



City of Abilene City Council Agenda

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

Weldon Hurt, Mayor

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

Notice is hereby given of a meeting of the City Council of City of Abilene to be held on April 23, 2026, at 8:30 a.m., at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The City Council reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

CALL TO ORDER

INVOCATION

1. Councilmember Lynn Beard

PLEDGE TO THE UNITED STATES FLAG AND THE TEXAS FLAG

PRESENTATIONS, RECOGNITIONS, PROCLAMATIONS AND ANNOUNCEMENTS

2. **Proclamation:**

- Afterschool Professionals Appreciation Week

3. **Presentation:**

- Receive Donation Check from Mosaic Church

CONSENT AGENDA AND PUBLIC COMMENTS

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

After the Council Members have requested any item on the consent Agenda be considered separately, the

public comment period will be held. The public comment section of the consent agenda allows members of the public to present any ideas or information to the City Council and staff, and also allows for public comment on the consent agenda items not otherwise pulled for separate consideration. Neither the City Council nor staff will engage in discussion with the public during the public comments unless the item is listed on the Council agenda.

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

4. **Minutes:** Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on April 9, 2026 **(Shawna Atkinson)**
5. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Authorizing the City Manager to Enter Into a Contract for the Purchase and Installation of a Pier at Kirby Lake from EZDock of Texas, LP through Buyboard Purchasing Cooperative Contract #781-25 **(Lesli Andrews)**
6. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Approving a Resolution of Commitment Authorizing the City of Abilene and the Abilene Convention and Visitors Bureau to Submit a Bid Proposal to Host a Texas Recreation and Park Society Annual Institute and EXPO **(Lesli Andrews)**
7. **Resolution:** Receive a Report, Hold a Discussion and Take Action to Purchase One 2026 Kenworth T880 Roll Off Truck from MHC Kenworth Abilene, Tye, Texas for Solid Waste **(Don Green)**
8. **Resolution:** Receive a Report, Hold a Discussion and Take Action on the Approval to Acquire Amended Professional Services with Computer Task Group (CTG), Inc. as a provider of Project Services **(Troy Swanson)**
9. **Ordinance (First Reading) CUP-2026-06:** Receive a Report, Hold a Discussion 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. **(Tim Littlejohn)**
10. **Ordinance (First Reading) CUP-2026-07:** Receive a Report, Hold a Discussion and Take Action on a Request from the Owner, to Apply a Conditional Use Permit to a Property to Allow Utility Generation within Agricultural Open (AO) Zoning **(Tim Littlejohn)**
11. **Ordinance (First Reading) TC-2026-01:** Receive a Report, Hold a Discussion 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 **(Tim Littlejohn)**
12. **Ordinance (First Reading) Z-2026-10:** Receive a Report, Hold a Discussion 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. **(Tim Littlejohn)**
13. **Ordinance (First Reading) Z-2026-11:** Receive a Report, Hold a Discussion 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. **(Tim Littlejohn)**
14. **Ordinance (First Reading) 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. **(Tim Littlejohn)**
15. **Ordinance (First Reading) 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. **(Tim Littlejohn)**

16. **Ordinance (First Reading) Z-2026-14:** Receive a Report, Hold a Discussion 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. **(Tim Littlejohn)**
17. **Ordinance (First Reading) Z-2026-15:** Receive a Report, Hold a Discussion 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. **(Tim Littlejohn)**
18. **Ordinance (First Reading) Z-2026-16:** Receive a Report, Hold a Discussion 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. **(Tim Littlejohn)**
19. **Ordinance (First Reading) Z-2026-17:** Receive a Report, Hold a Discussion 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. **(Tim Littlejohn)**
20. **Ordinance (First Reading) Z-2026-18:** Receive a Report, Hold a Discussion 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. **(Tim Littlejohn)**
21. **Ordinance (First Reading) Z-2026-19:** Receive a Report, Hold a Discussion 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. **(Tim Littlejohn)**
22. **Ordinance (First Reading) Z-2026-20:** Receive a Report, Hold a Discussion 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. **(Tim Littlejohn)**
23. **Ordinance (First Reading) Z-2026-21:** Receive a Report, Hold a Discussion 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. **(Tim Littlejohn)**
24. **Ordinance (First Reading) Z-2026-22:** Receive a Report, Hold a Discussion 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. **(Tim Littlejohn)**

REGULAR AGENDA - ORDINANCES AND PUBLIC HEARINGS - RESOLUTIONS

25. **Ordinance (Final Reading):** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Amending the FY26 Fee Schedule for Non-resident Recreation Center Membership **(Lesli Andrews)**
26. **Ordinance (Final Reading):** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Amending Chapter 32, "Utilities," Section 32-5, "Inspection Outside City," Section 32-35, "Metering of Water Used for City Rates," Section 32-37, "Fees, Deposits and Bills," and Section 32-39, "Determination of Charges," of the Code of Ordinances of the City of Abilene, Texas, to Authorize Sewer Service Outside the City Limits by Written Agreement

(Matthew Dane)

EXECUTIVE SESSION

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

A. 551.071 (Consultation with Attorney)

1. City of Abilene v. 3118 South 22nd Street, Abilene, Texas, et al.; Cause No. 11968-D, In the 350th Judicial District Court, Taylor County, Texas; filed October 11, 2019
2. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-20-007028, In the 459th Judicial District Court, Travis County, Texas; filed November 18, 2020
3. Alton H. Smith, Jr. and Alicia Malorie Smith v. City of Abilene, Texas; Cause No. 51055-A, In the 42nd Judicial District Court, Taylor County, Texas; filed March 11, 2021
4. Steve Van Horne, et al. v. City of Abilene, et al.; Cause No. 12530-D, In the 350th Judicial District Court, Taylor County, Texas; filed September 7, 2021
5. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-21-006299, In the 250th Judicial District Court, Travis County, Texas; filed October 20, 2021
6. Richard Scheriger, et al. v. City of Abilene; Cause No. CV33253, In the 90th Judicial District Court, Stephens County, Texas, filed April 21, 2023
7. PFAS Litigation
8. Ginger Robertson v. City of Abilene and Abilene Zoological Society; Cause No. 13179-D, In the 350th Judicial District Court, Taylor County, Texas; filed December 5, 2023
9. City of Dallas, et al, v. Disney DTC, LLC, et al., Cause No. DC-22-09128, In the 14th Judicial District Court, Dallas County, Texas, filed August 3, 2022
10. Patricia Anderson v. City of Abilene; Cause No. 51867-A, IN the 42nd Judicial District Court, Taylor County, Texas; filed March 1, 2024
11. Mary Lou Gonzales v. City of Abilene, Board of Building Standards; Cause No. 29156-B; In the District Court, 104th Judicial District, Taylor County, Texas; filed April 10, 2024
12. Bouldin Pat Crofton v. City of Abilene, Board of Building Standards; Cause No. 52175-A, In the 42nd Judicial Court, Taylor County, Texas; filed May 9, 2025
13. Tracey Freeman v. City of Abilene, Case No. 13596-D; In the District Court of Taylor County, 350th Judicial District, filed on July 8, 2025
14. Victor Lynn Lee v. Erin Stamey, et al., Case No. 5:25-cv-00590-XR; In the United States District Court, Western District of Texas, San Antonio Division; filed May 28, 2025
15. Brennon and Brittany Manske, et al. v. City of Abilene, et al.; Case No. 1:25-cv-00172-H, In the United States District Court, Northern District of Texas, Abilene Division, filed September 5, 2025
16. Kevin Young v. Matthew Clopton; Case No. 1:24-CV-00113-H, In the United States District Court, Northern District of Texas, Abilene Division, filed July 16, 2024
17. Ishmael Jaimes v. City of Abilene; Civil Action No. 1:25-cv-00249-H; In the United States District Court, Northern District of Texas, Abilene Division; filed November 13, 2025
18. Chapter 143 and Chapter 174, Local Government Code

B. 551.072 (Deliberations about Real Property)

1. 202 Cedar Street

C. 551.073 (Deliberations about Gifts and Donations)

D. 551.074 (Personnel Matters)

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

E. 551.076 (Deliberations about Security Devices)

F. 551.087 (Business Prospect/Economic Development)

RECONVENE

REGULAR AGENDA

28. **Resolution:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Meet and Confer Negotiations with the Abilene Professional Fire Fighters Association, IAFF Local 1044 **(Emily Crawford)**

ADJOURNMENT

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

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 17th day of April, 2026, at 11:15 a.m.

Shawna Atkinson, TRMC, CMC
City Secretary



**CITY COUNCIL
MEMORANDUM
4/23/2026**

TO: Honorable Mayor & Members of City Council
FROM: Shawna Atkinson, City Secretary
ITEM: 4. Minutes: Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on April 9, 2026 (*Shawna Atkinson*)

GENERAL INFORMATION

Approval of the Minutes from the Regular Meeting Held on April 9, 2026

FUNDING/FISCAL IMPACT

None

STAFF AND/OR BOARD RECOMMENDATION

Approval of the Minutes

ATTACHMENTS:

1. 04-09-2026 Minutes - Regular - Morning

BACKUP DOCUMENTATION UPDATED? Yes

UPDATED ON: 4/21/2026

CITY COUNCIL MEETING
April 9, 2026 at 8:30 a.m.

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

The City Council of the City of Abilene, Texas met in Regular Session on April 9, 2026, at 8:30 a.m. in the Council Chambers, 555 Walnut St. Mayor Weldon Hurt was present and presiding, along with Mayor Pro-tem Brian Yates, Deputy Mayor Pro-tem Blaise Regan, and Councilmembers Shane Price Lynn Beard, Travis Craver, and Miguel Espinoza. Present were City Manager Emily Crawford, City Attorney Stanley Smith, and City Secretary Shawna Atkinson

Deputy Mayor Pro-tem Blaise Regan led the invocation.

Arizona Hollis, Riley Zuschlag, Jason Rai, and Saul Lara, all from Bowie Elementary, led the Pledge of Allegiance to the Flag of the United States of America and the State of Texas Flag.

PRESENTATIONS, RECOGNITIONS, PROCLAMATIONS AND ANNOUNCEMENTS

- Proclamations:
 - Parkinson's Awareness Month – accepted by Lorraine Wilson
 - Safe Digging Month – accepted by Atmos Energy

PRESENTATION OF CONSENT AGENDA

The Consent Agenda consisted of items 3-16. Items 6 and 16 were pulled for individual consideration.

Item(s) pulled for individual consideration:

- Item 6 – Deputy Mayor Pro-tem Regan
- Item 16 – Deputy Mayor Pro-tem Regan

PUBLIC COMMENTS

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

- Jack Hadlock
- Tammy Fogle

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

CONSENT AGENDA

Deputy Mayor Pro-tem Regan moved to approve the consent agenda, now consisting of items 3-5, and 7-15. Councilmember Craver seconded the motion. Motion carried.

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

NAYS (0): None

3. Minutes: Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on March 26, 2026, and the Special Meeting Held on April 1, 2026

4. Resolution: Receive a Report, Hold a Discussion and Take Action on Approval of the Investment Policy
[ASSIGNED RESOLUTION NO. 68-2026]
5. Resolution: Receive a Report, Hold a Discussion and Take Action on the Expenditure of General Fund FY 25 Fund Balance in Excess of the Three-Month Reserve Requirement
[ASSIGNED RESOLUTION NO. 69-2026]
7. Resolution: Receive a Report, Hold a Discussion, and Take Action on Awarding Bid# CB-2627 Workzone Project N9 to Bontke Brothers Construction Co., Inc.
[ASSIGNED RESOLUTION NO. 71-2026]
8. Resolution: Receive a Report, Hold a Discussion, and Take Action on Awarding Bid# CB-2628 Workzone S4 Seal Coat Project to Bontke Brothers Construction Co., Inc.
[ASSIGNED RESOLUTION NO. 72-2026]
9. Resolution: Receive a Report, Hold a Discussion, and Take Action on Awarding Professional Services Contract to Jacob Martin, LLC, for design of Griffith Rd. Section II
[ASSIGNED RESOLUTION NO. 73-2026]
10. Resolution: Receive a Report, Hold a Discussion, and Take Action on Authorizing the City Manager to Approve Library Materials Purchases from Brodart
[ASSIGNED RESOLUTION NO. 74-2026]
11. Resolution: Receive a Report, Hold a Discussion, and Take Action on Authorizing the City Manager to Enter Into a 5-year Contract with Axon for the Purchase of In-Car and Body-Worn Cameras for the Abilene Police Department
[ASSIGNED RESOLUTION NO. 75-2026]
12. Resolution: Receive a Report, Hold a Discussion and Take Action on the Approval of the Acquisition of Amended Professional Services to Assist in the Design, Configuration and Implementation of Network Technologies from Hoover Technology Consulting LLC
[ASSIGNED RESOLUTION NO. 76-2026]
13. Resolution: Receive a Report, Hold a Discussion and Take Action on the Approval of the Acquisition of Cisco Network Devices and Products from CDW-G
[ASSIGNED RESOLUTION NO. 77-2026]
14. Ordinance (First Reading): Receive a Report, Hold a Discussion and Take Action on Amending the FY26 Fee Schedule for Non-resident Recreation Center Membership
15. Resolution: Receive a Report, Hold a Discussion and Take Action on entering into an Economic Development agreement with Bin Bros LLC for 1350 and 1338 Mulberry as part of the Rebuild Abi program
[ASSIGNED RESOLUTION NO. 78-2026]

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

6. Resolution: Receive a Report, Hold a Discussion and Take Action on Accepting the Annual Comprehensive Financial Report for the Fiscal Year Ending September 30, 2025
[ASSIGNED RESOLUTION NO. 70-2026]

Having pulled the item, Deputy Mayor Pro-tem Regan wanted the public to be aware of this document that outlines and provides details on the cities funding report. Marjorie Knight, Director of Finance, presented the item. Adoption of the item would accept the Annual Comprehensive Financial Report for FY Ending September 30, 2025.

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

- Tammy Fogle

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

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

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

NAYS (0): None

16. Ordinance (First Reading): Receive a Report, Hold a Discussion and Take Action on the First Reading of an Ordinance Amending Chapter 32 (Water and Sewers) of the Code of Ordinances of the City of Abilene, Texas, to Authorize Sewer Service Outside the City Limits by Written Agreement.

Having pulled the item, Deputy Mayor Pro-tem Regan wanted an overview of what this entails. Matthew Dane, Director of Water Utilities, presented the item and gave an overview of the agreements that this ordinance would allow the City to enter into for sewer service outside the City limits.

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

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

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

NAYS (0): None

REGULAR AGENDA

17. Ordinance (Final Reading) CUP-2026-04: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Apply A Conditional Use Permit To A Property To Allow Outdoor Recreational Activities (Pickleball Courts). Located At 1200 Ruswood Dr.
[ASSIGNED ORDINANCE NO. 23-2026]

Tim Littlejohn, Director of Planning & Development Services, presented the item. Adoption of the item would apply a Conditional Use Permit (CUP) to the above referenced address, to allow for pickleball courts.

Mayor Hurt opened the public hearing. The following spoke in support of the item:

- Tal Filigham, agent for the applicant

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

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

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

NAYS (0): None

18. Ordinance (Final Reading) 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.

[ASSIGNED ORDINANCE NO. 24-2026]

Tim Littlejohn, Director of Planning & Development Services, presented the item. Adoption of the item would rezone the above referenced property from Residential Single Family (RS-6) to General Commercial (GC).

Mayor Hurt opened the public hearing. The following spoke in support of the item:

- Tal Filingham, agent for the applicant

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

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

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

NAYS (0): None

19. Ordinance (Final Reading) 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

[ASSIGNED ORDINANCE NO. 25-2026]

Tim Littlejohn, Director of Planning & Development Services, presented the item. Adoption of the item would rezone the above referenced property from Residential Single Family (RS-6), Mobile/Manufactured Home (MH), Light Industrial (LI) and General Commercial (GC) to General Commercial (GC) Zoning.

Mayor Hurt opened the public hearing. The following spoke in support of the item:

- Jonathan Bowman, agent for the applicant

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

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

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

NAYS (0): None

20. Ordinance (Final Reading): Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Amending Ordinance 58-2022 and Establishing a New End Date for Tax Increment Reinvestment Zone (TIRZ) #3 District
[ASSIGNED ORDINANCE NO. 26-2026]

Tim Littlejohn, Director of Planning & Development Services, presented the item. Adoption of the item would establish an end date for Tax Increment Reinvestment Zone (TRIZ) #3 District.

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

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

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

NAYS (0): None

21. Ordinance (Final Reading): Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Amending Chapter 28, "Solicitations", of the Code of Ordinances, Article II - "Permit", Section 28-17 "Issuance"
[ASSIGNED ORDINANCE NO. 27-2026]

Shawna Atkinson, City Secretary, presented the item. Adoption of the item would allow the processing of solicitor permits to be completed within ten (10) business days, in response to a new background check system.

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

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

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

NAYS (0): None

ABSENT (1): Councilmember Espinoza

EXECUTIVE SESSION

Mayor Hurt recessed into Executive Session at 9:38 a.m., pursuant to the following of the Open Meetings Act, with the following issues discussed during this session, as listed on the agenda and authorized by the noted Texas Government Code Section:

22.A.551.071 (Consultation with Attorney)

1. The Woodlands Pride et. al v. Ken Paxton, AG of Texas et al
2. Rusty Miller & Jenny Miller, Individually & as Next Friends of Jayden Miller v. City of Abilene
3. Patricia Anderson v. City of Abilene

22. D.551.074 (Personnel Matters)

1. City Manager
2. City Secretary

22. D.551.087 (Business Prospect/Economic Development)

1. 5500-5800 Beltway South

The Executive Session ended at 10:48 a.m. and reconvened to Open Session. Mayor Hurt reported no votes or action were taken in Executive Session.

REGULAR AGENDA – END

23. Resolution: Receive a Report, Hold a Discussion and Take Action on Appointing Members to Various Boards and Commissions per the City Charter
[ASSIGNED RESOLUTION NO. 76-2026]

Mayor Pro-tem Yates had a conflict of interest on this item and left the room during deliberation and abstained from voting. A Conflict of Interest Affidavit was filled out before the meeting and filed with the City Secretary's office.

Adoption of the item would approve the (re)appointments of the following board & commission members, per the City Charter:

Board	Term End Date
<i>Senior Citizens Advisory Board</i>	
Rosa Canales [Reappointment]	May 2027
Elizabeth Page [New]	May 2027
Thomas Francois [New]	May 2027
Peggy Ridley [New]	May 2027
Cherry Branch [Reappointment]	May 2027
<i>West Central Texas Municipal Water District</i>	
Anthony Williams [Reappointment]	May 2028
Sam Chase [Reappointment]	May 2028
Dani Ramsav [Reappointment]	May 2028

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

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

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

NAYS (0): None

ABSTAIN (1): Mayor Pro-tem Yates

ADJOURNMENT

There being no further business, the meeting adjourned at 12:06 p.m.

Shawna Atkinson
City Secretary

Weldon Hurt
Mayor

Minutes approved on: _____



**CITY COUNCIL
MEMORANDUM
4/23/2026**

TO: Emily Crawford, City Manager
FROM: Lesli Andrews, Director
ITEM: **5. Resolution: Receive a Report, Hold a Discussion and Take Action on Authorizing the City Manager to Enter Into a Contract for the Purchase and Installation of a Pier at Kirby Lake from EZDock of Texas, LP through Buyboard Purchasing Cooperative Contract #781-25 (Lesli Andrews)**

GENERAL INFORMATION

On February 13, 2026, the City of Abilene Parks and Recreation Department entered into an Interlocal Cooperation Contract with Texas Parks and Wildlife Department for grant funding support of up to \$150,000 from the Habitat Angler Access Program (HAAP). Due to storm and wave damage, the pier at Lake Kirby Northeast ramp was at the end of its life. Staff is requesting the approval of the purchase and installation of a new pier from EZDock of Texas, LP through Buyboard Purchasing Cooperative Contract #781-25.

FUNDING/FISCAL IMPACT

Cost of the new pier and installation is \$133,472.53. Funding is reimbursed from HAAP Grant award up to \$150,000.

STAFF AND/OR BOARD RECOMMENDATION

Staff approves of the purchase and installation.

ATTACHMENTS:

1. 26_4_23 Resolution EZDock Purchase and Install Kirby Lake
2. 26_3_30 City of Abilene - Lake Kirby Drawing
3. 26_4_3 City of Abilene - Kirby Lake Quote
4. 26_4_23 Presentation Purchase and Installation EZDock Kirby Lake

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE PURCHASE AND INSTALLATION OF A PIER AT LAKE KIRBY FROM EZDOCK OF TEXAS, LP. THROUGH BUYBOARD PURCHASING COOPERATIVE, CONTRACT #781-25.

WHEREAS, on February 13, 2026 the City of Abilene Parks and Recreation Department entered into an Interlocal Cooperation Contract with Texas Parks and Wildlife Department for grant funding support of up to \$150,000 from the Habitat Angler Access Program (HAAP); and

WHEREAS, the pier at Lake Kirby Northeast ramp was damaged and at end of life; and

WHEREAS, the City Council of the City of Abilene approves and authorizes the City Manager to enter into a contract for the purchase and installation of a pier at Kirby Lake from EZDock of Texas, LP through Buyboard Purchasing Cooperative Contract #781-25.

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

Part 1: The City Council of the City of Abilene authorizes the City Manager to enter into a contract for the purchase and installation of a pier at Kirby Lake from EZDock of Texas, LP through Buyboard Purchasing Cooperative Contract #781-25.

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

ADOPTED on the 23rd day of April, 2026.

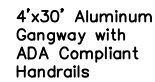
ATTEST:

Shawna Atkinson, City Secretary

Weldon Hurt, Mayor

APPROVED:

Stanley Smith, City Attorney



Drawing Number:	Kirby Lake
SHEET_1_OF_1	

City of Abilene
Abilene, TX

Drawn By:	David S.
-----------	----------

EZ Dock of Texas, L.P.

3500 Raider Drive

Hurst, TX 76053



Customer Name

City of Abilene - Parks Dept.

Attn: Accts Payable

PO Box 60

Abilene, TX 79604

Proposal

Rep	Date	Estimate #
	3/17/2026	21812
Terms		Salesman
Net 30		David

Qty	Item	Description	Price	Total
	BUYBOARD	BUYBOARD COOPERATIVE PURCHASING DISCOUNT - CONTRACT #781-25 LAKE FORT KIRBY DOCK		0.00
1	W400430	ALUMINUM GANGWAY W/RAILING 4' WIDE X 30' LONG	11,794.00	11,794.00
30	W-ADA	PRICE PER LINEAR FOOT TO ADD INSIDE 30 INCH RAIL AND TOE RAIL	204.00	6,120.00
2	W300300	ROLLER KIT FOR ALUMINUM GANGWAY	388.00	776.00
1	W400850	4 POCKET HINGE BRACKET FOR 4' ALUMINUM GANGWAY - 62.5" BRACKET W/48" PIN - INCLUDES CONNECTORS	1,119.00	1,119.00
1	W400401	4' ALUMINUM TRANSITION PLATE - 24"	894.00	894.00
1	W400401-12	48" x 12" TRANSITION PLATE	530.00	530.00
15	208010	80" X 10' DOCK SECTION	2,781.00	41,715.00
4	206010	60" X 10' DOCK SECTION	2,099.00	8,396.00
1	300503	TRI DOCK	1,049.00	1,049.00
2	300501	CORNER GUSSET WITH COMPOSITE HARDWARE	399.00	798.00
47	301200	2 COUPLER SETS	209.00	9,823.00
3	300970AL	POLYETHYLENE BENCH KIT WITH ARMRESTS	944.00	2,832.00
11	300100	TIE-UP CLEATS	20.00	220.00
12	215350	HEAVY DUTY PIPE BRACKET FOR 3.5" PIPE WITH COUPLER SETS	419.00	5,028.00
12	124035	3.5IN O.D. X 24', 8 GAUGE GALVANIZED STEEL TUBING	642.00	7,704.00
12	LL350	SOLAR POWERED LED POST LIGHT FOR 3.5 O.D. PIPE - SINGLE WHITE/WHITE	99.00	1,188.00

Prices quoted are valid through 06/30/2026.

Customer Acceptance & Date:				Subtotal
				Sales Tax (0.0%)
				Total
Phone #	Fax #	E-mail EZ Dock of Texas	EZ Dock of Texas, L.P. Website	
817-684-0202	817-510-7909	sales@ezdocktexas.com	www.ezdocktexas.com	

EZ Dock of Texas, L.P.

3500 Raider Drive

Hurst, TX 76053



Customer Name

City of Abilene - Parks Dept.

Attn: Accts Payable

PO Box 60

Abilene, TX 79604

Proposal

Rep	Date	Estimate #
	3/17/2026	21812
Terms		Salesman
Net 30		David

Qty	Item	Description	Price	Total
53	100900	HANDRAIL POST KIT - SINGLE POST WITH MOUNTING HARDWARE	261.00	13,833.00
187	100900-3RAIL	THREE RAILS FOR 100900 RAIL POSTS PRICE PER LINEAR FOOT	42.00	7,854.00
		INVOICE SUBTOTAL		121,673.00
	BUYBOARD	BUYBOARD COOPERATIVE PURCHASING DISCOUNT - CONTRACT #781.25	-11.00%	-13,384.03
	INSTALLATION	SETUP/INSTALLATION	18,250.00	18,250.00
	DELIVERY	DELIVERY CHARGE	1,800.00	1,800.00
	BONDING	PROJECT BONDING FEE - 4% OF PROJECT TOTAL	5,133.56	5,133.56

Prices quoted are valid through 06/30/2026.

Customer is responsible for all permits that might be required. All warranties are by the manufacturer and cover defects in materials and workmanship only. EZ Dock of Texas LP warrants all labor for one year from date of installation. Damage due to abuse or lake/weather conditions is not covered by the materials or labor warranty. A copy of the manufacturer warranty is available on request. Any warranty claim must be returned to EZ Dock facilities for processing. Project quotes that require bonding will incur an additional 4% bonding surcharge.

Prices valid for 30 days unless otherwise stated and are subject to periodic manufacturer increase.

Customer Acceptance & Date: _____

Phone #	Fax #	E-mail EZ Dock of Texas	EZ Dock of Texas, L.P. Website
817-684-0202	817-510-7909	sales@ezdocktexas.com	www.ezdocktexas.com

Subtotal **\$133,472.53**

Sales Tax (0.0%) **\$0.00**

Total **\$133,472.53**



Purchase and Installation of EZDock at Kirby Lake





General Information

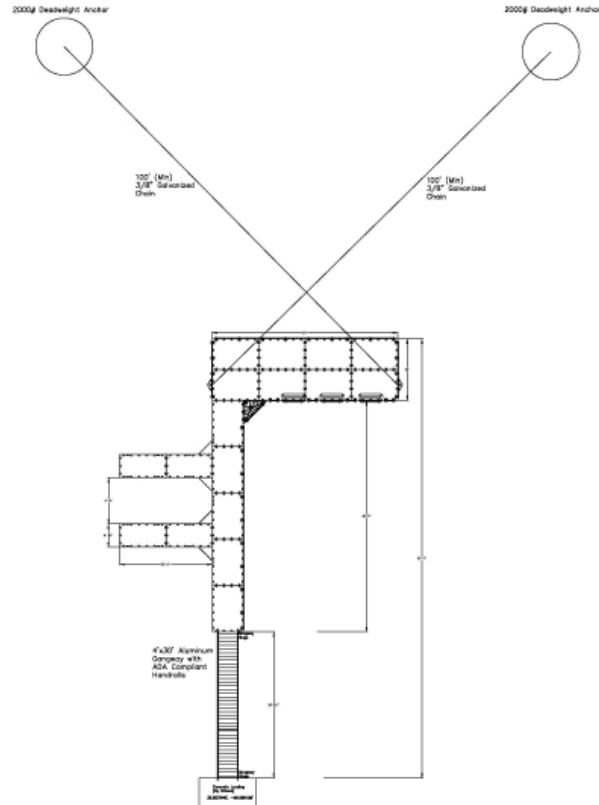


- Pier/Dock Improvements at Kirby Lake North Dock
- Cost: \$133,472.53





Dock Design



- Pier System Anchoring
- Weighted Anchoring (if needed)





**CITY COUNCIL
MEMORANDUM
4/23/2026**

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

ITEM: **6. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving a Resolution of Commitment Authorizing the City of Abilene and the Abilene Convention and Visitors Bureau to Submit a Bid Proposal to Host a Texas Recreation and Park Society Annual Institute and EXPO (Lesli Andrews)**

GENERAL INFORMATION

The City of Abilene and the Abilene Convention and Visitors Bureau would like to submit a bid to possibly host a Texas Recreation and Park Society (TRAPS) Annual Institute and EXPO in either 2029 or 2030. TRAPS request a Resolution of Commitment.

Requested commitment:

- Appoint a contact person for the parks and recreation staff's involvement and community's resources.
- The event requires a minimum of 8 dedicated staff/volunteers from the park and recreation department to assist with on-site registration, directions, exhibit hall, education session assistance, etc.
- Provide for staff and promotional table at the TRAPS Institute & EXPO one year prior to the year your city hosts the conference.
- Provide promotional materials, including but not limited to: video/presentation at closing ceremonies at the prior year institute; letter from the Mayor inviting and welcoming attendees, and photographs for publications.
- Host a City Information Table during the event.

Coordinate:

- ☐ Entertainment
- ☐ Color guard
- ☐ National anthem
- ☐ Welcome Social activity
- ☐ Maintenance Rodeo
- ☐ Prepares delegate institute packets
- ☐ Decorations for general session and awards stage
- ☐ Liaison for Golf Tournament

Optional City Commitments:

The following activities are optional, and offer additional opportunities to welcome conference attendees and showcase your city. Your city may also have other creative ideas to enhance the conference and make your city stand out.

Sponsor or co-host break/social or Institute event (approximately \$3,500) during the Institute one year prior to the year your city hosts the conference.

Propose a city hosted concurrent conference session on a topic that appeals to a large number of conference attendees.

Provide mementos at the host city table for conference attendees, spouses, and exhibitors.

Other complimentary branding to welcome attendees (street pole banners, welcome signage, CVB conference webpage, etc.)

FUNDING/FISCAL IMPACT

Possible funding impact to the Parks and Recreation Department budget if Abilene is selected. The amount is currently unknown and will depend greatly on how much is underwritten.

STAFF AND/OR BOARD RECOMMENDATION

Staff recomms approval.

ATTACHMENTS:

1. 26_4_23 Resolution of Commitment COA RFP to Host 2029 or 2030 TRAPS Conference
2. 26_4_23 Presentation Resolution of Commitment to Submit RFP to Host TRAPS EXPO

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

Resolution of Commitment

Resolution Number:

A RESOLUTION DEDICATING RESOURCES TO SUPPORT THE BID FOR 2029 OR 2030 TEXAS RECREATION AND PARK SOCIETY INSTITUTE AND EXPO SUBMITTED BY CITY OF ABILENE AND ABILENE CONVENTION AND VISITORS BUREAU.

WHEREAS, the Abilene Convention and Visitors Bureau is authorized to submit a bid to host the 2029 or 2030 Texas Recreation and Park Society (TRAPS) Annual Institute and EXPO, and

WHEREAS, the City of Abilene acknowledges the criteria and requirements specified in the site selection criteria for bid to host the Annual TRAPS Institute, and

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

Section 1

That the City Council endorses the bid submission and is committed to providing the necessary resources to perform all functions consistent with the bid to host the 2029 or 2030 Texas Recreation and Park Society Annual Institute and EXPO.

Section 2

This Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the 23rd day of April 2026.

CITY OF ABILENE, TEXAS

(Mayor)

ATTEST:

(City Secretary)



Resolution of Commitment to Submit RFP to Host TRAPS EXPO





General Information

- The City of Abilene and the Abilene Convention and Visitors Bureau would like to submit a bid to possibly host a Texas Recreation and Park Society (TRAPS) Annual Institute and EXPO in either 2029 or 2030.
- TRAPS request a Resolution of Commitment.





**CITY COUNCIL
MEMORANDUM
4/23/2026**

TO: Emily Crawford, City Manager
FROM: Don Green, Director
ITEM: 7. Resolution: Receive a Report, Hold a Discussion and Take Action to Purchase One 2026 Kenworth T880 Roll Off Truck from MHC Kenworth Abilene, Tye, Texas for Solid Waste (Don Green)

GENERAL INFORMATION

Fleet Services seeks to purchase One 2026 Kenworth T880 Roll Off Truck from MHC Kenworth Abilene, Tye, Texas for Solid Waste through Sourcewell Cooperative contract # 032824-KTC. This is to replace unit 4749 which was wrecked in an accident.

Texas law allows a municipality to purchase goods through a state or local cooperative purchasing program. Sourcewell is such a program, and the purchase meets the competitive bidding requirements.

FUNDING/FISCAL IMPACT

The funds for the purchase are to be provided through the Fleet Replacement Fund and total \$214,352.38. The insurance company paid \$100,000.00 towards this unit. This purchase will be added to the Fiscal Year 2026 Revised Replacement Budget.

This unit was not planned to be replaced in FY26 but suffered irreparable damage during the accident. Fleet and Solid Waste staff agree that purchasing a replacement this FY is essential to maintaining service levels.

Unit 4749 will be evaluated by Fleet for usable parts and then sold at auction.

STAFF AND/OR BOARD RECOMMENDATION

Fleet Services and Solid Waste staff recommends the purchase of One 2026 Kenworth T880 Roll Off Truck from MHC Kenworth Abilene, Tye, Texas for Solid Waste through Sourcewell Cooperative contract # 032824-KTC. .

ATTACHMENTS:

1. FY26 CO-OP Roll Off Truck Resolution
2. MHC Sourcewell Quote
3. FY26 CO-Op Roll Off additional Information
4. FY26 CO-Op Roll Off Budget vs Actual
5. Unit 4749 Picture of Damage
6. FY26 CO-OP Roll Off Truck PiP

BACKUP DOCUMENTATION UPDATED? Yes

UPDATED ON: 4/21/2026

RESOLUTION NO _____

A RESOLUTION OF THE CITY OF ABILENE, TEXAS TO PURCHASE ONE 2026 KENWORTH T880 ROLL OFF TRUCK FROM MHC KENWORTH ABILENE, TYE, TX, THROUGH SOURCEWELL CO-OPERATIVE CONTRACT #032824-KTC

WHEREAS, City of Abilene has a need for Roll Off Truck; and

WHEREAS, City of Abilene will budget for this purchase for one in Fiscal Year 2026 Revised, and

WHEREAS, This unit will be a 2026 Kenworth T880 Roll Off Truck; and

WHEREAS, City of Abilene received pricing for one a 2026 Kenworth T880 Roll Off Truck through Sourcewell Co-Operative Contract #032824-KTC, and

WHEREAS, MHC Kenworth Abilene, Tye, Texas is the Sourcewell approved vendor for the Roll Off Truck.

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

PART 1: That the City Council approves this purchase from MHC Kenworth Abilene of Tye Texas in the amount of Two Hundred and Fourteen Thousand, Three Hundred Fifty-Two Dollars and Thirty-Eight Cents. (\$214,352.38) for one 2026 Kenworth T880 Roll Off Truck through Sourcewell Co-Operative Contract #032824-KTC.

PART 2: That this resolution shall take effect immediately from and after passage

ADOPTED this 23rd day April 2026

ATTEST:

Shawna Atkinson, City Secretary

Weldon Hurt, Mayor

APPROVED:

Stanley Smith, City Attorney



SOURCEWELL QUOTE SHEET

03/30/26

City of Abilene
555 Walnut
Abilene, Tx 79601

Member Account # 101784

Kenworth Contract # 032824-KTC

2026 Kenworth T880 Roll Off PACCAR MX13

Chassis List Price:	\$286,663.00
Sourcewell Discount: 36.3%	\$104,058.67
Additional Dealer discount:	\$ 39,386.18

Discounted Price to Sourcewell Member	\$143,218.15
---------------------------------------	--------------

Total Chassis Price:	\$143,218.15
-----------------------------	---------------------

Galfab 75K outside rail hoist, Pioneer	\$ 70,415.00
--	--------------

Tarp & Toolbox

DOC Fee:	\$ 425.00
----------	-----------

Dealer MVIT:	\$ 294.23
---------------------	------------------

Total Sale Price:	\$214,352.38
--------------------------	---------------------

This is a stock truck. We currently have 1 available in the Texas region and 8 more within the MHC network. There might be a slight price increase for a unit from outside the Texas region.

Thank you for the opportunity.



**MHC Kenworth
Abilene**

518 South Access Road
Tye, Texas 79563
A Division of Texas Kenworth Company, LLC

325.692.8000
325.793.0244 fax

mhc.com

ADDITIONAL INFORMATION FOR COUNCIL MEETING ITEM**Roll Off Truck**

Unit #	Assignment	Year	Make	Model	Mileage	Hours	Total Maintenance Costs	Disposal Method	Points	Replacement Reasoning
4749	Solid Waste Recycling	2019	Peterbuilt	567	180,548	11,394	\$131,239.88	Auction	N/A	Unit was totalled in accident

* Unit was totalled in an accident. Insurance payout is \$100,000.00, total currently collected towards replacement is \$105,614.10.

BUDGET vs ACTUAL COSTS**Roll Off Truck**

Repl For Unit #	Division #	Division Name	Type Equipment	Vehicle Budgeted Cost	Vehicle Actual Cost	Vehicle Budgeted vs Actual Variance
4749	4104	Solid Waste	Roll Off Truck	\$195,200.00	\$214,352.38	\$19,152.38
						Over Budget



Roll Off Truck



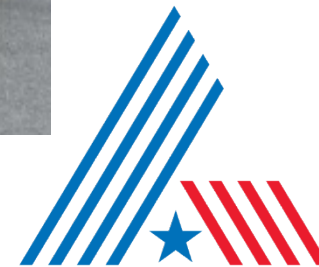


Roll Off Truck

- Replacing unit 4749 for Solid Waste.
- Unit is to be a 2026 Kenworth T880 Roll Off with Galfab 75K Outside Rail Hoist.
- Unit is to be purchased from MHC Kenworth Abilene, Tye, Texas Through Sourcewell Co-operative contract number 032824-KTC.



Roll Off Truck



CITY OF
ABILENE
TEXAS



**CITY COUNCIL
MEMORANDUM
4/23/2026**

TO: Emily Crawford, City Manager
FROM: Troy Swanson, IT Director
ITEM: **8. Resolution: Receive a Report, Hold a Discussion and Take Action on the Approval to Acquire Amended Professional Services with Computer Task Group (CTG), Inc. as a provider of Project Services (Troy Swanson)**

GENERAL INFORMATION

The Information Technology (IT) Department requires the ability to acquire additional professional services to support network and project implementation from Computer Task Group (CTG), Inc. The IT Department has funding allocated for these services. The IT Department is requesting an Amendment 03 of the amount \$626,000 to a contract for professional project implementation services from CTG, Inc. in the total not-to-exceed amount of \$1,016,000. These services will provide for ongoing implementation and configuration of new network, server and storage technologies. Services will also be provided supporting the design and implementation of Microsoft technologies to include M365 and SharePoint. In addition, services will be provided for the initial discovery and design phases of projects supporting the Water Utility and Traffic technology infrastructure.

FUNDING/FISCAL IMPACT

These services will be acquired via the Technology Plan Fund and Water Department Funds.

STAFF AND/OR BOARD RECOMMENDATION

The IT Department recommends approval of this acquisition of services.

ATTACHMENTS:

1. CoA Council - Resolution - CTG - Project Services - Amendment 03
2. CTG Change Order 03 ABI-IT Prof Svcs April V2
3. 20260423 - City Council - Presentation - CTG

BACKUP DOCUMENTATION UPDATED? No **UPDATED ON:**

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS TO ACQUIRE PROFESSIONAL SERVICES WITH COMPUTER TASK GROUP (CTG), INC. AS A PROVIDER OF PROJECT SERVICES.

WHEREAS, the City Council of the City of Abilene recognizes the need for professional services from Computer Task Group (CTG), Inc.; and

WHEREAS, the Information Technology Department conducted a Request for Proposals, made a selection from multiple valid proposers, and negotiated with the selected vendor; and

WHEREAS, the Information Technology Department has executed an original contract for professional project implementation services in the amount of \$220,000, and through Amendment 01 increased that to \$257,000; and

WHEREAS, the Information Technology Department has executed an Amendment 02 negotiated with CTG, Inc. for these professional project services for an additional Scope of Work of \$133,000 and a total not-to-exceed amount of \$390,000; and

WHEREAS, the Information Technology Department has proposed Amendment 03 negotiated with CTG, Inc. for these professional project services for an additional Scope of Work of \$626,000 and a total not-to-exceed amount of \$1,016,000; and

WHEREAS, these funds will be provided via the Technology Plan Fund; and

WHEREAS, it is the staff's recommendation that the City Council endorses the Information Technology Department's acquisition of these services from CTG, Inc.; and

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

Part 1: That the City Council approves the acquisition professional project services for a total not to exceed amount of \$1,016,000 from CTG, Inc.

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

ADOPTED this 23rd day of April, 2026.

