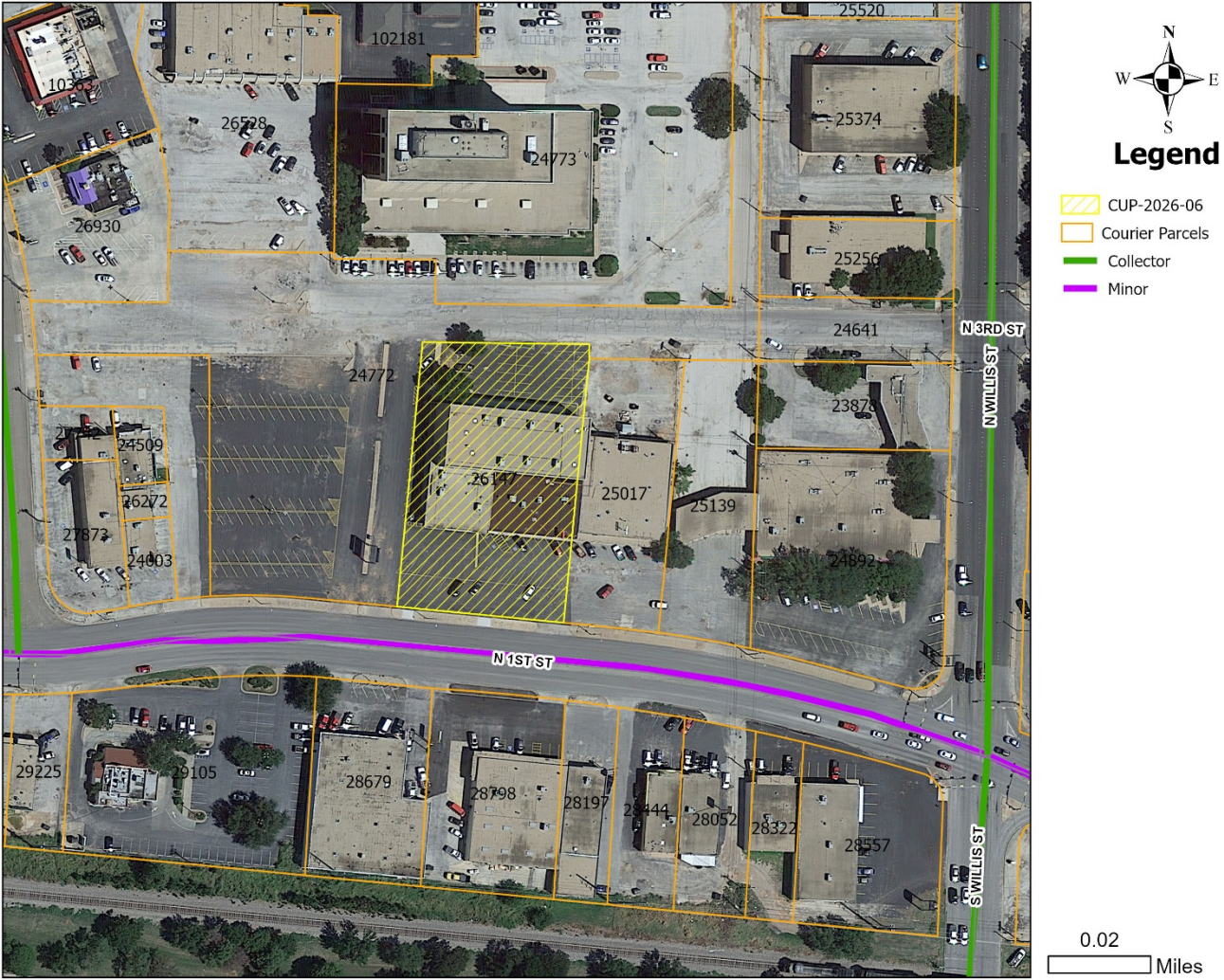
CONCEPT PLAN



The map displays Parcel 26147, which is shaded with diagonal lines. It is situated in a commercial area with various surrounding parcels. To the north and west are parcels 24773 and 24772, both in the GR (General Retail) category. To the east are parcels 25017 and 25139, also in the GR category. To the south are parcels 29105, 28679, 28798, 28197, 28444, 28052, and 28013, all in the GC (General Commercial) category. To the northeast are parcels 25374, 25256, and 24641, all in the O (Office) category. A road, N 1st St, runs along the southern boundary of the parcels. The map includes a legend with the following categories: CUP-2026-06 (diagonal lines), Courier Parcels (yellow outline), GC (General Commercial) (red), GR (General Retail) (pink), O (Office) (light blue), and Minor (purple line). A scale bar indicates 0.01 miles. A compass rose shows North (N), South (S), East (E), and West (W). The map is sourced from Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community.

Parcel Number	Category
26147	CUP-2026-06
24773	GR (General Retail)
24772	GR (General Retail)
25017	GR (General Retail)
25139	GR (General Retail)
25374	O (Office)
25256	O (Office)
24641	O (Office)
23878	GR (General Retail)
24892	GR (General Retail)
29105	GC (General Commercial)
28679	GC (General Commercial)
28798	GC (General Commercial)
28197	GC (General Commercial)
28444	GC (General Commercial)
28052	GC (General Commercial)
28013	GC (General Commercial)

LOCATION MAP



26528

24773

25374

25256

24641

24772

26147

25017

25139

23878

24892

29105

28679

28798

28197

28444

28052

28332

28357

N 1st St

N 1st St

N 1st St

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

0.01 Miles

Legend

CUP-2026-06
 Courier Parcels
FEMA Flood Zones
 Floodway
 100 Year 1%
 100 Year 1%
 500 Year .2%
 Unstudied A Zone
 Minor



CONDITIONAL USE PERMIT

Case: CUP-2026-06

Owner: University Baptist Church

Agent: Tami Shiffleh

Request: Conditional Use Permit to allow a freight container in GR.

Location: 3440 N 1st St

Notification: 0 in Favor, 0 in Opposition

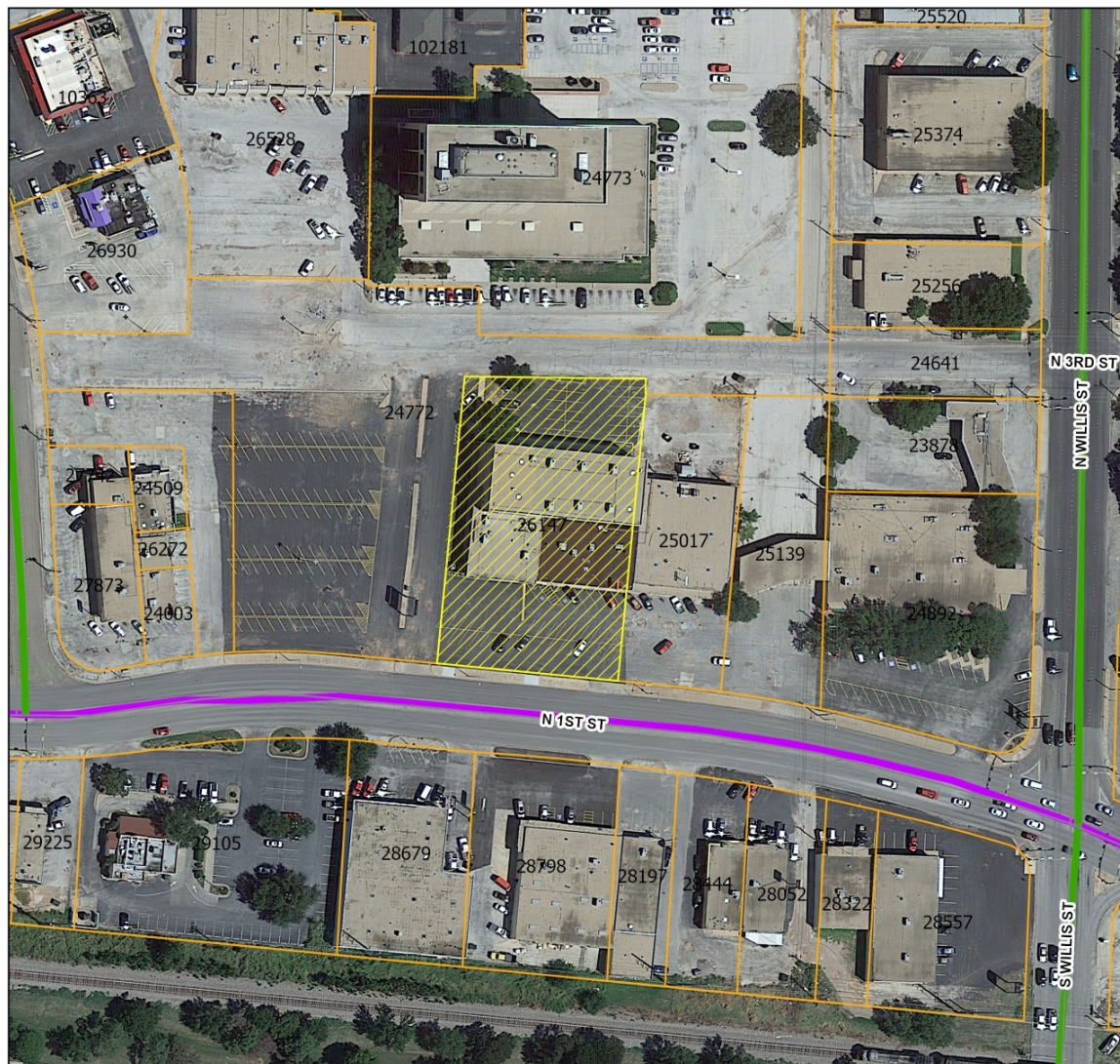
Planning & Zoning: April 7, 2026

Council Hearing: April 23, 2026
May 14, 2026





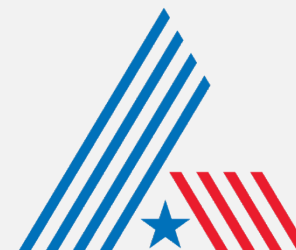
AERIAL LOCATION MAP



Legend

-  CUP-2026-06
-  Courier Parcels
-  Collector
-  Minor

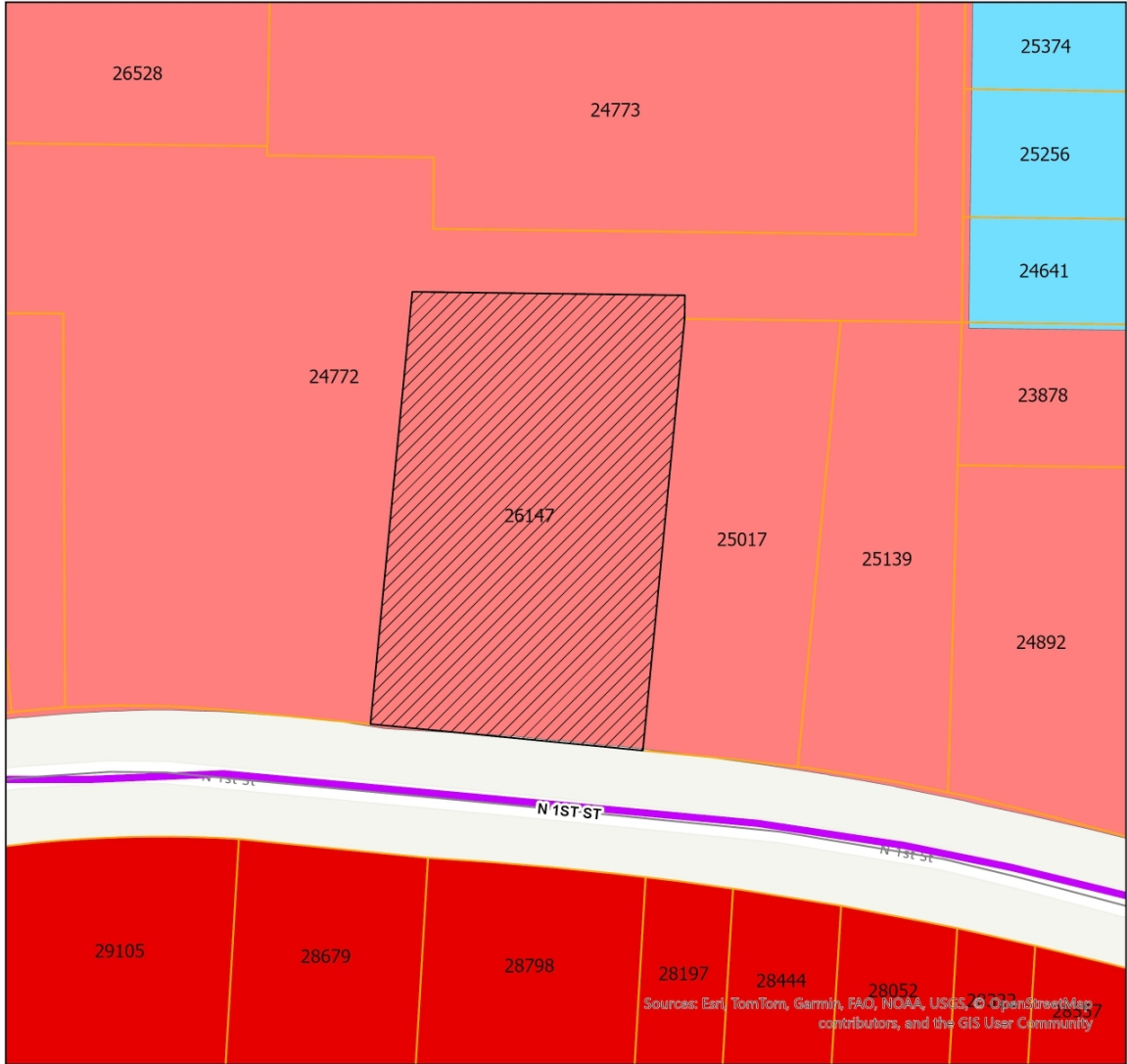
0.02
Miles



CITY OF
ABILENE
TEXAS



ZONING MAP



Legend

- CUP-2026-06
- Courier Parcels
- GC (General Commercial)
- GR (General Retail)
- O (Office)
- Minor

0.01
Miles





USES IN GENERAL RETAIL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

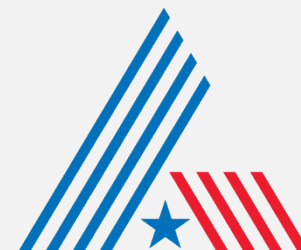
- P Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)
- C Permitted as a Conditional Use Permit, Requiring Approval by City Council
- TP Permitted by Temporary Permit Only,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



CITY OF
ABILENE
TEXAS



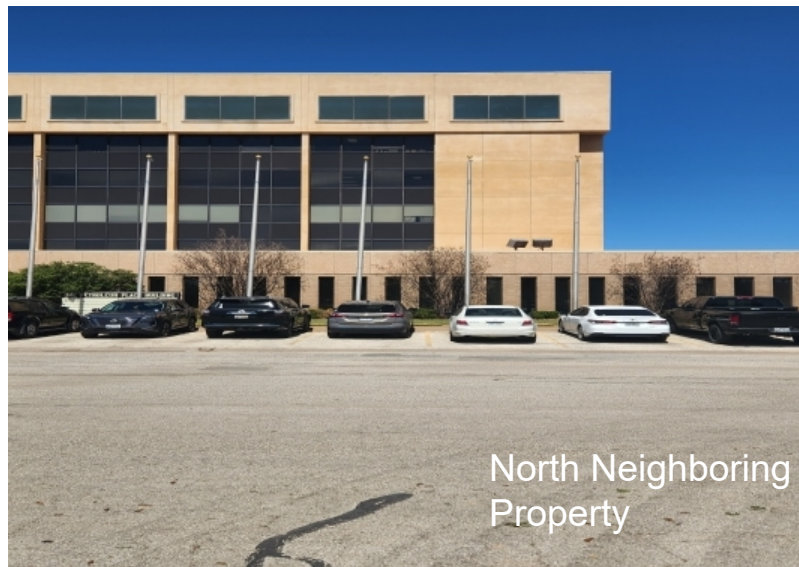
PROPERTY VIEWS



CITY OF
ABILENE
TEXAS



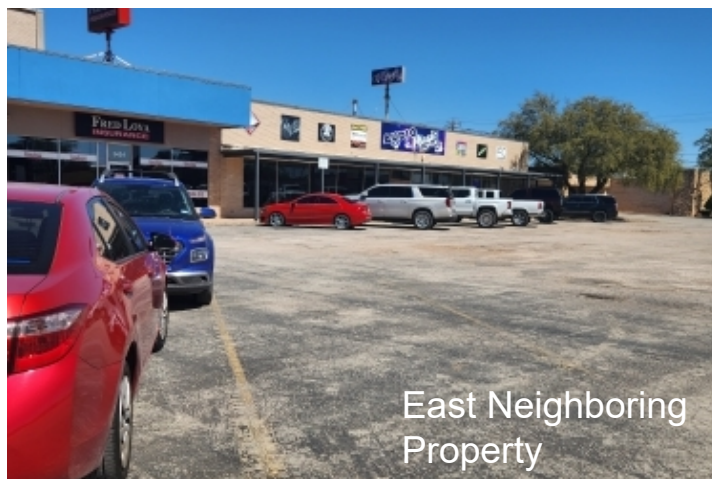
SURROUNDING PROPERTY VIEWS



North Neighboring
Property



West Neighboring
Property

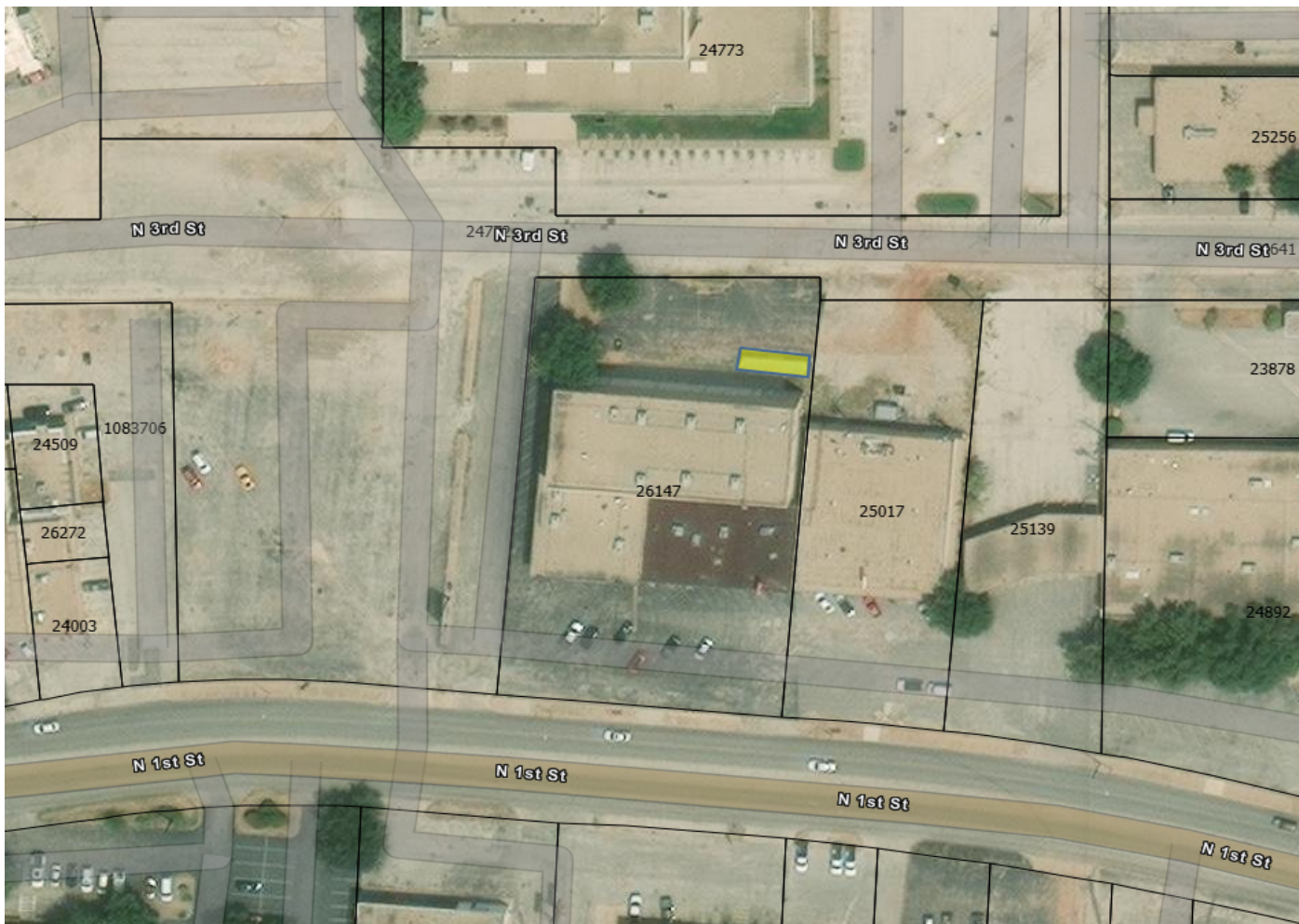


East Neighboring
Property



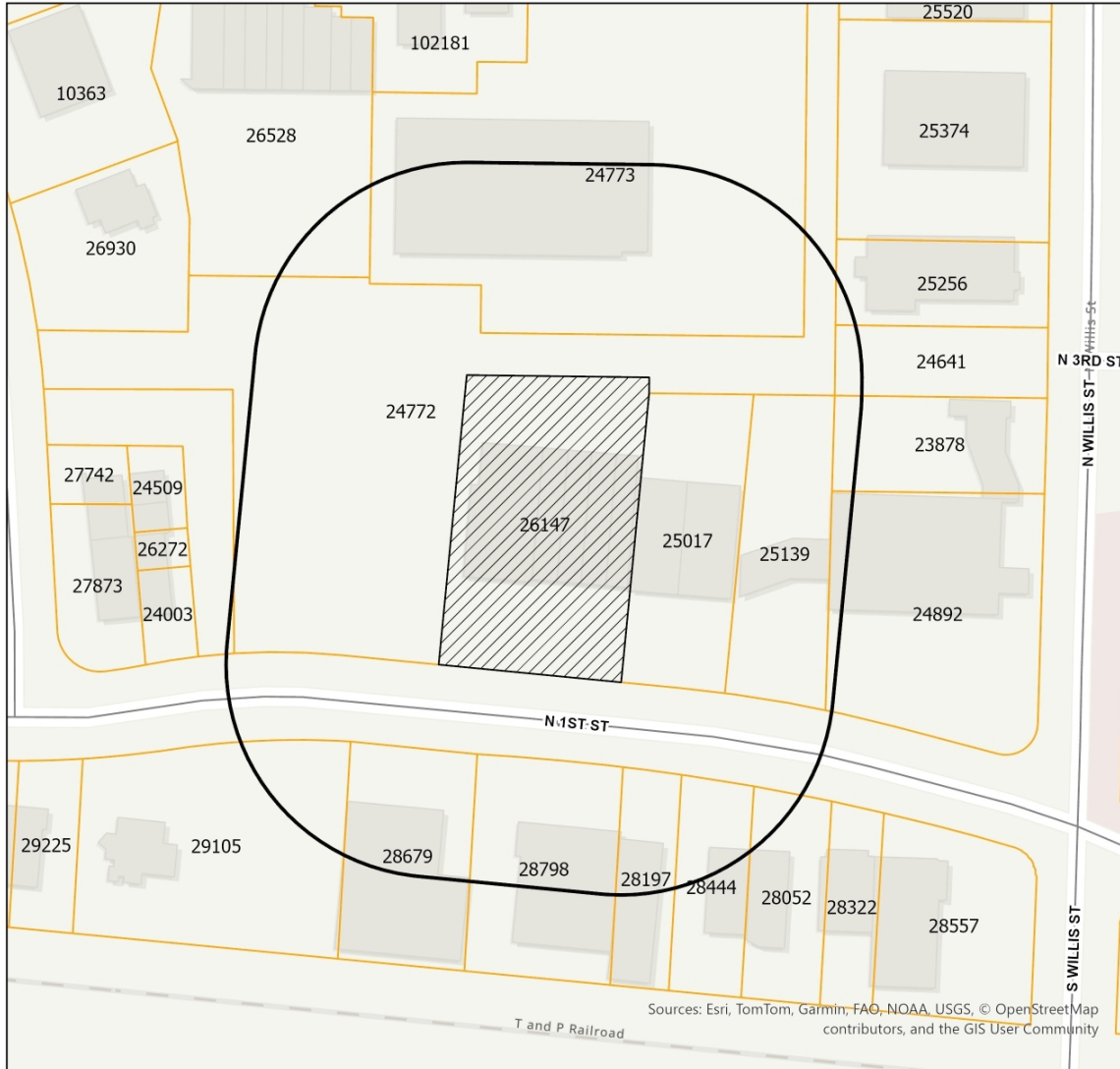


CONCEPT PLAN





NOTIFICATION AREA MAP



Legend

- CUP-2026-06
- Notification Area
- Courier Parcels

0 - In Favor-

0- Opposed-



CITY OF
ABILENE
TEXAS

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 recommends **approval subject to the concept plan and all applicable LDC requirements.**





Questions?



a. *Screening.*

1. Freight Containers in Agricultural Open Space districts and Commercial districts shall be screened from public right-of-way, except alleys.
2. Freight containers in any district shall be screened from adjacent properties with zoning designations other than HI, LI, HC, and GC.
3. Screening, as required in subsections a.1 and a.2 above, shall be accomplished through the use of landscaping as indicated below:
 - i. A continuous hedge with a mature height of at least five feet achieved within one year, and
 - ii. Trees with a mature height of at least ten feet spaced at twenty-foot intervals.
 - iii. Alternative screening of a minimum seven feet height of an opaque material consisting of wood fencing and/or masonry walls may be approved by the Development Review Committee (DRC) where landscaping would not be practical or appropriate.

b. *Location and Appearance in Certain Zoning Districts.* In HC or GC districts, freight containers shall be located in the rear of the main structure and shall be a solid color to match the dominant color of the principal structure. In AO districts, freight containers shall be located a minimum of 200 feet from property lines.

c. *Signage.* Freight containers shall not have signs, logos, or other markings, other than small, incidental labeling, visible from the right-of-way or visible from adjacent properties with zoning designations other than HI, LI, HC, and GC.

d. *Building Permit Required.* A building permit shall be obtained for each container and each shall meet all building and development regulations, with the exception that building separation requirements shall apply to separation from freight containers to other structures, not between multiple freight containers.

e. *Storage Freight Containers.* Freight containers used only for storage shall meet the building requirements as a "temporary structure," regardless of the length of time it is in use on the property, with the exception that any ventilation requirements that would apply to a permanent structure also apply to a permanently placed freight container.

f. *Stacking Prohibited.* Freight containers shall not be stacked.

g. *Number of Freight Containers and Distance to Property Lines in AO Zoning.* Only 1 freight container is permitted by right in the AO zoning district. A Conditional Use Permit is required if more than 1 freight container is proposed or if a freight container is proposed to be less than 200 feet from a property line.

ZONING CASE: CUP-2026-07 STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: April 7, 2026

City Council 1st Read: April 23, 2026

City Council 2nd Read: May 14, 2026

Applicant

Owner: City of Abilene

Case Manager

Mason Teegardin – Planning Division Manager

Request

Apply a Conditional Use Permit to approximately 2,293.33 acres zoned Agricultural Open (AO) to allow for Utility Generation.

Location

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.

Background

In late 2024 and early 2025, the City of Abilene annexed approximately 2,243.11 acres into the City Limits. The City is requesting a Conditional Use Permit to allow Utility Generation within the annexed property and some additional property that has been within the City Limits since 1990.

Existing Uses/Zoning

	Zoning	Existing Land Use
North	ETJ	Vacant/Farmland
East	ETJ	Vacant/Farmland
South	ETJ	Vacant/Farmland/Residences
West	ETJ	Vacant/Farmland/Residences/Prison

Criteria Assessment

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

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

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

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

The proposed use is appropriate for the immediate area of the land in question.

(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.**

Upon development, the subject property will have adequate access to all required utilities.

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

It is the opinion of the staff that there are no other factors present that substantially affect the public health, safety, morals, or general welfare of the City of Abilene.

Staff Recommendation

Staff recommends **approval**.

Attachments

- PowerPoint

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 20, 2026, via standard mail, with a certificate of mailing, to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

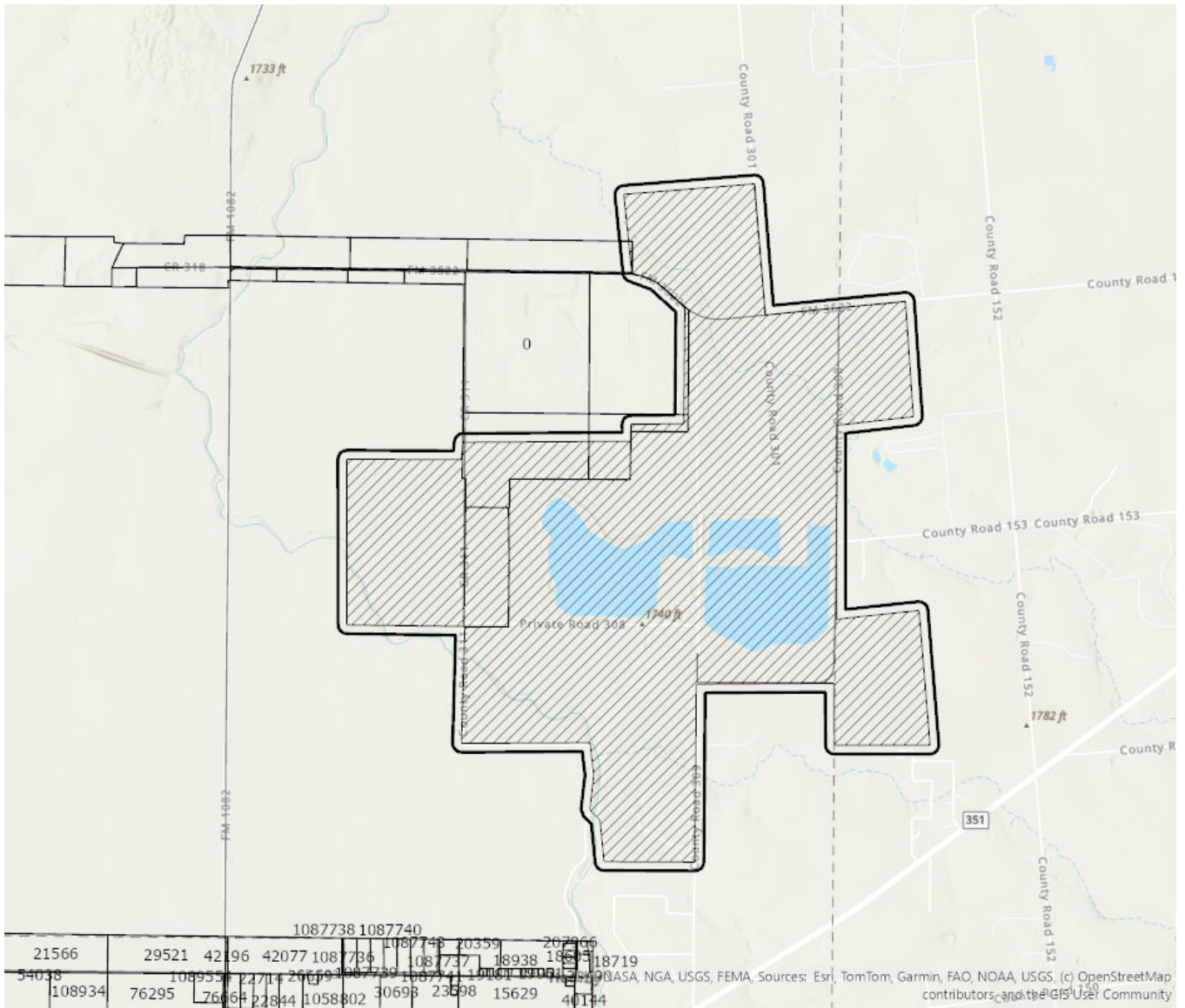
Legend: O - Opposed, F - In Favor

Property Owner

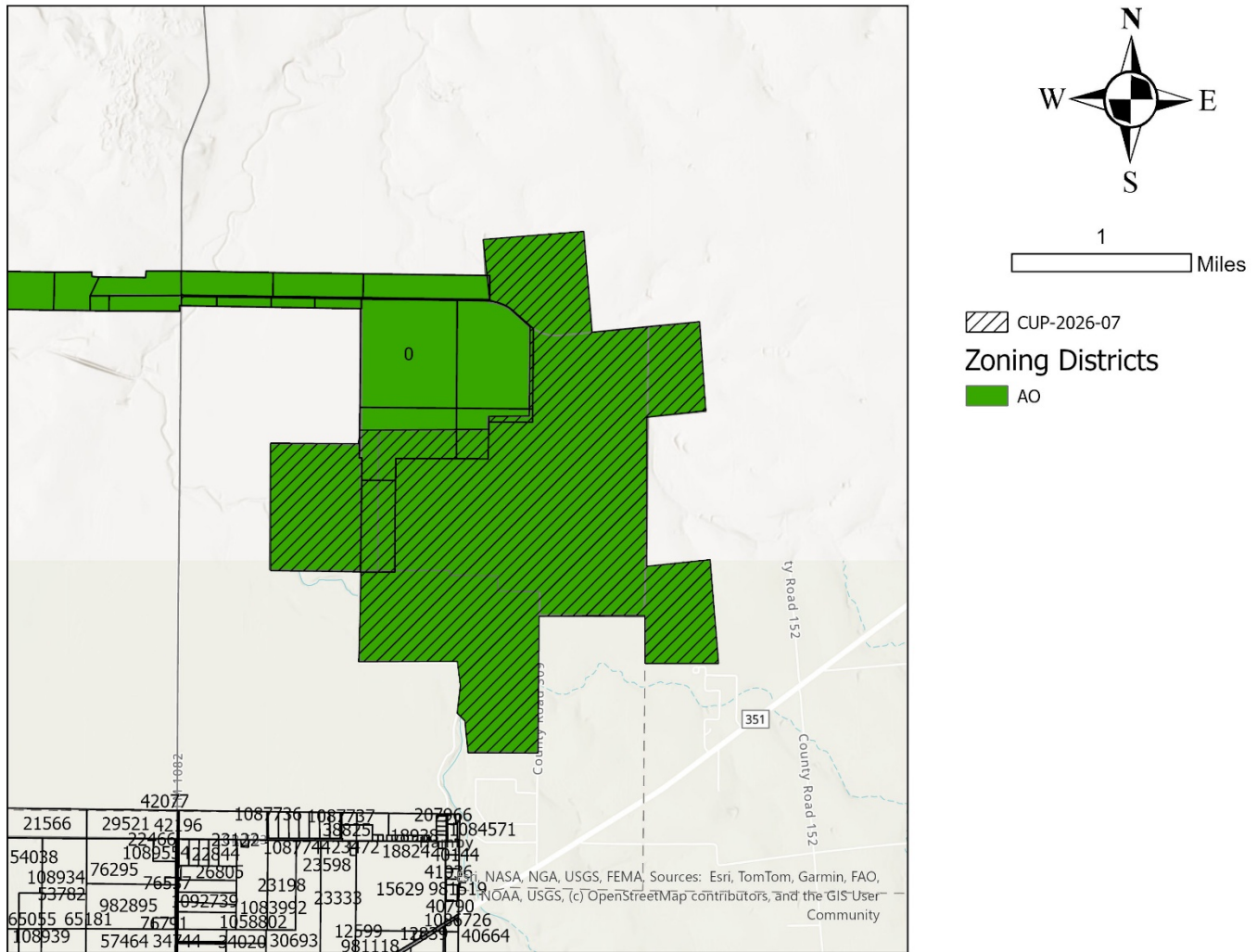
Property Owner	Situs	Response
JOSEPH JOEL & LORELEI	20319 CR 304	
WILLIAMS JAMES D & NANCY S	PO BOX 5334	
WATTS MARSHA ANNE	11532 CR 306	
LEVERICH SHERRI CHEREE	19421 CR 311	
EMMONS CLYDE H ENT	13349 LIME RIDGE DR	
FRANKE RANDALL & KATHY	18314 FM 1082	
RUTLEDGE JUDY ANN	14451 CR 421	
CATON THOMAS H	17620 FM RD. 1082	
POWERS DONALD DEE	28 SENDERO POINT	
MAYS TIM & USA	20161 CR 304	
LOPEZ JOE LUIZ	PO BOX 307	
BLIZZARD JACOB	20315 CR 304	
BRH INVESTMENTS	PO BOX 6328	
234 HAMBY LLC	PO BOX 2575	
HICKS VICTOR & JOHNELLE	20842 CR 309	

***Data was hand input by staff due to being outside of city limits. We could not locate property IDs.**

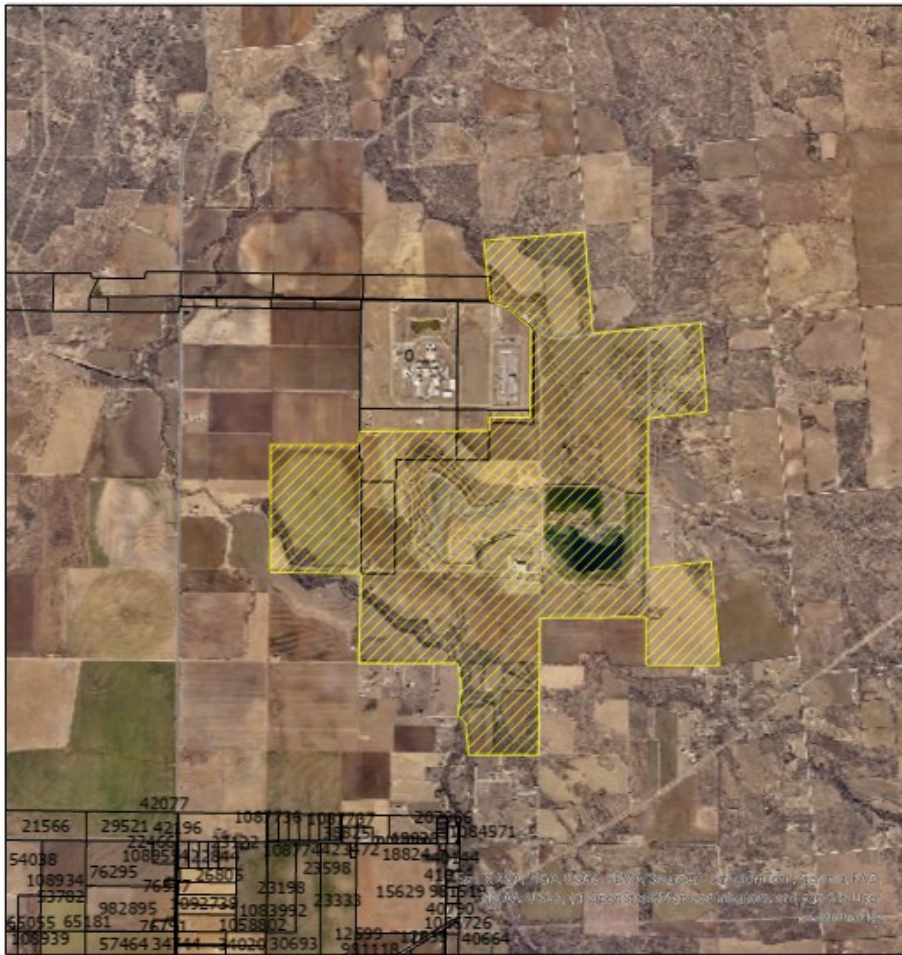
NOTIFICATION MAP



ZONING MAP



LOCATION MAP

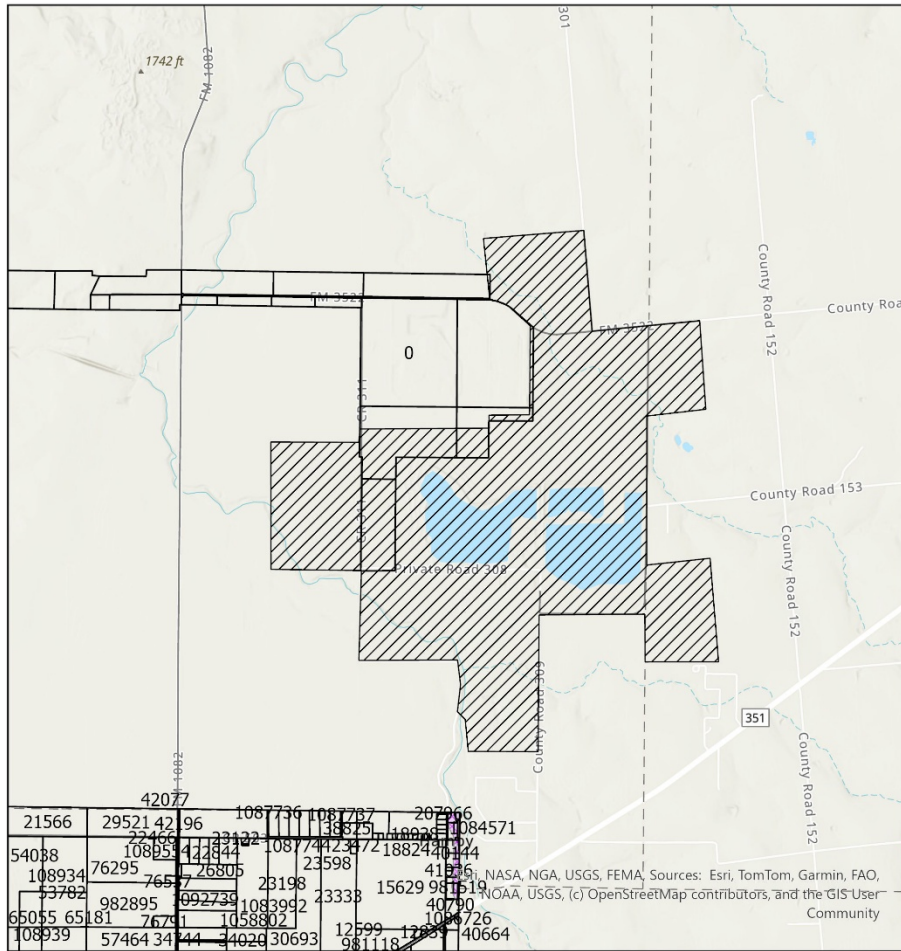


1

☐ Miles

 CUP-2026-07

FLOOD MAP



1

☐ Miles

 CUP-2026-07

FEMA Flood Zones

 Floodway

Floodway

100 Year 1%

100 Year 1%

100 Year 1%

100 Year 1%

500 Year .2%

500 Year .2%

 Unstudied A Z

Unstudied A Zone



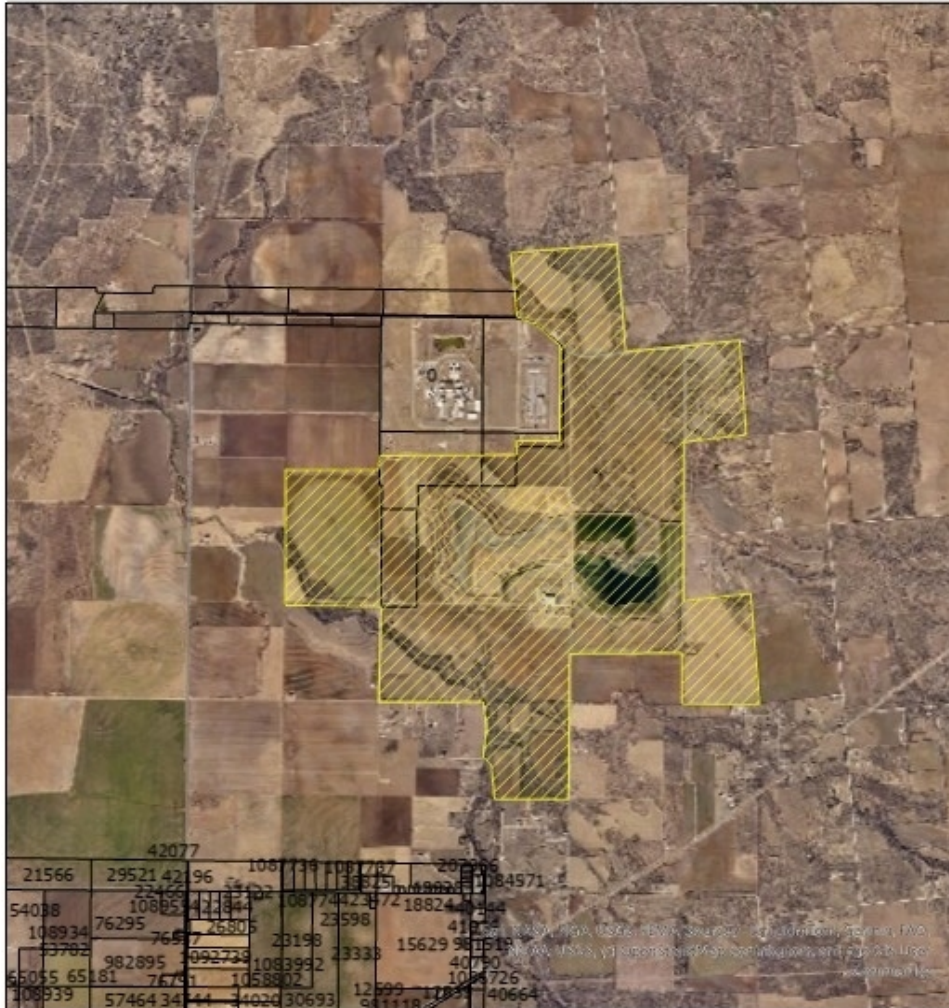
CONDITIONAL USE PERMIT

Case:	CUP-2026-07
Owner:	City of Abilene
Request:	Apply a Conditional Use Permit to approximately 2,293.33 acres zoned Agricultural Open (AO) to allow for Utility Generation.
Location:	Hamby 'A' Tract adjacent to the Prison and Water Treatment Plant.
Notification:	0 in Favor, 0 in Opposition
Planning & Zoning:	April 7, 2026
Council Hearing:	April 23, 2026 May 14, 2026



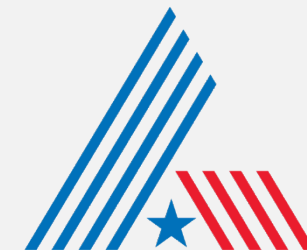


AERIAL LOCATION MAP



1
Miles

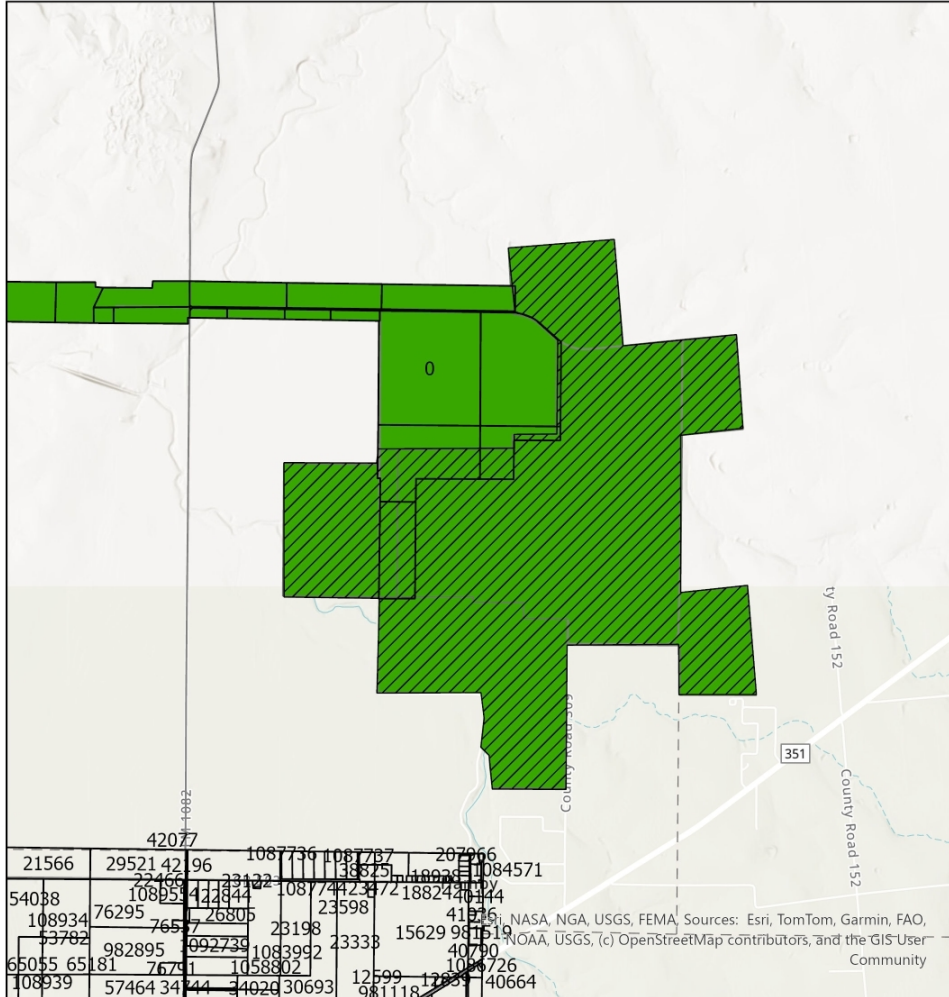
CUP-2026-07



CITY OF
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TEXAS



ZONING MAP

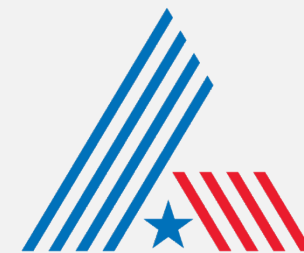


1 Miles

CUP-2026-07

Zoning Districts

AO



CITY OF
ABILENE
TEXAS



USES IN AGRICULTURAL OPEN ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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

LEGEND

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



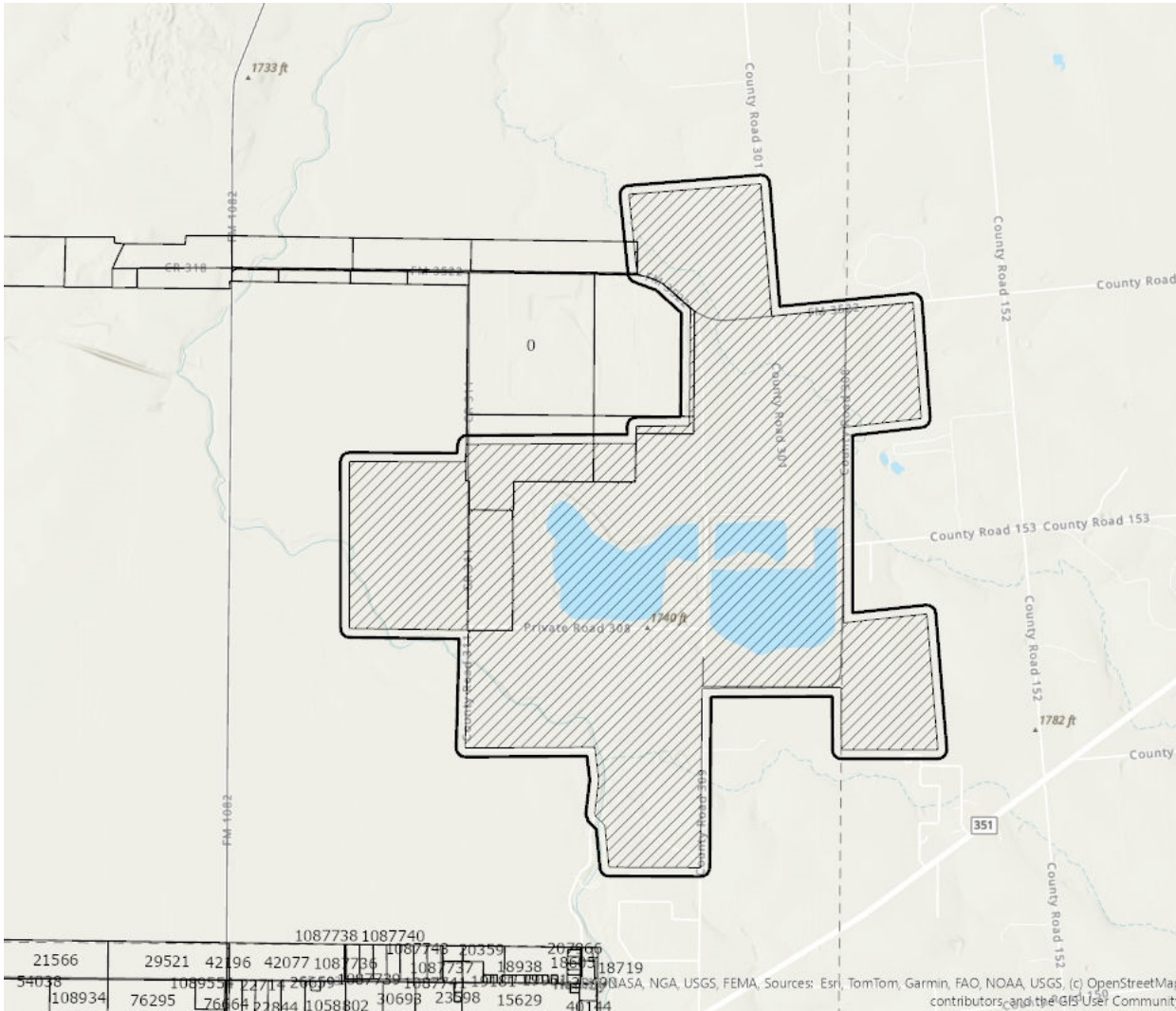


PROPERTY & SURROUNDING VIEWS





NOTIFICATION AREA MAP



0 - In Favor- ●

0- Opposed- ●



CITY OF
ABILENE
TEXAS



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 recommends **approval**.





Questions?



ZONING CASE TC-2026-01 STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: April 7, 2026
City Council 1st Reading: April 23, 2026
City Council 2nd Reading: May 14, 2026

Applicant

Agent: eHT Engineering
Owner: ACU

Case Manager

Kera Valois – Planner

Request

Abandon 15' of public right-of-way along Lincoln Drive.

Location

Located at 525 EN 19th Street, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City limits in 1928. Abilene Christian University is requesting to abandon 15' of public right-of-way along Lincoln Drive.

This request was reviewed by the Development Review Committee (DRC). The DRC has the following comments:

- Public Works has discussed this abandonment and is not in favor of releasing the 15' due to potential future public improvements.
- The Water Department has a water line in this 15' and agrees with Public Works that we are not in favor of releasing the 15' due to existing infrastructure.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	RS-6	Residence
East	CU	Student Housing
South	MD	Vacant lot/Residence
West	MD	Residence

Criteria Assessment

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

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

The proposed use is consistent with the Comprehensive Plan.

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

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

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

This property will be subject to 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** of this request with conditions:

1. The subject right-of-way, and all adjoining properties, shall be platted in accordance with the City of Abilene's Standards. A plat must be recorded within one (1) year from the date of approval.
2. The property owners shall grant easements for all existing utilities or relocate them at the owners' expense.
3. Any public improvements shall meet all applicable City of Abilene standards for design.

Attachments

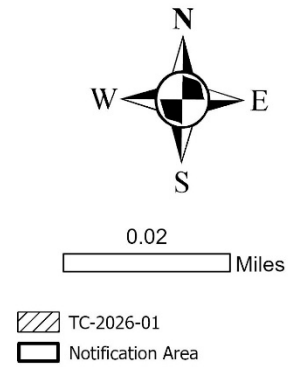
- PowerPoint Presentation
- Exhibit
- DRC Comments

Notification

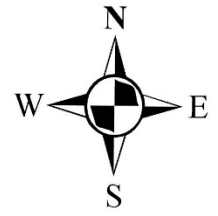
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 20, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER			Legend: O - Opposed, F - In Favor
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
ABILENE CHRISTIAN UNIVERSITY	27106	525 EN 19TH ST	
ABILENE CHRISTIAN UNIVERSITY	26986	1801 LINCOLN DR	
BRIGGS KENNETH O & VICKIE L	49081	534 EN 19TH ST	
COBB DONALD L & KARA NAN SHAVER	49211	526 EN 19TH ST	
EIDSON TYLER & ASIA &	24057	526 EN 18TH ST	
ISENHOWER LARRY DONALD &	54544	1902 LINCOLN DR	
MCFALL DIANNA LYNN	18864	1810 LINCOLN DR	
NGOTT LLC	49339	1901 LINCOLN DR	
PROWEN PROPERTIES LLC	21213	1842 LINCOLN DR	
RICH BILLY DON	49459	1909 LINCOLN DR	
SEDDSCO LLC	18650	1826 LINCOLN DR	
SEDDSCO LLC	18650	1826 1/2 LINCOLN DR	
SEWELL FIELD VENTURES LLC	18978	1802 LINCOLN DR	

NOTIFICATION MAP



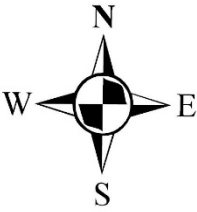
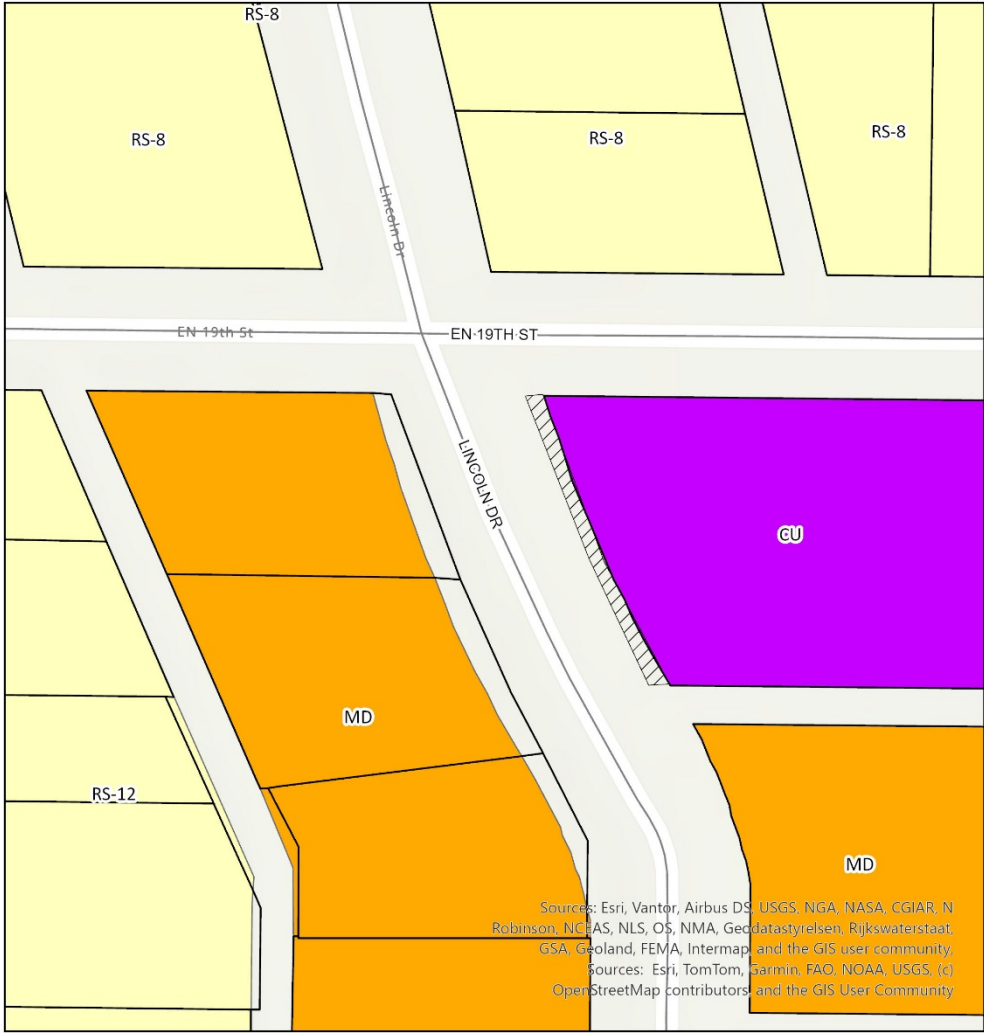
LOCATION MAP



0.01
Miles

 TC-2026-01

ZONING MAP

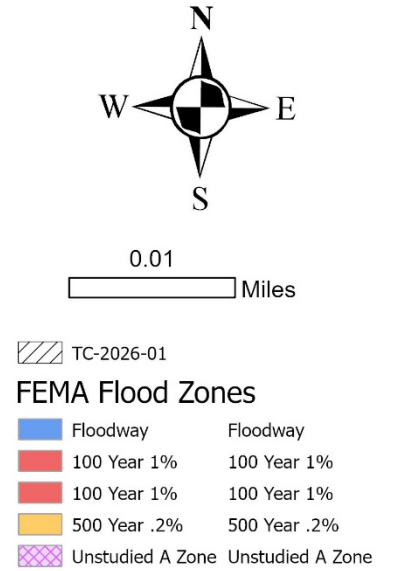
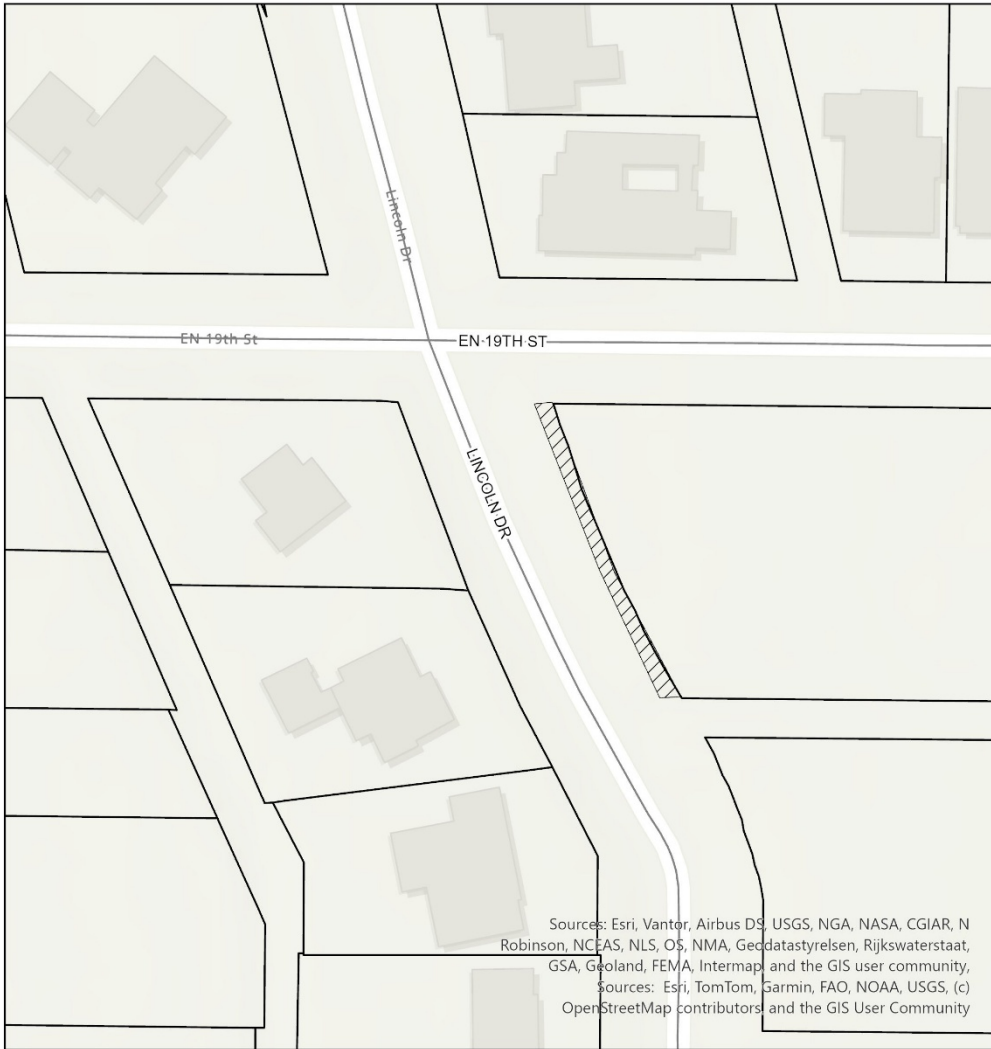


0.01 Miles

- TC-2026-01
- Zoning Districts**
- CU
 - MD
 - RS-12
 - RS-8

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NEFA, NLS, OS, NMA, 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

FLOOD MAP





REZONE REQUEST

Case: TC-2026-01

Agent: eHT Engineering

Owner: ACU

Request: Abandon 15' of public right-of-way along Lincoln Drive

Location: Located 525 EN 19th Street

Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: April 7, 2026

Council Hearing: April 23, 2026
May 14, 2026





AERIAL LOCATION MAP



0.01
Miles

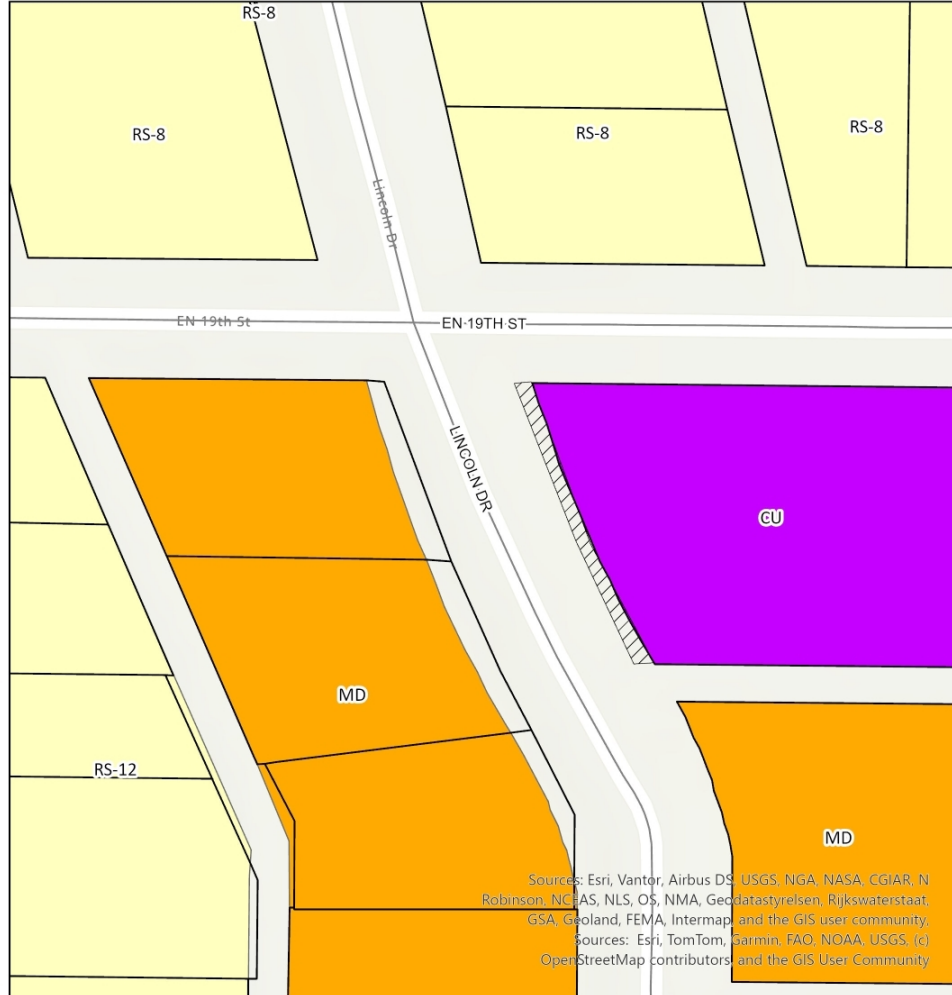
 TC-2026-01

Satellite: Esri, Van der Aarbus DS, USGS, NGA, NASA, CGIAR, N
Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat,
ESA, Esri, NOAA, FEMA, Intermap, and the GIS user community.
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c)
OpenStreetMap contributors and the GIS User Community





ZONING MAP

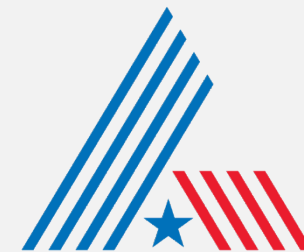


0.01
Miles

TC-2026-01

Zoning Districts

- CU
- MD
- RS-12
- RS-8



CITY OF
ABILENE
TEXAS

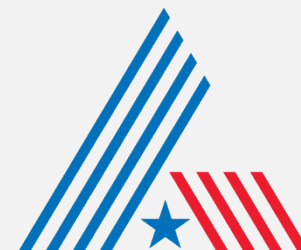


PROPERTY VIEWS





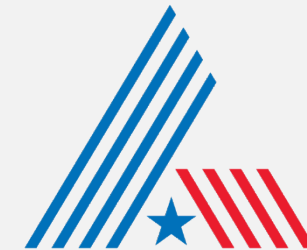
SURROUNDING PROPERTY VIEWS



CITY OF
ABILENE
TEXAS



ROW ABANDONMENT EXHIBIT



CITY OF
ABILENE
TEXAS



USES IN COLLEGE & UNIVERSITY ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Animal Lot
- P Antenna, Non-Commercial/Amateur
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P/C Day Care Operation – Home-Based
- TP Field Office or Construction Office (temporary)
- P Garage Sale
- P Home Occupation
- TP Mobile Home (temporary security residence)
- P Recreation Building, Multipurpose
- P Recreation Building, Mobile (storage and parking)*
- P Recycling Collection Point
- TP Subdivision Sales Office (temporary)
- P Swimming Pool, Private (accessory to residential use)
- P Tennis Court, Private (accessory to residential use)
- C Travel Trailers (accessory to hospitals)
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

- P Recreation – Outdoors (active)
- P Recreation – Outdoors (passive)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Fire/Police Station
- P Hospital
- P Post Office

EDUCATIONAL AND RELIGIOUS USES:

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

TRADE – RETAIL USES:

- P/C Restaurant, Fast Food
- P/C Restaurant, Standard

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- C Antenna Tower – Commercial
- P Automobile Parking Lot or Structure - Commercial
- P Public Utility Facility
- C Utility Generation, Production, Treatment

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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





NOTIFICATION AREA MAP



0.02

Miles

TC-2026-01

Notification Area

0 - in Favor -



0 - in Opposition -





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff recommends **approval of this request with conditions:**

1. The subject right-of-way, and all adjoining properties, shall be platted in accordance with the City of Abilene's Standards. A plat must be recorded within one (1) year from the date of approval.
2. The property owners shall grant easements for all existing utilities or relocate them at the owners' expense.
3. Any public improvements shall meet all applicable City of Abilene standards for design.