ATTEST:

Shawna Atkinson, City Secretary

Weldon Hurt, Mayor

APPROVED:

Stanley Smith, City Attorney

Change Order #03

Client Legal Name:	City of Abilene		
Change Order Name:	Extension of end date / Increase Value		
Authorizing Document Description:	CTG – IT Professional Services - SOW		
CTG Project Number:	#11902266	Authorizing Document Date:	7/25/25
Client PO Number or Agreement Number: (if applicable)	PO 00253249	Initiated By:	Angela Koehler
Effective Change Date:	5/1/26	Change Order Number:	03

Reason for Change				
This Change Order is issued to increase the total not-to-exceed value for professional services and travel expenses. The additional funds of \$600,000 for professional services are based on Estimated Projects and current Notice to Proceed (NTP) and the management of NTPs conducted under the current agreement. Additionally, \$26,000 is added to travel expenses allocation.				
Impact on Scope				
No change in scope				
Impact on Schedule				
The project timeline is projected to end September 30, 2026				
Impact on Fees				
Increase in Funds: - The total not-to-exceed value for professional services is increased by \$600,000, bringing the new total to \$950,000 - The travel expenses allocation is increased by \$26,000, bringing the new total to \$66,000 - Total Increase to Budget: \$626,000				
Updated Total Budget: The combined total not-to-exceed value for professional services and travel expenses is now \$390,000				
Description	SOW Budget after Change Order #01	Change Order #02 Increase to Budget	Change Order #03 Increase to Budget	Total Revised Budget
Services	\$235,000	\$115,000	\$600,000.00	\$950,000.00
Travel	\$22,000	\$18,000	\$26,000.00	\$66,000.00
Totals	\$257,000	\$133,000	\$626,000.00	\$1,016,000.00

This Change Order is hereby subject to the terms and conditions incorporated into and made a part of the Authorizing Document and amends the Authorizing Document as stated above. For good and valuable consideration, the adequacy and receipt of which are hereby acknowledged by the parties hereto, the parties agree to the changes listed above. By signing below, the parties indicate their acceptance of this Change Order and the terms and conditions in the Authorizing Document. Either party may terminate this Change Order, with or without cause, by providing the other party with no less than 60 days' prior written notice.



City of Abilene

Computer Task Group, Incorporated

By: _____
Name: _____
Title: _____
Date: _____

A handwritten signature in black ink, appearing to read "Scooter Beachum", is placed within a light gray rectangular box.

Scooter Beachum

Senior Client Partner

April 14, 2026

Computer Task Group, Inc.

Project Implementation Services

April 23, 2026





Computer Task Group (CTG), Inc.

Professional Services Requirement:

- Support the implementation of technology projects
 - Providing project management and support
 - Providing support and services for Network, Server, and Storage design and implementation
 - Provide for discovery and design of additional new network infrastructure
 - Provide for Microsoft technologies design and implementation services

IT Department Recommendation

- Proposes the amendment of this contract in the amount of \$626,000 for a total not-to-exceed amount of \$1,016,000

The IT Department Endorses this request for professional services with CTG, Inc. in the total amount of \$1,016,000.



Questions?





**CITY COUNCIL
MEMORANDUM
4/23/2026**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: **9. Ordinance (First Reading) CUP-2026-06:** Receive a Report, Hold a Discussion 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. (Tim Littlejohn)

GENERAL INFORMATION

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

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommends approval, subject to the submitted concept plan and all applicable LDC requirements.

ATTACHMENTS:

1. Ordinance
2. Staff Report
3. 302 N Willis - Favor
4. Freight Container Requirements - Section 2.4.3.3(25)
5. Concept Plan
6. Presentation

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

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

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

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

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

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

PASSED ON FIRST READING the 23rd day of April, 2026.

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 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 14th day of May, 2026.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

EXHIBIT A

Apply a Conditional Use Permit to approximately 1.11 acres to allow a freight container within General Retail (GR) zoning.

The Conditional Use Permit is subject to the following conditions:

1. Must comply with the concept plan. (Shown as Exhibit B of this ordinance)
2. All applicable LDC requirements.

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

Located at 3440 N 1st St

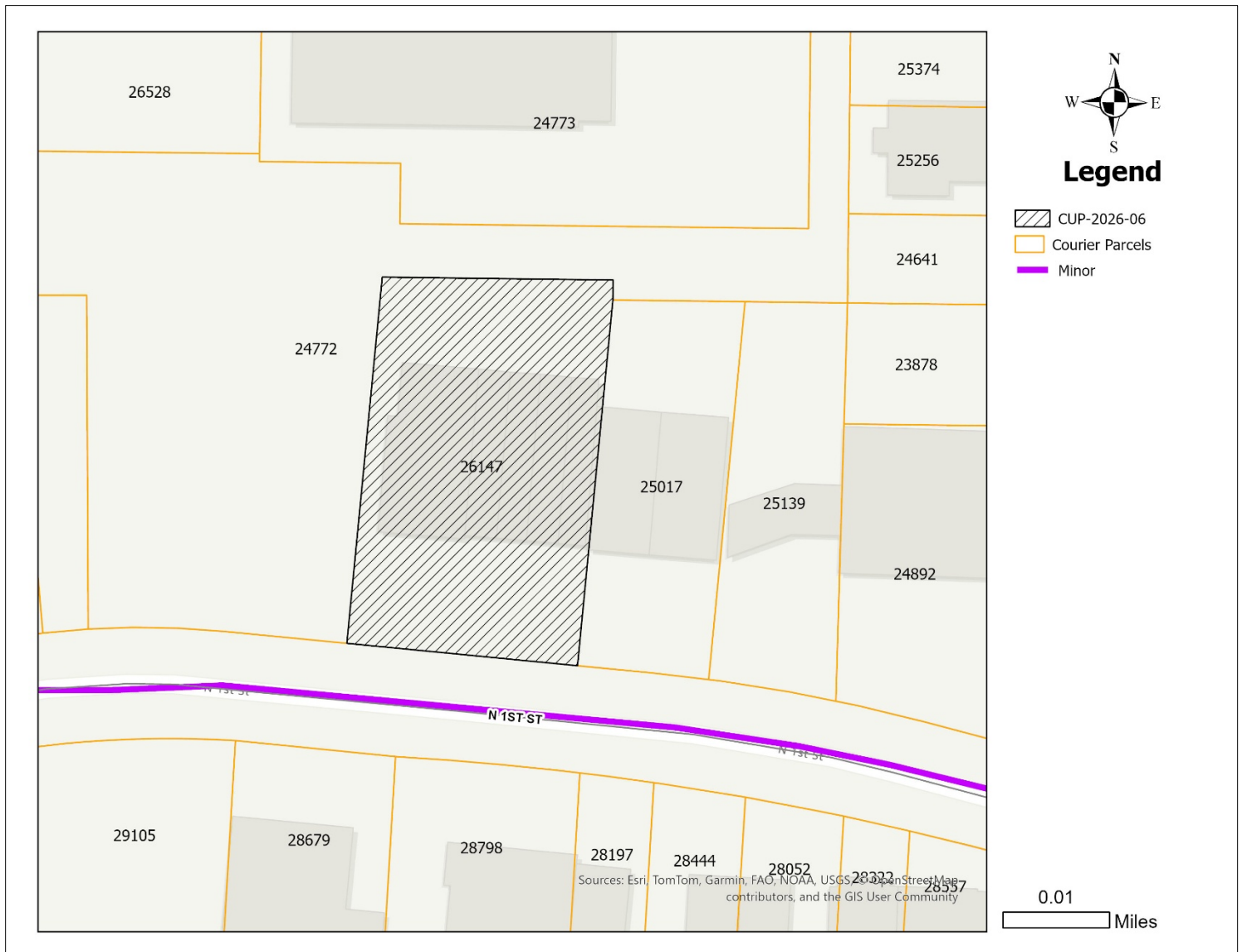
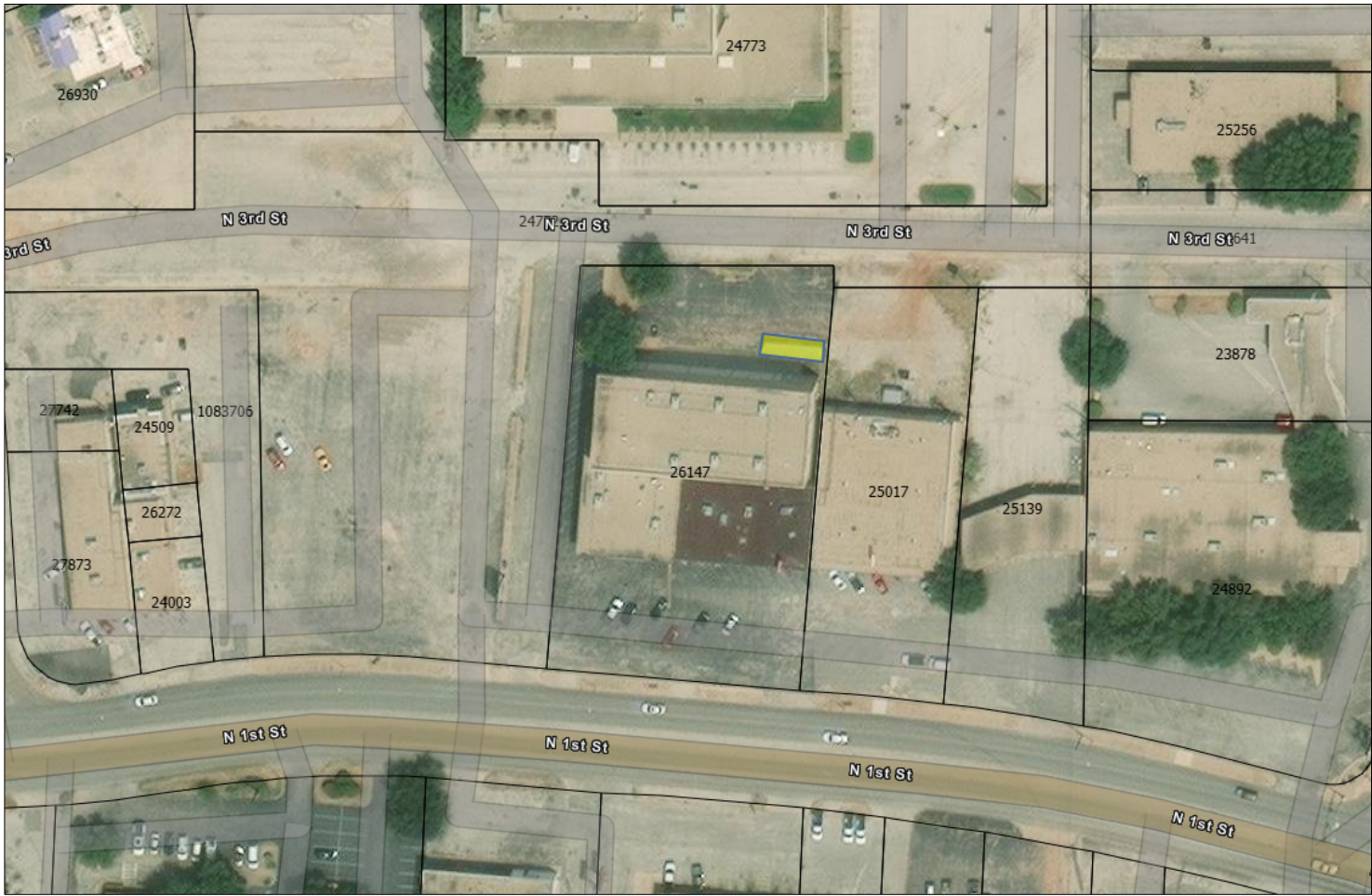


EXHIBIT B



END

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 Shifflet

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.

Planning and Zoning Commission Recommendation

P&Z 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

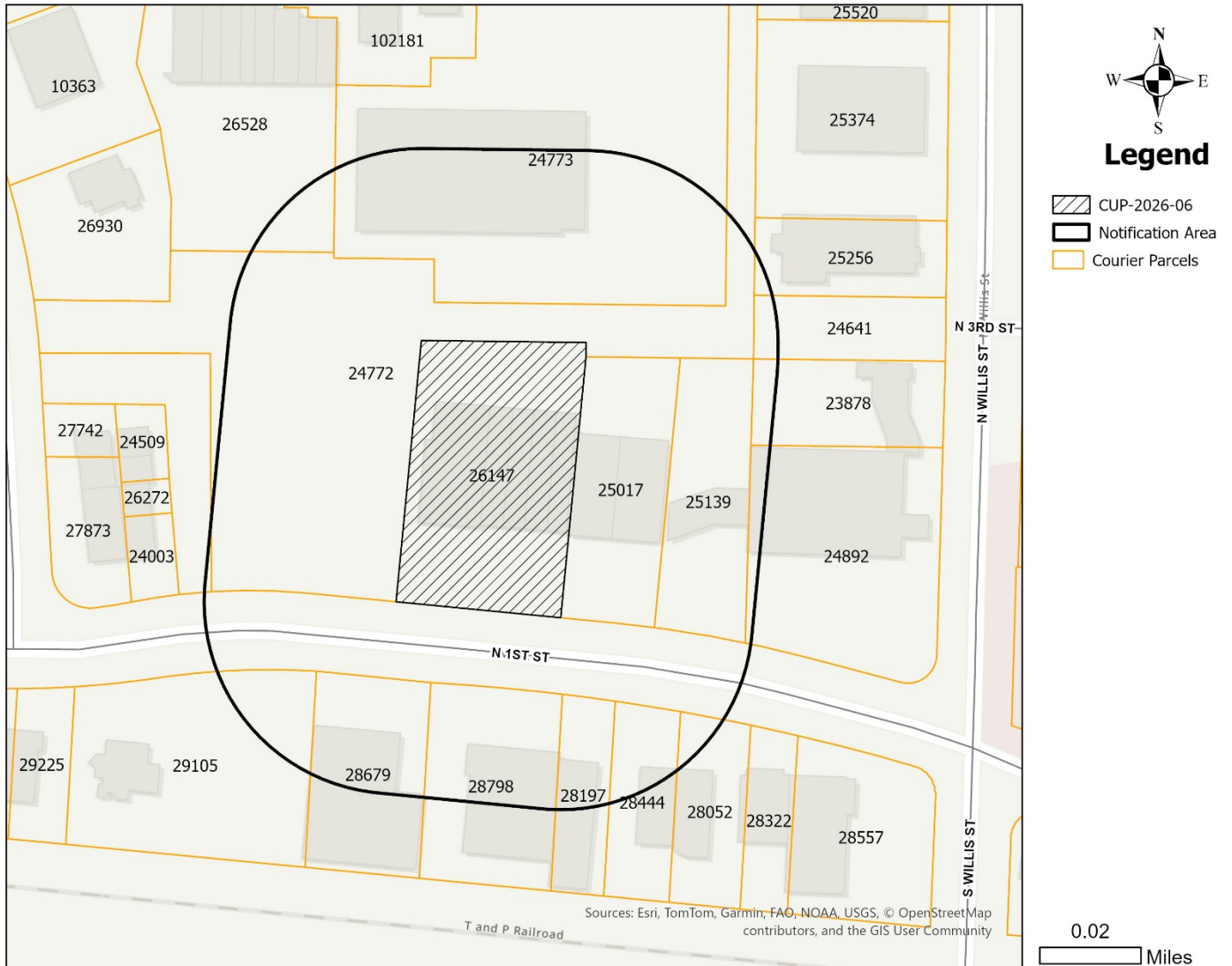
-By Property Owner-

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	F
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		
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	26147	3436 N 1ST ST	
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HONKALA HAROLD	26528	3484 N 1ST ST	
HONKALA HAROLD	26528	3488 N 1ST ST	
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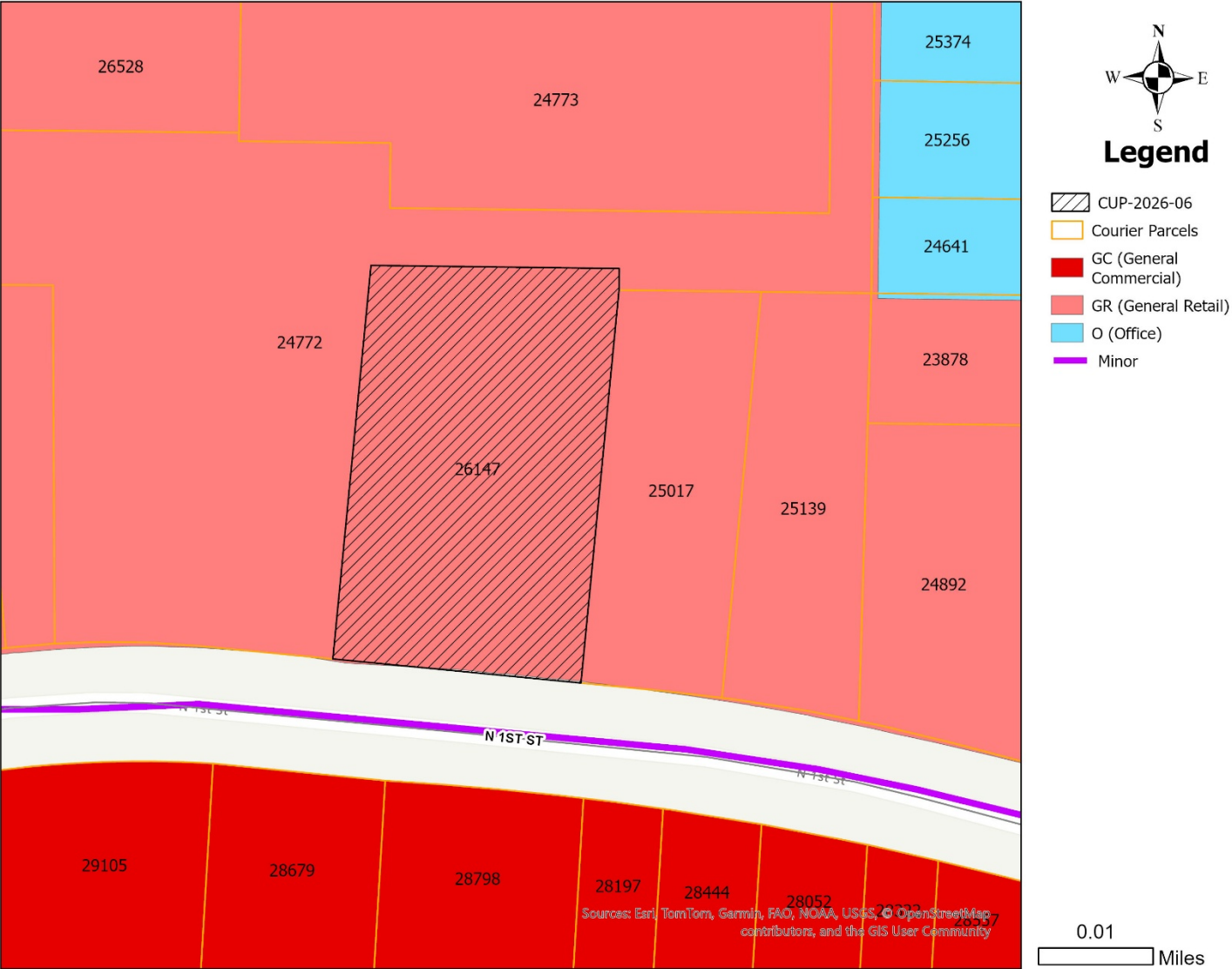
NOTIFICATION MAP



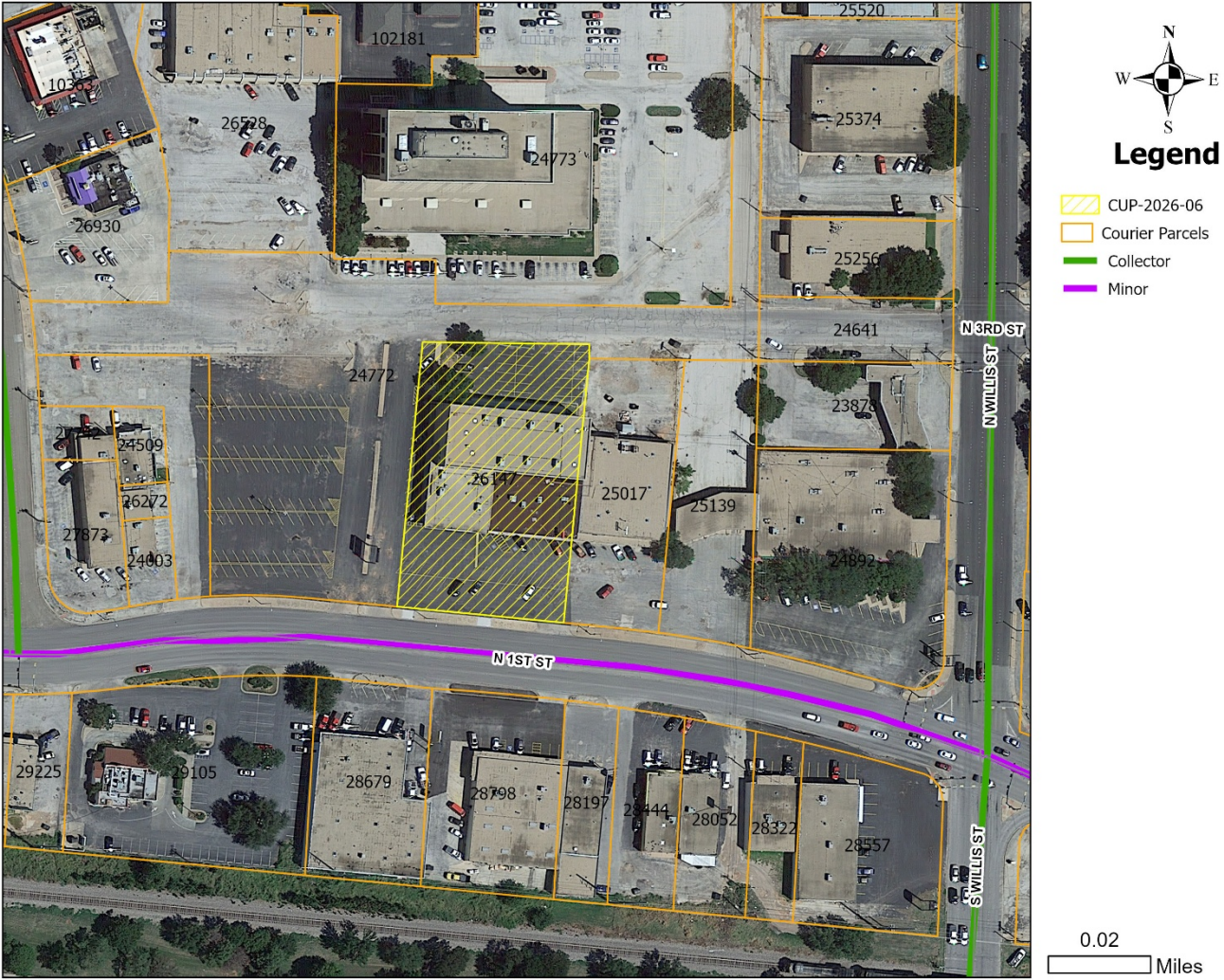
CONCEPT PLAN



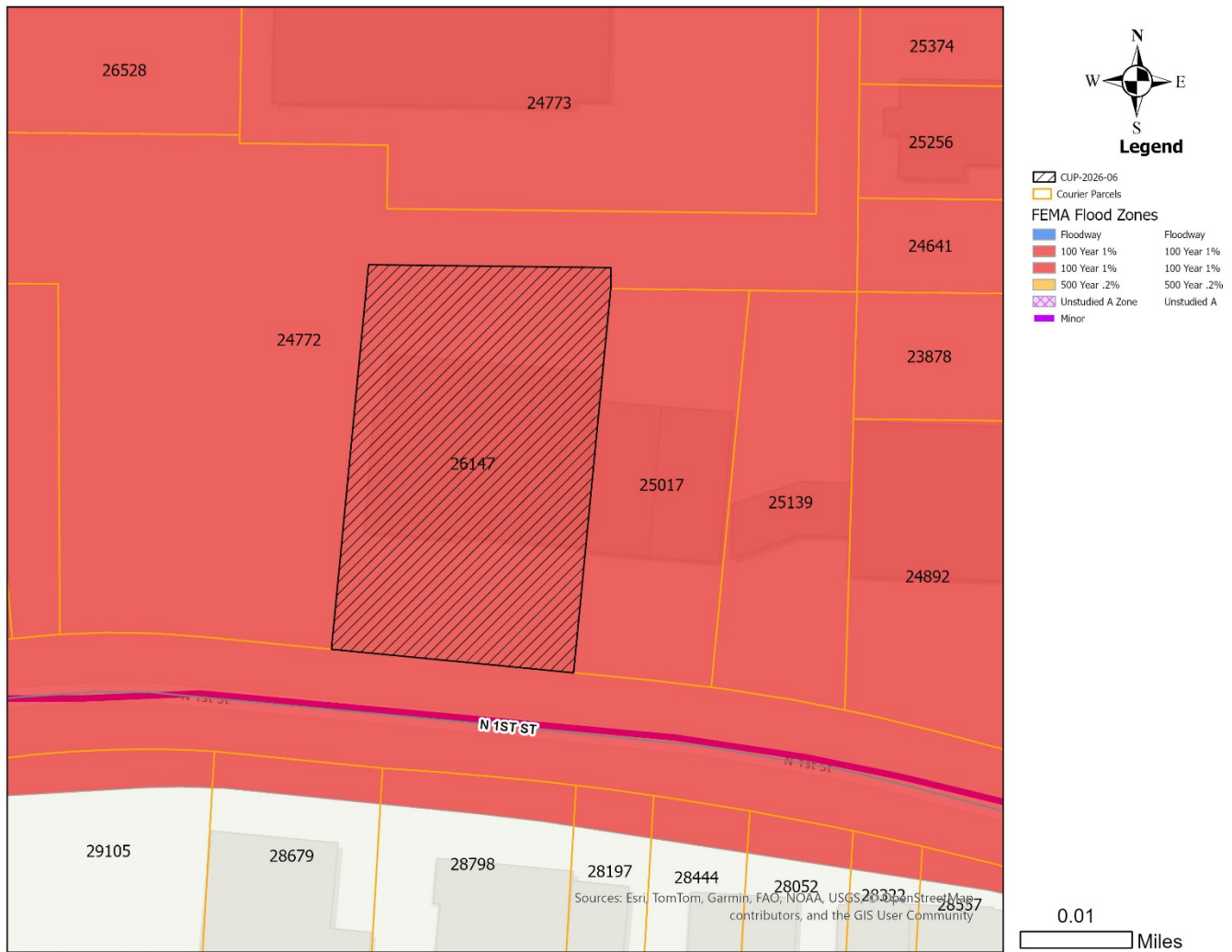
ZONING MAP



LOCATION MAP



FLOOD MAP



ZONING NOTIFICATION RESPONSE FORM CASE #: CUP-2026-06

You may indicate your position on the Conditional Use Permit 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.

MAR 31 AM 10:27

Requestor's Parcel ID: 26147
Requestor's Property Zoning: GR
Requestor's Proposed Zoning: GR/CUP

Your Name: J & H PAINTING LLC
Your Property Address: 302 N WILLIS ST
Your Parcel ID: 25256

I am in favor of the request ☒

I am opposed to the request ☐

Signature:



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.



24773

26930

25256

N 3rd St

N 3rd St

N 3rd St

N 3rd St

3rd St

23878

27742

24509

1083706

26272

27873

24003

26147

25017

25139

24892

N 1st St

N 1st St

N 1st St

N 1st St



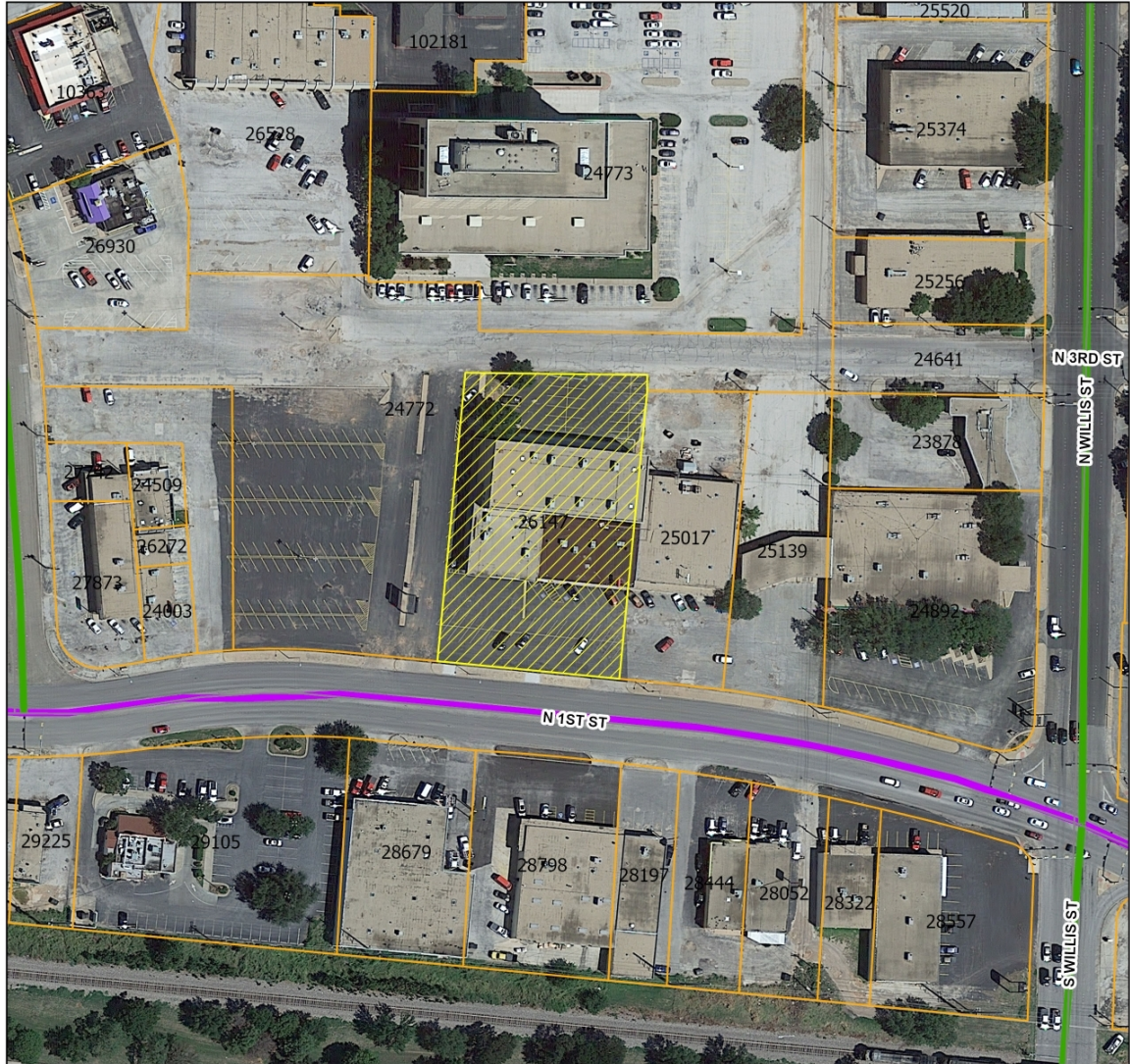
CONDITIONAL USE PERMIT

Case:	CUP-2026-06
Owner:	University Baptist Church
Agent:	Tami Shifflet
Request:	Conditional Use Permit to allow a freight container in GR
Location:	3440 N 1 st St
Notification:	1 in Favor, 0 in Opposition
Planning & Zoning:	April 7, 2026
Council Hearing:	April 23, 2026 May 14, 2026





AERIAL LOCATION MAP



Legend

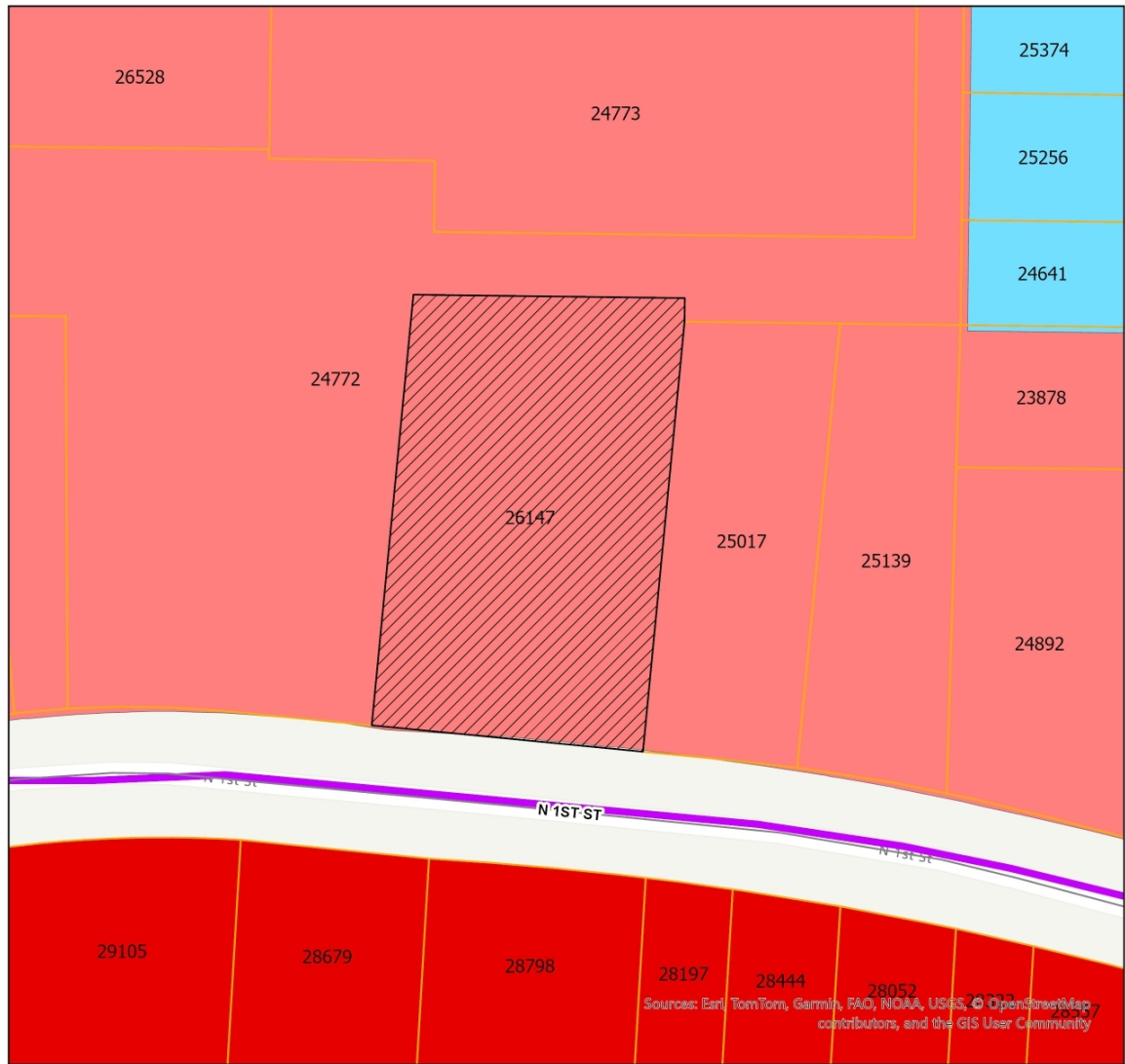
- CUP-2026-06
- Courier Parcels
- Collector
- Minor

0.02
Miles





ZONING MAP



Legend

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





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



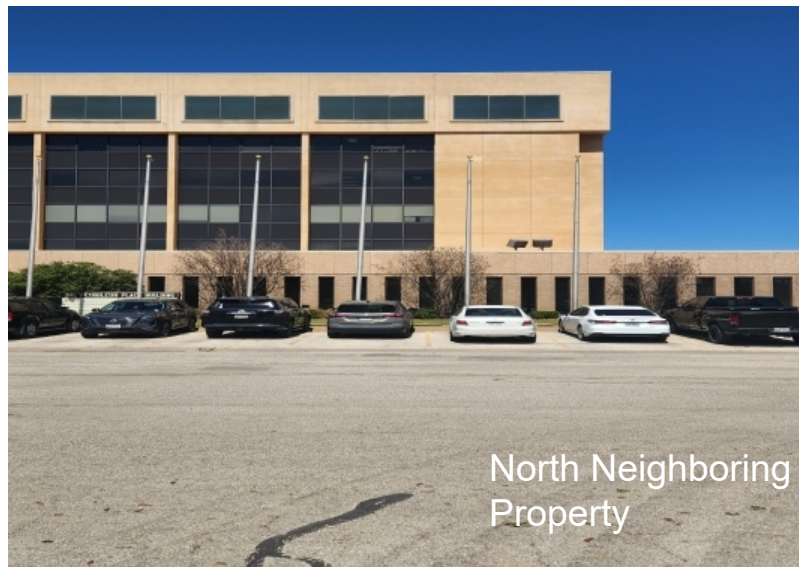
PROPERTY VIEWS



CITY OF
ABILENE
TEXAS



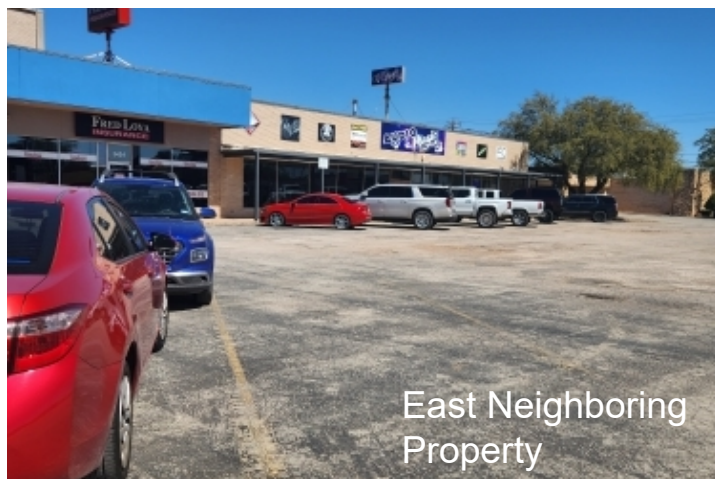
SURROUNDING PROPERTY VIEWS



North Neighboring
Property



West Neighboring
Property

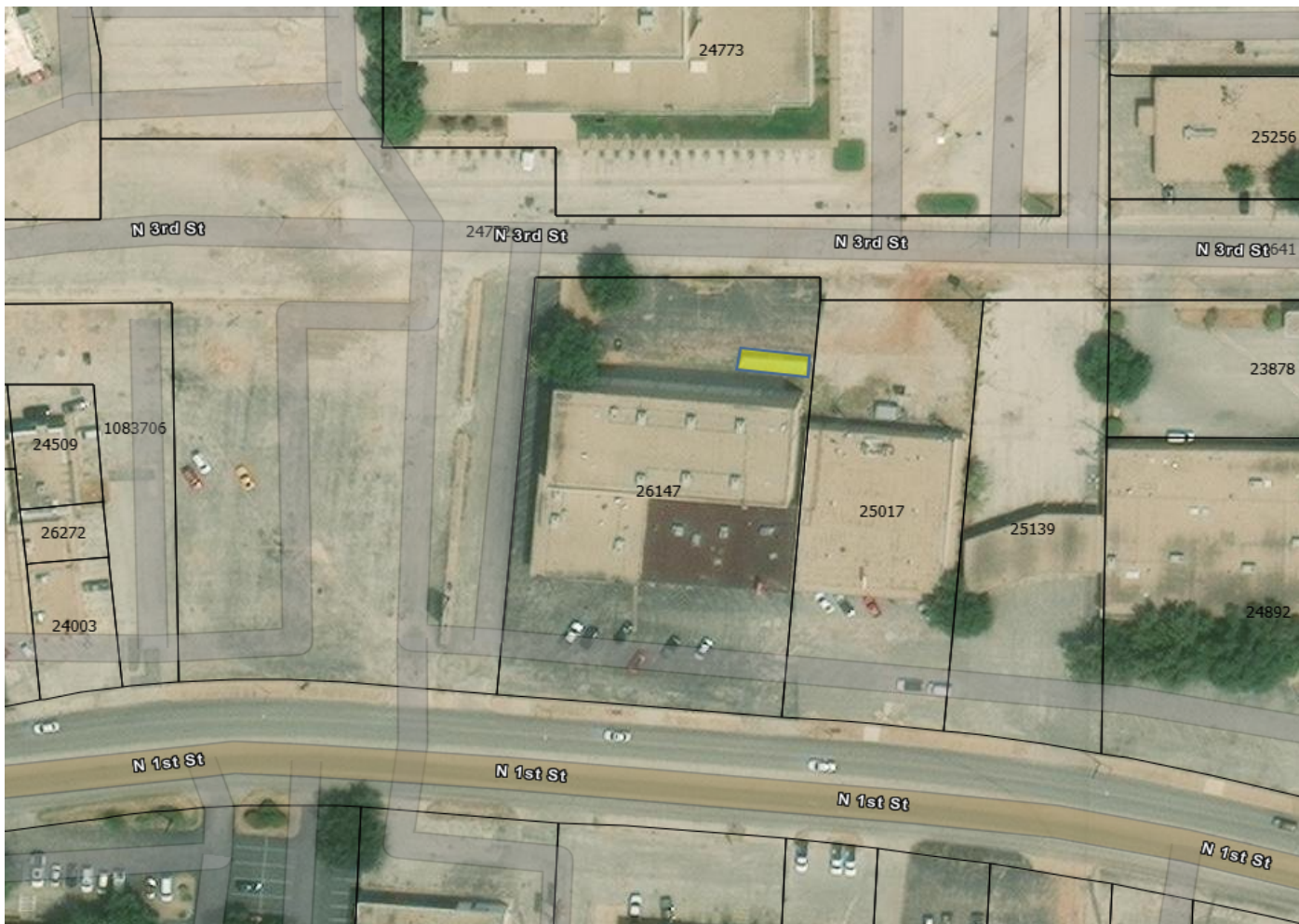


East Neighboring
Property





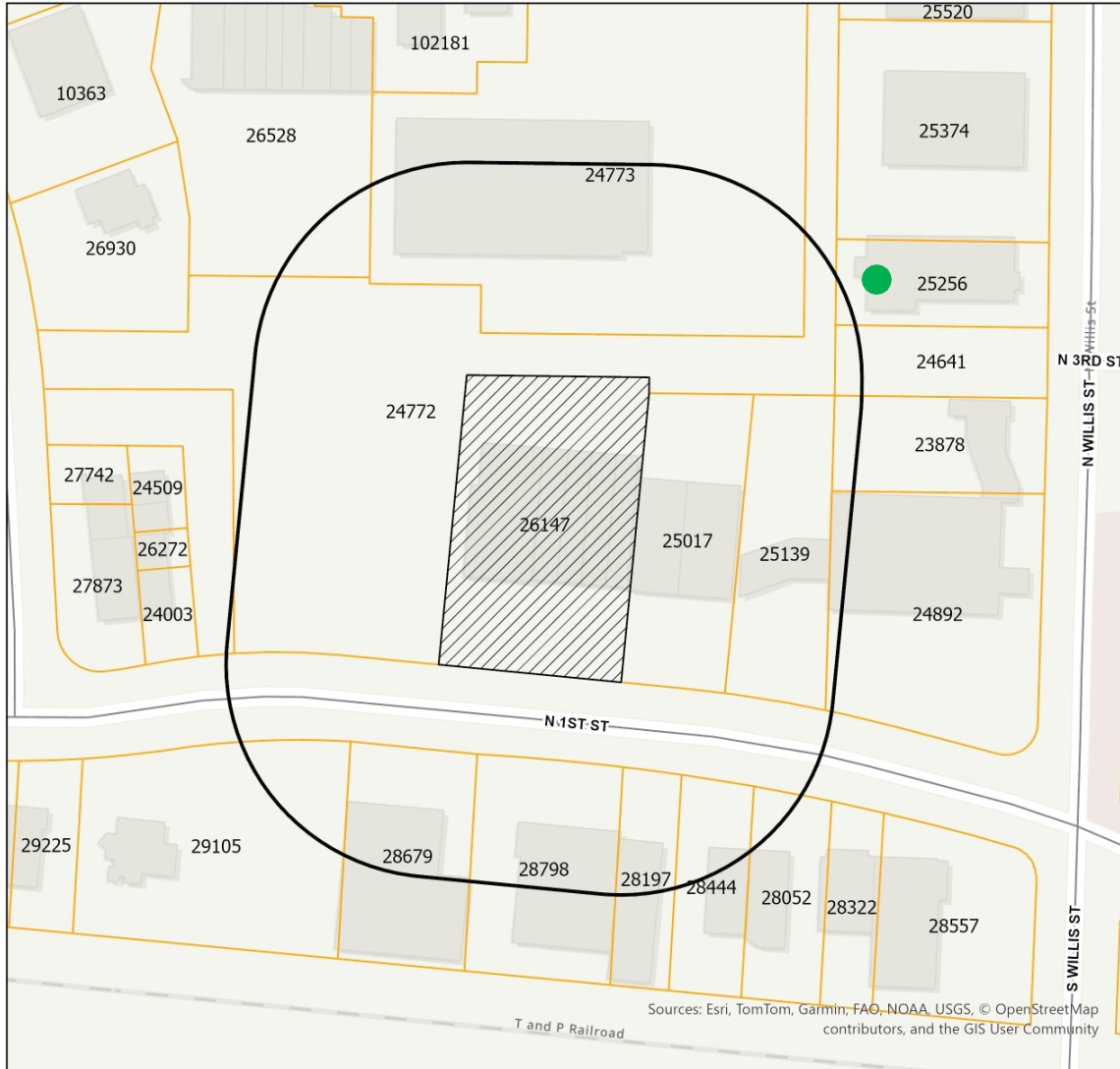
CONCEPT PLAN



CITY OF
ABILENE
TEXAS



NOTIFICATION AREA MAP



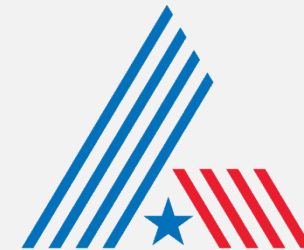
Legend

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

- 1 - In Favor-
- 0 - Opposed-

0.02

Miles



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.