Questions?





NORTH 19TH STREET

60' RIGHT OF WAY

S 89° 24' 22" E - 16.81'

FD 5/8" IRON ROD @ NW CORNER LOT 9
WHERE FD 1/2" IRON ROD @ NE CORNER LOT 17
BRS 489.93' S 89°24'22" E

15' WIDE RIGHT OF WAY ABANDONMENT
N 26° 14' 04" W - 156.58'
LINCOLN DRIVE
EXISTING 80' RIGHT OF WAY

BLOCK 23
ABILENE HEIGHTS ADDITION
VOLUME 1, PAGE 564
PLAT RECORDS

THE EAST FIFTEEN (15') FEET OF RIGHT OF WAY OF LINCOLN DRIVE BETWEEN THE SOUTH RIGHT OF WAY OF NORTH 19TH STREET AND THE NORTH LINE OF A TWENTY (20') FEET WIDE ALLEY ADJACENT TO LOT 9, BLOCK 23, ABILENE HEIGHTS ADDITION, RECORDED IN VOLUME 1, PAGE 564, PLAT RECORDS, TAYLOR COUNTY, TEXAS.

POINT @ SW CORNER LOT 9
WHERE FD BENT 1/2" IRON ROD
@SE CORNER LOT 17
BRS 419.57' S 89°24'22" E

N 89° 24' 22" W - 16.81'

20' ALLEY



SCALE IN FEET

I, RILEY ELMER GRIFFITH, R.P.L.S. #5863, DO HEREBY CERTIFY THAT THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND DURING THE MONTH

OF DECEMBER 2025

[Signature]
RILEY ELMER GRIFFITH, R.P.L.S. #5863

DATE 01/29/2026



15' WIDE RIGHT OF WAY
ABANDONMENT
OF LINCOLN DRIVE ADJACENT TO
LOT 9, BLOCK 23, ABILENE HEIGHTS
ADDITION
ABILENE, TAYLOR COUNTY, TEXAS

9313

01/30/2026



Enprotec | Hibbs & Todd

402 Cedar Street • Abilene, Texas 79601 • T: (325) 699-5560 • F: (325) 699-3240 • www.eht.com
PE Firm Registration No. 1161 • PG Firm Registration No. 50103 • RPLS Firm Registration No. 10011900

Comments List

Project Type: Thoroughfare Closure Application | ID # 26-000027



Michael Miller

Feb 19, 2026 at 2:49 PM ago PRIVATE

Public Works has discussed this abandonment and is not in favor of releasing the 15' due to potential future public improvements.

Alva Walker

Public Works, Mar 06, 2026 at 2:27 PM ago

The Water Department has a water line in this 15' and agrees with Public Works that we are not in favor of releasing the 15' due to existing infrastructure.

Steve Keith

Permits & Inspections, Mar 09, 2026 at 10:32 AM ago

Steve Keith

Traffic Services

Public Works has discussed the abandonment and is not in favor of releasing the 15' due to potential future public improvements.

ZONING CASE

Z-2026-10

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: April 7, 2026
City Council 1st Reading: April 23, 2026
City Council 2nd Reading: May 14, 2026

Applicant

Owner: Johnny Trotter
Agent: Jacob & Martin, LLC

Case Manager

Clarissa Ivey – Planner

Request

Change the zoning of approximately 11.10 acres from Residential Single-family (RS-6) To Patio Home (PH) Zoning.

Location

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.

Background

The property was annexed in 1982 and rezoned to Residential-Single Family (RS-6) in 2021. As part of a 242-acre rezone request in 2021 the intent at the time was to develop the land completely in Residential-Single Family. Today, the property owner is requesting to rezone a portion of the acreage to Patio Home (PH) district which is designed to provide for development of detached single-family residences on compact lots.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	RS-6	Vacant/Residential
East	RS-6	Agricultural
South	AO	Agricultural
West	PDD-153	Beltway Park Church

Criteria Assessment

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

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

The proposed zoning change is consistent with the intent of the Comprehensive Plan. The properties lie within a suburban character area in which low to moderate density residential neighborhoods are supported.

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

The proposed use would be appropriate in the surrounding area.

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

This property will be subject to platting. Any improvements that may be required will be addressed during this review.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- Metes & Bounds
- Presentation
- Zoning Exhibit

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 20, 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

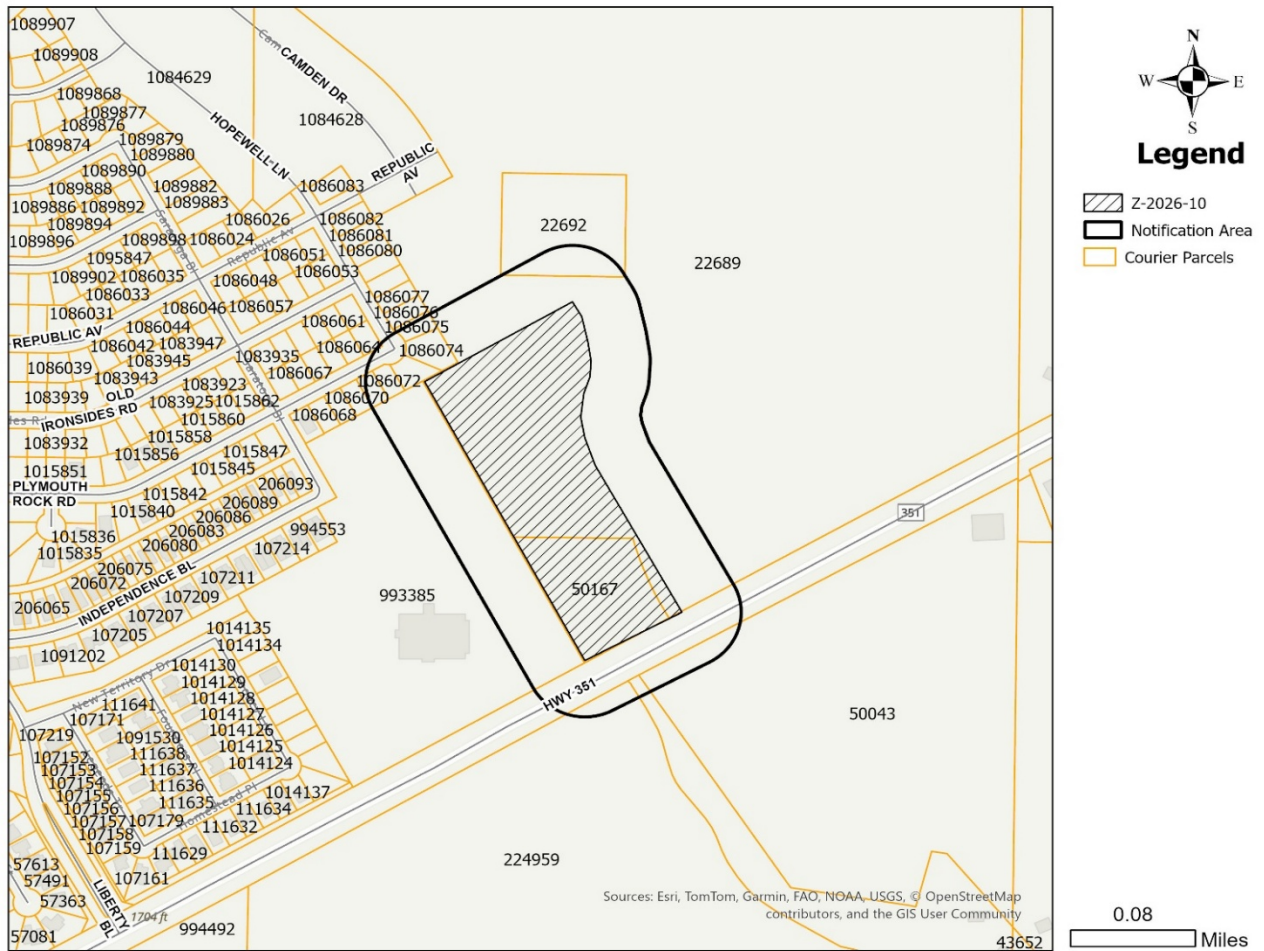
Legend: O - Opposed, F - In Favor

Property Owner	Property ID	Situs	Response
BELTWAY PARK BAPTIST	993385	2850 HWY 351	
BLANKENSHIP DOUGLAS	1086074	3201 HOPEWELL LN	
COLEMAN EDWARD LEON & SHIRLEY ANN	1086070	2625 PLYMOUTH ROCK RD	
KENNAMER DANA	1086072	2641 PLYMOUTH ROCK RD	
KERLEY LEISHA	1086075	3209 HOPEWELL LN	
LORD KEVIN TIMOTHY & SARAH S	1086063	2642 PLYMOUTH ROCK RD	
RINICKER SCOTT D & ASHLEY HE	1086071	2633 PLYMOUTH ROCK RD	
STAR EAGLE ENTERPRISES LP	1086073	2649 PLYMOUTH ROCK RD	
TROTTER JOHNNY	224959		
TROTTER JOHNNY	50167		
TROTTER JOHNNY	22692		
TROTTER JOHNNY	22689	2637 OLD IRONSIDES RD	
VARNER GARY & LINDA R	1016377	3051 HWY 351	
VARNER PIPE LLC	50043	3197 HWY 351	

PROPERTY ID

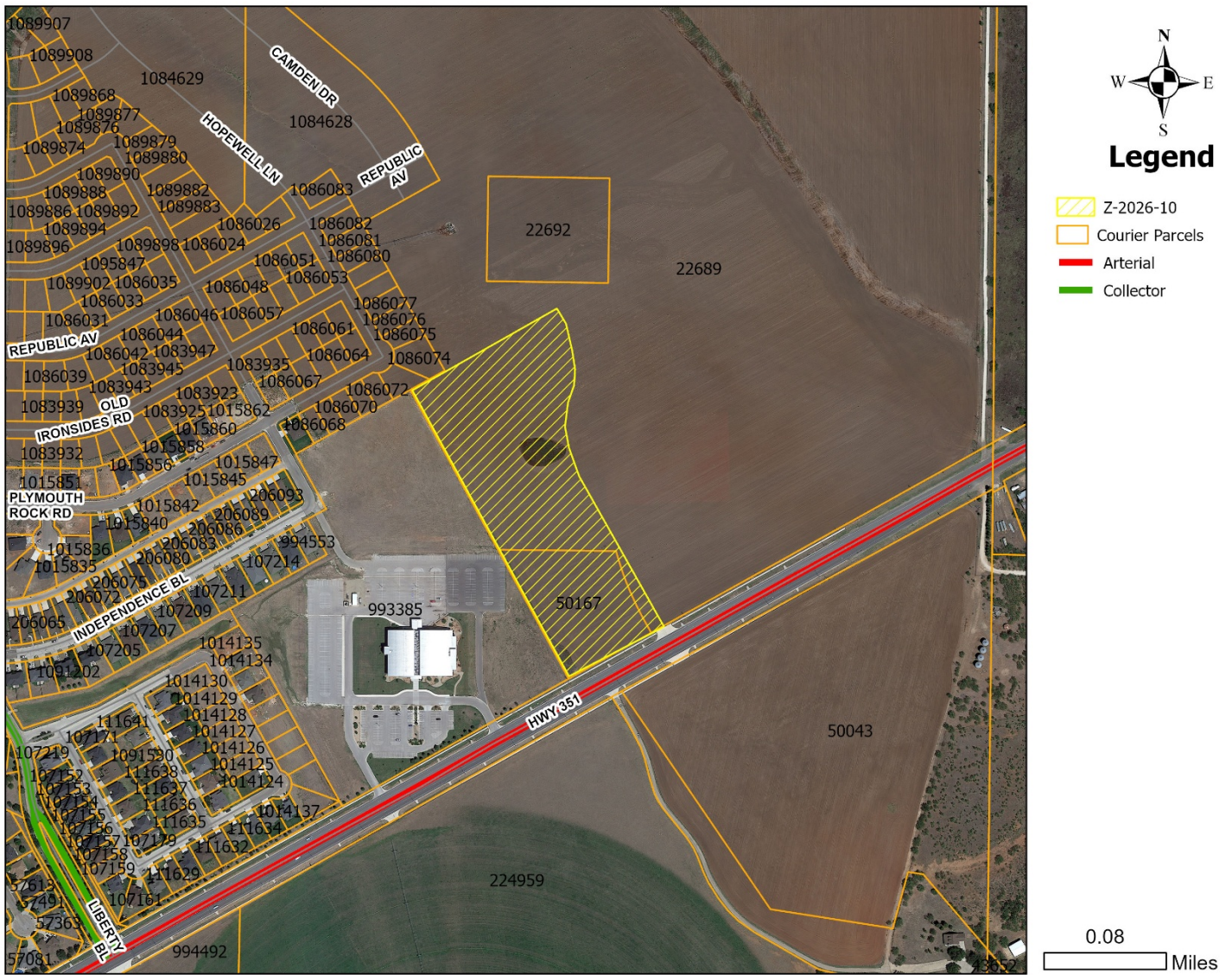
Legend: O - Opposed, F - In Favor

Property Owner	Property ID	Situs	Response
TROTTER JOHNNY	22689	2637 OLD IRONSIDES RD	
TROTTER JOHNNY	22692		
VARNER PIPE LLC	50043	3197 HWY 351	
TROTTER JOHNNY	50167		
TROTTER JOHNNY	224959		
BELTWAY PARK BAPTIST	993385	2850 HWY 351	
VARNER GARY & LINDA R	1016377	3051 HWY 351	
LORD KEVIN TIMOTHY & SARAH S	1086063	2642 PLYMOUTH ROCK RD	
COLEMAN EDWARD LEON & SHIRLEY ANN	1086070	2625 PLYMOUTH ROCK RD	
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KENNAMER DANA	1086072	2641 PLYMOUTH ROCK RD	
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BLANKENSHIP DOUGLAS	1086074	3201 HOPEWELL LN	
KERLEY LEISHA	1086075	3209 HOPEWELL LN	

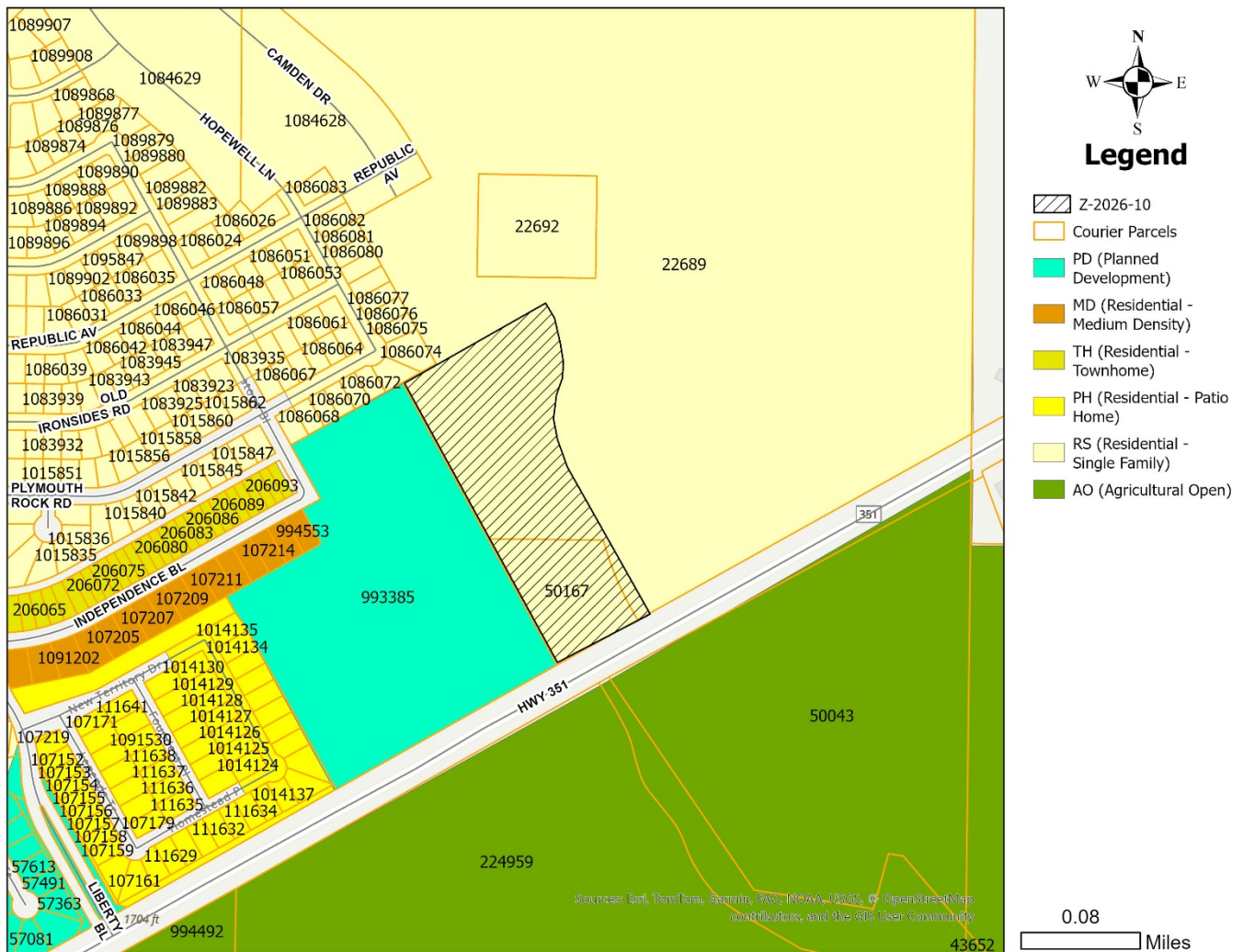


NOTIFICATION MAP

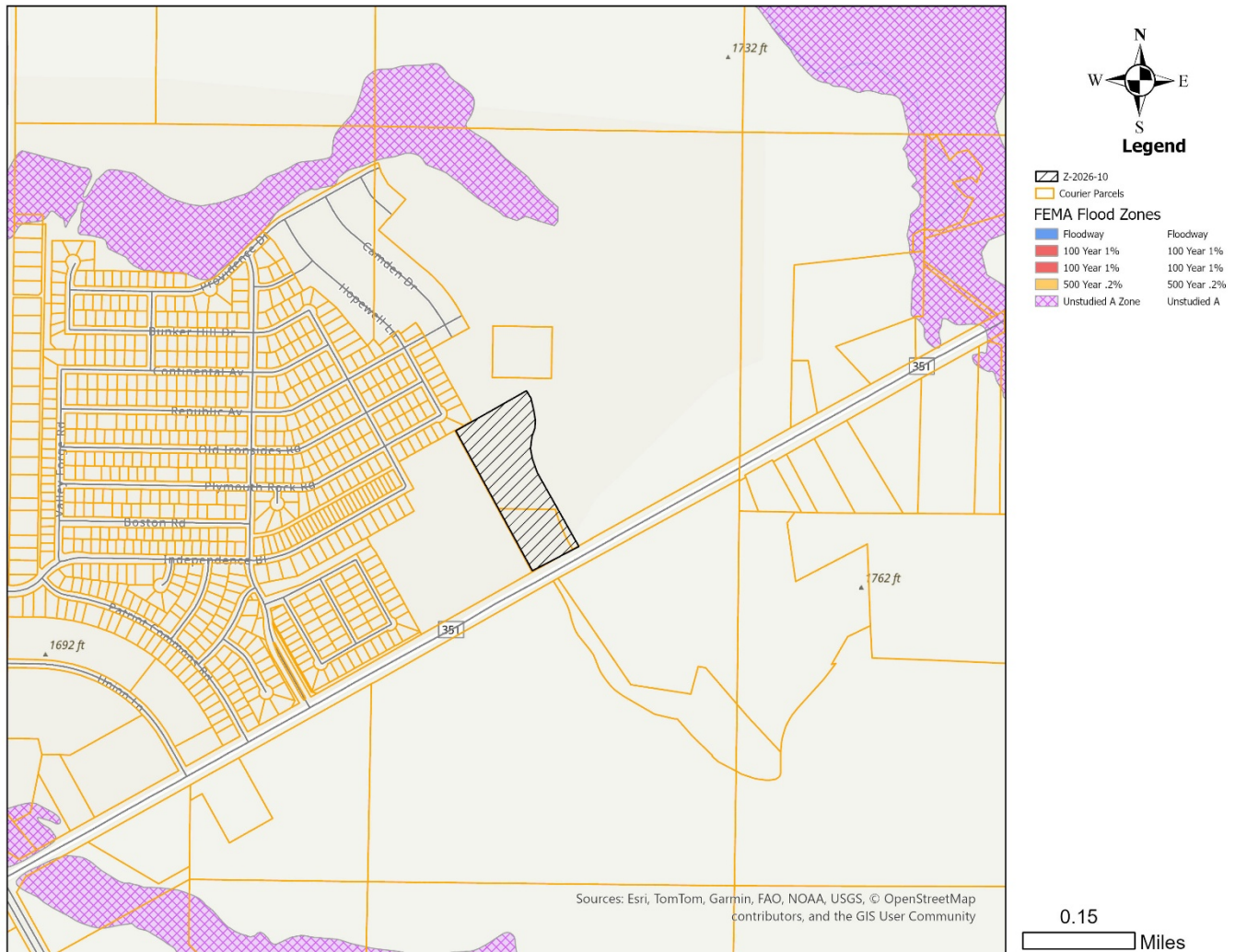
LOCATION MAP



ZONING MAP



FLOOD MAP





REZONE REQUEST

Case: Z-2026-10

Owner: Johnny Trotter

Agent: Jacob & Martin, LLC

Request: Change the zoning of approximately 11.10 acres from Residential Single-family (RS-6) To Patio Home (PH)

Location: 2637 Old Ironsides Rd

Notification: 0 in Favor, 0 in Opposition

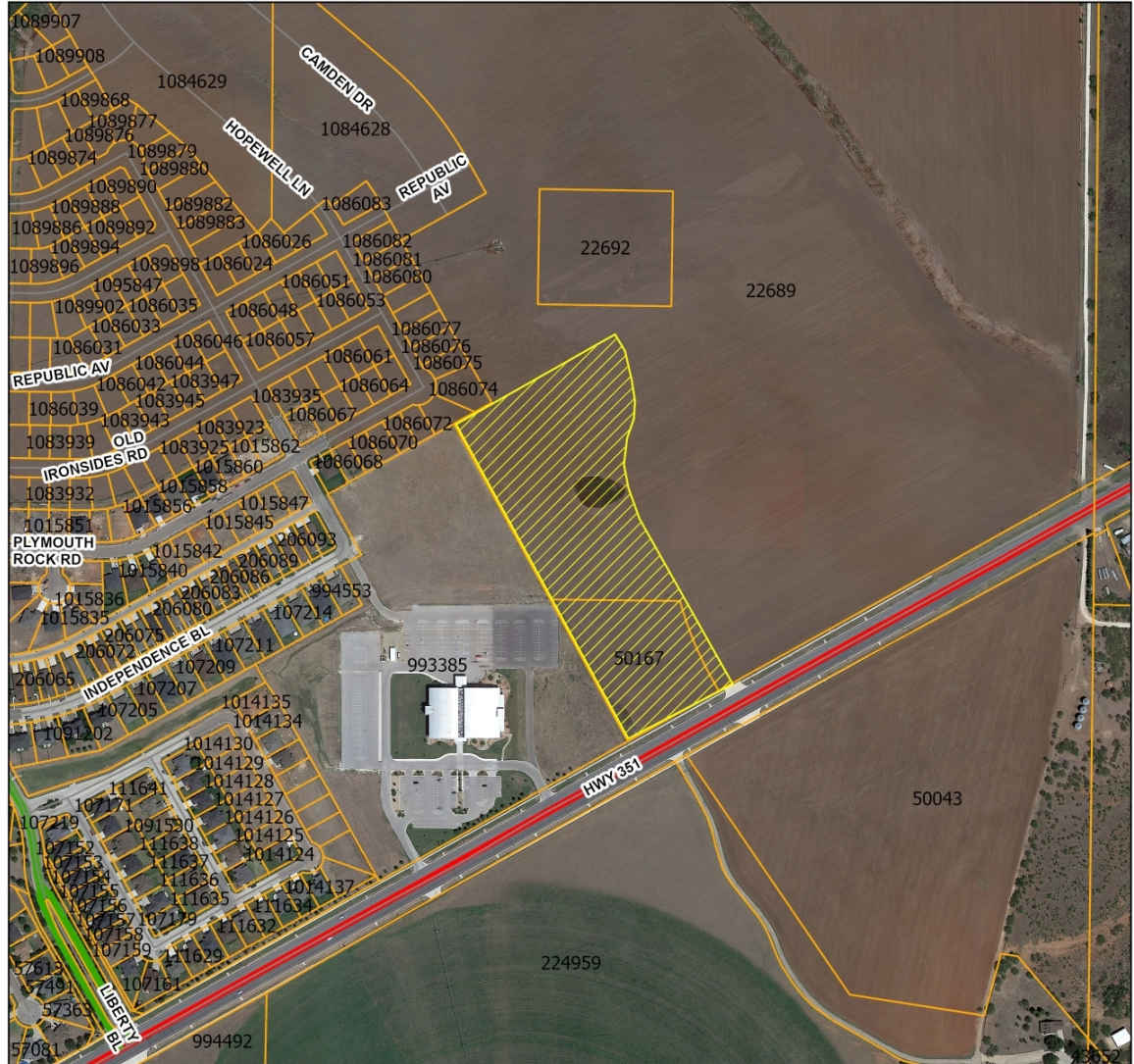
Planning & Zoning: April 7, 2026

Council Hearing: April 23, 2026
May 14, 2026





AERIAL LOCATION MAP



Legend

- Z-2026-10
- Courier Parcels
- Arterial
- Collector

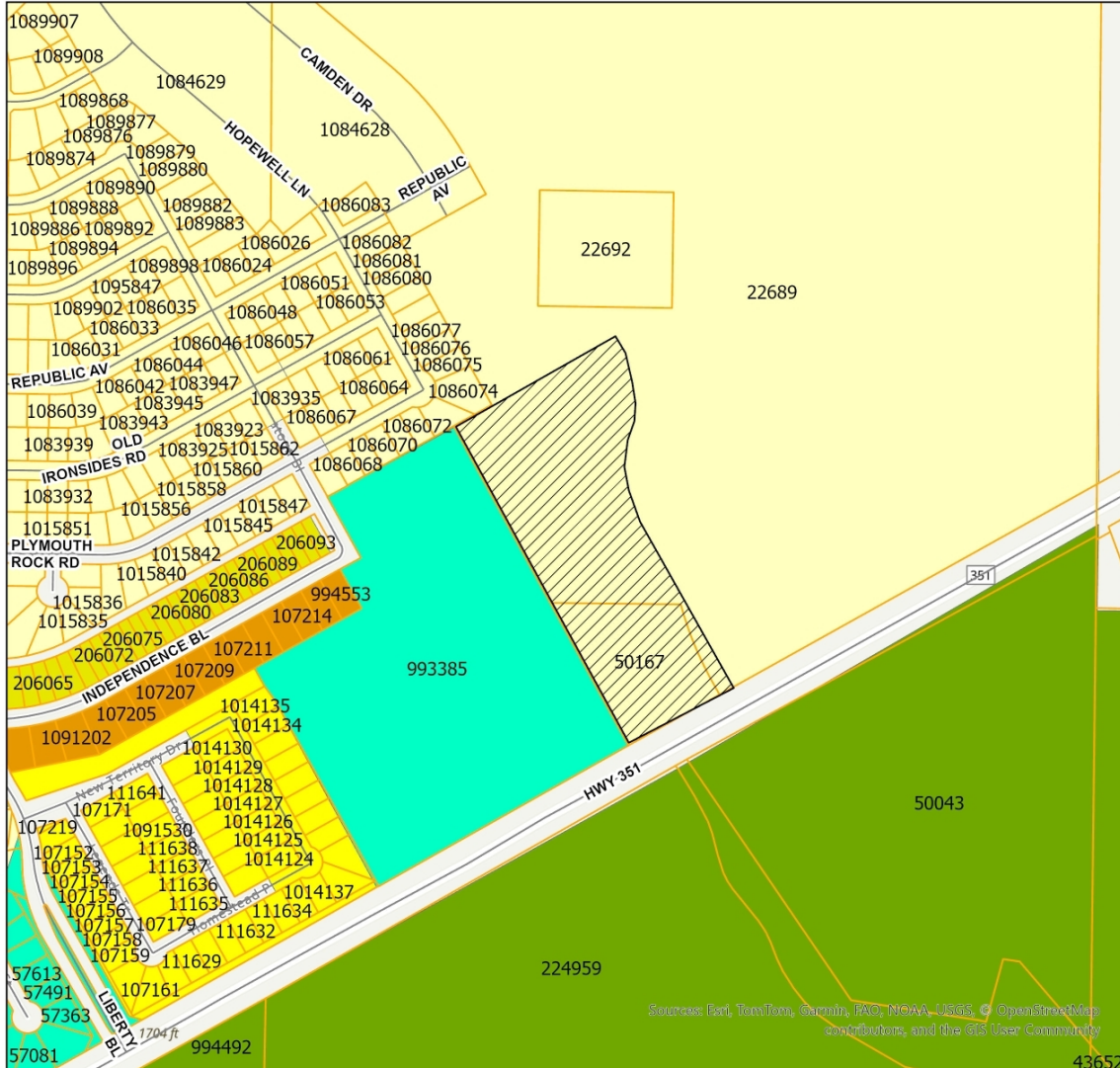
0.08
Miles



CITY OF
ABILENE
TEXAS



ZONING MAP



Legend

- Z-2026-10
- Courier Parcels
- PD (Planned Development)
- MD (Residential - Medium Density)
- TH (Residential - Townhome)
- PH (Residential - Patio Home)
- RS (Residential - Single Family)
- AO (Agricultural Open)



CITY OF
ABILENE
TEXAS

0.08

Miles



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

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 PATIO HOME ZONING

RESIDENTIAL USES:

- C Bed & Breakfast
- P Dwelling – Industrialized Housing Unit
- P Dwelling – Patio 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
- 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 Recreation – Outdoors (active)
- P Recreation – Outdoors (passive)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- P Fire/Police Station

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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







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?





\\s01\dev\11030500 - map\map\pba\subarea11 - 2016\11030500 - map\map\pba\subarea11.dwg
Drawn: 11/10/2016
Scale: 1"=300'
Sheet: 1 of 1
Project: 11030500 - map\map\pba\subarea11.dwg

SCALE
1" = 300'
PROJECT # 25506

**JACOB
MARTIN**

TBAE FIRM
2448

TBAE FIRM
BR 2261

TBPELS FIRM
10194493

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



3465 Curry Lane Abilene, Texas
325-695-1070 www.jacobmartin.com
TBPELS Firm # 10194493

**METES & BOUNDS DESCRIPTION
PROPOSED PH ZONING TRACT
CITY OF ABILENE
TAYLOR COUNTY, TEXAS**

BEING an **11.109 acre** tract of land out of the Southeast-Quarter of Section No. 21, Blind Asylum Lands, Abstract No. 1040, City of Abilene, Taylor County, Texas, and the Northeast-Quarter of Section No. 25, Blind Asylum Lands, Abstract No. 1009, City of Abilene, Taylor County, Texas, and being out of the remainder of that certain 253.733 acre tract described in Warranty Deeds to Johnny Trotter recorded in Instrument Nos. 2014-00004229 & 2014-00005449, Official Public Records, Taylor County, Texas, and also being out of that certain 181.994 acre tract described in a Special Warranty Deed With Vendor's Lien to Johnny Trotter recorded in Instrument No. 2024-09102 of said Official Public Records. Said **11.109 acre** tract is more particularly described in metes and bounds as follows:

BEGINNING at a point for the southwest corner of this tract, and being at the southeast corner of Lot 1, Block A, Heritage Parks, Section 9 as shown per plat recorded in Cabinet 4, Slide 122, Plat Records, Taylor County, Texas, and being in the northwest right-of-way line of State Highway 351;

THENCE N29°08'50"W along the southwest line of this tract, and along the northeast line of said Lot 1, Block A, for a distance of **1147.17 feet** to a point for the northwest corner of this tract, same being the northeast corner of said Lot 1, Block A, and also being in the most southerly southeast line of Heritage Parks Addition, Section 11 as shown per plat recorded in Cabinet 4, Slide 672 of said Plat Records;

THENCE N60°52'54"E along the northeast line of this tract, and along the most southerly southeast line of said Heritage Parks Addition, Section 11, at a distance of 138.24 feet, pass a point at the southeast corner of said Heritage Parks Addition, Section 11, and continuing along the northeast line of this tract, and heading over and across the interior of said 181.994 acre tract and the remainder of said 253.733 acre tract, for a **total distance of 588.03 feet** to a point for the northeast corner of this tract. Said point also being at the beginning of a non-tangent curve to the right, said curve having a radius of 400.00 feet, a delta angle of 45°37'18", and a long chord which bears S08°10'50"E 310.15 feet;

THENCE continuing over and across the interior of said 181.994 acre tract and the remainder of said 253.733 acre tract, and along the easterly line of this tract, and southerly along said curve to the right, for an **arc length distance of 318.50 feet** to a point for corner of this tract, and being at the point of reverse curvature (P.R.C.) of a curve to the left, said curve having a radius of 400.00 feet, a delta angle of 43°44'37", and a long chord which bears S07°14'30"E 298.02 feet;

THENCE continuing over and across the interior of said 181.994 acre tract and the remainder of said 253.733 acre tract, and along the easterly line of this tract, and southerly along said curve to the left, for an **arc length distance of 305.39 feet** to a point at the end of said curve for corner of this tract;

THENCE S29°06'48"E and continuing over and across the interior of said 181.994 acre tract and the remainder of said 253.733 acre tract, and along the easterly line of this tract, for a distance of and **580.44 feet** to a point for the southeast corner of this tract, and being in the most southerly southeast line of said 181.994 acre tract and the remainder of said 253.733 acre tract, same being the northwest right-of-way line of said State Highway 351;

THENCE S60°48'15"W along the southeast line of this tract, and along the most southerly southeast line of said 181.994 acre tract and the remainder of said 253.733 acre tract, same being the northwest right-of-way line of said State Highway 351, for a distance of **365.52 feet** to the **POINT OF BEGINNING**, and containing **11.109 acres** of land, more or less.

ZONING CASE

Z-2026-11

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: April 7, 2026
City Council 1st Reading: April 23, 2026
City Council 2nd Reading: May 14, 2026

Applicant

Agent: Woda Cooper Development, Inc.
Owner: Marble Orchard Properties, LLC

Case Manager

Kera Valois – Planner

Request

Change the zoning of approximately 0.96 acres from Central Business (CB) to a Planned Development District (PDD-196).

Location

Located at 1333 N 6th St. Legal description being Lots 7-12, Block 74, OT Abilene, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City limits in 1895. A resolution of support was approved by City Council on February 12, 2026 for a 44-unit apartment development.

The base zoning for the PDD will be Central Business (CB) with the following specific modifications:

- Maximum density shall be 46 units per acre
- Maximum height 52 feet or four stories
- One hundred percent lot coverage
- Three parking spaces per two units
- Maximum building length shall be two hundred and thirty feet

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	CB	Vacant Lot
East	CB	Peacock Patio
South	CB	Parking Lot
West	CB	Church

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
- Concept Plan
- PD Verbiage
- Resolution of Support

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 20, 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:

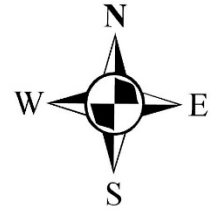
PROPERTY OWNER		Legend: O - Opposed, F - In Favor	
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
CARTER VICKI LEA	27685	618 HICKORY ST	
FIRST CENTRAL	56741	400 ORANGE ST	
JOHNSON DENTAL GROUP PLLC	27811		
MARBLE ORCHARD PROPERTIES LLC	983281	1333 N 6TH ST	
MARBLE ORCHARD PROPERTIES LLC	55443	542 Y HICKORY ST	
MARBLE ORCHARD PROPERTIES LLC	55443	532 HICKORY ST	
MARBLE ORCHARD PROPERTIES LLC	55443	542 HICKORY ST	
MARBLE ORCHARD PROPERTIES LLC	55443	536 HICKORY ST	
PABOOJIAN ROBIN	1061162	602 ORANGE ST	
PABOOJIAN ROBIN	1061162	610 ORANGE ST	
PRESTON EZZELL &	28485	441 ORANGE ST	
PRESTON EZZELL &	28249	425 ORANGE ST	
PRESTON EZZELL &	28371	435 ORANGE ST	
PRESTON EZZELL &	27538	440 HICKORY ST	

REINMUND REAL ESTATE LLC	100565		
REINMUND REAL ESTATE LLC	113843	602 HICKORY ST	
ST PAUL METHODIST CHURCH	56080	542 BEECH ST	
ST PAUL METHODIST CHURCH	56080	525 BEECH ST	
ST PAUL METHODIST CHURCH	56080	525 B BEECH ST	
VALDEZ JUAN & ROSA ADRIANA	28268	609 ORANGE ST	
ZACHARY MARK & SHANNON	28131	1346 N 6TH ST	
ZAK VIRGINIA LIVING TRUST	111185	1418 N 6TH ST	
ZAK VIRGINIA LIVING TRUST	111185	1420 N 6TH ST	

NOTIFICATION MAP



LOCATION MAP

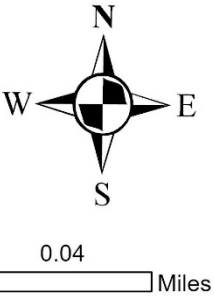


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Z-2026-11

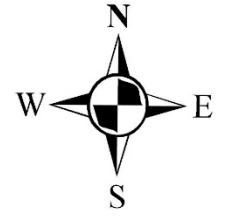
ZONING MAP



- Z-2026-11
- Zoning Districts**
- CB
 - MD
 - MF

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CIA, IN
Robinson, NGA, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat,
GSA, Geoland, FEMA, Intermap, and the GIS user community,
Sources: Esri, TomTom, Garmin, SAP, NOAA, USGS, (c)
OpenStreetMap contributors, and the GIS User Community

FLOOD MAP



0.04

Miles

Z-2026-11

FEMA Flood Zones

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

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, IN
Robinson, NASA, NLS, OS, NMA, Geodatastyresen, Rijkswaterstaat,
GSA, Geoland, FEMA, Intermap, and the GIS user community,
Sources: Esri, TomTom, Garmin, FAD, NOAA, USGS, (c)
OpenStreetMap contributors, and the GIS User Community



REZONE REQUEST

Case: Z-2026-11

Agent: Woda Cooper Development, Inc

Owner: Marble Orchard Properties, LLC

Request: Change the zoning of approximately 0.96 acres from Central Business (CB) to a Planned Development District (PDD-196).

Location: Located 1333 N 6th Street

Notification: 0 in Favor, 0 in Opposition

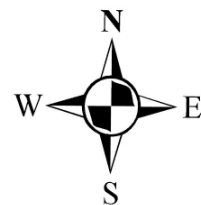
Planning & Zoning: April 7, 2026

Council Hearing: April 23, 2026
May 14, 2026





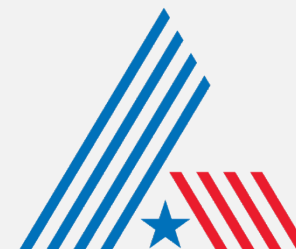
AERIAL LOCATION MAP



0.07

Miles

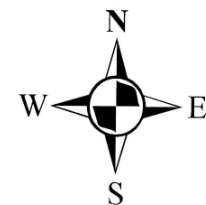
Z-2026-11



CITY OF
ABILENE
TEXAS



ZONING MAP

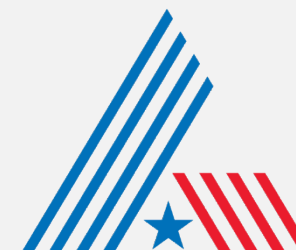


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Miles

Z-2026-11

Zoning Districts

- CB
- MD
- MF

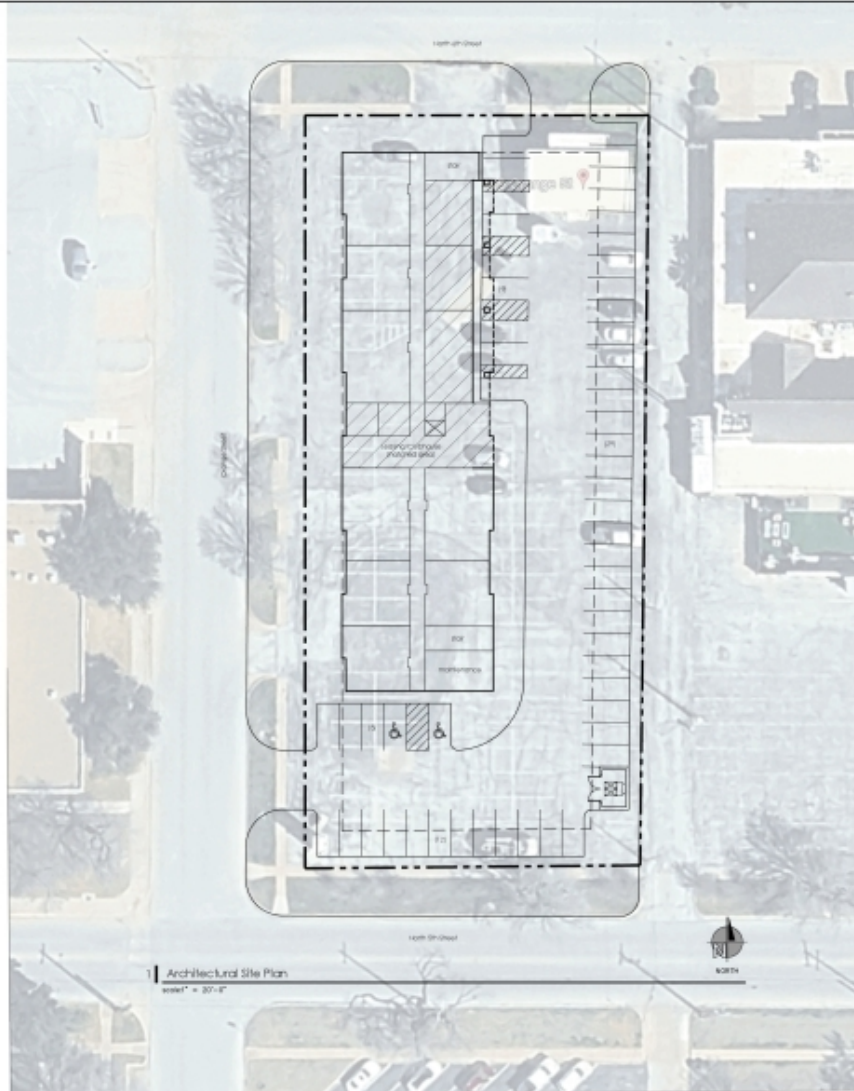


CITY OF
ABILENE
TEXAS

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CIA, IS, Robinson, GSA, NLS, OS, NMA, Geodatastyresen, 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



CONCEPT PLAN



1st Floor
4 One Bedroom units
4 Two Bedroom units
2nd Floor
7 One Bedroom units
5 Two Bedroom units
3rd Floor
7 One Bedroom units
5 Two Bedroom units
4th Floor
7 One Bedroom units
5 Two Bedroom units
Total
25 One Bedroom units
17 Two Bedroom units
44 Total units
Parking
25 x 10 ft
17 x 10 ft (handicap)
Total required: 62 parking spaces
Total parking provided: 62 parking spaces



KATUS
DESIGN GROUP

144 Hargreaves Drive,
Suite C-400
Austin, Texas 78737
Voice: 512.467.8380
Firm Reg. No. 89.1792

Not for Regulatory
Approval,
Permitting, or
Construction

Steven R. Danner
Cert. No. 22742

Woda Cooper Companies, Inc.
9% LIHTC Test Fit
509 Orange Street
Abilene, Texas 79601

Date:
02/03/2026

Revised:

Project No:
26-D-314

Sheet Title:
Architectural
Site Plan
Concept #4

Sheet No:
A0.1





SPECIFIC MODIFICATIONS

Proposed base zoning is Central Business (CB) with the following modifications:

- Maximum density shall be 46 units per acre
- No minimum street setback
- Maximum height 52 feet or 4 stories
- 100% lot coverage
- 3 parking spaces per 2 units
- Maximum building length shall be 230 feet





PROPERTY VIEWS





SURROUNDING PROPERTY VIEWS





USES IN CENTRAL BUSINESS ZONING

RESIDENTIAL USES:

- P Bed & Breakfast
- P Dwelling – Duplex
- P Dwelling – Industrialized Housing Unit
- P Dwelling – Institutional
- P 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
- C Drive-Thru Facility
- TP Field Office or Construction Office (temporary)
- C Fuel Sales
- P Garage Sale
- 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 Subdivision Sales Office (Temporary)
- P Swimming Pool, Private (accessory to residential use)
- P Tennis Court, Private (accessory to residential use)
- 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 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
- 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 Funeral Home/ Mortuary/Morgue
- P Laundry/Dry Cleaning Services & Facilities
- P Office (general, professional, financial)
- P Personal Services
- P Printing, Copying, Reproduction, Publishing
- C Repair and Maintenance Services - Automobile/Small Truck (minor)
- P Repair and Maintenance Services (indoor)
- C Storage - Self-Service Units
- C Tattoo Parlor*
- P Veterinary Service (small animals)

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

TRADE – RETAIL USES:

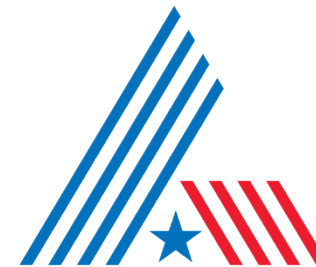
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P Liquor Store (Off Premises Consumption) (*Defined under Liquor Store*)
- P Liquor Store (On Premises Consumption) (*Defined under Liquor Store*)
- P Restaurant, Brew Pub
- P Restaurant, Fast Food
- P Restaurant, Standard
- P Retail Sales/Rental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

TRADE – WHOLESALE USES:

- C Wholesaling and Storage (indoor)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Automobile Parking Lot or Structure - Commercial
- P Broadcast Studio
- P Passenger Ground Transportation Terminal
- P Public Utility Facility



CITY OF
ABILENE
TEXAS

LEGEND

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



NOTIFICATION AREA MAP



0.03

Miles

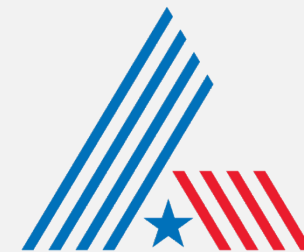
Z-2026-11

Notification Area

0 - 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?



RESOLUTION NO. 40-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, SUPPORTING AND CONFIRMING NO OBJECTION TO HOUSING TAX CREDIT APPLICATION FOR PARKER TERRACE LIMITED PARTNERSHIP

WHEREAS, Parker Terrace Limited Partnership has proposed the new construction of affordable rental housing at 1333 N 6th St., named the Parker Terrace in the City of Abilene, Taylor County, Texas; and

WHEREAS, Parker Terrace Limited Partnership has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2026 Competitive 9% Housing Tax Credits for the Parker Terrace development; and

WHEREAS, Parker Terrace Limited Partnership has requested a waiver of development/permit fees in the amount of \$500.00 for the Parker Terrace development as a commitment of development funding from the City of Abilene, Texas; and

WHEREAS, The City of Abilene, Texas has the authority to defer development fees on the property located at NEC of N 5th St and Orange St.; and

WHEREAS, pursuant to Section 11.204(4) of the Qualified Allocation Plan and Chapter 2306 of the Texas Government Code, the City of Abilene desires to provide a Resolution of Support with No Objection to the Applicant for the 9% Competitive Housing Tax Credit (HTC) application for Parker Terrace Limited Partnership at 1333 N 6th St, Abilene, Texas,

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

PART 1: That the City of Abilene, acting through its Governing Body, hereby supports and confirms that it has no objection as to Applicant's application to TDHCA's 2026 9% Competitive HTC for the proposed renovation and redevelopment of Parker Terrace located at 1333 N 6th Street, Abilene, Texas, for a 44 unit apartment development and that this formal action has been taken to put on record the opinion expressed by the City of Abilene on February 12th, 2026.

PART 2: That in accordance with the requirements of the Texas Government Code §2306.67071 and Texas Administrative Code §11.204(4), it is hereby found that:

- (a) Notice has been provided to the Governing Body in accordance with Texas Government Code §2306.67071(a); and
- (b) The Governing Body has had sufficient opportunity to obtain a response from Applicant regarding any questions or concerns about the proposed renovation and redevelopment of the property for the proposed use; and

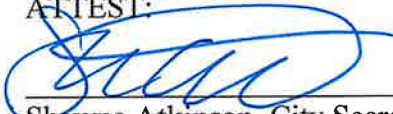
- (c) The Governing Body has held a hearing at which public comment may be made on the proposed construction project in accordance with Texas Government Code §2306.67071(b) and Texas Administrative Code §11.204(4)(B); and
- (d) After due consideration of the information provided by the Applicant and after the public hearing on the proposed renovation and redevelopment project, the City of Abilene, acting through its Governing Body, supports and does not object to the application by Applicant to the TDHCA for 2026 9% Competitive HTC for the purpose of the construction of the Parker Terrace Senior Apartments for the proposed use.

PART 3: That it is FURTHER RESOLVED that for and on behalf of the Governing Body, the City Manager is hereby authorized, empowered and directed to certify these resolutions to the TDHCA.

PART 4: That this Resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Abilene, and it is accordingly so resolved.

ADOPTED this 12th day of February, 2026

ATTEST:


Shawna Atkinson, City Secretary


Weldon Hurt, Mayor

APPROVED:

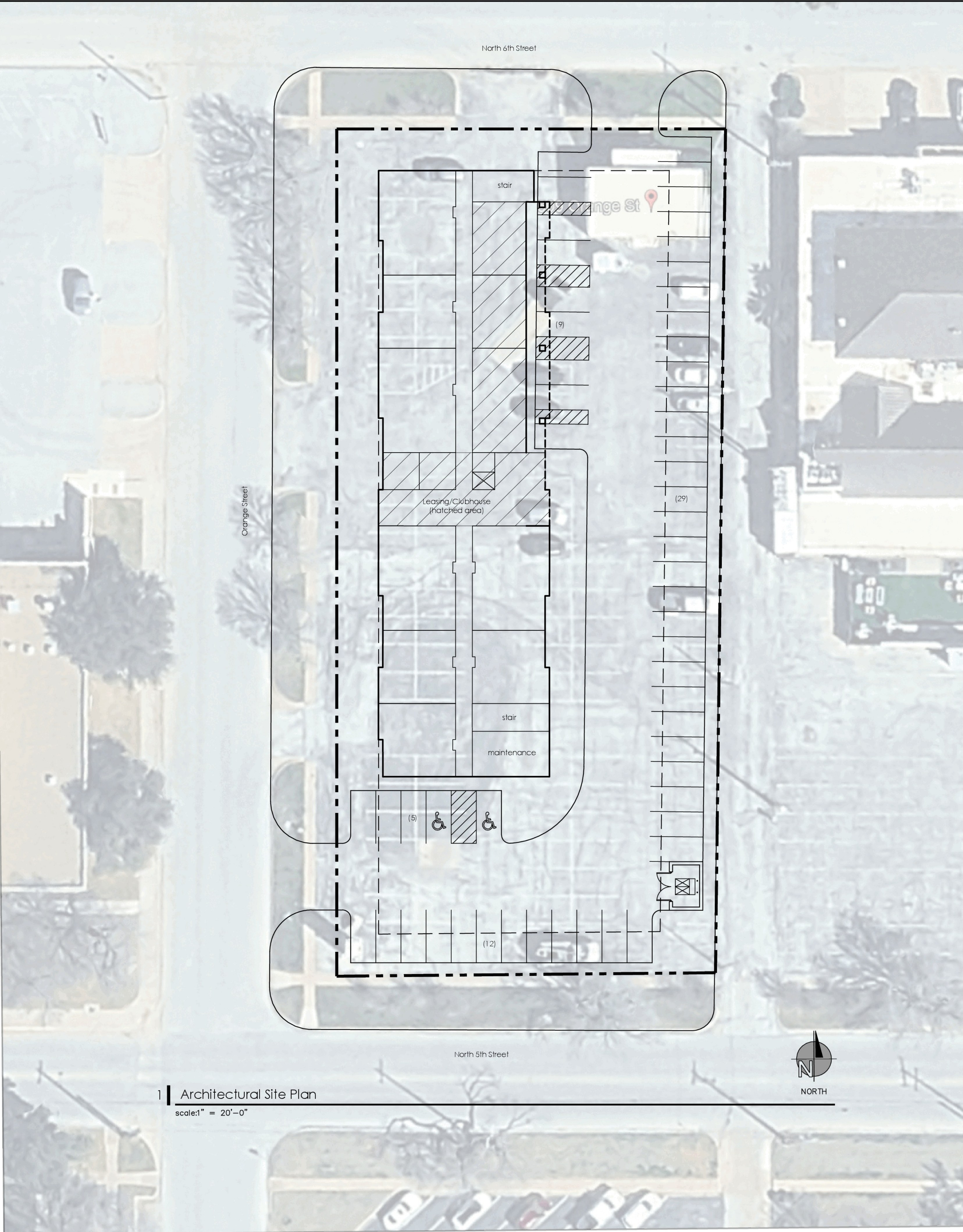

Stanley Smith, City Attorney

Please see our attached PD application. Below is the language that we want our PD to include:

- Maximum density shall be 46 units per acre
- No minimum street setback
- 52 feet or 4 stories maximum height
- 100% lot coverage
- 3 parking spaces per 2 units
- Maximum building length shall be 230ft

K:\2026 Jobs\26-D-315 - Parker Place\Conceptual Design.dwg, Tue, Feb 03, 2026, 11:10am

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1 | Architectural Site Plan
scale: 1" = 20'-0"

1st Floor:
4 One Bedroom Units
4 Two Bedroom Units

2nd Floor:
7 One Bedroom Units
5 Two Bedroom Units

3rd Floor:
7 One Bedroom Units
5 Two Bedroom Units

4th Floor:
7 One Bedroom Units
5 Two Bedroom Units

Total:
25 One Bedroom Units
19 Two Bedroom Units
44 Total Units

Parking:
25 x 1 = 25
19 x 1.5 = 29 (rounded up)
Total requested: 54 parking spaces
Total parking provided: 54 parking spaces

Woda Cooper Companies, Inc.
9% LIHTC Test Fit
509 Orange Street
Abilene, Texas 79601

Date:
02/03/2026

Revisions:

Project No:
26-D-314

Sheet Title:
Architectural
Site Plan
Concept #4

Sheet No:


KATUS
DESIGN GROUP

166 Hargraves Drive,
Suite C-400
Austin, Texas 78737
Voice: 512/407/8380
Firm Reg No. BR 1792

Not for Regulatory
Approval,
Permitting, or
Construction

Steven R. Zoerner
Cert. No. 22742

A0.1

ZONING CASE

Z-2026-12

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: April 7, 2026
City Council 1st Reading: April 23, 2026
City Council 2nd Reading: May 14, 2026

Applicant

Owner: TX 360 Senior Housing GP, LLC
Agent: Tyler Apple, AMD Engineering

Case Manager

Mason Teegardin – Planning Division Manager

Request

Change the zoning of approximately 34.8 acres from General Retail (GR) to Multi-Family (MF).

Location

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.

Background

The property was annexed in 1986 and has remained vacant since. The applicant is proposing a multi-family development on this tract.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	GR	Vacant
East	NR, O	Residences/ Major Thoroughfare
South	MF, RS-6	Vacant/Apartments
West	AO, GC	Church/Residence

Criteria Assessment

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

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

The proposed zoning change is consistent with the intent of 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 use would be appropriate in the surrounding area.

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

This property will be subject to platting. Any improvements that may be required will be addressed during this review.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- Metes & Bounds
- Presentation
- Zoning Exhibit

Notification

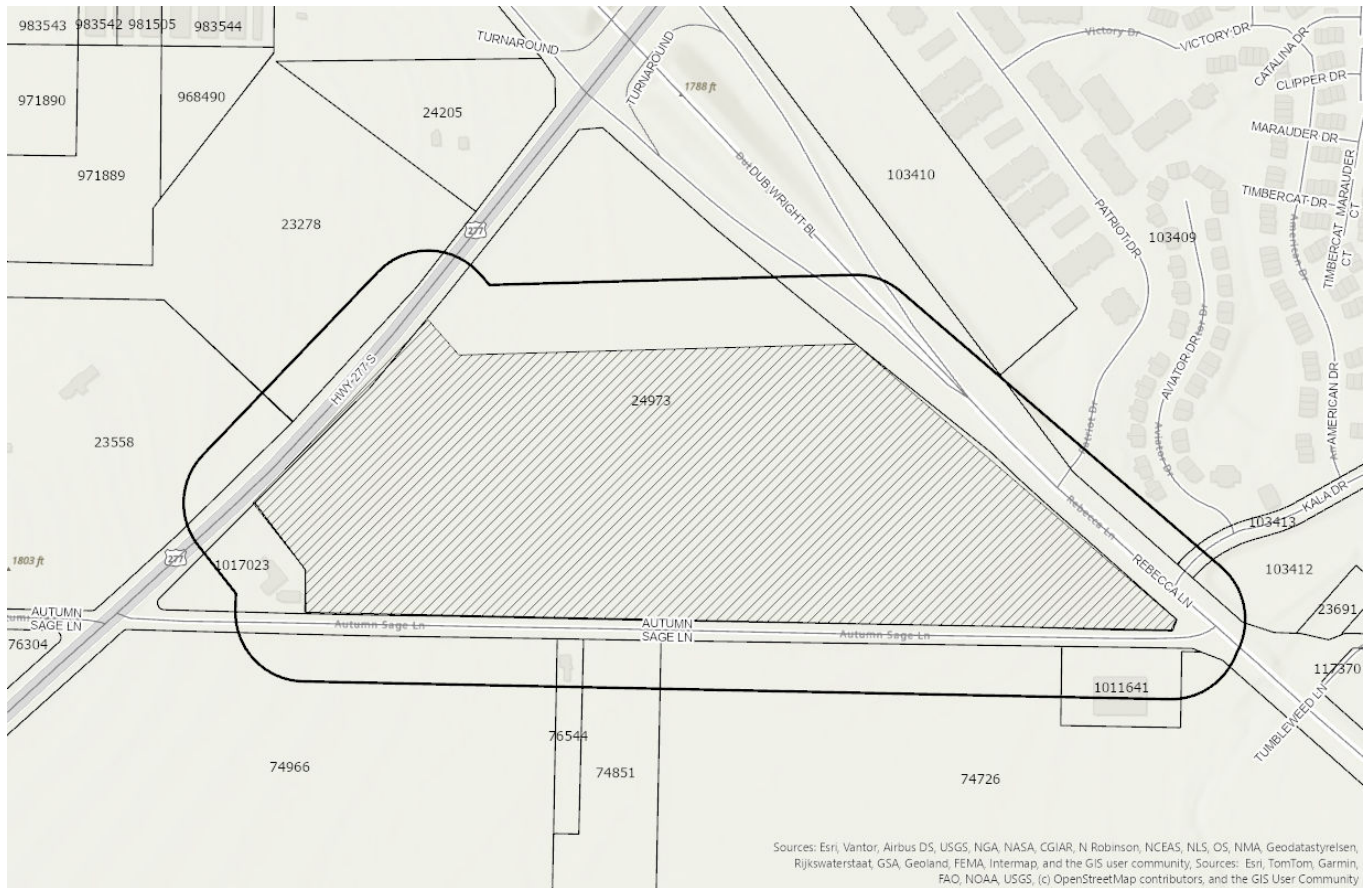
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 20, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER

Legend: O - Opposed, F - In Favor

OWNER	SITUS	PROP_ID	RESPONSE
CAPS METHODIST CHURCH	6501 A HWY 277 S	1017023	
DRUESEDOW BARBARA ANN LF EST	6025 AUTUMN SAGE LN	74851	
HINSHAW PERRYANN ESTATE	6049 AUTUMN SAGE LN	76544	
JOHNSON PAUL A & MYRA F	6508 HWY 277 S	23558	
OPG AUTUMN SAGE PARTNERS LLC	5801 AUTUMN SAGE LN	1011641	
PAMY HOLDINGS LTD	6309 BUTTERFIELD TR	23278	
QUEEN BEE ENTERPRISES LLC		74966	
TX 360 SENIOR HOUSING GP LLC	6157 HWY 277 S	24973	
WEATHERBEE RANCH LLC	4542 PEPPERGRASS LN	74726	
WESTERN AH 406 LTD	5757 CATALINA DR	103409	

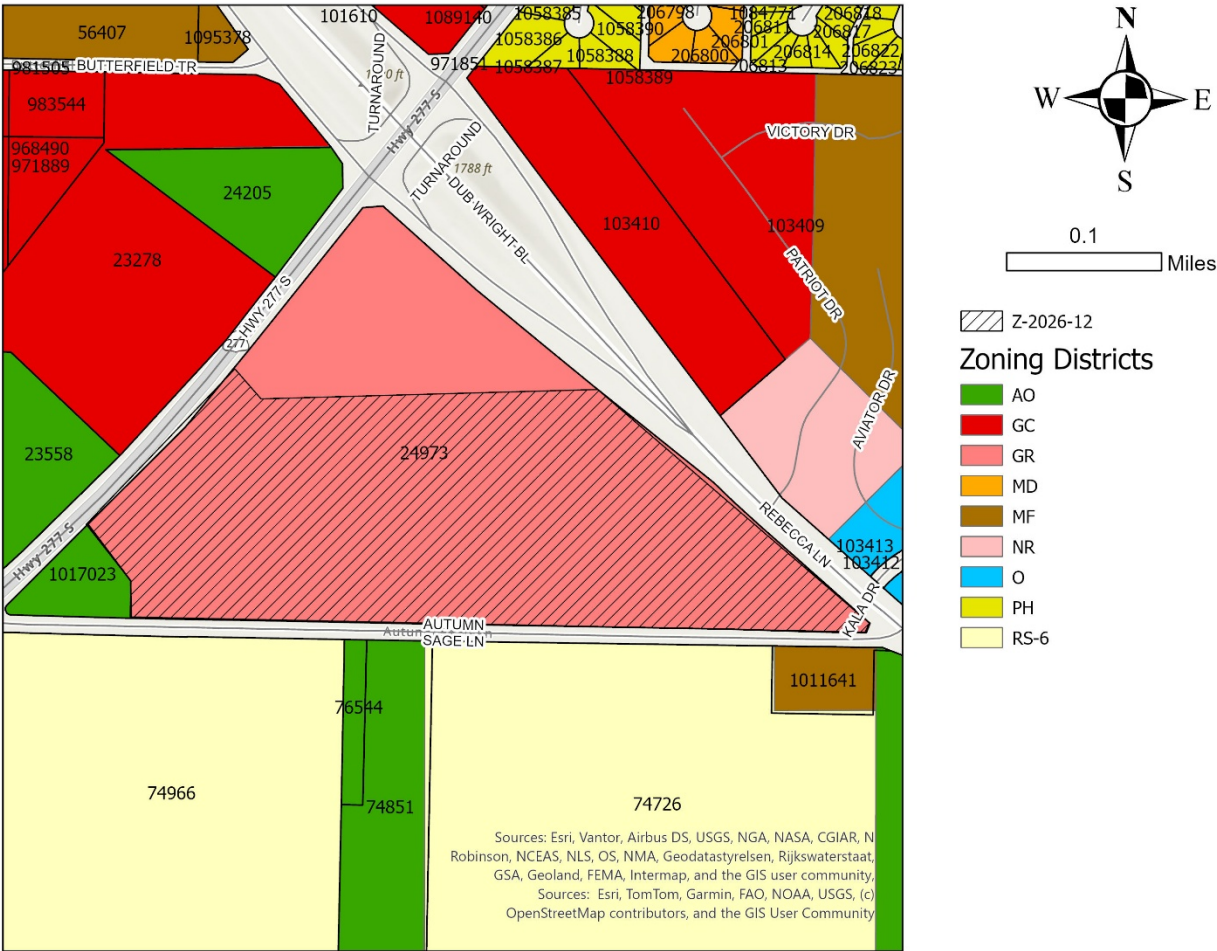
NOTIFICATION MAP



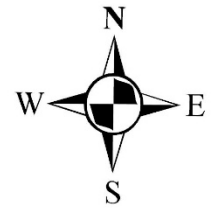
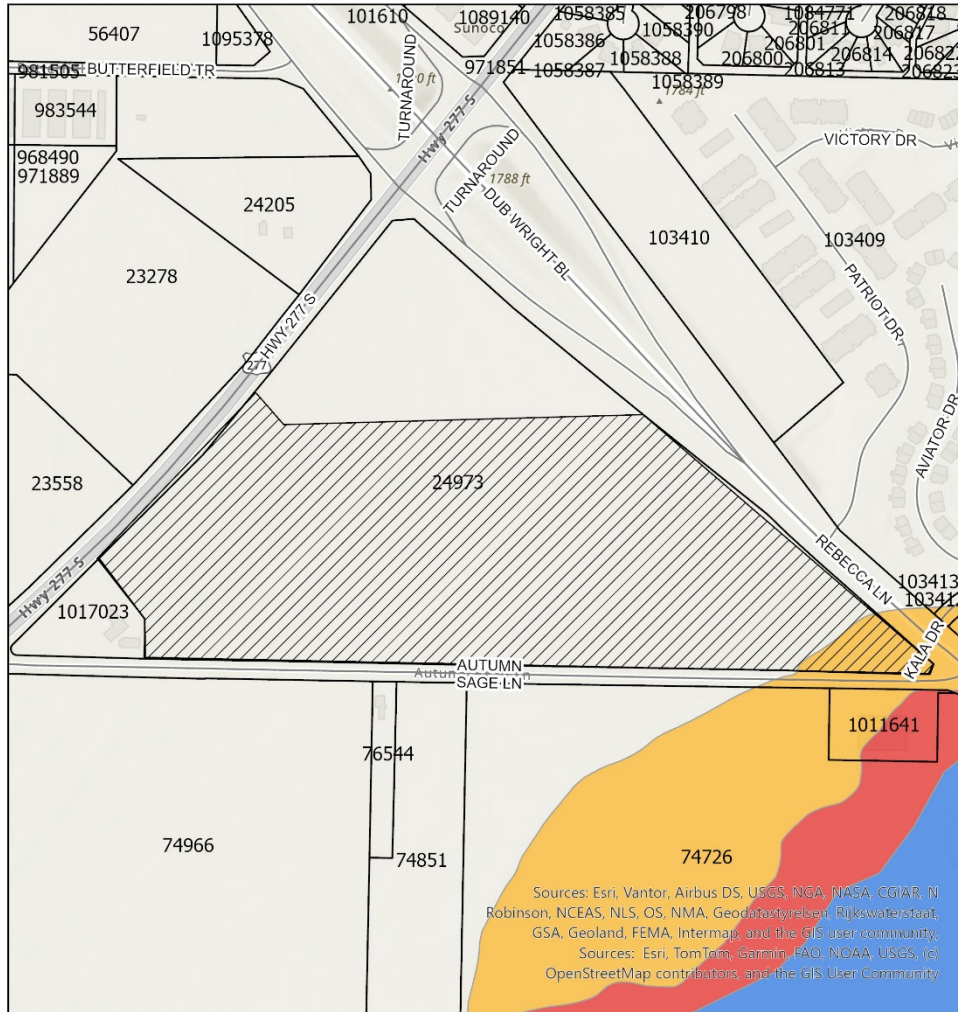
LOCATION MAP



ZONING MAP



FLOOD MAP



0.1 Miles

Z-2026-12

FEMA Flood Zones

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

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, 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-2026-12

Owner: TX 360 Senior Housing GP, LLC

Agent: Tyler Apple, AMD Engineering

Request: Change the zoning of approximately 34.8 acres from General Retail (GR) to Multi-Family (MF).

Location: 6157 HWY 277 S

Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: April 7, 2026

Council Hearing: April 23, 2026
May 14, 2026





AERIAL LOCATION MAP



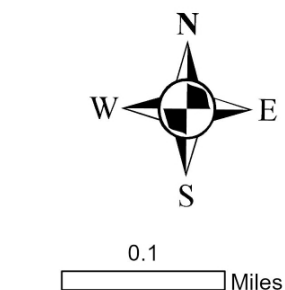
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Miles

Z-2026-12



CITY OF
ABILENE
TEXAS

 Z-2026-12

Zoning Districts

- | | |
|---|------|
|  | AO |
|  | GC |
|  | GR |
|  | MD |
|  | MF |
|  | NR |
|  | O |
|  | PH |
|  | RS-6 |





PROPERTY VIEWS





USES IN GENERAL RETAIL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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





USES IN MULTI-FAMILY ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

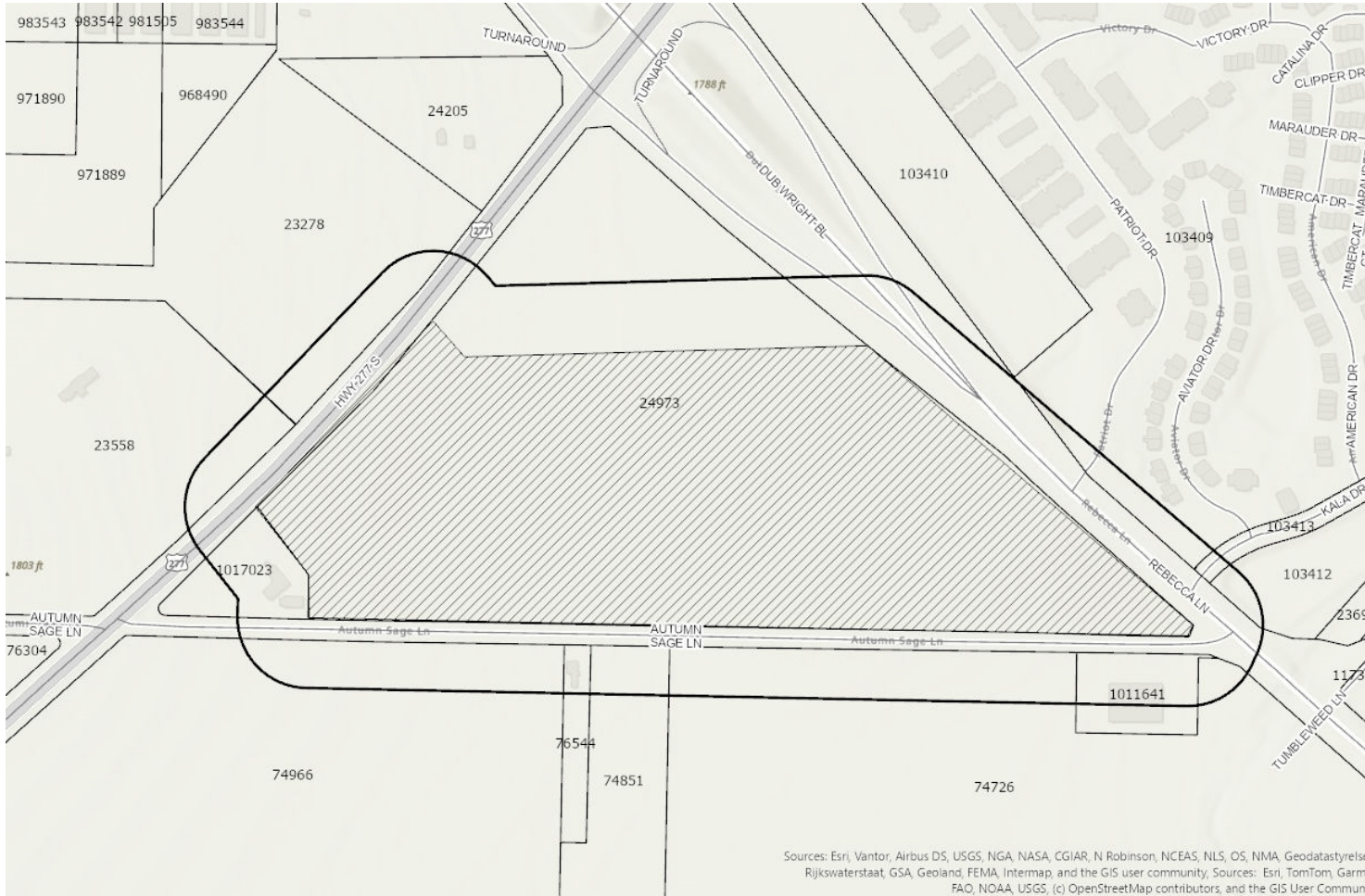
LEGEND

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





NOTIFICATION AREA MAP



0 - in Favor - 

0 - in Opposition - 



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastysrelsen, 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



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 recommends **approval**.





Questions?



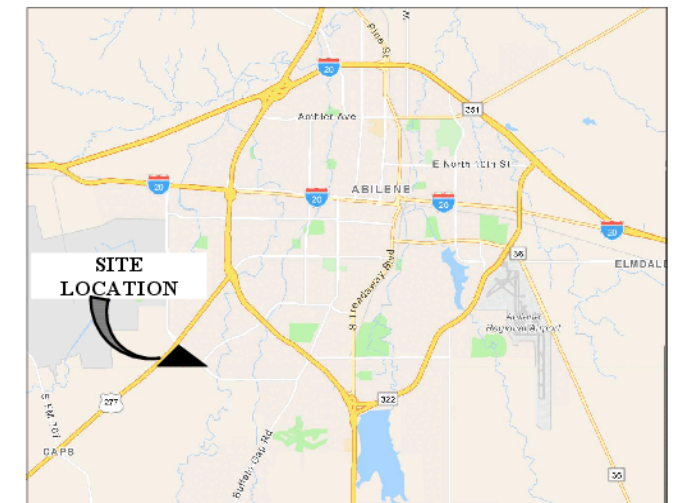
ZONE CHANGE APPLICATION
EXHIBIT

A 34.8 ACRE TRACT OF LAND
LOCATED IN SAMUEL J.
RICKER SURVEY NUMBER 45,
ABSTRACT MNUMBER 163,
TAYLOR COUNTY, TEXAS

NOTES:
SCALE: 1" = 300'



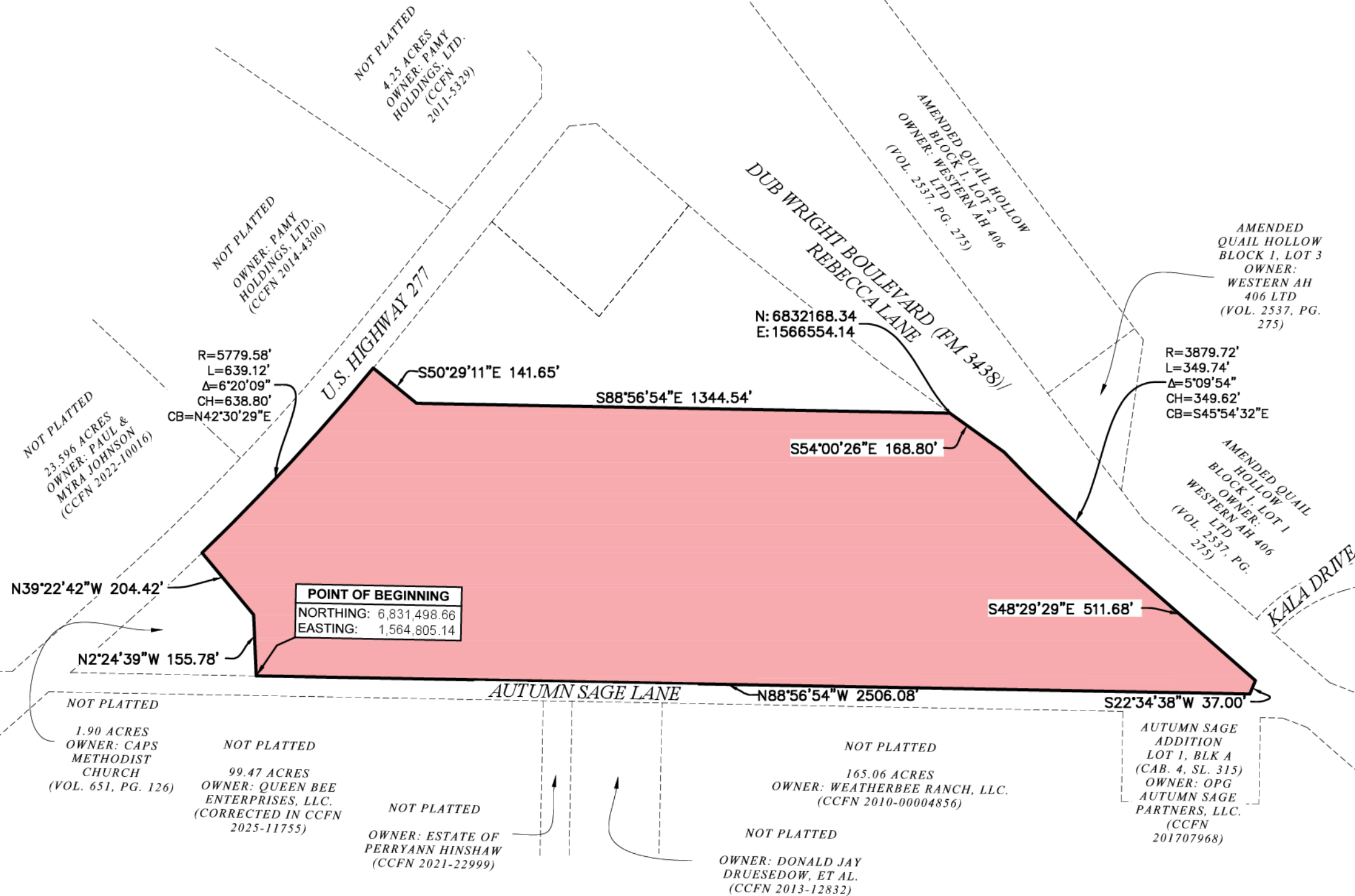
VICINITY MAP
NOT TO SCALE



SCALE: 1" = 300'



AMD CIVIL ENGINEERING
LAND SURVEYING
AMD Engineering, LLC Phone: 806-771-5976
6515 68th Street, Suite 300 Fax: 806-771-7625
Lubbock, TX 79424 TBPE Reg. # F-9197
Accuracy - Efficiency - Integrity





SAMUEL J. RICKER SURVEY NO. 45
ABSTRACT NO. 1525
DESCRIPTION FOR A ZONING CHANGE REQUEST IN
TAYLOR COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION of A 34.80 - acre tract of land located in Samuel J. Ricker Survey Number 45, Abstract Number 163, Taylor County, Texas, and being that same 34.80 - acre tract of land conveyed to TX 360 Senior Housing GP, LLC, as described in a Warranty Deed recorded in County Clerk's File Number (CCFN) 2014-4303 of the Official Public Records of Taylor County, Texas (OPRTCT), prepared for Zone Change Purposes only and being further described as follows:

BEGINNING at the southeast corner of that certain 1.90 acre tract of land conveyed to the Caps Methodist Church in a Warranty Deed recorded in Volume 651, Page 126 of the Deed Records of Taylor County, Texas (DRTCT), same being the southern southwest corner of said 34.80 - acre tract and this tract, having coordinates of Northing: 6,831,498.66 and Easting: 1,564,805.14 of the Texas Coordinate System of 1983 (2011), Texas North Central Zone;

THENCE N 2° 24' 39" W an approximate distance of 155.78 feet from the corner;

THENCE N 39° 22' 42" W an approximate distance of 204.42 feet;

THENCE Northwesterly along a curve to the right having a radius of 5779.58 feet, an arc length of 639.12 feet, a central angle of 6° 20' 09", a chord distance of 638.80 feet and a chord bearing of N 42° 30' 29" E to a point of intersection along the northern property line of this tract;

THENCE S 50° 29' 11" E an approximate distance of 141.65 feet;

THENCE S 88° 56' 54" E an approximate distance of 1344.54 feet;

THENCE S 54° 00' 26" E an approximate distance of 168.80 feet;

THENCE Northeasterly along a curve to the right having a radius of 3879.72 feet, an arc length of 349.74 feet, a central angle of 5° 09' 54", a chord distance of 349.62 feet and a chord bearing of S 45° 54' 32" E to a point of intersection along the southeast property line of this tract;

THENCE S 48° 29' 29" E an approximate distance of 511.68 feet;

THENCE S 22° 34' 38" W an approximate distance of 37.00 feet;

THENCE N 88° 56' 54" W an approximate distance of 2506.08 feet; to the Point of Beginning and containing approximately 34.80-acres.

This description was prepared for the purposes of a zoning request and does not represent a survey made upon the ground.

Dated: January 27, 2026

ZONING CASE

Z-2026-13

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: April 7, 2026
City Council 1st Reading: April 23, 2026
City Council 2nd Reading: May 14, 2026

Applicant

Agent: Civetta Solutions
Owner: Weatherbee Construction

Case Manager

Adam Holland – Planner

Request

Amend the terms of Planned Development District 104 to allow General Commercial uses within tract 1 and tract 3.

Location

Located near the northwest intersection of Oldham Lane and Loop 322.

Background

The subject property was annexed into the City limits in 1968. The Planned Development district currently permits General Retail uses as well as self-storage uses within the subject property. The owner intends to allow General commercial uses to make the property more marketable.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	PDD-104	Multifamily/Single family Residence
East	PDD-104/GC	Retail sales
South	GC	Retail Sales Large Vehicles and Equipment
West	PDD-104/AO	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 unplatted and will need to plat prior to development can take place on this property. At that time utilities will be extended to the property.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

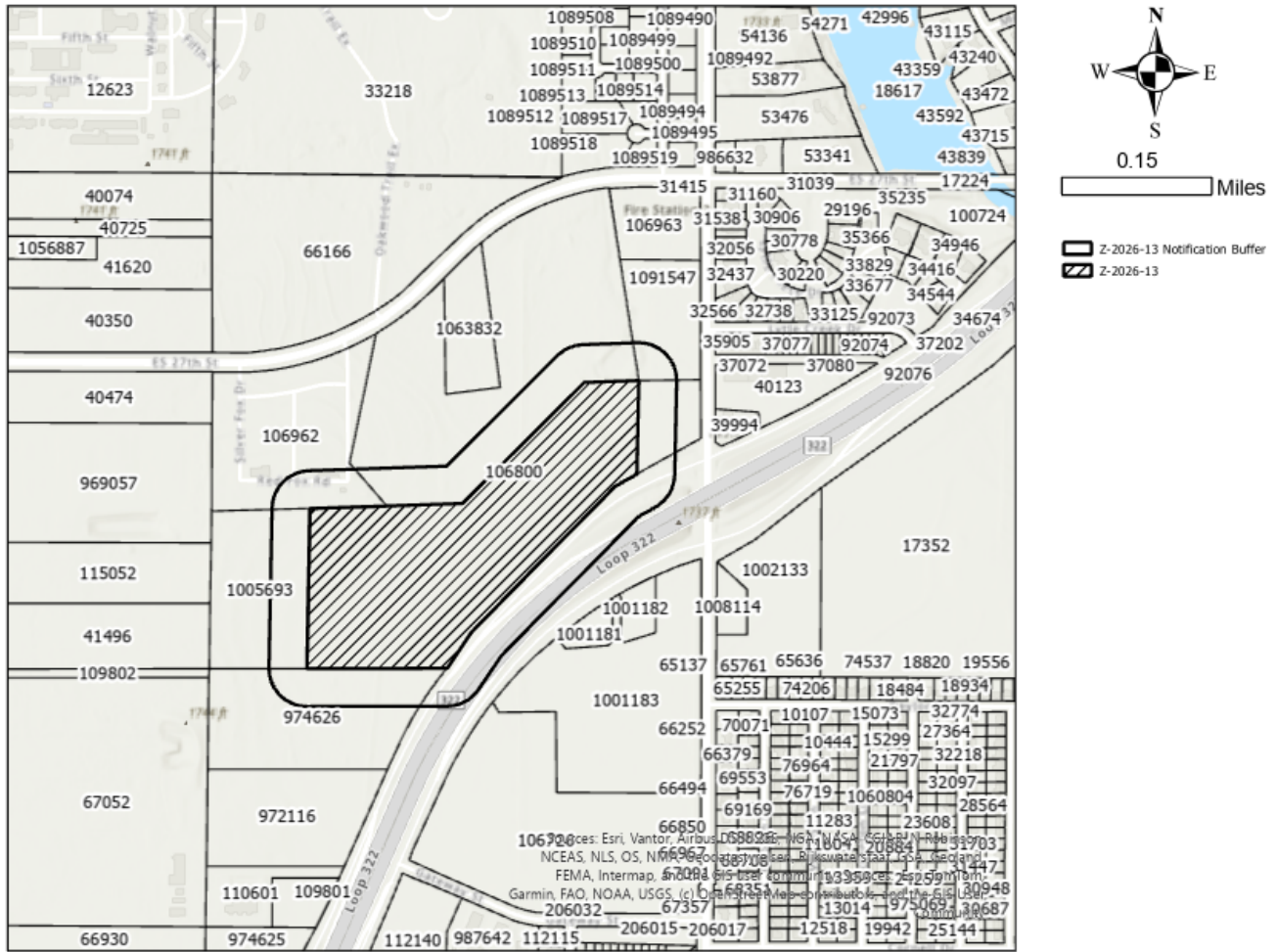
- PowerPoint Presentation
- Concept Plan
- Supporting Documents

Notification

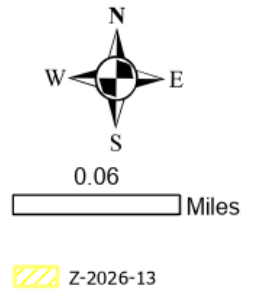
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 20, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER			Legend: O - Opposed, F - In Favor
OWNER	PROP_ID	SITUS	RESPONSE
WEST CENTRAL TEXAS COUNCIL	974626		
TRINITY BAPTIST CHURCH	1005693		
WEATHERBEE CONSTRUCTION INC	106962	665 ES 27TH ST	
WEATHERBEE CONSTRUCTION INC	106800		
DENMARK STORAGE LLC	1091547	3201 OLDHAM LN	

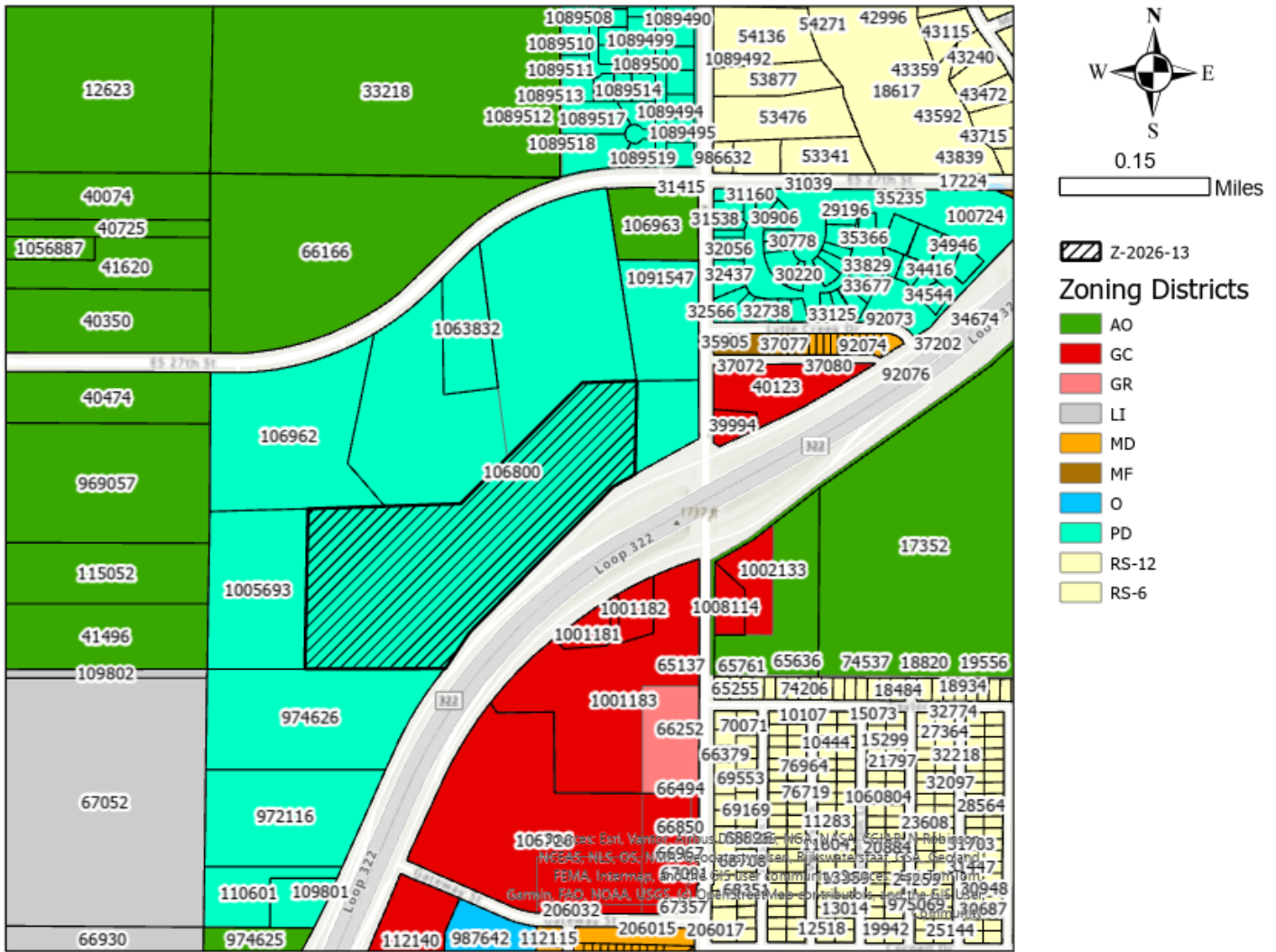
NOTIFICATION MAP



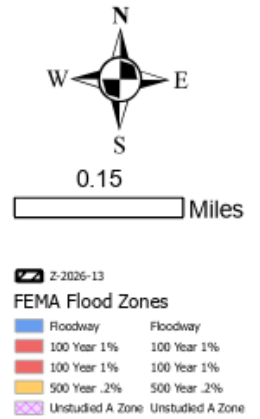
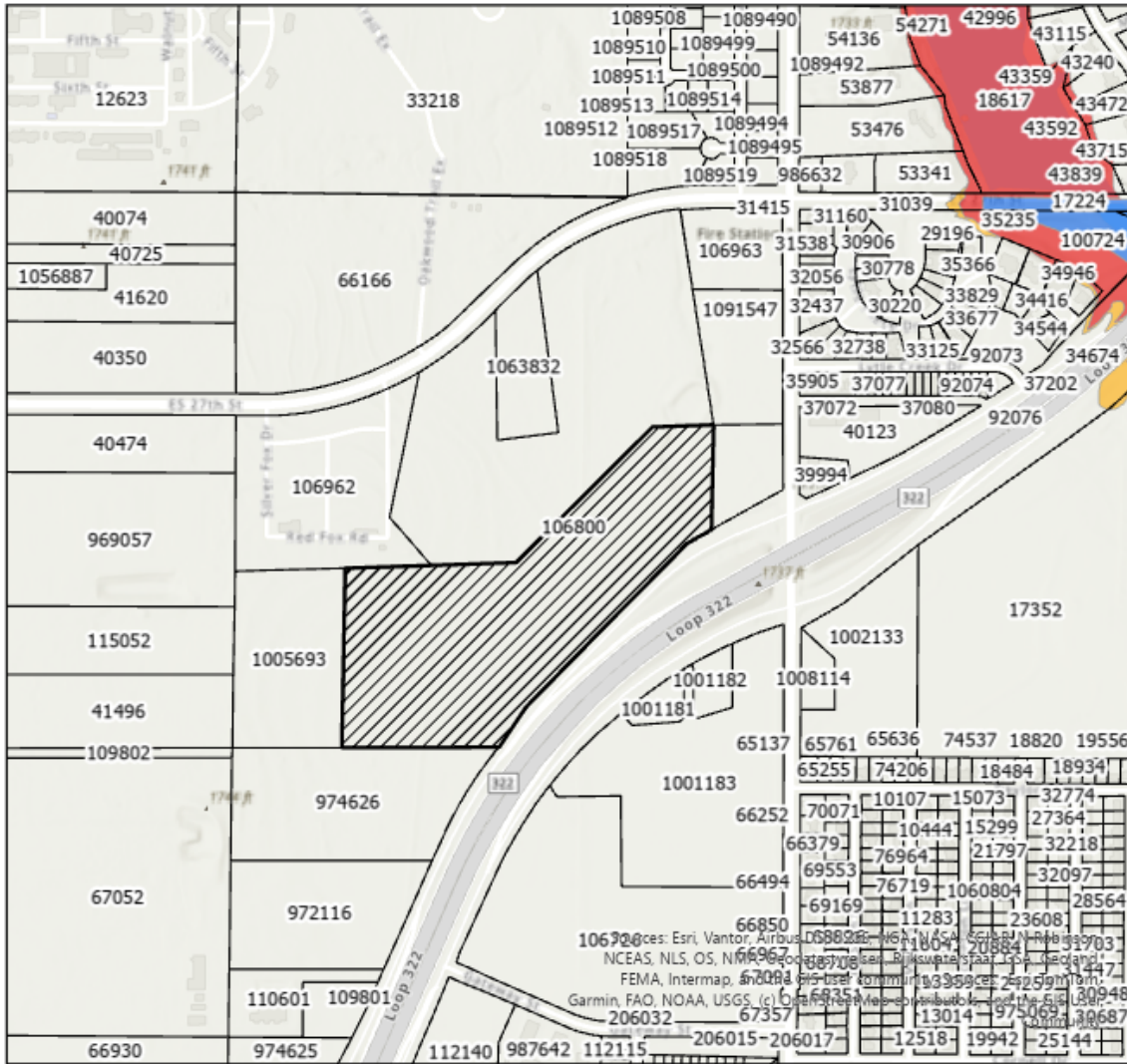
LOCATION MAP



ZONING MAP



FLOOD MAP





REZONE REQUEST

Case: Z-2026-13

Agent: Civetta Solutions

Owner: Weatherbee Construction

Request: Amend the terms of Planned Development District 104 to allow for General Commercial uses in Tract 1 and 3

Location: Located near the northwest intersection of Oldham Ln and Loop 322

Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: April 7, 2026

Council Hearing: April 23, 2026
May 14, 2026





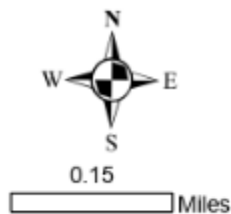
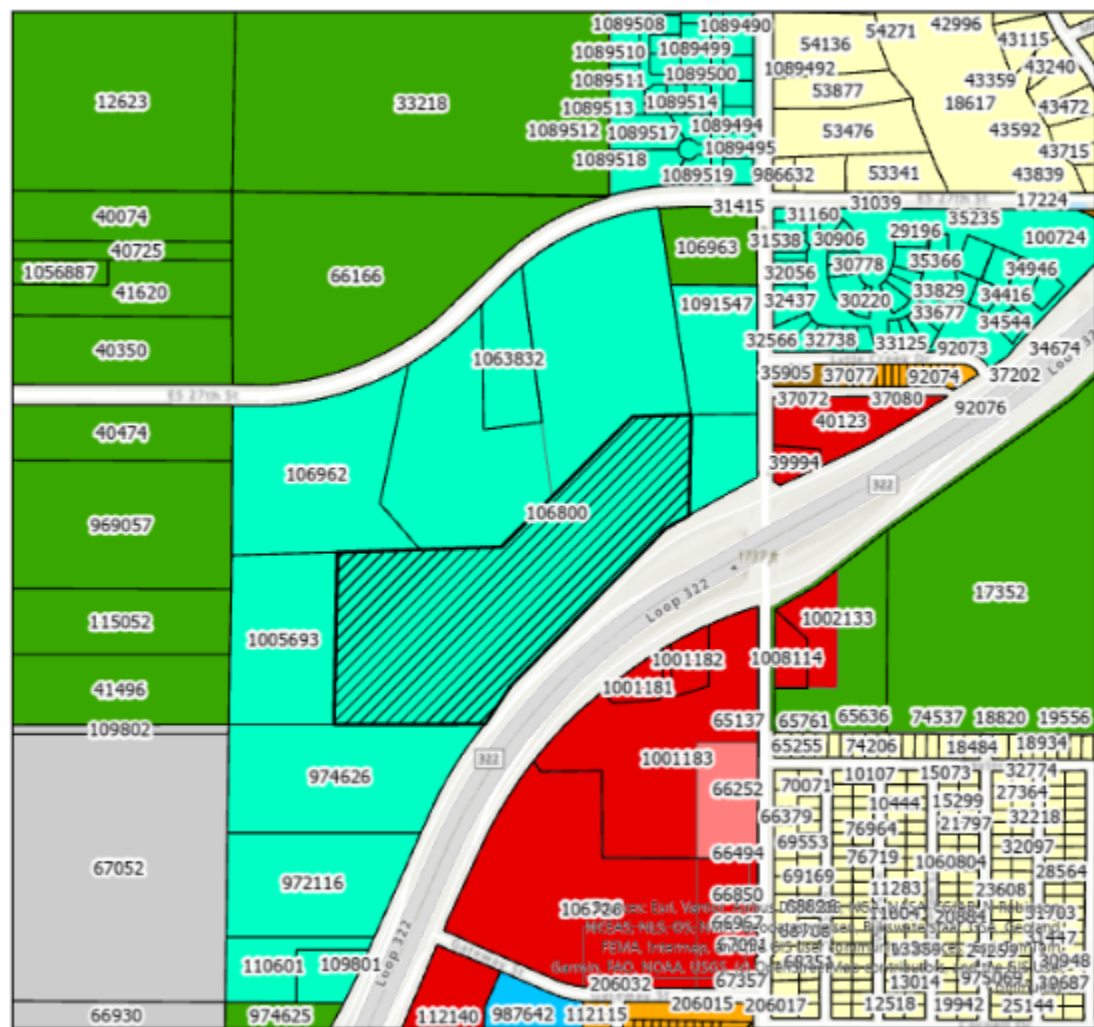
AERIAL LOCATION MAP



CITY OF
ABILENE
TEXAS



ZONING MAP



Z-2026-13
Zoning Districts

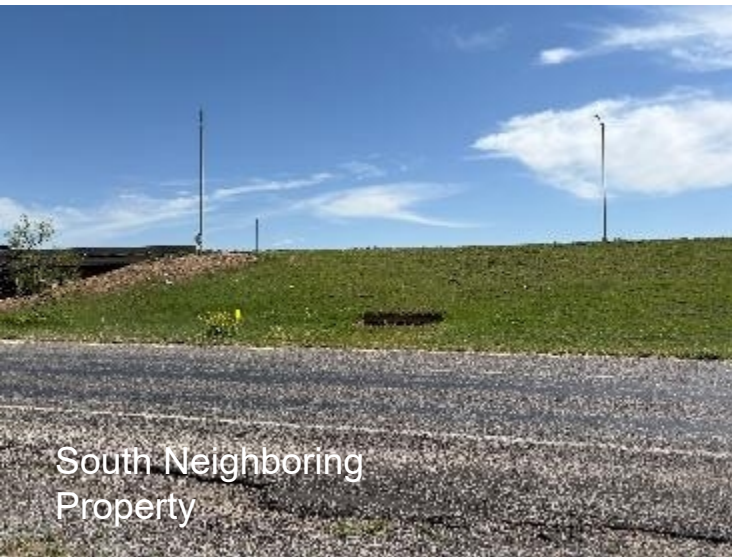
- AO
- GC
- GR
- LI
- MD
- MF
- O
- PD
- RS-12
- RS-6



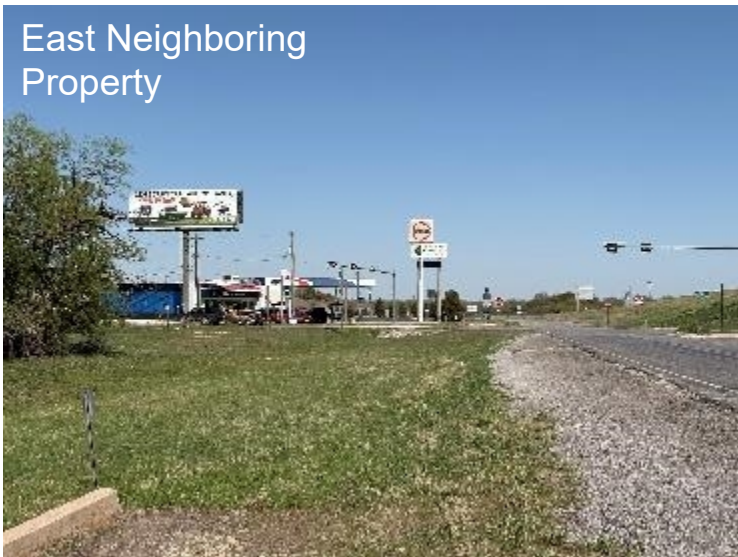
CITY OF
ABILENE
TEXAS



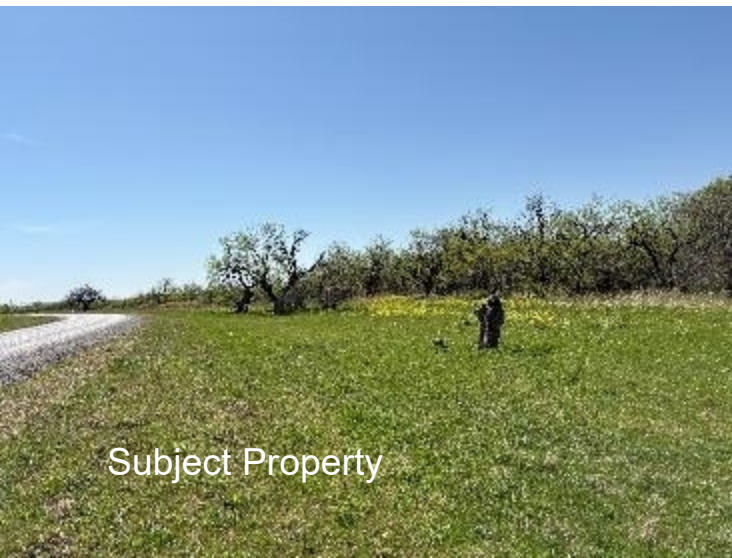
PROPERTY VIEWS



South Neighboring
Property



East Neighboring
Property



Subject Property



Subject Property





USES IN GENERAL RETAIL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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





USES IN GENERAL COMMERCIAL ZONING

RESIDENTIAL USES:

- P Hotel/Motel
- C Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

TRADE – WHOLESALE USES:

- C Wholesaling and Storage (indoor)

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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



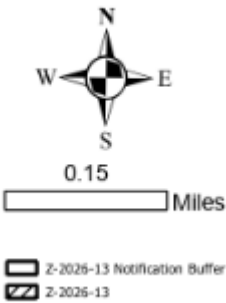
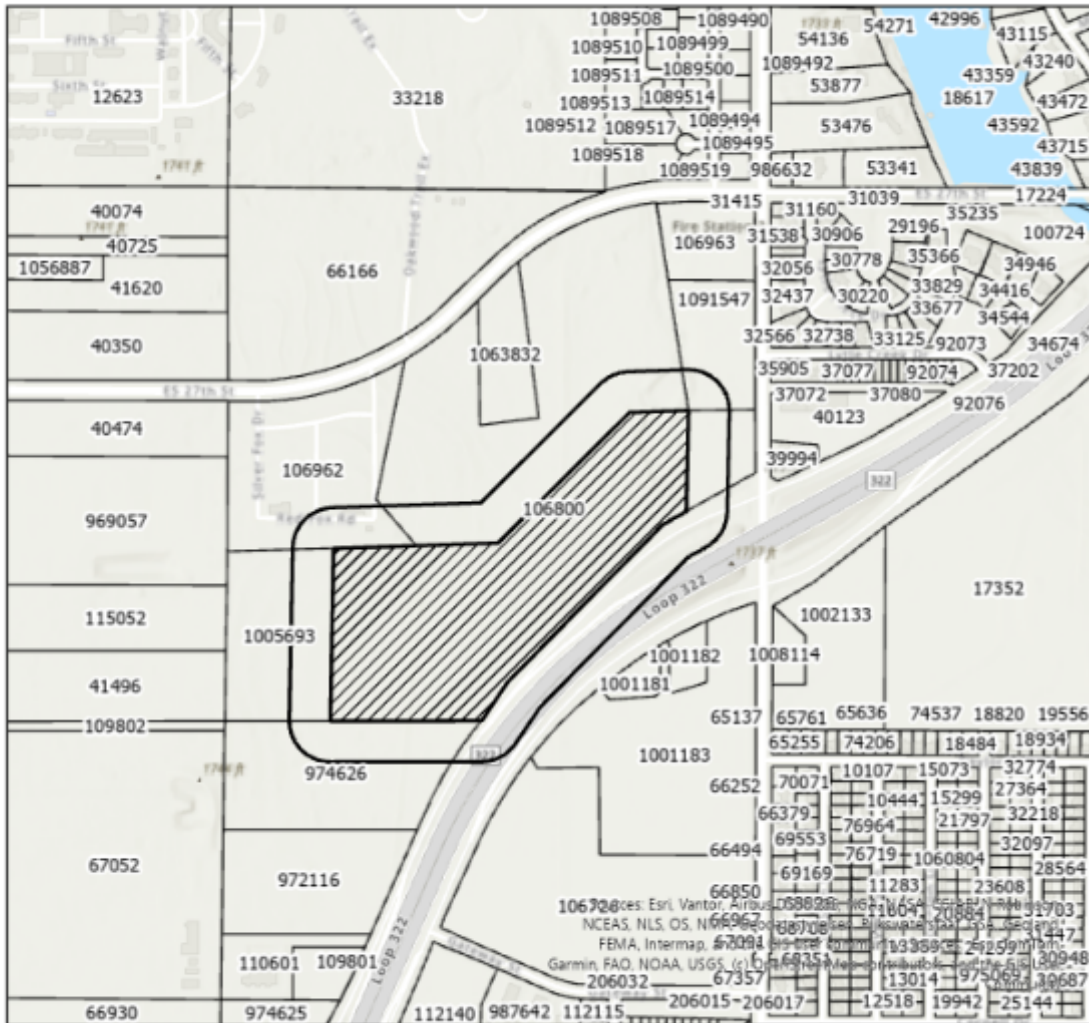
CITY OF
ABILENE
TEXAS

LEGEND

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



NOTIFICATION AREA MAP



0 - 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?



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, "ZONING," OF THE ABILENE MUNICIPAL CODE, CONCERNING PDD-104 A PLANNED DEVELOPMENT DISTRICT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 23, Subpart E, known as the Zoning Ordinance of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars (\$500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PASSED ON FIRST READING this 13th day of April A.D. 2006.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 15th day of March, 2006, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m., on the 27th day of April, 2006, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 22nd day of June, A.D. 2006.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

Exhibit "A"

PART 1: Land Title. Title to land not dedicated to public use and services or for utility purposes and not otherwise designated for development purposes shall remain in possession of the owner thereof, his heirs, assigns, lessees and successors in interest and shall not be the responsibility of the City of Abilene for any purpose.

PART 2: Development Specifications. All development in the Planned Development District shall be in accordance with any maps, topographical and drainage plans, utility plans, architectural drawings, site plan, plat, and any other required plans filed in connection with this requested Planned Development District and are hereby incorporated by reference and included as part of this ordinance.

All use and development within the Planned Development District must be in compliance with the general Comprehensive Zoning Ordinance of the City of Abilene except as otherwise specifically provided herein.

PART 3: Building Specifications. All structures in the herein said Planned Development District shall be constructed in accordance with all pertinent building and construction codes of the City of Abilene.

PART 4: Zoning. That Chapter 23, Subpart E, Abilene Municipal Code, known as the Zoning Ordinance of the City of Abilene, is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: From AO (Agricultural Open Space to PDD (Planned Development District).

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

PART 5: Legal Description. The legal description of this PDD is as follows:

ORDINANCE NO. _____
EXHIBIT "A"
PAGE 2

BEING 84.29 acres of land and being out of the Northeast 1/4 of Section 62, Abstract 781, Blind Asylum Lands, Taylor County, Texas, said Northeast 1/4 being part of that same tract conveyed unto the State of Texas from the City of Abilene and recorded in Volume 14, Page 127, Deed Records, Taylor County, Texas, said 84.29 acre tract being more particularly described as follows:

BEGINNING at a 3/8" rebar found at the Southwest corner of the Northeast 1/4 of said Section 62 for the Southwest corner of this tract, the Northeast corner of a 48.37 acre tract recorded in Volume 3010, Page 154, Official Public Records, Taylor County, Texas and the Northwest corner of a 13.37 acre tract surveyed by Williams Surveying Company on June 22, 2005, said point of beginning also bears S19°50'W 1756.95 feet from City of Abilene Survey Marker # 48 which has a posted position by the City of Abilene as: Texas Plane Coordinates, N. C. Zone, X = 1316698.83, Y = 278803.50.

THENCE N0°05'23"W 836.78 feet to a 1/2" rebar set;

THENCE N87°54'18"E 939.06 feet to a 1/2" rebar set;

THENCE N41°31'05"W 300.67 feet to a 1/2" rebar set;

THENCE N10°59'00"E 699.0 feet to a 1/2" rebar set in a curve to the left on the SBL of South 27th Street for the most Northerly Northwest corner of this tract;

THENCE along the SBL of South 27th Street and said curve to the left having a radius of 1498.53 feet, a length of 375.04 feet and a chord bearing and distance of N51°47'58"E 374.06 feet to a 1/2" rebar set at the end of said curve to the left;

THENCE N44°37'47"E (N45°20'E = record bearing) 253.10 feet along the SBL of said street to a 1/2" rebar set at the beginning of a curve to the right;

THENCE along the SBL of said street and said curve to the right having a radius of 1274.55 feet, a length of 854.82 feet, and a chord bearing and distance of N63°50'36"E 838.89 feet to a 1/2" rebar set for the most Northerly Northeast corner of this tract;

THENCE S9°19'31"E 383.10 feet to a 1/2" rebar set;

THENCE S89°48'14"E 426.27 feet to a 1/2" rebar set on the WBL of F. M. Highway 1750 (A.K.A. Oldham Lane) for the most Easterly Northeast corner of this tract;

THENCE S0°31'24"E (S0°30'E = record bearing) along the WBL of said highway at 215.07 feet pass an existing concrete highway monument and continue along for a total distance of 939.58 feet to an existing concrete highway monument on the Northwest boundary line of State Highway Loop 322;

THENCE S60°24'04"W (S40°40.7'W = record bearing) 513.45 feet (513.51 = record distance) along the Northwest boundary line of said Loop 322 to an existing concrete highway monument;

THENCE S44°05'09"W (S44°11.9'W = record bearing) 1079.66 feet along the Northwest boundary line of said Loop 322 to an existing concrete highway monument;

THENCE S33°34'19"W (S33°25.9'W = record bearing) 238.20 feet along the Northwest boundary line of said Loop 322 to a 1/2" rebar found at the Northeast corner of said 13.37 acre tract and the Southeast corner of this tract;

THENCE S89°13'35"W (S89°13'20"W = record bearing) 1263.47 feet (Bearing Basis Line, Bearings determined by GPS observations using Trimble 4700 receivers.) along the NBL of said 13.37 acre tract to the place of beginning and containing 84.29 acres of land.

Location:

The west side of Oldham Lane between S. 27th Street and Loop 322

PART 6: Purpose. The purpose of the Planned Development District (PDD) request is to allow for mix of commercial and residential development: and related activities of a tract, which generally has not developed under present zoning and development procedures.

PART 7: Specific Modifications. The following regulations and the attached concept plan (Exhibit B) shall govern the use and development of this Planned Development District.

A. PERMITTED USES:

1. Tract 1:

- a. Uses permitted in the Shopping Center district as modified (See Exhibit C)
- b. Education Research
- c. Catering Service
- d. Delivery Services
- e. Office equipment and business machine rental
- f. Printing (Commercial)
- g. Medical and Dental Supply Sales
- h. Newspaper, periodical and book publishing, binding and printing
- i. Pet Stores with the following provisions:
 - No external grooming or kennels
 - All related activities must occur indoors within the pet store business
- j. Hotel (including swimming pools and tennis courts) with the following provisions:
 - May only face Loop 322
 - No exterior entry to rooms
 - Rooftop mechanical items must be screened

2. Tract 2:

- a. Uses permitted in the Office District as modified (See Exhibit D).
- b. All mechanical equipment, such as HVAC and power units, and refuse containers shall be located within a fenced area that is screened from view.

3. Tract 3:

Self Storage units are permitted in Tract 3, subject to the following limitations:

- a. Front exterior facades must be at least 75% masonry, brick, stone, stucco, EIFS, or any combination of the preceding.
- b. Any exterior facade other than the front that is visible from any public right-of-way shall be at least 75% masonry, brick, stone, stucco, EIFS, or any combination of the preceding.
- c. All building materials, including doors, that are visible from a public right-of-way shall be of a neutral color.
- d. Outside storage (including RV storage) is not permitted.
- e. Fencing requirements:
 - 1. Chain link fencing may be used on the north side and/or the west side
 - 2. No barbed or razor wire fencing may be used.
 - 3. Masonry or wrought iron fencing may be used in any area.
- f. Sufficient refuse containers must be provided and shall be fully screened from view of the public right-of-way or any roadway.
- g. Buildings must be on concrete foundations and all parking and maneuvering areas

shall be concrete and/or asphalt.

4. Tract 4:

Shall develop under the provisions of the RS-8 and/or the RM-3 zoning districts, except as modified in Part 7.B.14 of this ordinance. Development under the RM-3 standards shall be limited to the following uses only:

- Townhomes
- Patio Homes
- Duplexes

5. Tract 5:

Shall develop under the provisions of the RM-2 district with the following exceptions:

- The maximum density shall be 18 units per acre
- Must meet the requirements of Part 7.B.14 of this ordinance

B. SITE DEVELOPMENT

1. Minimum Building Setbacks - Commercial Development and Residential:

- a. Along S. 27th St, Oldham Lane., Loop 322 and any future collector streets:
 - (1) 15 feet if entirely landscaped except for sidewalks and permitted driveways crossing perpendicular across the 15 feet
 - (2) 30 feet if parking is located in the front of the building
- b. Along interior streets: 20 feet
- c. All others setbacks: 10 feet

2. Maximum Structure Height: 35 feet and no more than 2 stories

3. Controlled ingress and egress:

- a. Maximum of two (2) driveways (curb cuts) off Oldham Lane
- b. Maximum of three (3) driveways (curb cuts) off Loop 322

4. Building Materials:

- a. This section does not apply to single-family residences or self-storage (see Section A.3 for self-storage requirements).
- b. A minimum of 80% of the exterior face of all structures shall be composed of brick, stone, or EIFS
- c. The remaining area of the building face shall be limited to glass, stucco, EIFS finishes, decorative block, or other similar materials.
- d. No metal panels of any kind used on exterior facade.
- e. Elevation plans shall be submitted, with the Site Plan, for review and approval by the Planning Director. Any variation from the materials listed above will be subject to review and may be permissible at the discretion of the Planning Director.
- f. Development of Tract 1 must have consistent and similar façades throughout the Tract.
- g. Development in Tract 2 must have a residential character to include the following:
 - A minimum roof pitch of 3:1
 - No metal roofing

- Overhead doors may not be visible from Oldham Lane

5. Off-street parking and Circulation:

- a. All parking areas shall comply with the provisions specified in the Zoning Ordinance.
- b. Truck loading areas shall be screened from street-side lot boundaries by an opaque wall or barrier at least 8 feet in height either of which must be constructed of solid materials compatible with the exterior face of the building. Such screening shall extend the full length of the loading areas, exclusive of maneuvering areas for trucks.
- c. Internal circulation of vehicular and pedestrian traffic shall be required between parcels within the development.

6. Driveway Access and Spacing

- a. Direct driveway access for lots developed with single-family, duplex, townhome, and patio home residential uses shall be prohibited onto any arterial street or the Loop 322 frontage road.
- b. Driveways along S. 27th St. shall be a minimum of 150' from the nearest street intersection (measured from the right-of-way line) and separated from the nearest driveway on either side of the same street by a minimum of 100 feet, unless they are located directly across from existing driveways.

7. Signage

- a. Signage within the PDD must comply with the requirements of the City's Sign Ordinance, except as modified by the following.
- b. Freestanding:
 - (1) Monument Signs: Each parcel that is less than one acre may have a maximum of one free-standing sign. Parcels of one or more acres may have a maximum of two free-standing signs. Such signs must be monument signs with a maximum height of 10 feet and a maximum area of 80 square feet.
 - (2) Group Pole Signs: In addition to any allowable monument signs, two group pole signs may be erected only along the Loop 322 frontage with a maximum height of 30 feet and a maximum area of 150 square feet.
- c. Wall Signs: Wall signage may not exceed 10% of the area of any wall on which the sign(s) is (are) located and cannot be attached to required screening.
- d. Banners: Banners shall only be located flat against the face of a building and shall count toward the maximum allowable wall signage. These shall only be allowed until permanent wall signage is installed, but in no case for more than 60 days.
- e. Prohibited Signs:
 - (1) Portable Signs
 - (2) Off-site Advertising
 - (3) Pennants, streamers, balloons, and similar devices

8. Landscaping and buffers

- a. This section does not apply to single-family residential development.
- b. Landscaping and buffering within the PDD must comply with the requirements of the City's Sign Ordinance, except as modified by the following.
- c. A minimum 15-foot wide landscaped area shall be provided along all street-side boundaries of the PDD. The landscaped area shall be located entirely on private property.
- d. In addition to the landscaped strip along the street-side boundaries, no less than five

- (5) percent of the remaining lot area shall be landscaped, which may include parking lot landscaping and grass areas. The remaining area shall be calculated by subtracting the area of the required landscaped strip from the total area of the PDD.
- e. Landscaping within the required 15-foot wide strip must consist of living materials and shall include at least 1 commercially balled tree and 2 shrubs per 40 linear feet of required landscaping area.
 - f. Landscaping within the remaining required area must consist of living materials and shall include at least 2 commercially balled trees and 4 shrubs per 1000 square feet of landscape area.
 - g. Landscaped islands within parking lots are required at a rate of 1 per 20 parking spaces in a row. At least half of these islands shall include a commercially balled tree.
 - h. All parkways shall be landscaped.

9. Screening and Fencing

- a. This section does not apply to single-family residential.
- b. Any fencing on site that is for required screening must be constructed from masonry materials. Other fencing for security or other non-screening purposes may be wrought iron. Chain-link fencing shall be permitted only along the west boundaries of the PDD, but not along the Loop 322 frontage or Oldham Lane.
- c. Facilities for power, air conditioning, mechanical equipment, and solid waste handling shall be fully screened from view outside the tract in question by an opaque wall or fence constructed of materials consistent with those of the primary building(s).
- d. Barbed wire and razor wire fencing shall be prohibited.
- e. A masonry wall six feet in height shall be provided along the eastern boundary of Tract 4, separating Tract 4 from Tract 2 and the existing fire station.

10. Sidewalks

- a. Sidewalks are required along all arterials, frontage roads, and collector streets within or adjacent to the PDD and must be placed in the right-of-way at least one foot from the property line.
- b. Internal sidewalks are required to connect the public sidewalks with the primary entrances of all buildings other than single-family residences. Sidewalks and walkways should be designed to promote safe and convenient pedestrian routes within the development.
- c. All sidewalks along collector and arterial streets must be a minimum of five (5) feet wide.
- d. All internal sidewalks must be a minimum of four (4) feet wide.
- e. Internal circulation of vehicular and pedestrian traffic shall be required within the entire PDD and to adjacent tracts.
- f. All sidewalks must comply with the standards set forth in the City of Abilene Sidewalk Master Plan, as well as applicable state and federal accessibility standards.

11. Outdoor Storage and Display

- a. Outdoor display of merchandise is not permitted
- b. Outdoor storage is not permitted

12. Freight Containers are prohibited

13. Lighting: All site lighting shall comply with the performance standards governing exterior illumination in the City of Abilene Zoning Ordinance. Additionally, all lighting shall be fully shielded and directed away from residential areas.

14. Residential Specs: The following standards shall apply to all residential development:

1. No Carports in any residential area
2. All residential structures shall have at least 80% brick facades
3. All garages for residential structures shall have side or rear entries (no front-facing)
4. All streets shall be curbed
5. No industrial metal roofs
6. Fences shall be wrought iron, masonry, or wood

PART 10: Development Schedule. If a building permit is not approved within 18 months of the date of this ordinance, the Planning Director may initiate rezoning of the PDD to the previous zoning designation.

- END -

Exhibit B

- | | |
|--|--|
| 1 SC Uses with Modifications | 2 Office Uses with Modifications |
| 1/3 SC Uses and/ or Self Storage | 4 Residential RM-3 and/ or RS-8 |
| 3 Self Storage and Residential 18 Units/ Acre | 5 Residential RM-2 18 Units/ Acre |

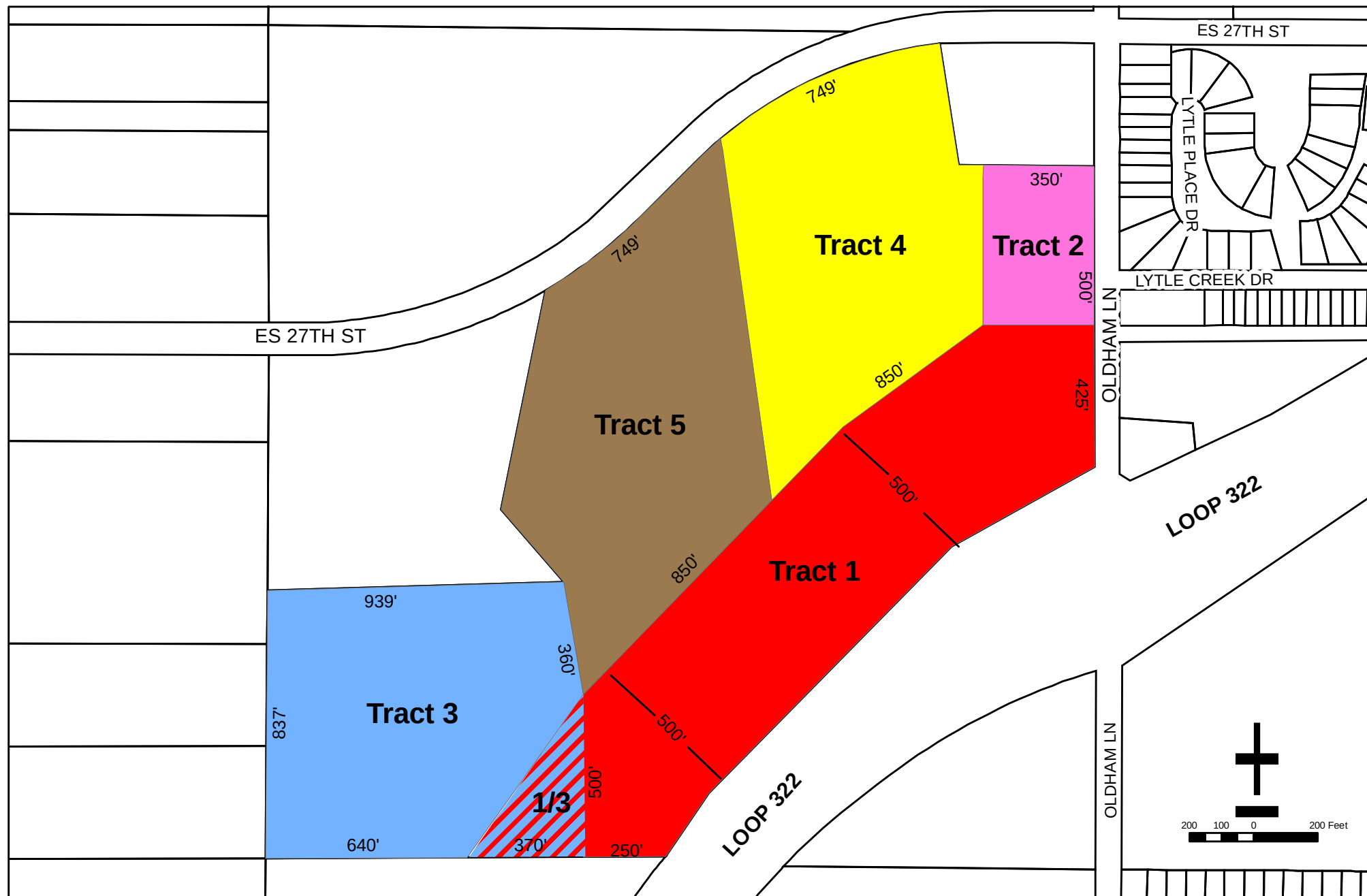


EXHIBIT C

SHOPPING CENTER USES

ACCESSORY AND INCIDENTAL USES:

Accessory Building
Fences, Walls, and Hedges
Field Office or Construction Office (temporary)
Mobile Home (temporary security residence)
Satellite Dish Antenna (maximum diameter of 24 inches)

CULTURAL AND RECREATIONAL USES

Art Galleries
Libraries
Museums
Theaters and Playhouses

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES

Fire Station
Governmental Administrative Offices
Medical and Dental Clinic or Office - *No 24/7 Minor Emergency Clinic*
Optical Shop
Post Office

EDUCATIONAL AND RELIGIOUS USES:

Church or Place of Worship

OFFICE-TYPE USES:

Accounting, Auditing, Tax and Bookkeeping Services
Adjustment and Collection Services
Advertising Services
Appraisal Services
Architectural and Planning Services
Business Associations
Consumer and Mercantile Credit Reporting
Detective Services
Engineering Services
Educational Research Offices
Government Administrative Offices
Insurance Agents, Carriers, and Brokers
Legal Services
Medical or Dental Office or Clinic - *No 24/7 Minor Emergency Clinic*
Office Space (general/unspecified)
Protective and Security Services
Real Estate Agent, Brokers, and Management
Security and Commodity Brokers, Dealers, and Exchanges
Stenographic, Duplicating and Mailing Services
Telephone Answering
Title Abstractors

SERVICE (OTHER THAN OFFICE-TYPE)

Banking Services
Banking Services (remote automatic)
Beauty and Barber Services
Blueprinting and Photocopying Services
Credit Unions
Interior Decorating Services
Key and Lock Repair
Laundry and Dry Cleaning Services, Including Pressing, Alteration, and Garment Repair (does not accept
Items from pick-up stations)
Photographic Services
Savings and Loan Associations
Tailoring (custom)
Trading Stamp Services
Travel Arranging and Ticket Services
Watch, Clock and Jewelry Repair Service

TRADE-RETAIL USES: [No Drive-Thru Windows]

Appliances (household)
Bakery Products (on premise sales)
Book and Stationery
Cameras and Photographic Supplies
China, Glassware, and Metalware
Clothing and Apparel Accessories
Coins and Stamps
Department Stores
Drug Store/Pharmacy
Floor Coverings
Furniture and Home Furnishings
Furriers and Fur Apparel
Gifts, Novelties, Souvenirs
Hardware
Hobby and Craft Supplies
Jewelry
Keys and Locks
Liquor Store Off-Premise Consumption (unrestricted)
Music Supplies and/or Records
Office Supplies and Equipment
Optical Goods
Paint, Glass, and Wallpaper
Pets and Pet Supplies [*No grooming and no outdoor kennel*]
Radios and Televisions
Restaurants, Standard
Shoes
Sporting Goods and Athletic Equipment
Variety Stores

- END -

EXHIBIT D
OFFICE USES

RESIDENTIAL USES:

Single Family Detached Dwellings - RS8 or better to be compatible with the neighborhood

ACCESSORY AND INCIDENTAL USES:

Swimming Pools, Private (accessory to residential use) - only if RS8 or larger

Tennis Courts, Private (accessory to residential use) - only if RS8 or larger

CULTURAL AND RECREATIONAL USES

Art Galleries

Libraries

Museums

EDUCATIONAL AND RELIGIOUS USES:

Church or Place of Worship

OFFICE-TYPE USES:

Accounting, Auditing, Tax and Bookkeeping Services

Adjustment and Collection Services

Advertising Services

Appraisal Services

Architectural and Planning Services

Business Associations

Customer and Mercantile Credit Reporting Services

Detective Services

Engineering Services

Educational Research Offices

Government Administrative Offices

Insurance Agents, Carriers, and Brokers

Legal Services

Medical or Dental Office or Clinic -**No 24/7 Minor Emergency Clinic**

Office Space (general/unspecified)

Protective and Security Services

Real Estate Agent, Brokers, and Management

Security and Commodity Brokers, Dealers, and Exchanges

Stenographic, Duplicating and Mailing Services

Telephone Answering

Title Abstractors

SERVICE (OTHER THAN OFFICE-TYPE)

Banking Services (remote automatic)

Credit Unions

Savings and Loan Associations

Travel Arranging and Ticket Services

- END -



Application for Planned Development and Zoning Map Amendments

Applicant: Nx3 Properties, LLC

Current Owner: Weatherbee Construction, Inc.