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





Questions?





**CITY COUNCIL
MEMORANDUM
4/23/2026**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: **10. Ordinance (First Reading) CUP-2026-07: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner, to Apply a Conditional Use Permit to a Property to Allow Utility Generation within Agricultural Open (AO) Zoning (*Tim Littlejohn*)**

GENERAL INFORMATION

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.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommends approval.

ATTACHMENTS:

1. Ordinance
2. Staff Report
3. CUP 2026-07 Waiver
4. 13575 - OPPOSITION
5. 18314 FM 1082 - OPPOSITION
6. CUP-2026-07 Opposition
7. Presentation

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

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

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

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

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

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

PASSED ON FIRST READING the 23rd day of April, 2026.

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 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 14th day of May, 2026.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

EXHIBIT A

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

Legal description as follows:

METES AND BOUNDS DESCRIPTION OF PARTS OF A 2220.03 ACRE PARCEL OF LAND, SAVE AND EXCEPT 3 PARCELS, FOR A NET TOTAL OF 1802.91 ACRES, LOCATED IN JONES AND SHACKELFORD COUNTIES, KNOWN BY THE CITY OF ABILENE AS THE HAMBY "A" TRACT, THIS SURVEY MADE FOR THE PURPOSE OF ANNEXATION TO THE CITY OF ABILENE AND BEING COMPRISED OF THE PORTIONS OF THE FOLLOWING TRACTS NOT ALREADY HAVING BEEN ANNEXED TO THE CITY OF ABILENE IN 1990 AND 1994.
DESCRIBED IN TWO PARTS.

THE FOLLOWING DEEDS TO THE CITY OF ABILENE ARE FOUND IN THE DEED RECORDS OF JONES COUNTY, TEXAS.

- VOLUME 454, PAGE 217; THE NORTHWEST QUARTER OF SECTION #3, BLIND ASYLUM LANDS.
- VOLUME 450, PAGE 573; PART OF SECTION #3, BLIND ASYLUM LANDS, SECTION #52, SECTION #53, AND SECTION #54, BLOCK #14, T. AND P. RAILWAY COMPANY.
- VOLUME 448, PAGE 445; THE SOUTHWEST QUARTER OF SECTION #3, THE NORTHWEST QUARTER OF SECTION #8, PART OF SECTION #4, AND PART OF SECTION #7, BLIND ASYLUM LANDS.
- VOLUME 471, PAGE 114; THE SOUTHEAST QUARTER OF SECTION #3, BLIND ASYLUM LANDS, AND SECTION #3, BLOCK #14, T. AND P. RAILWAY COMPANY.
- VOLUME 459, PAGE 447; PART OF SECTION #3, BLIND ASYLUM LANDS, SECTION #53, BLOCK #14, T. AND P. RAILWAY COMPANY.
- VOLUME 450, PAGE 565; THE NORTHEAST QUARTER OF SECTION #8 AND THE SOUTHEAST QUARTER OF SECTION #8, BLIND ASYLUM LANDS.
- VOLUME 454, PAGE 214; PART OF SECTION #9, BLIND ASYLUM LANDS, SECTION #53 AND SECTION #59, BLOCK #14, T. AND P. RAILWAY COMPANY.
- VOLUME 458, PAGE 6; PART OF SECTION #9, BLIND ASYLUM LANDS, SECTION #53, SECTION #54, AND SECTION #59, BLOCK #14, T. AND P. RAILWAY COMPANY.
- VOLUME 468, PAGE 16; PART OF SECTION #9, BLIND ASYLUM LANDS, AND SECTION #59, BLOCK #14, T. AND P. RAILWAY COMPANY.
- VOLUME 504, PAGE 272; THE SOUTHEAST QUARTER OF SECTION #52, BLOCK #14, T. AND P. RAILWAY COMPANY.

THE FOLLOWING JUDGMENT TO THE CITY OF ABILENE IS FOUND IN THE DEED RECORDS OF SHACKELFORD COUNTY, TEXAS.

- VOLUME 205, PAGE 320; PART OF SECTION #59, BLOCK #14, T. AND P. RAILWAY COMPANY.

-SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACTS-

- VOLUME 743, PAGE 621, DEED RECORDS JONES COUNTY, FRENCH ROBERTSON PRISON
- VOLUME 30, PAGE 435, OFFICIAL PUBLIC RECORDS JONES COUNTY, ABILENE PRISON SITE 85.87 ACRE TRACT OUT OF SECTION #3, BLIND ASYLUM LANDS, JONES COUNTY, TEXAS
- VOLUME 22, PAGE 250, OFFICIAL PUBLIC RECORDS JONES COUNTY, F. M. HIGHWAY 3522, CSJ 0974-08-00, PARCEL #7 OUT OF SECTION #3, BLIND ASYLUM LANDS, AND SECTION #S 52, 53, AND 54, BLOCK 14, T. AND P. RAILWAY COMPANY LANDS, JONES COUNTY, TEXAS.

THE FOLLOWING DESCRIBED TRACT IS THE EASTERN 1532.48 ACRES TO BE ANNEXED,
THE MAIN TRACT HAVING BEEN DIVIDED BY AN ANNEXATION IN 1990.

BEGINNING AT A SPIKE AND WASHER (N: 6888403.578, E: 1624234.242)
RECOVERED WHERE THE CENTERLINE OF JONES COUNTY ROAD
301 INTERSECTS THE CENTERLINE OF FARM TO MARKET HIGHWAY 3522, THIS SPIKE
AND WASHER BEING THE SOUTHWEST CORNER OF SECTION NUMBER 51 (J-A-397), THE
SOUTHEAST CORNER OF SECTION NUMBER 52 (J-A-1662), THE NORTHEAST CORNER OF
SECTION NUMBER 53 (J-A-483), AND THE NORTHWEST CORNER OF SECTION NUMBER
54 (J-A-1774), ALL OF BLOCK 14, T. AND P. RAILWAY COMPANY, FOR AN ELL CORNER
OF THIS TRACT, ALSO BEING THE SOUTHEAST CORNER OF THE DEATHERAGE TRACT
AS DESCRIBED IN VOLUME 504, PAGE 272.

THENCE N 84°25'11" E, AT 180.77' LEAVE THE RIGHT-OF-WAY OF FARM TO
MARKET 3522, AT 1694.7' CROSS THE JONES/SHACKELFORD COUNTY LINE, THIS
CROSSING BEING AT A POINT 495.0' S 00°26' W FROM A DISTURBED STONE IN A PILE OF
ROCKS RECOVERED FOR THE JONES/SHACKELFORD COUNTY LINE MONUMENT 27,
CONTINUE COURSE ALONG THE COMMON LINE BETWEEN SECTION NUMBER 51 (S-A-
731) AND SECTION NUMBER 54 (S-A-1892), BOTH OF BLOCK 14, T. AND P. RAILWAY
COMPANY, FOR A DISTANCE OF 3169.09' TO A POINT IN THE CENTER OF SHACKELFORD
COUNTY ROAD 154 FOR THE EASTERNMOST NORTHEAST CORNER OF THIS TRACT
AND MOST EASTERLY NORTHEAST CORNER OF THE KLETT TRACT AS DESCRIBED IN
VOLUME 450, PAGE 573. FROM THIS POINT, AN OLD WOODEN FENCE POST (FENCES
EAST, SOUTH, AND WEST) IDENTIFIED BY A PK NAIL WITH A WASHER MARKED
"SHEPPARD 3697 MARK" BEARS S 04°27'54" E AT 20.02' AND A 3/8 INCH SPIKE WITH
WASHER RECOVERED FOR THE NORTHEAST CORNER OF SECTION NUMBER 54 (S-A-
1892), BLOCK 14, T. AND P. RAILWAY COMPANY, BEARS N 84°25'11" E AT 2070.5'.

THENCE S 04°27'54" E, THIS COURSE BEING GENERALLY FOLLOWED BY AN
OLD FENCE ACROSS SECTION NUMBER 54 (S-A-1892}, BLOCK 14, T. AND P. RAILWAY
COMPANY, FOR A DISTANCE OF 2634.43' TO A RAILROAD CROSS-TIE FENCE POST
(FENCES NORTH, EAST, AND WEST) RECOVERED FOR AN EASTERN SOUTHEAST
CORNER OF THIS TRACT.

THENCE S 84°28'12" W ACROSS SECTION NUMBER 54 (S-A-1892}, BLOCK 14, T.
AND P. RAILWAY COMPANY, FOR A DISTANCE OF 1708.78' TO A POINT ON THE
JONES/SHACKELFORD COUNTY LINE FOR THE NORTHWEST CORNER OF A 237.4 ACRE
A.C.U. TRACT AS DESCRIBED IN VOLUME 266, PAGE 601, AND AN ELL CORNER OF THIS
TRACT. FROM THIS POINT A 4 1/2 INCH PIPE FENCE CORNER POST (FENCES EAST AND
SOUTH) BEARS S 84°28'27" W AT 0.4' AND A SPIKE AND WASHER SET IN
THE APPROXIMATE CENTERLINE OF JONES COUNTY ROAD 299 BEARS
S 88°34'05" W AT 2s.02'.

THENCE S 00°36'46" W ALONG THE JONES/SHACKELFORD COUNTY LINE,
BEING THE FENCED EAST RIGHT OF WAY OF JONES COUNTY ROAD 229, AT 2095' PASS
A PILE OF STONES RECOVERED FOR COUNTY LINE MONUMENT 28 (NO STONES FOUND
TO BE MARKED), CONTINUE SAME COURSE FOR A TOTAL DISTANCE OF 4387.91' TO A
1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET FOR THE SOUTHWEST
CORNER OF A CALLED 161 ACRE A.C.U. TRACT AS DESCRIBED IN VOLUME 266 PAGE
601, AND AN ELL CORNER OF THIS TRACT. FROM THIS 1/2 INCH REBAR, A SPIKE AND
WASHER SET IN THE APPROXIMATE CENTERLINE OF JONES COUNTY ROAD 299 BEARS
N 89°24'27" W AT 32.71'. THIS 1/2 INCH REBAR BEING THE NORTHWEST CORNER OF THE
SHOTWELL TRACT AS CONVEYED TO THE CITY OF ABILENE IN A JUDGEMENT
RECORDED IN SHACKELFORD COUNTY DEED RECORDS VOLUME 205, PAGE 320, AND
BEING THE NORTHWEST CORNER OF LOT 28, BLOCK 59 OF THE SAM LAZARUS

THENCE N 84°17'14.411 E ACROSS SECTION NUMBER 59 (S-A-644), BLOCK 14, T. AND P. RAILWAY COMPANY, FOR A DISTANCE OF 1869.10' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET ON THE SOUTH LINE OF A CALLED 161 ACRE A.C.U. TRACT AS DESCRIBED IN VOLUME 266, PAGE 601, FOR THE NORTHEAST CORNER OF LOT 28, BLOCK 59 OF THE SAM LAZARUS SUBDIVISION OF THE SHORTHORN PASTURE AND A NORTHEAST CORNER OF THIS TRACT. FROM THIS 1/2 INCH REBAR, A CEDAR FENCE POST (FENCES SOUTH, EAST, AND WEST) BEARS S 04°44'25" EAT 1.8'.

THENCE S 04°44'12.511 E ACROSS SECTION NUMBER 59 {S-A-644}, BLOCK 14, T. AND P. RAILWAY COMPANY, FOR A DISTANCE OF 3064.65' TO A PINE FENCE POST (FENCES NORTH, EAST, AND WEST) IDENTIFIED BY A PK NAIL WITH A WASHER MARKED "SHEPPARD 3697 MARK" RECOVERED FOR AN ELL CORNER OF SECTION NUMBER 59(S-A-644) AND THE NORTHWEST CORNER OF SECTION NUMBER 60 (S-A-1916), BOTH OF BLOCK 14, T. AND P. RAILWAY COMPANY, AND FOR THE SOUTHEAST CORNER OF SECTION NUMBER 9 (S-A-1168) AND THE NORTH EAST CORNER OF SECTION NUMBER 10 (S-A-966), BOTH OF BLIND ASYLUM LANDS, THIS CEDAR POST BEING THE SOUTHEAST CORNER OF LOT 28, BLOCK 59 OF THE SAM LAZARUS SUBDIVISION OF THE SHORTHORN PASTURE AND OF THIS TRACT.

THENCE S 89°49'16" W ALONG THE COMMON LINE BETWEEN SECTION NUMBER 9 (S-A-1168) AND SECTION NUMBER 10 (S-A-966), BOTH OF THE BLIND ASYLUM LANDS, FOR A DISTANCE OF 2143.86' TO AN OLD CEDAR FENCE POST (FENCES NORTH, EAST, AND WEST) IDENTIFIED BY A PK NAIL WITH A WASHER MARKED "SHEPPARD 3697 MARK" RECOVERED ON THE JONES/SHACKELFORD COUNTY LINE FOR A SOUTHWEST CORNER OF THE SHOTWELL TRACT AS CONVEYED TO THE CITY OF ABILENE IN A JUDGEMENT RECORDED IN SHACKELFORD COUNTY DEED RECORDS VOLUME 205, PAGE 320.

THENCE N 00°36'44.11 E ALONG THE JONES/SHACKELFORD COUNTY LINE FOR A DISTANCE OF 1381.92' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET FOR THE NORTHEAST CORNER OF THE CALLED 99.9 ACRE POWERS TRACT AS DESCRIBED IN INSTRUMENT 230437, THE SOUTHEAST OF THE BRADY TRACT AS DESCRIBED IN VOLUME 468, PAGE 16, AND AN ELL CORNER OF THIS TRACT.

THENCE N 89°48'00" W ALONG THE COMMON LINE BETWEEN SECTION NUMBER 10 (J-A-1168) AND SECTION NUMBER 9 (J-A-1187), BOTH OF BLIND ASYLUM LANDS, BEING ALONG THE SOUTHERN RIGHT-OF-WAY OF JONES COUNTY ROAD 308 FOR A DISTANCE OF 3158.04' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET FOR THE NORTHWEST CORNER OF THE CALLED 99.9 ACRE POWERS TRACT DESCRIBED IN INSTRUMENT 230437, THE SOUTHWEST CORNER OF THE BRADY TRACT AS

DESCRIBED IN VOLUME 468, PAGE 16, AND A SOUTHWEST CORNER OF THIS TRACT. FROM THIS 1/2 INCH REBAR, A COTTON SPINDLE SET IN THE APPROXIMATE CENTERLINE INTERSECTION OF JONES COUNTY ROAD 308 AND JONES COUNTY ROAD 309 BEARS N 25°47'12" EAT 44.53'.

THENCE N 00°41'35.11 E ALONG THE COMMON LINE BETWEEN SECTION NUMBER 8 (J-A-613) AND SECTION NUMBER 9 (J-A-1187), BOTH OF THE BLIND ASYLUM LANDS, FOR A DISTANCE OF 716.90' TO A FENCE POST (FENCE WEST), THIS POST BEING THE EASTERNMOST NORTHEAST CORNER OF A 440 . 2 ACRE CITY OF ABILENE TRACT AS RECORDED IN VOLUME 209, PAGE 20, THE SOUTHEAST CORNER OF THE CALLED 23 ACRE COWDEN TRACT AS DESCRIBED IN VOLUME 450, PAGE 565, AND AN ELL CORNER OF THIS TRACT.

THENCE N 88°29'40.11 W ACROSS SECTION NUMBER 8 (J-A-613), BLIND ASYLUM LANDS, FOR A DISTANCE OF 1250.85' TO A 1/2 INCH REBAR IN A STONE MOUND RECOVERED FOR AN ELL CORNER OF A 440.2 ACRE CITY OF ABILENE TRACT AS RECORDED IN VOLUME 209, PAGE 20, AND AN ELL CORNER OF THIS TRACT.

THENCE N 00°45'08.11 E ACROSS SECTION NUMBER 8 (J-A-613), BLIND ASYLUM LANDS, FOR A DISTANCE OF 433.74' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET FOR AN ELL CORNER OF A 440.2 ACRE CITY OF ABILENE TRACT AS RECORDED IN VOLUME 209, PAGE 20, AND AN ELL CORNER OF THIS TRACT.

THENCE N 89°16'26" W ACROSS SECTION NUMBER 8 (J-A-613), BLIND ASYLUM LANDS, FOR A DISTANCE OF 1402.80' TO AN ELL IN THE FENCE (FENCES NORTH AND EAST).

THENCE N 00°41'16" E ACROSS SECTION NUMBER 8 (J-A-613, J-A-538), BLIND ASYLUM LANDS, FOR A DISTANCE OF 148.63' TO A 1/2 INCH REBAR WITH A CAP MARKED COA RPLS 3697" SET FOR A MID CORNER OF SECTION 8 (J-A-613, J-A-538, J-A-614, J-A-535) AND AN ELL CORNER OF A 440.2 ACRE CITY OF ABILENE TRACT AS RECORDED IN VOLUME 209, PAGE 20, AND AN ELL CORNER OF THIS TRACT.

THENCE N 89°45'34.11 W ACROSS SECTION NUMBER 8 (J-A-535, J-A-538), BLIND ASYLUM LANDS, FOR A DISTANCE OF 2112.66' TO A POINT 500' EAST OF THE EAST RIGHT-OF-WAY OF JONES COUNTY ROAD 311, THIS POINT BEING DESCRIBED IN CITY OF ABILENE ORDINANCE 24-1990 AS BEING 500' EAST OF JONES COUNTY ROAD 302.

THENCE FOLLOWING THE DESCRIPTION OF THE PRISON SITE AREA
ANNEXATION FIELD NOTES IN EXHIBIT "A" OF ORDINANCE 24-1990 AS
FOLLOWS:

THENCE N 00°33'10.5" E PARRELL TO THE EAST RIGHT-OF-WAY OF JONES COUNTY ROAD 311 FOR A DISTANCE OF 4164.21' TO A POINT 500'

EAST OF THE EAST RIGHT-OF-WAY OF JONES COUNTY ROAD 311 ON THE SOUTH BOUNDARY OF THE 316.36 ACRE FRENCH ROBERTSON PRISON TRACT.

THENCE S 89°09'07" E ALONG THE SOUTH BOUNDARY OF THE 316.36 ACRE FRENCH ROBERTSON PRISON TRACT FOR A DISTANCE OF 3180.95' TO A POINT FOR THE SOUTHEAST CORNER OF THE 316.36 ACRE FRENCH ROBERTSON PRISON TRACT.

THENCE N 00°28'10.8" E ALONG THE EAST BOUNDARY OF THE 316.36 ACRE FRENCH ROBERTSON PRISON TRACT FOR A DISTANCE OF 402.60' TO A POINT FOR THE SOUTHWEST CORNER OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT.

THENCE FOLLOWING THE DESCRIPTION OF THE
MIDDLETON PRISON SITE ANNEXATION FIELD NOTES AS
FOLLOWS:

THENCE S 89°36'25" E ALONG THE SOUTH BOUNDARY OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT FOR A DISTANCE OF 1207.82' TO A POINT FOR THE SOUTHEAST CORNER OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT.

THENCE N 00°28'08.11 E ALONG THE EAST BOUNDARY OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT FOR A DISTANCE OF 2641.50' TO A POINT ON THE SOUTH RIGHT-OF-WAY OFF. M. HIGHWAY 3522 FOR THE NORTHEAST CORNER OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT. FROM THIS POINT, THE P.C. OF A CURVE BEARS S 48°08'11" E AT 3.3'.

THENCE N 48°08'11" W ALONG THE NORTH BOUNDARY OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT AND THE SOUTH RIGHT-OF-WAY OF F. M. HIGHWAY 3522 FOR A DISTANCE OF 651.88' TO A POINT FOR THE BEGINNING OF A CURVE TO LEFT.

THENCE FOLLOWING A CURVE TO THE LEFT ALONG THE SOUTH RIGHT-OF-WAY OFF. M. HIGHWAY 3522 HAVING A RADIUS OF 1095.92' / AN ARC LENGTH OF 783.71', A CHORD BEARING OF N 68°39'55" W AND WITH A CHORD LENGTH OF 767.12' TO A CONCRETE RIGHT-OF-WAY MARKER RECOVERED FOR THE END OF THIS CURVE.

THENCE N 89°09'07.11" W ALONG THE NORTH BOUNDARY OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT AND THE SOUTH RIGHT-OF-WAY OF F. M. HIGHWAY 3522 FOR A DISTANCE OF 1.99' TO A POINT FOR THE NORTHWEST CORNER OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT AND THE NORTHEAST CORNER OF THE 316.36 ACRE FRENCH ROBERTSON PRISON TRACT.

THENCE FOLLOWING THE DESCRIPTION OF THE PRISON SITE AREA ANNEXATION FIELD NOTES IN EXHIBIT A OF ORDINANCE 24-1990

AS FOLLOWS:

THENCE N 00°27'15.3" E FOR A DISTANCE OF 750.00' TO A POINT 700' NORTH OF THE NORTH RIGHT-OF-WAY OF FARM TO MARKET HIGHWAY 3522.

THENCE N 89°08'36" W PARALLEL TO THE NORTH RIGHT-OF-WAY OF FARM TO MARKET HIGHWAY 3522 FOR A DISTANCE OF 96.31' TO A POINT ON THE NORTHERNMOST NORTHWEST BOUNDARY LINE OF THE CITY OF ABILENE TRACT KNOWN AS THE HAMBY "A" TRACT.

HEREAFTER, THIS DESCRIPTION NO LONGER FOLLOWS ANY PRE-EXISTING CITY OF ABILENE ANNEXATION DESCRIPTIONS.

THENCE N 03°21'08" W ACROSS SECTION NUMBER 52 (J-A-873, J-A-1662), BLOCK 14, T. AND P. RAILWAY COMPANY, FOR A DISTANCE OF 1106.71' TO A 6 INCH WOODEN FENCE CORNER POST (FENCES NORTH, SOUTH, AND EAST) IDENTIFIED BY A PK NAIL WITH A WASHER MARKED "SHEPPARD 3697 MARK" RECOVERED FOR THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION NUMBER 52 (J-A-1662}, BLOCK 14, T. AND P. RAILWAY COMPANY, AND BEING A SOUTHWEST CORNER OF A CALLED 320.07 ACRE TRACT IN THE NAME OF 234 HAMBY, LLC., AS DESCRIBED IN INSTRUMENT NUMBER 192082 FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT.

THENCE N 85°27'13.3" E ACROSS SECTION NUMBER 52 (J-A-1190, J-A-1662), BLOCK 14, T. AND P. RAILWAY COMPANY, FOR A DISTANCE OF 2973.601' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET IN COUNTY ROAD 301 FOR A SOUTHEAST CORNER OF A CALLED 320.07 ACRE TRACT IN THE NAME OF 234 HAMBY, LLC., THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION NUMBER 52 (J-A-1662}, BLOCK 14, T. AND P. RAILWAY COMPANY, FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT AND BEING ON THE COMMON LINE BETWEEN SECTION NUMBER 51 (J-A-397) AND SECTION NUMBER 52 (J-A-1662}, BOTH OF BLOCK 14, T. AND P. RAILWAY COMPANY.

THENCE S 04°50'59" E FOR A DISTANCE OF 2975.08' TO THE POINT OF BEGINNING AND HAVING AN AREA OF 1532.48 ACRES.

THE FOLLOWING DESCRIBED TRACT IS THE WESTERN 228.55 ACRES TO BE ANNEXED,
THE MAIN TRACT HAVING BEEN DIVIDED BY AN ANNEXATION IN 1990.

BEGINNING AT A POINT (N: 6885580.964, E: 1617462.151) ON THE EAST RIGHT-OF-WAY OF JONES COUNTY ROAD 311 FOR THE SOUTHWEST CORNER OF A 316.36 ACRE FRENCH ROBERTSON PRISON TRACT, THIS POINT BEING DESCRIBED IN CITY OF ABILENE ORDINANCE 24-1990 AS BEING ON THE EAST RIGHT-OF-WAY OF JONES COUNTY ROAD 302. FROM

THIS POINT, A 6 INCH WOODEN FENCE CORNER POST BEARS N 87°03'01"
E AT 14.46'.

THENCE S 00°33'0511 W ALONG THE EAST RIGHT-OF-WAY OF JONES COUNTY ROAD 311 AND THE WESTERN EDGE OF THE DELINEATED CITY OF ABILENE ANNEXATION AS DESCRIBED IN CITY OF ABILENE ORDINANCE 24-1990 FOR A DISTANCE OF 4169.531 TO A POINT ON THE NORTH LINE OF A 440.2 ACRE CITY OF ABILENE TRACT AS RECORDED IN VOLUME 209, PAGE 20. FROM THIS POINT, A COTTON SPINDLE SET IN THE APPROXIMATE CENTERLINE OF JONES COUNTY ROAD 311 BEARS
S 89°58'56" W AT 25.00'.

THENCE N 89°43'18" W ACROSS SECTION NUMBER 8 (J-A-535, J-A-538}, BLIND ASYLUM LANDS, FOR A DISTANCE OF 28.16' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET ON THE COMMON LINE OF SECTION NUMBER 7 (J-A-533, J-A-532) AND SECTION NUMBER 8 (J-A-535, J-A-538), BOTH OF THE BLIND ASYLUM LANDS, FOR THE NORTHWEST CORNER OF A 440.2 ACRE CITY OF ABILENE TRACT AS RECORDED IN VOLUME 209, PAGE 20, THE SOUTHEAST CORNER OF THE WOOTEN TRACT DESCRIBED IN VOLUME 448, PAGE 445, AND AN ANGLE POINT IN THE SOUTHERN LINE OF THIS TRACT. FROM THIS 1/2 INCH REBAR, A COTTON SPINDLE SET IN THE APPROXIMATE CENTERLINE OF JONES COUNTY ROAD 311 BEARS S 87°22'50"
E AT 3.16'.

THENCE N 89°25'5211 W ACROSS SECTION NUMBER 7 (J-A-533, J-A-532}, BLIND ASYLUM LANDS, AT 1800' CROSS DEADMAN'S CREEK, CONTINUE COURSE FOR A DISTANCE OF 2658.00' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET FOR THE SOUTHWEST CORNER OF THE WOOTEN TRACT DESCRIBED IN VOLUME 448, PAGE 445, AND SOUTHWESTERN CORNER OF THIS TRACT. FROM THIS 1/2 INCH REBAR, A
2 INCH PIPE FENCE CORNER POST {FENCES NORTH, EAST, SOUTH, AND WEST} BEARS
N 89°25'52" W AT 10.1'.

THENCE N 00°26'148" E ACROSS SECTION NUMBER 7 (J-A-533, J-A-724} AND SECTION NUMBER 4 (J-A-531, J-A-542), BOTH OF THE BLIND ASYLUM LANDS, AT 1930' CROSS DEADMAN'S CREEK, CONTINUE COURSE FOR A DISTANCE OF 3697.68' TO A 6 INCH PIPE FENCE CORNER POST (FENCES EAST AND SOUTH} RECOVERED FOR THE NORTHWEST CORNER OF THE WOOTEN TRACT DESCRIBED IN VOLUME 448, PAGE 445, AND THE WESTERNMOST NORTHWEST CORNER OF THIS TRACT.

THENCE S 89°20'14311 E ACROSS SECTION NUMBER 4 (J-A-531), BLIND ASYLUM LANDS, FOR A DISTANCE OF 2659.46' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697", THIS 1/2 INCH REBAR SET FOR THE NORTHEAST CORNER OF THE WOOTEN TRACT DESCRIBED IN VOLUME 448, PAGE 445, AND AN ELL CORNER OF THIS TRACT, BEING ON THE COMMON LINE BETWEEN SECTION NUMBER 3 (J-A-530) AND SECTION NUMBER 4 (J-A-531), BOTH OF BLIND ASYLUM LANDS. FROM THIS 1/2 INCH REBAR, A COTTON SPINDLE RECOVERED IN THE APPROXIMATE

CENTERLINE OF JONES COUNTY ROAD 311 BEARS N 88°12'35" E AT 13.07'.

THENCE N 00°28'08" E ALONG THE COMMON LINE BETWEEN SECTION NUMBER 3 (J-A-530, J-A-1696) AND SECTION NUMBER 4 (J-A-519, J-A-531), BLIND ASYLUM LANDS, BEING ALSO UP JONES COUNTY ROAD 311, FOR A DISTANCE OF 476.13' TO A POINT, THIS POINT BEING ON THE LINE AS DESCRIBED IN CITY OF ABILENE ORDINANCE 24-1990 AS CROSSING JONES COUNTY ROAD 302.

THENCE S 89°11'37" E ALONG THE SOUTHERN EDGE OF THE DELINEATED CITY OF ABILENE ANNEXATION AS DESCRIBED IN CITY OF ABILENE ORDINANCE 24-1990 FOR A DISTANCE OF 34.15' TO THE POINT OF BEGINNING AND HAVING AN AREA OF 228.55 ACRES.

STATE OF TEXAS
JONES COUNTY

FIELD NOTES OF 440.20 ACRES OF LAND OUT OF SECTIONS 8 AND 11 BLIND ASYLUM LANDS, JONES COUNTY, TEXAS AND BEING ALL OR PARTS OF 80 ACRES OUT OF THE SOUTHEAST QUARTER OF SECTION 8 A-538, CONVEYED TO RAYMOND BYNUM FROM R. W. HAYNIE AS RECORDED IN VOLUME 408,269: LANDS DESCRIBED IN VOLUME 400, PAGE 113 CONVEYED FROM BILLIE JEAN CRIER TO RAYMOND BYNUM FIRST TRACT SOUTHWEST QUARTER OF SECTION 8, ONE ACRE OUT OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 8 A-613, THIRD TRACT 134 ACRES OUT OF THE NORTHEAST QUARTER OF SECTION 11 A-524 SAVE AND EXCEPT 26.18 ACRES AND A 3.749 ACRE TRACT CONVEYED FROM RAYMOND BYNUM TO ALICE LEONA WILLIAMS AS RECORDED IN VOLUME 509, PAGE 419: FOURTH TRACT 60 ACRES OUT OF THE SOUTHEAST QUARTER OF SECTION 8 A-538; AND 5.9007 ACRES OF LAND OUT OF THE NORTHEAST QUARTER OF SECTION 11 AS DESCRIBED IN CONVEYANCE FROM ALICE LEONA WILLIAMS TO RAYMOND BYNUM AS RECORDED IN VOLUME 509, PAGE 80 ALL OF JONES COUNTY DEED RECORDS.

BEGINNING AT A COTTON SPINDLE SET AT THE INTERSECTION OF JONES COUNTY ROAD 306 AND JONES COUNTY ROAD 311 FOR THE OCCUPIED SW CORNER OF AFORESAID SECTION 8 AND THE MOST WESTERLY SOUTHWESTERLY CORNER OF THIS TRACT.

THENCE N 00°32'08" E ALONG THE WEST LINE OF SECTION 8 AND COUNTY ROAD 311 FOR A DISTANCE OF 2681.60' TO A COTTON SPINDLE SET FOR THE SOUTHWEST CORNER OF CITY OF ABILENE TRACT KNOWN AS THE NORTHWEST QUARTER OF SECTION 8 AND RECORDED IN VOLUME 448, PAGE 445, THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 89°45'45" E FOR A DISTANCE OF 2637.67' TO A ½" REBAR WITH CAP MARKED "SHEPPARD 3697" SET FOR THE NORTHWEST CORNER OF A CITY OF ABILENE 23 ACRE TRACT AS DESCRIBED IN VOLUME 450, PAGE 565, THE NORTHEAST CORNER OF AFORESAID SOUTHWEST QUARTER OF SECTION 8 AND THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°41'16" W FOR A DISTANCE OF 148.63' TO AN 8" FENCE CORNER POST RECOVERED FOR THE SOUTHWEST CORNER OF SAID 23 ACRE TRACT, THE NORTHWEST CORNER OF AFORESAID 80 ACRE TRACT AND AN ELL CORNER OF THIS TRACT.

THENCE S 89°16'26" E FOR A DISTANCE OF 1402.80' TO A ½" REBAR WITH CAP MARKED "SHEPPARD 3697" SET FOR AN ELL CORNER OF SAID 23 ACRE TRACT, THE NORTHEAST CORNER OF AFORESAID 80 ACRE TRACT AND AN ELL CORNER OF THIS TRACT.

THENCE S 00°43'34" W FOR A DISTANCE OF 433.82' TO A ½" REBAR WITH CAP MARKED "SHEPPARD 3697" SET IN A RECOVERED PILE OF ROCKS FOR THE SOUTHWEST

CORNER OF SAID 23 ACRE TRACT, THE NORTHWEST CORNER OF AFORESAID 60 ACRE TRACT AND THE N.E. CORNER OF THIS TRACT.

THENCE S 88°29'52" E FOR A DISTANCE OF 1250.65' TO A 8' FENCE CORNER POST RECOVERED ON THE WEST RIGHT OF WAY OF COUNTY ROAD 309 FOR THE SOUTHEAST CORNER OF SAID 23 ACRE TRACT, THE NORTHEAST CORNER OF AFORESAID 60 ACRE TRACT AND THE MOST EASTERLY NORTHEAST CORNER OF THIS TRACT, BEING ON THE EAST LINE OF AFORESAID SECTION 8.

THENCE S 00°41'35" W DOWN COUNTY ROAD 309 AT 2062.13' PASS THE SOUTHEAST CORNER OF SECTION 8, THE NORTHEAST CORNER OF SECTION 11, CONTINUE FOR A TOTAL DISTANCE OF 4723.40' TO A COTTON SPINDLE SET FOR THE SOUTH EAST CORNER OF SAID 134.5 ACRE TRACT AND OF THIS TRACT.

THENCE N 89°19'35" W ALONG THE NORTH LINE OF SHADY CREEK ESTATES SECTION II, AT 764.6' PASS 0.75' NORTH OF A RECOVERED REBAR, AT 1054.2' PASS 0.92' SOUTH OF A RECOVERED REBAR, AT 1344.6' PASS 0.85' NORTH OF A RECOVERED REBAR, AT 1633.8' PASS OVER A RECOVERED REBAR, AT 2000.56' PASS 2.75' NORTH OF A RECOVERED REBAR AND CONTINUE FOR A TOTAL DISTANCE OF 2045.60' TO A ½" REBAR WITH CAP MARKED "SHEPPARD 3697" SET FOR THE SOUTHEAST CORNER OF AFORESAID 3.749 ACRE TRACT AND THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT. FROM THIS POINT A FENCE CORNER BEARS N 85°20'33" W AT 45.1'.

THENCE N 06°17'29" W FOR A DISTANCE OF 589.65' TO A ½" REBAR WITH CAP MARKED "SHEPPARD 3697" SET ON THE EAST BOUNDARY LINE OF SAID 3.749 ACRE TRACT.

THENCE N 04°10'00" W FOR A DISTANCE OF 106.30' TO A ½" REBAR WITH CAP MARKED "SHEPPARD 3697" SET ON THE EAST BOUNDARY LINE OF SAID 3.749 ACRE TRACT.

THENCE N 02°05'00" W FOR A DISTANCE OF 87.30' TO A ½" REBAR WITH CAP MARKED "SHEPPARD 3697" SET ON THE EAST BOUNDARY LINE OF SAID 3.749 ACRE TRACT.

THENCE N 05°09'00" W FOR A DISTANCE OF 112.00' TO A ½" REBAR WITH CAP MARKED "SHEPPARD 3697" SET ON THE EAST BOUNDARY LINE OF SAID 3.749 ACRE TRACT.

THENCE N 14°14'00" W FOR A DISTANCE OF 26.50' TO A CORNER FENCE POST RECOVERED FOR A CORNER OF SAID 3.749 ACRE TRACT.

THENCE N 45°29'50" W FOR A DISTANCE OF 98.72' TO A ½" REBAR WITH CAP MARKED "SHEPPARD 3697" SET ON THE NORTH BOUNDARY LINE OF SAID 3.749 ACRE TRACT

THENCE N 43°49'00" W FOR A DISTANCE OF 37.90' TO A ½" REBAR WITH CAP MARKED "SHEPPARD 3697" SET ON THE NORTH BOUNDARY LINE OF SAID 3.749 ACRE TRACT.

THENCE N 52°04'00" W FOR A DISTANCE OF 25.50' TO A POINT IN DEAD MAN CREEK ON THE NORTH BOUNDARY LINE OF SAID 3.749 ACRE TRACT AND BEING THE SOUTH EAST CORNER OF AFORESAID 5.9007 ACRE TRACT.

THENCE N 45°12'00" W FOR A DISTANCE OF 152.10' TO A LARGE NAIL RECOVERED IN THE CENTERLINE OF COUNTY ROAD 306 FOR THE SOUTHWEST CORNER OF SAID 9.007 ACRE TRACT AND OF THIS TRACT.

THENCE N 06°19'50" E ALONG COUNTY ROAD 306 FOR A DISTANCE OF 831.07' TO A COTTON SPINDLE SET FOR AN ANGLE POINT IN THE WEST LINE OF SAID 5.9007 ACRE TRACT AND OF THIS TRACT.

THENCE N 07°15'08" W ALONG SAID COUNTY ROAD FOR A DISTANCE OF 691.60' TO A

½" REBAR WITH CAP MARKED "SHEPPARD 3697" SET ON THE NORTH LINE OF SECTION 8 FOR THE NORTHWEST CORNER OF AFORESAID 5.9007 ACRE TRACT AND AN ELL CORNER OF THIS TRACT.