Current Zoning: Planned Development District 104 (Exhibit 2)

Location(s):

+/- 29.35 acres situated in the Northeast 1/4 of Section 62, Abstract 781, Blind Asylum Lands, Taylor County, located on the west side of Oldham Lane between S. 27th Street and Loop 322 (Exhibit 1).

Application Summary

This is a request to amend Planned Development District 104 (PDD-104) to establish a General Commercial (GC) use overlay across the approximately 29.35-acre balance of the property fronting Loop 322. The primary objective is to accommodate a stone slab sales company on a 10-acre subject tract.

While the City has classified this use as 'Warehouse/Storage', this amendment explicitly designates and authorizes the use as a permitted activity within the amended district ordinance and Concept Plan. Per LDC Section 2.3.4.5(e), because the use is being specifically authorized through the Planned Development process and designated on the Concept Plan, the requirement for a separate Conditional Use Permit (CUP) is removed. The request aims to align the property with the existing General Commercial character found immediately across Loop 322 and at adjacent corners.

Supporting Goals, Objectives, Policies and Regulations

In accordance with the Connect Abilene 2040 Comprehensive Plan, this application supports the principles of Growth and Prosperity. The Plan identifies the frontage along Loop 322 as a corridor for Highway Commercial development, characterized by auto-dominated retail and professional services intended to serve both residents and regional visitors.

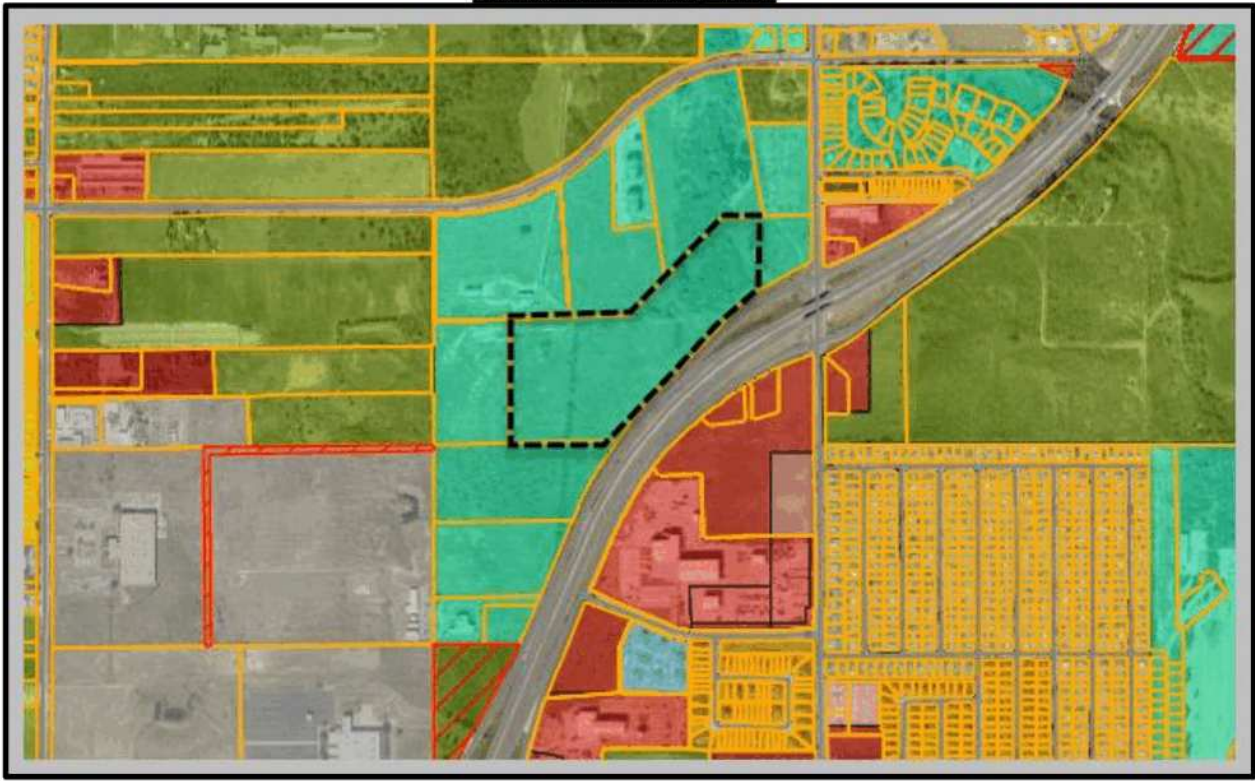
The amendment facilitates infill development on underutilized land that has remained largely vacant since the original PDD was established in 2006. By expanding permitted uses to include the GC district, the applicant is providing for a "diverse and vibrant economy" and "variety of job opportunities" as called for in the Prosperous building block of the community vision.

Zoning Map Amendment Criteria for Approval Analysis (Section 1.4.1.4)

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.

Response: The amendment aligns with the Highway Commercial future land use category, which encourages commercial activities along major highways. The transition from more restrictive Shopping Center (SC) and residential uses to a General Commercial (GC) overlay addresses current market demand while utilizing existing highway infrastructure.

Exhibit 2: Zoning Map



Application Requirements Per Section 1.4.2.2

1. Concept Plan (Exhibit 3)
2. Specific Modifications to Development Standards:
 - a. **Permitted Uses (Part 7.A):** Amend to include all uses permitted in the **General Commercial (GC) District** as an overlay for the +/- 29.35 acres
 - b. **Specific Authorization:** Explicitly permit "Warehouse/Storage" for a retail stone slab sales company on the 10-acre subject tract of Tract 1.
 - c. **Outdoor Storage and Display (Part 7.B.11):** Modify the current prohibition in PDD-104 to allow for the outdoor storage and display of stone slabs on the subject tract, provided the materials are screened from public view in accordance with LDC Section 4.2.5.1.

Planned Development (PD) District Applicability (Section 2.3.4.5)

1. **Applicability Met:** The land serves as a transition between different and seemingly incompatible land uses, including residential tracts to the west and established commercial zones to the south and east.
2. **Applicability Met:** The project is in the community's best interest by encouraging high-quality development through flexible standards that further the goals of the Comprehensive Plan for major highway corridors.

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

Response: The proposed uses are appropriate given the existing development context. GC zoning is already established across Loop 322 and at both adjacent corners. The stone slab sales company provides a retail service that complements the nearby commercial activities without introducing heavy industrial nuisances.

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.

Response: The site is currently served by Loop 322 and has access to utilities. Per LDC Section 3.2.4.2, any new development will be required to extend water and wastewater lines along the entire frontage. The existing controlled ingress and egress standards of PDD-104 (limiting driveways to three on Loop 322) will be negotiated with the Texas Department of Transportation to ensure safety.

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

Response: The change will enhance the general welfare by fostering economic growth and diversification. To protect visual aesthetics, the development will remain subject to PDD-104's architectural standards, including the requirement for 80% masonry/stone facades and the prohibition of metal panels.

Exhibit 1: Location Map

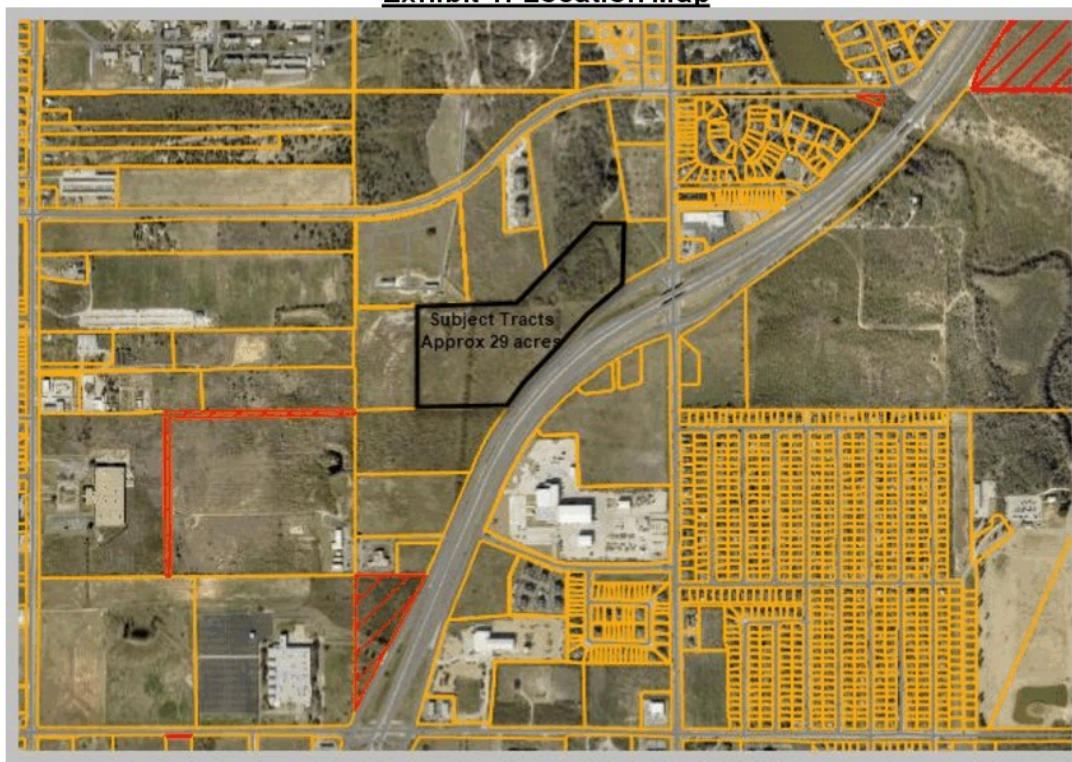
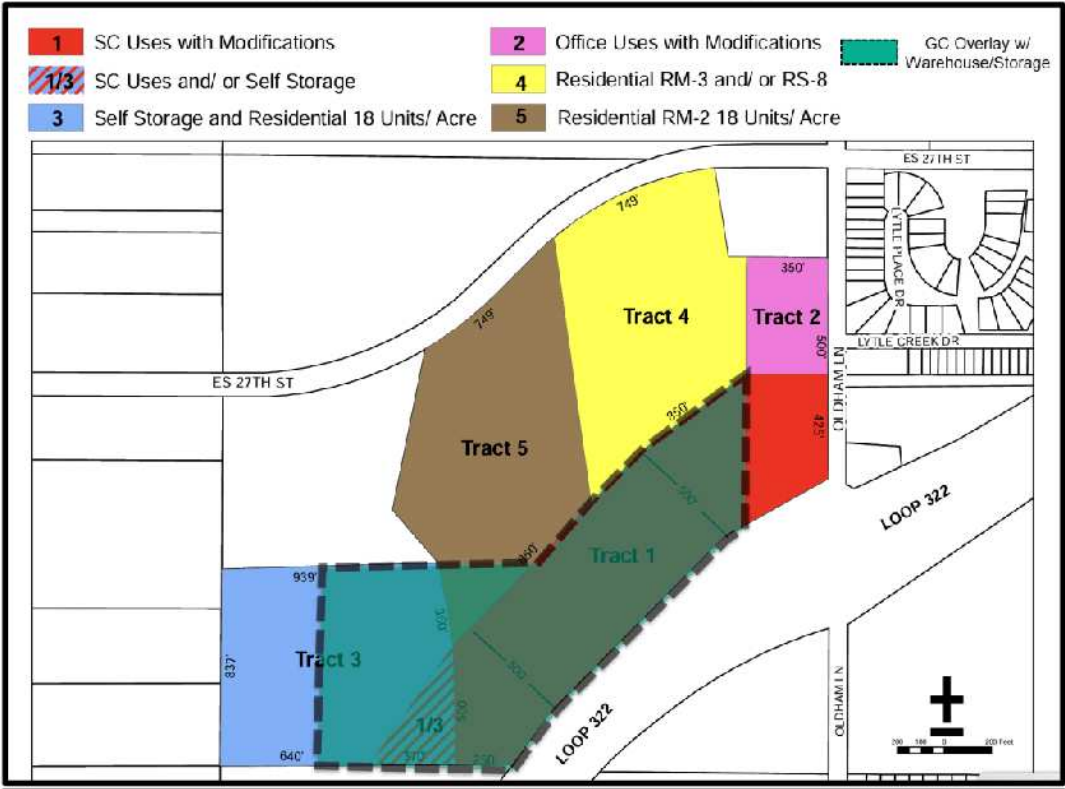


Exhibit 3: Graphic Concept Plan



ZONING CASE

Z-2026-14

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: April 7, 2026
City Council 1st Reading: April 23, 2026
City Council 2nd Reading: May 14, 2026

Applicant

Agent: eHT
Owner: Habitat for Humanity

Case Manager

Adam Holland – Planner

Request

Create a Planned Development District to allow for a new subdivision of patio homes with specific standards.

Location

Located at 1321 Cedar Street.

Background

The owner of the property would like to create a planned development to allow for the use of the property for 11 patio homes served by a public access easement and two drives at the north and south sides of the property.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	MD	Multifamily/Single family Residence
East	MD	Vacant/Single family residence
South	MD	Single family Residence
West	MD/O	Duplex/Single family Residence

Criteria Assessment

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

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

The proposed use is consistent with the Comprehensive Plan.

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

The proposed zoning would be appropriate as it would be consistent with the surrounding uses. The property is currently zoned Multifamily residential, and the use is similar to permitted uses in that zoning classification.

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

This property is platted and 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 with conditions.**

Staff recommends amending section 4.d. and 4.e. to read as follows:

4.d. Pavement (except for driveways) and utilities (water and sewer) within the public access and utility easements are public and shall meet all applicable City of Abilene Design Standards and requirements.

4.e. Central Sidewalk. In reference to Exhibit B, the central 10-foot-wide concrete sidewalk is considered to be a public sidewalk and has been placed in a public access easement. Sidewalk construction shall meet all applicable City of Abilene Design Standards.

Attachments

- PowerPoint Presentation
- Concept Plan
- PDD Language
- Request
- Metes & Bounds

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 18, 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
VG PARTNERS LTD	19017	1310 CYPRESS ST	
SERIES 1301	17980	1301 CYPRESS ST	
MC FADIN T E	20038	1342 1/2 CEDAR ST	
MC FADIN T E	20038	1342 CEDAR ST	
TORRES ERNEST JR	17266	1357 CYPRESS ST	
SILLER MARIA	18457	1325 CYPRESS ST	
TEXAS MIDWEST HOLDINGS LLC	16112	1364 CEDAR ST	
DESANTOS JUAN M &	22016	1120 N 13TH ST	
ORTIZ ARMANDO	21645	1130 N 13TH ST	
LOPEZ DAVID & MARIA DANIELA	19777	1322 CEDAR ST	
HARRIGER CHARLES RAYMOND	17517	1401 CYPRESS ST	
LOPEZ DAVID & MARIA DANIELA	20171	1310 CEDAR ST	
CORPIAN GARY LEE & MARILU LEE	28167	1241 CEDAR ST	
SERIES 1309	18226	1309 CYPRESS ST	

BEATRIZ HECTOR	20319	1302 CEDAR ST	
E P THOMAS FAMILY	20581	1350 CEDAR ST	
BARICUATRO ROWENA VILLARIN	18903	1318 CYPRESS ST	
ABILENE IMPROVEMENT CORP	17007	1341 CYPRESS ST	F
GOMEZ JOSE JUSTO	19144	1302 CYPRESS ST	
POPE JOHN MICHAEL	18569	1333 CYPRESS ST	
TEXAS MIDWEST HOLDINGS LLC	20850		
VASQUEZ WILLIE CRUZ	17391	1365 CYPRESS ST	
TEXAS MIDWEST HOLDINGS LLC	15986	1358 CEDAR ST	
KCAP RE FUND II LLC	18341	1317 CYPRESS ST	
J & K PROPERTY INVESTMENT, LLC	1056837	1325 CEDAR ST APT 6	
J & K PROPERTY INVESTMENT, LLC	1056837	1325 CEDAR ST APT 4	
J & K PROPERTY INVESTMENT, LLC	1056837	1325 CEDAR ST APT 1	
J & K PROPERTY INVESTMENT, LLC	1056837	1325 CEDAR ST APT 2	
J & K PROPERTY INVESTMENT, LLC	1056837	1325 CEDAR ST APT 5	
J & K PROPERTY INVESTMENT, LLC	1056837	1325 CEDAR ST APT 3	
J & K PROPERTY INVESTMENT, LLC	1056837	1325 CEDAR ST	
KX WEALTH FUND I LLC	1086302		
KASHWITNA ARLO ENTERPRISES LLC	22395	1301 CEDAR ST	
KASHWITNA ARLO ENTERPRISES LLC	22395	1303 CEDAR ST	
HABITAT FOR HUMANITY	1056839	1354 CYPRESS ST	
HABITAT FOR HUMANITY	1056839	1326 CYPRESS ST	
HABITAT FOR HUMANITY	1056839	1321 CEDAR ST	
TORRES ERNEST JR	17132	1349 CYPRESS ST	
KX WEALTH FUND I LLC	1086304		
KX WEALTH FUND I LLC	1086303	1358 CYPRESS ST	

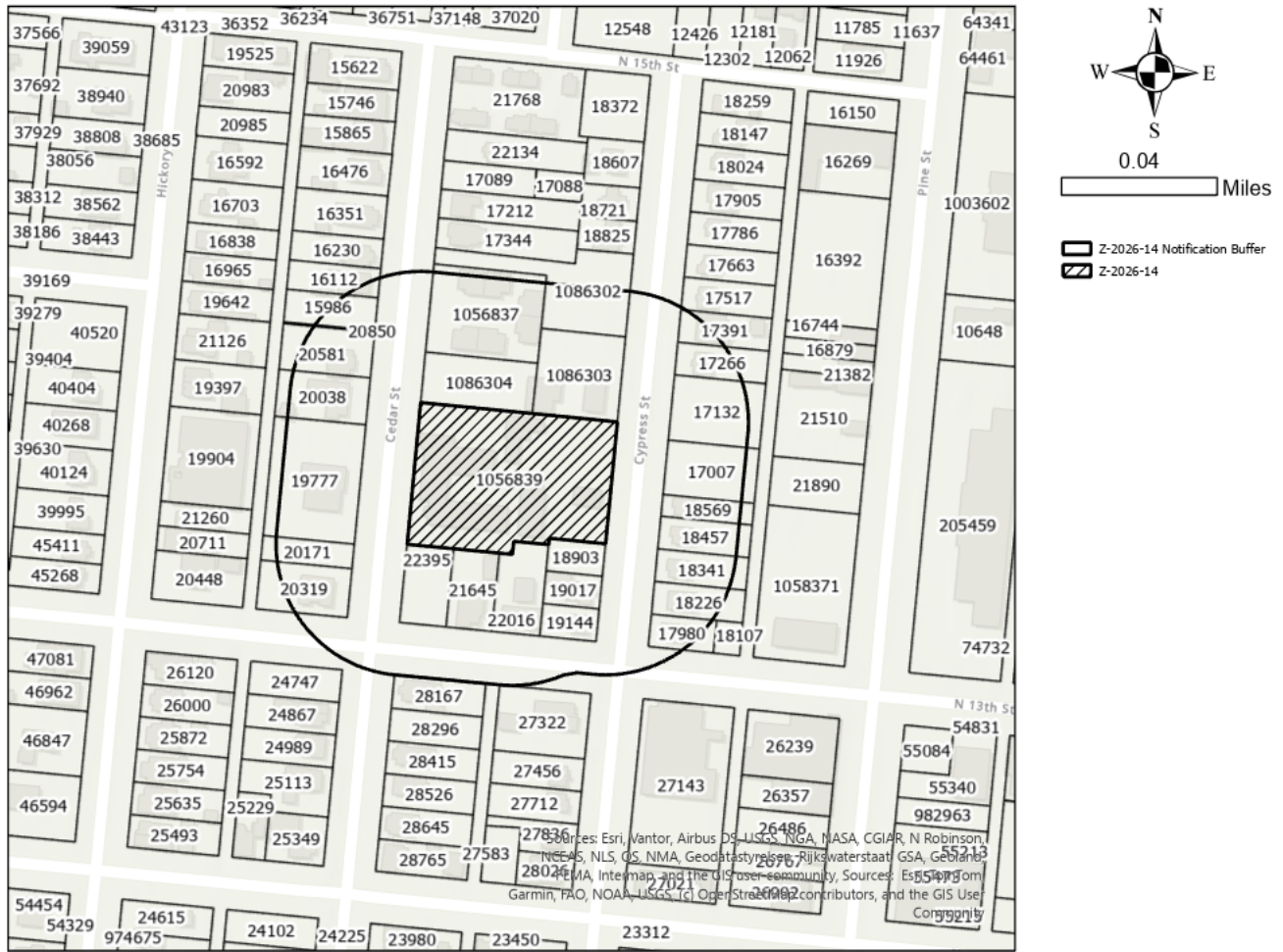
Prop ID

Legend: O - Opposed, F - In Favor

OWNER	PROP_ID	SITUS	Response
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J & K PROPERTY INVESTMENT, LLC	1056837	1325 CEDAR ST APT 5	
J & K PROPERTY INVESTMENT, LLC	1056837	1325 CEDAR ST APT 3	
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HABITAT FOR HUMANITY	1056839	1321 CEDAR ST	
KX WEALTH FUND I LLC	1086302		
KX WEALTH FUND I LLC	1086303	1358 CYPRESS ST	
KX WEALTH FUND I LLC	1086304		

NOTIFICATION MAP



LOCATION MAP

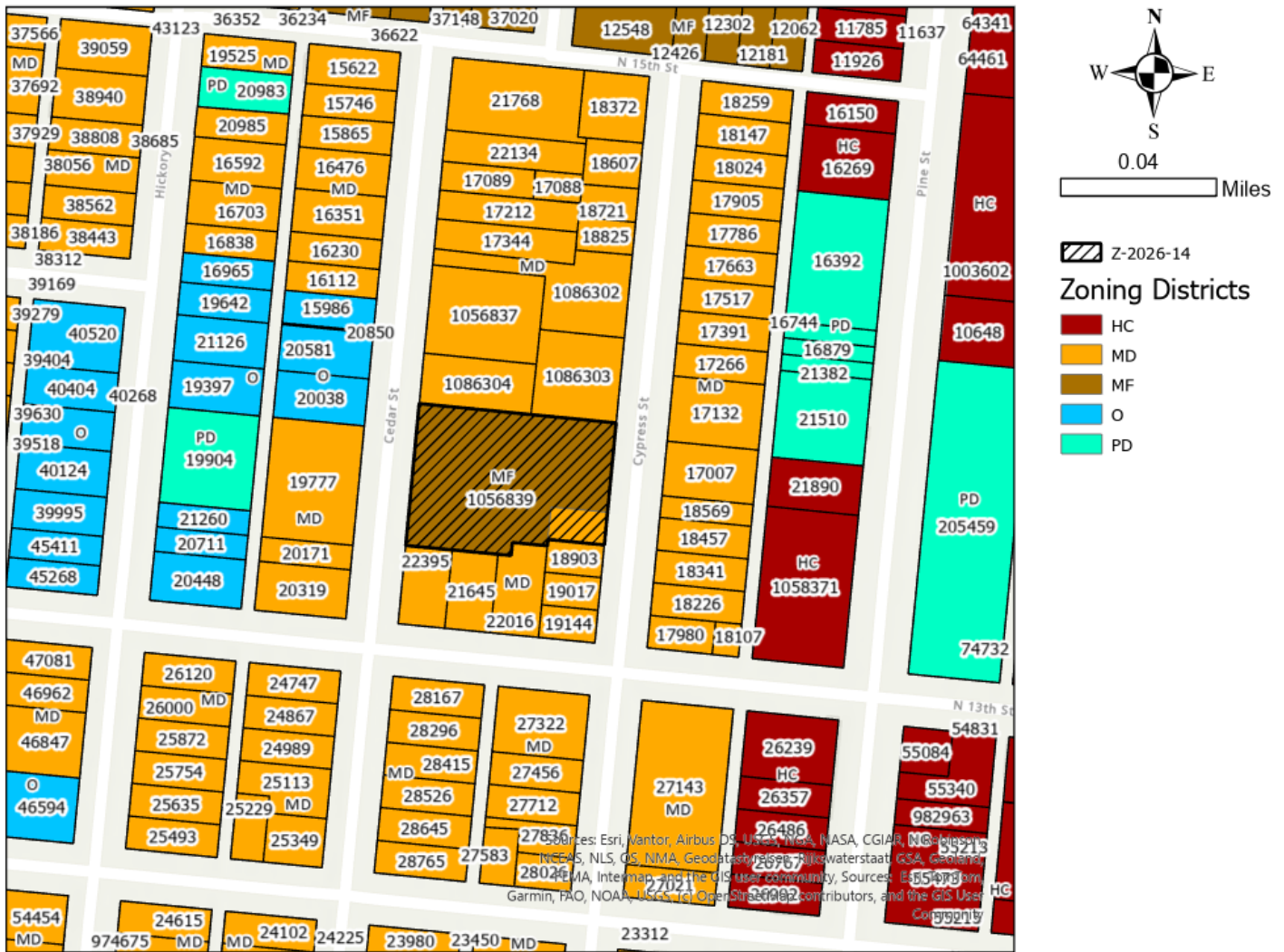


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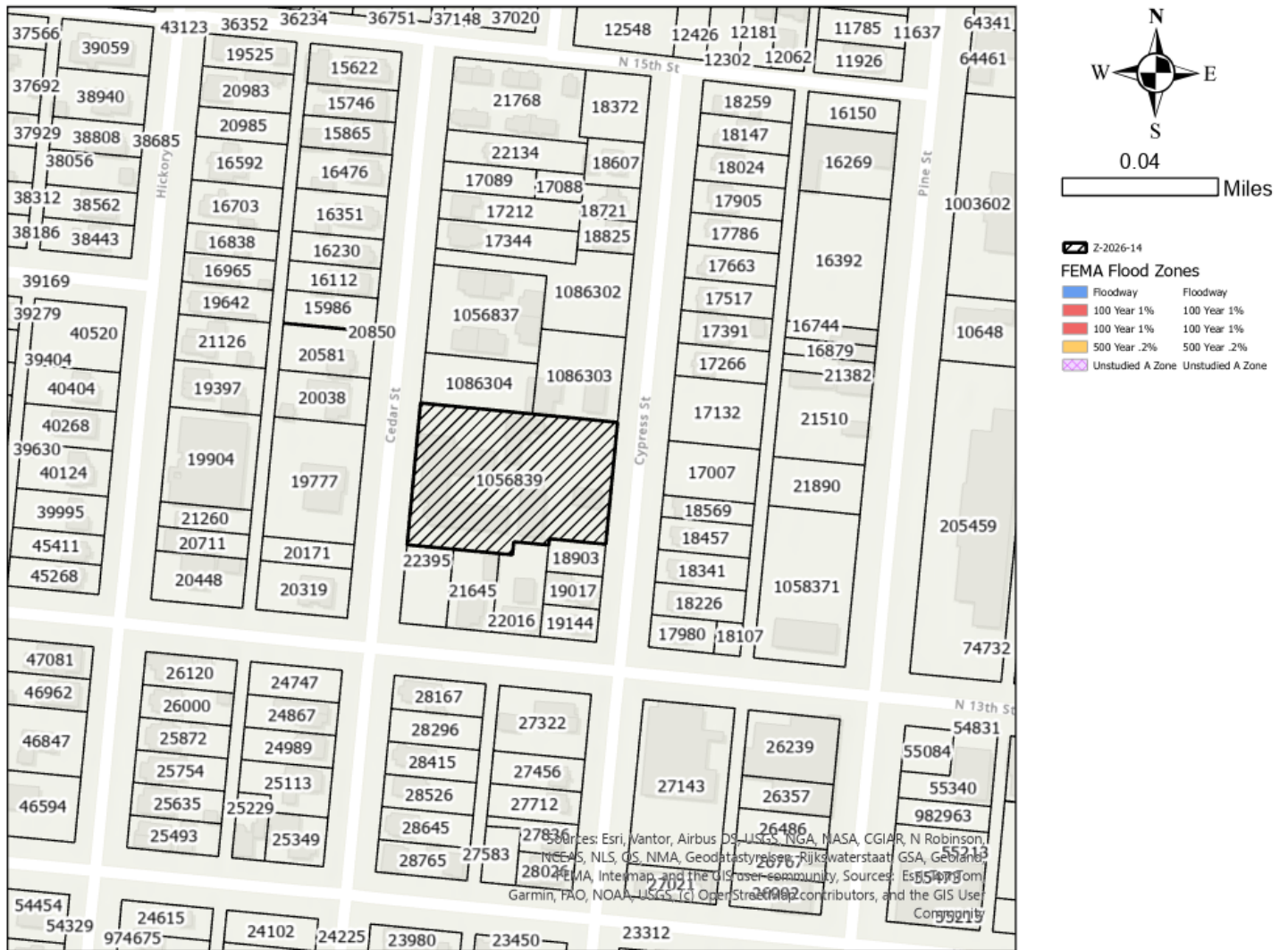
Miles

Z-2026-14

ZONING MAP



FLOOD MAP





REZONE REQUEST

Case:	Z-2026-14
Agent:	eHT
Owner:	Habitat for Humanity
Request:	Create a Planned Development District to allow for a new subdivision of patio homes with specific standards.
Location:	Located at 1321 Cedar St.
Notification:	1 in Favor, 0 in Opposition
Planning & Zoning:	April 7, 2026
Council Hearing:	April 23, 2026 May 14, 2026





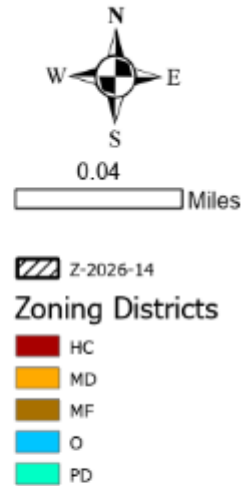
AERIAL LOCATION MAP



CITY OF
ABILENE
TEXAS



ZONING MAP



- Z-2026-14**
- Zoning Districts**
- HC
 - MD
 - MF
 - O
 - PD

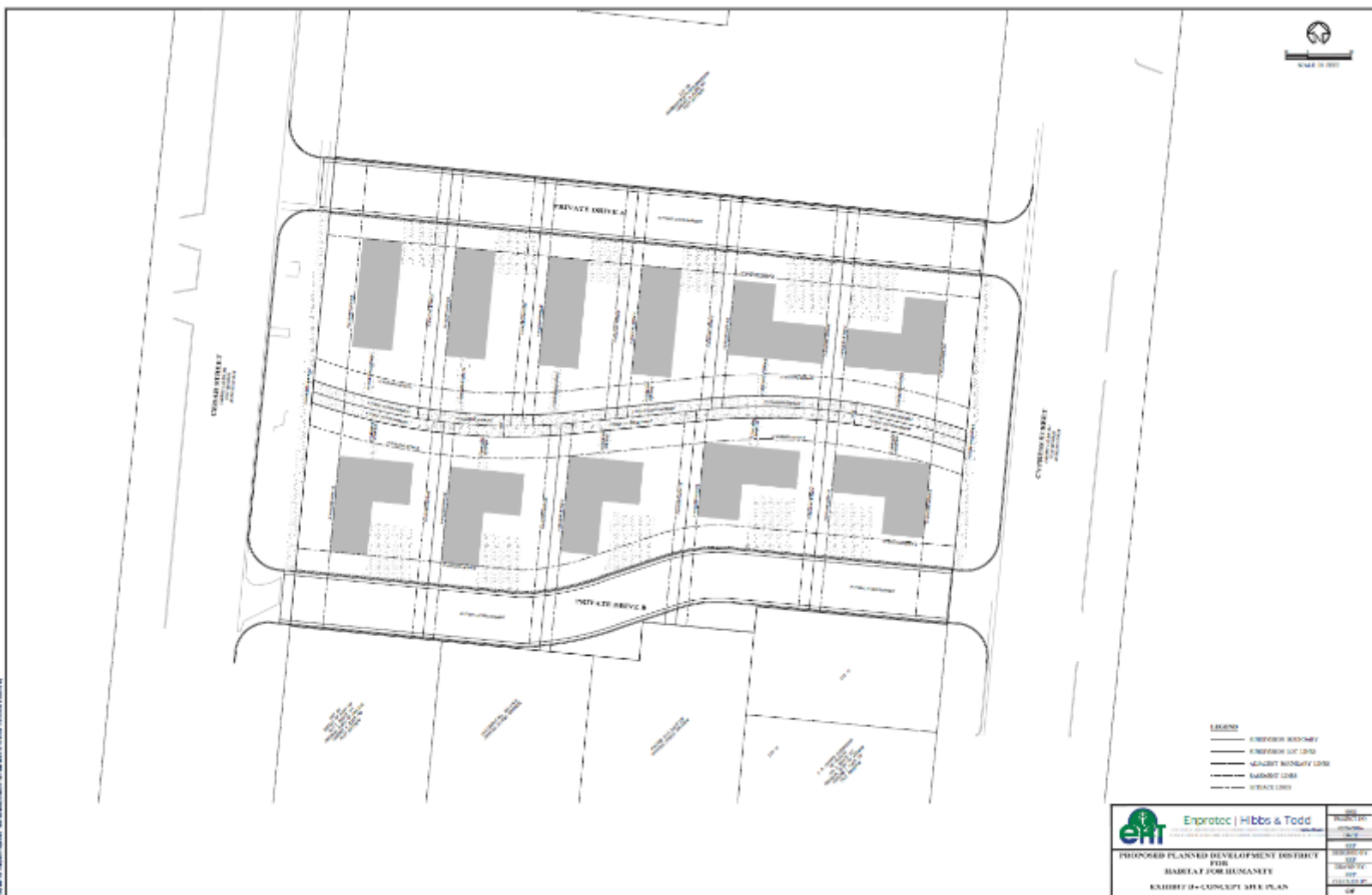


CITY OF
ABILENE
TEXAS

Map data sources: Esri, Garmin, Airbus DS, United Nations, NASA, CGIAR, NOAA, NLS, US, NMA, Geostationary, and other contributors, and the GIS User Community. Sources: Esri, Garmin, NOAA, NLS, US, NMA, Geostationary, and other contributors, and the GIS User Community.



CONCEPT PLAN



CITY OF
ABILENE
TEXAS



PROPERTY VIEWS



East Neighboring
Property



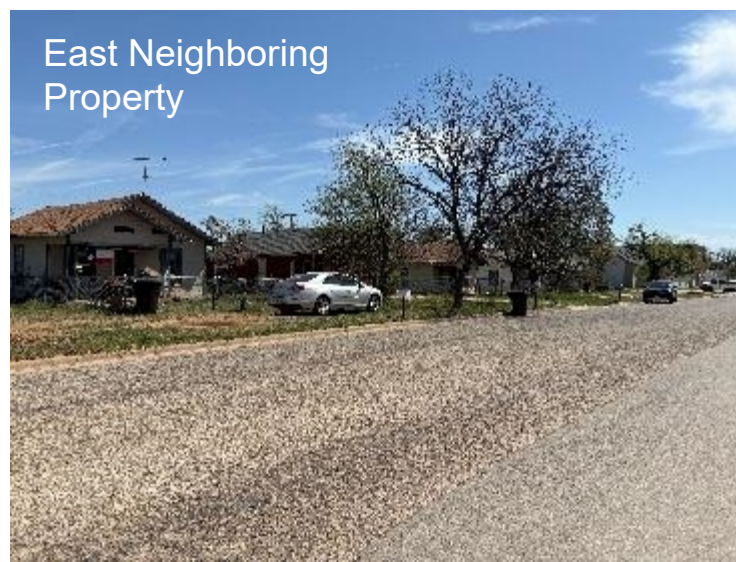
Subject Property



North Adjacent
Property



West Neighboring
Property

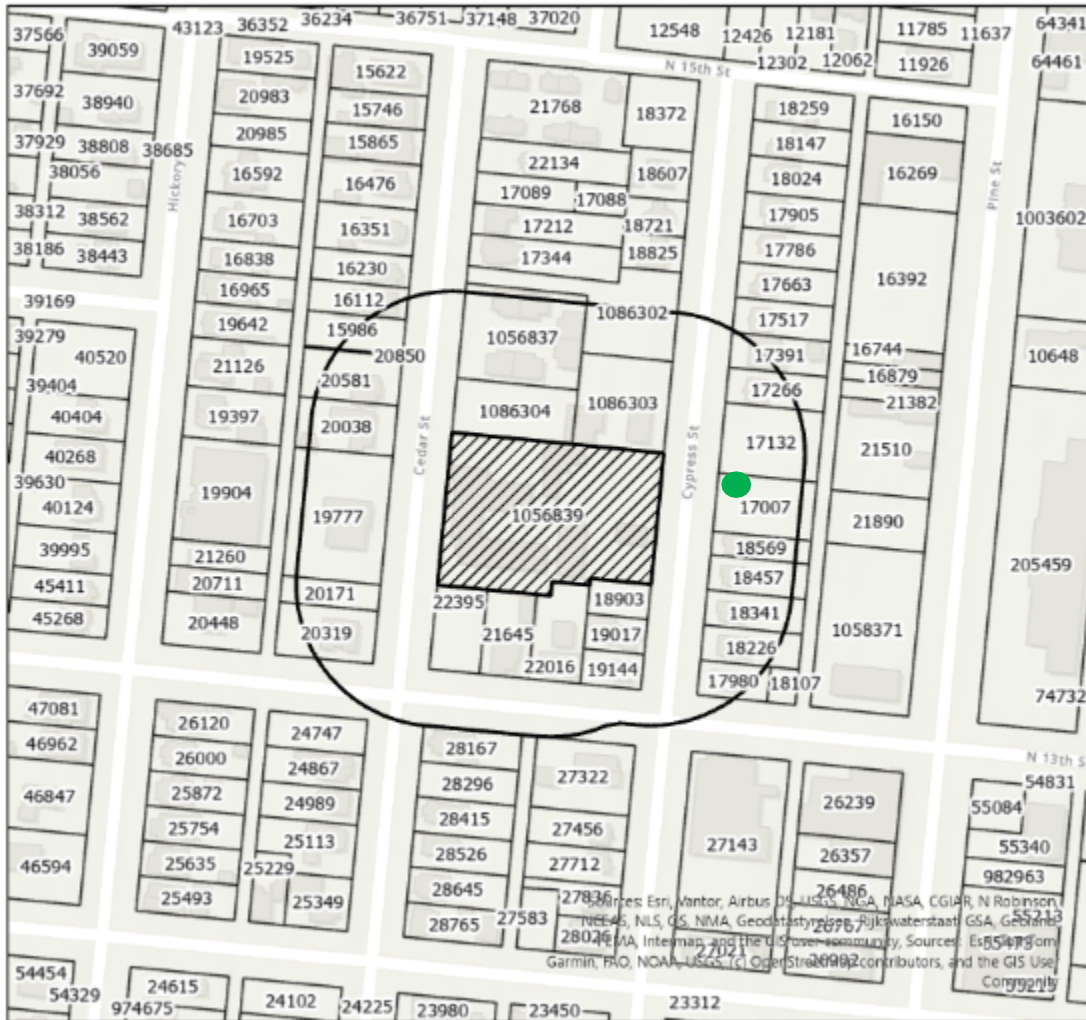


East Neighboring
Property





NOTIFICATION AREA MAP



0.04

Miles

□ Z-2026-14 Notification Buffer
▨ Z-2026-14

1 - in Favor -



0 - in Opposition -



CITY OF
ABILENE
TEXAS

Map data sources: Esri, Intel, Airbus DS, USGS, NOAA, NASA, CGIAR, N Robinson, NEEAS, NLS, GIS, NMA, Geodetic Survey, Rijkswaterstaat, GSA, GEBCO, FEMA, Intermap, and the U.S. Census Bureau. Sources: Esri, DeLorme, Garmin, BNO, NOAA, USGS, TCI, OpenStreetMap contributors, and the GIS User Community.



FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **Approval with the following conditions:**

Amending section 4.d. and 4.e. to read as follows:

- 4.d. Pavement (except for driveways) and utilities (water and sewer) within the public access and utility easements are public and shall meet all applicable City of Abilene Design Standards and requirements.
- 4.e. Central Sidewalk. In reference to Exhibit B, the central 10-foot-wide concrete sidewalk is considered to be a public sidewalk and has been placed in a public access easement. Sidewalk construction shall meet all applicable City of Abilene Design Standards.





Questions?



EXHIBIT A

Request: Habitat for Humanity has acquired the property located at 1321 Cedar Street (formerly St. Ann's Hospital). Per City of Abilene Ordinance No. 63-2016 (Planning and Zoning Case No. Z-2016-44), the current zoning classification of the property is Multi-Family (MF). Applicant is requesting to convert the current MF zoning classification to a Planned Development District (PDD) to support a new Patio Home style development. The new proposed PDD will maintain the MF zoning classification as the base zoning classification of property, modified as needed to allow for the proposed patio home lot layout and proposed street/access configuration.

The proposed patio home project will include a total of eleven (11) housing lots, fronting on a common green space through the center of the 1.42-acre site. The 11 lots will be accessed from the rear via 26-foot wide (minimum) paved alleyways. Each lot will have a driveway connecting to the alleyways with adequate space to park two (2) vehicles. The alleys will provide a "thru" connection between Cedar Street and Cypress Street and will be wide enough to support two-way traffic flow. The alleys will be platted as Public Access Easements unless directed otherwise by City Staff. The project will also include a public sidewalk running through the center of the patio home development that will be placed in a Public Access Easement connecting to sidewalks running along Cedar Street and Cypress Street. Refer to the attached Concept Plan (Exhibit A)

Location: 1350 Cypress Street, Abilene, Texas generally described as:

Lots 403 through 413, inclusive, Habitat for Humanity Subdivision, Taylor County, Texas, same being a replat of all Lot 303, A Replat of Marbridge House Subdivision of Lot 2, Block 202, Original Town of Abilene, recorded in Cabinet 4, Slide 427, Plat Records, Taylor County, Texas, same being recorded in Document No. 2022-19687, Official Public Records, Taylor County, Texas.

Exhibit A (Map): Refer to Next Page.

EXHIBIT C

Proposed Base Zoning District, Land Uses, and Development Standards

1. Base Zoning Classification. The base zoning classification for the proposed Planned Development District (PDD-XXX) shall be Multi-Family Residential (MF). The following residential uses shall be allowed: Bed & Breakfast, Dwelling – Duplex, Dwelling – Industrialized Housing unit, Dwelling – Multiple Family, Dwelling – Single Family Detached, **Dwelling – Patio Home**, and Group Home.
 - a. All accessory and incidental uses permitted under the Multi-Family (MF) zoning classification shall be permitted under PDD-XXX in accordance with Land Development Code Section 2.4.2.1 The Land Use Matrix.
 - b. All cultural and recreational uses permitted under the Multi-Family (MF) zoning classification shall be permitted under PDD-XXX in accordance with Land Development Code Section 2.4.2.1 The Land Use Matrix.
 - c. All government, health, safety, and welfare uses permitted under the Multi-Family (MF) zoning classification shall be permitted under PDD-XXX in accordance with Land Development Code Section 2.4.2.1 The Land Use Matrix.
 - d. All educational and religious uses permitted under the Multi-Family (MF) zoning classification shall be permitted under PDD-XXX in accordance with Land Development Code Section 2.4.2.1 The Land Use Matrix.
 - e. All educational and religious uses permitted under the Multi-Family (MF) zoning classification shall be permitted under PDD-XXX in accordance with Land Development Code Section 2.4.2.1 The Land Use Matrix.
 - f. All educational and religious uses permitted under the Multi-Family (MF) zoning classification shall be permitted under PDD-XXX in accordance with Land Development Code Section 2.4.2.1 The Land Use Matrix.
 - g. All transportation, communication and utility uses permitted under the Multi-Family (MF) zoning classification shall be permitted under PDD-XXX in accordance with Land Development Code Section 2.4.2.1 The Land Use Matrix.
 - h. All resource production and extraction uses permitted under the Multi-Family (MF) zoning classification shall be permitted under PDD-XXX in accordance with Land Development Code Section 2.4.2.1 The Land Use Matrix.
2. Proposed Patio Home Development Standards: Patio home developments under the jurisdiction of PDD-XXX shall meet the requirements of the City of Abilene Land Development Code, Section 2.3.2.6 Residential Single-Family Patio Home (PH) District except as modified below:
 - a. The property shall develop in accordance with the provisions noted on Exhibit B – Concept Plan.
 - b. Site Layout and Building Requirements:
 - i. Maximum Density of Dwelling Units per Acre: Not **Applicable**.

ii. Minimum Lot Size:

1. Area (square feet): 4,000 square feet.
2. Width (feet): 40 feet.
3. Depth (feet): 90 feet.

iii. Setbacks:

1. Front Setback (Measured from the centerline of the central sidewalk): 15 feet.
2. Rear Setback (Measured from the adjacent public access & utility easement line): 10 feet.
3. Side Setback (measured from the lot lines): 5 feet (minimum). *Note – There shall be no less than 10 feet of separation between dwellings).
4. Side setback from Cedar Street and Cypress Street shall be a minimum of 15 feet.
5. Garage Setback. The garage setback will not apply. Dwellings proposed for this development will not have attached (or detached) enclosed garages. Refer to Driveway Requirements in Item 3 – Parking Driveways below.
6. Maximum Building Height: 35 feet.
7. Maximum Lot Coverage: 90%.

3. Parking and Driveways:

- a. Each proposed dwelling unit shall have a paved driveway. Driveway shall be a minimum of 24-feet (long) by 20-feet (wide) in dimension and provide enough space to park two (2) vehicles. Driveways shall accommodate parked vehicles such that no portion of the parked vehicle encroaches into the adjacent public access and utility easements.
- b. No parking shall be permitted within the public access and utility easements.
- c. Car ports shall be permitted. Car ports shall meet the setback requirements noted above.

4. Public Access and Utility Easements:

- a. Storage of personal property, trash, debris, and any other materials is not permitted in the designated public access and utility easements. These easements shall remain open and full access at all times.
- b. Alleys constructed within the public access easements shall be paved with either hot mix asphalt concrete (HMAC) or reinforced concrete paving. Alley pavements shall meet all applicable Design Standards for local, residential streets.
- c. Paved Alleys shall have a minimum width (face of curb to face of curb) of 26-feet.
- d. Pavement (except for driveways) and utilities (water and sewer) within the public access and utility easements are public and shall meet all applicable City of Abilene Design Standards and requirements. On construction completion and final acceptance by the City

of Abilene, alley pavement and water and sewer utilities shall be owned and maintained by the City of Abilene.

- e. Central Sidewalk. In reference to Exhibit B, the central 10-foot wide concrete sidewalk is considered to be a public sidewalk and has been placed in a public access easement. Sidewalk construction shall meet all applicable City of Abilene Design Standards. Once construction is complete and work is accepted by the City of Abilene, the public sidewalk shall be owned and maintained by the City of Abilene.
5. Mailboxes:
- a. A common community mailbox unit will be located adjacent to Cedar Street or Cypress Street.

EXHIBIT C

Proposed Base Zoning District, Land Uses, and Development Standards

1. Base Zoning Classification. The base zoning classification for the proposed Planned Development District (PDD-XXX) shall be Multi-Family Residential (MF). The following residential uses shall be allowed: Bed & Breakfast, Dwelling – Duplex, Dwelling – Industrialized Housing unit, Dwelling – Multiple Family, Dwelling – Single Family Detached, **Dwelling – Patio Home**, and Group Home.
 - a. All accessory and incidental uses permitted under the Multi-Family (MF) zoning classification shall be permitted under PDD-XXX in accordance with Land Development Code Section 2.4.2.1 The Land Use Matrix.
 - b. All cultural and recreational uses permitted under the Multi-Family (MF) zoning classification shall be permitted under PDD-XXX in accordance with Land Development Code Section 2.4.2.1 The Land Use Matrix.
 - c. All government, health, safety, and welfare uses permitted under the Multi-Family (MF) zoning classification shall be permitted under PDD-XXX in accordance with Land Development Code Section 2.4.2.1 The Land Use Matrix.
 - d. All educational and religious uses permitted under the Multi-Family (MF) zoning classification shall be permitted under PDD-XXX in accordance with Land Development Code Section 2.4.2.1 The Land Use Matrix.
 - e. All educational and religious uses permitted under the Multi-Family (MF) zoning classification shall be permitted under PDD-XXX in accordance with Land Development Code Section 2.4.2.1 The Land Use Matrix.
 - f. All educational and religious uses permitted under the Multi-Family (MF) zoning classification shall be permitted under PDD-XXX in accordance with Land Development Code Section 2.4.2.1 The Land Use Matrix.
 - g. All transportation, communication and utility uses permitted under the Multi-Family (MF) zoning classification shall be permitted under PDD-XXX in accordance with Land Development Code Section 2.4.2.1 The Land Use Matrix.
 - h. All resource production and extraction uses permitted under the Multi-Family (MF) zoning classification shall be permitted under PDD-XXX in accordance with Land Development Code Section 2.4.2.1 The Land Use Matrix.
2. Proposed Patio Home Development Standards: Patio home developments under the jurisdiction of PDD-XXX shall meet the requirements of the City of Abilene Land Development Code, Section 2.3.2.6 Residential Single-Family Patio Home (PH) District except as modified below:
 - a. The property shall develop in accordance with the provisions noted on Exhibit B – Concept Plan.
 - b. Site Layout and Building Requirements:
 - i. Maximum Density of Dwelling Units per Acre: Not **Applicable**.

ii. Minimum Lot Size:

1. Area (square feet): 4,000 square feet.
2. Width (feet): 40 feet.
3. Depth (feet): 90 feet.

iii. Setbacks:

1. Front Setback (Measured from the centerline of the central sidewalk): 15 feet.
2. Rear Setback (Measured from the adjacent public access & utility easement line): 10 feet.
3. Side Setback (measured from the lot lines): 5 feet (minimum). *Note – There shall be no less than 10 feet of separation between dwellings).
4. Side setback from Cedar Street and Cypress Street shall be a minimum of 15 feet.
5. Garage Setback. The garage setback will not apply. Dwellings proposed for this development will not have attached (or detached) enclosed garages. Refer to Driveway Requirements in Item 3 – Parking Driveways below.
6. Maximum Building Height: 35 feet.
7. Maximum Lot Coverage: 90%.

3. Parking and Driveways:

- a. Each proposed dwelling unit shall have a paved driveway. Driveway shall be a minimum of 24-feet (long) by 20-feet (wide) in dimension and provide enough space to park two (2) vehicles. Driveways shall accommodate parked vehicles such that no portion of the parked vehicle encroaches into the adjacent public access and utility easements.
- b. No parking shall be permitted within the public access and utility easements.
- c. Car ports shall be permitted. Car ports shall meet the setback requirements noted above.

4. Public Access and Utility Easements:

- a. Storage of personal property, trash, debris, and any other materials is not permitted in the designated public access and utility easements. These easements shall remain open and full access at all times.
- b. Alleys constructed within the public access easements shall be paved with either hot mix asphalt concrete (HMAC) or reinforced concrete paving. Alley pavements shall meet all applicable Design Standards for local, residential streets.
- c. Paved Alleys shall have a minimum width (face of curb to face of curb) of 26-feet.
- d. Pavement (except for driveways) and utilities (water and sewer) within the public access and utility easements are public and shall meet all applicable City of Abilene Design Standards and requirements.

- e. Central Sidewalk. In reference to Exhibit B, the central 10-foot wide concrete sidewalk is considered to be a public sidewalk and has been placed in a public access easement. Sidewalk construction shall meet all applicable City of Abilene Design Standards.

5. Mailboxes:

- a. A common community mailbox unit will be located adjacent to Cedar Street or Cypress Street.

**FIELD NOTES
FOR
LOT 403 THROUGH 413
HABITAT FOR HUMANITY SUBDIVISION
ABILENE, TAYLOR COUNTY, TEXAS**

BEING Lots 403 through 413, inclusive, Habitat for Humanity Subdivision, Taylor County, Texas, same being a replat of all Lot 303, A Replat of Marbridge House Subdivision of Lot 2, Block 202, Original Town of Abilene, recorded in Cabinet 4, Slide 427, Plat Records, Taylor County, Texas, same being recorded in Document No. 2022-19687, Official Public Records, Taylor County, and being more particularly described as follows:

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

BEGINNING at a found 3/8 inch iron rod (N - 6854063.19, E - 1587939.19) in the east right of way of Cedar Street at the southwest corner of said Lot 300 and this tract, same being at the northwest corner of Lot 201, recorded in Cabinet 4, Slide 740, Plat Records, Taylor County, Texas, where a found 3/8 inch iron rod at the intersection of the east right of way of Cedar Street and the north right of way of North 13th Street, same being the southwest corner of said Lot 201 bears 120.1' S 05°29'55" W;

THENCE North 05 degrees 30 minutes 12 seconds East, along the east right of way of Cedar Street, a distance of 216.86 feet to a point for the northwest corner of said Lot 303 and this tract, same being the southwest corner of Lot 302, A Replat of Marbridge House Subdivision of Lot 2, Block 202, Original Town of Abilene, recorded in Cabinet 4, Slide 427, Plat Records, Taylor County, Texas, where a found 1/2 inch iron rod with plastic cap marked "AES 4130" bears 0.7' N 08°17'37" E, and where a found 1/2 inch iron rod in the east right of way of Cedar Street at the northwest corner of said Lot 302 bears 233.1' N 05°30'12" E;

THENCE South 84 degrees 28 minutes 25 seconds East, along the south boundary line of said Lot 302, a distance of 301.46 feet to a set 1/2 inch iron rod with plastic cap marked "H&T" for the northeast corner of said Lot 303 and this tract, same being at the southeast corner of said Lot 302;

THENCE South 05 degrees 36 minutes 10 seconds West a distance of 186.85 feet to a found 1/2 inch iron rod with plastic cap marked "RPLS 4130" at the southeast corner of said Lot 303 and this tract, same being at the northeast corner of Lot 13, J.F. Clark's Subdivision out of No. 2, Block 202, Original Town of Abilene, recorded in Volume 1, Page 220, Plat Records;

THENCE North 84 degrees 41 minutes 06 seconds West a distance of 88.06 feet to a found 1/2 inch iron rod with plastic cap marked "RPLS 4130" at an angle point in the south boundary line of said Lot 303 and this tract, same being at the northwest corner of said Lot 13;

THENCE South 06 degrees 30 minutes 14 seconds West a distance of 12.05 feet to a found 1/2 inch iron pipe at an interior corner in the south boundary line of said Lot 303 and this tract, same being at the northeast corner of a tract recorded in Volume 2512, Page 550, Official Public Records, Taylor County, Texas;

THENCE North 84 degrees 36 minutes 57 seconds West a distance of 51.55 feet to a found 1/2 inch iron rod with unreadable red, plastic cap at an angle point in the south boundary line of said Lot 303 and this tract, same being at an interior corner in the north boundary line of said tract recorded in Volume 2512, Page 550;

THENCE South 04 degrees 47 minutes 12 seconds West a distance of 17.75 feet to a found 1/2 inch iron rod with unreadable red, plastic cap at an interior corner in the south boundary line of said Lot 303 and this tract, same being at an angle point in the north boundary line of said tract recorded in Volume 2512, Page 550;

THENCE North 84 degrees 23 minutes 22 seconds West, at 91.4' passing a found 3/8 inch iron rod at the northeast corner of said Lot 201, continuing a total distance of 161.55 feet to the Point of Beginning containing an area of 1.419 acres. Surveyed in April 2025.



	Enprotec Hibbs & Todd 2000 W. 10TH AVE. SUITE 100 DENVER, CO 80202 TEL: 303.733.8800 FAX: 303.733.8801 www.enprotec.com © 2006 ENPROTEC HIBBS & TODD. ALL RIGHTS RESERVED.	9008 PROJECT NO. 04-175024
		DATE ERP
PROPOSED PLANNED DEVELOPMENT DISTRICT FOR HABITAT FOR HUMANITY		DESIGNED BY: ERP
		DRAWN BY: ERP
EXHIBIT A - LOT LAYOUT PLAN		CHECKED BY: OF



- LEGEND**
- SUBDIVISION BOUNDARY
 - SUBDIVISION LOT LINES
 - ADJACENT BOUNDARY LINES
 - EASEMENT LINES
 - SETBACK LINES



Enprotec | Hibbs & Todd

PROJECT NO.
2024-001

DATE
01/15/2024

DESIGNED BY
REP

DRAWN BY
REP

CHECKED BY
OF

PROPOSED PLANNED DEVELOPMENT DISTRICT
FOR
HABITAT FOR HUMANITY
EXHIBIT B - CONCEPT SITE PLAN



ABILENE IMPROVEMENT CORP
400 PINE ST STE 500
ABILENE, TX 79601-5137

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number Z-2026-14

March 17, 2026

The Planning and Zoning Commission of the City of Abilene will hold a public hearing on **April 7, 2026, at 1:30 PM** in the Council Chambers. The Council Chambers are located on the second floor of City Hall at 555 Walnut Street in Abilene, Texas. The owner or the owner's agent is requesting to Change the Zoning of Approximately 1.42 Acres from Residential Multifamily to Planned Development District (PDD-197) Zoning. The use of the proposed PDD is for a Patio Home Development. Located at 1321 Cedar St. Legal Description Being Lot 303, Marbridge House Subdivision, Abilene, Taylor County, Texas.

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

The area highlighted on the map by striped lines is being considered for a zone change. The solid boundary line surrounding the highlighted area is a state mandated 200' notification area. You are receiving this letter because your address is located within this notification area.

If approved by the Planning and Zoning Commission, or if denied and promptly appealed to Abilene's City Council, this case will be heard by City Council for a final reading with a public hearing on **May 14, 2026, at 8:30 AM** in the Council Chambers.

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

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-14

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

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

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

Requestor's Property Zoning:	MF, MD	Your Name:	ABILENE IMPROVEMENT CORP	I am in favor ☒
Requestor's Proposed Zoning:	PDD-197	Your Address:	1341 CYPRESS ST	
Requestor's Parcel ID:	1056839	Your Parcel ID:	17007	I am opposed ☐

Signature: _____

[Handwritten Signature] AIC ADMINISTRATOR

ZONING CASE

Z-2026-15

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: April 7, 2026
City Council 1st Reading: April 23, 2026
City Council 2nd Reading: May 14, 2026

Applicant

Owner: Luke Weems

Case Manager

Mason Teegardin – Planning Division Manager

Request

Amend the Terms and Conditions of a Planned Development (PDD-39). Specifically, to add welding, small parts fabrication, and firearm modification as permitted uses.

Location

Located at 5550 HWY 277 S. Legal description being 1.4 acres out of the William Bishop Survey No. 43, Abilene, Taylor County, Texas.

Background

The property was annexed in 1959 and currently has a residence and a shop. The shop has been previously used for automotive fabrication and machining. PDD-39 was designed to allow the residence and the shop to be on the same lot, to follow RS-6 standards and specifically allow automotive modification and repairs. The applicant is proposing to add welding, small parts fabrication, and firearms modification to the existing uses.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	AO, RS-6	Residences
East	O, PD	Offices/Monument Sales
South	AO	Cemetery
West	PH	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 zoning change is consistent with the intent of the Comprehensive Plan and the intent of the PDD.

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

The proposed use would be appropriate in the surrounding area and would be less intense as the previous automotive use.

- (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 in accordance with all required 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

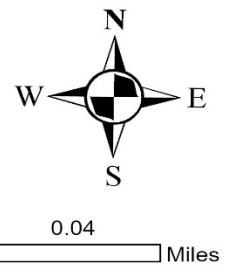
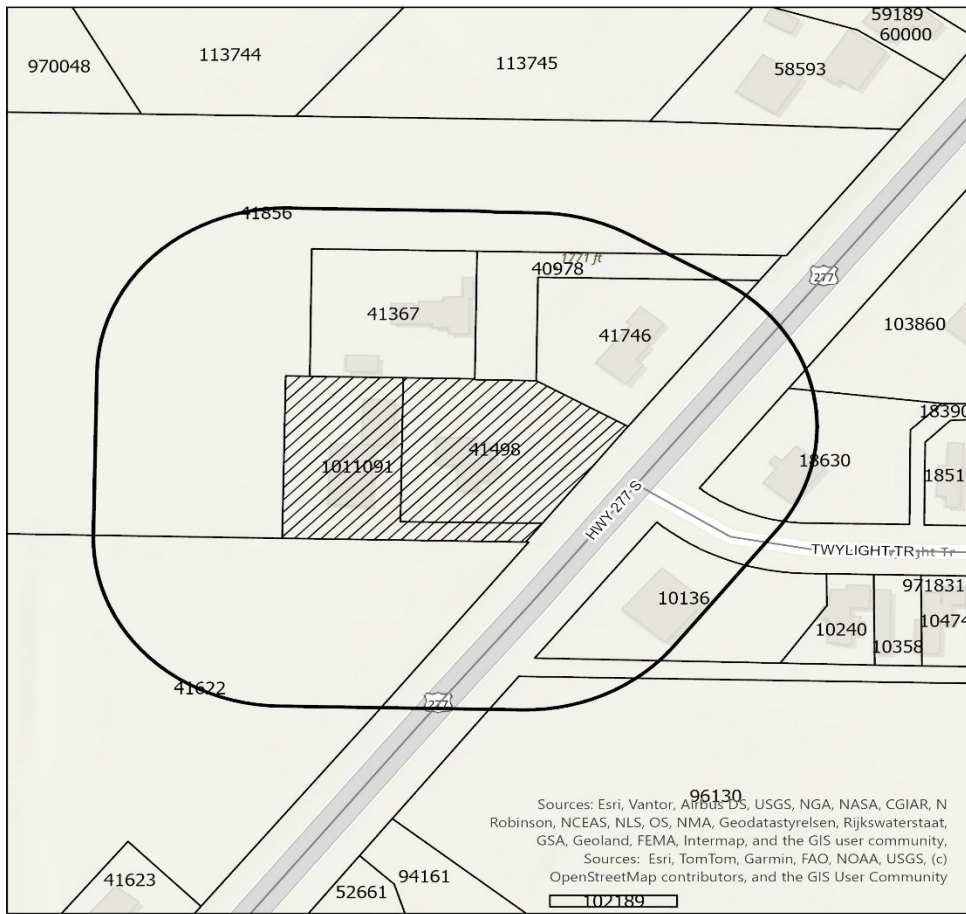
- Presentation
- Original Ordinance

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 20, 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	SITUS	PROP_ID	RESPONSE
DADDYMAC & CICI PROPERTY LLC	5533 HWY 277 S	18630	
FAITH DELIVERANCE COMMUNITY	5501 HWY 277 S	103860	
LEGACY FUNERAL HOLDINGS LLC	5726 HWY 277 S	41622	
DIRECTORS CEMETERY (TEXAS) INC	5617 HWY 277 S	96130	
ATHENS MONUMENT LLC	5601 HWY 277 S	10136	
BROWDER EDDIE		1011091	
TOWNE ALICE JANE	5526 HWY 277 S	41746	
WEST JARROD	5550 HWY 277 S	41498	
HOLLINGSWORTH PATTIE	5534 HWY 277 S	40978	
TOWNE SCOTT ARTHUR	5542 HWY 277 S	41367	
WHITNEY ENTERPRISE LLC		41856	

NOTIFICATION MAP



[Hatched Box] Z-2026-15
 [Thick Black Outline] Notification Area

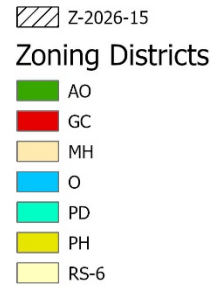
LOCATION MAP



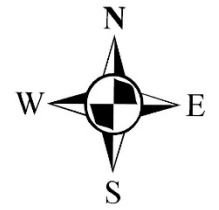
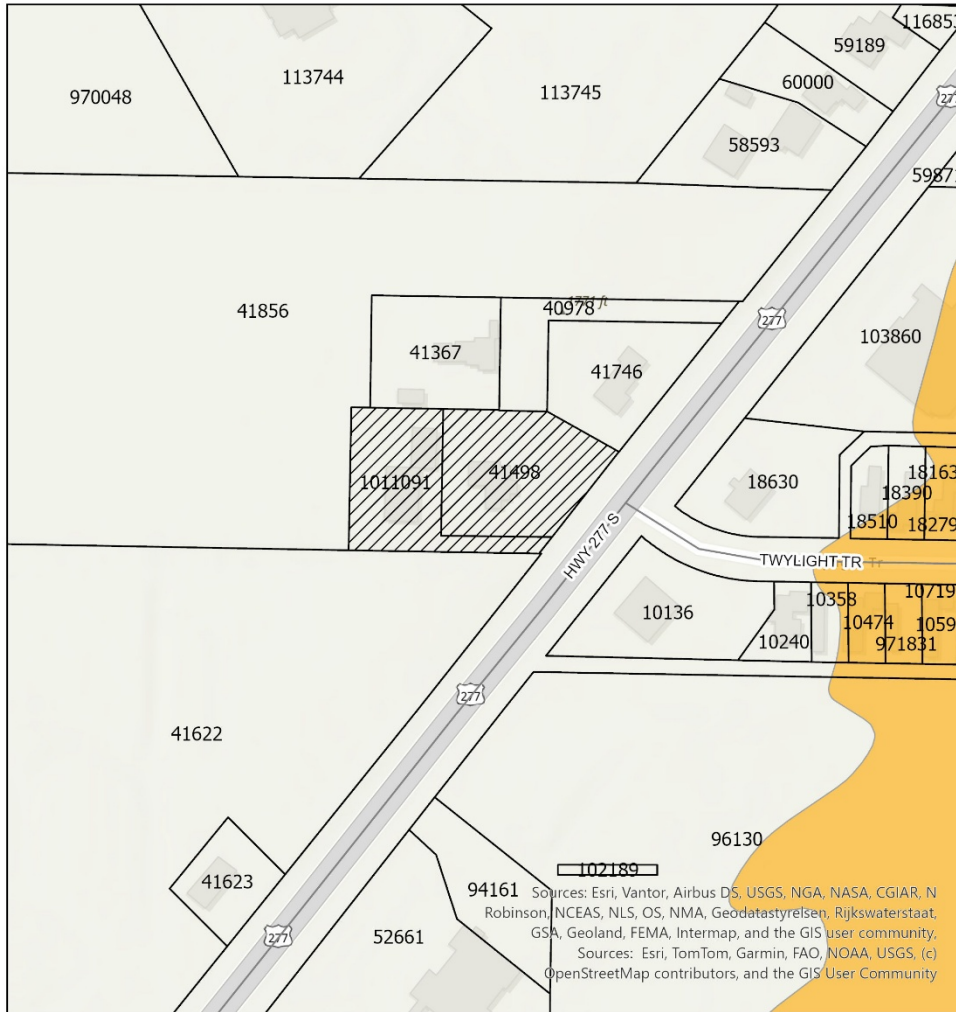
0.04

] Miles

Z-2026-15



FLOOD MAP



0.04
Miles

Z-2026-15

FEMA Flood Zones

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



REZONE REQUEST

Case: Z-2026-15

Owner: Luke Weems

Request: Amend the Terms and Conditions of a Planned Development (PDD-39). Specifically, to add welding, small parts fabrication, and firearm modification as permitted uses.