THENCE N 89°44'08" W ALONG COUNTY ROAD 306 AND THE SOUTH LINE OF SECTION 8, AT 262. 8' PASS A ½" REBAR WITH CAP MARKED "SHEPPARD 3697" SET FOR THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 8, CONTINUE FOR A TOTAL DISTANCE OF 2893.35' TO THE PLACE OF BEGINNING AND CONTAINING 162.19 ACRES IN ABSTRACT 538, SOUTHWEST QUARTER SECTION 8, 141.00 ACRES IN ABSTRACT 613, SOUTHEAST QUARTER SECTION 8, AND 137.01 ACRES IN ABSTRACT 524, THE NORTHEAST QUARTER OF SECTION 11 FOR A TOTAL OF 440.2 ACRES OF LAND MORE OR LESS.

I, MAXEY SHEPPARD, A REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS HEREBY CERTIFY THAT THE FOREGOING FIELD NOTES AND ATTACHED PLAT REPRESENTS THE FINDINGS OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND COMPLETED ON THE 9TH DAY OF JUNE, 2004.

AND

BEING a 164.000 acre tract of land situated in the 8 B ASY Survey, Abstract No. A0535, Jones County, Texas, said 160.000 acre tract of land being more particularly described by metes and bounds as follows:

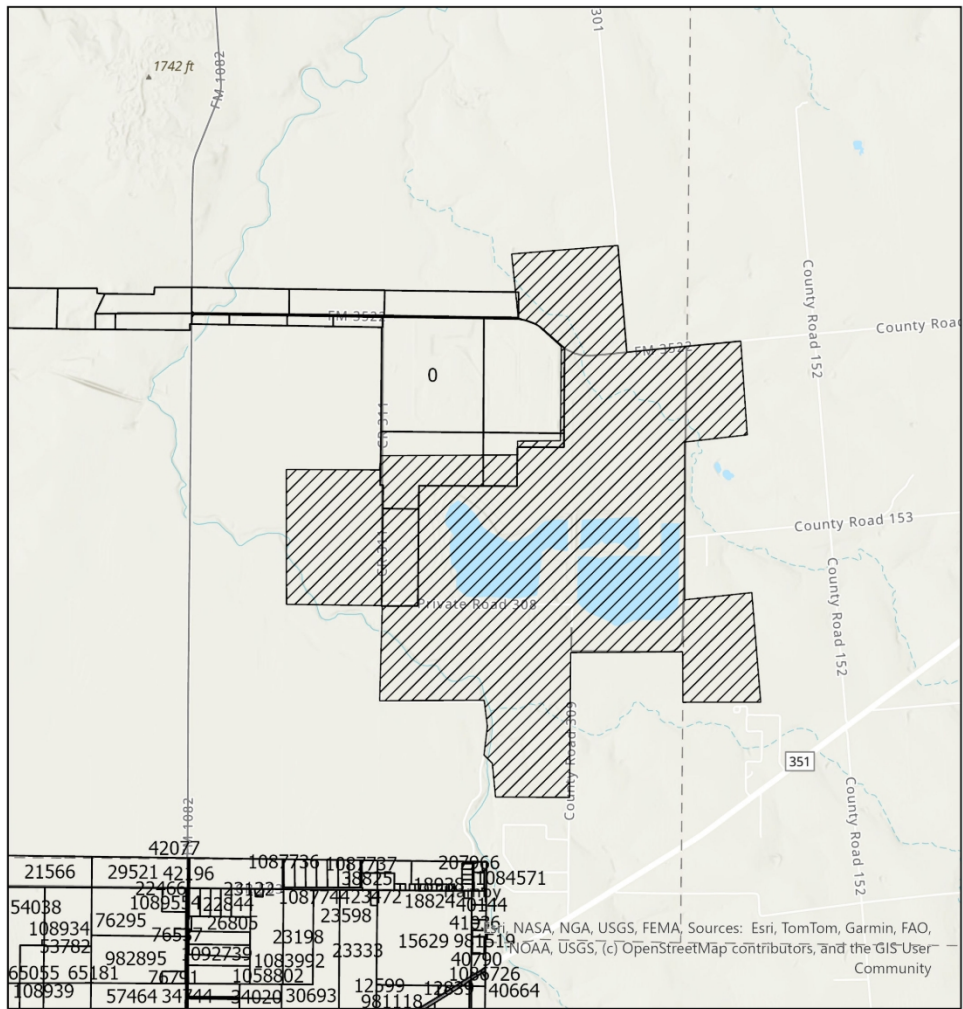
COMMENCING at a point in the easterly right-of-way line of County Road 311

THENCE North 00 degrees 34 minutes 16 seconds East, with said easterly right-of-way line, a distance of 4,087.87 feet to a point.

THENCE North 89 degrees 49 minutes 46 seconds East, a distance of 485.92 feet to a point for corner;

THENCE South 00 degrees 33 minutes 05 seconds West, a distance of 4,093.65 feet to a point for corner;

THENCE North 89 degrees 29 minutes 21 seconds West, a distance of 485.11 feet to the **POINT OF BEGINNING** and containing 45 acres of land, more or less.



1 Miles

CUP-2026-07

END

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.

Planning & Zoning Commission Recommendation

P&Z 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:

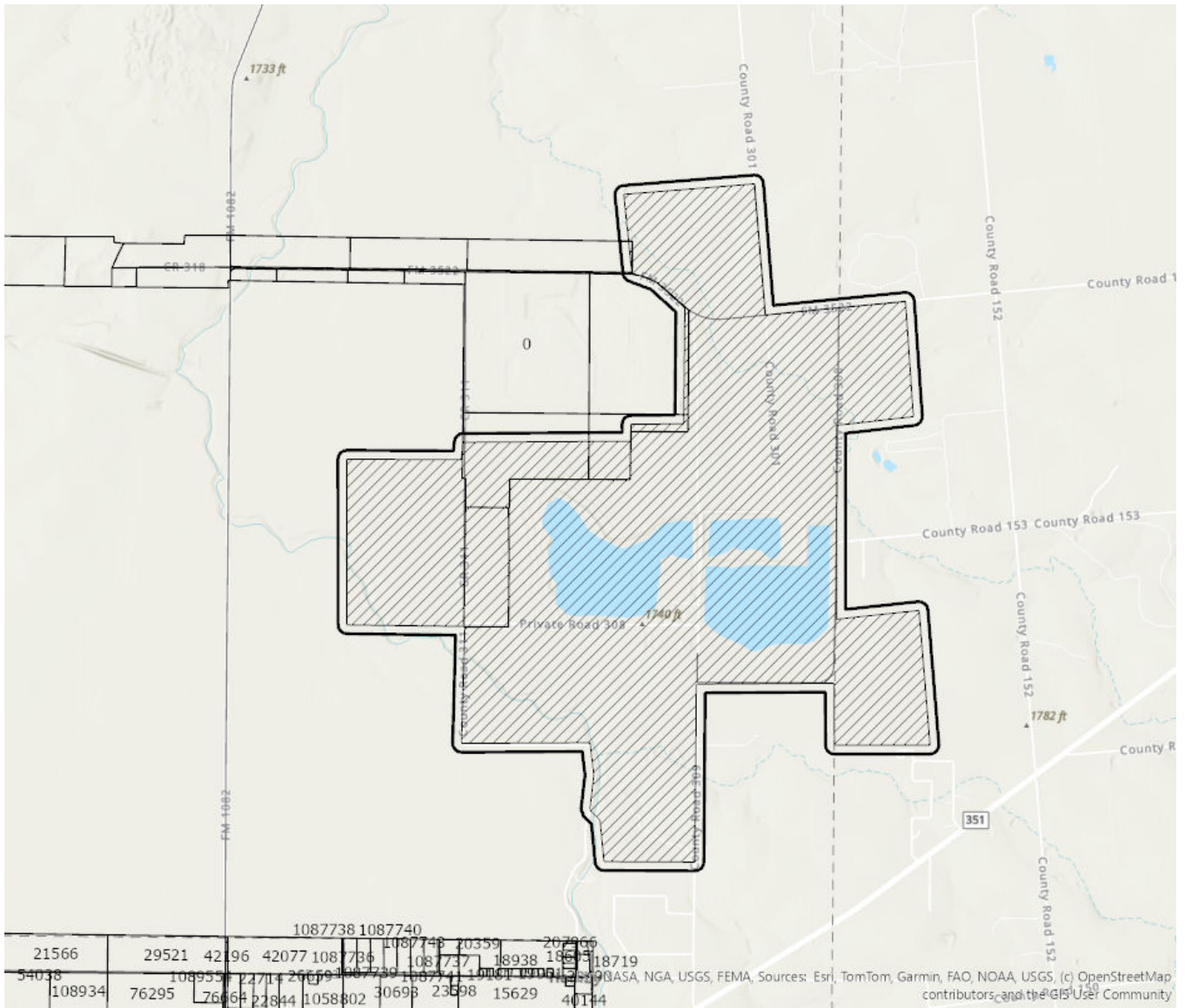
Legend: O - Opposed, F - In Favor

Property Owner

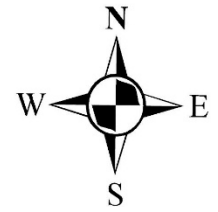
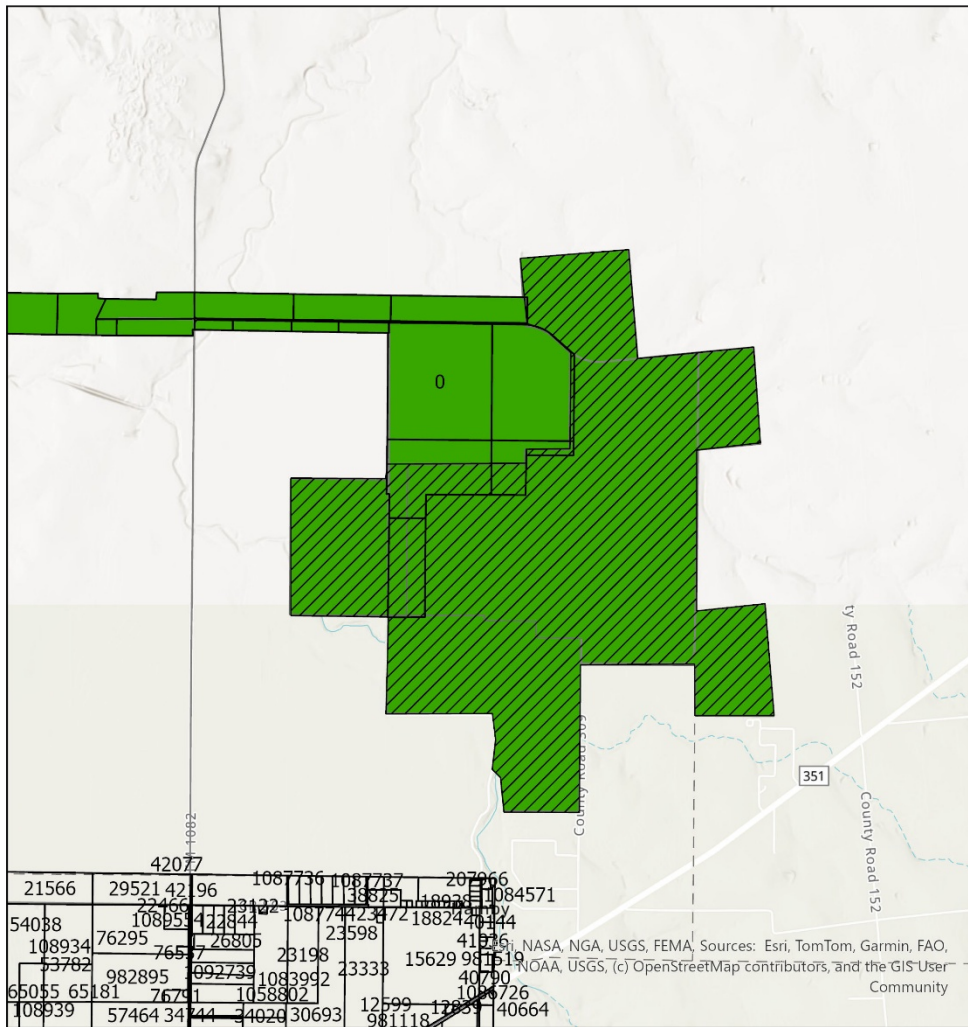
Property Owner	Situs	Response
JOSEPH JOEL & LORELEI	20319 CR 304	
WILLIAMS JAMES D & NANCY S	PO BOX 5334	O
WATTS MARSHA ANNE	11532 CR 306	
LEVERICH SHERRI CHEREE	19421 CR 311	
EMMONS CLYDE H ENT	13349 LIME RIDGE DR	
FRANKE RANDALL & KATHY	18314 FM 1082	O
RUTLEDGE JUDY ANN	14451 CR 421	
CATON THOMAS H	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



1

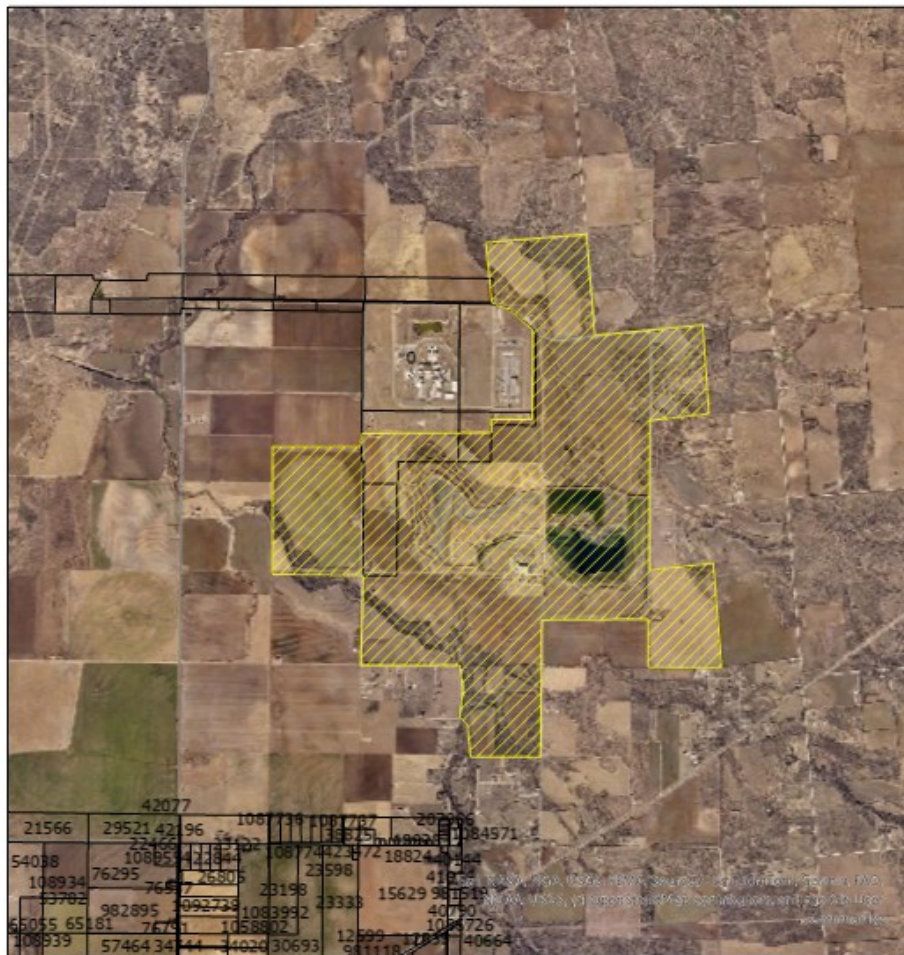
Miles

 CUP-2026-07

Zoning Districts

 AO

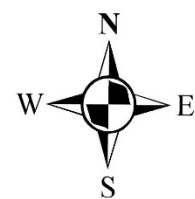
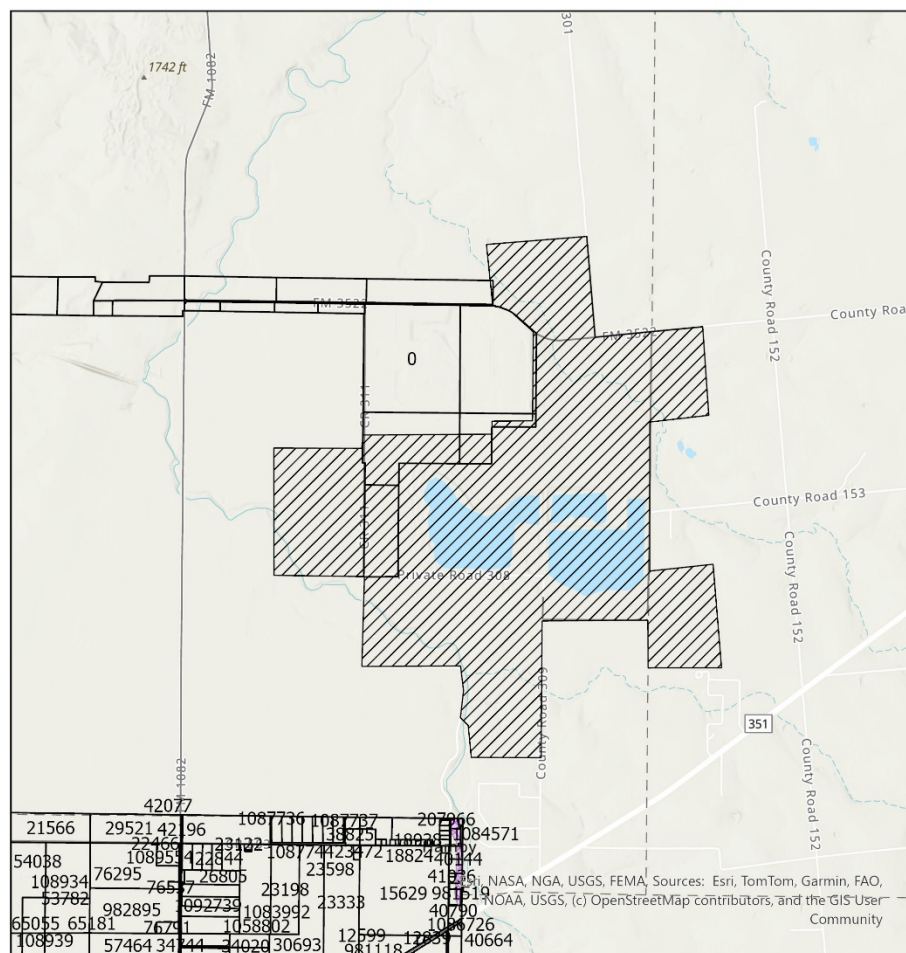
LOCATION MAP



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 Zone | Unstudied A Zone |

WAIVER OF CONCEPT PLAN

A concept plan will not be required for CUP 2026-07, Staff does not feel it is relevant to the decision of this case.

Timothy A Littlejohn

Director of Planning and Development Services

ZONING NOTIFICATION RESPONSE FORM CASE: CUP-2026-07

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

APR 6 AM 9:50

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

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

Requestor's Property Zoning: AO

I am in favor ☐

Requestor's Proposed Zoning: AO/CUP

I am opposed ☒

Signature: _____

James D. Williams

THE WHITTEN LAW FIRM, PC

ATTORNEYS AT LAW
500 CHESTNUT, SUITE 1402
ABILENE, TEXAS 79602

CHARLES C. SELF, III
Tel. (325) 672-7824
Fax (325) 672-2158
cself@whittenfirm.com

PLEASE REPLY TO:
500 Chestnut, Suite 1402
Abilene, Texas 79602

April 1, 2026

VIA EMAIL

City of Abilene
Planning Services
planning@abilenetx.gov

Re: Zoning Application Number CUP-2026-07

To whom it may concern:

Please be advised that his law firm represents Randall Franke. During the course of this representation we have been provided with your letter of March 17, 2026, addressed to Mr. Franke concerning the notice of public hearing on the above referenced zoning application.

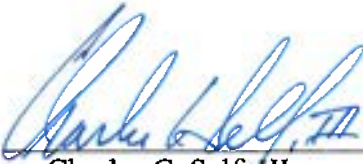
We are attaching hereto the Zoning Notification Response Form Case: CUP-2026-07, along with Mr. Franke's response.

Per the Notice of Public Hearing, you will note that the Zoning Notification Response Form, and Mr. Franke's statement, are both signed by Mr. Franke.

Thank you for your attention to this matter. Should you have any questions or comments, please feel free to contact me.

Sincerely,

THE WHITTEN LAW FIRM, PC

By: 
Charles C. Self, III

CCS:ema
Enclosure(s)

VIA EMAIL
March 31, 2026

City of Abilene
Planning Services
planning@abilenetx.gov

Re: Zoning Application Number CUP-2026-07

To whom it may concern:

I am in receipt of notice of public hearing dated March 17, 2026 referencing a public hearing currently scheduled for April 7, 2026 at 1:30 p.m. in counsel chambers. I am attaching hereto a copy of the zoning notification response form case CUP-2026-07. You will note that I have checked that I am opposed to this request for a conditional use permit for the acreage identified in the notice of public hearing.

I note from the zoning notification response form, which I have referenced above, that I am also allowed to make additional comments. This letter should serve as my additional comments and I am requesting that the planning and zoning commission review same prior to or during the public hearing.

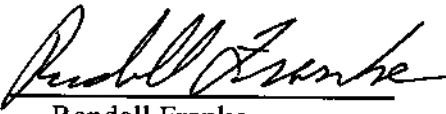
I own approximately 1,000 acres which are located directly west of the western portion of the property which is the subject of the request. In addition, I have, for over 20 years, farmed 1,000 acres of the property which is the subject to the request pursuant to an agricultural lease entered into on or about December 7, 2012, with the City of Abilene. During that time, I have planted wheat, cotton, and occasionally a hay crop. As such, of the 2,243.11 acres which are the subject to the request, I currently have a lease which contains 1,000 of those acres.

As set forth on my response form, I am opposed to this request. I base this upon the following factors:

1. **Loss of Agricultural Land.** It is an issue throughout this country that we are losing agricultural land at a fast past. This is going to have an effect on food prices and other commodities. The loss of agricultural land in this part of the county is especially egregious based upon the fact that the soil conditions in this part of the county are favorable to grow a number of important crops. These do not only include food crops, but crops to support livestock and crops for other commodities, i.e. cotton. To take 2,200 acres out of such production will certainly have an impact on future production of agricultural products.
2. **Effect on Land Values.** There are a number of residences near this proposed project. We believe that by placing this proposed solar development on this 2,200 acres, those land values will decline because the properties adjacent and/or near this proposed solar development will be affected. This will be taking hard-earned equity away from a number of land owners in the area, some of which are elderly.

3. **Road Conditions.** The road conditions in this part of the city are already not good. The added traffic for construction vehicles and other vehicles associated with this project will only serve to impact and diminish the already bad quality of these roads.
4. **Proximity to Residential Areas.** As briefly touched on above, this project is being put in near numerous residences. Not only will the installation of this solar project impact those values as discussed above, at least during the time of the construction, the quality of life of these residence is also going to be diminished based upon the construction traffic and impact of such construction activities.
5. **Vandalism/ Theft.** Unless the project is going to be guarded and/or monitored on a 24 hour basis, I fear that there will be vandalism of this project and/or theft of equipment. This is especially true as this project is located so close to the main portion of the city limits of Abilene. This is a risk that the residents should not have to take.

I am hopeful that the Planning and Zoning Commission will take these concerns into account in making its decision concerning the request for the conditional use permit and/ or change of the zoning status of this property.

By: 
Randall Franke
18314 FM 1082
Abilene, Texas 79601

ZONING NOTIFICATION RESPONSE FORM CASE: CUP-2026-07

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

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

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

Requestor's Property Zoning: AO

I am in favor ☐

Requestor's Proposed Zoning: AO/CUP

I am opposed ☒

Signature: _____

Randall L. Franke

ZONING NOTIFICATION RESPONSE FORM CASE: CUP-2026-07

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

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

APR 17 AM 9:34

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

Requestor's Property Zoning: AO

I am in favor ☐

Requestor's Proposed Zoning: AO/CUP

I am opposed ☒

Signature: _____

Carelyn Holmes

*14043 CR 301, Abilene
79601*



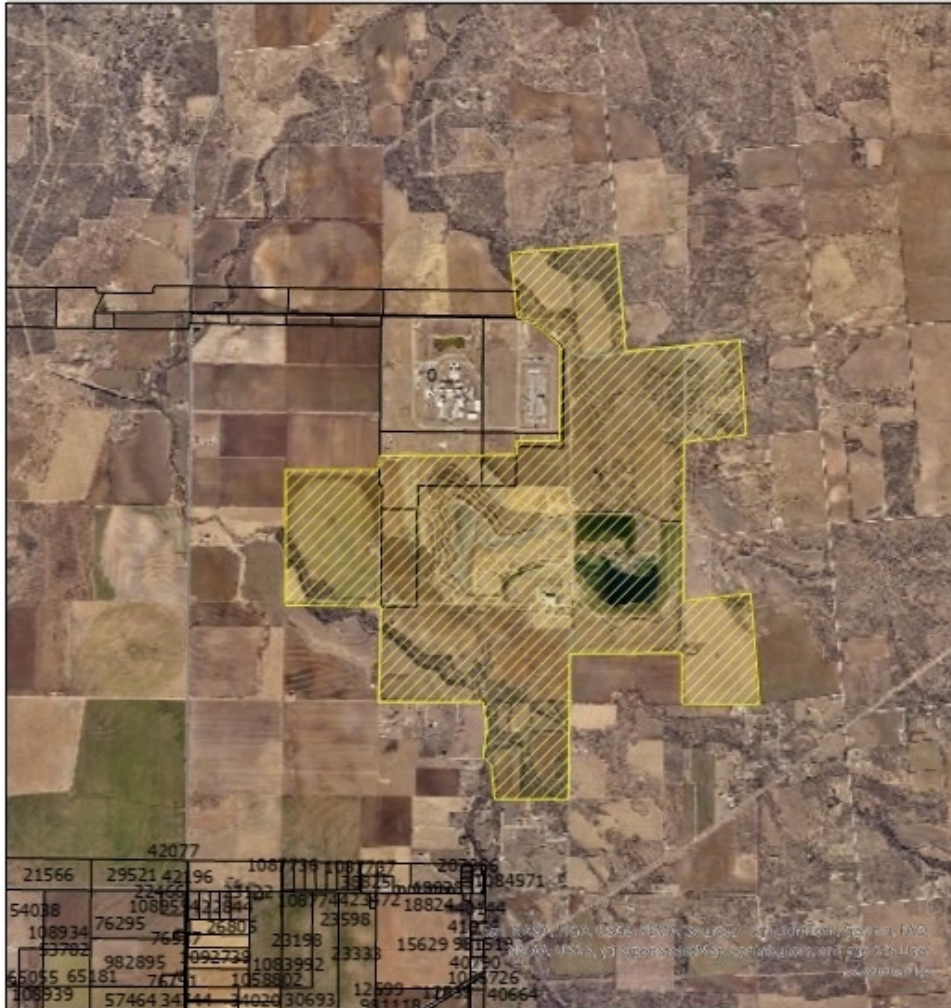
CONDITIONAL USE PERMIT

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 & B' Tract adjacent to the Prison and Water Treatment Plant.
Notification:	0 in Favor, 2 in Opposition
Planning & Zoning:	April 7, 2026
Council Hearing:	April 23, 2026 May 14, 2026



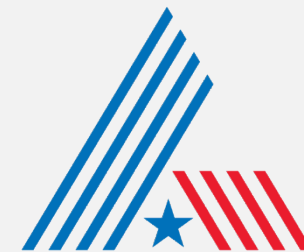


AERIAL LOCATION MAP



1
Miles

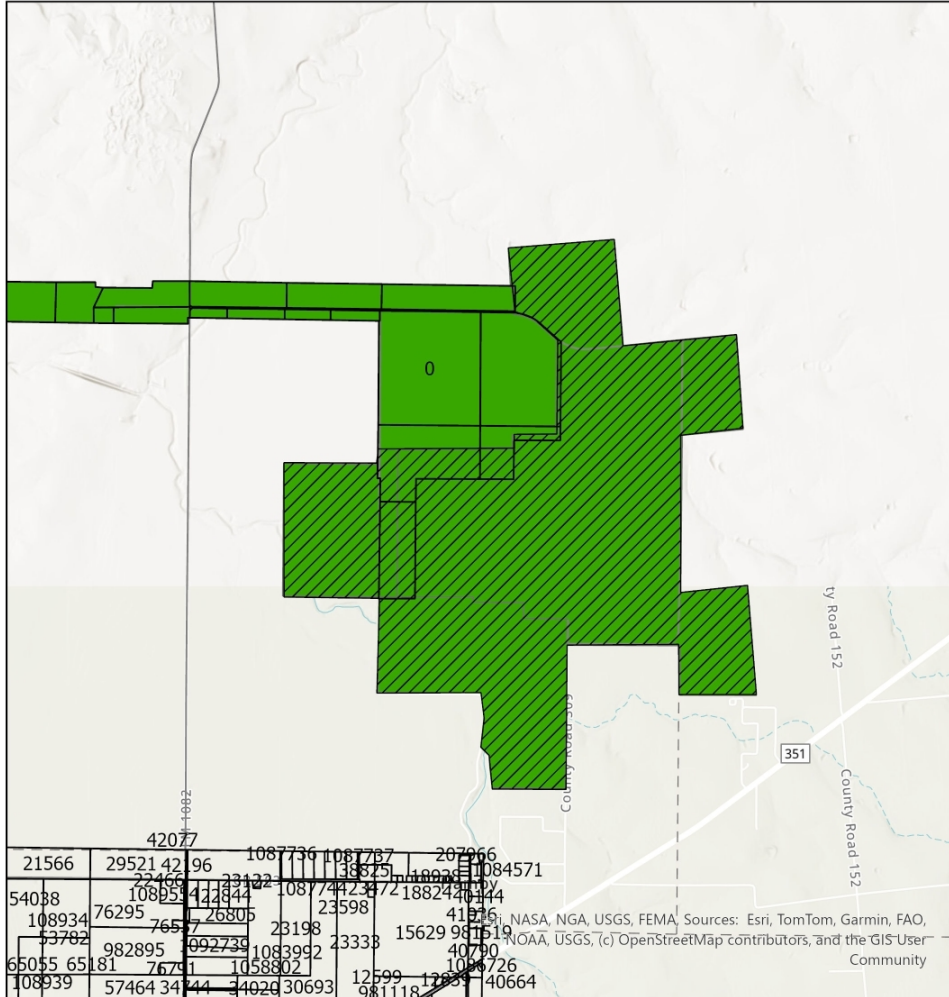
CUP-2026-07



CITY OF
ABILENE
TEXAS



ZONING MAP

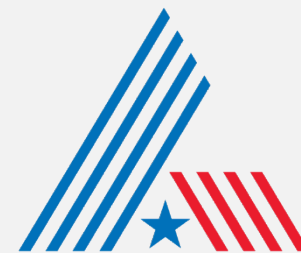


1 Miles

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



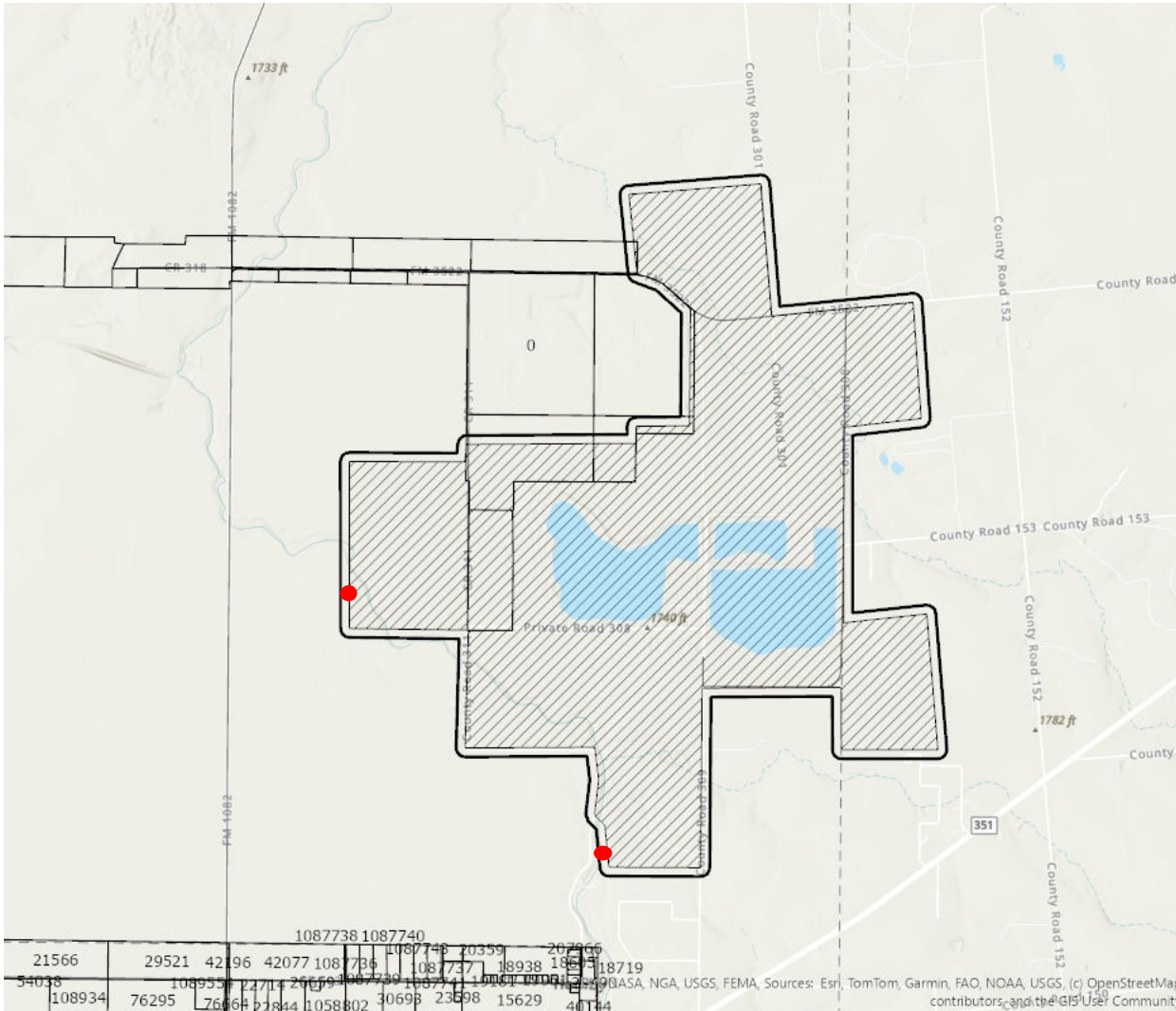


PROPERTY & SURROUNDING VIEWS





NOTIFICATION AREA MAP



0 - In Favor- ●
2- Opposed- ●
5.38% in opposition





FINDINGS AND RECOMMENDATION

The proposed request is consistent with:

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

P&Z recommends **approval**.





Questions?





**CITY COUNCIL
MEMORANDUM
4/23/2026**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: 11. Ordinance (First Reading) TC-2026-01: Receive a Report, Hold a Discussion 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 (Tim Littlejohn)

GENERAL INFORMATION

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

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommends approval with conditions as recommended by Staff.

ATTACHMENTS:

1. Ordinance
2. EXHIBIT
3. EXHIBIT visual
4. 526 EN 19th St
5. Staff Report (6)
6. Presentation

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR ABANDONMENT OF A CERTAIN PORTION OF A PUBLIC RIGHT-OF-WAY FOR A PORTION OF LINCOLN DRIVE EXTENDING SOUTH FROM EN 19TH STREET TO THE ALLEY; PROVIDING FOR TERMS AND CONDITIONS OF SUCH ABANDONMENT AND CALLING A PUBLIC HEARING.

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

PART 1: That the following described portion of public right-of-way for the subject right-of-way, as described on Exhibit “A” attached hereto and made part of this ordinance for all purposes, be and the same are hereby abandoned, vacated and closed insofar as the right, title or easement of the City of Abilene is concerned, subject to conditions as stated herein.

PART 2: That said portion of public right-of-way is not needed for the City of Abilene’s purposes, and it is in the City of Abilene’s interest to abandon the above described portion of public right-of-way, specifically to the State of Texas, for the purpose of expanding its highway improvements therein.

PART 3: That the abandonment provided for herein shall extend only to the public right, title and easement in and to the tract of land specifically described in Part 1 of this ordinance, and shall be construed only to that interest the governing body of the City of Abilene may legally and lawfully abandon.

PASSED ON FIRST READING THE 23rd day of April, 2026.

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 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing to be held at the Council Chambers in City Hall at 555 Walnut St. Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance.

PASSED ON FINAL READING THIS 14th day of May, 2026.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

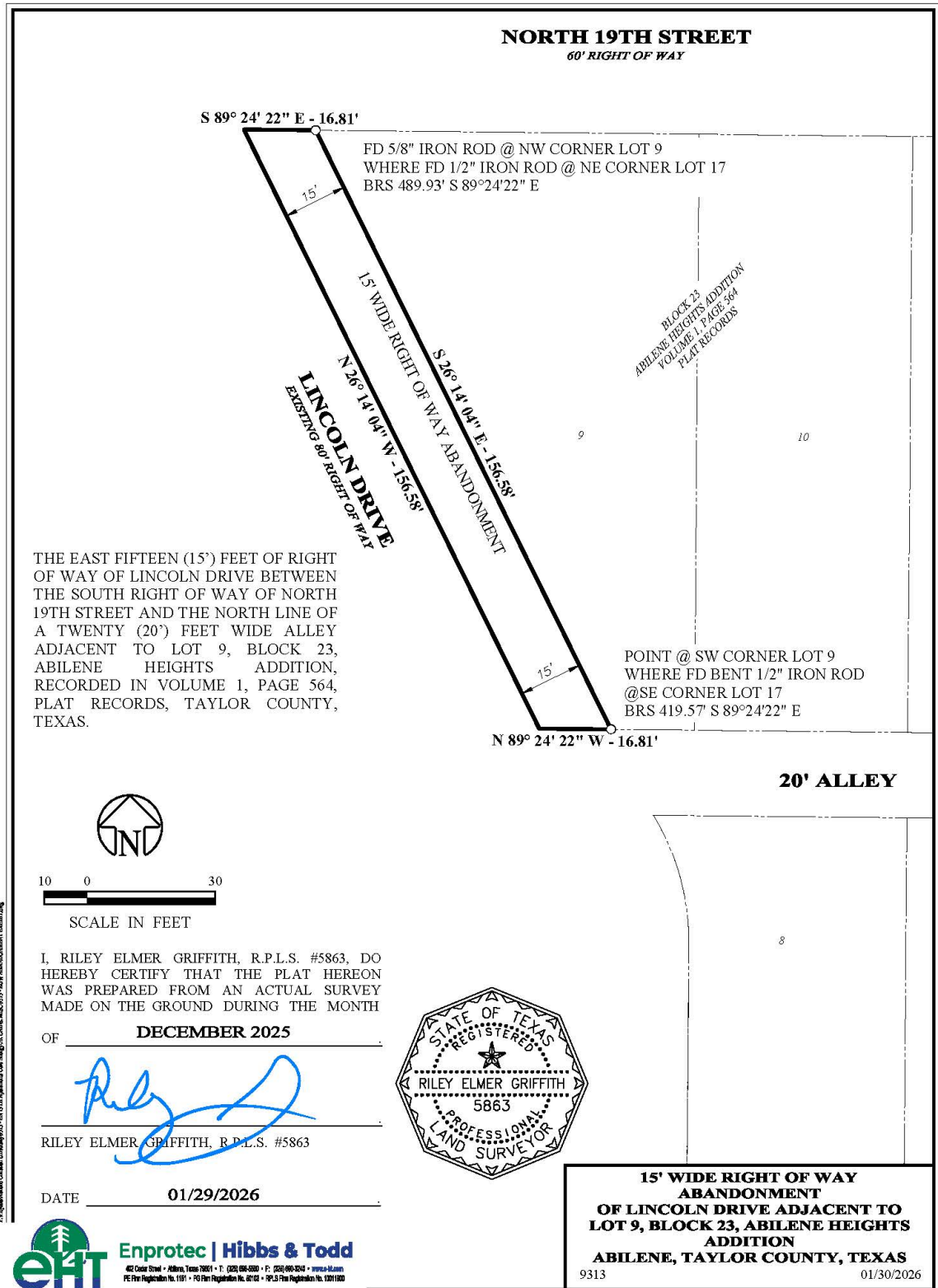
EXHIBIT "A"

The City of Abilene hereby abandons the following portion of right-of-way:

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, Abilene, Texas; subject to the following 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.

ORDINANCE NO. _____



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



10 0 30

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



ZONING NOTIFICATION RESPONSE FORM CASE: TC-2026-01

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:

APR 2 AM 10:31

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:	NA	Your Name:	COBB DONALD L & KARA	I am in favor	☒
Requestor's Proposed Zoning:	NA	Your Address:	526 EN 19TH ST		
Requestor's Parcel ID:	NA	Your Parcel ID:	49211	I am opposed	☐

Signature: _____

Donald L. Cobb
Kara Nan Shane Cobb

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).

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.