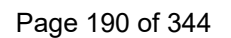
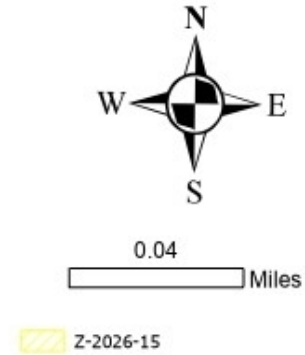
Location: 5550 HWY 277 S

Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: April 7, 2026

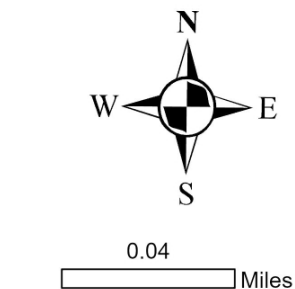
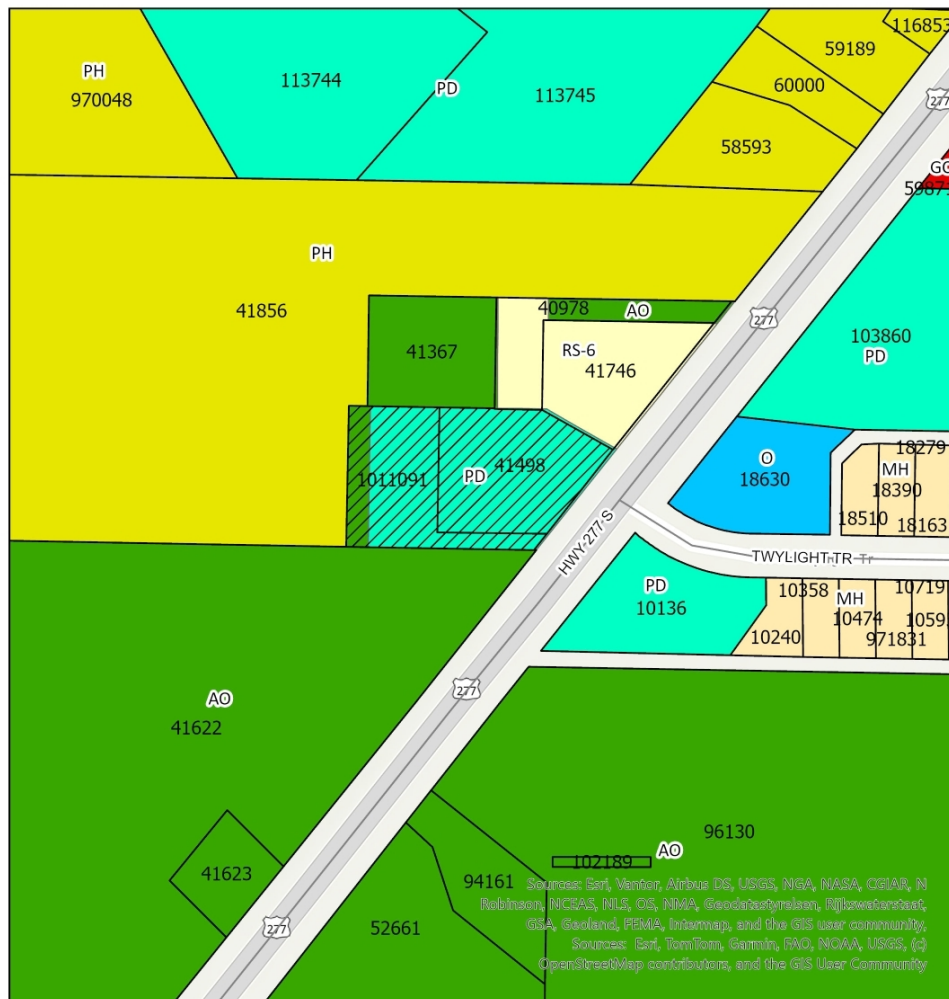
Council Hearing: April 23, 2026
May 14, 2026







ZONING MAP



- Z-2026-15
- Zoning Districts
- AO
 - GC
 - MH
 - O
 - PD
 - PH
 - RS-6





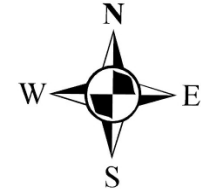
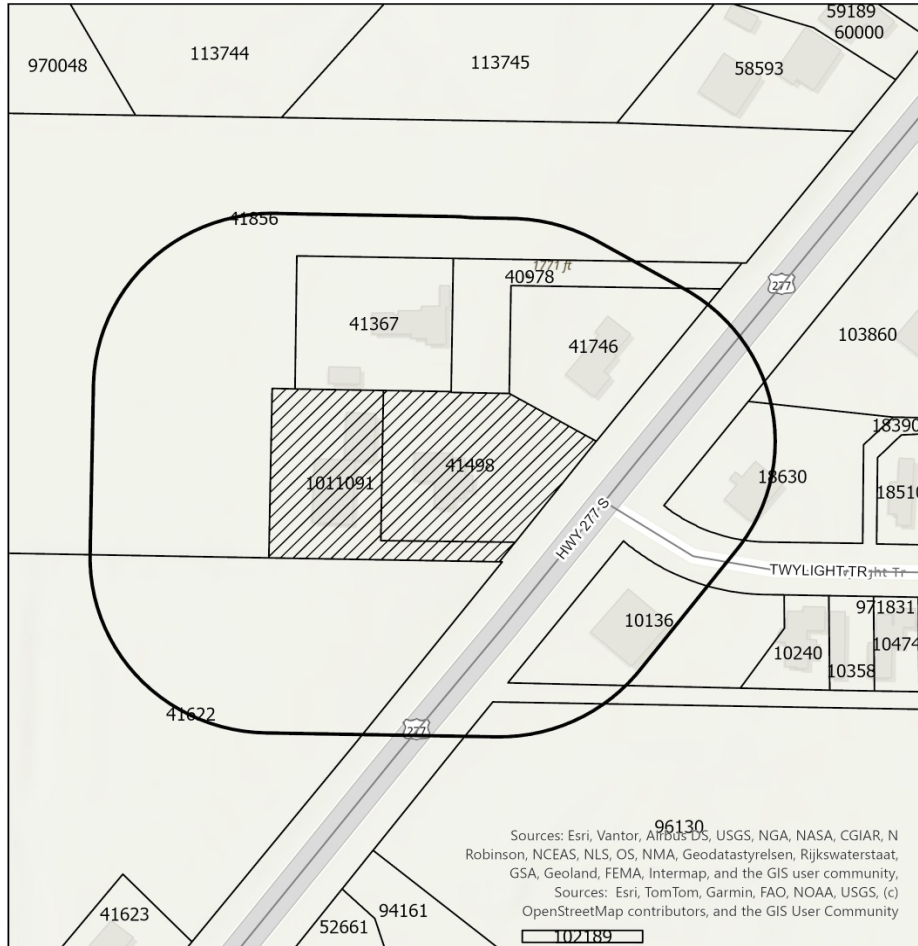
PROPERTY VIEWS



CITY OF
ABILENE
TEXAS



NOTIFICATION AREA MAP



0.04

Miles

- Z-2026-15
- Notification Area

0 - in Favor -

0 - in Opposition -





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff recommends **approval**.





Questions?



ORDINANCE NO. 18-1986

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, ZONING, OF THE ABILENE MUNICIPAL CODE, CONCERNING BROWDER PDMX
CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 23, Subpart E, known as the Zoning Ordinance of the City of Abilene, is hereby amended; as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than One Thousand Dollars (\$1,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PASSED ON FIRST READING this 13th day of March, A.D. 19 86.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 3rd day of March, 19 86, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 9:00 a.m., on the 27th day of March, 19 86, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING this 27th day of March, A.D. 19 85.

ATTEST:

Patricia J. Patton
CITY SECRETARY

David Stull
MAYOR

APPROVED:

David Stull
CITY ATTORNEY

Z-00486

EXHIBIT "A"

ORDINANCE NO. 18-1986

PART 5: Legal Description. The legal description for the PDD is as follows:

Tract 1:

BEING 1.25 acres out of the William Bishop Survey No. 43, Taylor County, Texas, being more particularly described as follows:

BEGINNING at the Northwest corner of said 1.25 acre tract; Whence the Northwest corner of said Bishop Survey No. 43, bears N 0° 14' E. 311' and N 89° 46' W. 4155.56';

THENCE S 89° 46' E. 235.04' to an iron pin;

THENCE S 62° 01' E. 112' to an iron pin in WBL of U S Hwy 277;

THENCE S 37° 43' W 178.4' along the WBL of said Hwy to an iron pin;

THENCE West 225' to an iron pin;

THENCE N. 0° 14' E. 194.3' to the place of beginning and containing 1.25 acres, more or less.

Tract 2:

BEING 2.75 acres out of the William Bishop Survey #43, Taylor County, Texas, and being more particularly described as follows:

BEGINING at the Northwest corner of a 1.25 acre tract; whence

the Northwest corner of said Bishop Survey #43 bears N 0° 14' E 311'

and N 89° 46' W 4155.56';

THENCE S 0° 14' W 194.3' to the Southwest corner of said 1.25 acre tract;

THENCE West 612.7';

THENCE N 0° 14' E 196.8';

THENCE S 89° 46' E 612.7' to the place of beginning and containing 2.75 acres, more or less.

Rezone the above described property from AO (Agricultural Open Space) to PDMX (Planned Development Mixed Use) district, SUBJECT TO the design criteria and development conditions stipulated below:

Name. This PDMX shall hereafter be known and referred to as the "Browder PDMX" district.

Purpose. The purpose of the Browder Planned Development Mixed Use District is to integrate development of automobile engine repair facilities and residential single family development. District regulations described in the following Specific Modifications are designed to achieve the following:

- A. designate particular areas within the district for appropriate selected activities, and
- B. integrate the scale of building development with surrounding use.

Specific Modifications.

- A. The following regulations shall govern the use and development of the Planned Development Mixed Use district, as indicated on the site plan (attached as Exhibit "B") and as set forth below:

1. Permitted Use.

Tract 1:

Land within the boundaries of Tract 1 shall be used and developed in accordance with Zoning Ordinance requirements of the RS-6 residential single family district, except that an automotive engine modification and repair business is also permitted.

An attached accessory building, not to exceed 800 square feet in area, may be attached to the primary structure housing the engine modification and repair operations.

Tract 2:

Land within the boundaries of Tract 2 shall be used and developed in accordance with the Zoning Ordinance requirements of the RS-6, Residential Single Family, district.

Accessory buildings allowed by the Zoning Ordinance associated for single family residential development shall be permitted, provided location and installation is in conformance with standard Zoning Ordinance requirements.

B. Building Size.

On Tract 1 the building containing the automotive engine modification and repair business shall not increase in size beyond that which exists at the time of effective date of this ordinance. An attached accessory building to be no greater than 1600 square feet in area may be attached to this main structure. Accessory uses shall be limited to storage of personal items not accessory to the repair service.

C. Signs.

Signs within the district shall be limited to a single wall sign that shall not exceed 25% of the wall area upon which it is located. The sign may be illuminated.

D. Off-Street Parking.

Off-street parking spaces shall be provided for the engine modification and repair activity at a ratio of one space per 400 square feet of floor area within the building housing said activity, exclusive of the single accessory building that may be attached to the primary building. Parking areas and driveways connecting them with the street shall be paved in accordance with Zoning Ordinance requirements. These areas shall be required to be paved within 90 days of the effective date of this ordinance.

For future residential use within the district, two off-street parking spaces shall be provided per dwelling unit.

E. Screening.

A six foot high landscaped screening barrier shall be placed along the western boundary of Tract 1. The landscaped screen shall provide an opaque barrier throughout the year and be in place prior to development of Tract 2.

F. Subdivision.

Subdivision of the property within the district shall not be required prior to the addition of the attached accessory building. All other construction within the district shall be preceeded by subdivision according to the Subdivision Regulations of the City of Abilene.

Amendment of this Planned Development ordinance shall not be necessary for subdivision or resubdivision.

G. Site Plans.

Prior to issuance of building permits for any construction within Tract 1, a site plan shall be approved by the Site Plan Review Committee in accordance with requirements of the Zoning Ordinance.

ZONING CASE

Z-2026-16

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: April 7, 2026
City Council 1st Reading: April 23, 2026
City Council 2nd Reading: May 14, 2026

Applicant

Owner: Donald Smith & Seth Gorrie
Agent: Jacob & Martin

Case Manager

Mason Teegardin – Planning Division Manager

Request

Change the zoning of approximately 10.4 acres from Residential Single-Family (RS-8) to Residential Single-Family (RS-6).

Location

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.

Background

The property was annexed in 1980 and has remained vacant since.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	RS-8	Residences
East	RS-6	Residences
South	PD-62	Residences
West	RS-8	Residences

Criteria Assessment

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

- (1) Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use and Development Plan Map, as amended.**
The proposed zoning change is consistent with the intent of 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 use would be appropriate in the surrounding area.

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

This property will be subject to platting. Any improvements that may be required will be addressed during this review.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- Presentation
- Zoning Exhibit

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 20, 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	SITUS	PROP_ID	RESPONSE
3565 LAJOLLA BEACH LLC	3565 LA JOLLA BEACH	207074	
ABILENE ASSETS LLC	4 MESA RIDGE	98497	
ACKERS GARY	18 TWIN CREEK	982508	
ALDERMAN BILLIE W	6466 BAY HILL DR	68728	
ARMSTRONG RANDY & KASEY	3425 ACE	1079321	
BARNETT DON & LINDA	19 TWIN CREEK	982509	
BARTON KATHRYN J	3925 BAY HILL DR	72234	
BEVILL LARRY G & CHARLENE S	6417 BAY HILL DR	73678	
BOLT CLAYTON	3518 LA JOLLA BEACH	207077	
CARDOT JOSEPH JAMES & VICKIE RAE	3550 LA JOLLA BEACH	207071	
CARTER JAMES DAVID & SUSIE ANN	3549 LA JOLLA BEACH	207076	
CAUDLE JON A & DENISE J	11 TWIN CREEK	982512	
CHANG EMILY	6450 BAY HILL DR	68956	
DAVIS THAD LEE &	3909 BAY HILL DR	72611	
DE SHAZO GIL & HOLLY	6458 BAY HILL DR	68842	
DIMAURO JOHN MATTHEW	6449 BAY HILL DR	73159	
GILLILAN KENNETH E & MILDRED C	3917 BAY HILL DR	72482	
GILREATH EDDY JACK & LYNDIA	3558 LA JOLLA BEACH	207072	
GODFREY JERRY & LINDA	10 TWIN CREEK	982505	
HALL MICHAEL LEE & SUSAN N	6425 BAY HILL DR	73550	
HANDLEY GARY & DIANA FAMILY TRUST	8 TWIN CREEK	982504	
HAWTHORNE LOYD F & BRENDA	8 MESA RIDGE	98499	
HEIDENHEIMER COLLIN & SYDNEY	3501 LA JOLLA BEACH	207079	
HILLS WALTER & MARGIE	3425 TORREY PINE	1079339	
HYMER JON MITCHELL &	6397 PEBBLE BEACH	207078	
LANE TONY & JENIFER	3517 LA JOLLA BEACH	207080	

LINN ANDREW	6457 BAY HILL DR	73020	
LOOP TRISTAN & NOELLE	3926 BAY HILL DR	68491	
MATTHEWS SARAH	9 TWIN CREEK	982513	
MCCULLOUGH BRAD & CANDICE	6 MESA RIDGE	98498	
MESA RIDGE ESTATES INC		14753	
MESA RIDGE VILLAS		1017863	
MOBILE HOME CONCEPTS	6458 GLEN ABBEY	1079303	
NICHOLS TIM L & TERI L	3918 BAY HILL DR	68612	
OAKELEY BRIAN E & DOROTHY	3901 BAY HILL DR	72740	
OSBORN STEPHEN M	6 TWIN CREEK	982503	
PRESTON DUB	3525 LA JOLLA BEACH	207081	
PYEATT KENAN & CLARISSA C	3566 LA JOLLA BEACH	207073	
RIGGS DYLAN & LAUREN BROOKE	6442 GLEN ABBEY	1079301	
ROBERTS STEPHEN FAMILY TRUST	4 TWIN CREEK	98501	
RUNNION ROBERT & KRISTIE	16 TWIN CREEK	982507	
SHARP LEONARD LOUIS	6442 BAY HILL DR	69067	
SHEID BILLY F & BETTY F	2 TWIN CREEK	98500	
SHEPHERD ASSET MANAGEMENT LLC	6434 BAY HILL DR	69192	
SKIDMORE HERBERT & CHERYL L	14 TWIN CREEK	982506	
SMITH CHRISTOPHER MICHAEL	6441 BAY HILL DR	73286	
SMITH DONALD RAY & EDNA B LIVING TRUST	6498 PEBBLE BEACH	14539	
STEELE ERVIN & DONNA	15 TWIN CREEK	982511	
STOCKARD INVESTMENTS INC	6518 GLEN ABBEY	1012813	
SWARNA AMEETA KAPU	6434 GLEN ABBEY	1079300	
TOUCHON ANTHONY H & BETTY M	3542 LA JOLLA BEACH	207070	
TRAVELSTEAD CHRISTOPHER CHARLES & CELESTE DIANE	3426 TORREY PINE	1079338	
VALENTINE VICTOR & MELISSA LEE	6502 GLEN ABBEY	1079304	
WALTS CHARLES F & GAY ANN	17 TWIN CREEK	982510	
WESTBROOK JAMES WALTER &	5 TWIN CREEK	982514	
WILLIAMS JEREMY D & HEATHER L	6465 BAY HILL DR	72866	
WOODS DARIN A & CANDIS ANIQUE	3557 LA JOLLA BEACH	207075	
WOOTEN BOURDON & SUZANNE ROSE	6433 BAY HILL DR	73414	
ZAP CUSTOM HOMES LLC	6450 GLEN ABBEY	1079302	

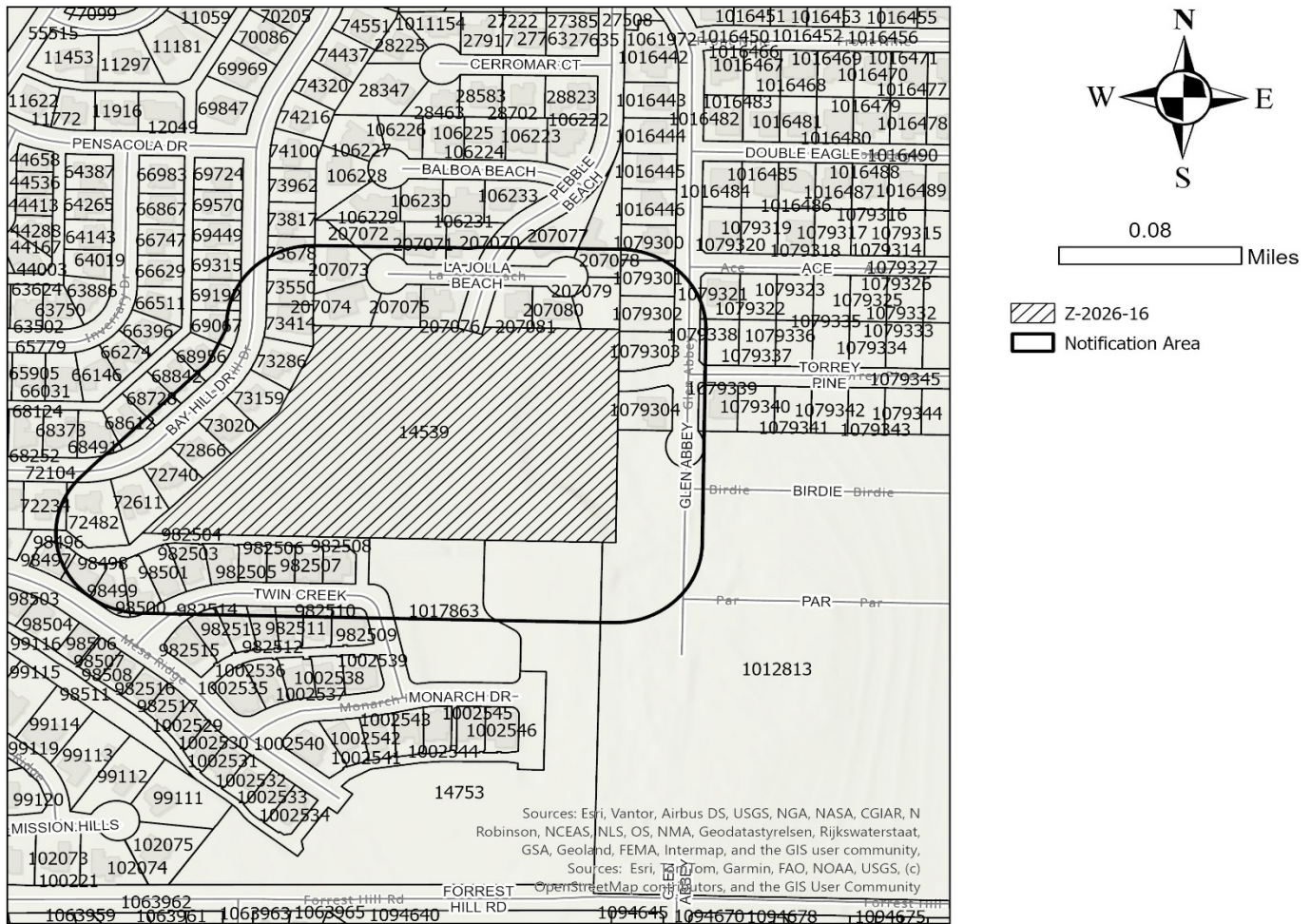
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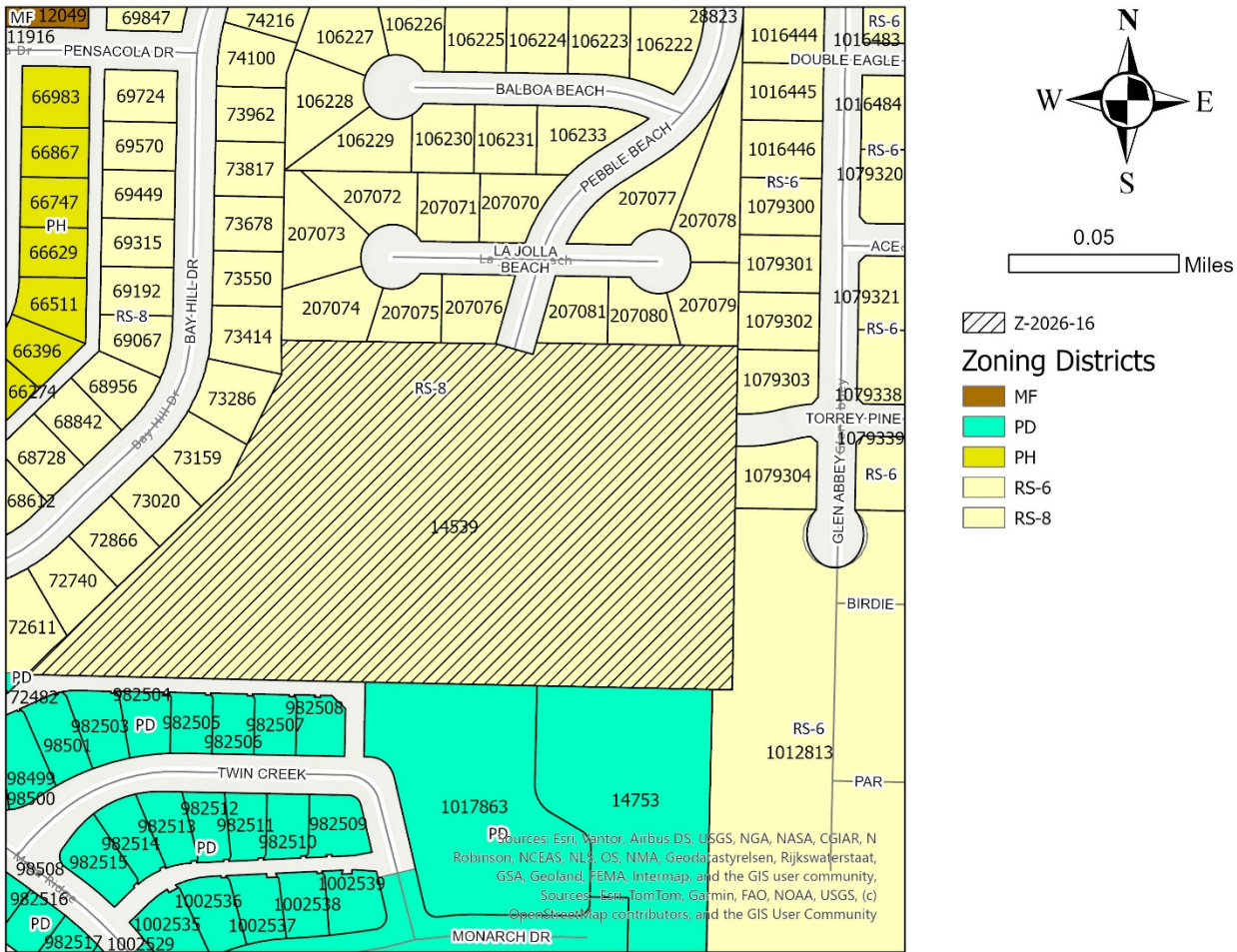
NOTIFICATION MAP



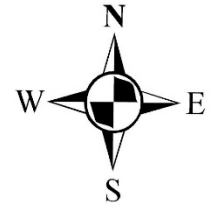
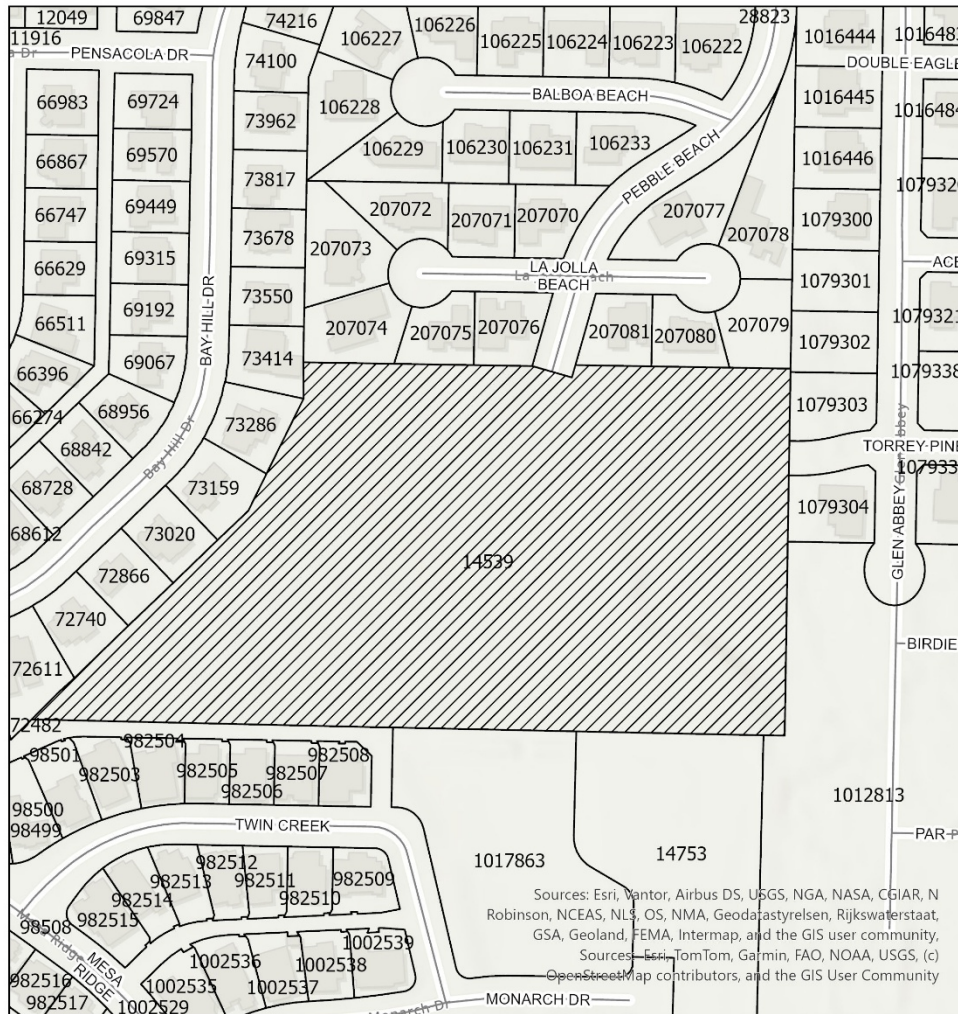
LOCATION MAP



ZONING MAP



FLOOD MAP



0.05 Miles

Z-2026-16

FEMA Flood Zones

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

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrelsen, 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-2026-16

Owner: Donald Smith & Seth Gorrie

Agent: Jacob & Martin

Request: Change the zoning of approximately 10.4 acres from Residential Single-Family (RS-8) to Residential Single-Family (RS-6).

Location: 6498 Pebble Beach

Notification: 0 in Favor, 0 in Opposition

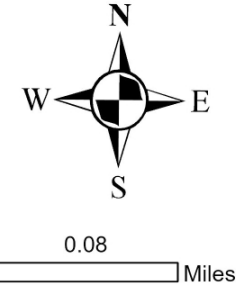
Planning & Zoning: April 7, 2026

Council Hearing: April 23, 2026
May 14, 2026





AERIAL LOCATION MAP

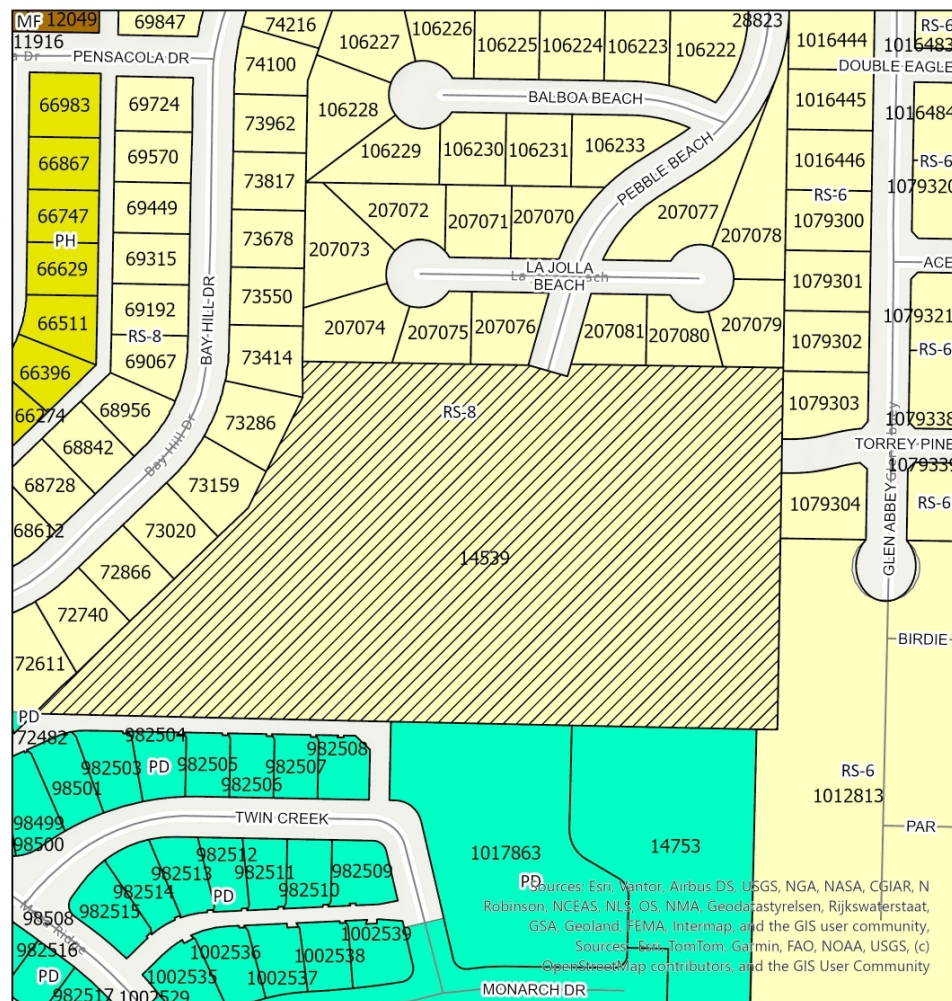


Z-2026-16





ZONING MAP



0.05

Miles

Z-2026-16

Zoning Districts

- MF
- PD
- PH
- RS-6
- RS-8



CITY OF
ABILENE
TEXAS



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

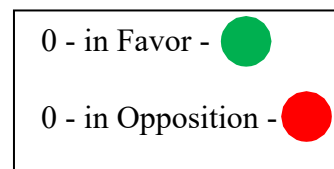
RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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







FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff recommends **approval**.





Questions?



ZONING CASE

Z-2026-17

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: April 7, 2026
City Council 1st Reading: April 23, 2026
City Council 2nd Reading: May 14, 2026

Applicant

Owner: Kevin and Katie Parnell (K3HP Holdings LLC)

Case Manager

Kera Valois – Planner

Request

Change the zoning of approximately 0.26 acres from Residential Single Family (RS-8) to Neighborhood Office (NO).

Location

Located at 2380 S 32nd Street. Legal description being Lot 106, Block 1, Monterrey Place, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City limits in 1951 and has remained residentially zoned since. The subject property is currently being renovated to be used as an office.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	RS-8	Residence (Rezone request for TH)
East	RS-8	Residence
South	O	Office
West	RS-6	Abilene Community Residence

Criteria Assessment

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

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

The proposed use is consistent with the Comprehensive Plan.

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

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

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

This property has access to 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

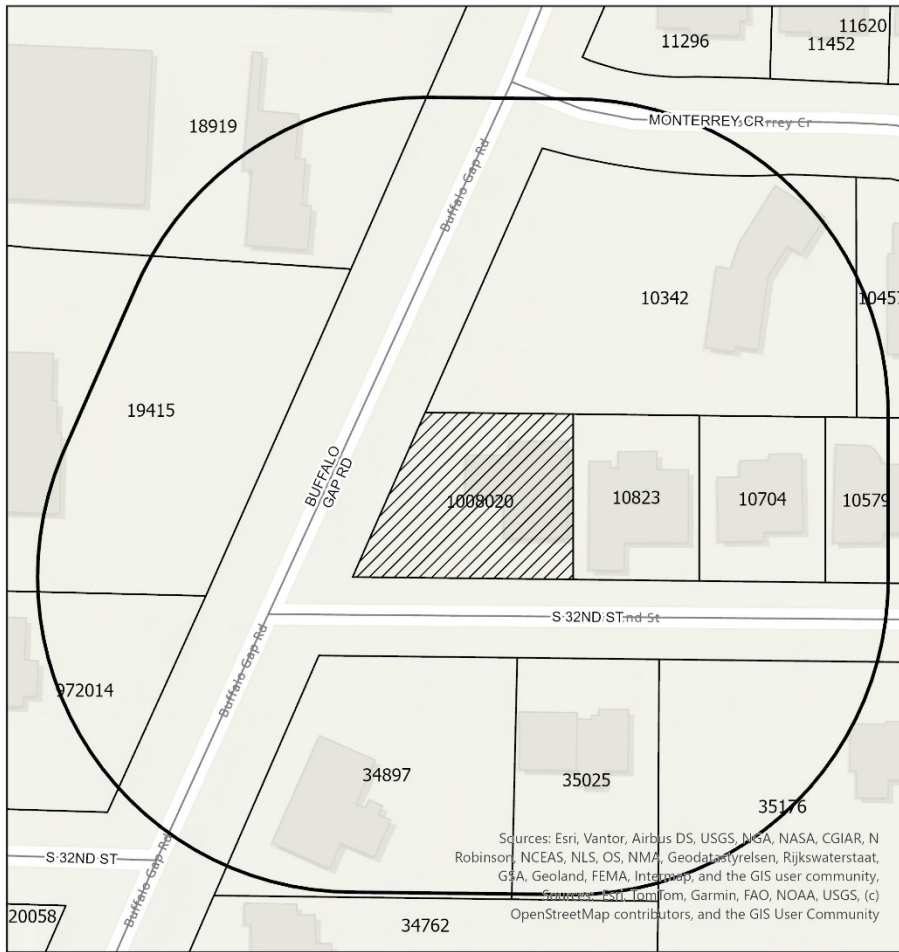
- PowerPoint Presentation

Notification

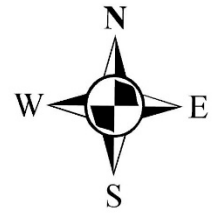
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 20, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER			Legend: O - Opposed, F - In Favor
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
AGUIRRE GILBERT & KASHALA	10823	2372 S 32ND ST	
CALVERT CAROLYN WATSON	10342	3035 BUFFALO GAP RD	
COLLINS CARLTON EDWARD	35176	2359 S 32ND ST	
DURKEE ROBERT STEVEN	10579	2356 S 32ND ST	
HOUSLEY NEIL W	10704	2364 S 32ND ST	
OROZCO ANDREA	1008020	2380 S 32ND ST	
PAYNE & KING INVESTMENTS LLC	34897	2381 S 32ND ST	
PEACO REAL ESTATE HOLDINGS LLC	19415	3110 BUFFALO GAP RD	
SD & BR INVESTMENTS LP	972014	3118 BUFFALO GAP RD	
SOUTH POINTE BAPTIST CHURCH	18919	3102 BUFFALO GAP RD	
SOUTH POINTE BAPTIST CHURCH	18919	3050 BUFFALO GAP RD	
STALLS JOE B & VICKY FAULKS	35025	2375 S 32ND ST	
STALLS JOE B & VICKY FAULKS	35025	2375 A S 32ND ST	
THOMASON TRAVIS	10457	3102 MONTERREY CR	

NOTIFICATION MAP



LOCATION MAP

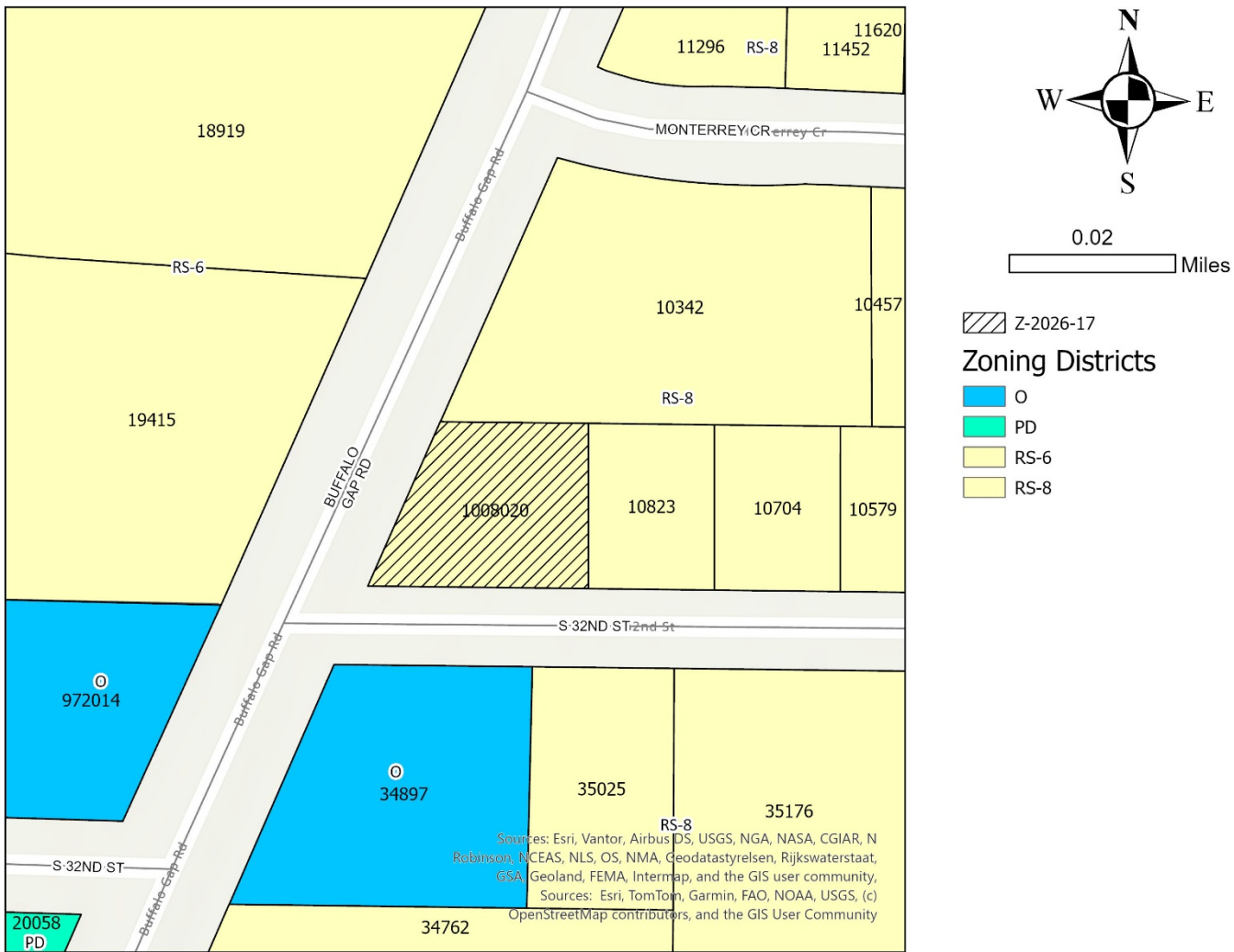


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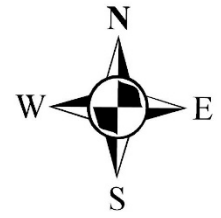
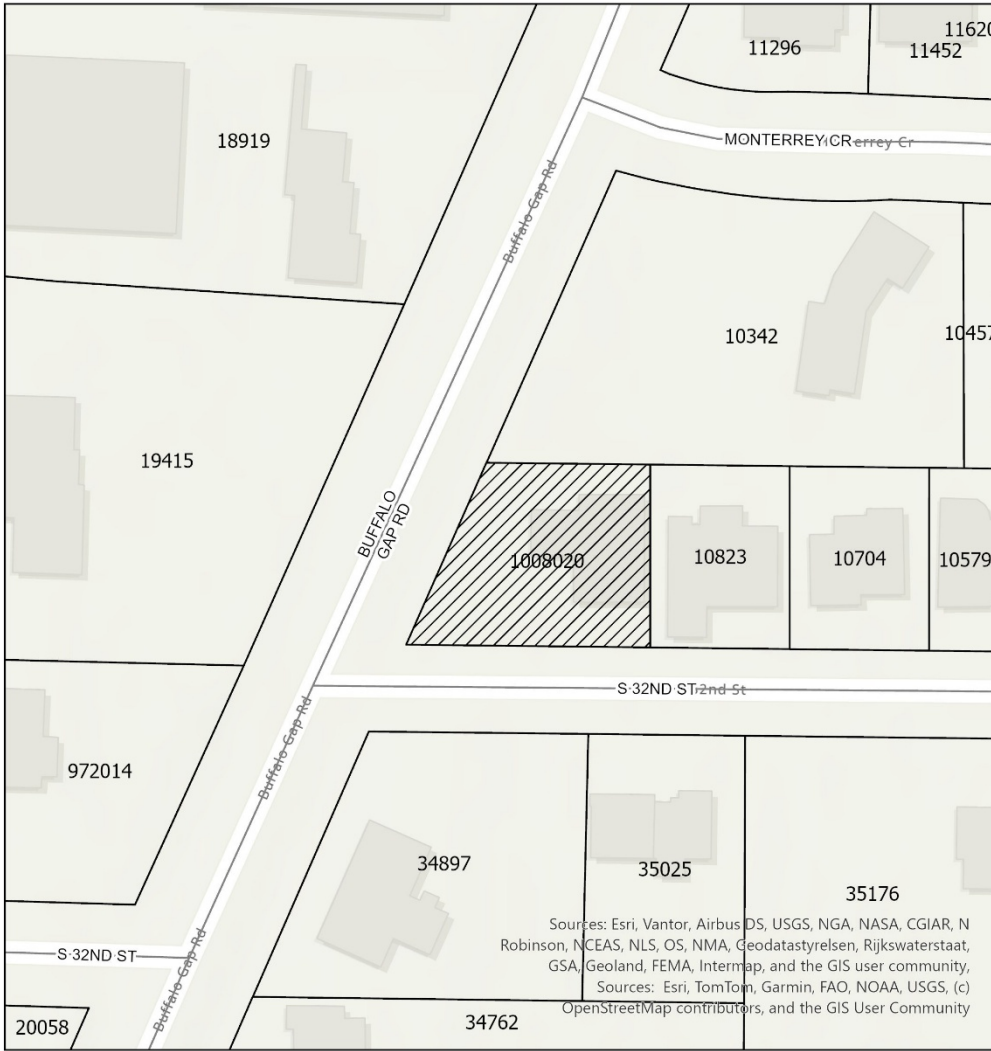
Miles

Z-2026-17

ZONING MAP



FLOOD MAP



0.02
Miles

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

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

Case: Z-2026-17

Owner: Kevin and Katie Parnell (K3HP Holdings LLC)

Request: Change the zoning of approximately 0.26 acres from Residential Single Family (RS-8) to Neighborhood Office (NO).

Location: Located 2380 S 32nd Street

Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: April 7, 2026

Council Hearing: April 23, 2026
May 14, 2026





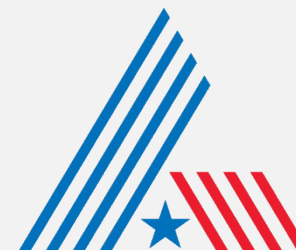
AERIAL LOCATION MAP



0.02

Miles

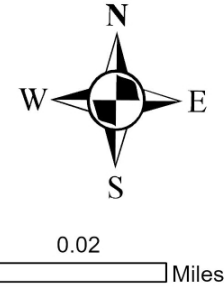
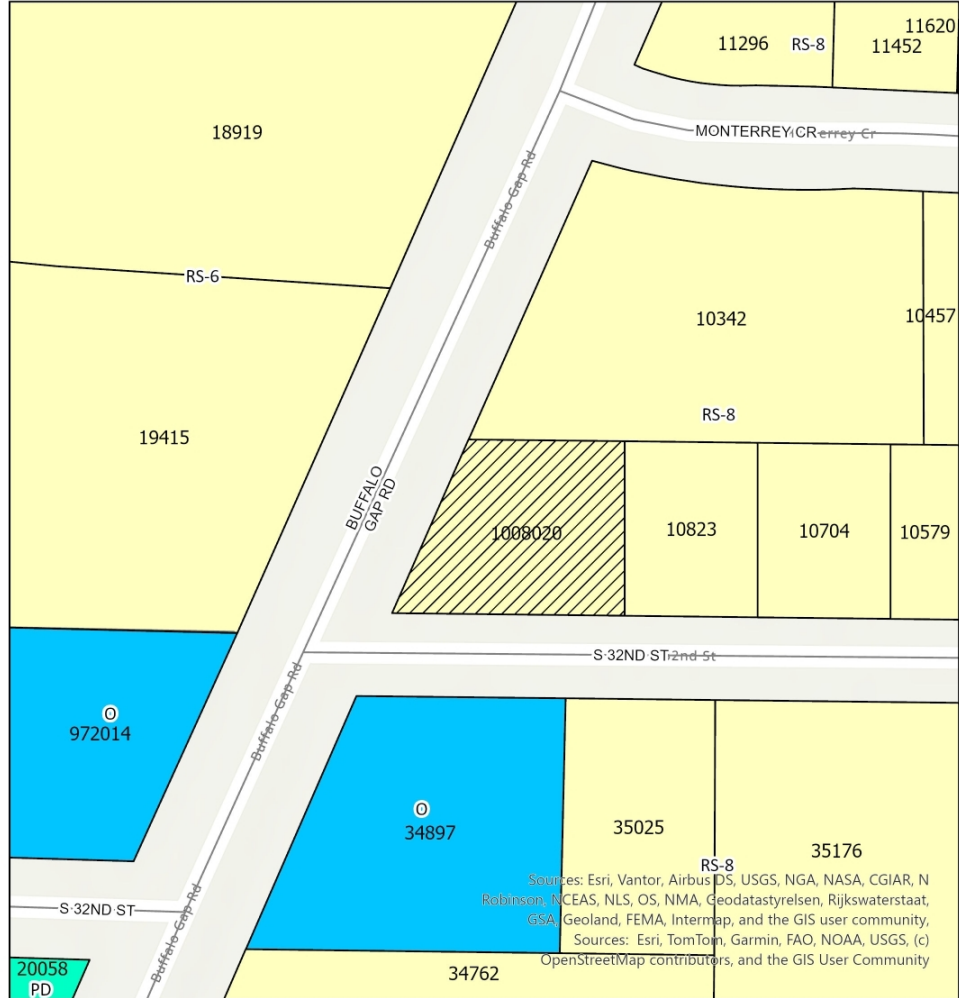
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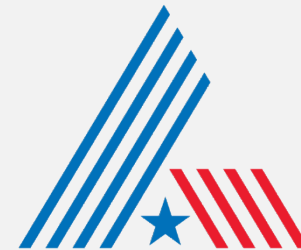
CITY OF
ABILENE
TEXAS



ZONING MAP



- Zoning Districts
- O
 - PD
 - RS-6
 - RS-8



CITY OF
ABILENE
TEXAS



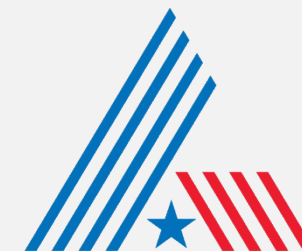
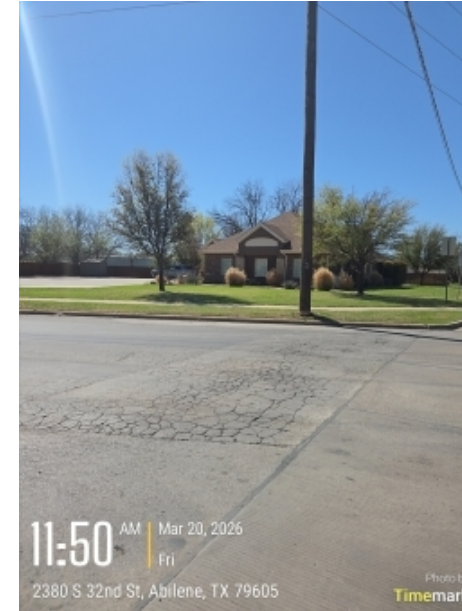
PROPERTY VIEWS



CITY OF
ABILENE
TEXAS



SURROUNDING PROPERTY VIEWS



CITY OF
ABILENE
TEXAS



USES IN RESIDENTIAL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden



LEGEND

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



USES IN NEIGHBORHOOD OFFICE ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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NOTIFICATION AREA MAP



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Miles

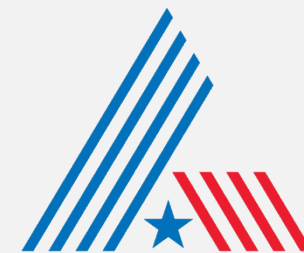
Z-2026-17

Notification Area

0- 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?



ZONING CASE

Z-2026-18

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: April 7, 2026
 City Council 1st Reading: April 23, 2026
 City Council 2nd Reading: May 14, 2026

Applicant

Owner: PAK Harris Enterprises, Ltd
 Agent: Kevin Phillips

Case Manager

Clarissa Ivey – Planner

Request

Create a Planned Development District to allow the mixed use of residential uses and commercial uses.

Location

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.

Background

The owner of the property would like to create a planned development to allow for residential and commercial uses within the same lot. All current uses are to remain on their respective lots, while the remaining of the property is replatted to accommodate more lots with the possibility of just residential or commercial, or both. The PDD also looks to set specific building material standards, as well as setbacks and signage amongst other use specific restrictions.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	LI	Retail and contractor services.
East	HI / HC	Contractor services
South	LI	Retail
West	HC / GC	Offices/Spa

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 commercial uses are 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 PDD aims to establish a distinctive niche intended for live/work properties. By doing this the properties are being marketed to a very specific group of people who value the ability to conduct business wherever they live.

(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 being re-platted and 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
- Concept Plan
- PDD Language

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 20, 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
1433 LEGACY LLC	1093543		
A I G R INC A TEXAS CORP	25092	1309 BEN RICHEY DR	
ABILENE ASSET MANAGEMENT LLC	77199	4750 BOYS RANCH RD	
ABILENE ASSET MANAGEMENT LLC	77199	1366 DUNNAM DR	
ABILENE ASSET MANAGEMENT LLC	77199	1343 DUNNAM DR	
ABILENE ASSET MANAGEMENT LLC	77199	1280 DUNNAM DR	
ABILENE ASSET MANAGEMENT LLC	77199	1227 DUNNAM DR	
ABILENE ASSET MANAGEMENT LLC	77199	1208 DUNNAM DR	
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ABILENE ASSET MANAGEMENT LLC	77199	1057 DUNNAM DR	
ABILENE ASSET MANAGEMENT LLC	77199	957 DUNNAM DR	
ABILENE ASSET MANAGEMENT LLC	77199	4810 BOYS RANCH RD	
ABILENE ASSET MANAGEMENT LLC	77199	1173 MC GEE DR	
ABILENE ASSET MANAGEMENT LLC	77199	1064 MC GEE DR	
ABILENE ASSET MANAGEMENT LLC	77199	1067 MC GEE DR	
ABILENE ASSET MANAGEMENT LLC	77199	1117 MC GEE DR	
ABILENE ASSET MANAGEMENT LLC	77199	1014 MC GEE DR	

ABILENE ASSET MANAGEMENT LLC	77199	1015 MC GEE DR	
ABILENE ASSET MANAGEMENT LLC	77199	1005 MC GEE DR	
ABILENE ASSET MANAGEMENT LLC	77199	1116 MC GEE DR	
ABILENE ASSET MANAGEMENT LLC	77199	1174 MC GEE DR	
ABILENE ASSET MANAGEMENT LLC	77199	954 DUNNAM DR	
ARRINGTON RICHARD SHANE &	72566	901 PETROLEUM DR	
ARRINGTON RICHARD SHANE &	21525		
BEAM BILL S	73771	1250 PETROLEUM DR	
BETTIS TERRY L & CLAUDIA	1003413	1517 PETROLEUM DR	
BOYD CHARLES DBA BOYD FENCE & WELDING	75452	1225 BEN RICHEY DR	
BROWN STEVEN K	74986	1257 BEN RICHEY DR	
BROWN STEVEN K	24716	1265 BEN RICHEY DR	
BRUSHWOOD LLC	73370	1009 PETROLEUM DR	
BUFFALO GAP INSTRUMENTATION AND ELECTRICAL CO	21526	888 BEN RICHEY DR	
BUMGUARDNER CLINT	73772	1250 B PETROLEUM DR	
BUMGUARDNER CLINT W	73639	1302 PETROLEUM DR	
CARY FAMILY HOLDINGS LLC	73244	917 PETROLEUM DR	
CARY FAMILY HOLDINGS LLC	73246	909 PETROLEUM DR	
CITY OF ABILENE	68390	501 BEN RICHEY DR	
CITY OF ABILENE	68390	806 LAVENA LN	
CITY OF ABILENE	68390	810 LAVENA LN	
CITY OF ABILENE	68390	814 LAVENA LN	
CITY OF ABILENE	68390	818 LAVENA LN	
CITY OF ABILENE	68390	822 LAVENA LN	
CITY OF ABILENE	68390	832 LAVENA LN	
CITY OF ABILENE	68390	836 LAVENA LN	
CITY OF ABILENE	68390	840 LAVENA LN	
CITY OF ABILENE	68390	844 LAVENA LN	
CITY OF ABILENE	68390	848 LAVENA LN	
CITY OF ABILENE	68390	819 LAVENA LN	
COMO ABILENE LLC	1005297	1181 BEN RICHEY DR	
DEBORAH'S COLLECTION INC	73114	1102 PETROLEUM DR	
EKDAHL REAL ESTATE LLC	1086289		
GEE PLAN ROOM INC	73911	1350 PETROLEUM DR	
GEE PLAN ROOM INC	73912	1342 PETROLEUM DR	
GEE PLAN ROOM INC	73908	1358 PETROLEUM DR	
GRACE GAUGE INVESTMENTS LLC	24841	1501 BEN RICHEY DR	
GRACE GAUGE INVESTMENTS LLC	24074	1509 BEN RICHEY DR	
HAWKS WES & SHERRY	72698	910 PETROLEUM DR	
HUNT GILBERT O & JONES DIANE	75572	1217 BEN RICHEY DR	
J & H PAINTING LLC	75826	1209 BEN RICHEY DR	
J AND H PAINTING LLC	75693	1213 BEN RICHEY DR	
J MOOS MANAGEMENT CO	72970	4374 SPINDLETOP DR	
J MOOS MANAGEMENT CO	72970	1230 PETROLEUM DR	
J MOOS MANAGEMENT CO	72970	1234 PETROLEUM DR	
J MOOS MANAGEMENT CO	72970	4380 SPINDLETOP DR	
J MOOS MANAGEMENT CO	72970	1126 PETROLEUM DR	

JACKSON STEVANIE	75341	1233 BEN RICHEY DR	
JACKSON STEVANIE	75220	1241 BEN RICHEY DR	
JACKSON STEVANIE	75103	1249 BEN RICHEY DR	
MB RENTALS LLC	74182	1450 PETROLEUM DR	
MB RENTALS LLC	71926	4333 S TREADAWAY BL	
MORRIS HENDERSON TARYN NINI	72826	920 PETROLEUM DR	
PAK HARRIS ENTERPRISES LTD	77304	1002 BEN RICHEY DR	
PAK HARRIS ENTERPRISES LTD	76940	1236 BEN RICHEY DR	
PAK HARRIS ENTERPRISES LTD	76940	1220 BEN RICHEY DR	
PAK HARRIS ENTERPRISES LTD	76940	1120 BEN RICHEY DR	
PAK HARRIS ENTERPRISES LTD	76940	1166 BEN RICHEY DR	
PAK HARRIS ENTERPRISES LTD	74514	1301 PETROLEUM DR	
PAK HARRIS ENTERPRISES LTD	73503	1125 PETROLEUM DR	
PAK HARRIS ENTERPRISES LTD	10185	902 BEN RICHEY DR	
PAK HARRIS ENTERPRISES LTD	77183	1026 BEN RICHEY DR	
PAK HARRIS ENTERPRISES LTD	113667	4353 S TREADAWAY BL	
PAK HARRIS ENTERPRISES LTD	74055	1402 PETROLEUM DR	
PAK HARRIS ENTERPRISES LTD	23823	1302 BEN RICHEY DR	
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PAK HARRIS ENTERPRISES LTD	74402	1201 PETROLEUM DR	
PAK HARRIS ENTERPRISES LTD	23676	1474 BEN RICHEY DR	
PAK HARRIS ENTERPRISES LTD	74744	1149 PETROLEUM DR	
PAK HARRIS ENTERPRISES LTD	974901	4465 S TREADAWAY BL	
PAK HARRIS ENTERPRISES LTD	76201	1001 BEN RICHEY DR	
PERFORMANCE WHOLESALE LLC	24963	1465 BEN RICHEY DR	
REST MANAGEMENT PROPERTIES LLC	974902	1510 BEN RICHEY DR	
SCF RC FUNDING IV LLC	113666	4349 S TREADAWAY BL	
SHOOK MARKLIN ROBERT	1079223	401 BEN RICHEY DR	
SPURLOCK MARK	107137	4341 S TREADAWAY BL	
TAYLOR JAMES DEAN	72827	914 PETROLEUM DR	
TKN BREHUNT LLC	974900	4357 S TREADAWAY BL	
WOODRIDGE INVESTMENTS LP	75950	1201 BEN RICHEY DR	
WOODRIDGE INVESTMENTS LP	113624	1333 BEN RICHEY DR	

By Property ID

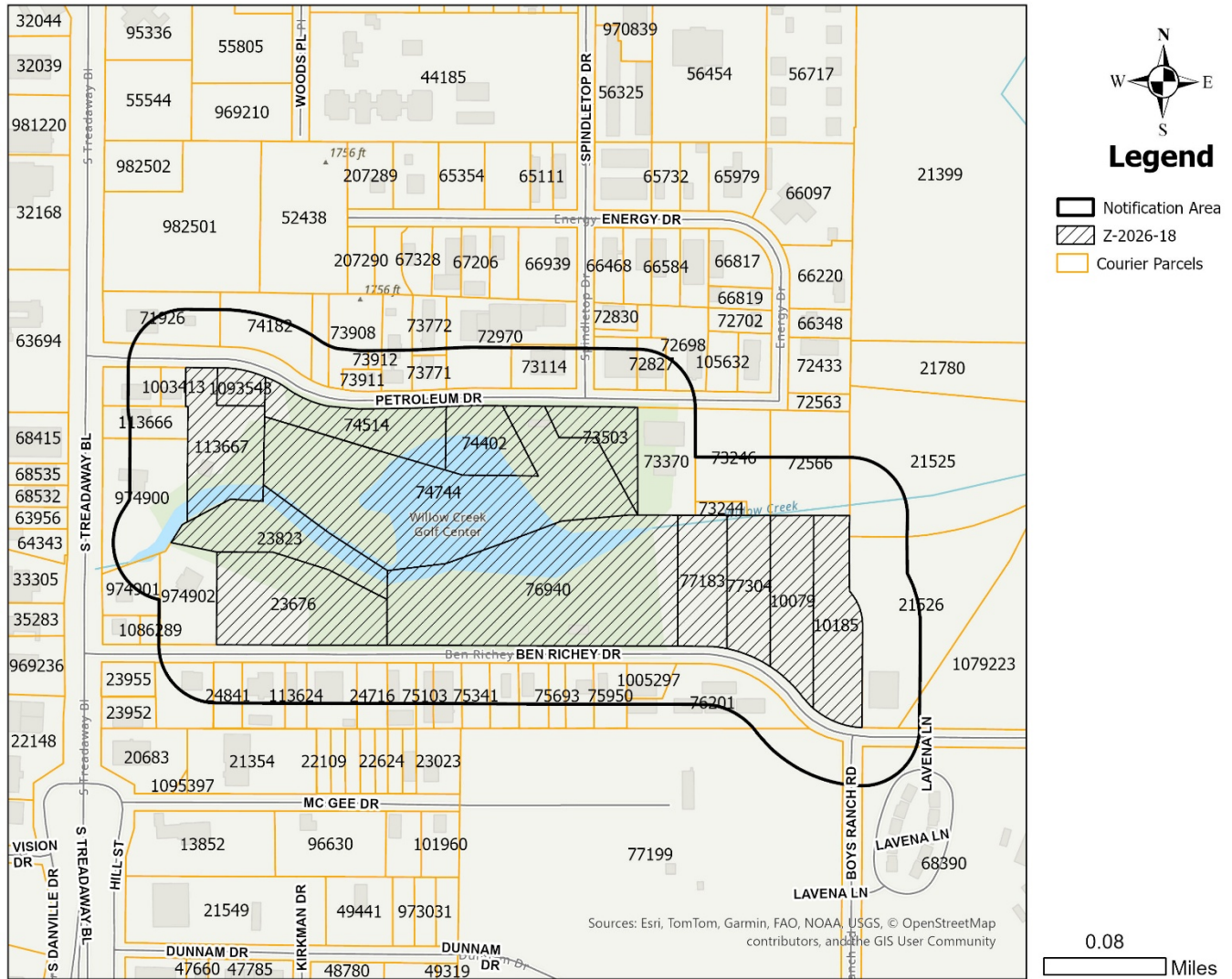
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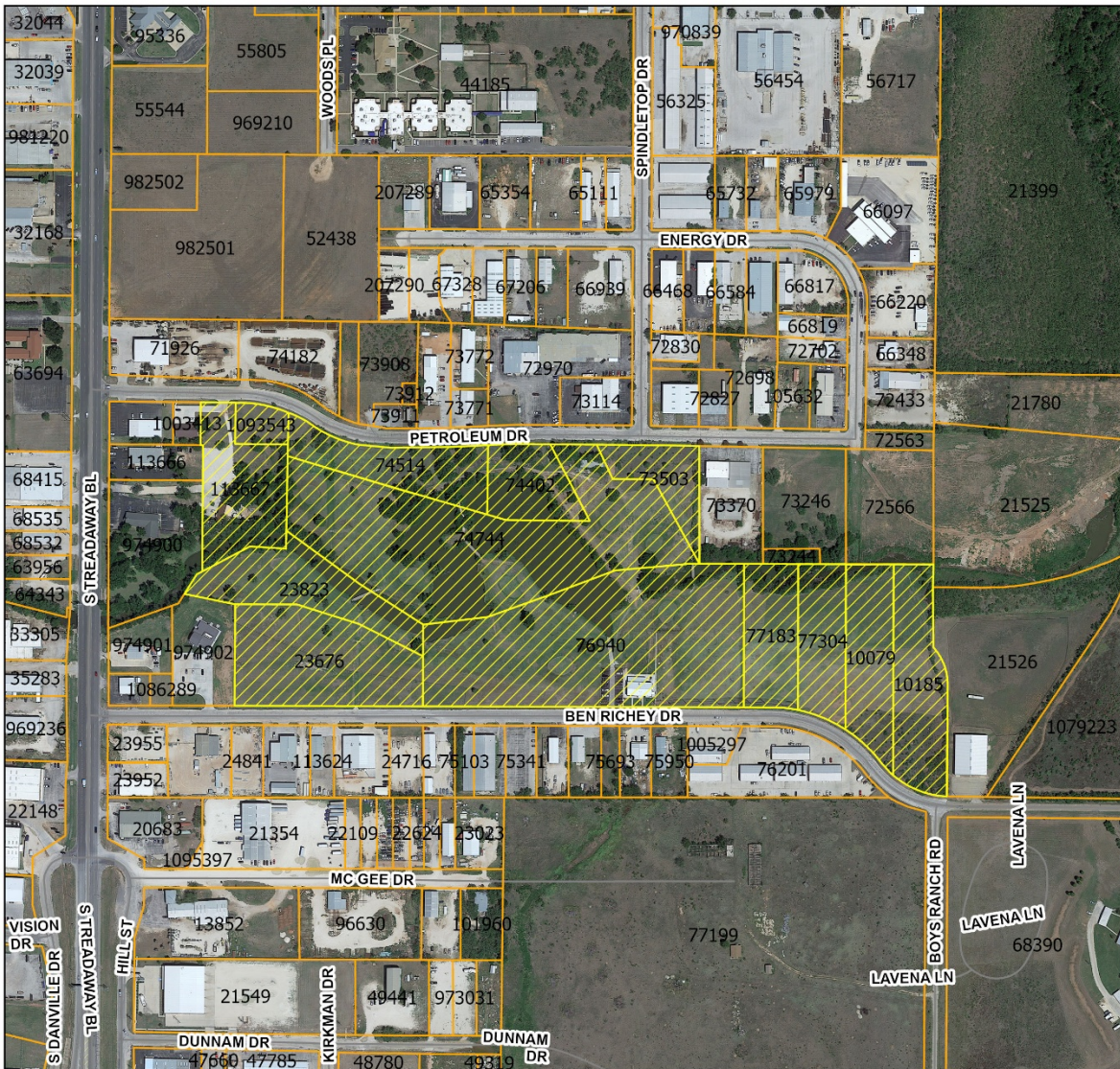
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ABILENE ASSET MANAGEMENT LLC	77199	954 DUNNAM DR	
PAK HARRIS ENTERPRISES LTD	77304	1002 BEN RICHEY DR	
SPURLOCK MARK	107137	4341 S TREADAWAY BL	
WOODRIDGE INVESTMENTS LP	113624	1333 BEN RICHEY DR	
SCF RC FUNDING IV LLC	113666	4349 S TREADAWAY BL	
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1433 LEGACY LLC	1093543		

NOTIFICATION MAP



LOCATION MAP



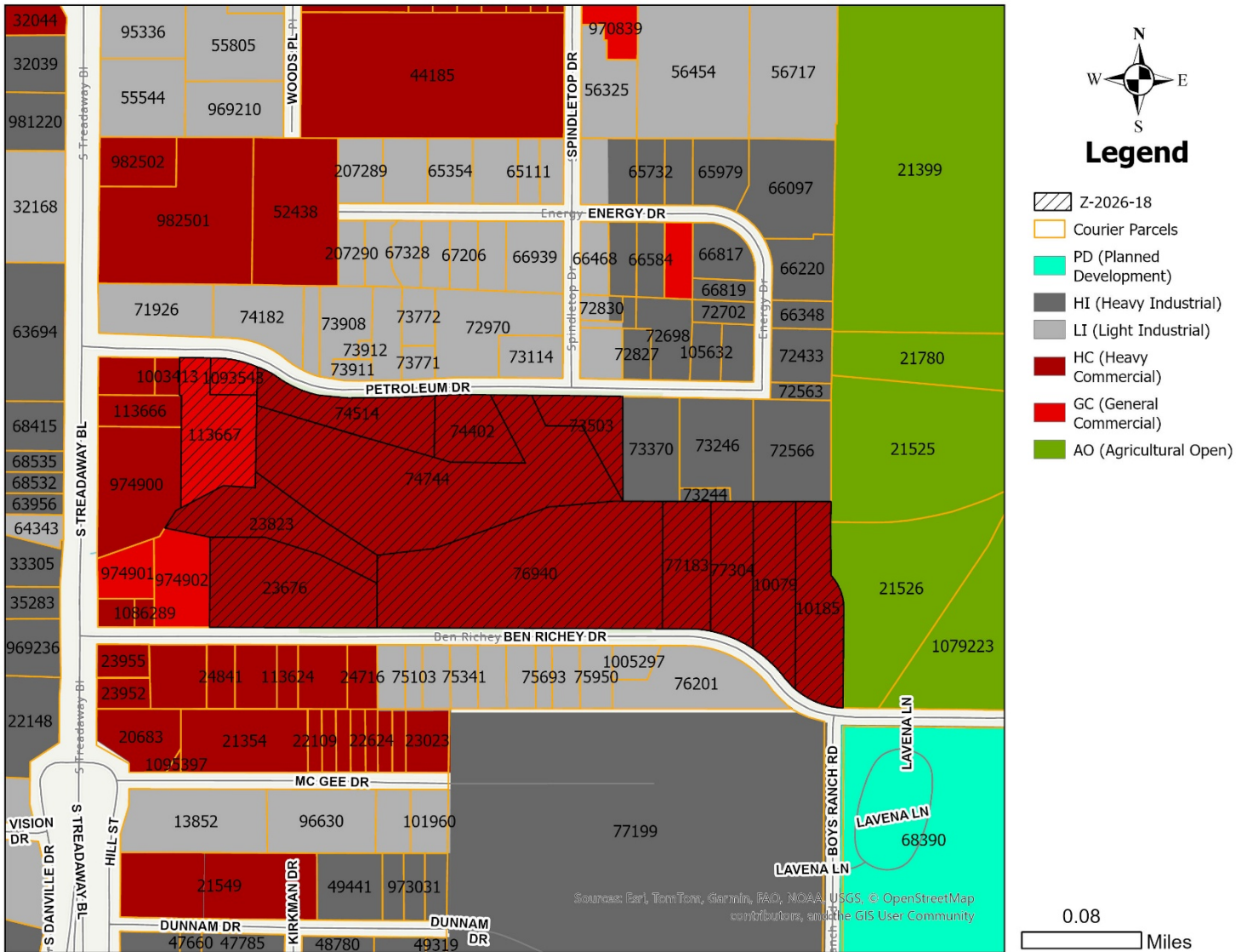
Legend

- Z-2026-18
- Courier Parcels

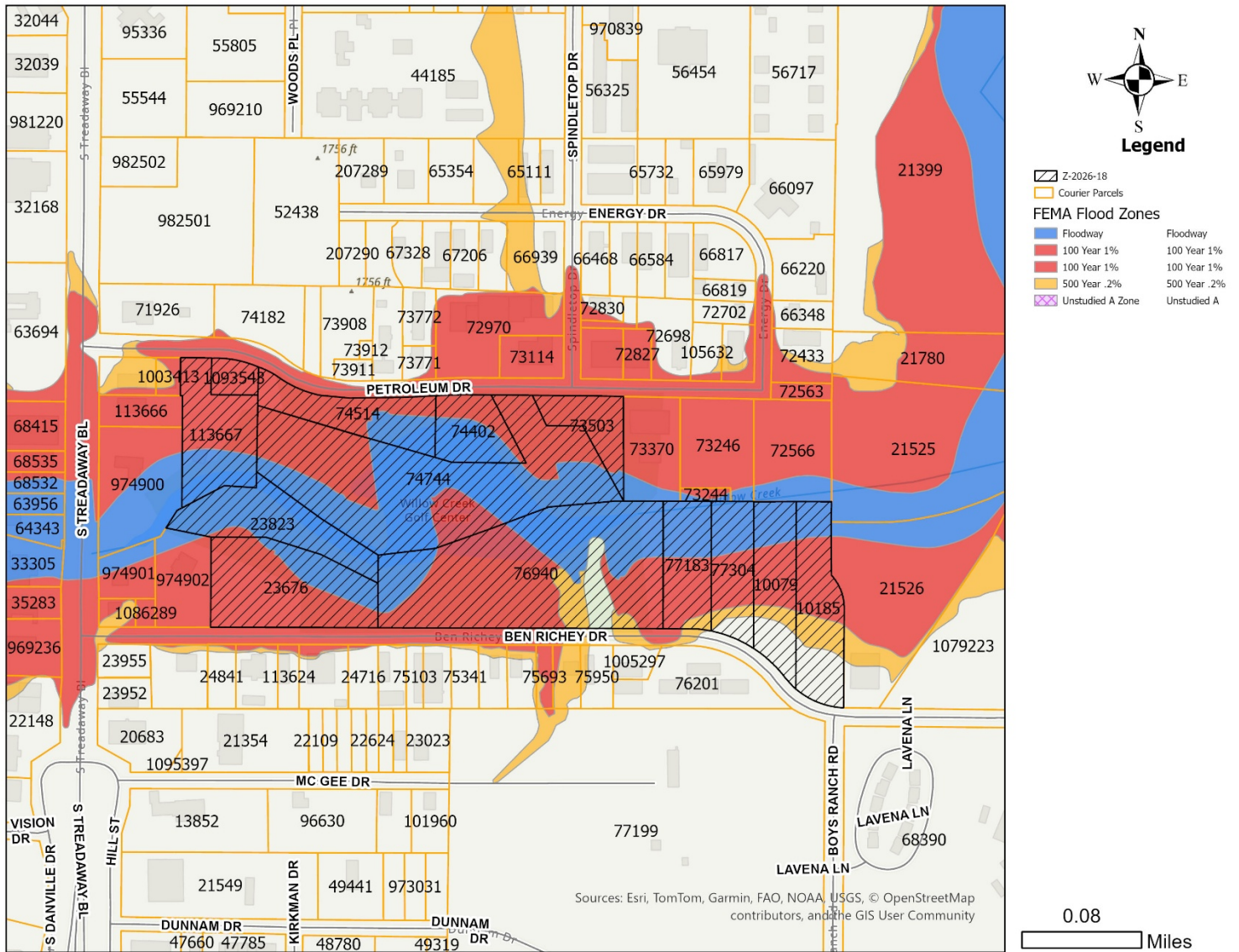
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ZONING MAP



FLOOD MAP





REZONE REQUEST

Case: Z-2026-18

Agent: Kevin Phillips

Owner: PAK Harris Enterprises, Ltd.

Request: Create a Planned Development District to allow the mixed use of residential uses and commercial uses.

Location: Along the 1100 - 1400 Block of Ben Richey Dr. and the 1100 - 1400 Block of Petroleum Dr.

Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: April 7, 2026

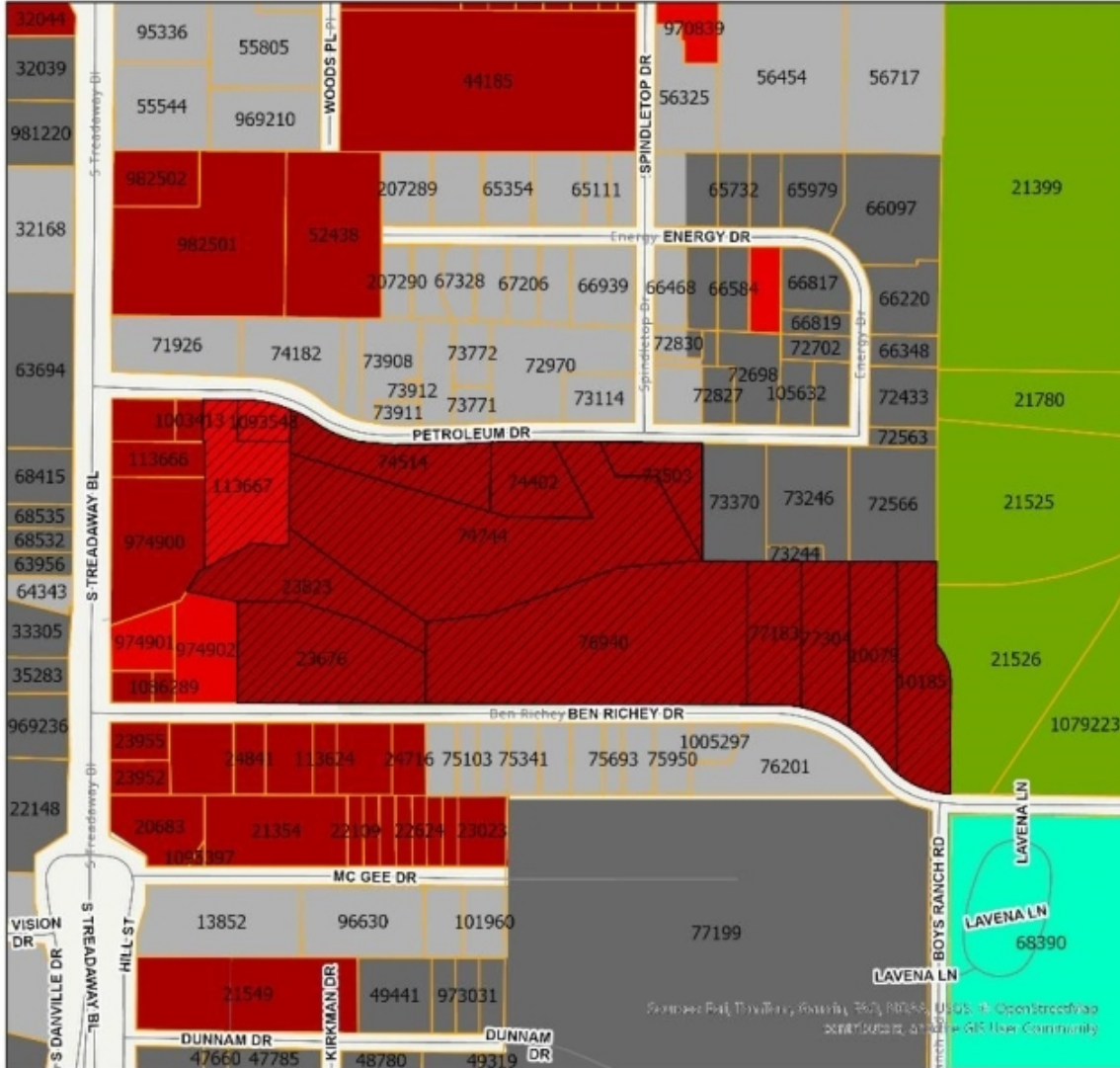
Council Hearing: April 23, 2026
May 14, 2026







ZONING MAP



Legend

- Z-2026-18
- Courier Parcels
- PD (Planned Development)
- HI (Heavy Industrial)
- LI (Light Industrial)
- HC (Heavy Commercial)
- GC (General Commercial)
- AO (Agricultural Open)

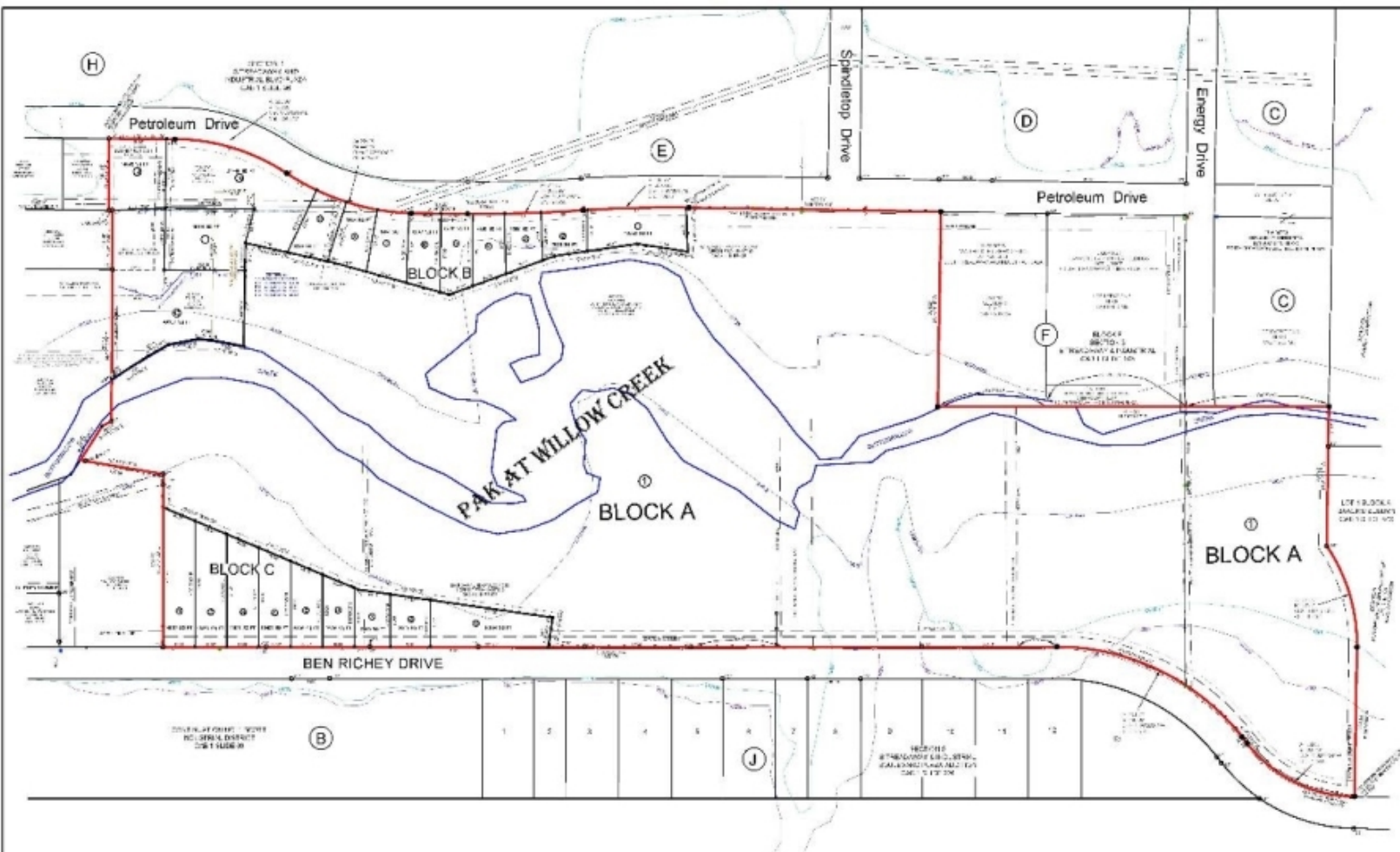


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ABILENE
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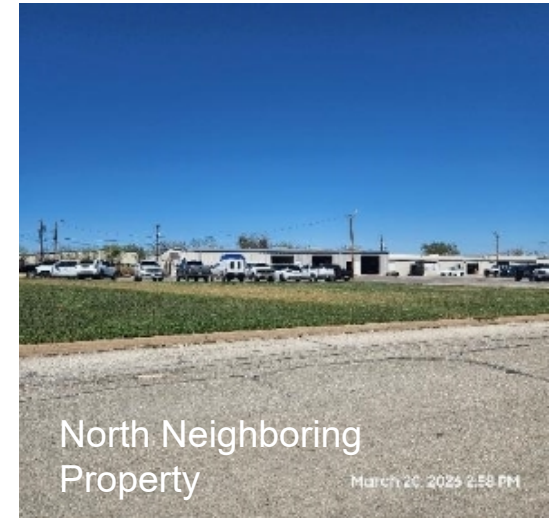
CONCEPT PLAN



CITY OF
ABILENE
TEXAS



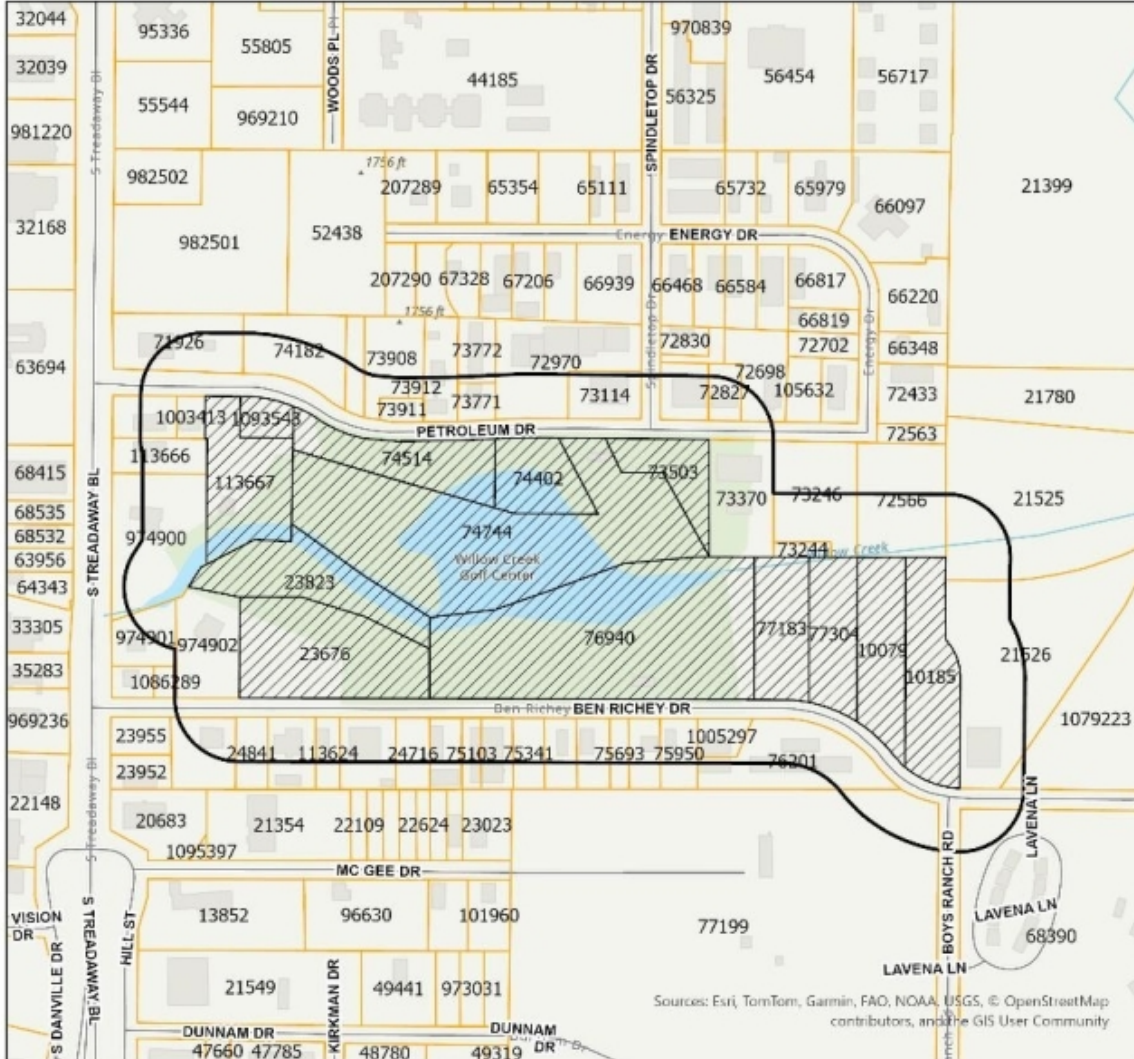
PROPERTY VIEWS



CITY OF
ABILENE
TEXAS



NOTIFICATION AREA MAP



0 - 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?



Mixed Use Zoning and Planned Development Zoning

Items specific to the Ordinance for PAK at Willow Creek Rezone. Ordinance establishing a PD district shall incorporate the district regulations and shall set forth the following:

- 1) Mixed Use Zoning overlaid, together with the permitted additions and changes in this Planned Development Ordinance as shown in Exhibit A.
- 2) The purpose of this Planned Development Ordinance is to allow for the mixed use of residential use, commercial use, and accessory use on the same platted lot or next to each other on separate platted lots.
- 3) The general standards applicable to development within the district, with or without reference to the base district, including:
 - a) Exterior building materials shall be 80% masonry on all sides of the structure
 - b) Maximum height for any structures shall be no more than 38’.
 - c) Chain-link or Wrought Iron fences only will be allowed. Chain-link fences can have plastic or metal slats that are inserted for privacy. Masonry or rock base of fence shall be no higher than 18” with masonry or rock pillars no higher than 5’. (Goal is to not obstruct golf course views).
 - d) Mailboxes must be constructed with the same building materials as the primary dwelling unit.
 - e) Only monument signage will be allowed.
 - f) Building setbacks shall be 15’ on front, 5’ on each side, and 0’ on back.
 - g) No farm animals (chickens, roosters, pigs, horses, cows, and any other farm animals) will be allowed. Dogs and cats will not be allowed to be outdoors unattended between the hours of 9:00pm to 7:00am.

- h) Block B Lots 1-3 and Block C Lots 7-9 shall be considered compatible with lot size and can be developed with this PD Zoning District as long as setbacks are met; 15' on front, 5' on each side, and 0' on back.
 - i) The total area of building coverage on a lot shall not exceed 75% of the total lot size.
 - k) Landscaping shall be zero scaping within this district.
 - l) Hours of operation shall be Monday-Sunday from 7:00am-12:30am for all commercial uses.
 - m) Sidewalks and bicycle facilities are not required for any platted lot within this district.
 - n) Two signs allowed per street frontage per platted lot as follows:
 - 1) one (1) unanimated, non-illuminated, accessory identification sign having an area of not over twelve (12) square feet flat against a wall, door, or window
 - 2) one (1) unanimated, non-illuminated monument sign with a face on each side of an area not more than twelve (12) square feet.
- 4) Specific Standards applicable to development with the district, with or without reference to the base district are as follows:
- a) **Multi-Family Dwellings:** Maximum number of units allowed in this MX zoning is 6 units per platted lot. Setbacks will still apply as 15' on front, 5' on each side, and 0' on back.
 - b) **Accessory Structure and Dwelling Accessory:**
 - 1) Shall be permitted only in rear and side yards and shall be constructed of same building materials and architectural quality as the primary structure.
 - a) Carports and patio covers are required to adhere to

this requirement.

- 2) Shall not extend beyond the front building line. No wall of an accessory building shall be placed within six feet (6') of the wall of any other structure existing or under other structure existing or under construction on the same lot. In no case shall any portion of an accessory building be placed within six feet (6') of any portion of any structure existing or under construction on an adjacent lot.
- 3) Accessory buildings that are two hundred (200) square feet or less in size do not require a building permit, but must meet all applicable requirements.
- 4) All permitted accessory buildings require a Site Plan.
- 5) A main structure must exist on the same lot on which an accessory building is located.
- 6) Side setback requirements shall be the same as for the main building. The rear setback shall be no less than five feet (5') from the rear property line.

c) Home Occupation:

- 1) The home occupation shall be conducted by members of the family residing on the premises, and shall have no more than one (1) employee who does not reside on the premises.
- 2) The home occupation may be conducted in the home or a detached accessory structure. When Operated Within the Home: The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five percent (25%) of the floor area of the dwelling unit shall be used in the conduct of the

Home Occupation. When operated within a detached accessory building: There is no restriction to the amount of floor area used for the home occupation.

3) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation

4) Prohibited Home Occupations

- a) Animal clinic
- b) Automobile Repair
- c) Clinic which includes drug, alcohol, and rehab
- d) Commercial stable
- e) Hospital
- f) Kennel
- g) Palm reading
- m) Printing establishment

d) **Itinerant Business:** Any itinerant business must meet all of the following conditions:

- 1) Location. The itinerant business must be located on property that has been approved for such itinerant business activity
- 2) Permission. The itinerant business must have written permission of the property owner.
- 3) Permit, Number, and Timeframe. A Temporary Permit issued by the Building Official must be obtained. No more than one (1) itinerant business may be on a property at one time. No parcel may have an itinerant business on-site for more than thirty-six (36) days in a calendar year. The thirty-six (36) days may be used at one time or may be divided in anyway. A

permit for an itinerant business does not take the place of other approvals or permits that may be required by other City departments or governmental agencies, e.g., Fire Department, Health Department, etc. The permit must include all of the following information:

- a. Written proof of the property owner's permission.
- b. Address of the property where the activity will take place.
- c. Dates and hours of operation.
- e. Complete description of business activity.
- f. Responsible party's name, address and telephone number.
- g. Health Department approval if applicable.

4) Setback. Any tent, trailer or other structure housing the itinerant business must be set back a minimum of ten feet (10') from all property lines.

5) Businesses Prohibited. The following businesses shall be prohibited from obtaining an itinerant business permit:

- a. Sales of knives, firearms or other weapons.
- b. Sales of live animals.

e) **Manufacturing (Incidental):** An Establishment where manufacturing (light) uses are conducted exclusively indoors and are incidental to a principal land use such as retail sales on the same site. In no case shall such use exceed 15% of the building square footage and the manufactured product should be primarily sold on the same lot.

f) **Recreation Building, Multipurpose:** Parking off-street parking spaces equaling one (1) per five hundred (500) square feet of floor area of the recreation building, excluding locker rooms and bathrooms.

g) **Tennis Court, Private (accessory to residential use):** shall meet performance standards regulating exterior illumination within Chapter 4, Article 2, Division 7 and shall be located within a fenced yard or be enclosed by a fence at least six

(6) feet in height.

h) **Liquor Store (off-premises consumption):** All structures housing a liquor store off-premises consumption use shall meet all of the requirements prescribed for liquor store on-premises consumption use.

i) **Liquor Store (on-premises consumption):** Distances Required. All structures housing a liquor store on-premises consumption use must be located at least three hundred feet (300') from any lot used primarily for church and school

j) **Urban Garden:** Within this PD such use is permitted by right, the following criteria shall be met:

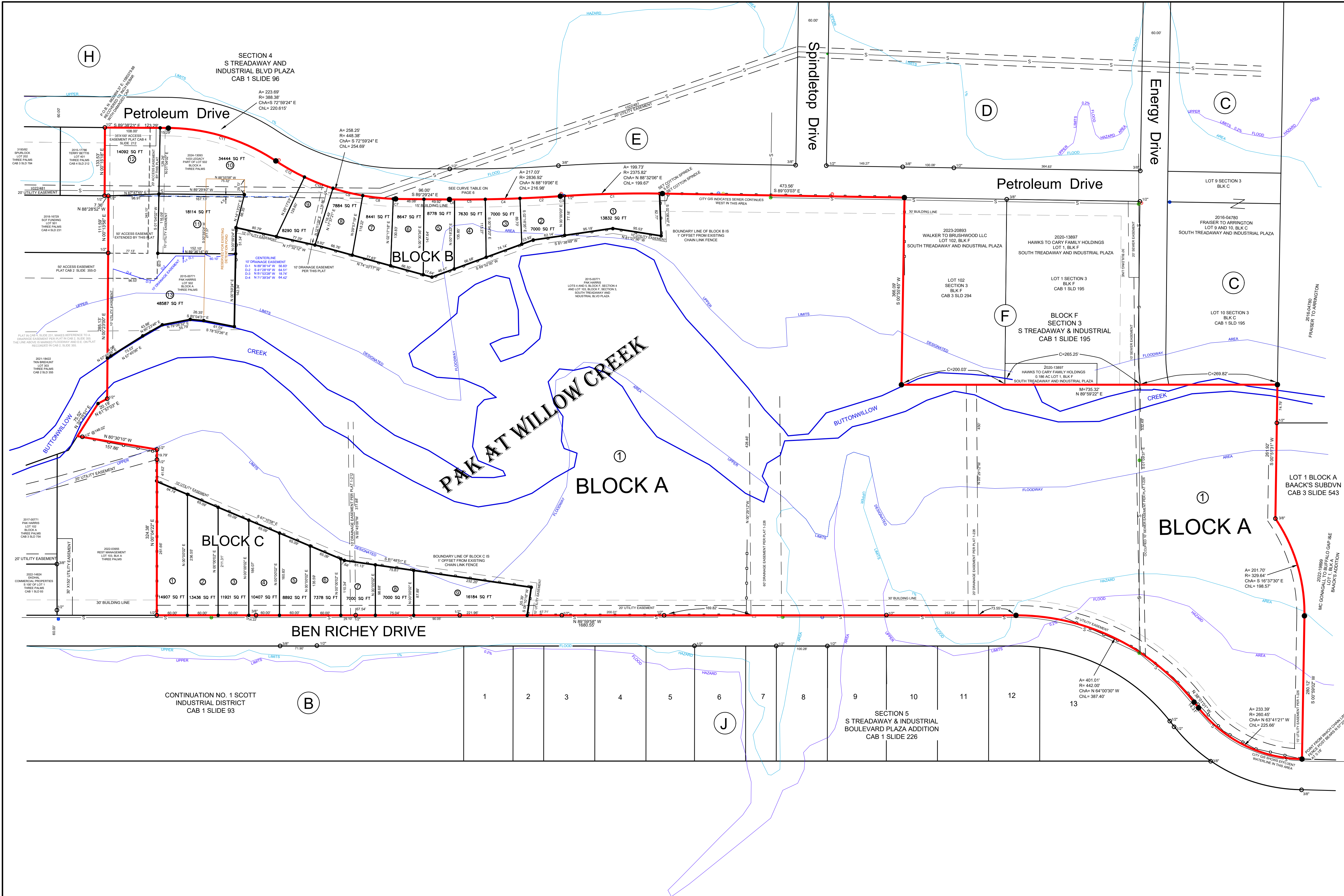
1. A water meter will be allowed for the cultivation and growing of plants or vegetation material even when a primary structure does not exist.
2. No on-site sales of plant material shall be permitted.
3. Only mechanical equipment designed for household use may be stored in an approved storage accessory structure to match same building and architectural quality as primary structure.

5) Uses allowed in this district are as follows:

1. Accessory Dwelling or Structure
2. Ambulance Service
3. Antique Shop
4. Art Gallery
5. Arts School
6. Attached carport or patio cover
7. ATM, Self-Service Kiosk, and Similar Facilities
8. Bakery, Retail Trade
9. Banking Services
10. Bed and Breakfast
11. Blueprinting and/or Photocopying Services
12. Broadcast Studio

13. Church or Place of Worship
14. Commercial Trade School
15. Cultural Facilities
16. Department Stores
17. Dwelling Unit
18. Dwelling, multi-family
19. Dwelling, single-family
20. Educational and scientific res
21. Electrical Appliance repair, with no outdoor storage
22. Golf Course
23. Grocery Store, Convenience-type
24. Grocery Store, Supermarket
25. Hardware Store
26. Hobby Shop
27. Home Improvement Center, with no outdoor storage
28. Home Occupations
29. Itinerant Business, with temporary permit
30. Liquor Store
31. Liquor Wholesale/Distribution
32. Manufacturing (incidental)
33. Medical and Dental Clinic or Office
34. Medical or Dental Laboratory
35. Office (general, professional, or financial)
36. Park or playground
37. Personal Services
38. Post Office
39. Printing, Copying, Reproduction, Publishing
40. Public Safety Facility

- 41. Recreation, outdoors (active)
- 42. Recreation, outdoors (passive)
- 43. Recreation and maintenance services (indoor)
- 44. Residential
- 45. Restaurant, Brewpub
- 46. Restaurant, fast-food (Conditional use for drive-thru)
- 47. Restaurant, standard
- 48. Retail Business, General
- 49. Retail Sales/Rental (indoor)
- 50. School-Public, Private, or Denominational
- 51. Secondhand Merchandise Store
- 52. Shopping Center
- 53. Storage, Self Service Units
- 54. Surgical Center
- 55. Swimming Pool, Private or Public
- 56. Tennis Court, Private or Public
- 57. Theater or Playhouse (indoor)
- 58. Trade/Business School
- 59. Urban Garden
- 60. Variety Store
- 61. Veterinary Service, Small Animal (no animals boarded onsite)



LOT 1, BLOCK A, LOTS 1-13, BLOCK B, AND LOTS 1-9, BLOCK C, PAK AT WILLOW CREEK, BEING A REPLAT OF 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, CITY OF ABILENE, TAYLOR COUNTY, TEXAS

- WATER METER
- GAS METER
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- RECOVERED REBAR-SIZE AT SYMBOL
- SET 5/8 INCH REBAR WITH CAP MARKED "SHEPPARD 3697" UNLESS NOTED OTHERWISE

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SEE PLATS CAB 1-SLD 195, CAB 1-SLD 96, CAB 1-SLD 212, CAB 1-SLD 212, CAB 1-SLD 93, CAB 4-SLD 231, PLAT RECORDS, TAYLOR COUNTY.
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ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF TAYLOR
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 TAYLOR COUNTY, TEXAS.

PLAT DESCRIPTION:
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DECEMBER 9, 2025
DATE

SIGNATURE
Maxey Sheppard RPLS 3697
REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER:
PAK HARRIS ENTERPRISES
ABILENE, TEXAS

OWNER:
1443 LEGACY
ABILENE, TEXAS

SURVEYOR:
SHEPPARD SURVEYING
1013 ENERGY DR.
ABILENE, TEXAS
TBPELS FIRM #100277-00
www.sheppard-survey.com

PLANNING COMMISSION
THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE TEXAS LOCAL GOVERNMENT CODE CHAPTER 212, SUBCHAPTER A, AS AMENDED.

PLANNING DIRECTOR
FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.

DATE FILE NUMBER

CHAIRMAN
SECRETARY

PLANNING DIRECTOR
FEES

DIRECTOR OF PUBLIC WORKS
THE DEDICATION FILED, IN CONNECTION WITH THE PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.

DATE FILE NUMBER

COUNTY CLERK
COUNTY TEXAS

DEPUTY

OWNER'S CERTIFICATE AND DEDICATION
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SEE METES AND BOUNDS ON PAGE 6

EXECUTED THIS DAY OF 20

EXECUTED THIS DAY OF 20

ACKNOWLEDGEMENT
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COUNTY OF TAYLOR
BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED (PRINTED NAME)
KNOWN TO ME TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT (PRINTED NAME)
EXECUTED THE SAME FOR THE PURPOSE 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

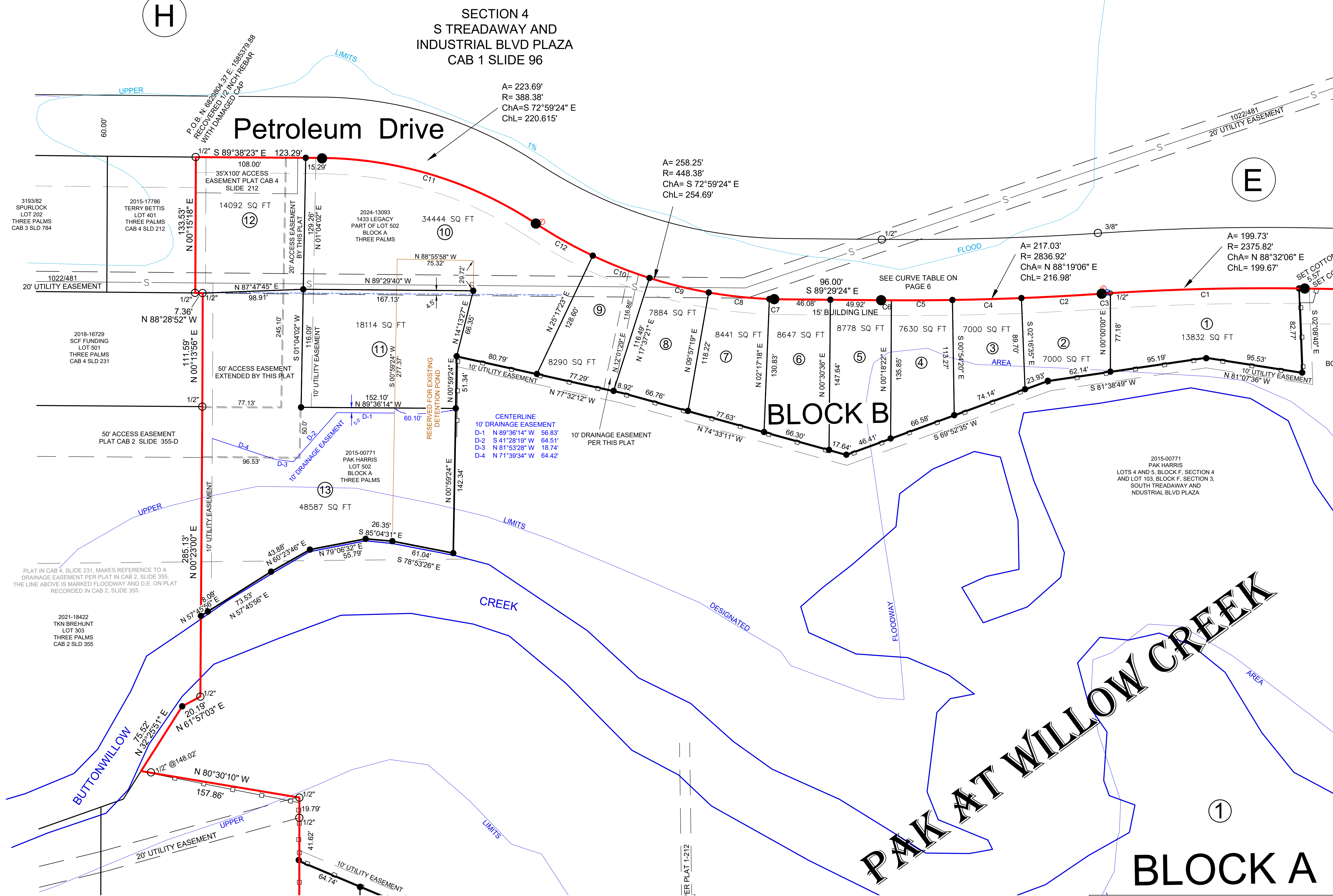
NOTARY PUBLIC COUNTY TEXAS

THE STATE OF TEXAS
COUNTY OF TAYLOR
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A CORPORATION, AND THAT THEY 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 COUNTY TEXAS

GENERAL NOTES
SHEET 1 OF 6 SHEETS 1697819 SQ FT ACREAGE 38.977 AC
SCALE 1" = 100' SMALLEST LOT 7000 SQ FT LARGEST LOT 1408006 SQ FT
LOT WIDTH MIN MAX LOT DEPTH MIN MAX
CONCRETE MONUMENTS (SYMBOL) POLES (SYMBOL) DOWN GUYS (SYMBOL)

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION
CERTIFICATION
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- SANITARY SEWER

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ACKNOWLEDGEMENT

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BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED (PRINTED NAME) _____

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EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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NOTARY PUBLIC COUNTY TEXAS

THE STATE OF TEXAS

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NOTARY PUBLIC COUNTY TEXAS

OWNER: PAK HARRIS ENTERPRISES ABILENE, TEXAS

OWNER: 1443 LEGACY ABILENE, TEXAS

SURVEYOR: SHEPPARD SURVEYING 1013 ENERGY DR. ABILENE, TEXAS TBPELS FIRM #100277-00 www.sheppard-survey.com

PLANNING COMMISSION

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DATE CHAIRMAN _____

ATTEST SECRETARY _____

DATE PLANNING DIRECTOR _____

DIRECTOR OF PUBLIC WORKS

THE DEDICATION FILED, IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.

DATE DIRECTOR OF PUBLIC WORKS _____

PLANNING DIRECTOR

FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.

DATE FILE NUMBER _____

PLANNING DIRECTOR

FEES

COUNTY CLERK

I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON _____

DATE FILE NUMBER _____

COUNTY CLERK COUNTY TEXAS

DEPUTY

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 AND ALLEYS UNDER THE NAME OF _____

PAK AT WILLOW CREEK

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SEE METES AND BOUNDS ON PAGE 6

EXECUTED THIS _____ DAY OF _____ 20 ____

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NOTARY PUBLIC COUNTY TEXAS

GENERAL NOTES

SHEET 2 OF 6 SHEETS 1697819 SQ FT ACREAGE 38.977 AC

SCALE 1" = 50' SMALLEST LOT 7000 SQ FT 50 FT LARGEST LOT 1408006 SQ FT

LOT WIDTH MIN _____ MAX _____ LOT DEPTH MIN _____ MAX _____

CONCRETE MONUMENTS (SYMBOL) _____ POLES (SYMBOL) _____ DOWN GUYS (SYMBOL) _____

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION

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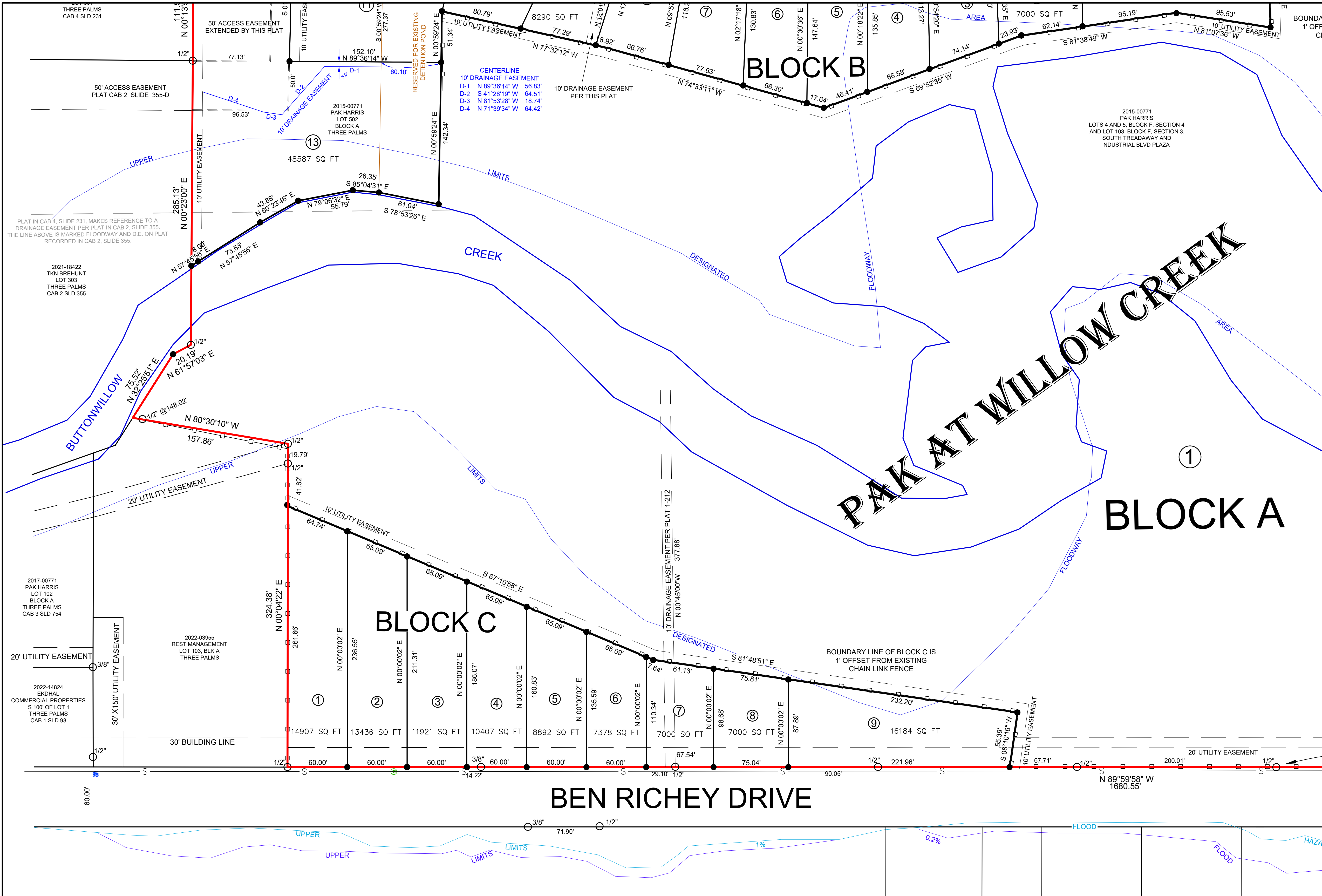
DECEMBER 9, 2025

DATE

SIGNATURE

Maxey Sheppard RPLS 3697

(PRINT) REGISTERED PROFESSIONAL LAND SURVEYOR



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ACKNOWLEDGEMENT

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NOTARY PUBLIC COUNTY TEXAS

THE STATE OF TEXAS
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NOTARY PUBLIC COUNTY TEXAS

OWNER:
PAK HARRIS ENTERPRISES
ABILENE, TEXAS

OWNER:
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ABILENE, TEXAS

SURVEYOR:
SHEPPARD SURVEYING
1013 ENERGY DR.
ABILENE, TEXAS
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PLANNING COMMISSION
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DATE CHAIRMAN
ATTEST SECRETARY

DATE PLANNING DIRECTOR

DIRECTOR OF PUBLIC WORKS
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DATE DIRECTOR OF PUBLIC WORKS

PLANNING DIRECTOR
FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS

DATE FILE NUMBER

PLANNING DIRECTOR

FEES

COUNTY CLERK

I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON

DATE FILE NUMBER

COUNTY CLERK COUNTY TEXAS

DEPUTY

OWNER'S CERTIFICATE AND DEDICATION

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GENERAL NOTES

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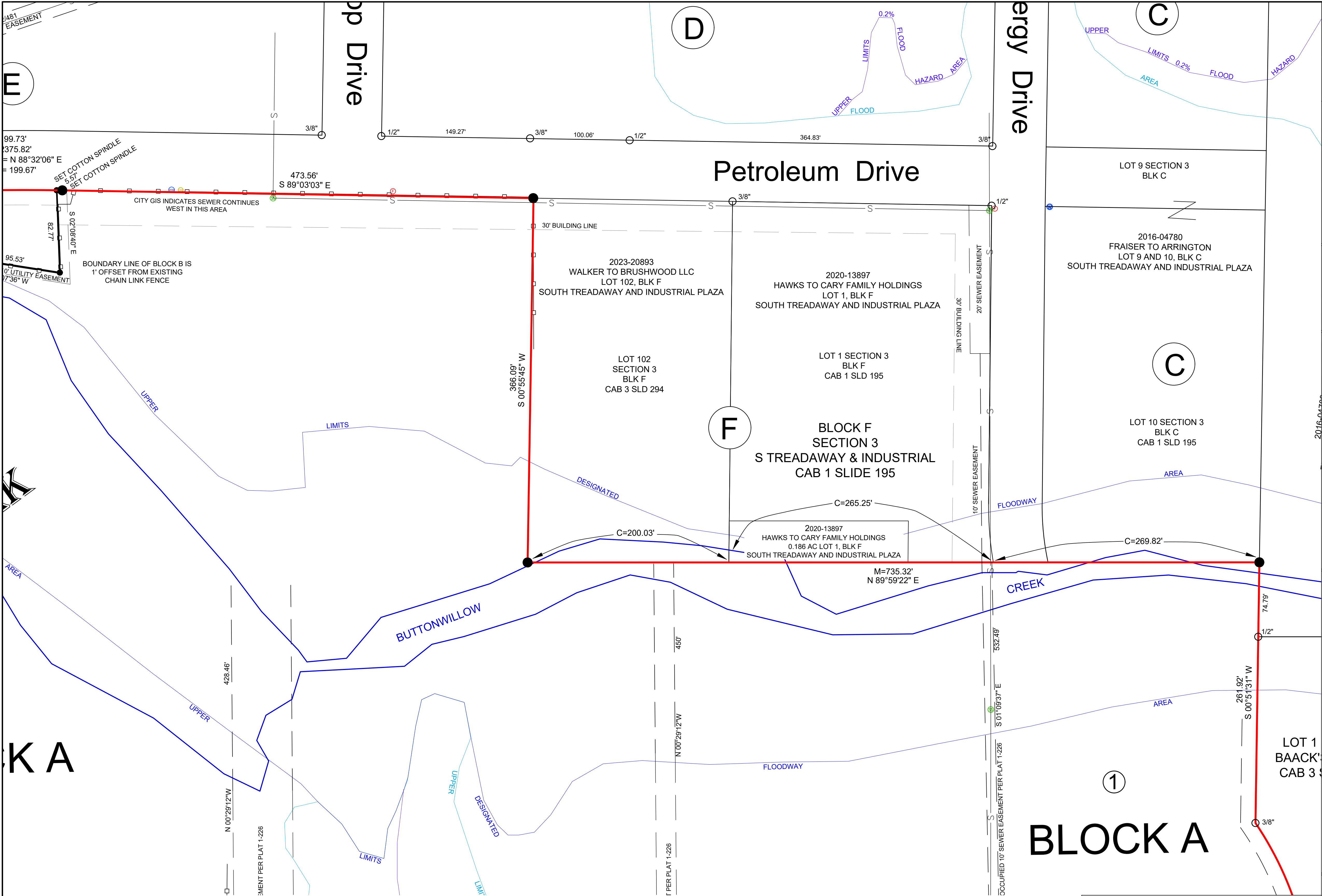
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DECEMBER 9, 2025

DATE

SIGNATURE

Maxey Sheppard RPLS 3697
(PRINT)
REGISTERED PROFESSIONAL LAND SURVEYOR



LOT 1, BLOCK A, LOTS 1-13, BLOCK B, AND LOTS 1-9, BLOCK C, PAK AT WILLOW CREEK, BEING A REPLAT OF 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, CITY OF ABILENE, TAYLOR COUNTY, TEXAS

- WATER METER
 - GAS METER
 - SANITARY SEWER MANHOLE
 - FIRE HYDRANT
 - RECOVERED REBAR-SIZE AT SYMBOL
 - SET 5/8 INCH REBAR WITH CAP MARKED "SHEPPARD 3697" UNLESS NOTED OTHERWISE
- CHAIN LINK FENCING
- SANITARY SEWER

UNLESS OTHERWISE STATED, THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE OTHER UTILITIES OR EASEMENTS BEYOND THOSE SHOWN.

SEE PLATS CAB 1-SLD 195, CAB 1-SLD 96, CAB 1-SLD 226, CAB 1 SLD 212, CAB 1-SLD 93, CAB 4-SLD 231, PLAT RECORDS, TAYLOR COUNTY.

THIS SUBDIVISION LIES COMPLETELY WITHIN THE CORPORATE LIMITS OF THE CITY OF ABILENE. SIDEWALKS ARE REQUIRED AT THE TIME OF CONSTRUCTION. BEARINGS AND DISTANCES ARE GRID NAD 83 TXNC 4202 PROPERTY LIES PARTIALLY IN A DESIGNATED FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBERS 48441C0237F AND 48441C0239F, REVISED JANUARY 6, 2012.

ACKNOWLEDGEMENT

THE STATE OF TEXAS

COUNTY OF TAYLOR

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED (PRINTED NAME) _____

KNOWN TO ME TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT (PRINTED NAME) _____

EXECUTED THE SAME FOR THE PURPOSE 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 COUNTY TEXAS

THE STATE OF TEXAS

COUNTY OF TAYLOR

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED (PRINTED NAME) _____

KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID (PRINTED NAME) _____

PAK HARRIS ENTERPRISES

A CORPORATION, AND THAT THEY 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 COUNTY TEXAS

OWNER: PAK HARRIS ENTERPRISES ABILENE, TEXAS

OWNER: 1443 LEGACY ABILENE, TEXAS

SURVEYOR: SHEPPARD SURVEYING 1013 ENERGY DR. ABILENE, TEXAS TBPELS FIRM #100277-00 www.sheppard-survey.com

PLANNING COMMISSION

THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE TEXAS LOCAL GOVERNMENT CODE CHAPTER 212, SUBCHAPTER A, AS AMENDED.

DATE _____ CHAIRMAN _____

ATTEST _____ SECRETARY _____

DATE _____ PLANNING DIRECTOR _____

DIRECTOR OF PUBLIC WORKS

THE DEDICATION FILED, IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.

DATE _____ DIRECTOR OF PUBLIC WORKS _____

PLANNING DIRECTOR

FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.

DATE _____ FILE NUMBER _____

PLANNING DIRECTOR

FEES

COUNTY CLERK

I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON _____

DATE _____ FILE NUMBER _____

COUNTY CLERK COUNTY TEXAS

DEPUTY

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 AND ALLEYS UNDER THE NAME OF _____

PAK AT WILLOW CREEK

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

SEE METES AND BOUNDS ON PAGE 6

EXECUTED THIS _____ DAY OF _____ 20____

EXECUTED THIS _____ DAY OF _____ 20____

ACKNOWLEDGEMENT

THE STATE OF TEXAS

COUNTY OF TAYLOR

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED (PRINTED NAME) _____

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NOTARY PUBLIC COUNTY TEXAS

THE STATE OF TEXAS

COUNTY OF TAYLOR

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PAK HARRIS ENTERPRISES

A CORPORATION, AND THAT THEY 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 COUNTY TEXAS

GENERAL NOTES

SHEET 4 OF 6 SHEETS 1697819 SQ FT ACREAGE 38.977 AC

SCALE 1" = 50' SMALLEST LOT 7000 SQ FT LARGEST LOT 1408006 SQ FT

LOT WIDTH MIN _____ MAX _____ LOT DEPTH MIN _____ MAX _____

CONCRETE MONUMENTS (SYMBOL) _____ POLES (SYMBOL) _____ DOWN GUYS (SYMBOL) _____

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 TAYLOR COUNTY, TEXAS.

PLAT DESCRIPTION:

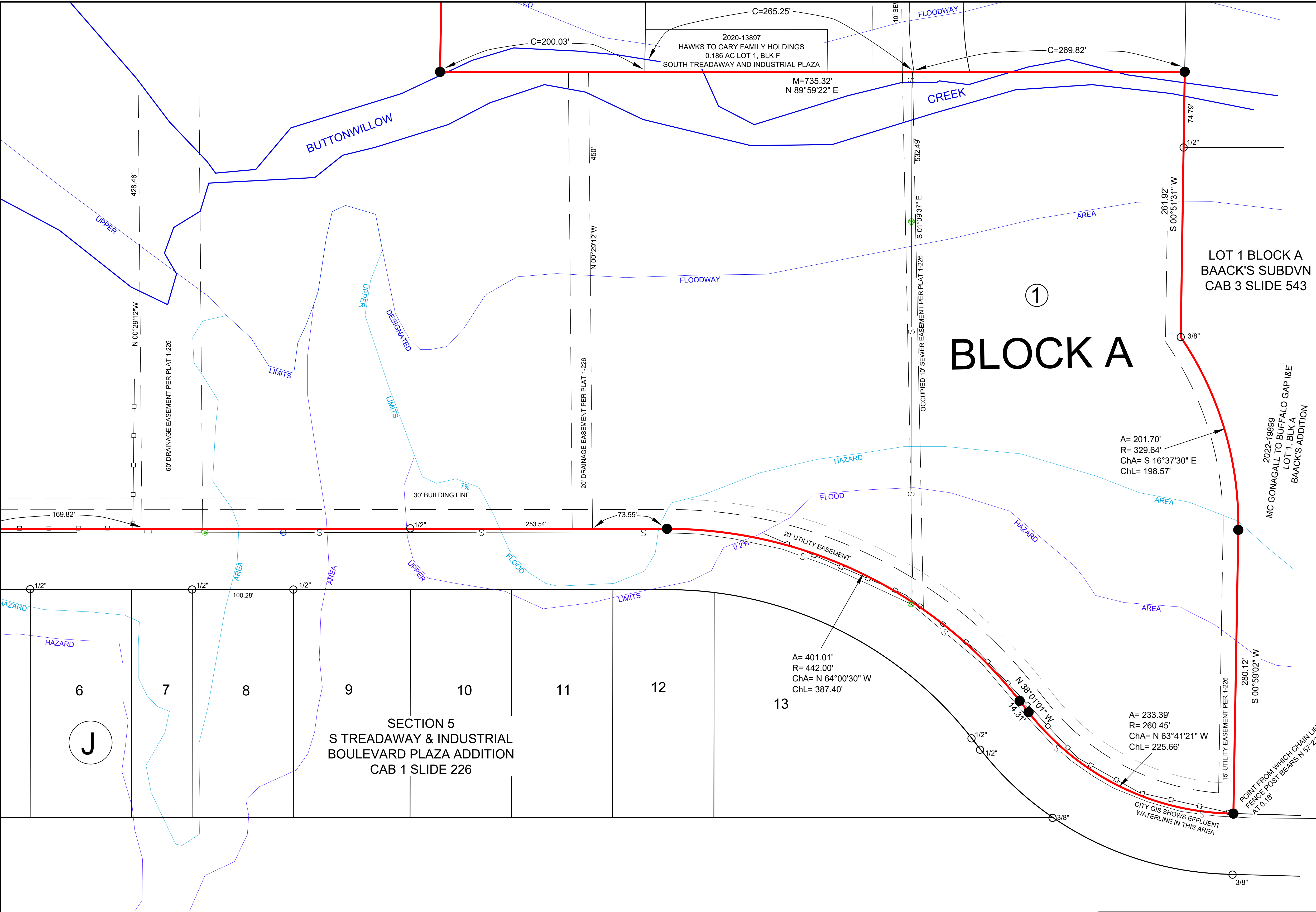
LOT 1, BLOCK A, LOTS 1-13, BLOCK B, AND LOTS 1-9, BLOCK C, PAK AT WILLOW CREEK, BEING A REPLAT OF LOT 103, SECTION 3, BLOCK F, SOUTH TREADAWAY AND INDUSTRIAL BLVD PLAZA ADDITION, LOTS 4 & 5, SECTION 4, BLOCK F, SOUTH TREADAWAY AND INDUSTRIAL BLVD PLAZA ADDITION, LOTS 1-9, SECTION 5, BLOCK K, SOUTH TREADAWAY 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, CITY OF ABILENE, TAYLOR COUNTY, TEXAS

DECEMBER 9, 2025

DATE _____ SIGNATURE _____

Maxey Sheppard RPLS 3697

(PRINT) REGISTERED PROFESSIONAL LAND SURVEYOR



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SEE PLATS CAB 1-SLD 195, CAB 1-SLD 96, CAB 1-SLD 226, CAB 1 SLD 212, CAB 1-SLD 93, CAB 4-SLD 231, PLAT RECORDS, TAYLOR COUNTY.

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COUNTY OF TAYLOR

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KNOWN TO ME TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT (PRINTED NAME) _____

EXECUTED THE SAME FOR THE PURPOSE 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 COUNTY TEXAS

THE STATE OF TEXAS

COUNTY OF TAYLOR

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A CORPORATION, AND THAT THEY 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 COUNTY TEXAS

OWNER: PAK HARRIS ENTERPRISES ABILENE, TEXAS

OWNER: 1443 LEGACY ABILENE, TEXAS

SURVEYOR: SHEPPARD SURVEYING 1013 ENERGY DR. ABILENE, TEXAS TBPELS FIRM #100277-00 www.sheppard-survey.com

PLANNING COMMISSION

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DATE _____ CHAIRMAN _____

ATTEST _____ SECRETARY _____

DATE _____ PLANNING DIRECTOR _____

DIRECTOR OF PUBLIC WORKS

THE DEDICATION FILED, IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.

DATE _____ DIRECTOR OF PUBLIC WORKS _____

PLANNING DIRECTOR

FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.

DATE _____ FILE NUMBER _____

PLANNING DIRECTOR

FEES

COUNTY CLERK

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DATE _____ FILE NUMBER _____

COUNTY CLERK COUNTY TEXAS

DEPUTY

OWNER'S CERTIFICATE AND DEDICATION

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SEE METES AND BOUNDS ON PAGE 6

EXECUTED THIS _____ DAY OF _____ 20 ____

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NOTARY PUBLIC COUNTY TEXAS

GENERAL NOTES

SHEET 5 OF 6 SHEETS 1697819 SQ FT ACREAGE 38.977 AC

SCALE 1" = 50' SMALLEST LOT 7000 SQ FT 50 FT LARGEST LOT 1408006 SQ FT

LOT WIDTH MIN _____ MAX _____ LOT DEPTH MIN _____ MAX _____

CONCRETE MONUMENTS (SYMBOL) _____ POLES (SYMBOL) _____ DOWN GUYS (SYMBOL) _____

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PLAT DESCRIPTION:

LOT 1, BLOCK A, LOTS 1-13, BLOCK B, AND LOTS 1-9, BLOCK C, PAK AT WILLOW CREEK, BEING A REPLAT OF 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, CITY OF ABILENE, TAYLOR COUNTY, TEXAS

DECEMBER 9, 2025

DATE

SIGNATURE

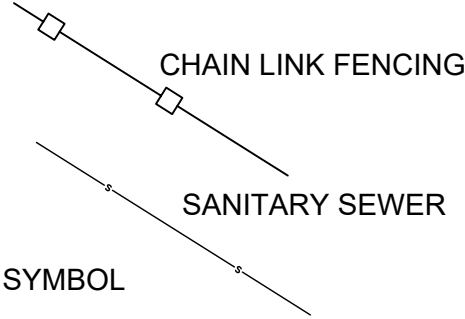
Maxey Sheppard RPLS 3697

(PRINT) REGISTERED PROFESSIONAL LAND SURVEYOR

LOT 1, BLOCK A, LOTS 1-13, BLOCK B, AND LOTS 1-9, BLOCK C, PAK AT WILLOW CREEK, BEING A REPLAT OF 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, CITY OF ABILENE, TAYLOR COUNTY, TEXAS

- ⦿ WATER METER
- ⦿ GAS METER
- ⦿ SANITARY SEWER MANHOLE
- ⦿ FIRE HYDRANT

- RECOVERED REBAR-SIZE AT SYMBOL
- SET 5/8 INCH REBAR WITH CAP MARKED "SHEPPARD 3697" UNLESS NOTED OTHERWISE



BEGINNING AT A 1/2 INCH IRON ROD WITH A DAMAGED CAP (N:6829804.37 E: 1585379.88) RECOVERED ON THE SOUTH RIGHT-OF-WAY OF PETROLEUM DRIVE (60' R.O.W.) FOR THE NORTHWEST CORNER OF LOT 502, BLOCK A, THREE PALMS ADDITION, AND THE NORTHEAST CORNER OF LOT 401, BLOCK A, THREE PALMS ADDITION FOR THE NORTHWEST CORNER OF BLOCK B AND OF THIS ADDITION.

THENCE S 89°38'23" E ALONG THE SOUTH RIGHT-OF-WAY OF PETROLEUM DRIVE FOR A DISTANCE OF 123.29' TO A 5/8 INCH REBAR WITH A CAP MARKED "SHEPPARD 3697" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT.

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 388.38', AN ARC LENGTH OF 223.69', A CHORD BEARING OF S 72°59'24" E AND HAVING A CHORD LENGTH OF 220.61' TO A 5/8 INCH REBAR WITH A CAP MARKED "SHEPPARD 3697" SET FOR THE BEGINNING OF A CURVE TO THE LEFT.

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 448.38', AN ARC LENGTH OF 258.25', A CHORD BEARING OF S 72°59'24" E AND HAVING A CHORD LENGTH OF 254.69' TO A 5/8 INCH REBAR WITH A CAP MARKED "SHEPPARD 3697" SET FOR THE END OF THIS CURVE.