P&Z Recommendation

P&Z 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	F
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	
SEWELL FIELD VENTURES LLC	18978	1802 1/2 LINCOLN DR	

NOTIFICATION MAP

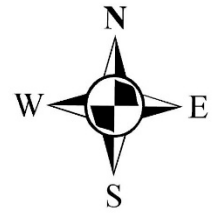


0.02
Miles

- TC-2026-01
- Notification Area

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

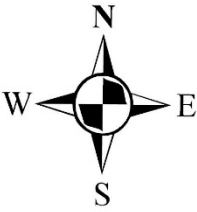
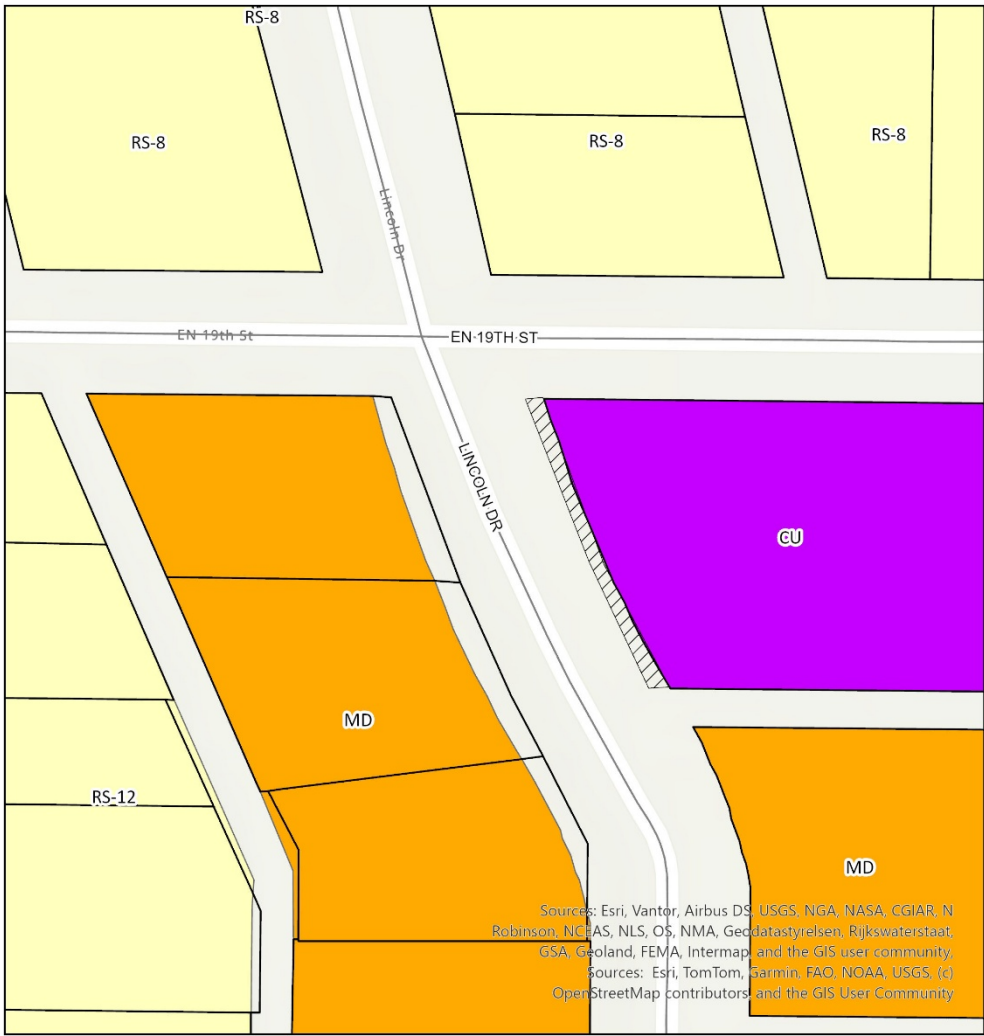
LOCATION MAP



0.01
Miles

 TC-2026-01

ZONING MAP



0.01

Miles

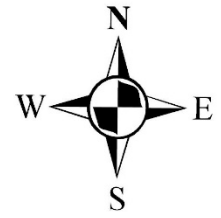
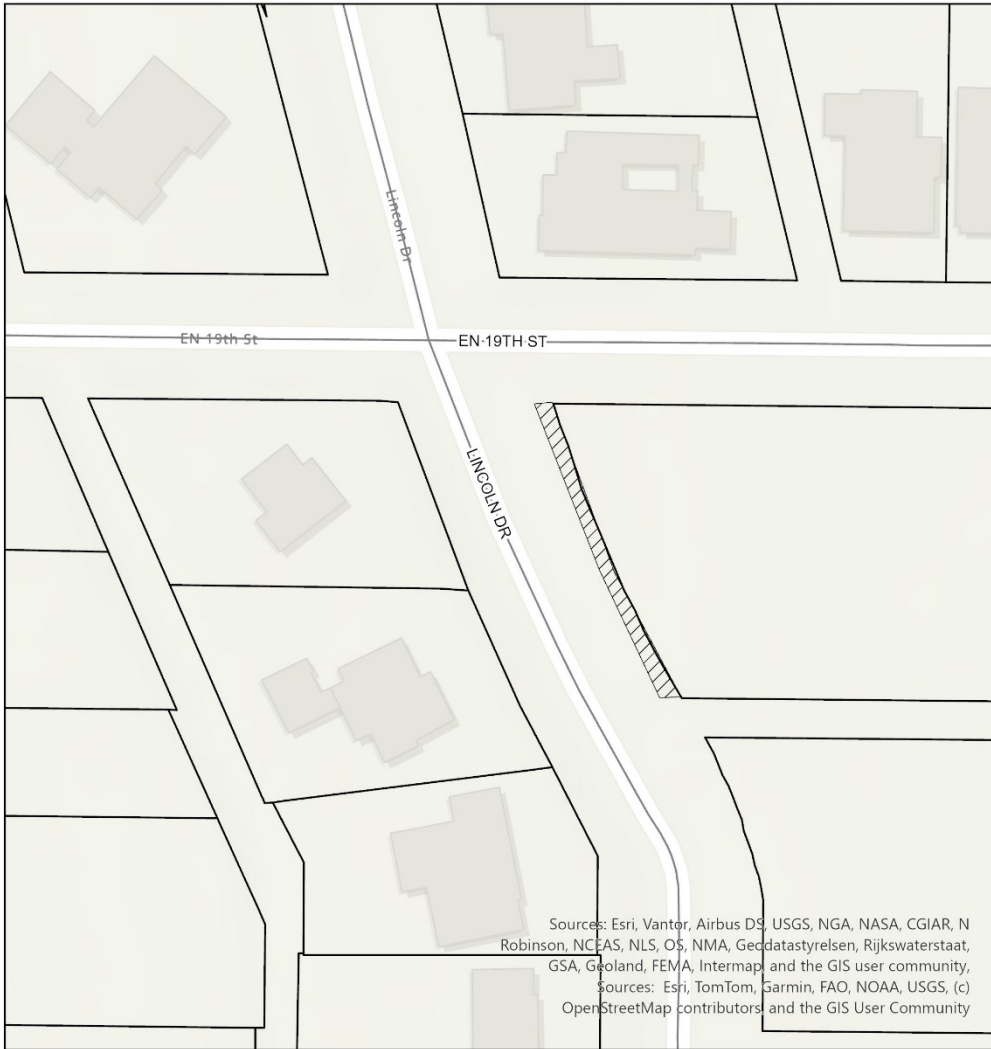
TC-2026-01

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



0.01
Miles

TC-2026-01

FEMA Flood Zones

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

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: 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: 1 in Favor, 0 in Opposition

Planning & Zoning: April 7, 2026

Council Hearing: April 23, 2026
May 14, 2026





AERIAL LOCATION MAP



0.01
Miles

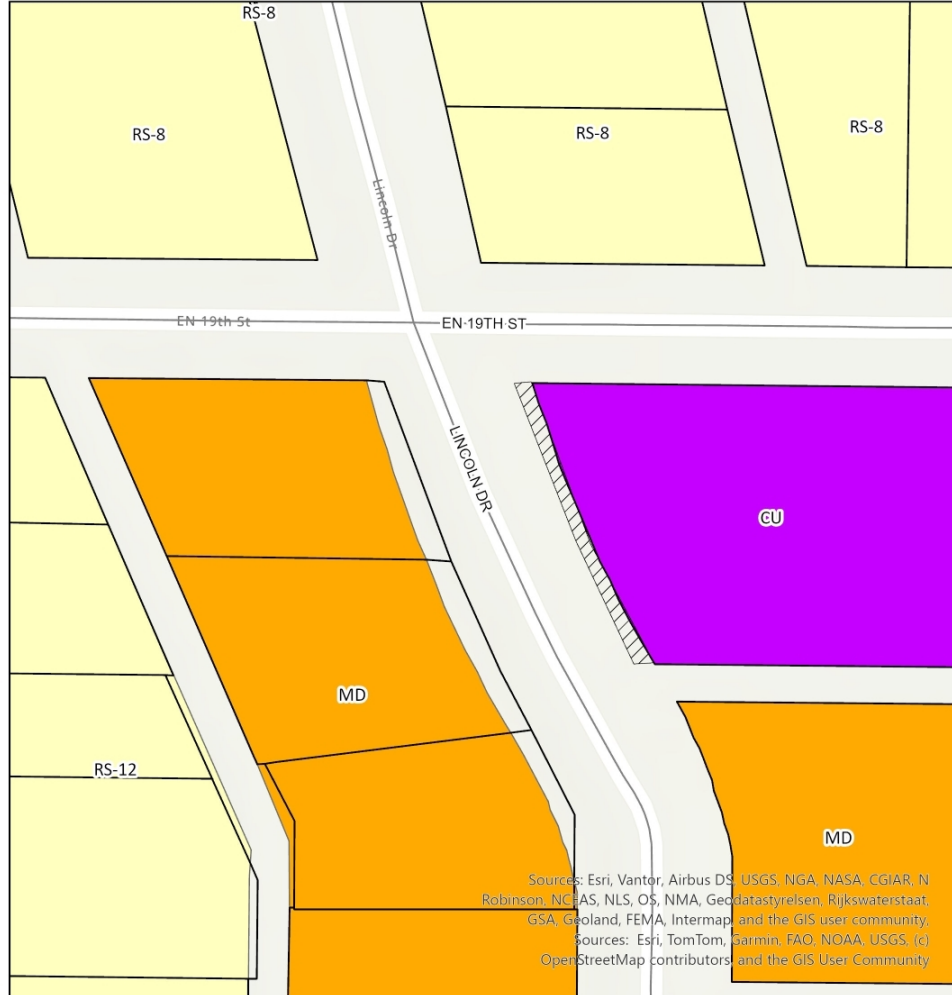
 TC-2026-01

Satellite: Esri, Vantec, Airbus 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



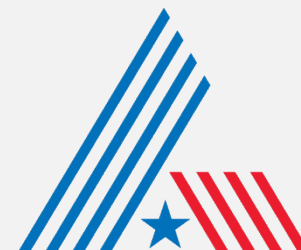


PROPERTY VIEWS





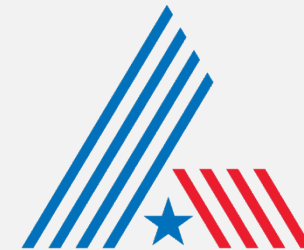
SURROUNDING PROPERTY VIEWS



CITY OF
ABILENE
TEXAS



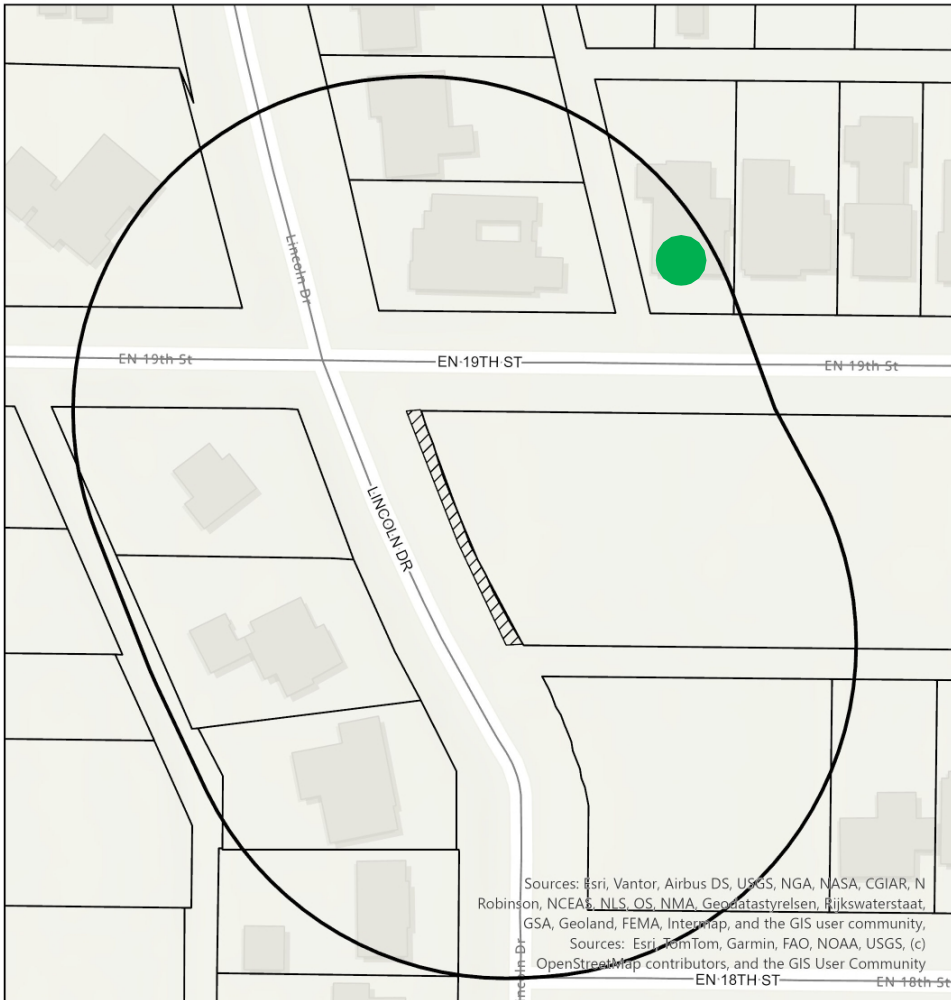
ROW ABANDONMENT EXHIBIT



CITY OF
ABILENE
TEXAS



NOTIFICATION AREA MAP



0.02

Miles

TC-2026-01

Notification Area

1 - in Favor -



0 - in Opposition -





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

P&Z 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?





**CITY COUNCIL
MEMORANDUM
4/23/2026**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: **12. Ordinance (First Reading) Z-2026-10: Receive a Report, Hold a Discussion 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. (Tim Littlejohn)**

GENERAL INFORMATION

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

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommends approval.

ATTACHMENTS:

1. Ordinance
2. Zoning Exhibit
3. Staff Report
4. Metes & Bounds
5. Johnny Trotter
6. Heritage Parks Homeowners Protest
7. 2649 Plymouth Rock Rd - Opposed
8. 3201 Hopewell Ln - Opposed
9. 3209 Hopewell Ln - Opposed
10. Presentation

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

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

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

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

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

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

PASSED ON FIRST READING the 23rd day of April, 2026.

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 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 14th day of May, 2026.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

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

Legal description

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;

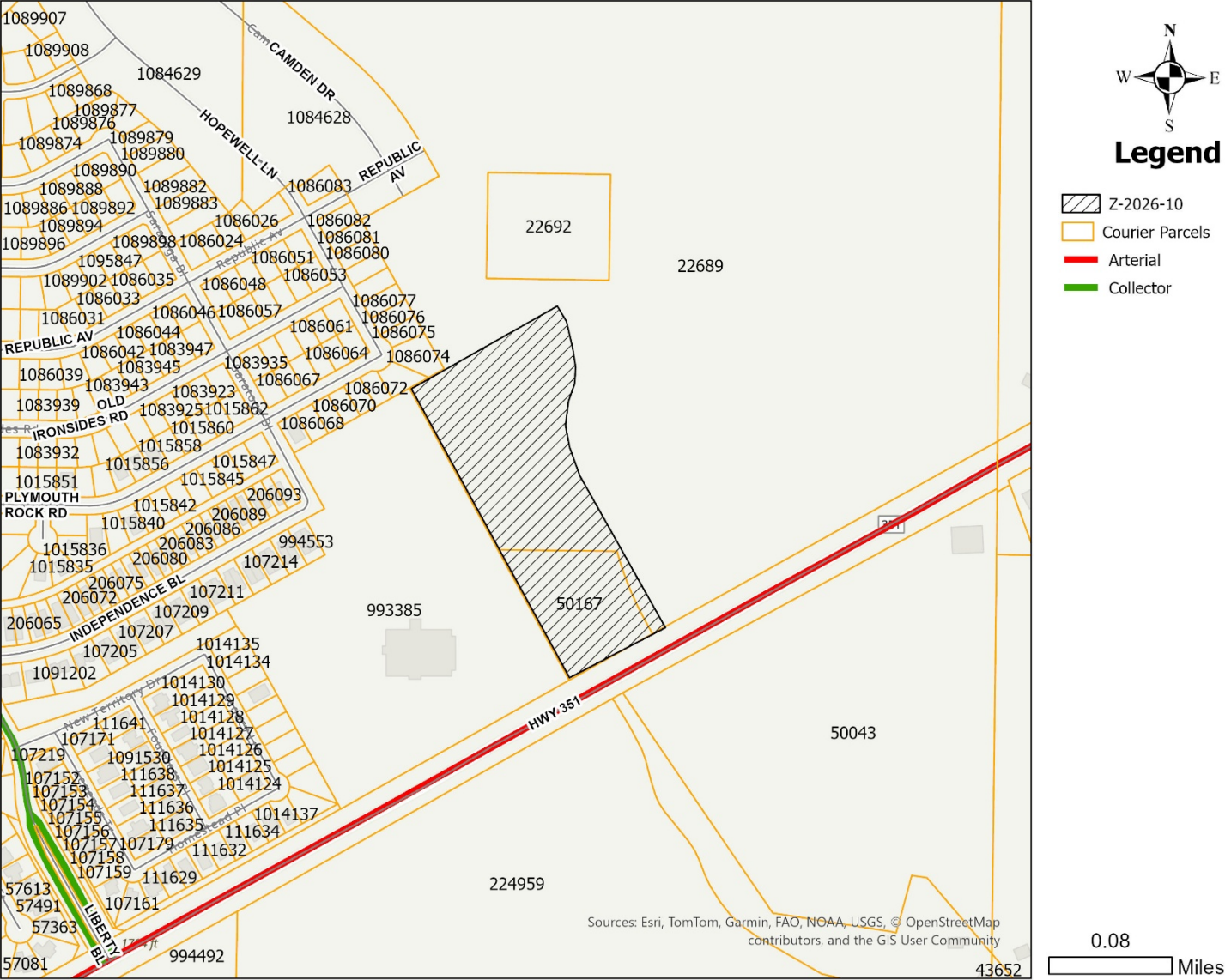
THENCE N60°52'54"E along the northeast line of this tract, and along the most southerly southeast line of said Heritage Parks Addition, Section 11, at a distance of 138.24 feet, pass a point at the southeast corner of said Heritage Parks Addition, Section 11, and continuing along the northeast line of 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;

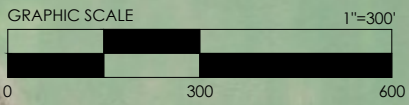
THENCE S60°48'15"W along the southeast line of this tract, and along the most southerly southeast line of said 181.994 acre tract and the remainder of said 253.733 acre tract, same being the northwest right-of-way line of said State Highway 351, for a distance of **365.52 feet** to the **POINT OF BEGINNING**,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



END



EXISTING ZONING: RS-6
PROPOSED ZONING: PH



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

SCALE	1" = 300'
PROJECT #	25506

**JACOB
MARTIN**

TBPE FIRM
2448

TBAE FIRM
BR 2261

TBPELS FIRM
10194493

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

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 proposal, with the intention of developing the entire site in Residential-Single Family. Today, the property owner is requesting that a portion of the acreage be rezoned to the Patio Home (PH) district, which allows for the development of detached single-family houses 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.

Planning and Zoning Commission Recommendation

P&Z 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	O
COLEMAN EDWARD LEON & SHIRLEY ANN	1086070	2625 PLYMOUTH ROCK RD	
KENNAMER DANA	1086072	2641 PLYMOUTH ROCK RD	O
KERLEY LEISHA	1086075	3209 HOPEWELL LN	O
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	O
TROTTER JOHNNY	22689	2637 OLD IRONSIDES RD	Case
TROTTER JOHNNY	22692		F
TROTTER JOHNNY	50167		F
TROTTER JOHNNY	224959		F
VARNER GARY & LINDA R	1016377	3051 HWY 351	

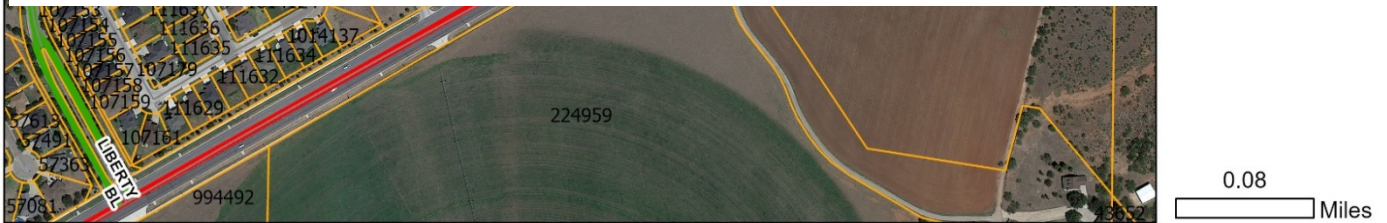
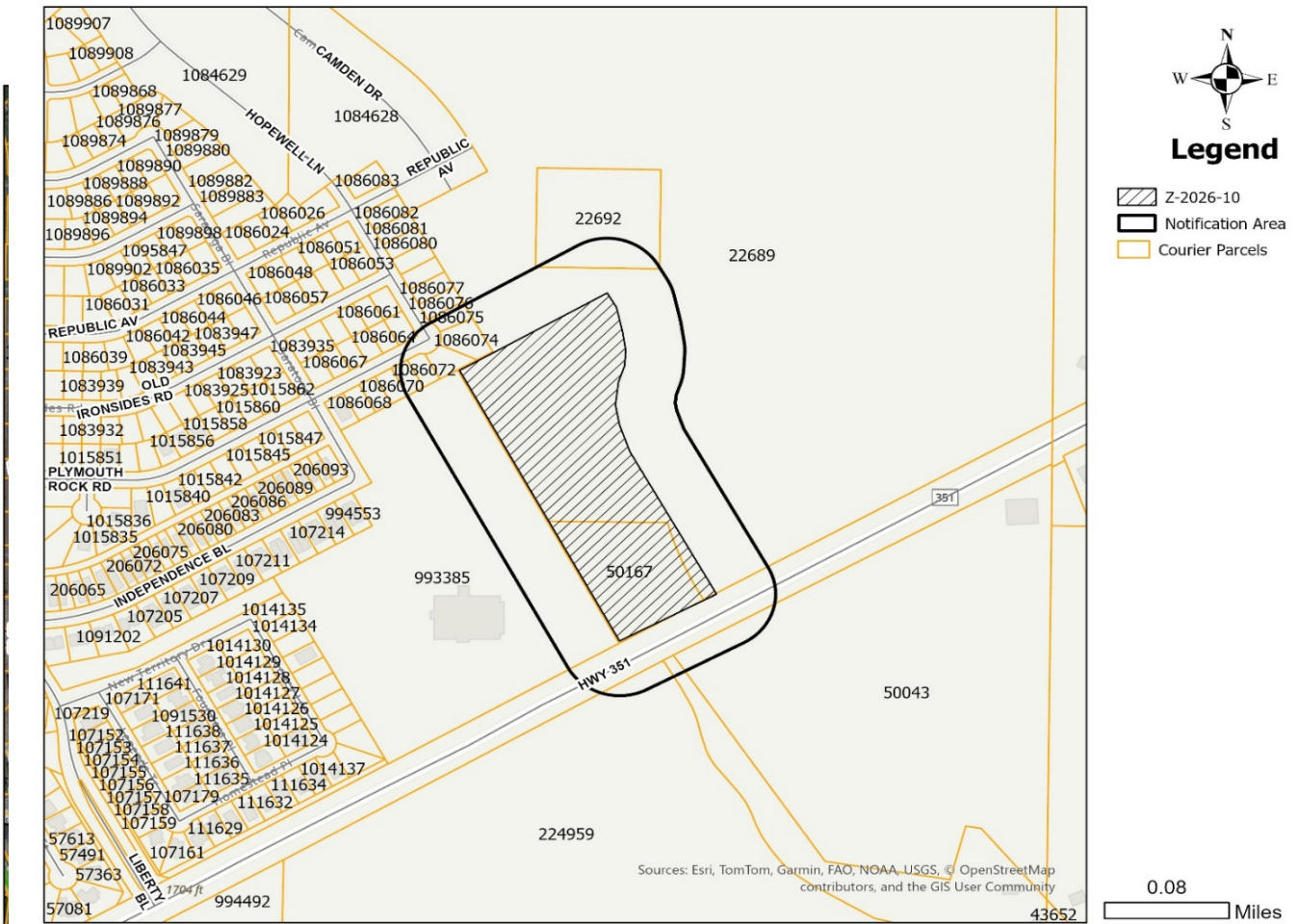
VARNER PIPE LLC	50043	3197 HWY 351	
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PROPERTY ID

Legend: O - Opposed, F - In Favor

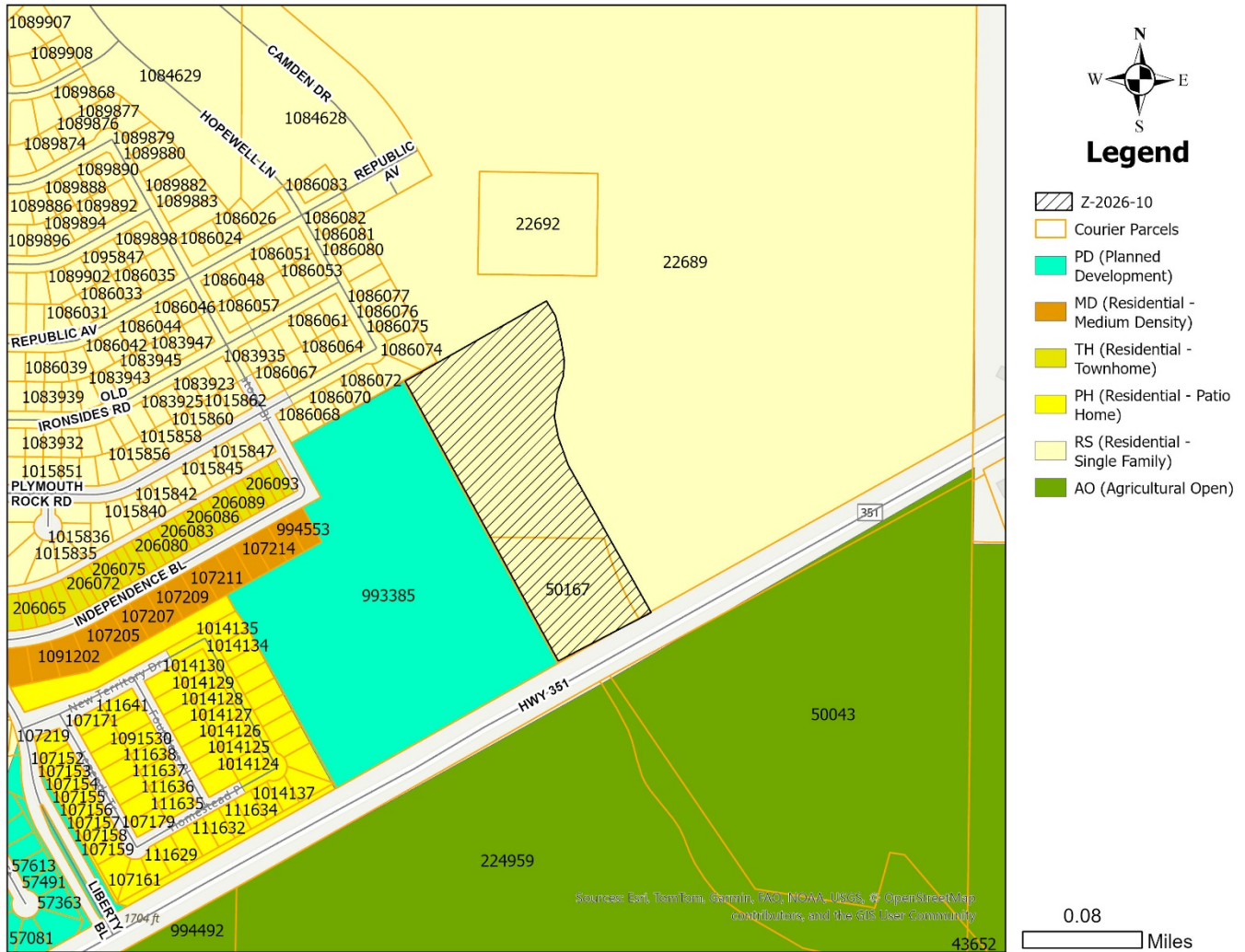
Property Owner	Property ID	Situs	Response
TROTTER JOHNNY	22689	2637 OLD IRONSIDES RD	Case
TROTTER JOHNNY	22692		F
VARNER PIPE LLC	50043	3197 HWY 351	
TROTTER JOHNNY	50167		F
TROTTER JOHNNY	224959		F
BELTWAY PARK BAPTIST	993385	2850 HWY 351	
VARNER GARY & LINDA R	1016377	3051 HWY 351	
LORD KEVIN TIMOTHY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

NOTIFICATION MAP

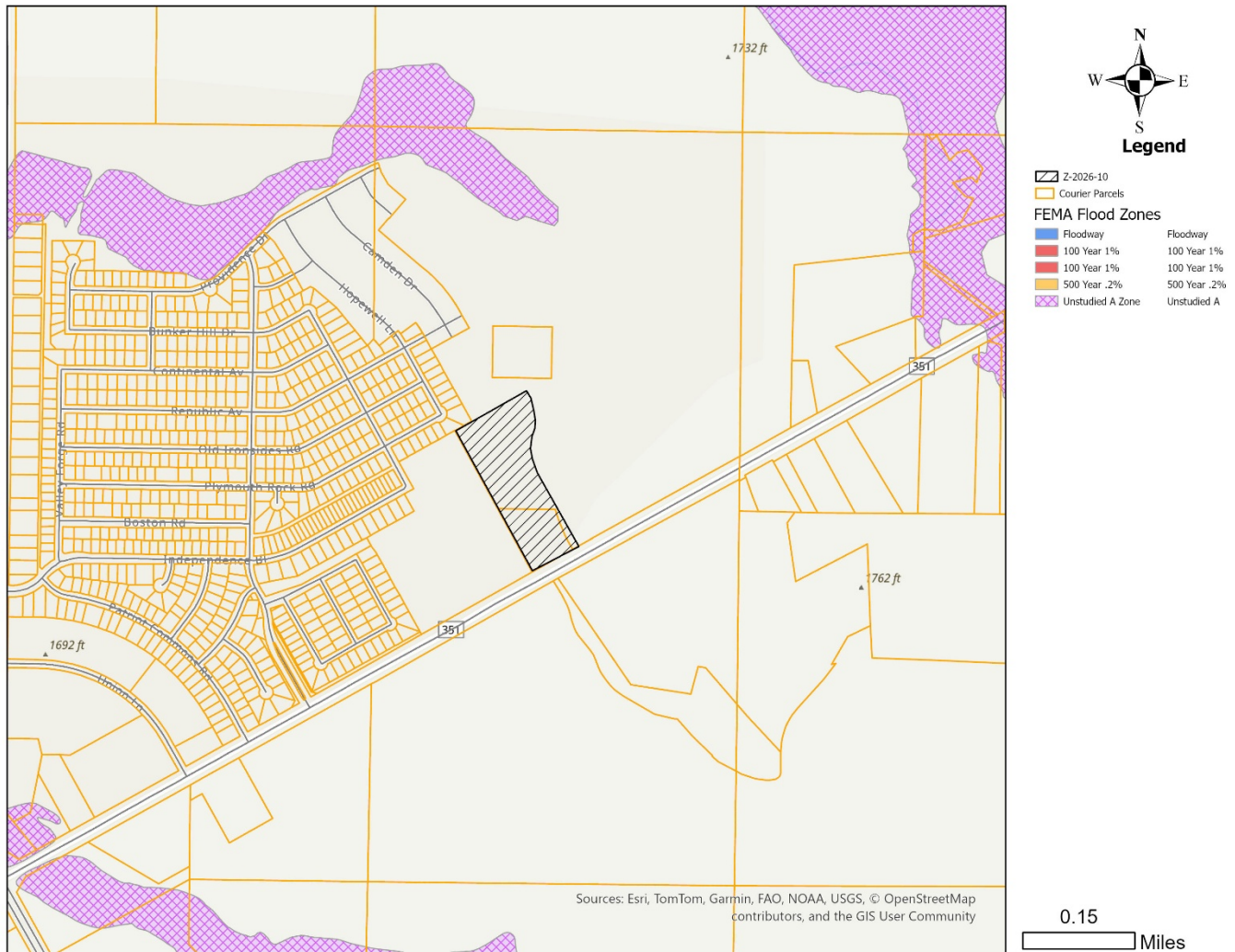


LOCATION MAP

ZONING MAP



FLOOD MAP





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.



TROTTER JOHNNY
3409 FM 1058
HEREFORD, TX 79045-7417

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number Z-2026-10

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 11.10 acres from Residential Single-Family (RS-6) to Patio Home (PH). Located at 2637 Old Ironsides Rd. Legal description being an 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.

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-2026-10

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.

APR 24 10:31

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

Requestor's Property Zoning: RS-6

Your Name: TROTTER JOHNNY

I am in favor ☒

Requestor's Proposed PH

Your Address:

Requestor's Parcel ID:

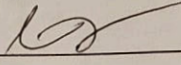
50167/22689 Your Parcel ID: 224959

I am opposed ☐

Signature: _____

Thursday, March 26, 2026

Heritage Parks Homeowners Protest/ Opposed to Zoning Application Number Z-2026-10

Name/Signature: Alan Blankenship 

Address: 3201 Hopewell Ln Abilene, TX 79601

Name/Signature: Maria Rauxon

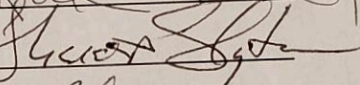
Address: 2649 Plymouth Rock Rd

Name/Signature: Leisha Kerley

Address: 3209 Hopewell Lane, Abil TX

Name/Signature: Dana Kennamer 

Address: ~~320~~ 2641 Plymouth Rock 79601

Name/Signature: Theresa Slayton 

Address: 2525 Plymouth Rock Rd.

Name/Signature: _____

Address: _____

Name/Signature: _____

Address: _____

Name/Signature: _____

Address: _____

Name/Signature: _____

Address: _____

Name/Signature: _____

Address: _____

Name/Signature: _____

Address: _____

Name/Signature: _____

Address: _____

My husband and I own the house at 2649 Plymouth Rock Rd, one of 2 homes directly adjacent to the Parcel 50167/22689. I understand you are considering rezoning that from RS-6 residential to PH, a higher density housing section. Please consider moving it farther from the existing homes or at least providing a buffer zone next to us. Otherwise, I oppose this Zone Change Z-2026-10.

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-10

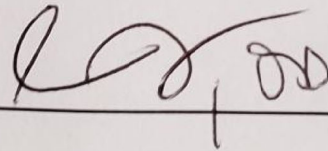
You may indicate your position on this request by detaching this sheet at the dotted line and returning it to the address below. Additional comment space is provided on the back of this response form. You may also attach additional sheets if needed. All correspondence must be signed and include your 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:	RS-6	Your Name:	BLANKENSHIP DOUGLAS	I am in favor ☐
Requestor's Proposed	PH	Your Address:	3201 HOPEWELL LN	
Requestor's Parcel ID:	50167/22689	Your Parcel ID:	1086074	I am opposed ☒

Signature: _____



Alan Blankenship
3201 Hopewell Ln
Abilene, TX 79601

City of Abilene, TX
Planning and Development Services
PO Box 60, Abilene, TX 79604-0060

Wednesday, March 25, 2026

RE: Zoning Application Number Z-2026-10

I am writing a response to **OPPOSE** this proposed change to the zoning of 11.10 acres from Residential Single-Family (RS-6) to Patio Home (PH).

I purchased my home with thoughtful and careful consideration, including what would be developed behind my fence on both sides. I asked the sales agent Tate McKinley Erwin before purchase what would be built behind me. Tate provided me with the proposed development of the master planned community which include Residential Single-Family homes behind my home on both sides of the fence. I have printed documentation of these development renderings from Tate, which are dated prior to the close of my home purchase. I have printed off the date the home was purchased. This was a determining factor in making the home purchase. I desired family homes with yard separation between my home to give greater space, better views and less noise from loud music and barking dogs.

This is the single largest purchase I'll make in my lifetime. It is my first home, in middle age, and I was hoping it would be my last. I do not wish to move but I may have to if this land is rezoned for patio homes. Patio homes will no doubt decrease the space between the proposed structures and my home, increase noise from loud music and barking dogs, noise from more people in smaller spaces in close proximity to me and the home buyers affected who did not foresee this proposed change.

I feel unsafe, as lower price patio homes usually strain infrastructure, increase traffic and noise, and change the character of established single-family neighborhoods. The introduction of patio homes, duplexes or attached homes is viewed as disruptive, changing the aesthetic and social fabric of the original planning of this community. The reduced green space will be an eye sore and potentially lead to more impervious surfaces, and potential stormwater runoff issues.

I feel my home will become undesirable should I have to sell it with unsightly rooftops just off the fence, greater noise, and less privacy. These proposed patio homes will create a significant mismatch in scale to the Residential Single-Family homes in the original, expected zoning.

I am not opposed to affordable housing or patio homes. I believe they should be positioned on the northeast corner of the development off SH 351, by the fireworks building or across the proposed new entrance opposite these 11.10 acres. Please maintain these as Residential Single-

Family (RS-6) in line with original planning. I would not have made this home purchase otherwise.

The issue at hand here is **FAIRNESS**. Homebuyers affected by this proposed rezoning were **SOLD A LIE**. This is dishonest, disingenuous and fraudulent against the home buyer. Again, we are purchasing our most expensive, lifetime investment with hours of thoughtful and careful consideration to choose our desired homes on promises that are not kept. We evaluated the zoning of the development as consideration in our selected home purchase.

If this change in zoning is approved and the original zoning is not upheld, I may consult an HOA/real estate attorney to initiate a legal review or legal action in court against the HOA and the builder, or liable parties involved.

Build the desired patio homes on a section of land that doesn't currently affect established homeowners and their homes. In regards to established zoning of Residential Single-Family lots surrounding our property lines and fences as it was stated and presented to us in the sale of our homes.

The builder wanted to sell dream homes but instead **SOLD A LIE**. We have homeowner's rights. The builder advocating this change as well as the community HOA need to be held accountable. These proposed changes will damage our property value and violate contractual agreements. Sales promises were broken. This may be a breach of fiduciary duty by the HOA, particularly if they facilitated the change against the interest of members. The rezoning may violate the original Covenants, Conditions, and Restrictions, or the builder may be **misrepresenting the development plans**. These changes violate the initial sales contract.

I can provide documentation of the requested development plans and zoning prior to the closing date and sale of my home.

My desire is for the city to oppose this requested zoning change and to maintain the original zoning, to preserve property values, ensure community standards and to maintain my happiness and desire to continue living in the community. At the moment, it is causing me severe anxiety and unwanted stress.

The builder and the HOA cannot make development zoning changes that are **capricious and arbitrary** at the homeowner's expense. They cannot put profits over people. **They cannot bait and switch.**

I feel like I've been bait and switched twice already with the home builder. First, I was told when I bought my home that all new homes under DR Horton would have brick and stone on the front three sides of the home. They lied, after the first several homes on our street were completed, they moved to Hardie Board. Second, the one-year warranty on repairs were met with great pushback from the general contractor. Repairs were delayed in hopes of the warranty expiring or some items were just flat out refused, such as loose tiles or paint touch ups. These are lessons learned from a first-time home buying experience, as a buyer who entrusts and expects honesty and integrity from the builder. You don't know what to expect, what you don't know.

Hindsight is 20/20. Don't put profits over people. Block this zoning change. This request to rezone is **unreasonable and an unjust change**. The builder and HOA can easily replat and move the patio homes further north along 351. Or, somewhere else in the development. Future Residential Single-Family homes around this section of patio homes will be sold to homebuyers knowing beforehand of its existence and will have made an informed decision to purchase such homes, unlike me and my neighbors.

We were not informed of changes. We knew and expected, Residential Single-Family homes would be built behind our lots. This influenced our decision to purchase our homes. The rug is willfully being pulled out from under us. Once the builder has their money, I feel like the homebuyers are discarded. This is a shocking betrayal and an abrupt loss of security. Now, we are demanding the original zoning of Residential Single-Family homes remain.

Say what you mean and mean what you say. Don't put profits over people and community. **Don't bait and switch**. Most importantly, **do unto others as you'd have them do unto you**.

Do the right thing.

Thank you for your time and consideration in this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Alan Blankenship', with a small circular mark to the right.

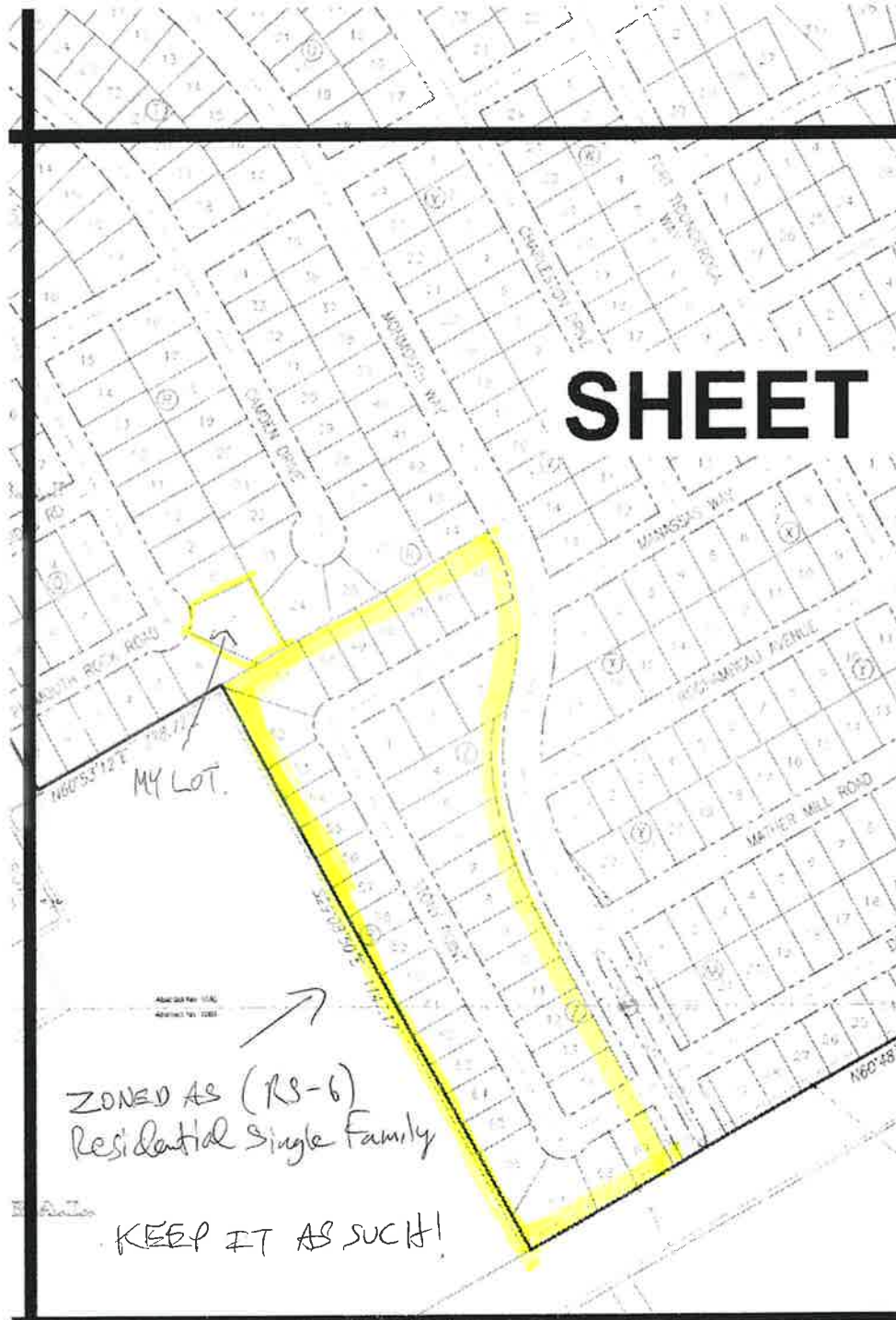
Alan Blankenship, OD

Jan 24, 2023

2:04 PM



SHEET



Share



Edit



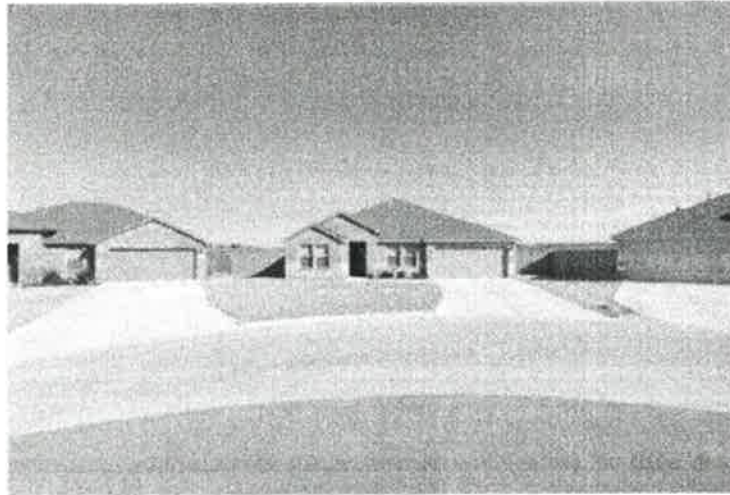
Add to



Trash

3201 Hop...
homes.com

Homes.com



NOT LISTED FOR SALE

**3201 Hopewell Ln**

Abilene, TX 79601

North College Neighborhood

Est. Value: **\$334,000 - \$353,000****4**

Beds

2

Baths

2,188

Sq Ft

\$156/Sq Ft

Est. Value

About This Home

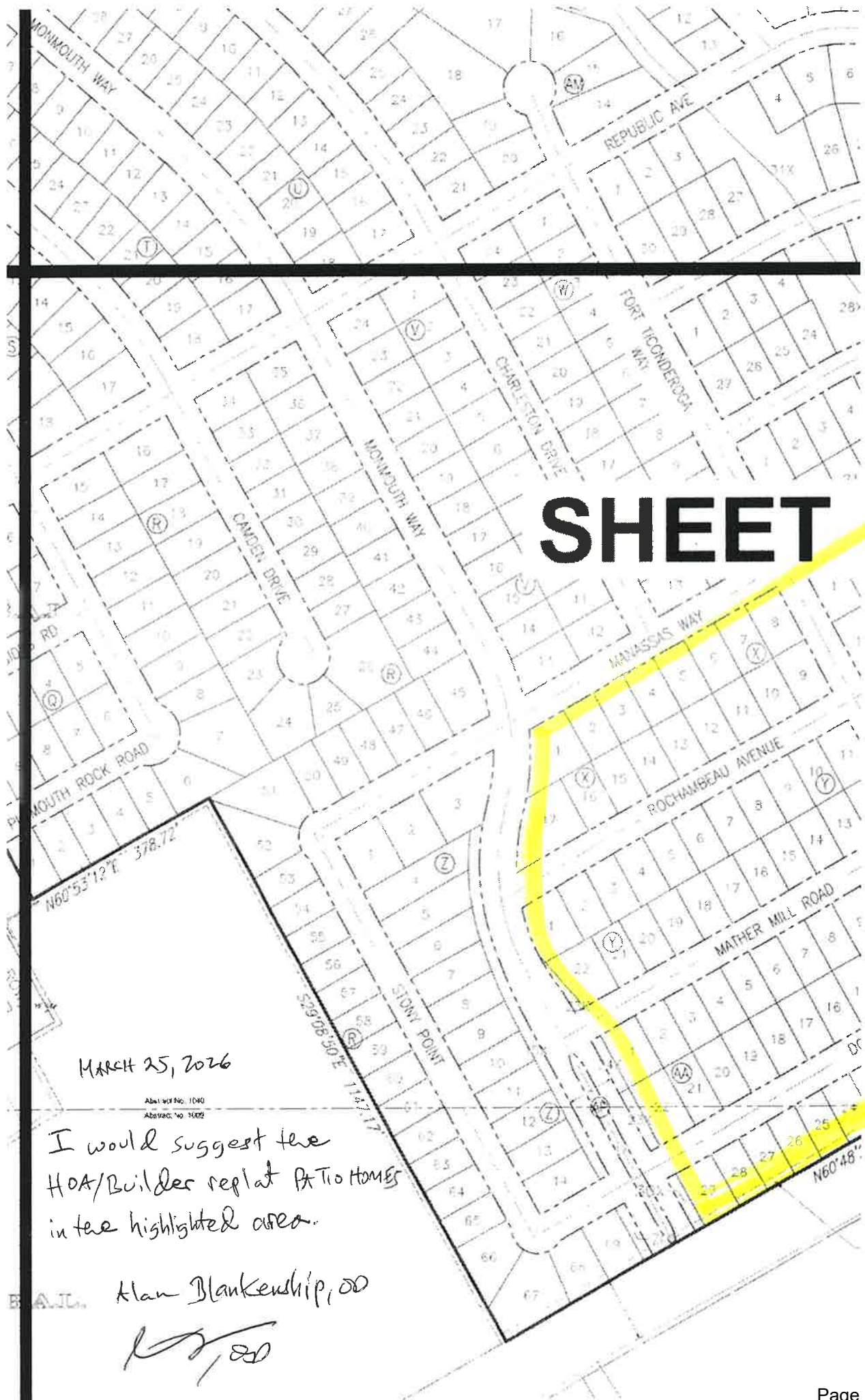
This home is located at 3201 Hopewell Ln, Abilene, TX 79601 and is currently estimated at \$342,417, approximately \$156 per square foot. 3201 Hopewell Ln is a home located in Taylor County with nearby schools including Martinez Elementary School, Craig Middle School, and Abilene...

See All

I researched zoning prior to closing. Zoning was a determining factor in my home purchase.

Current Owners • Feb 2023 - Present

**See Similar Homes for Sale**



SHEET

MARCH 25, 2026

Asst. Plat No. 1040
Asst. Plat No. 1002

I would suggest the
HOA/Builder replat PATTI HOMES
in the highlighted area.

Alan Blankenship, OO

[Signature]

Alan Blankenship
3201 Hopewell Ln
Abilene, TX 79601

APR 13 12:04

City of Abilene, TX
Planning and Development Services
PO Box 60, Abilene, TX 79604-0060

Wednesday, March 25, 2026

RE: Zoning Application Number Z-2026-10

I am writing a response to **OPPOSE** this proposed change to the zoning of 11.10 acres from Residential Single-Family (RS-6) to Patio Home (PH).

Please side with the homebuyers. Side with justice, mercy, and faithfulness. Saying it in another way; side with fairness, moral character and compassion, and trustworthiness.

Below are examples of how the builder has demonstrated predatory and deceptive practices against homebuyers. This rezoning request is just another deceptive practice. Please don't side with the HOA/Builder. Let them replat the patio homes somewhere else in the development that does not affect our homes.

Sincerely,



Alan Blankenship, OD

D.R. Horton faces multiple class action lawsuits alleging deceptive mortgage practices, construction defects, and RICO violations.
Mortgage and Sales Lawsuits

Several class action lawsuits have been filed against **D.R. Horton and its mortgage subsidiary, DHI Mortgage**, alleging deceptive home-selling and financing practices. Plaintiffs claim the companies misled first-time homebuyers by **underestimating monthly mortgage payments**, often excluding most property taxes from initial calculations. This "Monthly Payment Suppression Scheme" allegedly caused buyers to face **unexpectedly high payments** after closing, creating financial hardship and forcing some to scramble to avoid foreclosure (NCLC, Varnell & Warwick).

NCLC+3

One notable federal case, **Robinson v. D.R. Horton Inc.**, filed in December 2024 in Nevada, alleges a bait-and-switch scheme under the **Racketeer Influenced and Corrupt Organizations Act (RICO)**, seeking triple damages for affected homeowners. Similar lawsuits have been filed in Florida and other states, targeting the same deceptive practices.

[allaboutlawyer.com](https://www.allaboutlawyer.com)+2

Construction Defect Lawsuits

D.R. Horton also faces **construction defect claims** in multiple states. Examples include:

- **Louisiana:** Homeowners allege defective HVAC systems and mold issues due to homes not built to withstand local heat and humidity (Dixon v. D.R. Horton, ongoing since 2022).

1

- **Hawaii:** Plaintiffs claim galvanized metal foundation components corroded, threatening structural integrity (Nagano v. D.R. Horton, class certified in 2024, trial scheduled for 2026).

1

These lawsuits seek compensation for repair costs, diminished property value, and related damages.

- 1 Source

Scope and Implications

The lawsuits collectively cover **multiple states and thousands of homeowners**, including first-

time buyers, veterans, and participants in federal housing programs. Allegations include:

- Misrepresentation of monthly mortgage costs
- Concealment of property tax obligations
- Construction defects affecting safety and habitability

- Breach of warranty and fraudulent practices

Homeowners may be entitled to **financial restitution, including potential triple damages under RICO**, and injunctive relief to prevent continued deceptive practices.

3



3 Sources

Current Status

Many of these cases are **ongoing**, with trials and class certifications pending in various jurisdictions. Homeowners affected by D.R. Horton's practices are encouraged to consult legal counsel to determine eligibility for participation in class actions or individual claims.

[allaboutlawyer.com+1](#)

In summary, D.R. Horton is currently **facing significant legal challenges** related to both mortgage fraud and construction defects, with multiple class action lawsuits highlighting alleged deceptive practices and unsafe building standards.

Zoning. Z-2026-10

From Leisha Kerley <kerleyq@yahoo.com>
Date Tue 3/31/2026 9:44 AM
To Planning Services <planning@abilenetx.gov>

Leisha Kerley
3209 Hopewell Lane
Abilene Texas 79601

I am opposed to zoning application number Z-2026-10

[Yahoo Mail: Search, Organize, Conquer](#)



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: 3 in Favor, 4 in Opposition

Planning & Zoning: April 7, 2026

Council Hearing: April 23, 2026
May 14, 2026





 Z-2026-10
 Courier Parcels
 Arterial
 Collector

0.08 Miles





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:

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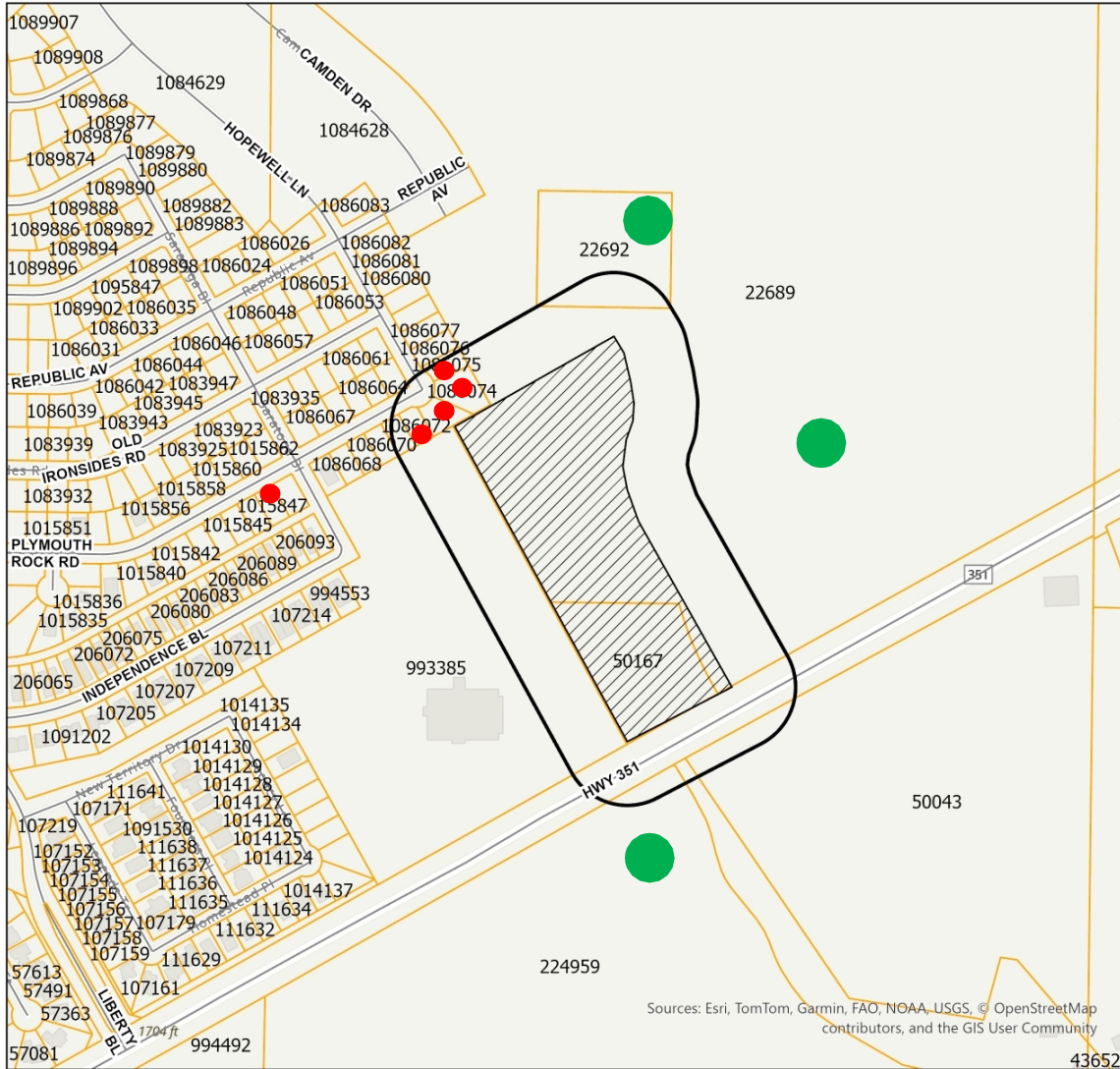
LEGEND

- 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-2026-10
- Notification Area
- Courier Parcels

3 - in Favor - ●

4 - in Opposition - ●

5.16% 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.

P&Z Recommendation: **Approval**





Questions?





**CITY COUNCIL
MEMORANDUM
4/23/2026**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: **13. Ordinance (First Reading) Z-2026-11: Receive a Report, Hold a Discussion 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. (Tim Littlejohn)**

GENERAL INFORMATION

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

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommends approval.

ATTACHMENTS:

1. ordinance
2. Staff Report
3. resolution of support
4. PD Verbiage
5. concept plan
6. 602 Hickory (DDS Tenant)
7. 602 Hickory (Neurology Tenant)
8. 602 Hickory (Owner)
9. 618 Hickory
10. 27811
11. Presentation

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING A CERTAIN PROPERTY; CREATING A PLANNED DEVELOPMENT DISTRICT (PDD-196B); CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

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

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

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

PASSED ON FIRST READING the 23rd day of April, 2026.

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 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 14th day of May, 2026.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

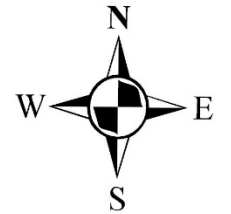
CITY ATTORNEY

EXHIBIT A

Change the zoning classification of the following described land from Central Business (CB) to a Planned Development District (PDD-196B) subject to the requirements set out in Exhibit B and the Concept Plan shown in Exhibit C.

Legal description being Lots 7-12, Block 74, OT Abilene, Abilene, Taylor County, Texas.

Located at 1333 N 6th Street



0.04
Miles

Z-2026-11

Sources: Esri, Vantor, Airbus DS, USGS, NOAA, NASA, CGIAR, IS
Robinson, NASA, NLS, OS, NMA, Geodatastyren, 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

EXHIBIT B

(Base Zoning Districts/Land Uses/Development Standards)

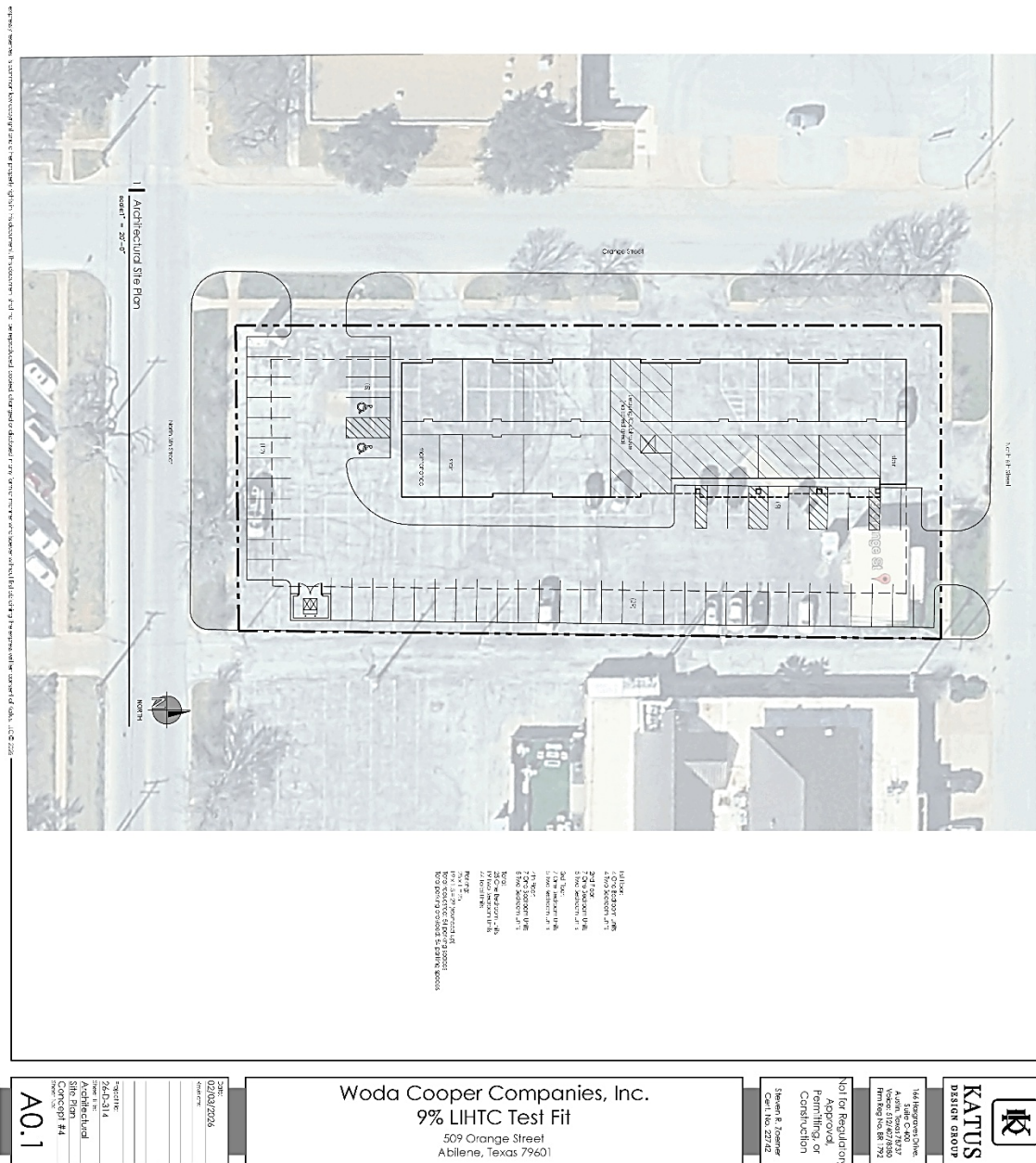
Purpose: The purpose of this Planned Development District (PDD-196B) is to allow for the development of a 44-unit apartment.

Specific Modifications: This Planned Development District shall be subject to the requirements of the Central Business (CB) zoning district, except as modified below:

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

Except as otherwise specified in and allowed by this ordinance, the use and development of this subject property shall be governed by regulations applicable to the Central Business (CB) zoning classification.

EXHIBIT C



END

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.

P&Z Recommendation

P&Z recommends **approval**.

Attachments

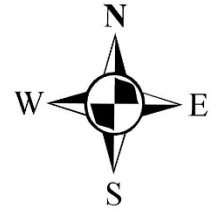
- PowerPoint Presentation
- Concept Plan
- PD Verbiage
- Resolution of Support

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	O
FIRST CENTRAL	56741	400 ORANGE ST	
JOHNSON DENTAL GROUP PLLC	27811		O
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	

LOCATION MAP



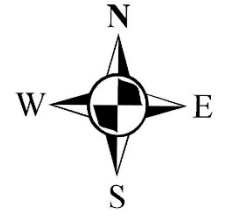
0.07
Miles

 Z-2026-11

ZONING MAP



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, ERS, 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

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.

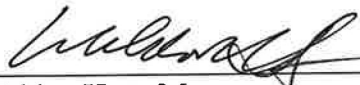
PART 4: That this Resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Abilene, and it is accordingly so resolved.

ADOPTED this 12th day of February, 2026

ATTEST:



Shawna Atkinson, City Secretary



Weldon Hurt, Mayor

APPROVED:



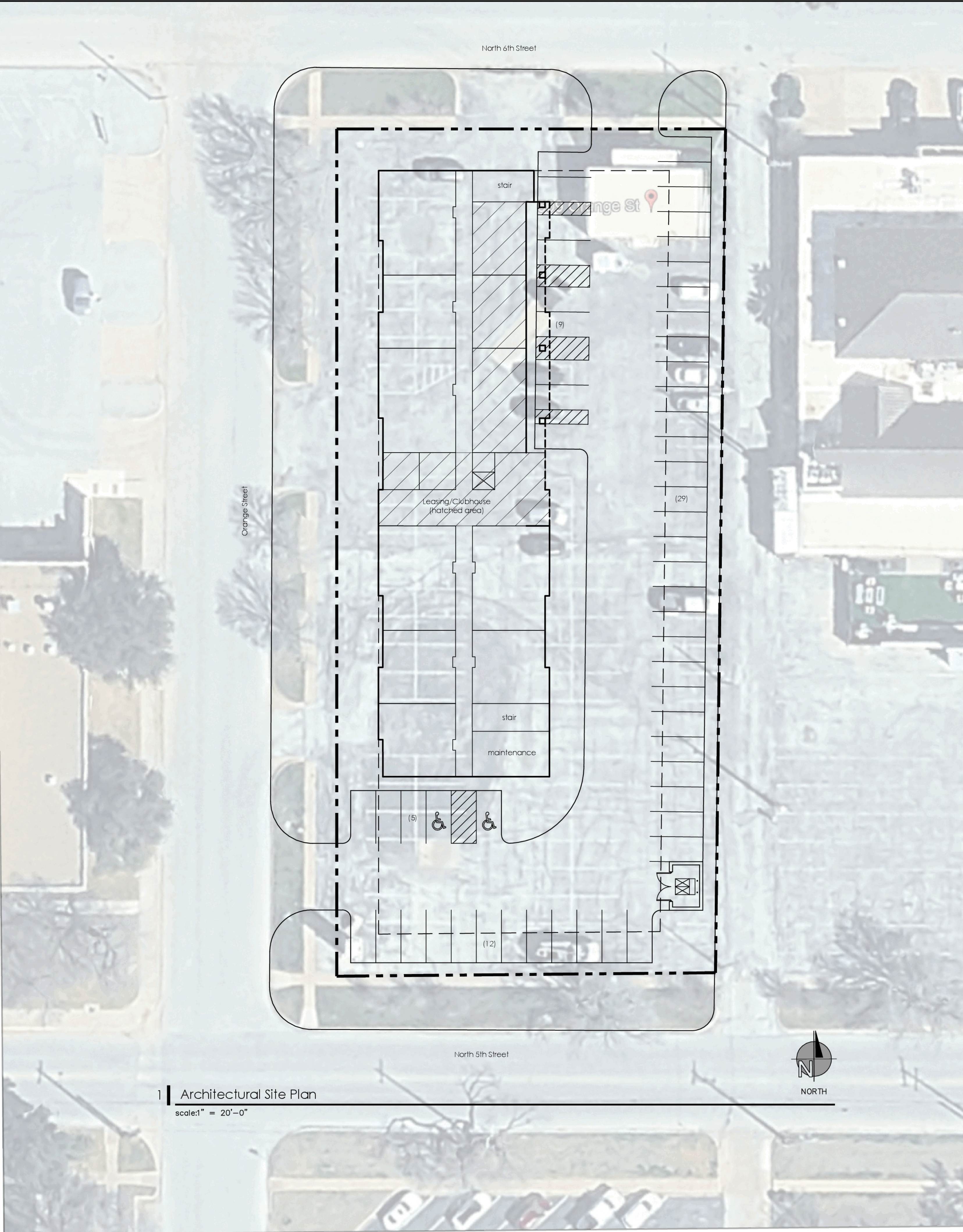
Stanley Smith, City Attorney

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

Katus Design Group expressly reserves its common law copyright and other property rights in this document. This document shall not be reproduced, copied, changed or disclosed in any form or manner whatsoever without first obtaining the express written consent of Katus, LLC © 2026



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

Zone Notification Response Case:Z-2026-11

From Cheryl Johnson <ccjdds04@gmail.com>
Date Thu 4/2/2026 5:39 PM
To Planning Services <planning@abilenetx.gov>
Cc Tami Shifflett <tamishifflett@gmail.com>

Hello, My notice for case Z-2026-11 was mailed on 3/24/2026.

I am opposed

Requestor's Property Zoning: CB
Requestor's Proposed Zoning: PDD
Requestor's Property ID: 983281
Parcel ID: 100565

--

Thank you!

Cheryl C. Johnson, DDS

BACCHUS & VAUGHAN NEUROLOGY ASSOCIATES, LLP

602 Hickory St., West Suite – Abilene, Texas 79601

Phone 325-704-5120 – Fax 325-704-5123

Joanne N. Bacchus, M.D. – Daniel J. Vaughan, M.D.

April 2, 2026

To Whom It May Concern:

We run a medical practice, leasing from Reimund Realty, 602 Hickory here in Abilene. We specialize in neurological diseases, and our patients are disabled and have difficulty with ambulation. The increased flow of cars, and overflow of parking would interfere with the timely treatment of our patients.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel J. Vaughan", with a stylized flourish at the end.

Daniel J. Vaughan, M.D.

Neurology

DJV:rss

THE STATE OF TEXAS,
COUNTY OF [illegible]
I, [illegible], County Clerk,
do hereby certify that [illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Letter to the Abilene Planning & Development Commission

Reinmund Real Estate, LLC
Richard Reinmund, MD, Managing Partner
602 Hickory Street Abilene, TX 79601
Requestor's Parcel ID 983281
Parcel ID 100565 & 113843

April 2, 2026

Abilene City Council
Planning & Development Services
PO Box 60
Abilene, TX 79604-0060

Re: Zoning Application Number Z-2026-11
Opposition to Proposed Rezoning from Central Business (CB) to Planned Development District PDD-196 at 1333 N 6th Street (Lots 7-12, Block 74, OT Abilene, Taylor County, TX) – 0.96-acre site for 44-unit senior (55+) apartment complex

Dear Members of the Abilene City Council Planning & Development Commission:

I am writing as the owner of the medical office building at 602 Hickory Street, directly across 6th Street from the subject property. My building is a duplex shared with a dental office. My current tenant is a neurology practice which occupies 35% of the total building space, yet we share the parking lot equally (50/50) with the dental practice. The entire shared lot contains just **18 parking spaces** for both medical and dental practices combined. This lot must also handle office staff. My property lies within the state-mandated 200-foot notification radius, which is why I am addressing this matter.

I support Abilene's efforts to provide quality housing options for senior citizens so they can age in place with dignity. The City's **Elderly Housing Overlay District (EH-O)** and broader housing policies appropriately encourage senior-specific developments that meet the physical and social needs of older residents. However, I have serious concerns about the compatibility and impacts of this particular proposal.

The request seeks to rezone approximately **0.96 acres** from **Central Business (CB)** zoning to **Planned Development District PDD-196** to allow **44 apartment units, which I have told is for senior housing**. This equates to more than **45 dwelling units per acre** — an extraordinarily high density. For context, Abilene's standard **Residential Medium Density (MD)** district limits density to a maximum of **12 units per acre**, and the **Residential Multiple-Family (MF)** district caps it at **24 units per acre**. The current Central Business district is intended primarily for commercial and mixed-use intensity, not large-scale multi-family residential development of this magnitude.

Compounding the density issue is the proposed parking requirement of only **1.5 spaces per unit**, resulting in a minimum of **66 parking spaces** on this compact site. While senior housing often qualifies for reduced parking ratios under the EH-O or similar policies (recognizing lower vehicle ownership among many seniors), real-world experience with such developments frequently includes additional traffic from family visitors, delivery services, medical transport, and guests. On a site this small, the combination of **45+ units per acre** and the minimum parking standard makes overflow parking onto adjacent properties highly likely. It is apparent that the applicant is attempting to force a high-density residential project into a location that it does not belong. The requested modification of increased density, four-story height, elimination of setbacks and full lot coverage is incompatible with the surrounding area.

The current medical practice, Bacchus & Vaughan Neurology, serves a disproportionately high percentage of **mobility-challenged patients** — individuals with conditions such as Parkinson's disease, stroke recovery, multiple sclerosis, and other neurological disorders that impair balance, walking, and independent transportation. These patients require accessible parking spaces close to the building entrance, assistance with mobility, and reliable access during appointments. With only **18 shared spaces** serving two medical practices and virtually no buffer, any spillover from the proposed apartments would create immediate safety hazards, block patient access, and severely disrupt critical neurological care — especially in our Texas heat or during inclement weather.

I respectfully urge the City Council to deny the rezoning as proposed.

I am not opposed to senior housing in Abilene. I ask only that this project not impose undue burdens on existing businesses in the immediate area, one of which is an existing medical practice across the street that provides essential care to some of our community's most vulnerable citizens.

Thank you for your time, attention, and service to the City of Abilene. I appreciate the opportunity to provide this input and am available to answer any questions or provide additional information.

I would request that I be added to the agenda and allowed to voice my concerns at the meeting on April 7, 2026

Sincerely,

Richard Reinmund, M.D.
Reinmund Real Estate LLC
Owner, Medical Building, 602 Hickory Street
Abilene, TX 79601

Case Z-2026-11

From Victoria Carter <vcarter@abileneattorney.com>

Date Thu 4/2/2026 11:27 AM

To Planning Services <planning@abilenetx.gov>

Re: Formal Objection – Zoning Case Z-2026-11

To the Planning & Zoning Commission:

I submit this formal objection to the proposed rezoning of 1333 N. 6th Street.

This request is not compatible infill—it is an attempt to force a high-density residential project into a location where it does not belong. The applicant is seeking a Planned Development District because the project cannot comply with existing zoning standards. The requested modifications—maximum density, four-story height, elimination of setbacks, and full lot coverage—confirm that this proposal is fundamentally incompatible with the surrounding area .

The immediate area consists of professional offices, a church, and active commercial uses. Introducing a dense residential structure will create direct and unavoidable conflicts, including:

parking spillover,
traffic congestion,
conflicts with church operations,
and noise conflicts with an established bar featuring outdoor live music.

This proposal effectively shifts the burden of the development onto neighboring property owners.

Moreover, the City has already issued a resolution of support for a housing tax credit application tied to this project , raising serious concerns that this rezoning is being advanced to accommodate a pre-selected outcome rather than based on compatibility and planning principles.

Approval would constitute an arbitrary departure from established zoning standards and would materially harm surrounding properties.

I respectfully request denial.

Victoria Carter

Carter Law Firm

618 Hickory Steet

Abilene, Texas 79601

vcarter@abileneattorney.com

Office: (325) 677-5290

Cell: (325) 721-9800

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-11

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.

MAR 31 AM 10:25

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

Requestor's Property Zoning:	CB	Your Name:	JOHNSON DENTAL	I am in favor	☐
Requestor's Proposed Zoning:	PDD	Your Address:			
Requestor's Parcel ID:	983281	Your Parcel ID:	27811	I am opposed	☒

Signature: _____





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, 4 in Opposition

Planning & Zoning: April 7, 2026

Council Hearing: April 23, 2026
May 14, 2026





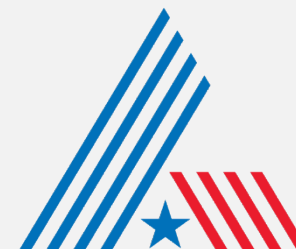
AERIAL LOCATION MAP



0.07

Miles

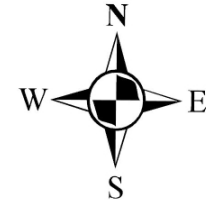
Z-2026-11



CITY OF
ABILENE
TEXAS



ZONING MAP



0.04
Miles

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

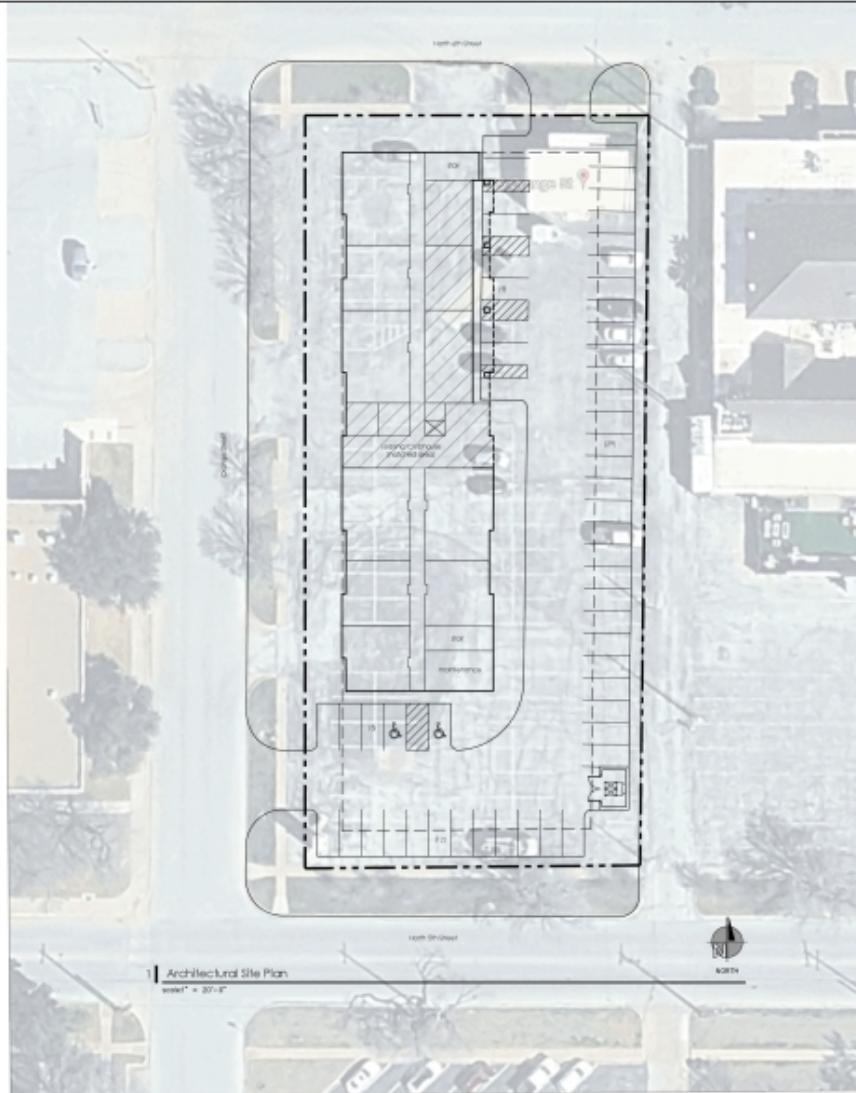


CITY OF
ABILENE
TEXAS

Sources: Esri, Vantor, Airbus DS, BGS, NGA, NASA, CIA, IS, Robinson, NLS, OS, NMA, Geodatastyresen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community.
Sources: Esri, TomTom, Garmin, FAO, NOAA, BGS, (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
23 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. 20742

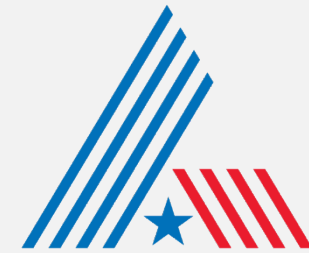
Woda Cooper Companies, Inc.
9% LIHTC Test Fit
509 Orange Street
Abilene, Texas 79601

Date:
02/03/2026

Revised:

Project No:
26-D-314
Sheet Title:
Architectural
Site Plan
Concept #4

Sheet No:
A0.1



CITY OF
ABILENE
TEXAS



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:

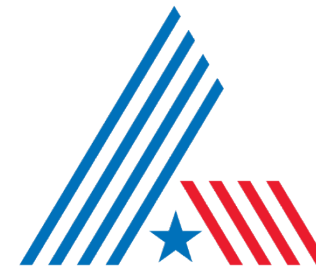
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P Liquor Store (Off Premises Consumption) (*Defined under Liquor Store*)
- P Liquor Store (On Premises Consumption) (*Defined under Liquor Store*)
- P Restaurant, Brew Pub
- P Restaurant, Fast Food
- P Restaurant, Standard
- P Retail Sales/Rental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



 Z-2026-11
 Notification Area

0 - in Favor - 
4 - in Opposition - 
4.32% 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.

P&Z Recommendation: **Approval**





Questions?





**CITY COUNCIL
MEMORANDUM
4/23/2026**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: 14. Ordinance (First Reading) 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. (Tim Littlejohn)

GENERAL INFORMATION

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

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommends approval.

ATTACHMENTS:

1. Ordinance
2. zoning exhibit
3. Staff Report
4. metes & bounds
5. 6157 Hwy 277 S
6. 6309 Butterfield Trail
7. 6508 Hwy 277 S
8. prop id - 74966
9. 4542 Peppergrass Lane
10. Presentation

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

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

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

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

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

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

PASSED ON FIRST READING the 23rd day of April, 2026.