THENCE S 89°29'24" E ALONG THE SOUTH RIGHT-OF-WAY OF PETROLEUM DRIVE FOR A DISTANCE OF 96.00' TO A 5/8 INCH REBAR WITH A CAP MARKED "SHEPPARD 3697" SET FOR THE BEGINNING OF A CURVE TO THE LEFT.

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2836.92', AN ARC LENGTH OF 217.03', A CHORD BEARING OF N 88°19'06" E AND HAVING A CHORD LENGTH OF 216.98' TO A 5/8 INCH REBAR WITH A CAP MARKED "SHEPPARD 3697" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT.

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2375.82', AN ARC LENGTH OF 199.73', A CHORD BEARING OF N 88°32'06" E AND HAVING A CHORD LENGTH OF 199.67' TO A 5/8 INCH REBAR WITH A CAP MARKED "SHEPPARD 3697" SET FOR THE END OF THIS CURVE.

THENCE S 89°03'03" E ALONG THE SOUTH RIGHT-OF-WAY OF PETROLEUM DRIVE FOR A DISTANCE OF 473.56' TO A 5/8 INCH REBAR WITH A CAP MARKED "SHEPPARD 3697" SET FOR THE NORTHWEST CORNER OF LOT 102, SECTION 3, BLOCK F, SOUTH TREADAWAY AND INDUSTRIAL BLVD PLAZA ADDITION, AND AN ELL CORNER OF THIS ADDITION.

THENCE S 00°55'45" W FOR A DISTANCE OF 366.09' TO A 5/8 INCH REBAR WITH A CAP MARKED "SHEPPARD 3697" SET FOR THE SOUTHWEST CORNER OF LOT 102, SECTION 3, BLOCK F, SOUTH TREADAWAY AND INDUSTRIAL BLVD PLAZA ADDITION, AND AN ELL CORNER OF THIS ADDITION.

THENCE N 89°59'22" E FOR A DISTANCE OF 735.32' TO A 5/8 INCH REBAR WITH A CAP MARKED "SHEPPARD 3697" SET FOR THE SOUTHEAST CORNER OF LOT 10, SECTION 3, BLOCK C, SOUTH TREADAWAY AND INDUSTRIAL BLVD PLAZA ADDITION, AND AN ELL CORNER OF THIS ADDITION.

THENCE S 00°51'31" W, CROSSING BUTTONWILLOW CREEK, FOR A DISTANCE OF 261.92' TO A 5/8 INCH REBAR WITH A CAP MARKED "SHEPPARD 3697" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT.

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 329.64', AN ARC LENGTH OF 201.70', A CHORD BEARING OF S 16°37'30" E AND HAVING A CHORD LENGTH OF 198.57' TO A 5/8 INCH REBAR WITH A CAP MARKED "SHEPPARD 3697" SET FOR THE END OF THIS CURVE.

THENCE S 00°59'02" W FOR A DISTANCE OF 280.12' TO A POINT ON THE NORTH RIGHT-OF-WAY OF BEN RICHEY DRIVE (60' R.O.W.) FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK A, BAACKS ADDITION, AND THE SOUTHEAST CORNER OF THIS ADDITION. FROM THIS POINT, A CHAIN LINK FENCE CORNER POST BEARS N 57°22'07" E AT 0.187'.

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 260.45', AN ARC LENGTH OF 233.39', A CHORD BEARING OF N 63°41'21" W AND HAVING A CHORD LENGTH OF 225.66' TO A 5/8 INCH REBAR WITH A CAP MARKED "SHEPPARD 3697" SET FOR THE END OF THIS CURVE.

THENCE N 38°01'01" W FOR A DISTANCE OF 14.31' TO A 5/8 INCH REBAR WITH A CAP MARKED "SHEPPARD 3697" SET FOR THE BEGINNING OF A CURVE TO THE LEFT.

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 442.00', AN ARC LENGTH OF 401.01', A CHORD BEARING OF N 64°00'30" W, AND WITH A CHORD LENGTH OF 387.40' TO A 5/8 INCH REBAR WITH A CAP MARKED "SHEPPARD 3697" SET FOR THE END OF THIS CURVE.

THENCE N 89°59'58" W ALONG THE NORTH RIGHT-OF-WAY OF BEN RICHEY DRIVE FOR A DISTANCE OF 1680.55' TO A 1/2 INCH REBAR RECOVERED FOR THE SOUTHEAST CORNER OF LOT 103, BLOCK A, THREE PALMS ADDITION, AND THE SOUTHWEST CORNER OF THIS ADDITION.

THENCE N 00°04'22" E FOR A DISTANCE OF 324.38' TO A 1/2 INCH REBAR RECOVERED FOR THE NORTHEAST CORNER OF LOT 103, BLOCK A, THREE PALMS ADDITION, AND AN ANGLE POINT OF THIS ADDITION.

THENCE N 80°30'10" W, AT 148.01' PASS AN IRON ROD WITH A CAP MARKED "4885" SET AS A REFERENCE MARKER, CONTINUE FOR A TOTAL DISTANCE OF 157.36' TO A POINT ON THE LEFT BANK OF BUTTONWILLOW CREEK.

THENCE N 32°25'51" E FOR A DISTANCE OF 75.52' TO A 5/8 INCH REBAR WITH A CAP MARKED "SHEPPARD 3697" SET ON THE LEFT BANK OF BUTTONWILLOW CREEK FOR AN ANGLE POINT IN THIS ADDITION.

THENCE N 61°57'03" E FOR A DISTANCE OF 20.19' TO AN IRON ROD WITH A CAP MARKED "GROTEx" RECOVERED ON THE LEFT BANK OF BUTTONWILLOW CREEK FOR AN ANGLE POINT IN THIS ADDITION.

THENCE N 00°23'00" E, CROSSING BUTTONWILLOW CREEK, FOR A DISTANCE OF 285.13' TO A 1/2 INCH REBAR WITH A CAP MARKED "SHEPPARD 3697" RECOVERED FOR THE NORTHEAST CORNER OF LOT 503, THREE PALMS ADDITION, AND THE SOUTHEAST CORNER OF LOT 501, BLOCK A, THREE PALMS ADDITION.

THENCE N 00°13'56" E FOR A DISTANCE OF 111.59' TO A 1/2 INCH REBAR WITH A CAP MARKED "AES" RECOVERED FOR THE NORTHEAST CORNER OF LOT 501, THREE PALMS ADDITION, AND AN ANGLE POINT OF THIS ADDITION.

THENCE N 88°28'52" W FOR A DISTANCE OF 7.36' TO A 1/2 INCH REBAR WITH A CAP MARKED "ABS" RECOVERED FOR THE SOUTHEAST CORNER OF LOT 401, THREE PALMS ADDITION, AND FOR AN ANGLE POINT OF THIS ADDITION.

THENCE N 00°15'18" E FOR A DISTANCE OF 133.53' TO THE POINT OF BEGINNING AND HAVING AN AREA OF 1697819 SQUARE FEET, OR 38.977 ACRES.

ALL BEARINGS AND DISTANCES ARE GRID NAD 83, TEXAS NORTH CENTRAL ZONE 4202 AS BASED UPON RTK NETWORK. CGSF: 0.99979

I, MAXEY SHEPPARD, A REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, HEREBY CERTIFY THAT THE FOREGOING DESCRIPTION AND ATTACHED PLAT REPRESENTS A SURVEY COMPLETED ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE 24th DAY OF NOVEMBER 2025.

MAXEY SHEPPARD, RPLS 3697

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2375.82'	185.58'	185.53'	N 88°34'16" E
C2	2836.92'	79.08'	79.08'	N 86°55'30" E
C3	2375.82'	8.58'	8.58'	N 86°13'48" E
C4	2836.92'	67.87'	67.87'	N 88°24'33" E
C5	2836.92'	60.00'	60.00'	N 89°42'01" E
C6	2836.92'	10.08'	10.08'	S 89°35'31" E
C7	448.38'	13.92'	13.92'	S 88°36'03" E
C8	448.38'	60.00'	59.96'	S 83°52'41" E
C9	448.38'	60.00'	59.96'	S 76°12'40" E
C10	448.38'	60.00'	59.96'	S 68°32'38" E
C11	388.38'	223.69'	220.61'	S 72°59'24" E
C12	448.38'	64.33'	64.27'	S 60°36'01" E

OWNER:
PAK HARRIS ENTERPRISES
ABILENE, TEXAS

OWNER:
1443 LEGACY
ABILENE, TEXAS

SURVEYOR:
SHEPPARD SURVEYING
1013 ENERGY DR.
ABILENE, TEXAS
TBPELS FIRM #100277-00
www.sheppard-survey.com

PLANNING COMMISSION
THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE TEXAS LOCAL GOVERNMENT CODE CHAPTER 212, SUBCHAPTER A, AS AMENDED.

DATE CHAIRMAN

ATTEST SECRETARY

DATE PLANNING DIRECTOR

DIRECTOR OF PUBLIC WORKS

THE DEDICATION FILED, IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS

DATE DIRECTOR OF PUBLIC WORKS

PLANNING DIRECTOR
FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.

DATE FILE NUMBER

PLANNING DIRECTOR

FEES

COUNTY CLERK
I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON

DATE FILE NUMBER

COUNTY CLERK COUNTY TEXAS

DEPUTY

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 AND ALLEYS UNDER THE NAME OF

PAK AT WILLOW CREEK

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

SEE METES AND BOUNDS ON PAGE 6

EXECUTED THIS _____ DAY OF _____ 20____

EXECUTED THIS _____ DAY OF _____ 20____

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED (PRINTED NAME)
KNOWN TO ME TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT (SIGNATURE)
EXECUTED THE SAME FOR THE PURPOSE 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 COUNTY TEXAS

THE STATE OF TEXAS
COUNTY OF TAYLOR
BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED (PRINTED NAME)
(SIGNATURE)
KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID

PAK HARRIS ENTERPRISES
A CORPORATION, AND THAT THEY 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 COUNTY TEXAS

GENERAL NOTES

SHEET 6 OF 6 SHEETS 1697819 SQ FT ACREAGE 38.977 AC

SCALE 1" = 50' SMALLEST LOT 7000 SQ FT 50 FT LARGEST LOT 1408006 SQ FT

LOT WIDTH MIN _____ MAX _____ LOT DEPTH MIN _____ MAX _____

CONCRETE MONUMENTS (SYMBOL) _____ POLES (SYMBOL) _____ DOWN GUYS (SYMBOL) _____

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 TAYLOR COUNTY, TEXAS.

PLAT DESCRIPTION:
LOT 1, BLOCK A, LOTS 1-13, BLOCK B, AND LOTS 1-9, BLOCK C, PAK AT WILLOW CREEK, BEING A REPLAT OF 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, CITY OF ABILENE, TAYLOR COUNTY, TEXAS

DECEMBER 9, 2025

DATE

SIGNATURE

Maxey Sheppard RPLS 3697
(PRINT)
REGISTERED PROFESSIONAL LAND SURVEYOR

ACKNOWLEDGEMENT
THE STATE OF TEXAS
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 TAYLOR COUNTY, TEXAS.
PLAT DESCRIPTION:
LOT 1, BLOCK A, LOTS 1-13, BLOCK B, AND LOTS 1-9, BLOCK C, PAK AT WILLOW CREEK, BEING A REPLAT OF 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, CITY OF ABILENE, TAYLOR COUNTY, TEXAS



PAK HARRIS ENTERPRISES LTD
PO BOX 5615
ABILENE, TX 79608-5615

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number Z-2026-18

March 18, 2026

The Planning and Zoning Commission of the City of Abilene will hold a public hearing on **April 7, 2026, at 1:30 PM** in the Council Chambers. The Council Chambers are located on the second floor of City Hall at 555 Walnut Street in Abilene, Texas. The owner or the owner's agent is requesting to change the zoning of approximately 38.97 acres from General Commercial (GC) and Heavy Commercial (HC) to 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.

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

The area highlighted on the map by striped lines is being considered for a zone change. The solid boundary line surrounding the highlighted area is a state mandated 200' notification area. You are receiving this letter because your address is located within this notification area.

If approved by the Planning and Zoning Commission, or if denied and promptly appealed to Abilene's City Council, this case will be heard by City Council for a final reading with a public hearing on **May 14, 2026, at 8:30 AM** in the Council Chambers.

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

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-18

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

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

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

Requestor's Property Zoning:	GC&HC	Your Name:	PAK HARRIS
Requestor's Proposed Zoning:	PDD-198	Your Address:	1301 PETROLEUM DR
Requestor's Parcel ID:	Various	Your Parcel ID:	74514

I am in favor ☒

I am opposed ☐

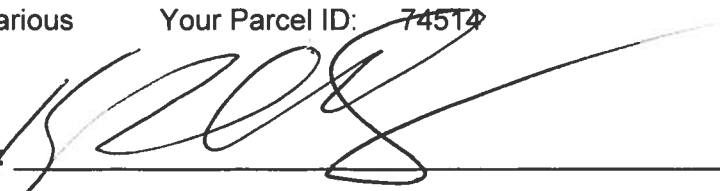
Signature: 

Exhibit A

Permitted Uses		MX	PD	Parking
Residential Uses				
Dwelling-Multiple-Family*		P		3/2 dwelling units
Bed & Breakfast*		P		1/guest room + 1
Dwelling Single Family Detached		P		2/dwelling unit
Accessory & Incidental Uses				
Accessory Structure (Also see Division 4 of this article of Land Dev. Code)*		P		
Dwelling Accessory*			P	1/dwelling unit
Home Occupation*		P		none
Itinerant Business*			TP	
Manufacturing (incidental)*			P	
Recreation Building, Multipurpose*		P		1/500 SF
Swimming Pool, Private (accessory to residential use)*		P		
Tennis Court, Private (accessory to residential use)*		P		
Cultural & Recreation Uses				
Cultural Facilities		P		1/4 seating capacity + 1/500 SF other
Recreation outdoors (active)*		P		1/8 seating capacity
Recreation outdoors (passive)		P		
Recreation and Commercial Entertainment Indoor		P		1/4 seating capacity
Government, Health, Safety, and Welfare Uses				
Fire/Police Station		P		1/500 SF
Medical/Dental Laboratory		P		1/500 SF
Post Office		P		1/500 SF
Educational & Religious Uses				
Arts School		P		1/classroom + 1/5 students
Church or Place of Worship*		P		1/5 seating capacity of sanctuary
Educational & Scientific Research		P		1/500 SF
School: Public/Private		P		1/classroom & 1/5 seats of assembly
Trade/Business School		P		1/classroom & 1/5 students
Service				
Office (general, professional, financial)		P		1/500 SF
Personal Services		P		1/500 SF

Exhibit A

Printing, Copying, Reproduction, Publishing			P	1/500 SF	
Storage-Self Service Units			P	1/500 SF office + 1/3,000 SF warehouse	
Taxidermist			P	1/500 SF	
Trade-Retail Uses					
ATMs, Self-Serve Kiosks, and Similar Facilities*		P			
Liquor Store (Off-premises consumption) Defined under Liquor Store*		P		1/500 SF	
Liquor Store (On-premises consumption) Defined under Liquor Store*			P	1/5 persons at max. occupancy	
Restaurant Brewpub			P	1/125 SF; 10 minimum	
Restaurant Fast Food			P	1/125 SF; 10 minimum	
Restaurant Fast Food with Drive Thru		C		1/125 SF; 10 minimum	
Restaurant Standard		P		1/125 SF	
Retail Sales/Rental (Indoor)		P		1/500 SF	
Resource Production & Extraction					
Urban Garden*		P			

LEGEND: P=Permitted, C=Conditional Use Permit, Requires a Temporary Permit, *=Conditions apply see Chapter 2 Article 4 Division 3-6



REZONE REQUEST

Case: Z-2026-19

Agent: eHT

Owner: Paul Johnson

Request: Change the zoning of 28.87 acres from Agricultural Open (AO) to Residential Single-family (RS-6)

Location: Located at 6610 Butterfield Trail

Notification: 1 in Favor, 1 in Opposition

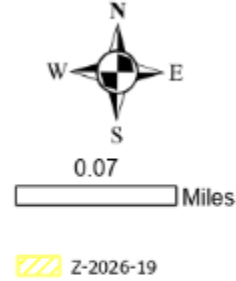
Planning & Zoning: April 7, 2026

Council Hearing: April 23, 2026
May 14, 2026





AERIAL LOCATION MAP



CITY OF
ABILENE
TEXAS



 Z-2026-19
Zoning Districts

-  AD
 GC
 MD
 MF
 PH
 RS-6



**CITY OF
ABILENE
TEXAS**



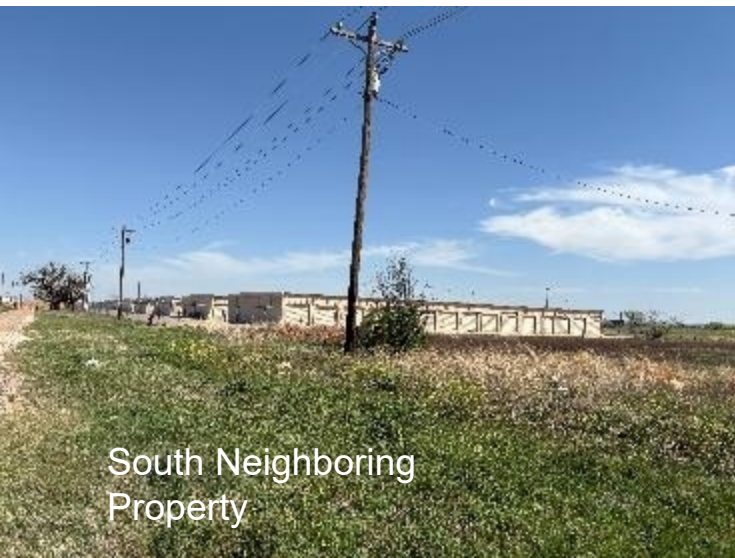
PROPERTY VIEWS



Subject Property



East Adjacent
Property



South Neighboring
Property



Southwest Property





USES IN AGRICULTURAL OPEN ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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

LEGEND

P

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

C

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

TP

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



CITY OF
ABILENE
TEXAS



USES IN RESIDENTIAL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

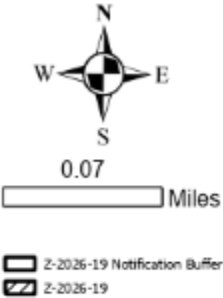
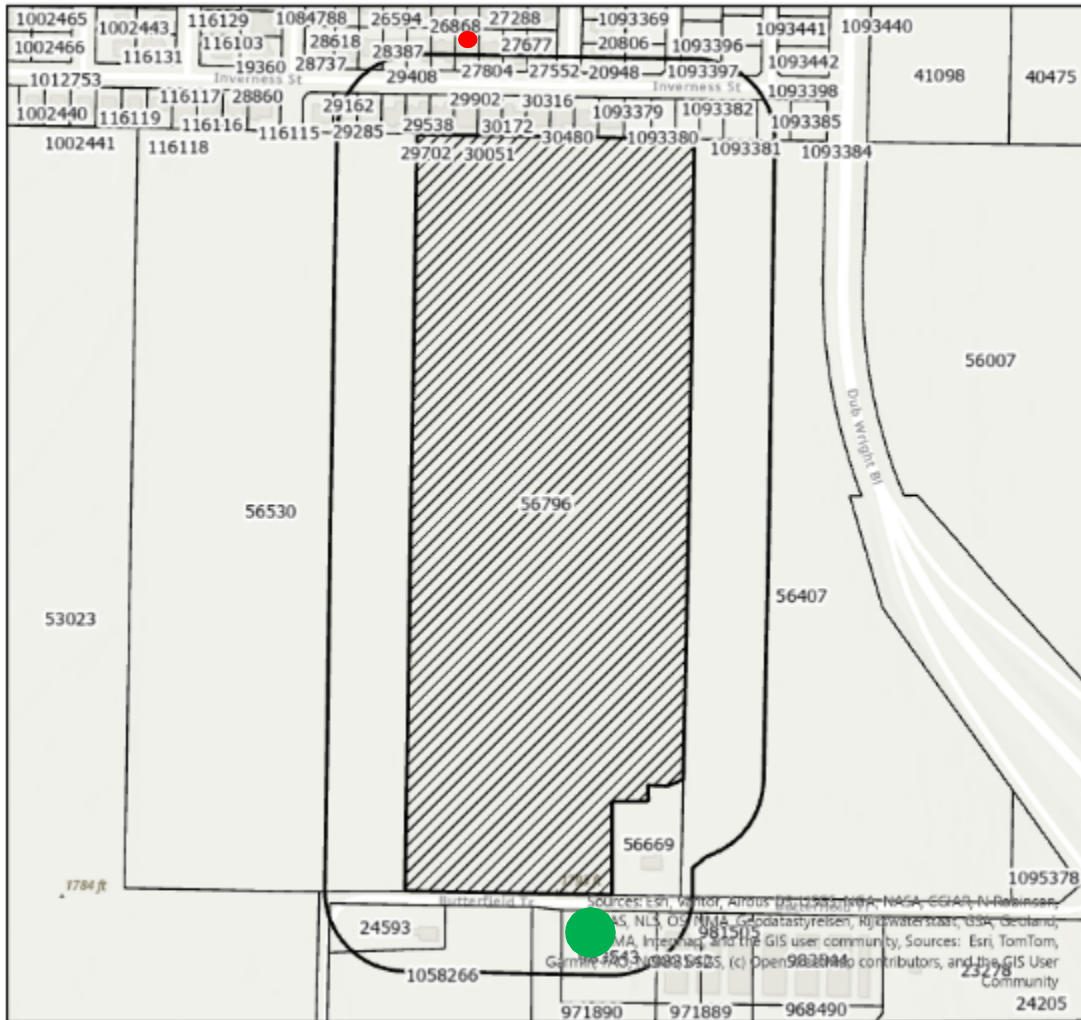


LEGEND

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



NOTIFICATION AREA MAP



1 - in Favor - 
1 - in Opposition - 





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **Approval**





Questions?



ZONING CASE

Z-2026-19

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: April 7, 2026
City Council 1st Reading: April 23, 2026
City Council 2nd Reading: May 14, 2026

Applicant

Agent: eHT
Owner: Paul Johnson

Case Manager

Adam Holland – Planner

Request

Change the zoning of 28.87 acres from Agricultural Open to Residential Single-family (RS-6)

Location

Located at 6610 Butterfield Trail

Background

The subject property was annexed into the City limits in 1986. The owner would like to rezone to create a new single-family subdivision.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	RS-6	Single family Residence
East	MF	Vacant
South	GC/AO	Vacant/Self-storage
West	AO	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 unplatted and will need to plat prior to development can take place on this property. At that time utilities will be extended to the property.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- PowerPoint Presentation

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 20, 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
ALLSUPS GEORGE D LF EST & CHAMPION MAXINE ET AL	56669	6550 BUTTERFIELD TR	
ARNETT MONICA S SELF	29538	6641 INVERNESS ST	
BACA DWAYNE A & MELINDA R	29902	6625 INVERNESS ST	
BURKS TINA STACEY	28122	6634 INVERNESS ST	
COOK CHARLES	1001265	6626 INVERNESS ST	O
DIMAOALA LESNER	29285	6657 INVERNESS ST	
DUONG TUHIEN NGUYEN	30172	6609 INVERNESS ST	
FENNER PATRICK JAMES & DEBRA DENISE	30609	6573 INVERNESS ST	
GOBIN WALTER C JR	30480	6581 INVERNESS ST	
GRAY TROY	24593	6649 BUTTERFIELD TR	
GUTHRIE CHRISTOPHER SHAWN &	28498	6658 INVERNESS ST	
HAMPTON HILLS LLC	1093398	3072 GLENNSTER ST	
HAMPTON HILLS LLC	1093398	3074 GLENNSTER ST	
HAWKS WES	56530	6648 BUTTERFIELD TR	
JOHNSON PAUL	56796	6610 BUTTERFIELD TR	
KKP INVESTMENTS LLC	56407	6310 BUTTERFIELD TR	
KNIGHT ESTER G TRUST	30316	6601 INVERNESS ST	
LEMIEUX STEVEN K	27552	6602 INVERNESS ST	
LOPEZ MANUEL ALEXIS & TIESHA DENISE	30051	6617 INVERNESS ST	
MAPLEQUITY PARTNERS LP	983542		F
MARINE MARK C	29162	6671 INVERNESS ST	
MAURER RANDALL	30736	6565 INVERNESS ST	

MC CUSKER THOMAS J & SANDRA R	28262	6642 INVERNESS ST	
PALMER DONNALYNN P	28387	6650 INVERNESS ST	
PAMY HOLDINGS LTD	983543	6425 BUTTERFIELD TR	
PAMY HOLDINGS LTD	971890	6549 BUTTERFIELD TR	
PRADHAN RAMESH K &	20948	3141 SUTHERLAND ST	
QUEEN BEE ENTERPRISES LLC	1093382	6533 INVERNESS ST	
QUEEN BEE ENTERPRISES LLC	1093381	6541 INVERNESS ST	
QUEEN BEE ENTERPRISES LLC	1093380	6549 INVERNESS ST	
QUEEN BEE ENTERPRISES LLC	1093379	6557 INVERNESS ST	
QUEEN BEE ENTERPRISES LLC	1093397	3089 LYNN LN	
QUEEN BEE ENTERPRISES LLC	1093367	3088 LYNN LN	
QUEEN BEE ENTERPRISES LLC	1093384	6519 INVERNESS ST	
QUEEN BEE ENTERPRISES LLC	1093384	6517 INVERNESS ST	
QUEEN BEE ENTERPRISES LLC	1093383	6525 INVERNESS ST	
QUEEN BEE ENTERPRISES LLC	1093383	6527 INVERNESS ST	
ROONEY MICHAEL S & LISA E	27677	6610 INVERNESS ST	
SHARP TOM	1058266		
SMITH WILLIAM MARK & MARGARET ANN	29702	6633 INVERNESS ST	
SULLIVAN ANDREW CLAYTON	27804	6618 INVERNESS ST	
VALADEZ RAUL L & CHRISTINA M	29408	6649 INVERNESS ST	

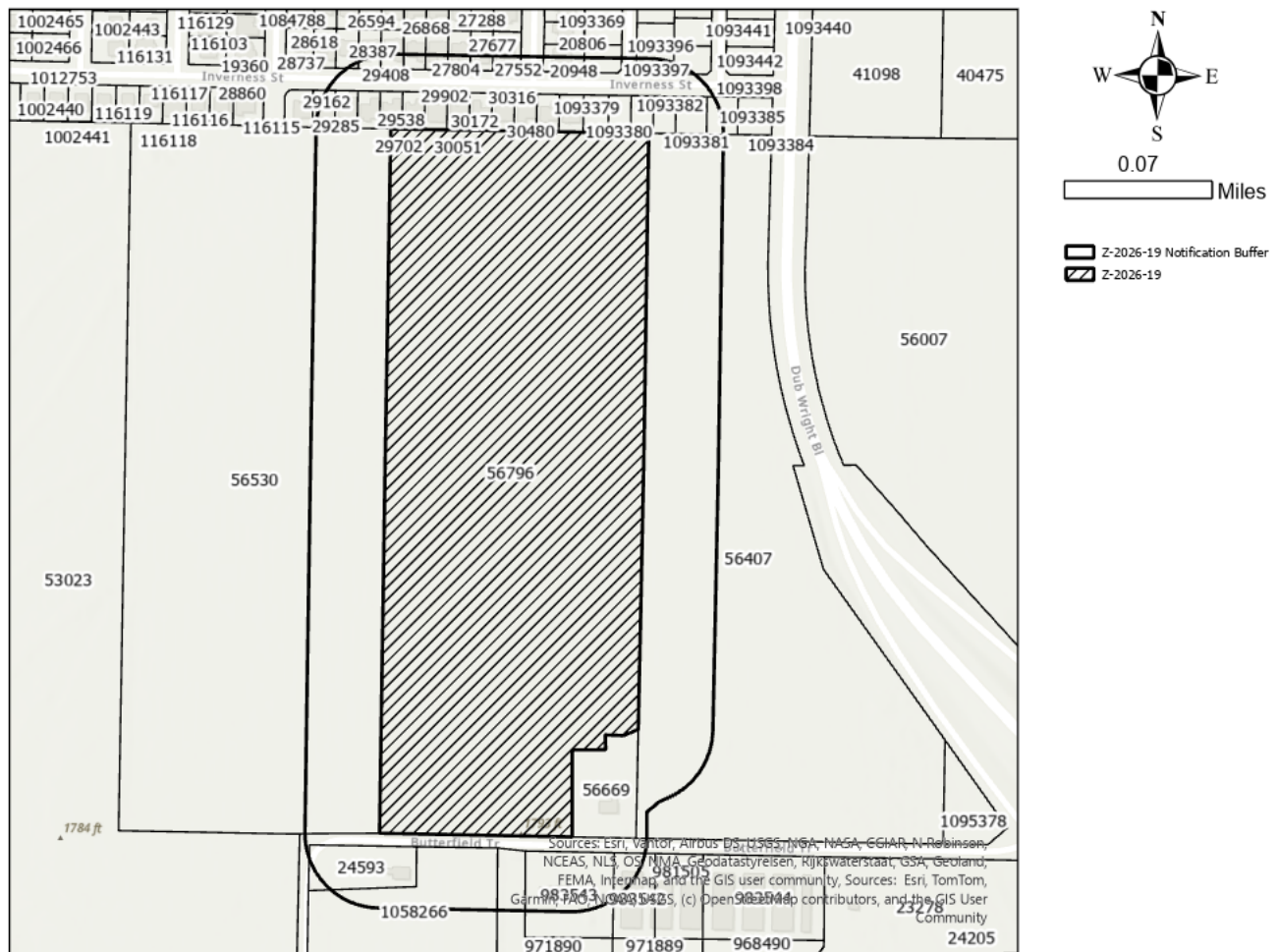
PROP ID

OWNER	PROP_ID	SITUS	RESPONSE
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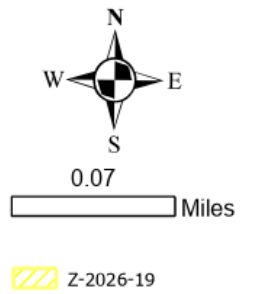
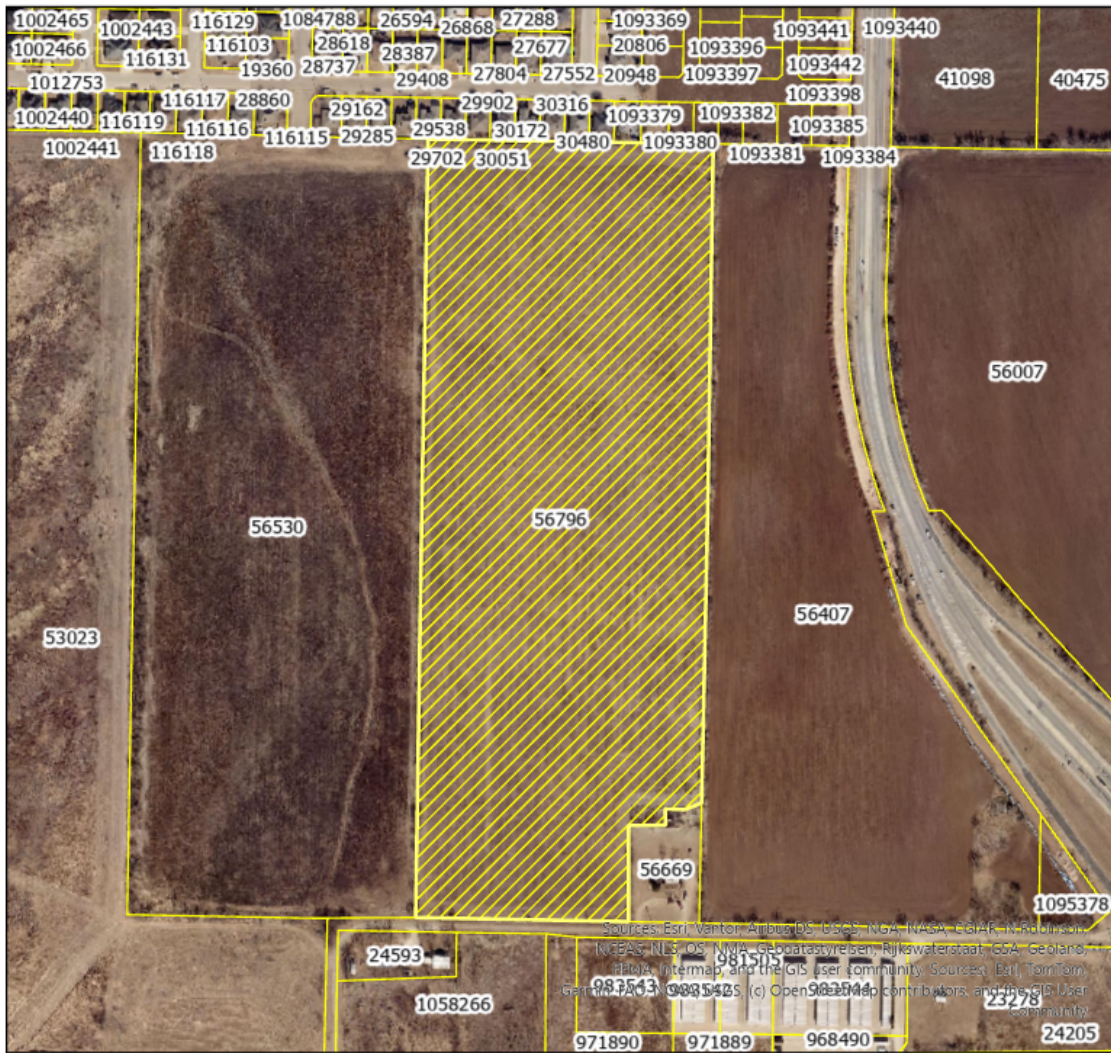
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LLC			
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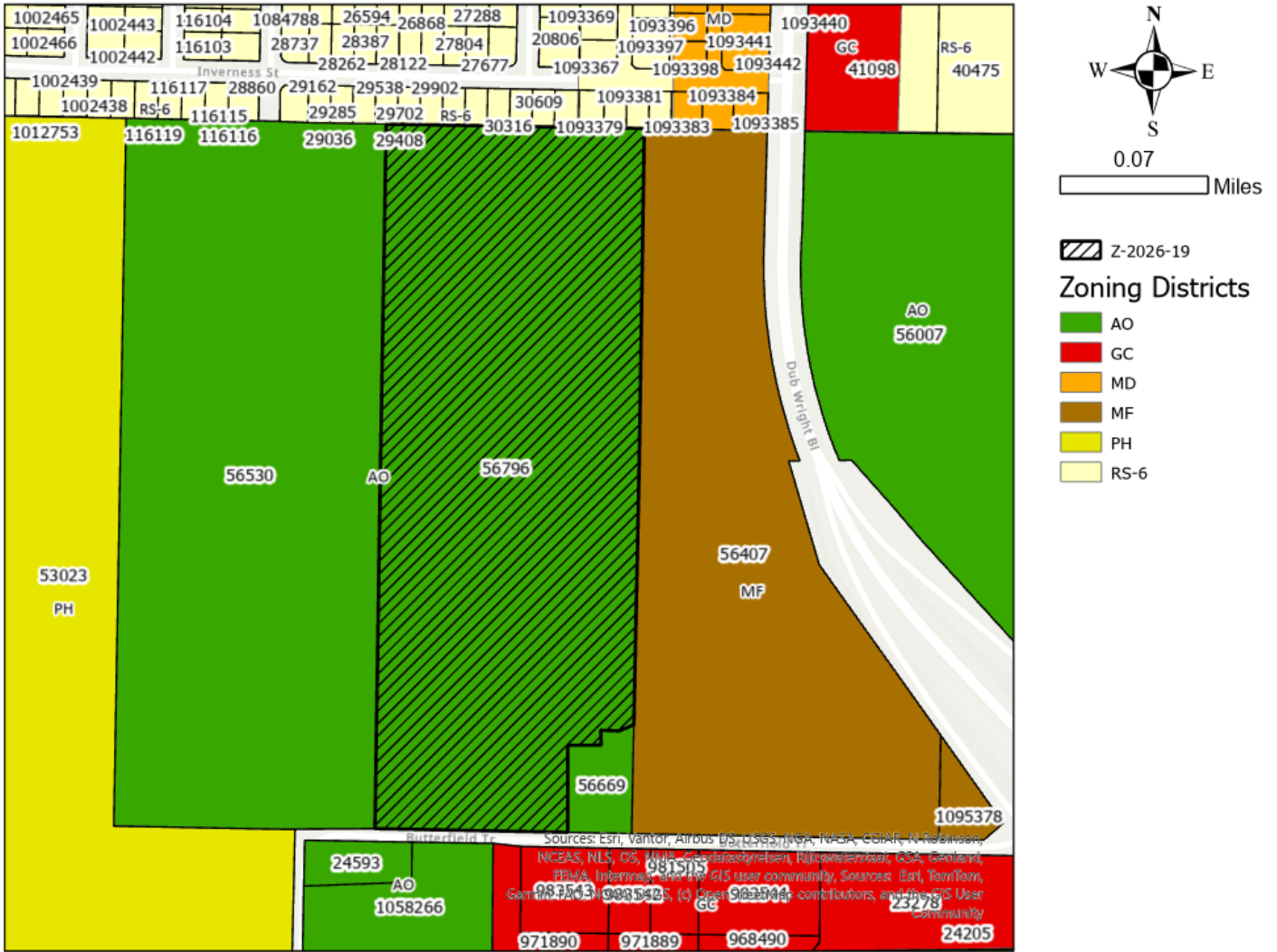
NOTIFICATION MAP



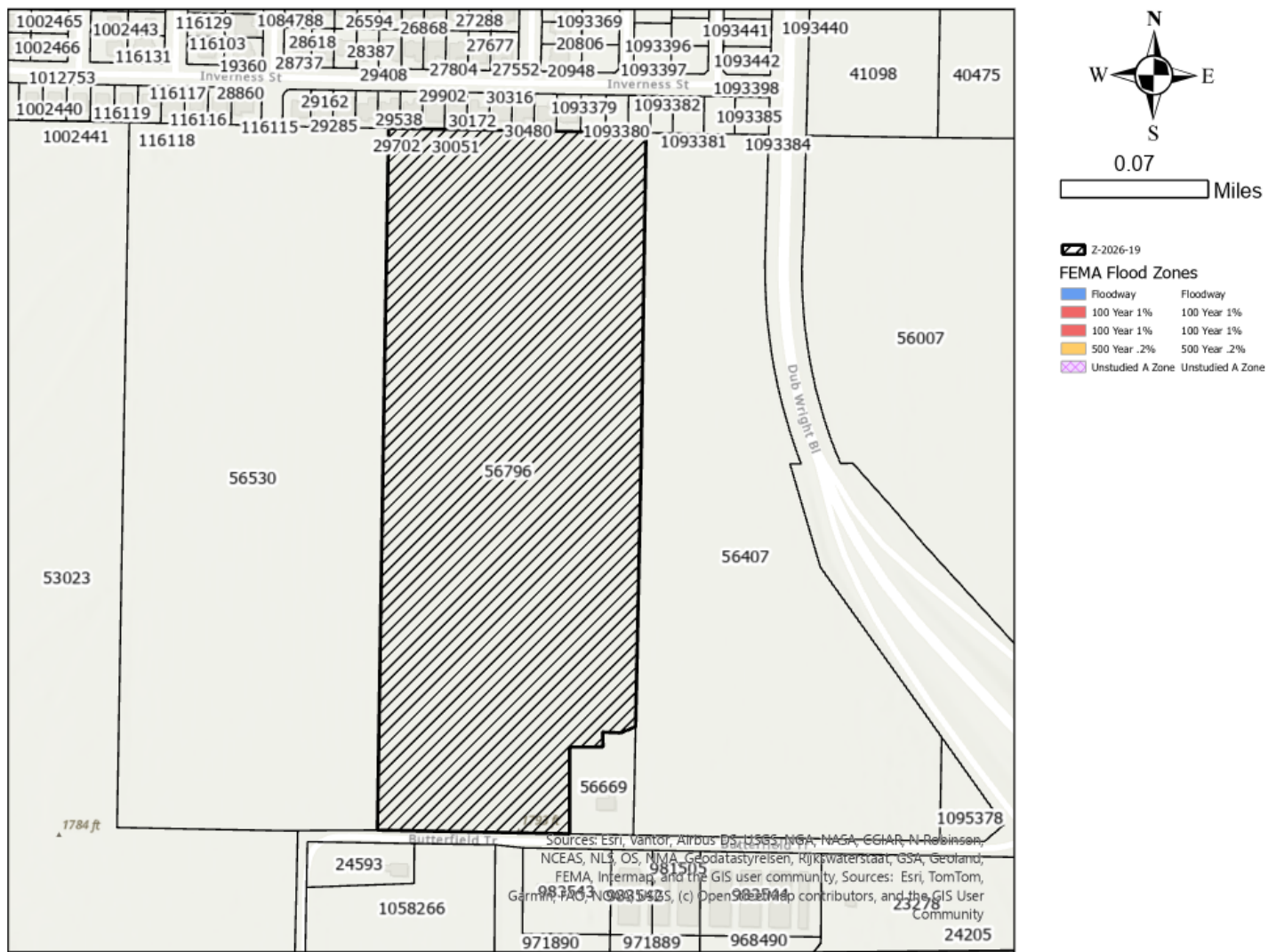
LOCATION MAP



ZONING MAP



FLOOD MAP





Outlook

Zoning application number Z-2026-19

From Mark Ameerali - Sanctum Storage <mark@sanctumstorage.com>**Date** Mon 3/30/2026 5:52 PM**To** Planning Services <planning@abilenetx.gov>

Dear Mr. Holland,

I received a letter regarding the zoning application referenced above. I'm emailing to express my support of the same. I am in favor of the proposed rezoning from AO to RS-6 of parcel ID 56796.

Sincerely,

Mark Ameerali CFA, CFP

Manager | Sanctum Storage

(325) 270-0949

mark@sanctumstorage.com

[//www.sanctumstorage.com]www.sanctumstorage.com



Outlook

Zoning Application Z-2026-19

From Charles Cook <charleschips@icloud.com>
Date Sun 3/29/2026 3:20 PM
To Planning Services <planning@abilenetx.gov>
Cc Sharon Cook <cheriesharon@suddenlink.net>

Charles Cook/Sharon Cook
6626 Inverness St
Abilene, Tx 79606

We are **opposed** to this zoning change. With the current construction, amount of traffic in the area, and car accidents already due to no traffic lights, we feel for safety reasons this should not be approved.

Charles Cook
325-513-5731

Sent from my iPhone

ZONING CASE

Z-2026-20

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: April 7, 2026
City Council 1st Reading: April 23, 2026
City Council 2nd Reading: May 14, 2026

Applicant

Owner: Hitesh Israni

Case Manager

Adam Holland – Planner

Request

Change the zoning of approximately 2.20 acres from Agricultural Open and General Commercial to General Commercial.

Location

Located at the 300 block of East South 11th Street.

Background

The subject property was annexed into the City limits in 1957. The owner intends to allow General Commercial uses to make the property more marketable.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	PDD-22	Vacant
East	GC	Contractor Service
South	HC	Retail Sales/services
West	GC	Office

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

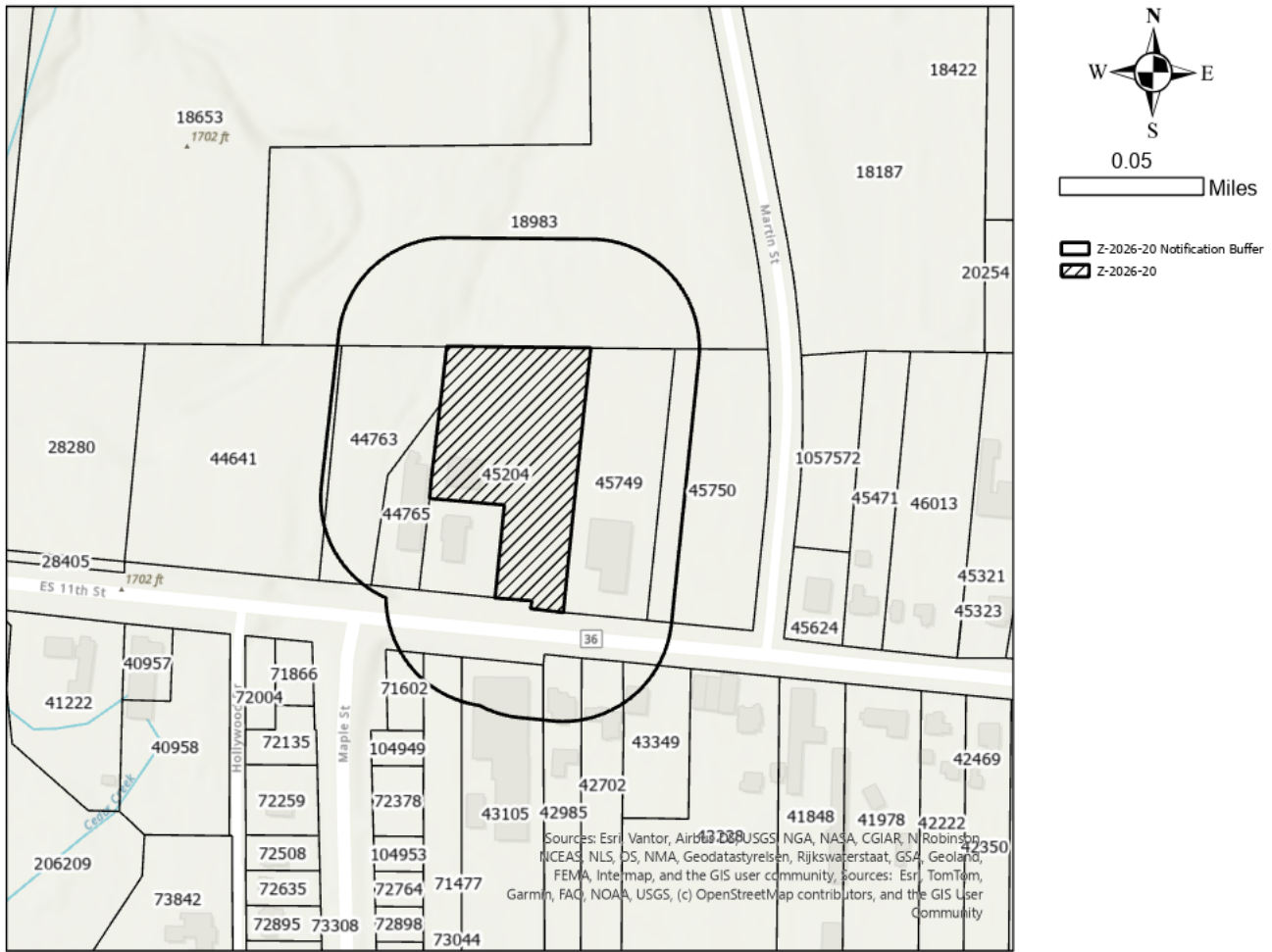
- PowerPoint Presentation

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 20, 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
HILLIS HOMER H JR	43105	301 ES 11TH ST	
HILLIS HOMER H JR	71477	249 ES 11TH ST	
HARTNESS COREY & PEREZ ALYSSIA ADRIANNA &	42985	309 ES 11TH ST	
MC PHAIL MIKE	43349	349 ES 11TH ST	
WALKER BRUCE & LINDA	42702	341 ES 11TH ST	
WALKER BRUCE & LINDA	42702	315 ES 11TH ST	
AMERICAN LEGION	44765	302 ES 11TH ST	
PRAIRIE ROCK LLC	18983		
AMERICAN LEGION	44763	300 ES 11TH ST	
CITY OF ABILENE	44641	170 ES 11TH ST	
HILLIS HOMER H JR	71602	241 ES 11TH ST	
ISRANI HOLDINGS LLC	45204	318 ES 11TH ST	
ROYAL ELECTRIC CO OF ABL	45749	334 ES 11TH ST	
SAR SAM & VONG YOKKIM	45750	358 ES 11TH ST	

NOTIFICATION MAP



LOCATION MAP



0.05

Miles

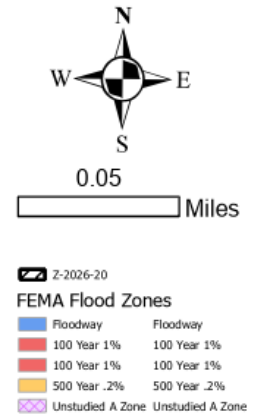
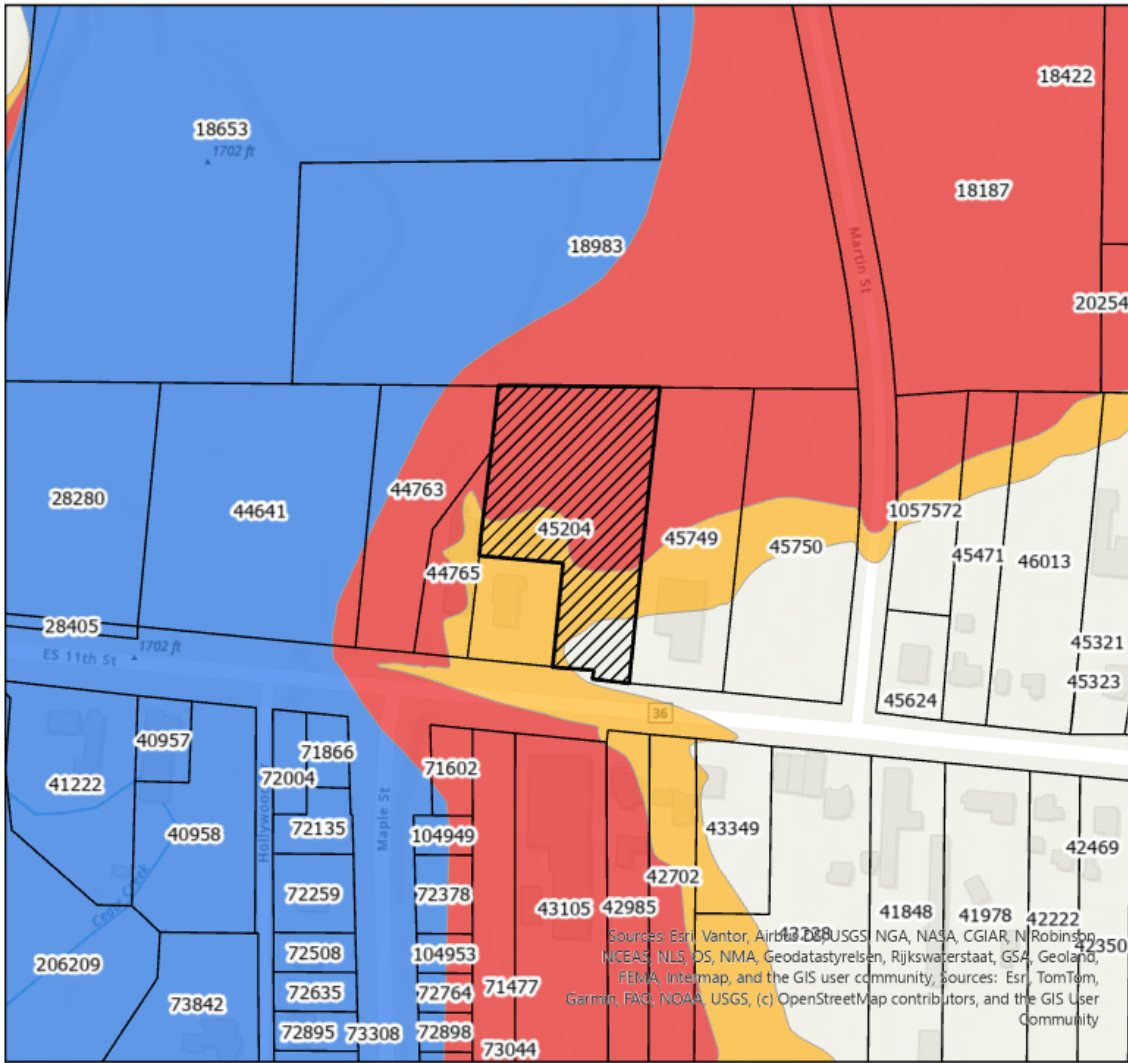
Z-2026-20

Sources: Esri, Vector, Aerial, USGS, NOAA, NGA, NASA, GEBCO, Robinson, NCEAS, NLS, OS, NMA, Geostatsystems, Rijkswaterstaat, SGA, Geoport, FEMA, Intermap, and the GIS user community. Sources: Esri, Garmin, FAO, NOAA, USGS, US, OpenStreetMap contributors, and the GIS user community.

ZONING MAP



FLOOD MAP





REZONE REQUEST

Case: Z-2026-20

Owner: Hitesh Israni

Request: Change the zoning of approximately 2.20 acres from GC and AO to GC.

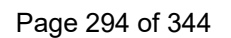
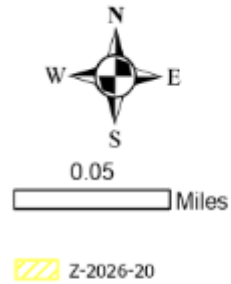
Location: 300 Block of ES 11th Street.

Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: April 7, 2026

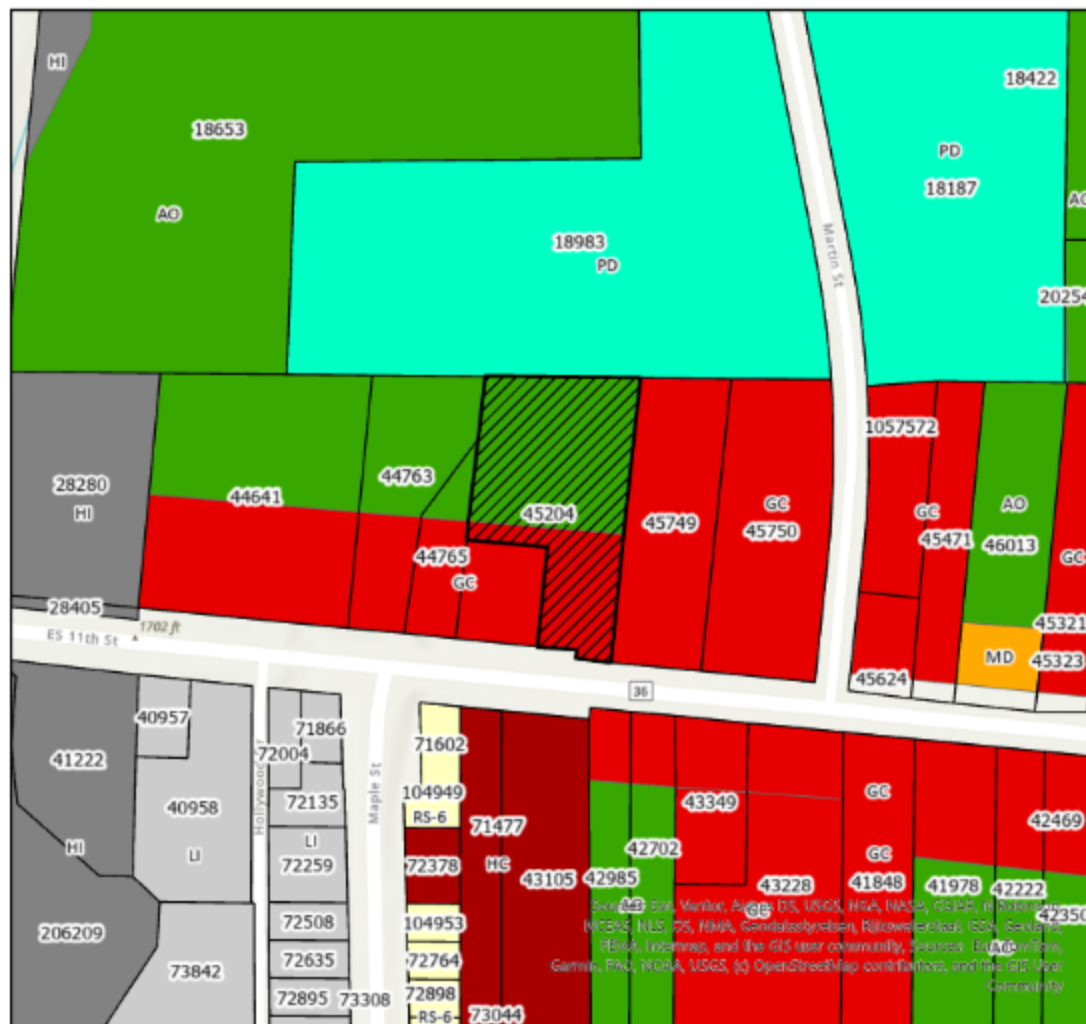
Council Hearing: April 23, 2026
May 14, 2026







ZONING MAP



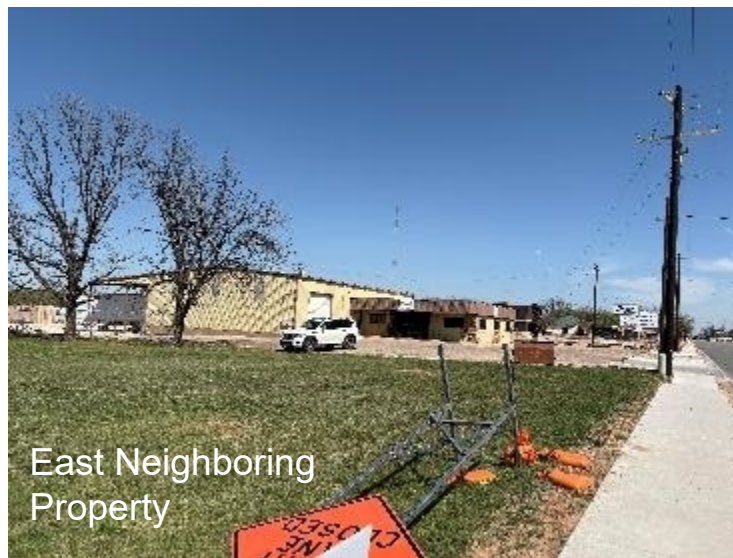
CITY OF
ABILENE
TEXAS



PROPERTY VIEWS



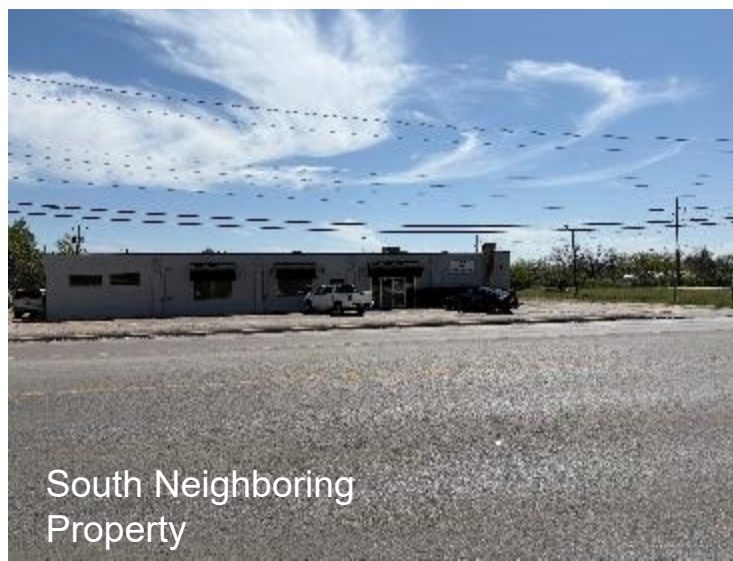
Subject Property



East Neighboring
Property



West Neighboring
Property



South Neighboring
Property





USES IN AGRICULTURAL OPEN ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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

LEGEND

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





USES IN GENERAL COMMERCIAL ZONING

RESIDENTIAL USES:

- P Hotel/Motel
- C Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

TRADE – WHOLESALE USES:

- C Wholesaling and Storage (indoor)

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

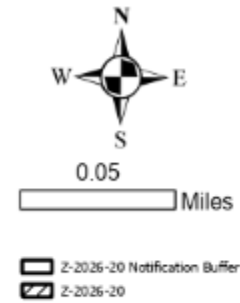
- C Antenna Tower - Commercial
- P Automobile Parking Lot or Structure - Commercial
- P Broadcast Studio
- P Passenger Ground Transportation Terminal
- P Pressure Control Station
- P Public Utility Facility



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



0 - in Opposition – ●





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **Approval**





Questions?



ZONING CASE

Z-2026-21

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: April 7, 2026
City Council 1st Reading: April 23, 2026
City Council 2nd Reading: May 14, 2026

Applicant

Agent: eHT Engineering
Owner: HSNH, LLC

Case Manager

Kera Valois – Planner

Request

Change the zoning of approximately 0.5 acres from Residential Single Family (RS-8) to Town Home (TH).

Location

Located at 3035 Buffalo Gap Road. Legal description being 0.5-acre tract out of Lot 101, Block 1, Monterrey Place, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City limits in 1951 and has remained residentially zoned since.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	RS-8	Residence
East	RS-8	Residence
South	RS-8	Residence (Request to rezone to NO)
West	RS-8	Church

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

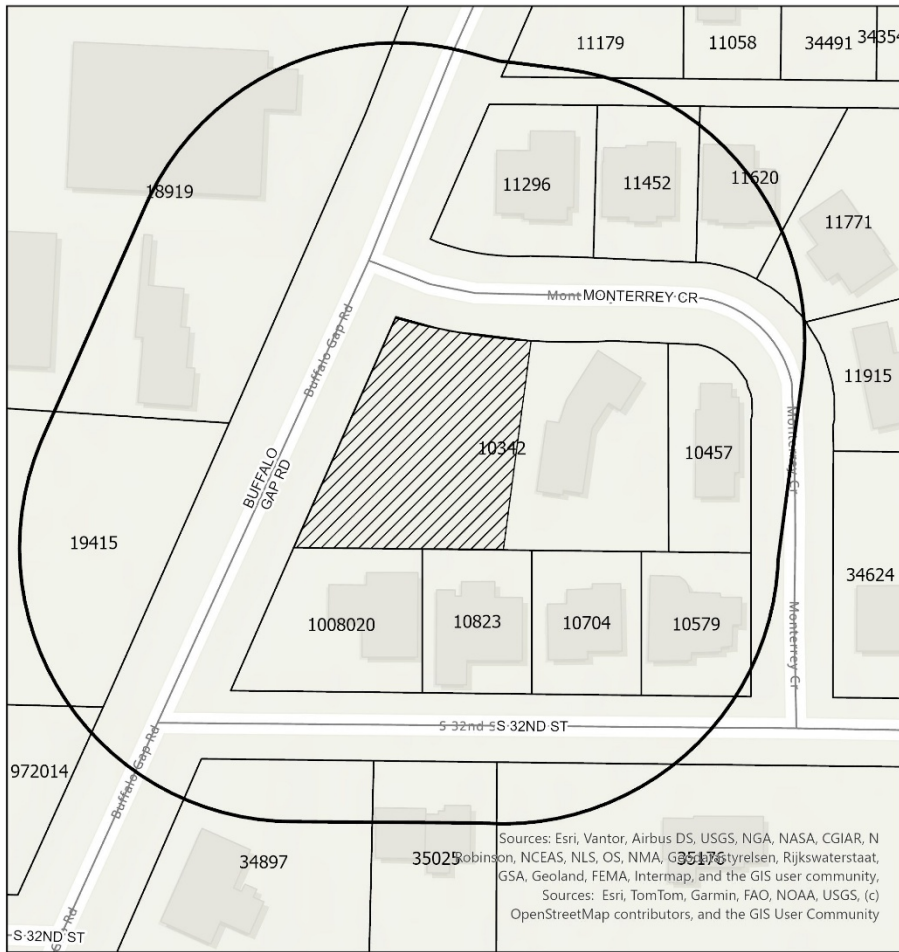
- PowerPoint Presentation
- Metes & Bound
- Zoning Exhibit

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 20, 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
AGUIRRE GILBERT & KASHALA	10823	2372 S 32ND ST	
CALVERT CAROLYN WATSON	10342	3035 BUFFALO GAP RD	
COLLINS CARLTON EDWARD	345176	2359 S 32ND ST	
COOTS PAULA	11179	2381 EDMONT DR	
CRAIG BART D & JAN E	11771	3101 MONTERREY CR	
DURKEE ROBERT STEVEN	10579	2356 S 32ND ST	
HIT VENTURES LLC	11296	3035 MONTERREY CR	
HOUSLEY NEIL W	10704	2364 S 32ND ST	
JONES NANCEY BOOTH LIFE EST	11452	3043 MONTERREY CR	
OROZCO ANDREA	1008020	2380 S 32ND ST	
PAYNE & KING INVESTMENTS LLC	34897	2381 S 32ND ST	
PEACO REAL ESTATE HOLDINGS LLC	19415	3110 BUFFALO GAP RD	
SD & BR INVESTMENTS LP	972014	3118 BUFFALO GAP RD	
SIMMONS STEVEN P	11620	3051 MONTERREY CR	
SOUTH POINTE BAPTIST CHURCH	18919	3102 BUFFALO GAP RD	
SOUTH POINTE BAPTIST CHURCH	18919	3050 BUFFALO GAP RD	
STALLS JOE B & VICKY FAULKS	35025	2375 S 32ND ST	
STALLS JOE B & VICKY FAULKS	35025	2375 A S 32ND ST	
THOMASON TRAVIS	10457	3102 MONTERREY CR	

NOTIFICATION MAP

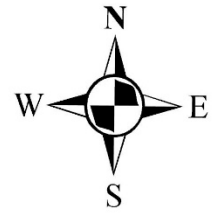


0.02 Miles

- Z-2026-21
- Notification Area

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N
 Robinson, NCEAS, NLS, OS, NMA, 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

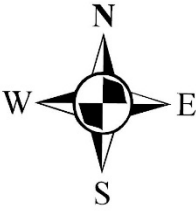
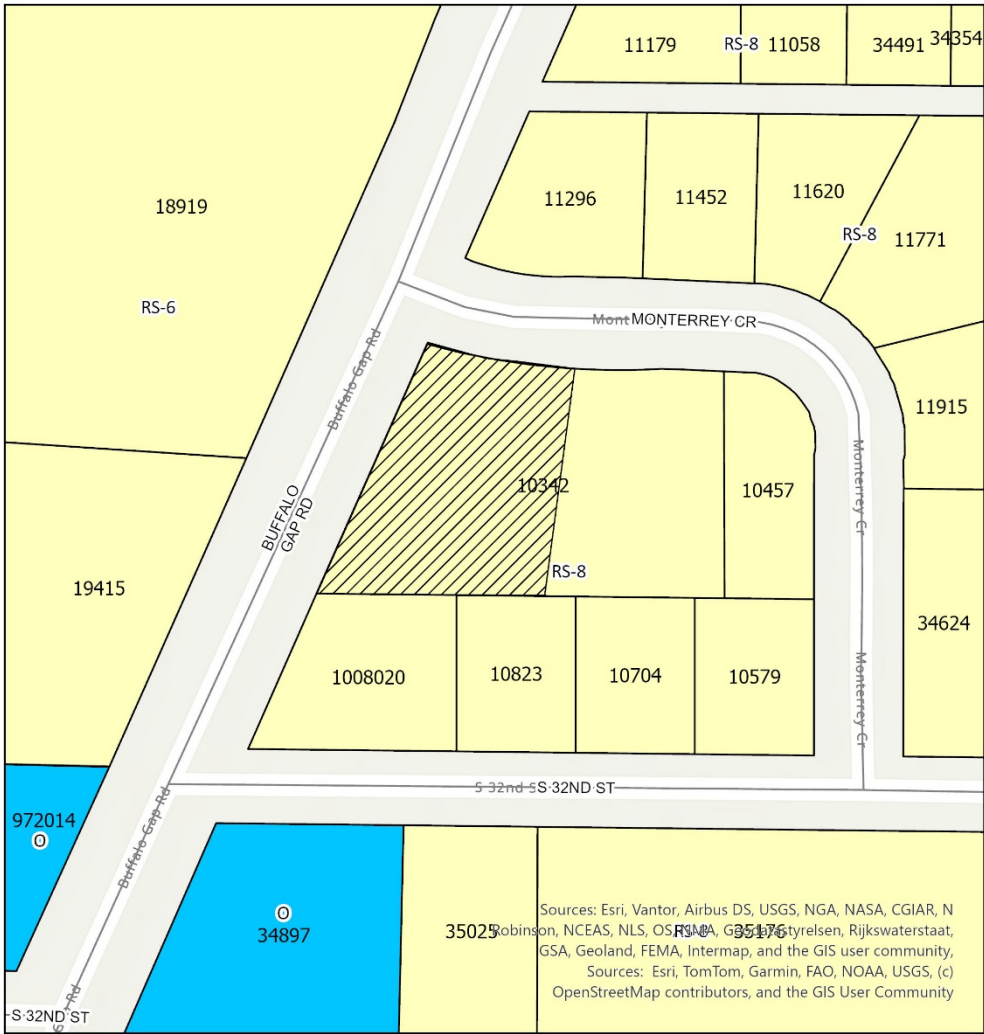


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Miles

 Z-2026-21

ZONING MAP

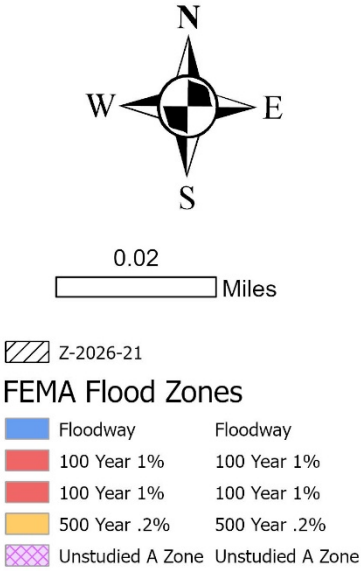
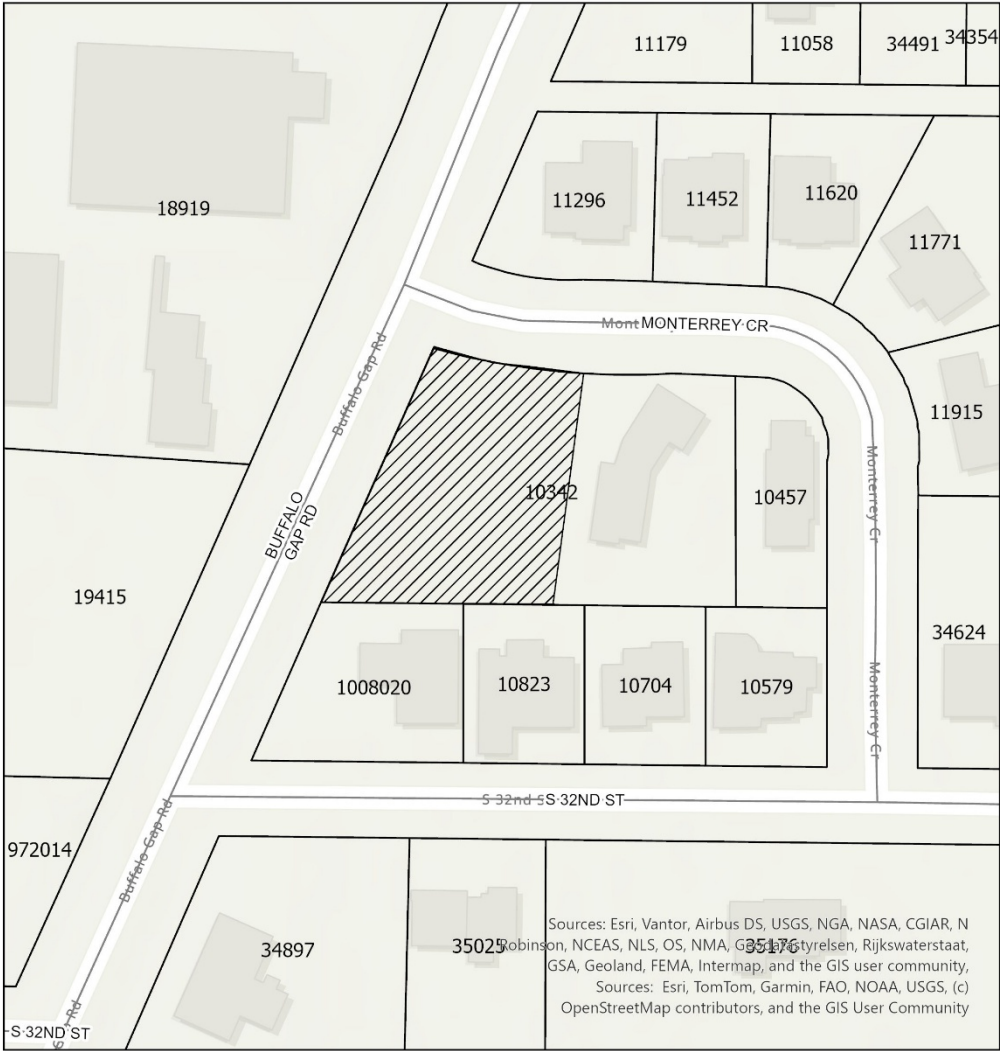


0.02
Miles

- Z-2026-21
- Zoning Districts**
- O
 - RS-6
 - RS-8

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N
Robinson, NCEAS, NLS, OSMA, 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



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, 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-2026-21

Agent: eHT Engineering

Owner: HSNH, LLC

Request: Change the zoning of approximately 0.5 acres from Residential Single Family (RS-8) to Town Home (TH).

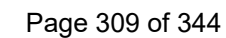
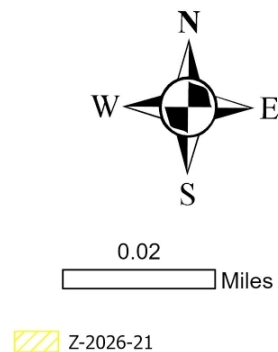
Location: Located 3035 Buffalo Gap Road

Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: April 7, 2026

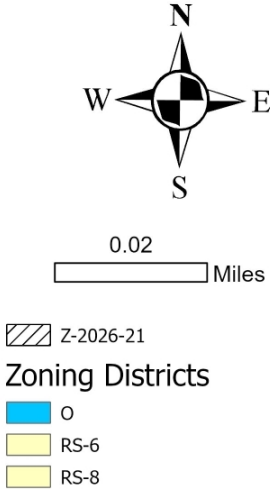
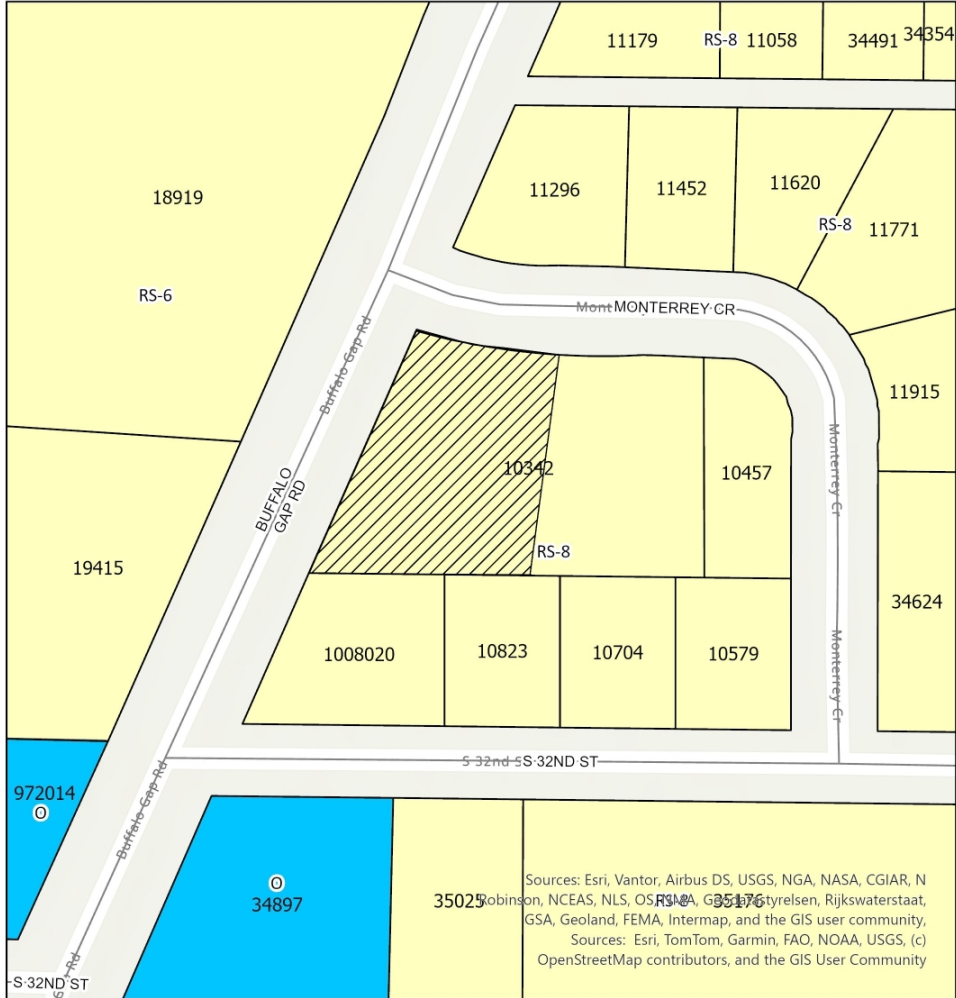
Council Hearing: April 23, 2026
May 14, 2026







ZONING MAP



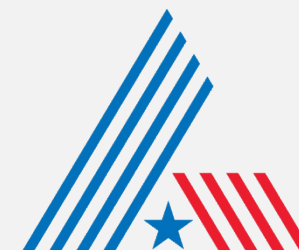
Z-2026-21
Zoning Districts
O
RS-6
RS-8

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





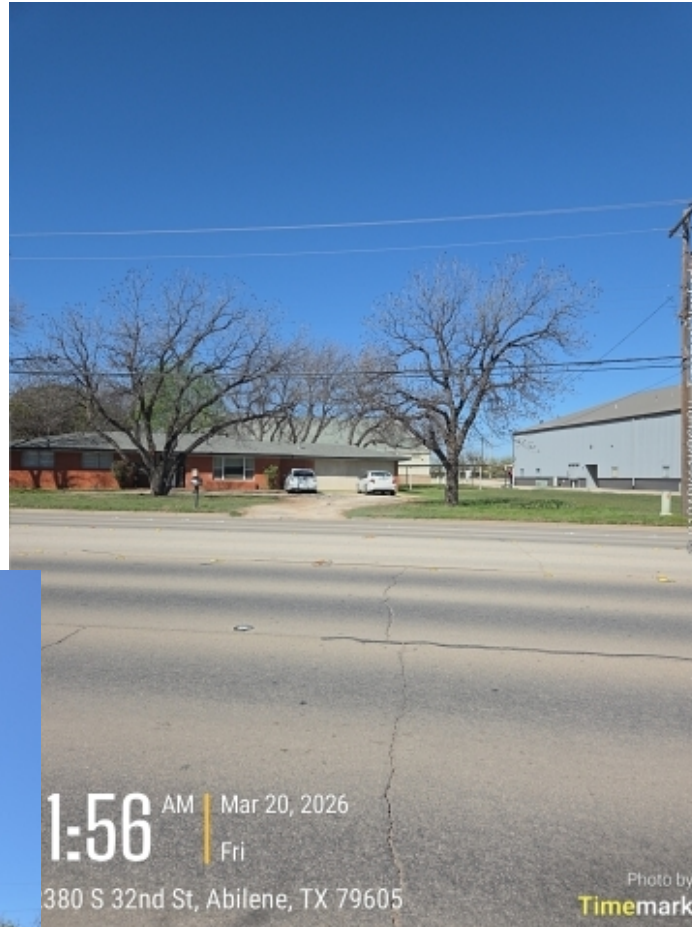
PROPERTY VIEWS



CITY OF
ABILENE
TEXAS



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



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 TOWNHOME ZONING

RESIDENTIAL USES:

- C Bed & Breakfast
- P Dwelling – Industrialized Housing Unit
- P Dwelling – Single-Family Detached
- P Dwelling – Townhome

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
- 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 Recreation – Outdoors (active)
- P Recreation – Outdoors (passive)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- P Fire/Police Station

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

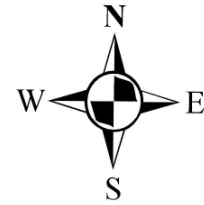
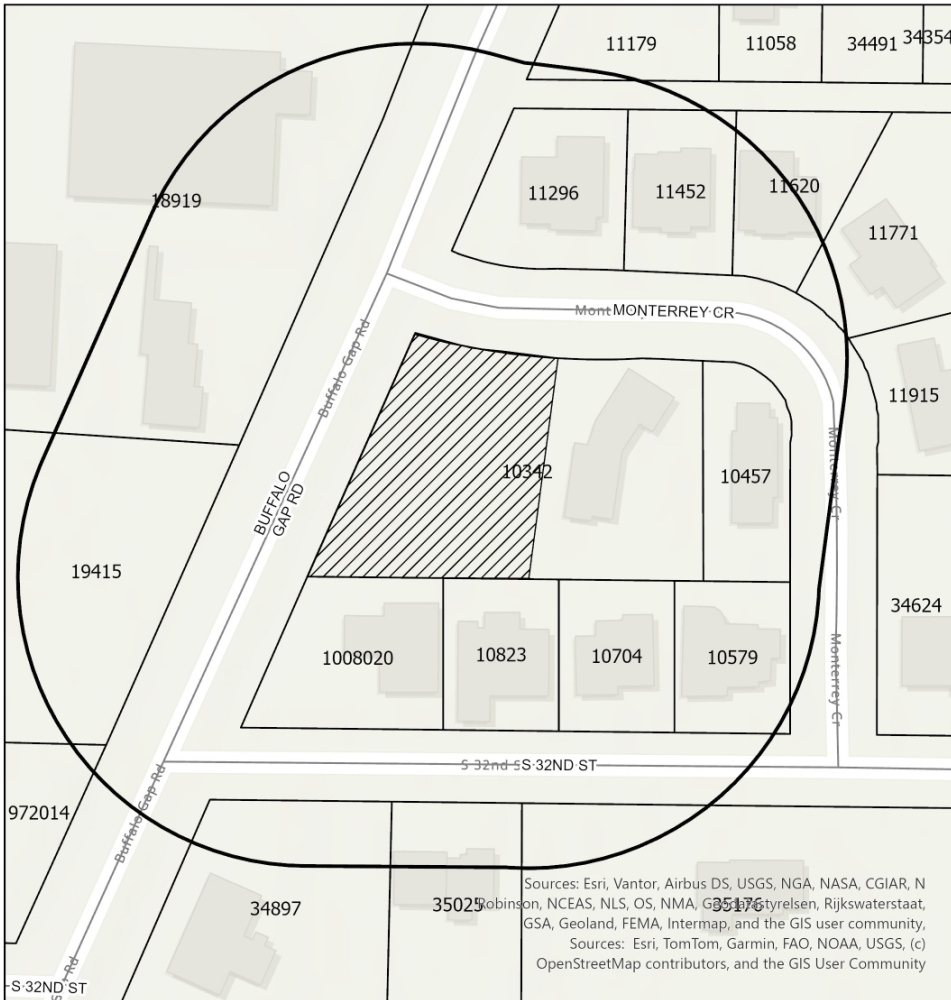


LEGEND

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



NOTIFICATION AREA MAP



0.02

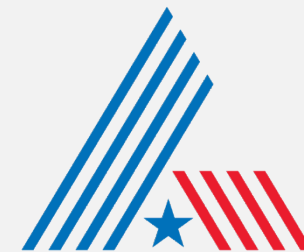
Miles

Z-2026-21

Notification Area

0 - in Favor - 

0 - in Opposition - 



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TEXAS

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



FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **Approval**





Questions?

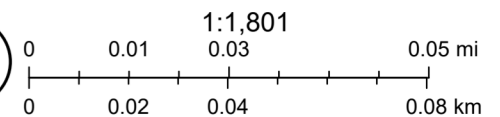


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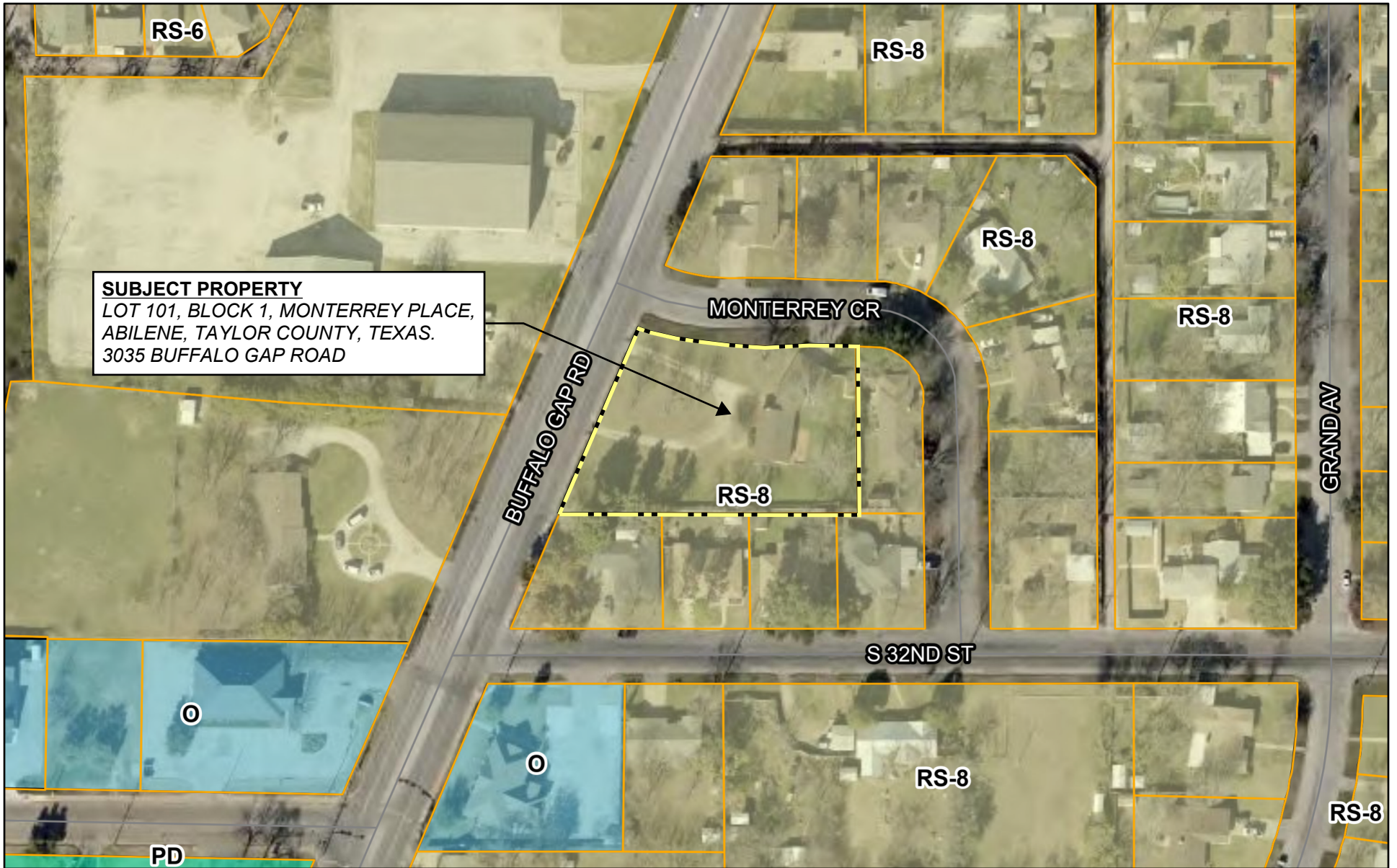
	Abilene Municipal Boundary		Single Family Residential (RS)		Mixed Use (MX)		Medical Use (MU)		Planned Development (PD)
	City Owned Parcels		Mobile Home (MH)		Neighborhood Retail (NR)		General Commercial (GC)		Road Centerlines
	Courier Parcels		Patio Home (PH)		Neighborhood Office (NO)		Central Business (CB)		World Imagery
	All District Outlines		Medium Density Residential (MD)		Office (O)		Light Industrial (LI)		Low Resolution 15m Imagery
	Rural - Residential (RR)		Townhome (TH)		General Retail (GR)		Heavy Industrial (HI)		High Resolution 60cm Imagery
	Agricultural Open (AO)		Multi-Family Residential (MF)		College/University (CU)		Heavy Commercial (HC)		High Resolution 30cm Imagery



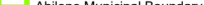
Vantor

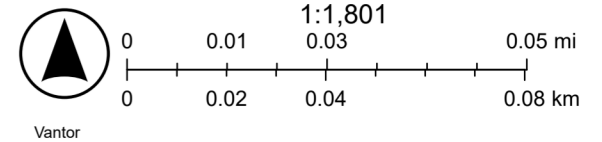


EXISTING ZONING CONDITIONS



3/3/2026, 5:16:39 PM

- | | | | | | | | | | | |
|---|----------------------------|---|---------------------------------|---|--------------------------|--|-------------------------|---|------------------------------|-----------|
|  | Abilene Municipal Boundary |  | Single Family Residential (RS) |  | Mixed Use (MX) |  | Medical Use (MU) |  | Planned Development (PD) | Citations |
|  | City Owned Parcels |  | Mobile Home (MH) |  | Neighborhood Retail (NR) |  | General Commercial (GC) |  | Road Centerlines | |
|  | Courier Parcels |  | Patio Home (PH) |  | Neighborhood Office (NO) |  | Central Business (CB) |  | World Imagery | |
|  | All District Outlines |  | Medium Density Residential (MD) |  | Office (O) |  | Light Industrial (LI) |  | Low Resolution 15m Imagery | |
|  | Rural - Residential (RR) |  | Townhome (TH) |  | General Retail (GR) |  | Heavy Industrial (HI) |  | High Resolution 60cm Imagery | |
|  | Agricultural Open (AO) |  | Multi-Family Residential (MF) |  | College/University (CU) |  | Heavy Commercial (HC) |  | High Resolution 30cm Imagery | |



**FIELD NOTES
FOR
A 0.5037 ACRE TRACT
OUT OF
LOT 101, BLOCK 1, MONTERREY PLACE
ABILENE, TAYLOR COUNTY, TEXAS**

BEING a 0.5037 acre tract out of Lot 101, Block 1, Monterrey Place, Abilene, Taylor County, Texas, recorded in Cabinet 2, Slide 45-D, Plat Records, Taylor County, Texas, same being recorded in Document No. 2025-22490, Official Public Records, Taylor County, Texas, and being more particularly described as follows:

*Basis of Bearings is Grid North, NAD 83 (2011) Texas North Central Zone
based on Allterra Network GPS observations*

BEGINNING at a found 1/2 inch iron rod at the northwest corner of this tract and said Lot 101, same being at the intersection of the east right of way of Buffalo Gap Road and the south right of way of Monterrey Circle;
THENCE, along the south right of way of Monterrey Circle, with a curve turning to the left having a delta angle of 22 degrees 59 minutes 38 seconds, a radius of 197.22 feet, an arc length of 79.15 feet, and a chord bearing South 77 degrees 57 minutes 05 seconds East a distance of 78.62' to a found 3/8 inch iron rod at a corner of said Lot 101 and this tract;

THENCE South 89 degrees 26 minutes 53 seconds East, along the south right of way of Monterrey Circle, a distance of 22.26 feet to a point on the north line of said Lot 101 for the northeast corner of this tract, where a found bent 3/8 inch iron rod at the northeast corner of said Lot 101 bears 104.52' S 89°26'53" E;

THENCE South 00 degrees 36 minutes 38 seconds West a distance of 154.48 feet to a point on the south line of said Lot 101 for the southeast corner of this tract, where a found galvanized fence corner post in concrete at the southeast corner of said Lot 101 bears 104.52' S 89°22'19" E, from which a found 3/8 inch iron rod on the west right of way of Monterrey Circle at the southeast corner of Lot 102, said Block 1, bears 60.00' S 89°22'19" E;

THENCE North 89 degrees 22 minutes 19 seconds West, along the south line of said Lot 101, a distance of 172.36 feet to a found 1/2 inch iron rod on the east right of way of Buffalo Gap Road at the southwest corner of said Lot 101 and this tract;

THENCE North 23 degrees 51 minutes 52 seconds East, along the east right of way of Buffalo Gap Road, a distance of 185.03 feet to the Point of Beginning containing an area of 0.5037 acres. Surveyed in March 2026.




Riley Griffith, RPLS No. 5863

ZONING CASE

Z-2026-22

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: April 7, 2026
City Council 1st Reading: April 23, 2026
City Council 2nd Reading: May 14, 2026

Applicant

Owner: David Phillips
Agent: PAK Harris

Case Manager

Clarissa Ivey – Planner

Request

Change the zoning of approximately 3.58-acres from a Planned Development (PD-55) to General Commercial (GC) zoning.

Location

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.

Background

The property was annexed in 1959 and a home built in 1960. However, it wasn't until 1994 that the property was rezoned to PD-55 with the intention of developing the property into a commercial site. The development never started, and the PD expired.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	RS-6	Vacant
East	RS-6	Residential
South	GR	Convenience Store
West	Dyess	Air Base

Criteria Assessment

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

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

The proposed zoning change is consistent with the 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 use would be appropriate in the surrounding area.

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

This property will be subject to platting. Any improvements that may be required will be addressed during this review.

- (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
- PDD-55 ordinance

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 20, 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

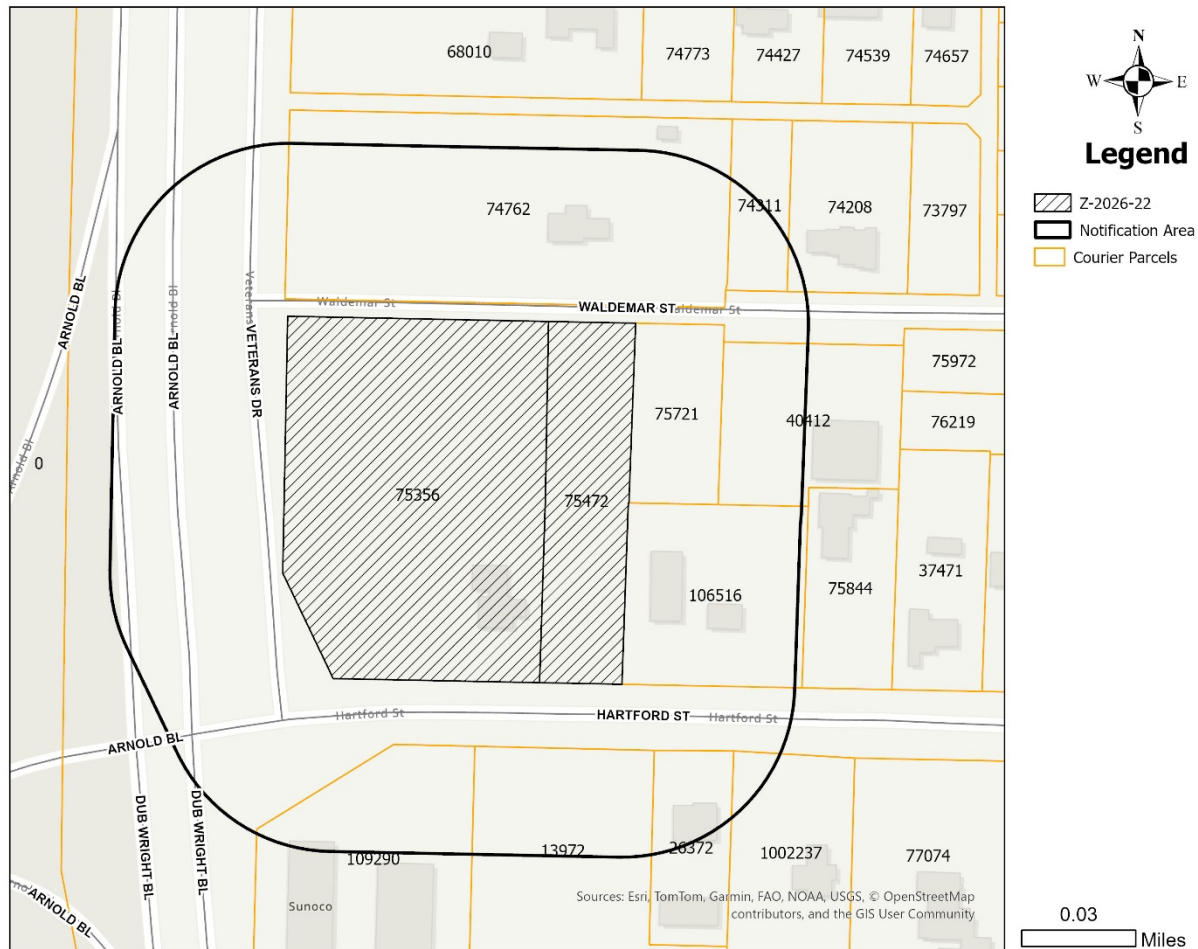
Property Owner	Property ID	Situs	Response
CENICEROS ARIEL	40412	6143 WALDEMAR ST	
COOK RICHARD P & NICOLE L	1002237	6133 HARTFORD ST	
HALF LTD	109290	1409 DUB WRIGHT BL	
JACKSON IDA ANITA	106516	6150 HARTFORD ST	
LUJAN JOSE LUIS	75721	6149 WALDEMAR ST	
MATTHEWS ANGELA A	74311	6202 WALDEMAR ST	
MATTHEWS SHANE W & BLANCA	74208	6134 WALDEMAR ST	
MITCHELL GLENN VINCENT & TERESA	13972	6149 HARTFORD ST	
MITCHELL GLENN VINCENT & TERESA	26372	6141 HARTFORD ST	
PHILLIPS DAVID	75356	6164 HARTFORD ST	
PHILLIPS DAVID L	75472	6156 HARTFORD ST	
TEXAS HOLDING & LEASING LLC	74762	6210 WALDEMAR ST	
TEXAS HOLDING & LEASING LLC	74762	6216 WALDEMAR ST	

PROPERTY ID

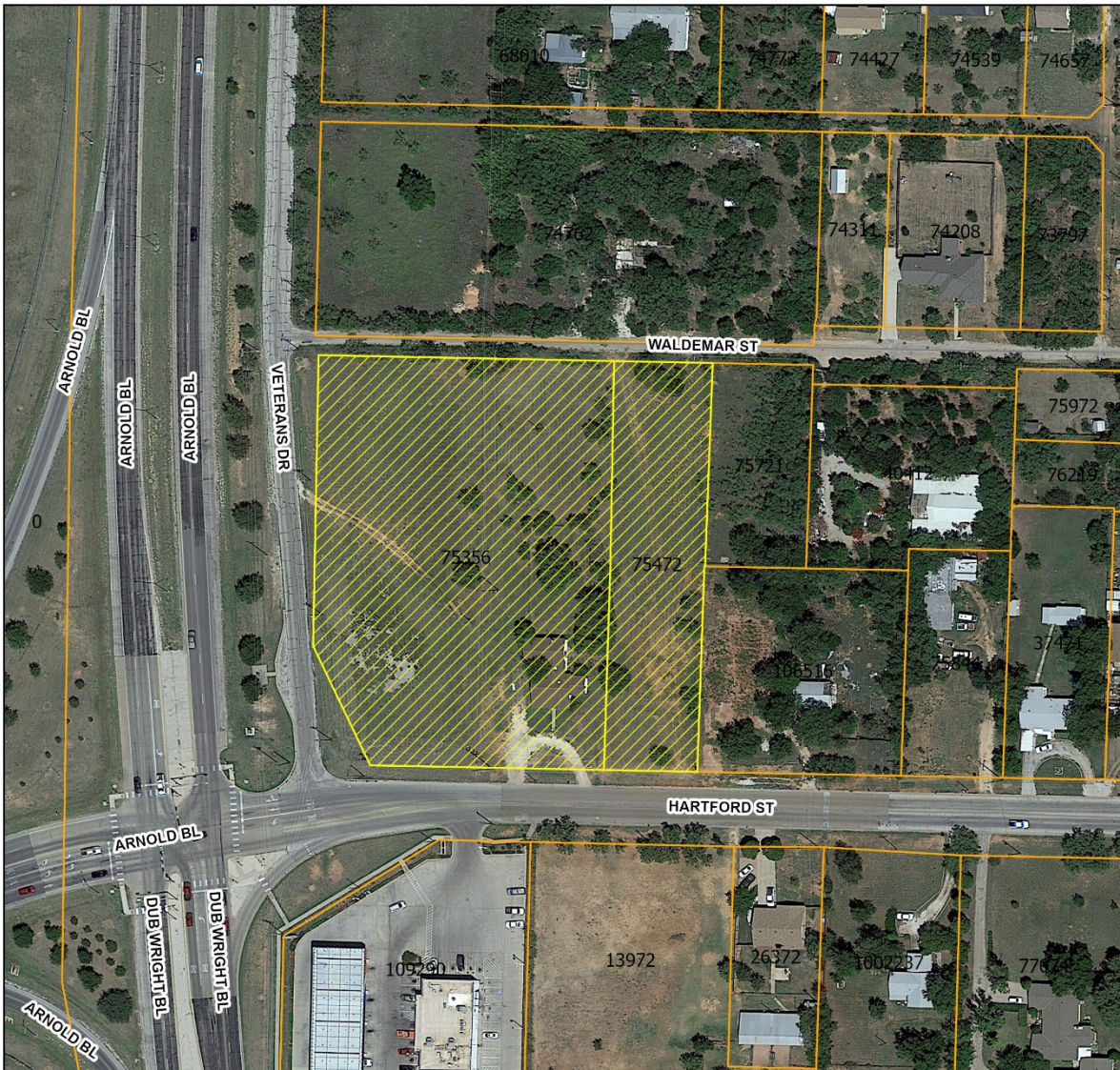
Legend: O - Opposed, F - In Favor

Property Owner	Property ID	Situs	Response
MITCHELL GLENN VINCENT & TERESA	13972	6149 HARTFORD ST	
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HALF LTD	109290	1409 DUB WRIGHT BL	
COOK RICHARD P & NICOLE L	1002237	6133 HARTFORD ST	

NOTIFICATION MAP



LOCATION MAP



Legend

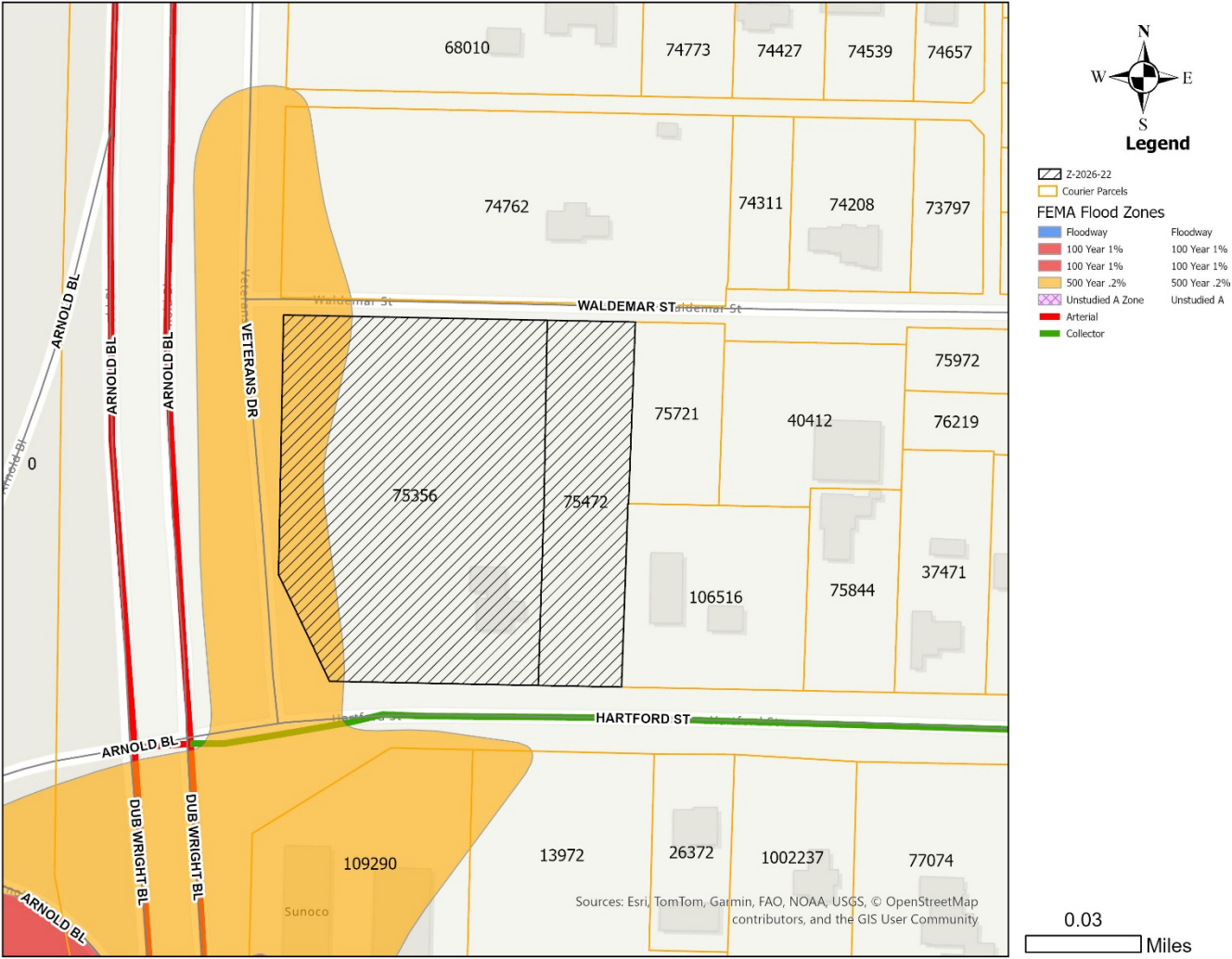
- Z-2026-22
- Courier Parcels

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Miles

ZONING MAP



Flood Map





REZONE REQUEST

Case: Z-2026-22

Owner: David Phillips

Agent: PAK Harris

Request: Change the zoning of approximately 3.58-acres from a Planned Development (PD-55) to General Commercial (GC)

Location: 6156 and 6164 Hartford St

Notification: 0 in Favor, 0 in Opposition

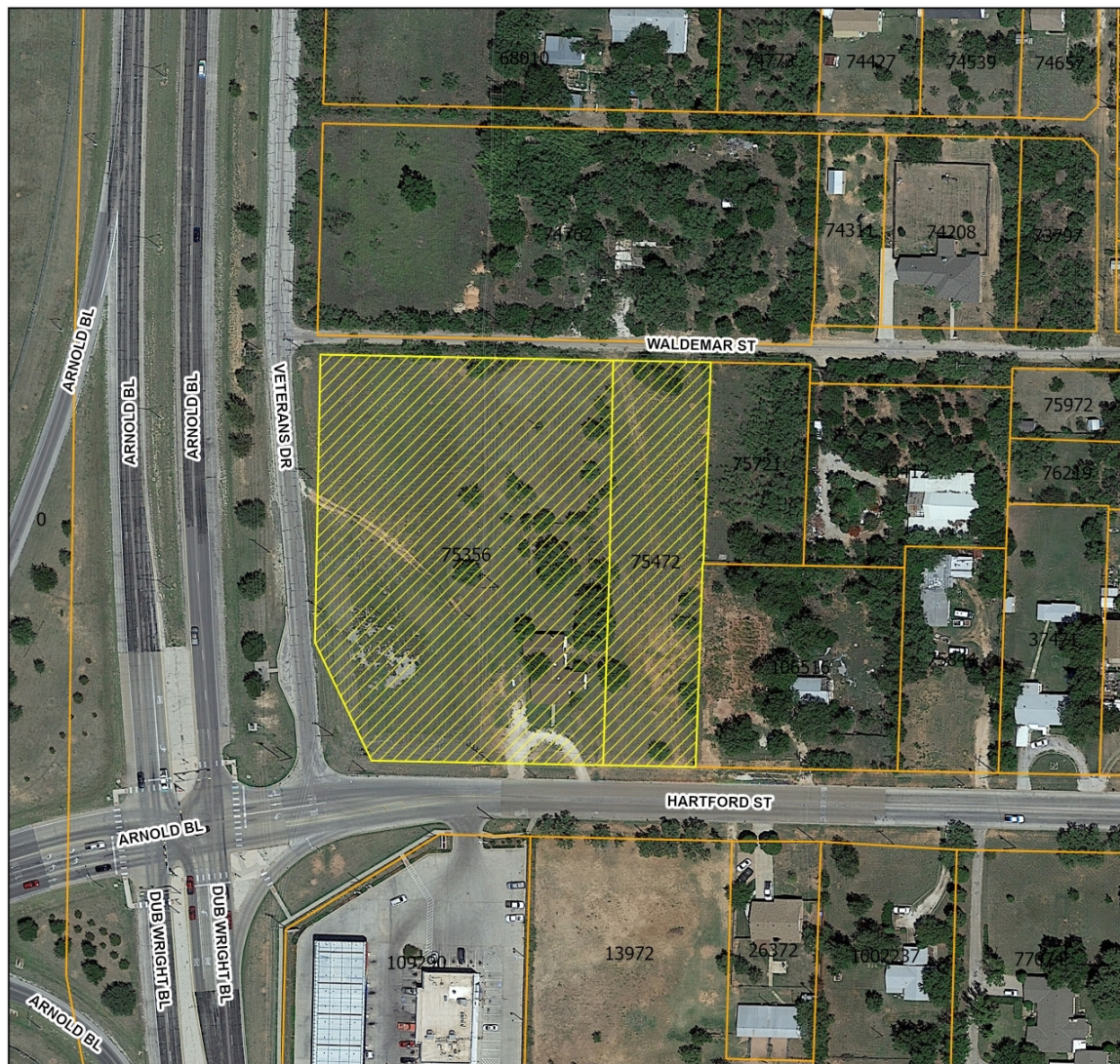
Planning & Zoning: April 7, 2026

Council Hearing: April 23, 2026
May 14, 2026





AERIAL LOCATION MAP



Legend

-  Z-2026-22
-  Courier Parcels

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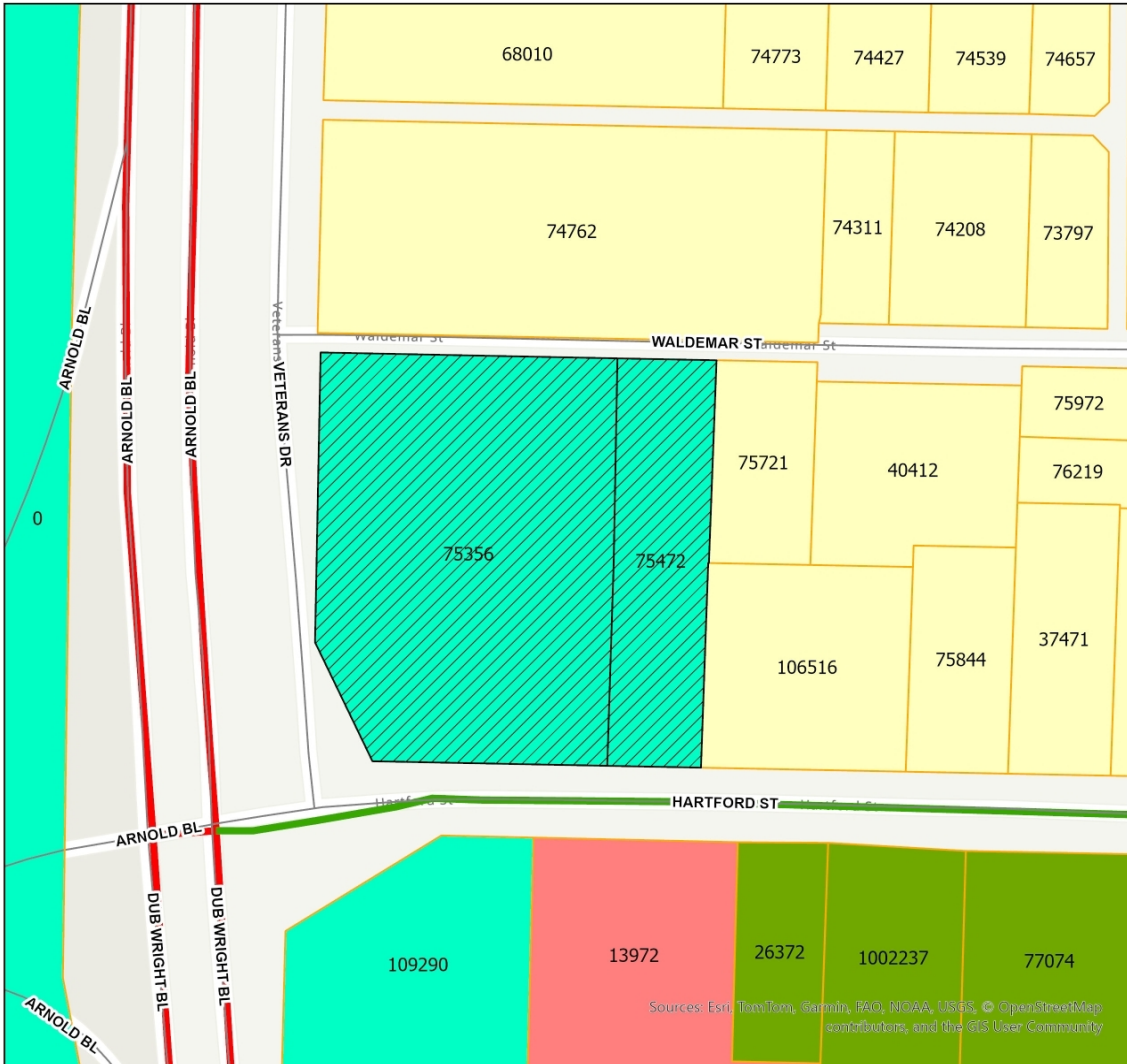
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CITY OF
ABILENE
TEXAS



ZONING MAP



Legend

- Z-2026-22
- Courier Parcels
- PD (Planned Development)
- GR (General Retail)
- RS (Residential - Single Family)
- AO (Agricultural Open)
- Arterial
- Collector



CITY OF
ABILENE
TEXAS

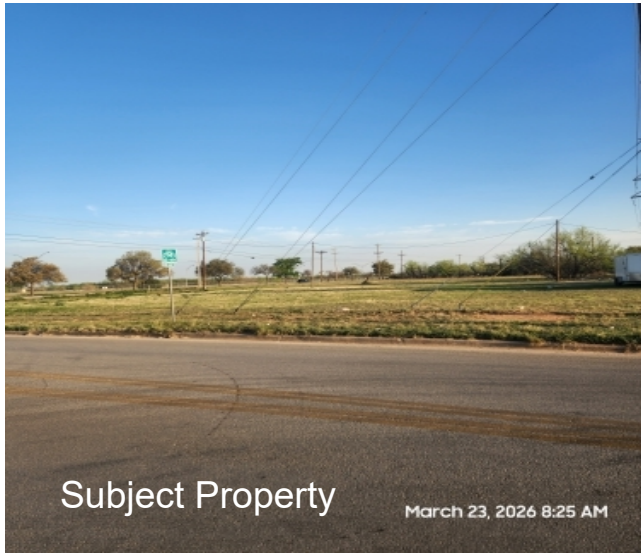
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



PROPERTY VIEWS





USES IN GENERAL COMMERCIAL ZONING

RESIDENTIAL USES:

- P Hotel/Motel
- C Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

TRADE – WHOLESALE USES:

- C Wholesaling and Storage (indoor)

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

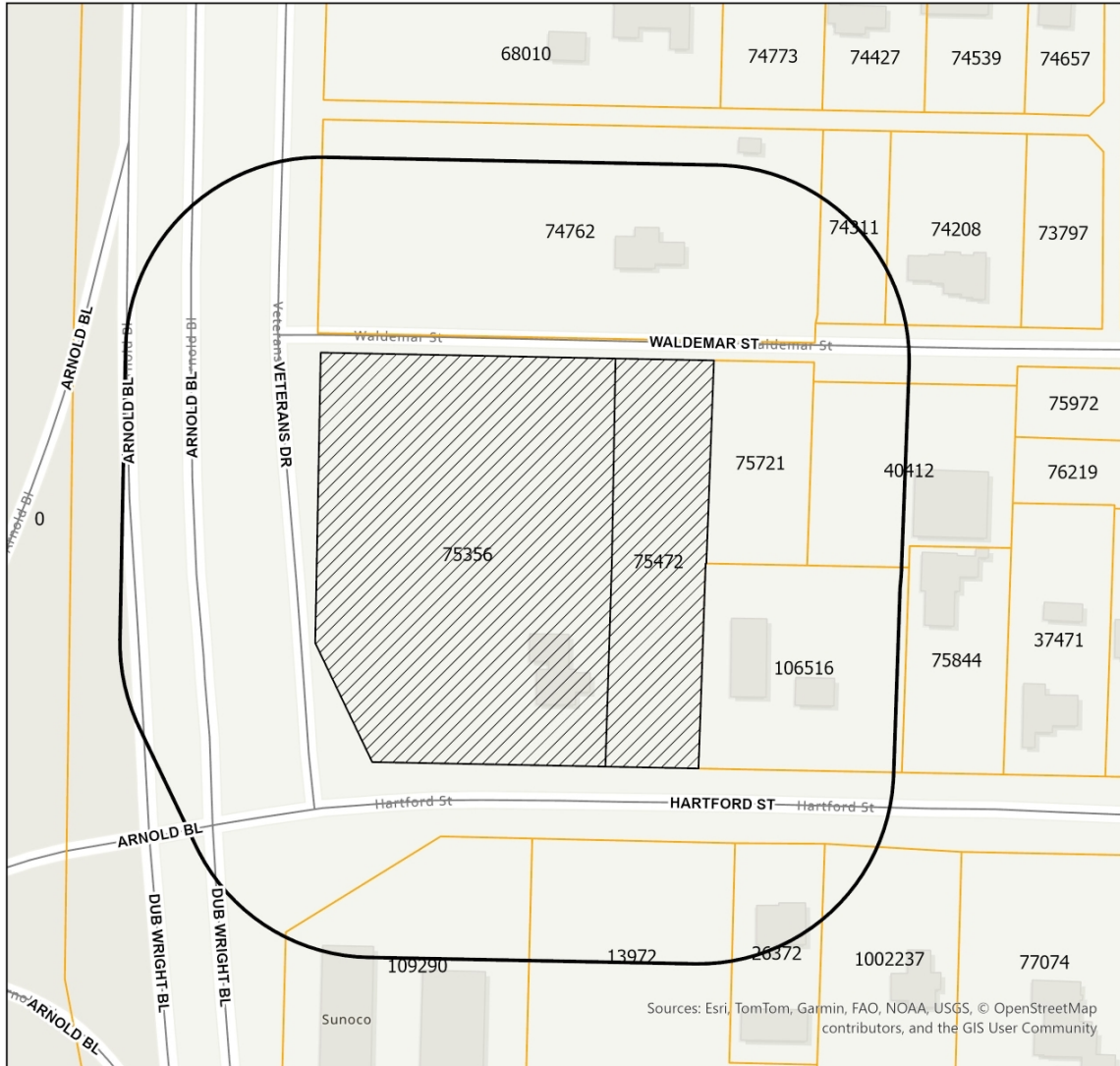
LEGEND

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





NOTIFICATION AREA MAP



Legend

- Z-2026-22
- Notification Area
- Courier Parcels

0 - in Favor -

0 - in Opposition -



0.03

Miles



FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **Approval**





Questions?



AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, "ZONING," OF THE ABILENE MUNICIPAL CODE, CONCERNING PDD #55 PLANNED DEVELOPMENT DISTRICT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 23, Subpart E, known as the Zoning Ordinance of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

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

PASSED ON FIRST READING this 14 day of April
A.D. 19 94.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 3 day of April, 1994, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 9:00 a.m., on the 28 day of April, 1994, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 28 day of April
A.D. 19 94.

ATTEST:

[Signature]
CITY SECRETARY

[Signature]
MAYOR

APPROVED:

[Signature]
CITY ATTORNEY

Exhibit "A"

PART 1: Land Title. Title to land not dedicated to public use and services or for utility purposes and not otherwise designated for development purposes shall remain in the owner thereof, his heirs, assigns, lessees and successors in interest and shall not be the responsibility of the City of Abilene for any purpose.

PART 2: Development Specifications. All development in the Planned Development District shall be in accordance with the maps, topographical and drainage plans, utility plans, architectural drawings, site plan, plat, and any other required plans filed in connection with this requested Planned Development District and are hereby incorporated by reference and included as part of this ordinance.

Further, all agreements, provisions, or covenants which govern the use, maintenance, and continued protection of this P.D.D. are hereby incorporated by reference and included as part of this ordinance.

All use and development within the Planned Development District must be in compliance with the general Comprehensive Zoning Ordinance of the City of Abilene except as otherwise specifically provided herein.

PART 3: Building Specifications. All structures in the herein said Planned Development District shall be constructed in accordance with all pertinent building and construction codes of the City of Abilene.

PART 4: Zoning. That Chapter 23, Subpart E, Abilene Municipal Code, known as the Zoning Ordinance of the City of Abilene, is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: From RS-6 (Residential Single Family) District to PDC (Planned Development Commercial) District.

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

PART 5: Legal Description. The legal description of this P.D.D. is as follows:

A parcel of land lying and being situated in Taylor County, Texas, and Being a part of Lot No. 5 of the Anderson and Berry Subdivision of the Alexander Thompson Survey No. 37 in Taylor County, Texas, and described as follows:

BEGINNING at a stake in the W.B. line of said Lot No. 5, 847 feet north of its S.W. corner, and being at the intersection of the W.B. line of said Lot with the N.B. line of Hartford Street for S.W. corner of this tract;

THENCE East with the N.B. line of said Hartford Street 313.05 feet to a stake for S.E. corner of this tract;

THENCE North parallel with W.B. line of said Lot 5, 417.42 feet to a stake for N.E. corner of this tract;

THENCE West parallel with S.B. line of said Lot 5, 313.05 feet to a stake in the W.B. line for the N.W. corner thence south, 417.42 feet to the Place of Beginning and containing 2.57 acres more or less; filed of record Deed Records Vol. 1258, Page 201.

PART 6: Purpose. The purpose of the Planned Development District request is to allow for development of a large tract which has not developed under present zoning and development procedures. The intention is to achieve the following:

- A. Provide for quality development that will be aesthetically pleasing to dignitaries and the general public who may use Hartford Street or Dub Wright Boulevard to reach the main gate of Dyess Air Force Base.
- B. Create an environment which is visually and functionally compatible with adjacent land use.
- C. Promote economical and efficient land use, an improved level of amenities, appropriate variety in physical development, creative design, and a better urban environment.

PART 7: Specific Modifications. The following regulations shall govern the use and development of the Planned Development Commercial district.

A. Subdivision Requirement

Formal resubdivision of the property shall occur prior to development.

B. Permitted Uses

The activities permitted by right of use within the PDC are contained within Attachment "B".

C. Building Area, Height, Placement and Materials

1. All principal structures shall be located within the building envelope formed by building setback lines described below:

- 75 feet north from the south property line (adjacent to Hartford)
- 45 feet east from the west property line (adjacent to Vapor Trail)

This building envelope may be varied from upon approval of alternative means of building arrangement by the Site Plan Review Committee.

2. Gas pumps and pump canopy shall be allowed outside of the above-described envelope but shall be located no closer than 50 feet from the property line relative to Hartford Street; 25 feet from all other property lines.

3. Maximum building height permitted for structures shall be thirty (30) feet.
4. Building(s) of exterior sheet metal construction shall not be permitted. Exterior building materials shall consist of 70% brick, masonry, stucco or high quality tilt concrete aggregate construction.

D. Screening

Screening shall be required as follows:

1. Screening and landscaping shall be placed and maintained along the property lines adjacent to Hartford Street and Vapor Trail. Said screening and/or landscaping shall be located entirely on private property.
2. Except where intersected by permitted driveway entrance, the above-mentioned landscaped areas shall be at least ten (10) feet wide located entirely on private property. Landscaping shall mean the planting and maintenance of living materials such as grass, trees or shrubs.
3. Any truck maneuvering, loading and unloading areas provided must be designed and screened according to the conditions described in Section 23-320 of the Zoning Ordinance of the City of Abilene.
4. Facilities for power, air conditioning and solid waste handling, as well as off-street loading and open storage shall be screened from view outside the tract in question, by an opaque wall or fence at least six (6) feet in height. Off-street parking and maneuvering areas shall be screened from adjacent residential tracts by an opaque wall or fence at least six (6) feet in height.

E. Sign Control

1. Only one wall sign shall be permitted per business and shall be placed flush against the wall of the building and encompass no more than 25% of wall front.
2. Each business will also be allowed one (1) free-standing (pole) sign which is no greater than 30 feet in height, with no less than 8 feet grade clearance and no greater than 150 square feet in area.

F. Driveways

1. Two driveways will be allowed onto Vapor Trail and one driveway onto Hartford Street. No driveway will be permitted closer than 100 feet from the southwest corner of the tract involved. A 200 foot separation will be required between the two driveways allowed on Vapor Trail. Minimum driveway width is 24 feet with a maximum width of 30 feet.
2. The above conditions do not apply to the current driveway arrangement for the residential lot known as Lot 1, Block 1, Trinity Baptist Church Subdivision located at the southeast corner of this PDD. If, however, the above-mentioned Lot 1 is changed from residential to commercial use, the driveway stipulations in paragraph 1 above will apply, e.g., one driveway onto Hartford Street.

PART 8: Schedule. Construction and development of the Planned Development District established hereby shall begin no later than twelve (12) months from the effective date of this ordinance. If development does not proceed within this time frame, the Planning and Zoning Commission shall recommend to the City Council that the proposed development be rezoned to its former status.

-END-

EXHIBIT "B"

Permitted Uses by Right:

EDUCATION AND RELIGIOUS USES:

Art, Music, and Dancing Schools
Church or Place of Worship

OFFICE-TYPE USES:

Accounting, Auditing, Tax and Bookkeeping Services
Adjustment and Collection Services
Advertising Services
Appraisal Services
Architectural and Planning Services
Business Associations
Consumer and Mercantile Credit Reporting Services
Detective Services
Employment Services
Engineering Services
Educational and Scientific Research Offices
Government Administration Offices
Insurance Agents, Carriers, and Brokers
Legal Services
Medical or Dental Office or Clinic
Office Space (general/unspecified)
Protective and Security Services
Real Estate Agent, Brokers, and Management
Security and Commodity Brokers, Dealers, and Exchanges
Social Service Organization Office
Stenographic, Duplicating and Mailing Services
Telephone Answering
Title Abstractors

SERVICES (OTHER THAN OFFICE-TYPE):

Banking Services
Banking Services (remote automatic)
Beauty and Barber Services
Credit Unions
Financing and Loan Services
Fur Repair and Storage Services
Health Club or Physical Fitness Services
Interior Decorating Services
Key and Lock Repair
Laundry and Dry Cleaning (self-service)
Photographic Services
Savings and Loan Associations
Shoe Repair, Shoe Shining and Hat Cleaning Services
Tailoring (custom)
Trading Stamp Services
Travel Arranging and Ticket Services
Watch, Clock and Jewelry Repair Service

TRADE-RETAIL USES:

Antiques
Bakery Products (on-premise sales)
Bicycles (includes servicing)
Book and Stationery
Cameras and Photographic Supplies
China, Glassware, and Metalware
Clothing and Apparel Accessories
Coins and Stamps
Dairy Products (on-premise sales)
Drug Store/Pharmacy
Fruits and Vegetables (inside sales)
Furriers and Fur Apparel
Gasoline (with conditions)
Gifts, Novelties, Souvenirs
Grocery Store (convenience type)
Hobby and Craft Supplies
Jewelry
Keys and Locks
Liquor Store Off-Premise Consumption (beer/wine) (with conditions and special exceptions)
Meats and Fish
Music Supplies and/or Records
Newspapers and Magazines
Office Supplies and Equipment
Optical Goods
Pets and Pet Supplies
Plant Material (flowers and household plants)
Restaurants, Standard (NOT DRIVE IN = FAST FOOD)
Shoes
Sporting Goods and Athletic Equipment
Tobacco Products
Variety Stores

ORDINANCE NO. 48-2013

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, PART "LAND DEVELOPMENT CODE," OF THE ABILENE MUNICIPAL CODE, AMENDING PD-55 A PLANNED DEVELOPMENT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 23, part known as the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars (\$500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PASSED ON FIRST READING this 26th day of August A.D. 2013.

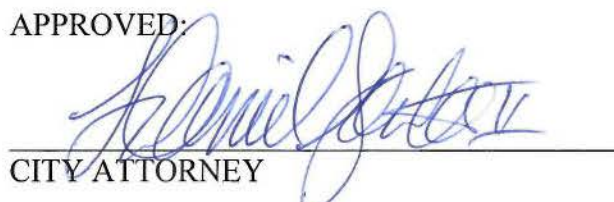
A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 16th day of August, 2013, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m., on the 7th day of October, 2013, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 7th day of October, A.D. 2013.

ATTEST:


CITY SECRETARY


MAYOR

APPROVED:

CITY ATTORNEY

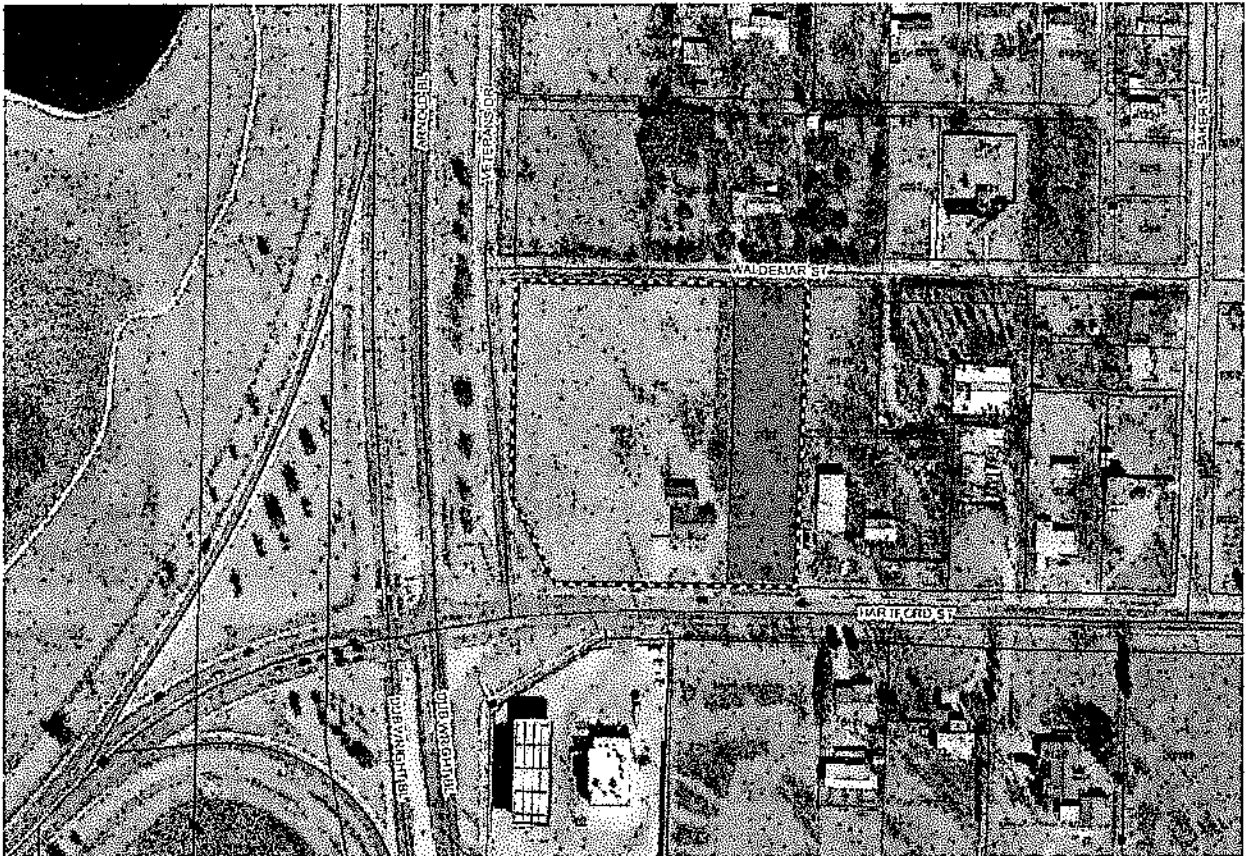
ORDINANCE NO. 48-2013

Exhibit "A"

1st Amendment to Ordinance No. 15-1994

Amend PART 5: Legal Description.

AMEND: Include 6156 Hartford St into the PD boundary.



- END -