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 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 14th day of May, 2026.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

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

Legal description as follows:

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;

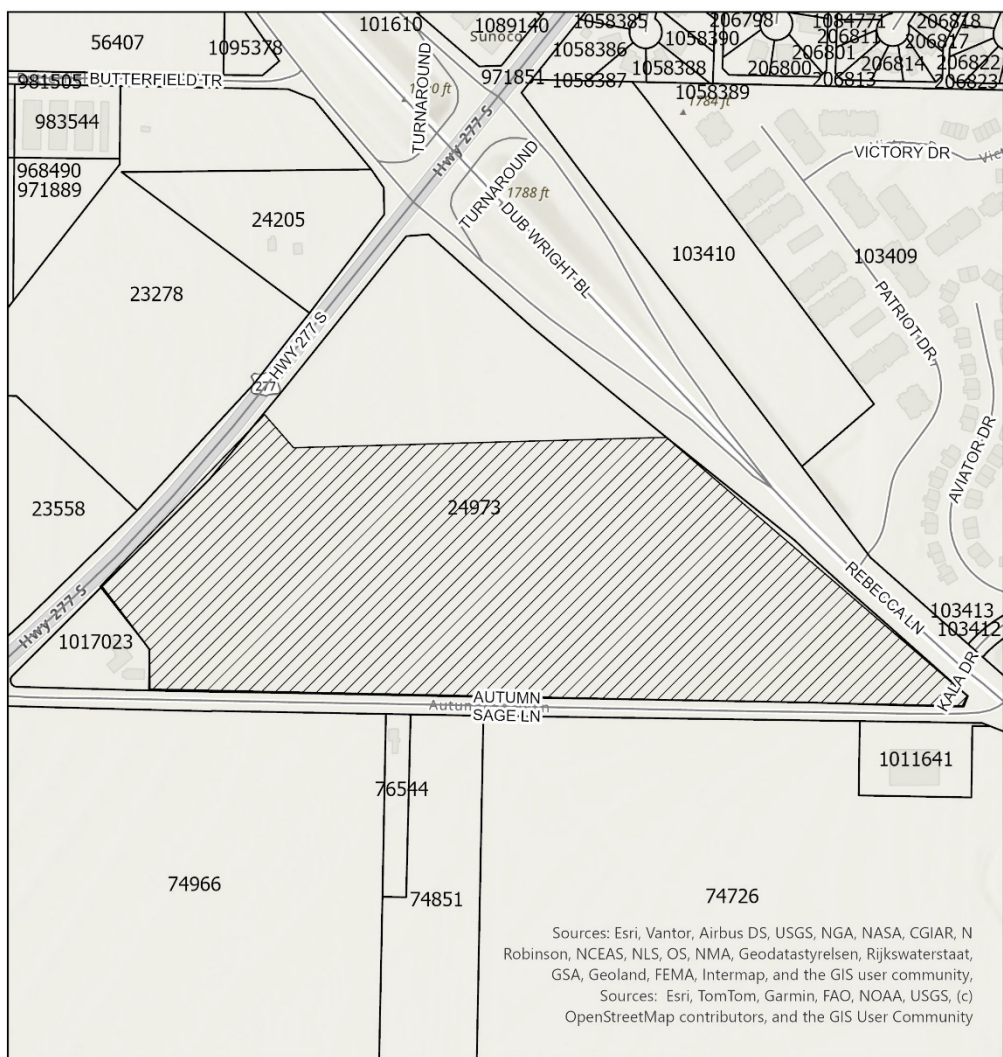
THENCE S 48° 29' 29" E an approximate distance of 511.68 feet;

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

Located at 6157 HWY 277 S.



END

ZONE CHANGE APPLICATION EXHIBIT

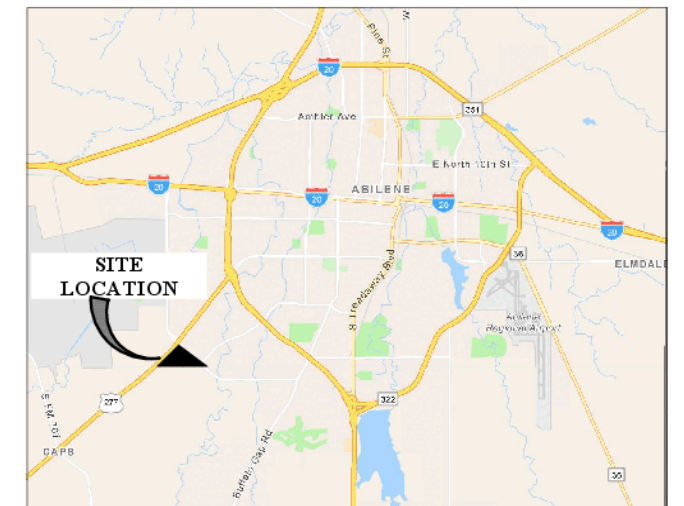
A 34.8 ACRE TRACT OF LAND
LOCATED IN SAMUEL J.
RICKER SURVEY NUMBER 45,
ABSTRACT MNUMBER 163,
TAYLOR COUNTY, TEXAS

NOTES:
SCALE: 1" = 300'

 - ZONING REQUEST MF FROM GR

VICINITY MAP

NOT TO SCALE



SCALE: 1" = 300'



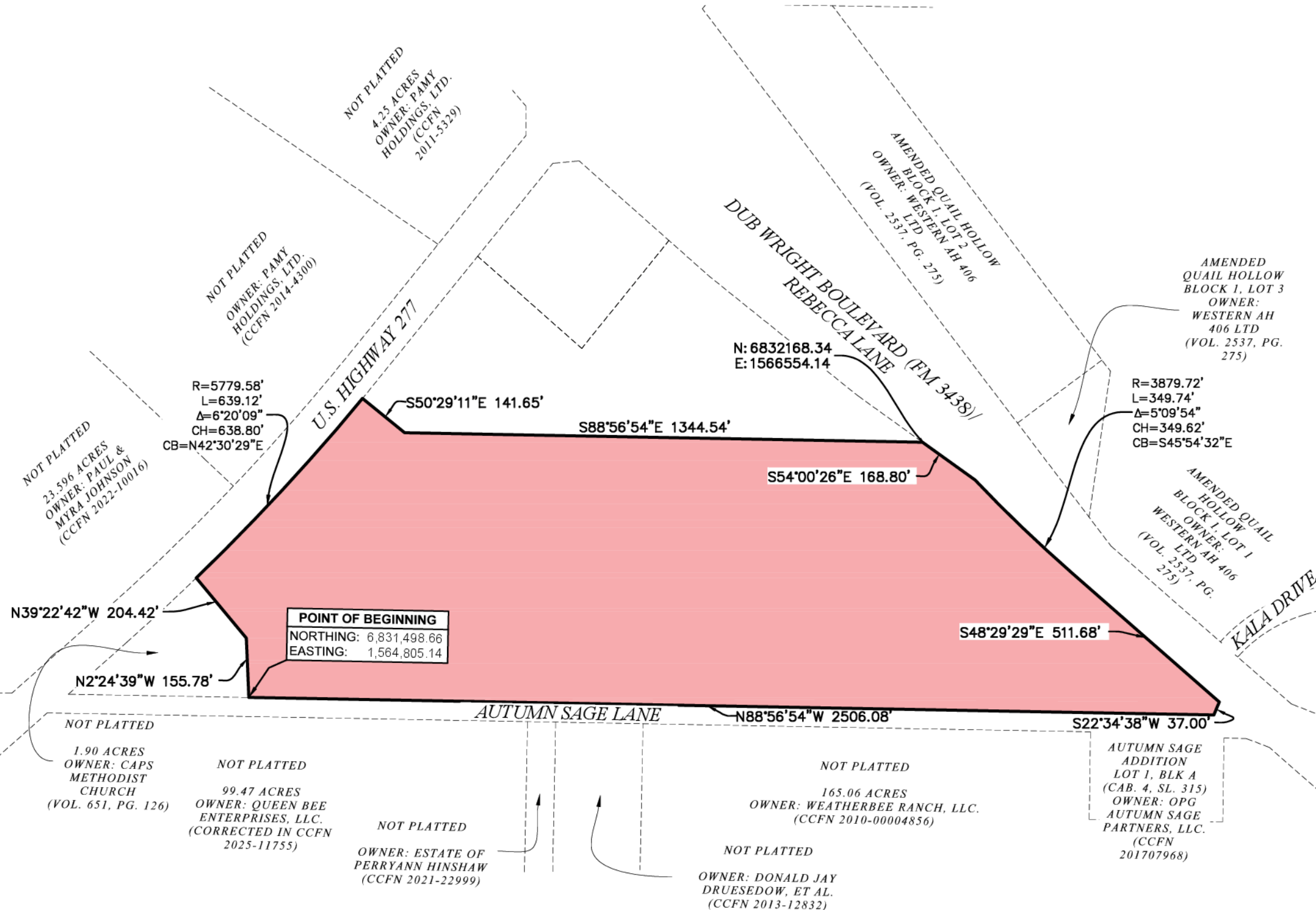


**CIVIL ENGINEERING
LAND SURVEYING**

AMD Engineering, LLC
6515 68th Street, Suite 300
Lubbock, TX 79424

Phone: 806-771-5976
Fax: 806-771-7625
TBP Reg. # F-9197

Accuracy - Efficiency - Integrity



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.

Planning & Zoning Commission Recommendation

P&Z recommends **approval**.

Attachments

- Metes & Bounds
- Presentation
- Zoning Exhibit

Notification

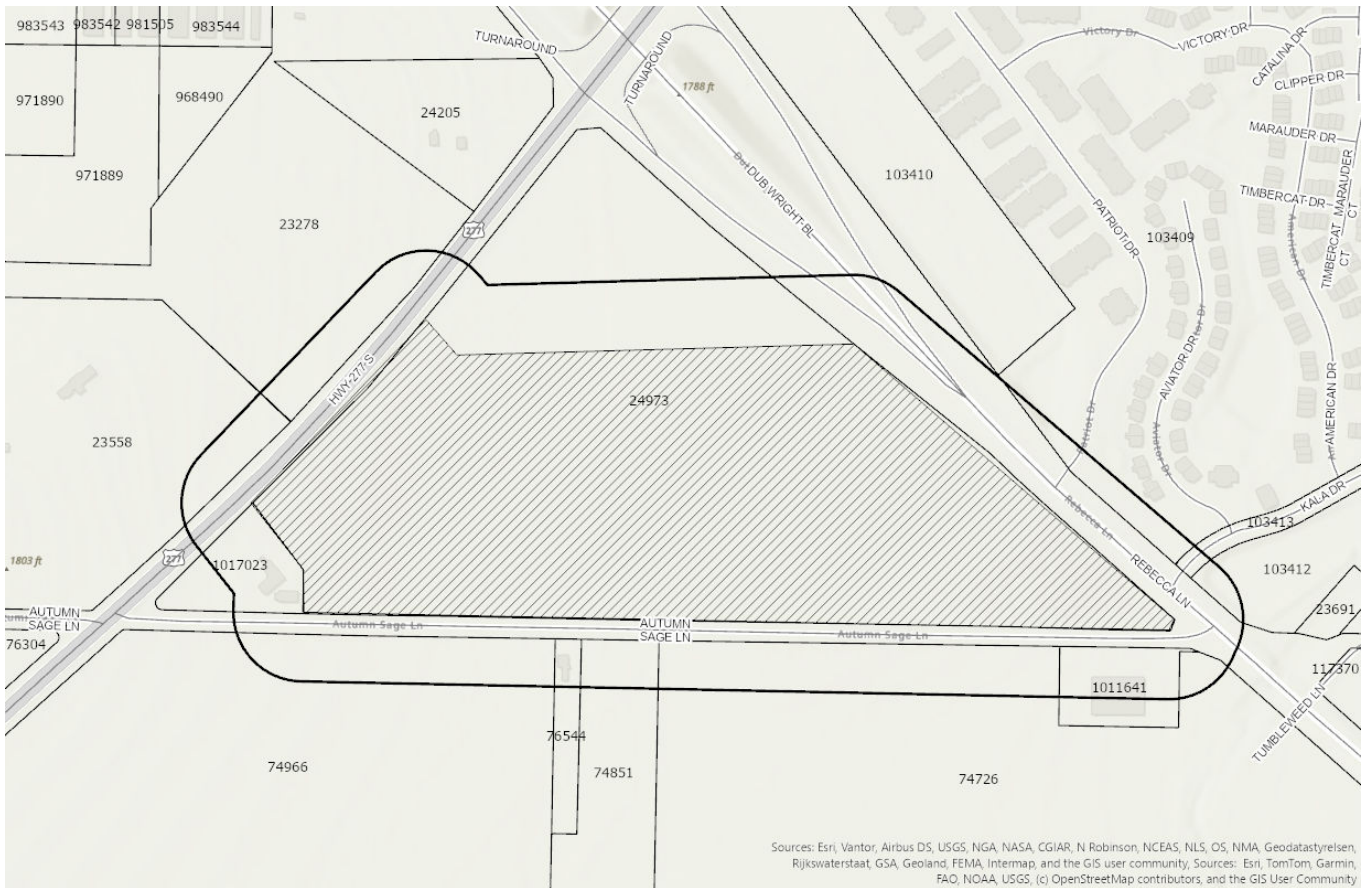
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 20, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER

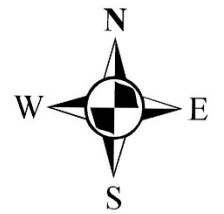
Legend: O - Opposed, F - In Favor

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	F
OPG AUTUMN SAGE PARTNERS LLC	5801 AUTUMN SAGE LN	1011641	
PAMY HOLDINGS LTD	6309 BUTTERFIELD TR	23278	F
QUEEN BEE ENTERPRISES LLC		74966	O
TX 360 SENIOR HOUSING GP LLC	6157 HWY 277 S	24973	F
WEATHERBEE RANCH LLC	4542 PEPPERGRASS LN	74726	O
WESTERN AH 406 LTD	5757 CATALINA DR	103409	

NOTIFICATION MAP



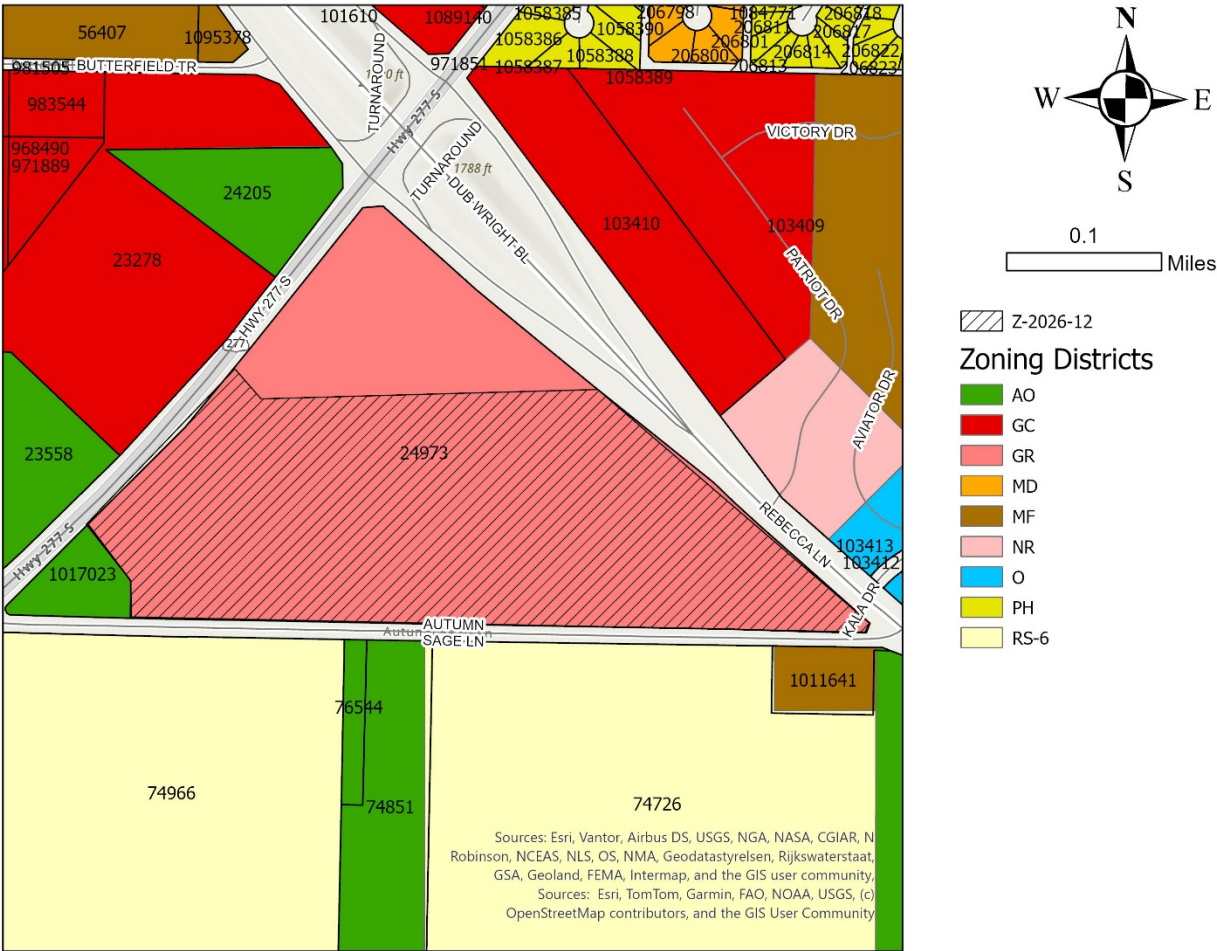
LOCATION MAP



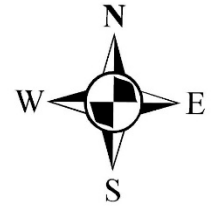
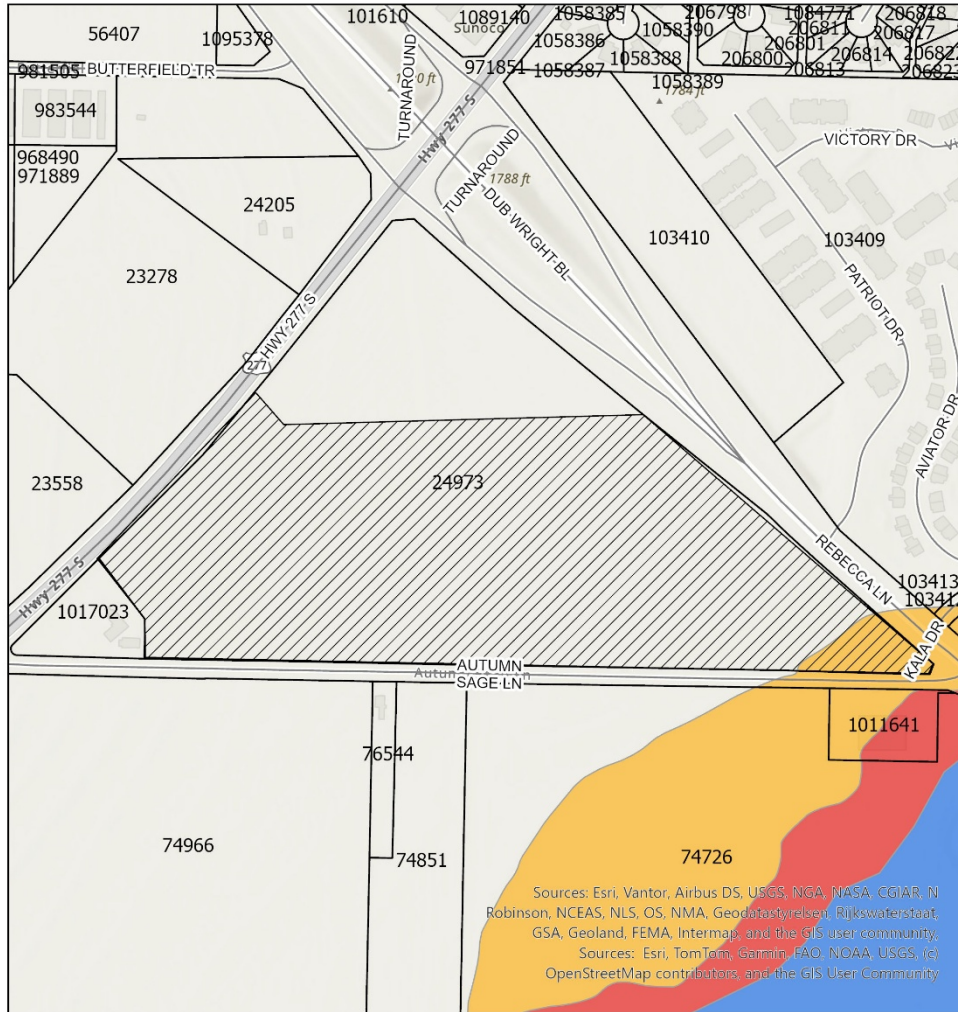
0.1
Miles

Z-2026-12

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



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 NOTIFICATION RESPONSE FORM CASE: Z-2026-12

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.

MAR 31 AM 10:26

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

Requestor's Property Zoning: GR	Your Name: TX 360 SENIOR HOUSING	I am in favor ☒
Requestor's Proposed Zoning: MF	Your Address: 6157 HWY 277 S	
Requestor's Parcel ID: 24973	Your Parcel ID: 24973	I am opposed ☐

Signature: _____

Jelly Barrett



Z-2026-12



ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-12

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.

APR 6 AM 9:33

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

Requestor's Property Zoning: GR

Your Name: PAMY HOLDINGS LTD

I am in favor ☒

Requestor's Proposed Zoning: MF

Your Address: 6309 BUTTERFIELD TR

Requestor's Parcel ID: 24973

Your Parcel ID: 23278

I am opposed ☐

Signature: _____

Paul Johnson

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-12

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.

APR 3 AM 9:32

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

Requestor's Property Zoning: GR

Your Name: JOHNSON PAUL A &

I am in favor ☒

Requestor's Proposed Zoning: MF

Your Address: 6508 HWY 277 S

Requestor's Parcel ID: 24973

Your Parcel ID: 23558

I am opposed ☐

Signature: _____

Paul Johnson

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-12

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.

APR 5 AM 5:20

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

Requestor's Property Zoning: GR

Your Name:

QUEEN BEE

I am in favor ☐

Requestor's Proposed Zoning: MF

Your Address:

Requestor's Parcel ID: 24973

Your Parcel ID: 74966

I am opposed ☒

Signature:

Queen Bee Weatherbee

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-12

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.

APR 6 AM 9:30

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

Requestor's Property Zoning:	GR	Your Name:	WEATHERBEE RANCH	I am in favor	☐
Requestor's Proposed Zoning:	MF	Your Address:	4542 PEPPERGRASS LN	I am opposed	☒
Requestor's Parcel ID:	24973	Your Parcel ID:	74726		

Signature: Jane Estes Weatherbee



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: 3 in Favor, 2 in Opposition

Planning & Zoning: April 7, 2026

Council Hearing: April 23, 2026
May 14, 2026





AERIAL LOCATION MAP



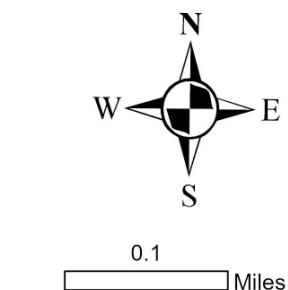
0.1

Miles

Z-2026-12



CITY OF
ABILENE
TEXAS

 Z-2026-12

Zoning Districts

- Legend:
- 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

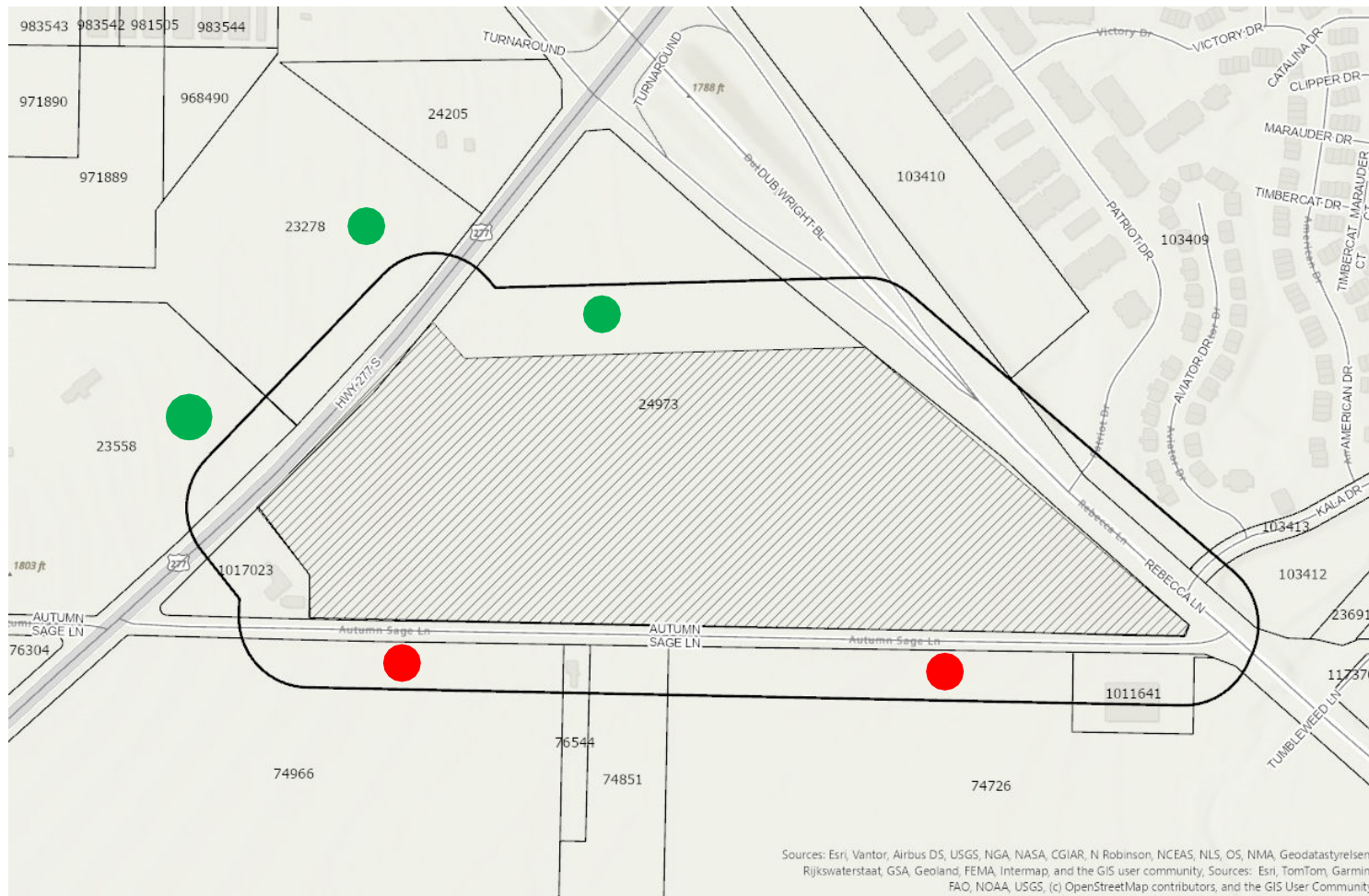
LEGEND

- 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



3 - in Favor



2 - in Opposition



21.18% 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.

P&Z recommends **approval**.





Questions?





**CITY COUNCIL
MEMORANDUM
4/23/2026**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: **15. Ordinance (First Reading) 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. (Tim Littlejohn)**

GENERAL INFORMATION

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.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommends approval.

ATTACHMENTS:

1. Ordinance
2. Staff Report
3. supporting docs from applicant
4. Presentation

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, CONCERNING PDD-104 AND ORDINANCE 24-2006; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

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

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

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

PASSED ON FIRST READING the 23rd day of April, 2026.

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 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 14th day of May, 2026.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

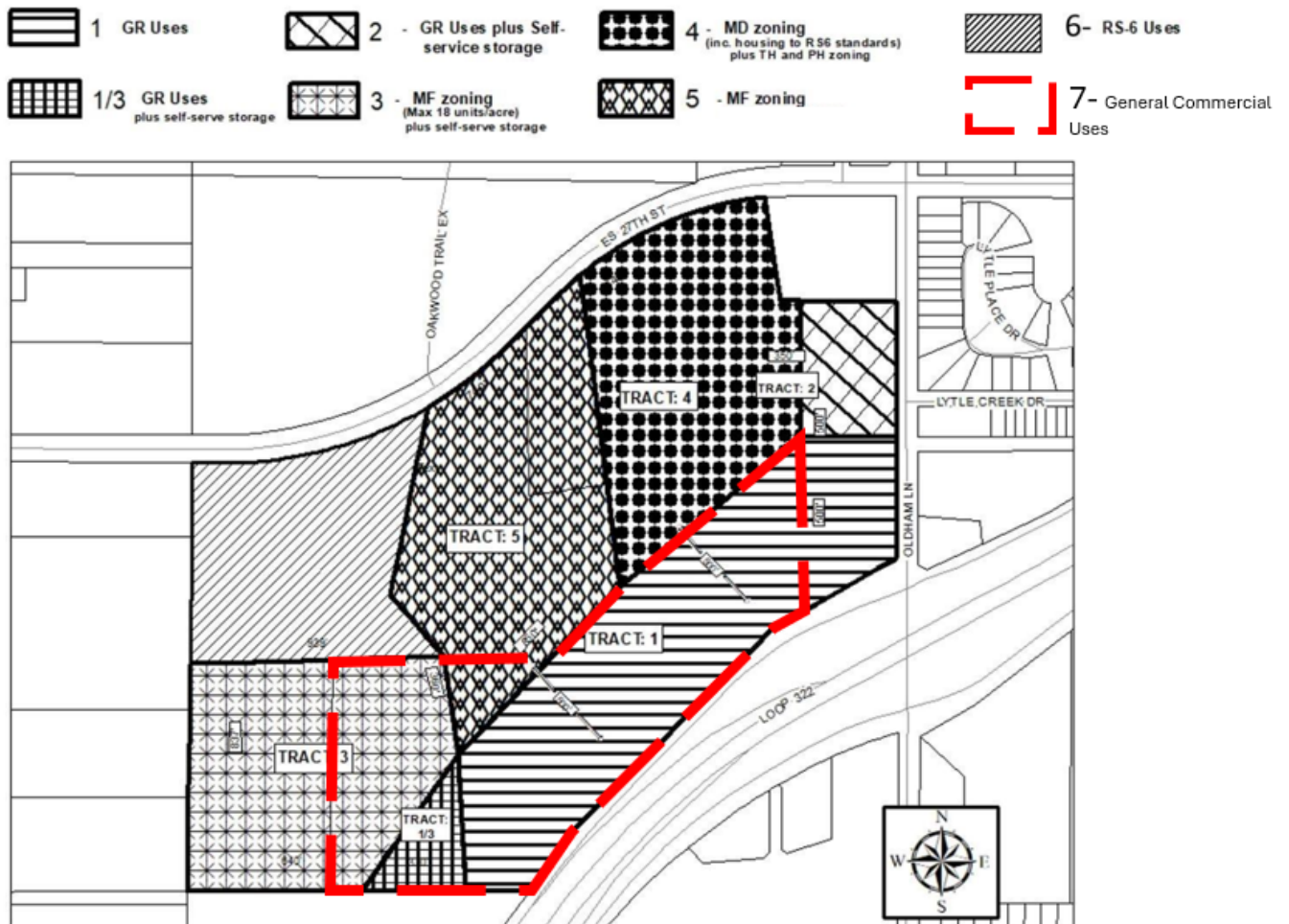
CITY ATTORNEY

EXHIBIT A

Amend Part 7: Specific Modifications. Sub-part (A)

Add: Tract 7 Shall permit the uses within the General Commercial (GC) District

Exhibit B



END

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.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission recommends **approval**.

Attachments

- PowerPoint Presentation
- Concept Plan
- Supporting Documents

Notification

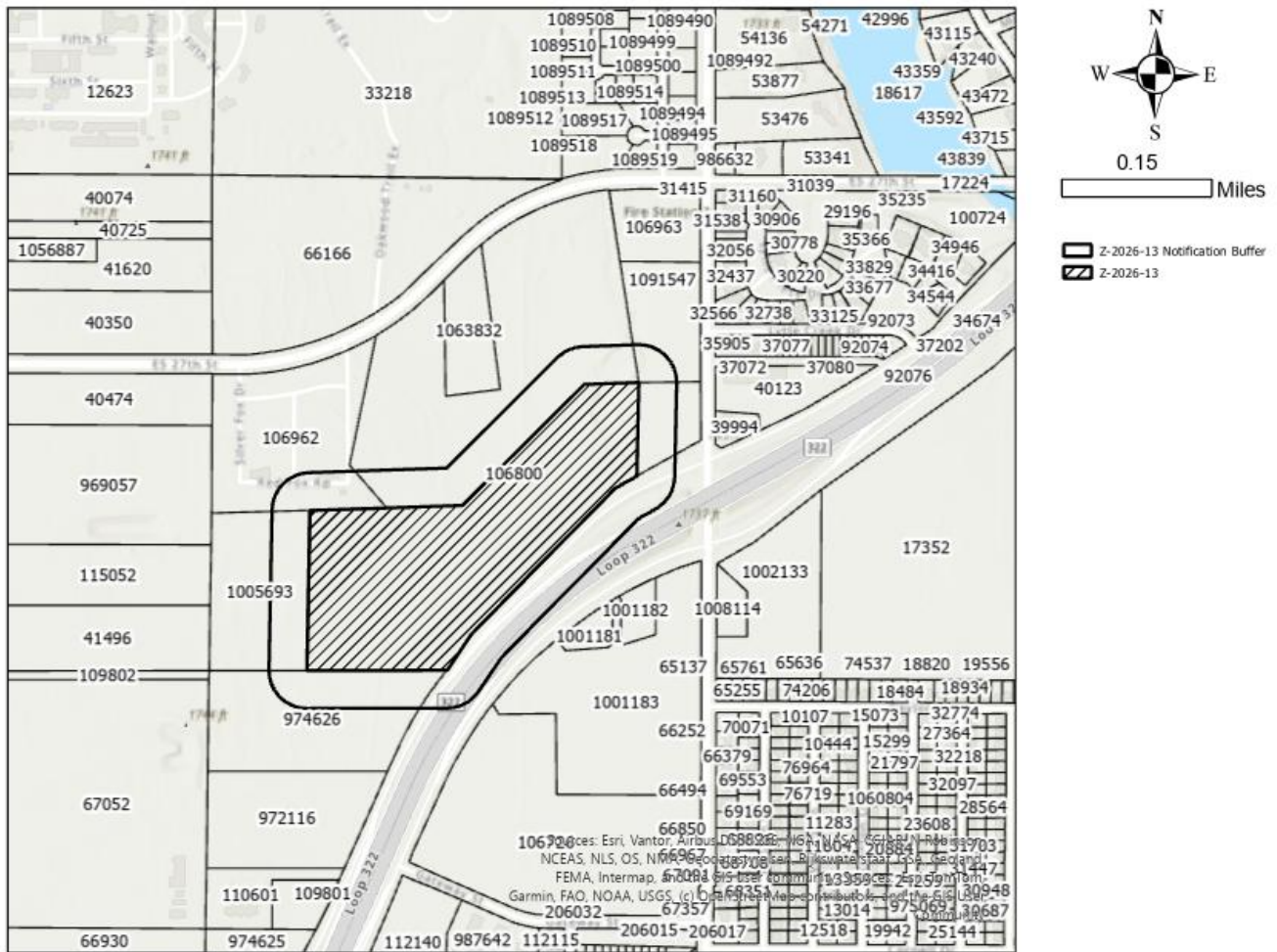
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 20, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER

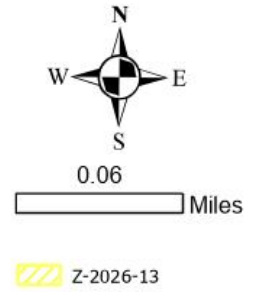
Legend: O - Opposed, F - In Favor

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	

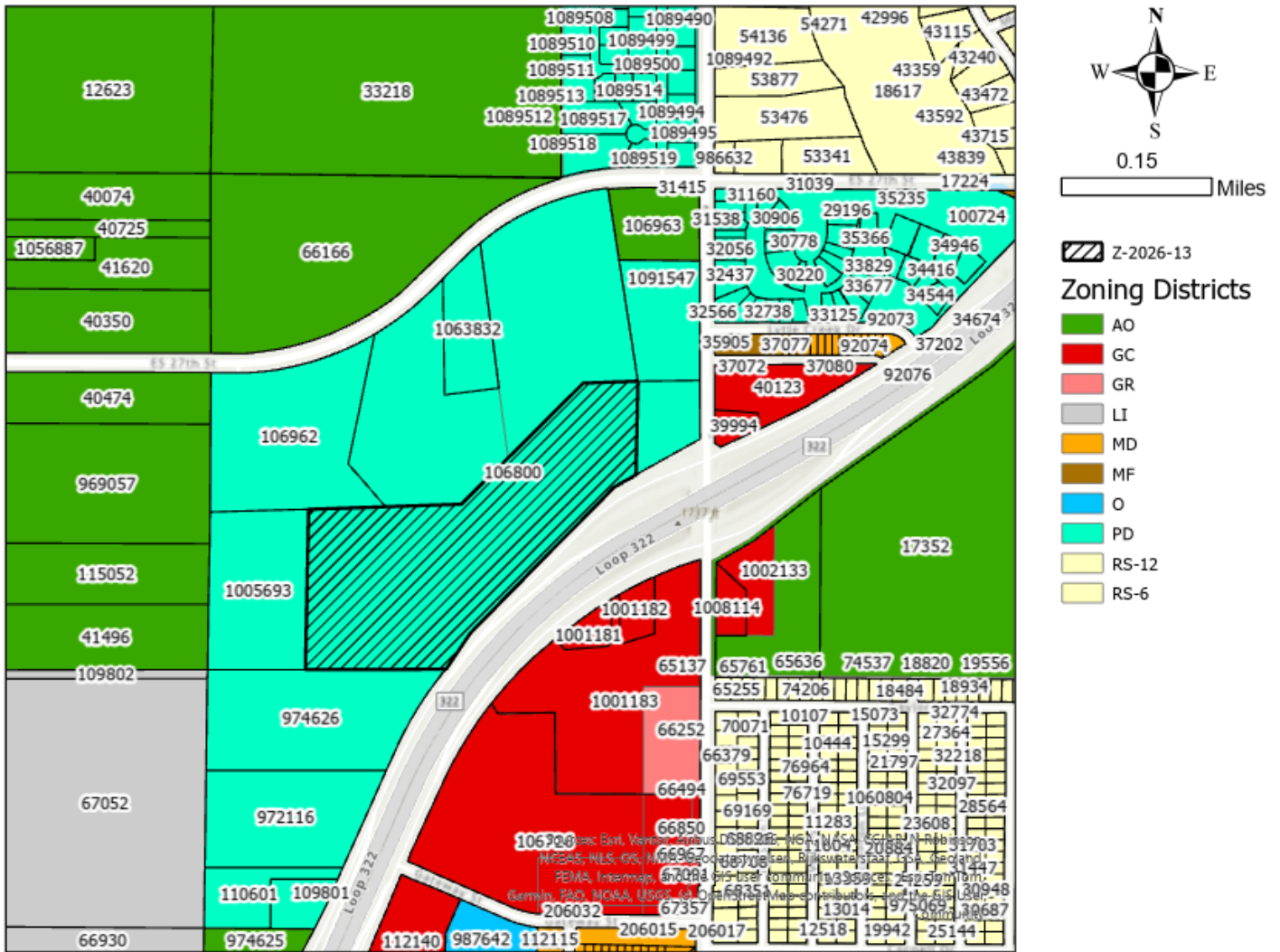
NOTIFICATION MAP



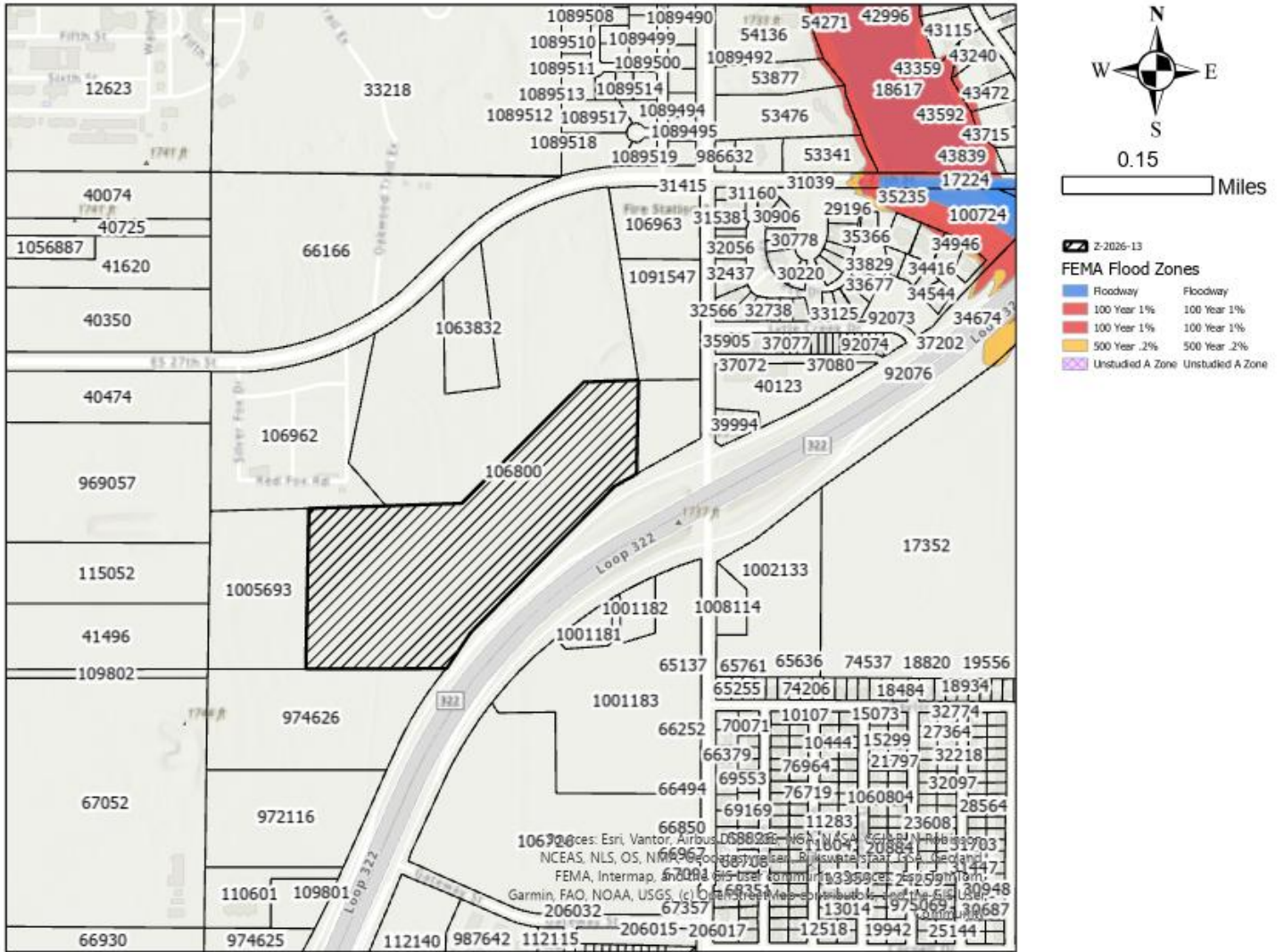
LOCATION MAP



ZONING MAP



FLOOD MAP





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.

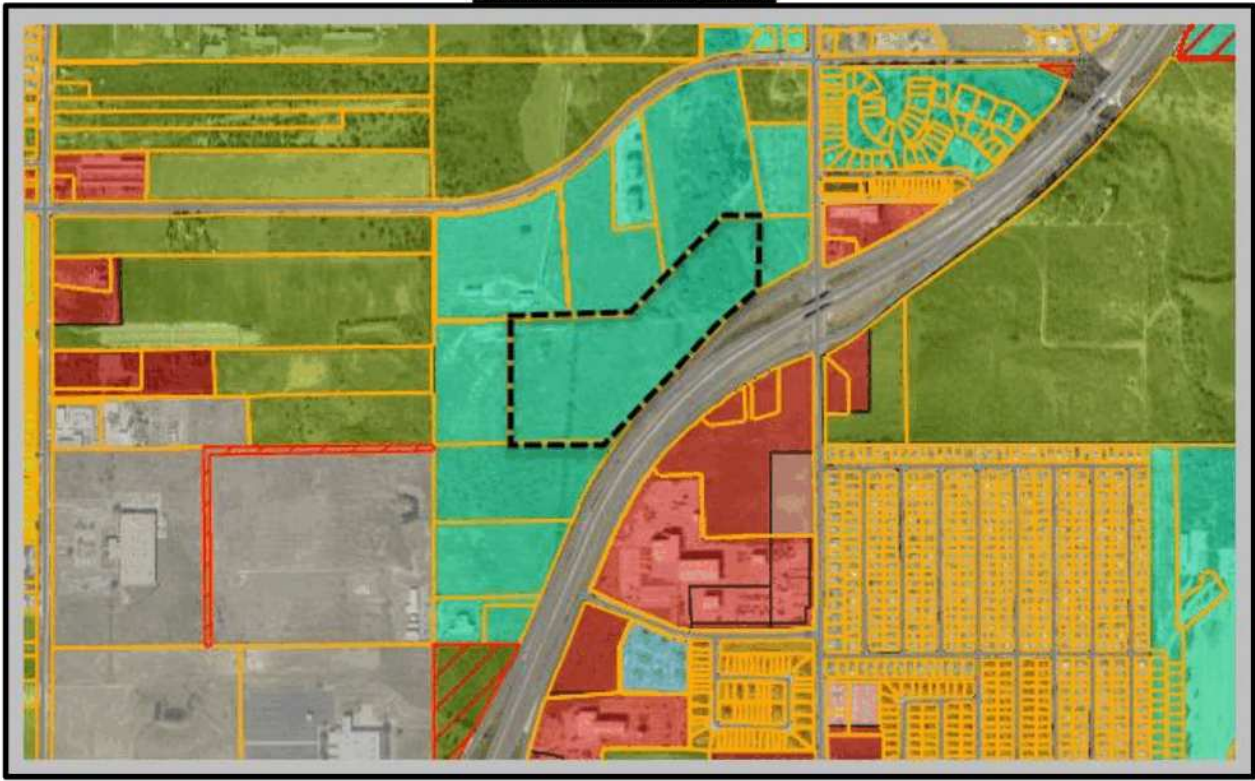
The amendment facilitates infill development on underutilized land that has remained largely vacant since the original PDD was established in 2006. By expanding permitted uses to include the GC district, the applicant is providing for a "diverse and vibrant economy" and "variety of job opportunities"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

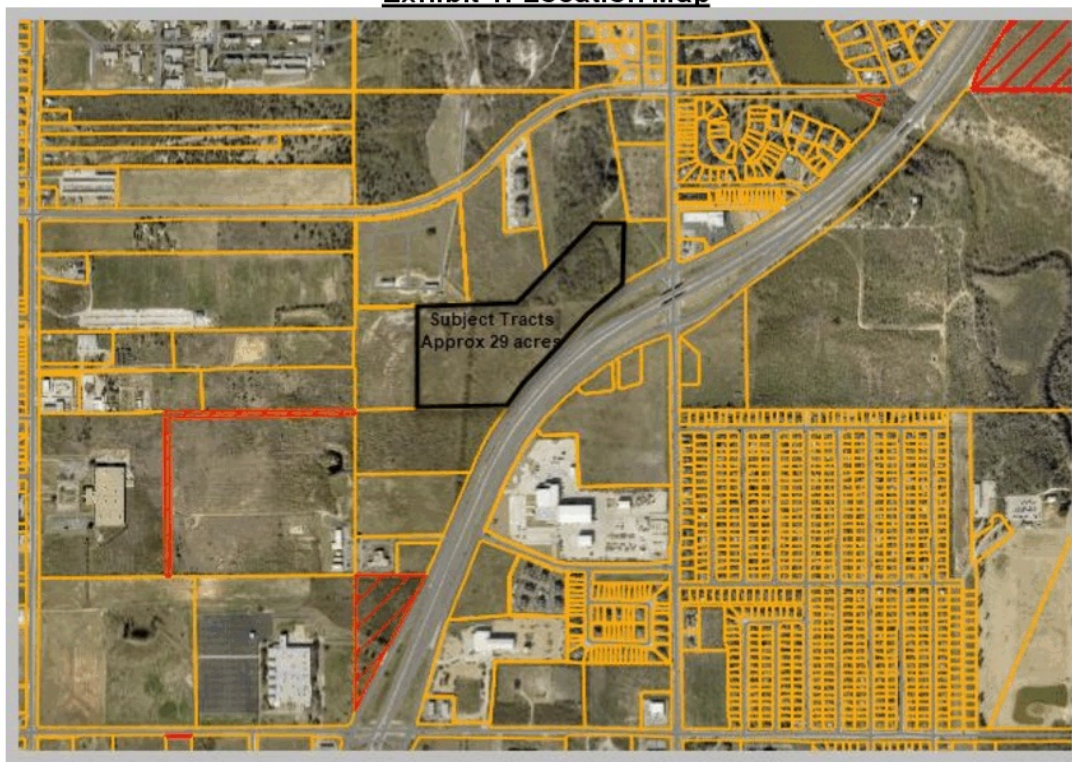
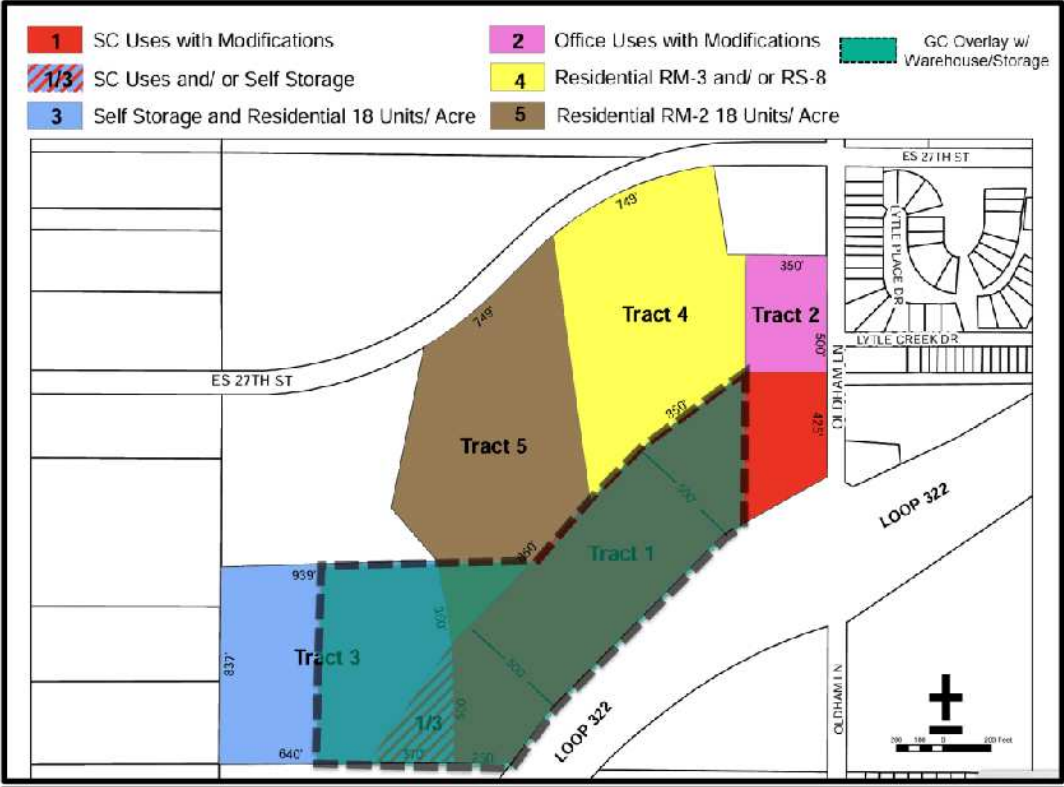


Exhibit 3: Graphic Concept Plan





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





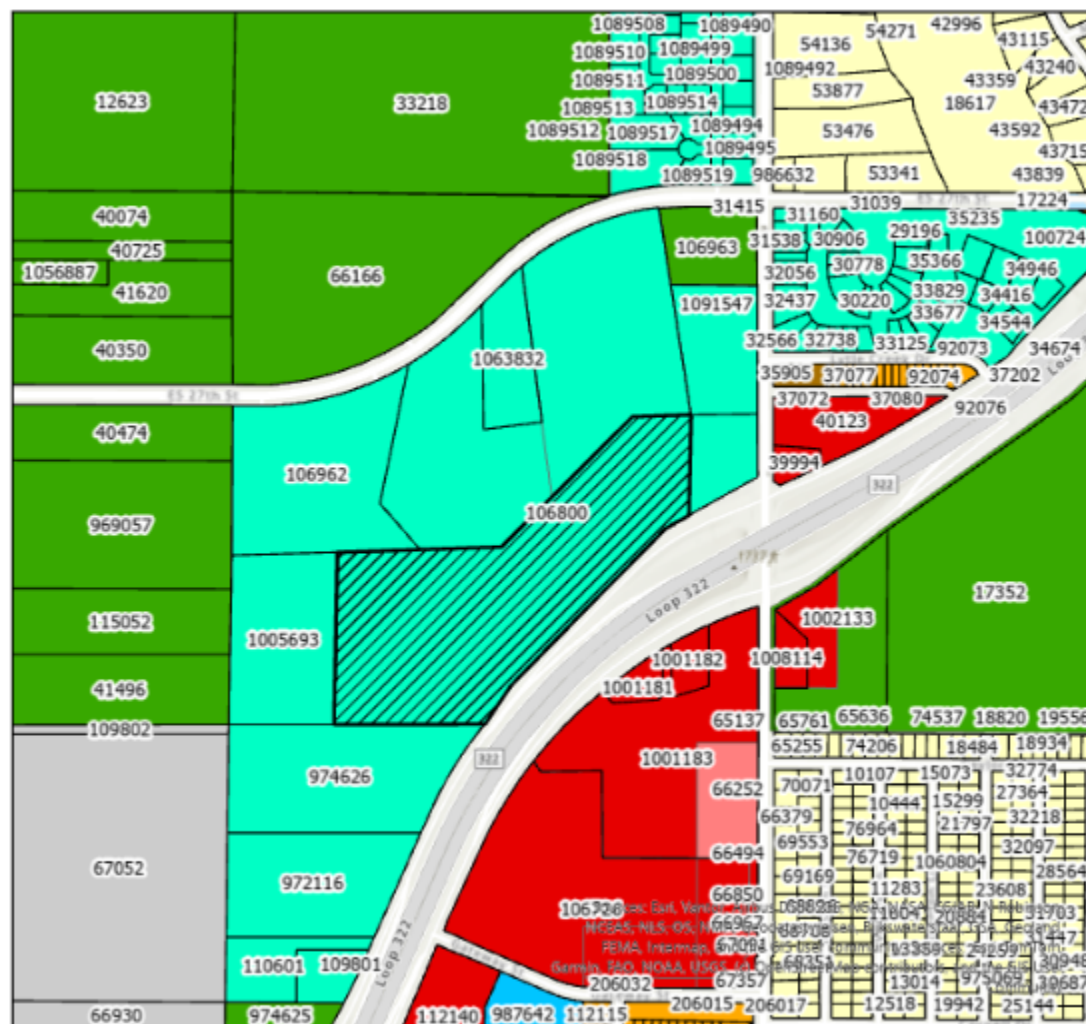
AERIAL LOCATION MAP



CITY OF
ABILENE
TEXAS



ZONING MAP



Z-2026-13
Zoning Districts

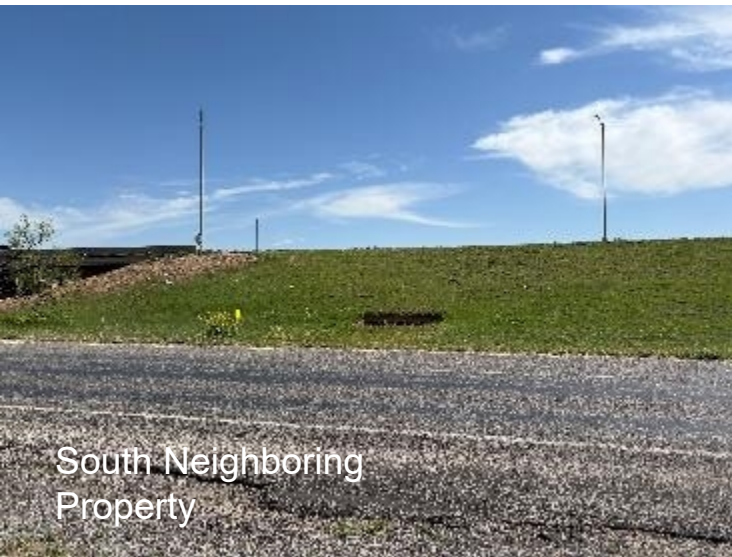
- AO
- GC
- GR
- LI
- MD
- MF
- O
- PD
- RS-12
- RS-6



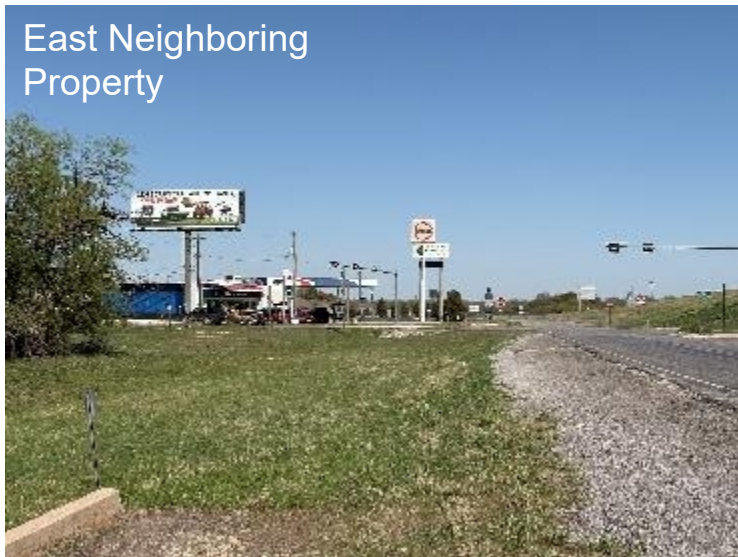
CITY OF
ABILENE
TEXAS



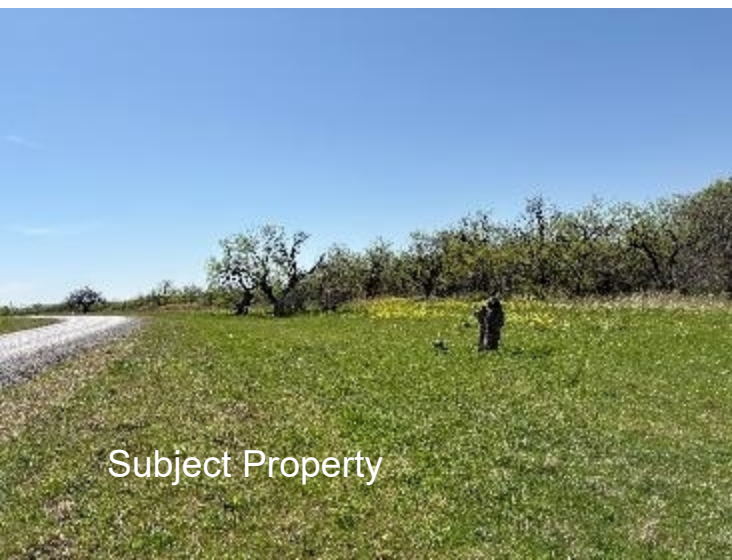
PROPERTY VIEWS



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



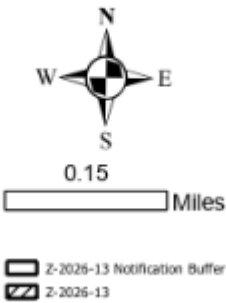
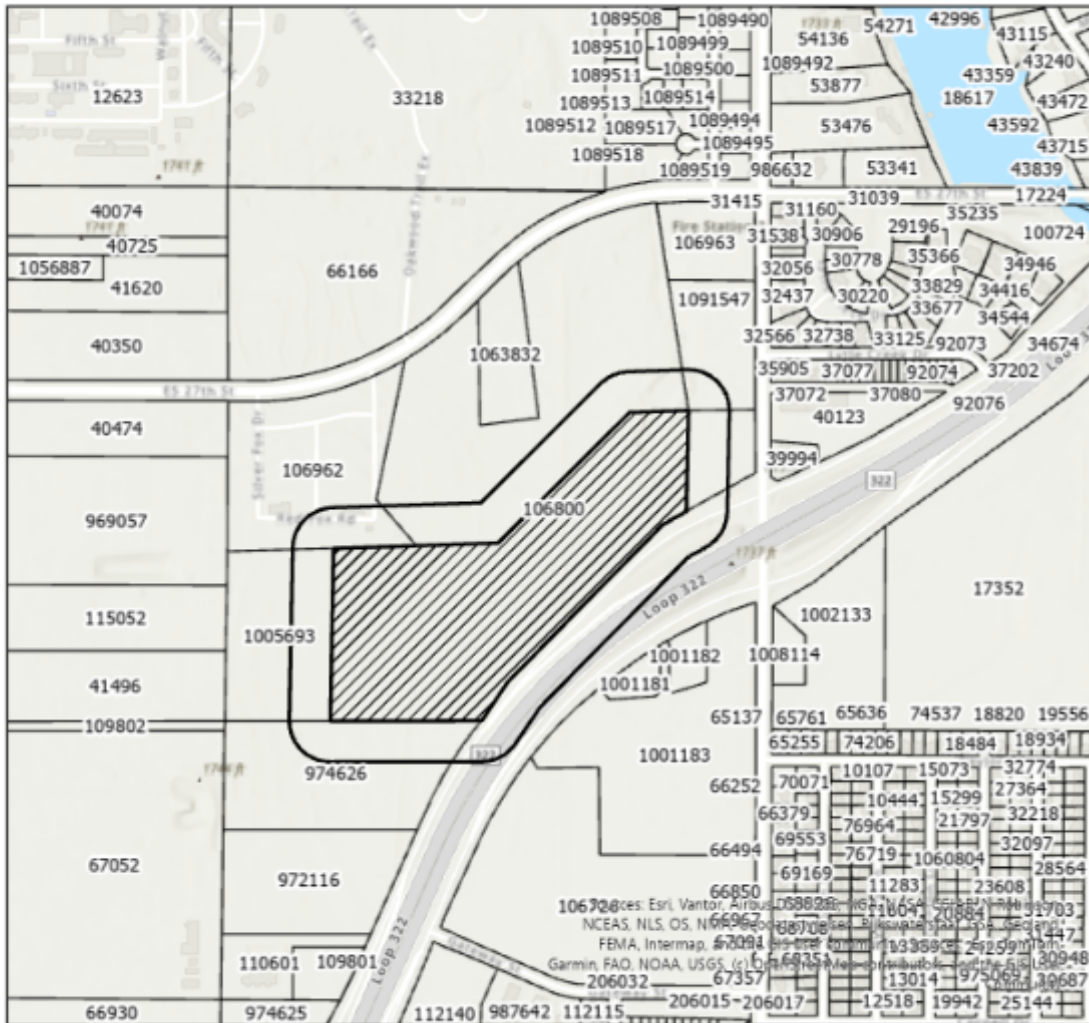
CITY OF
ABILENE
TEXAS

LEGEND

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

P&Z recommends **approval**.





Questions?





**CITY COUNCIL
MEMORANDUM
4/23/2026**

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

ITEM: **16. Ordinance (First Reading) Z-2026-14: Receive a Report, Hold a Discussion 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. (Tim Littlejohn)**

GENERAL INFORMATION

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.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommends approval with conditions. Staff recommend 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:

1. ordinance - revised
2. Revised Concept Plan (EXHIBIT A)
3. Revised Concept Plan (EXHIBIT B)
4. Staff Report
5. Metes & Bounds
6. PDD language - staff recommendation
7. PDD language Initial
8. request
9. 1341 Cypress St
10. 1342 Cedar St
11. 1301 Cedar
12. Presentation

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING A CERTAIN PROPERTY; CREATING A PLANNED DEVELOPMENT DISTRICT (PDD-197); CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

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

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

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

PASSED ON FIRST READING the 23rd day of April, 2026.

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 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 14th day of May, 2026.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

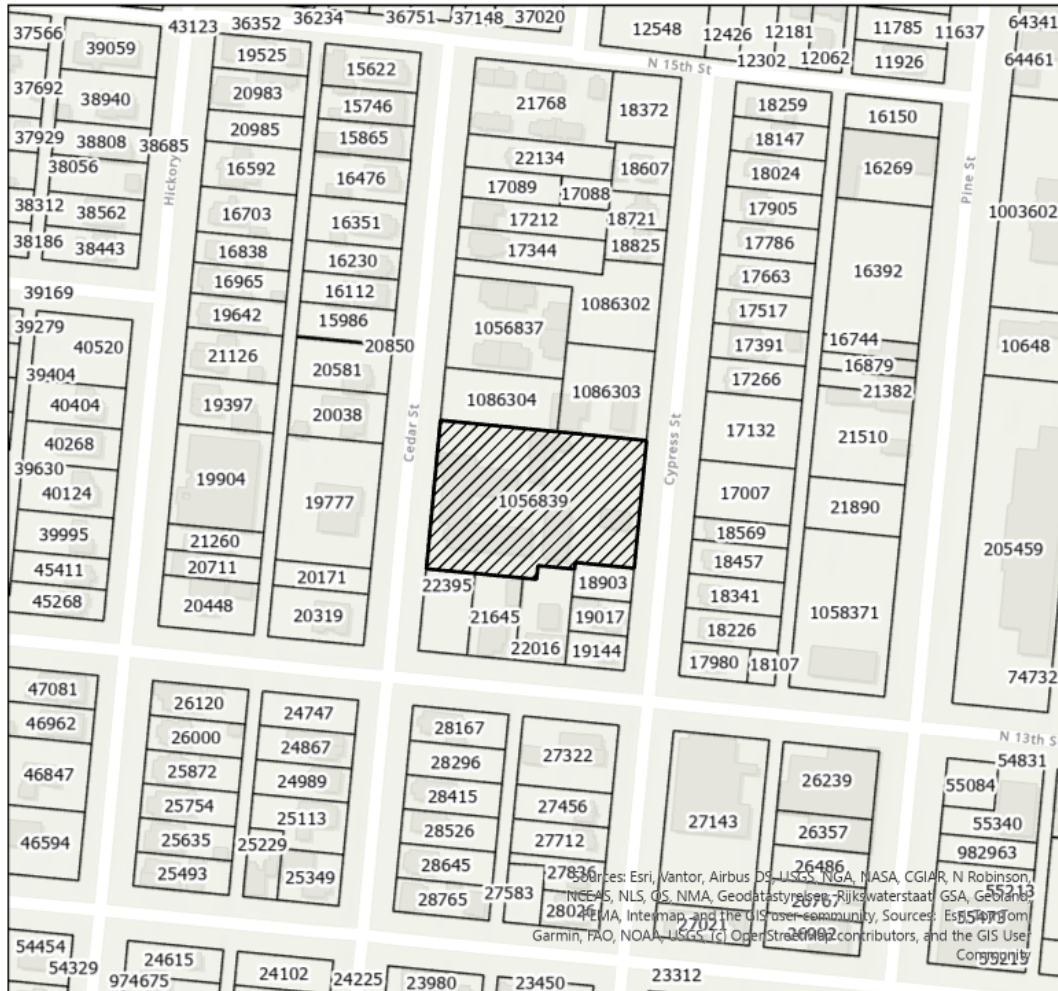
CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

Change the zoning classification of the following described land from Multifamily (MF) to a Planned Development District (PDD-197) subject to the requirements set out in Exhibit B and the Concept Plan shown in Exhibit C & D.

Legal description being Lots 303, Marbridge House Subdivision, Abilene, Taylor County, Texas.



Located at 1321 Cedar Street

ORDINANCE NO. _____

EXHIBIT B

Base Zoning District, Land Uses, and Development Standards

1. Base Zoning Classification. The base zoning classification for the proposed Planned Development District (PDD-197) shall be Multi-Family Residential (MF). The following residential uses shall be allowed: Bed & Breakfast, Dwelling - Patio Home, and Group Home.
2. Proposed Patio Home Development Standards: Patio home developments under the jurisdiction of PDD-197 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 within Exhibit B and the Concept Plans provided in Exhibit C & D.
 - b. Site Layout and Building Requirements:
 - i. Maximum Density of Dwelling Units per Acre: no maximum standard
 - ii. Minimum Lot Size:
 - Area (square feet): 4,000 square feet.
 - Width (feet): 40 feet.
 - Depth (feet): 90 feet.
 - iii. Setbacks:
 - Front Setback (Measured from the centerline of the central sidewalk): 15 feet.
 - Rear Setback (Measured from the adjacent public access & utility easement line): 10 feet.
 - Side Setback (measured from the lot lines): 5 feet (minimum). *Note - There shall be no less than 10 feet of separation between dwellings).
 - Side setback from Cedar Street and Cypress Street shall be a minimum of 15 feet.
 - No minimum garage setback.
 - Refer to Driveway Requirements in Item 3 - Parking Driveways below.
 - 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. Carports shall be permitted. Carports 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 D, 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.

EXHIBIT C

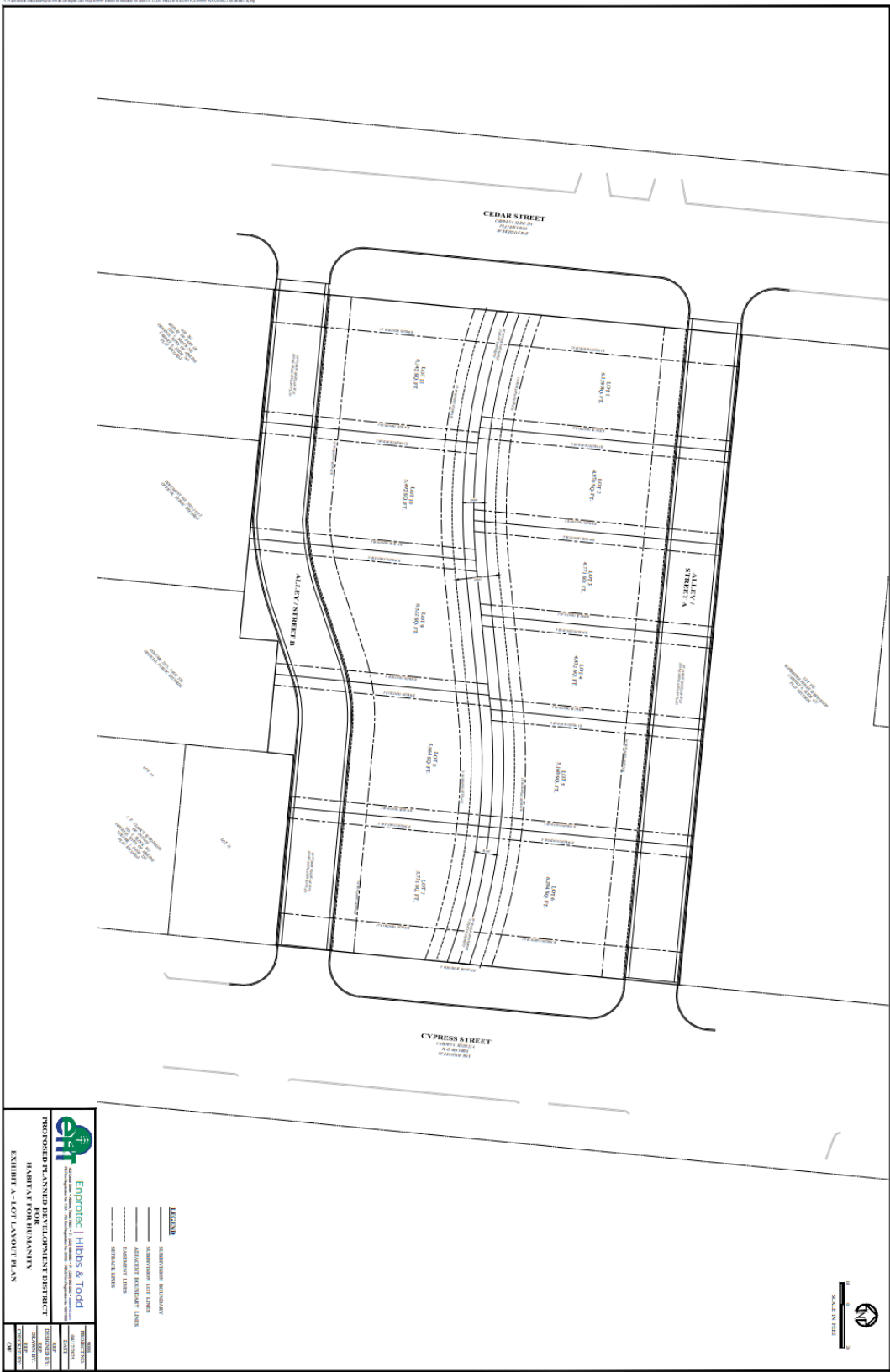
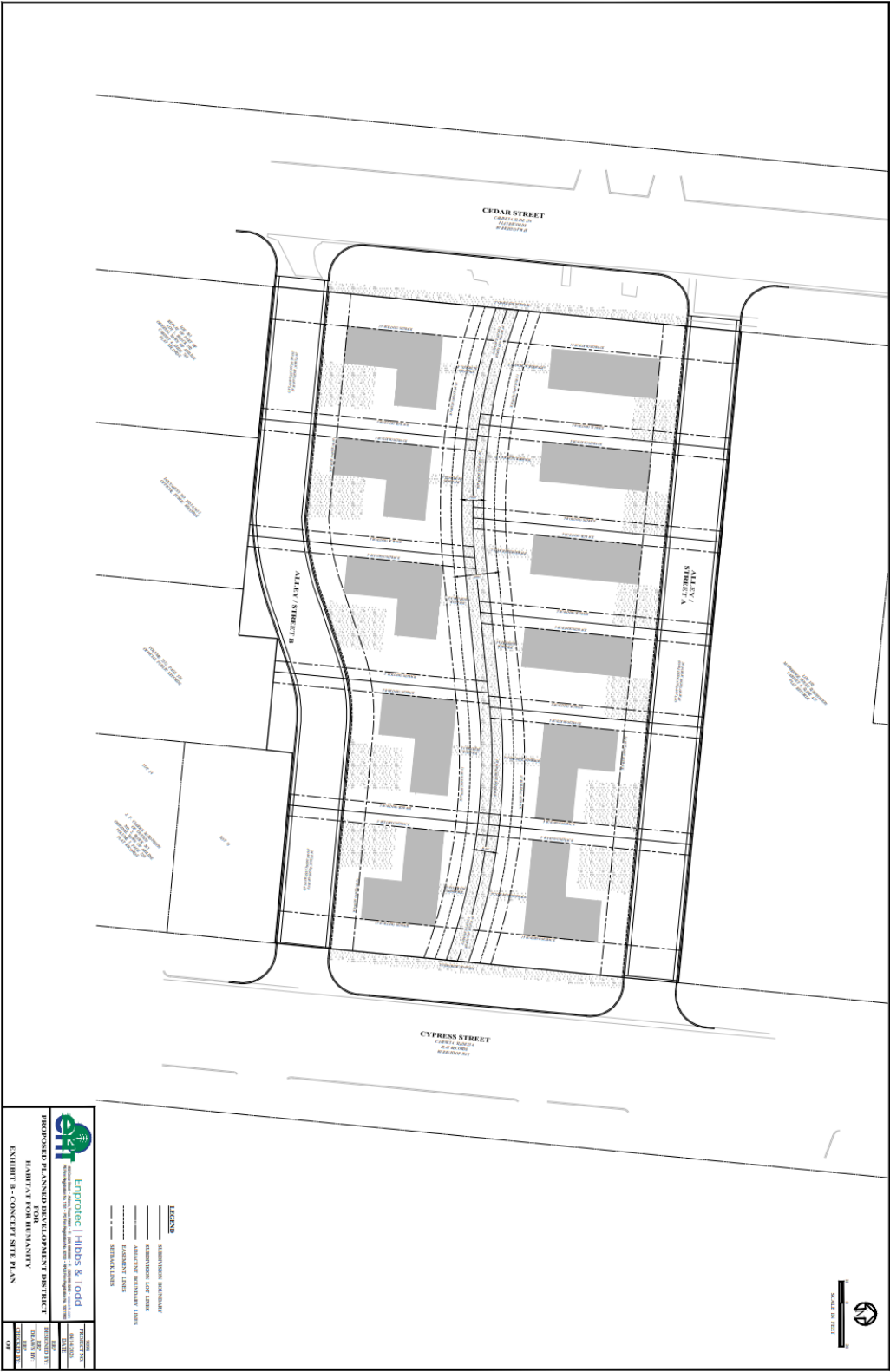


EXHIBIT D



END



ALLEY / STREET B

2512, PAGE 550
PUBLIC RECORDS

J. F. CLARK'S SUBDIVISION
OF OUTLOT
NO. 2, BLOCK 202
ORIGINAL TOWN OF ABILENE
VOLUME 1, PAGE 220
PLAT RECORDS

LOT 201
REPLAT OF PART OF
LOT 2, BLOCK 202
ORIGINAL TOWN OF ABILENE
CABINET 4, SLIDE 740
PLAT RECORDS

DOCUMENT NO. 2021-11915
OFFICIAL PUBLIC RECORDS

 SUBDIVISION BOUNDARY
 SUBDIVISION LOT LINES
 ADJACENT BOUNDARY LINES
 EASEMENT LINES
 SETBACK LINES

M:\Vault\Ablene Data\Projects\Private Developers\2025 Projects\0010_CAD5_PRELIM SITE DEV PLAN\0008 - PDD 2026.02.16 (EXHIBIT B).dwg

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.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission 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	

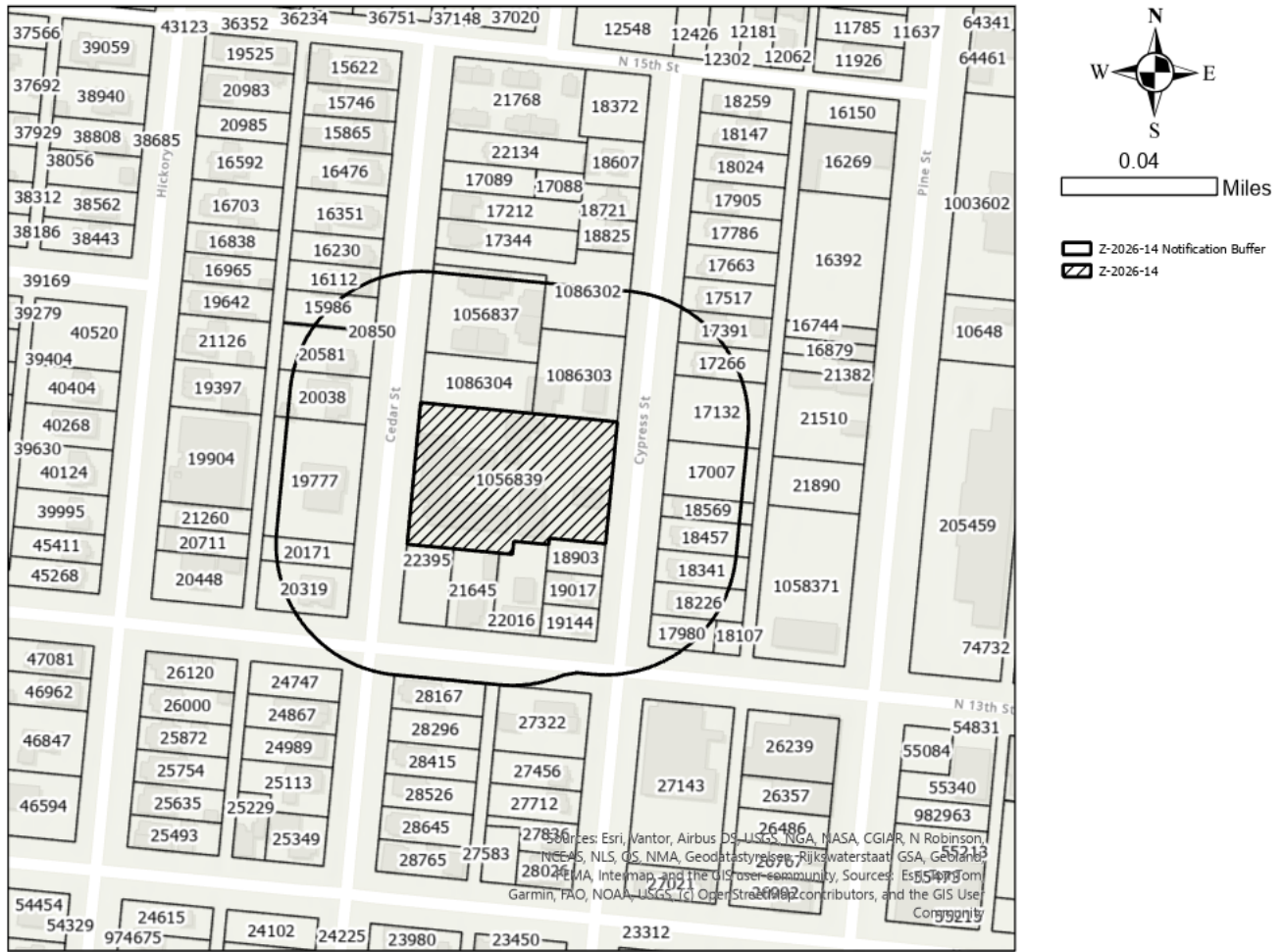
Prop ID

Legend: O - Opposed, F - In Favor

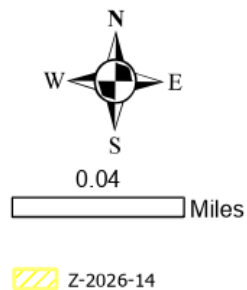
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J & K PROPERTY INVESTMENT, LLC	1056837	1325 CEDAR ST APT 2	
J & K PROPERTY INVESTMENT, LLC	1056837	1325 CEDAR ST APT 5	
J & K PROPERTY INVESTMENT, LLC	1056837	1325 CEDAR ST APT 3	
J & K PROPERTY INVESTMENT, LLC	1056837	1325 CEDAR ST	
HABITAT FOR HUMANITY	1056839	1354 CYPRESS ST	
HABITAT FOR HUMANITY	1056839	1326 CYPRESS ST	
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		

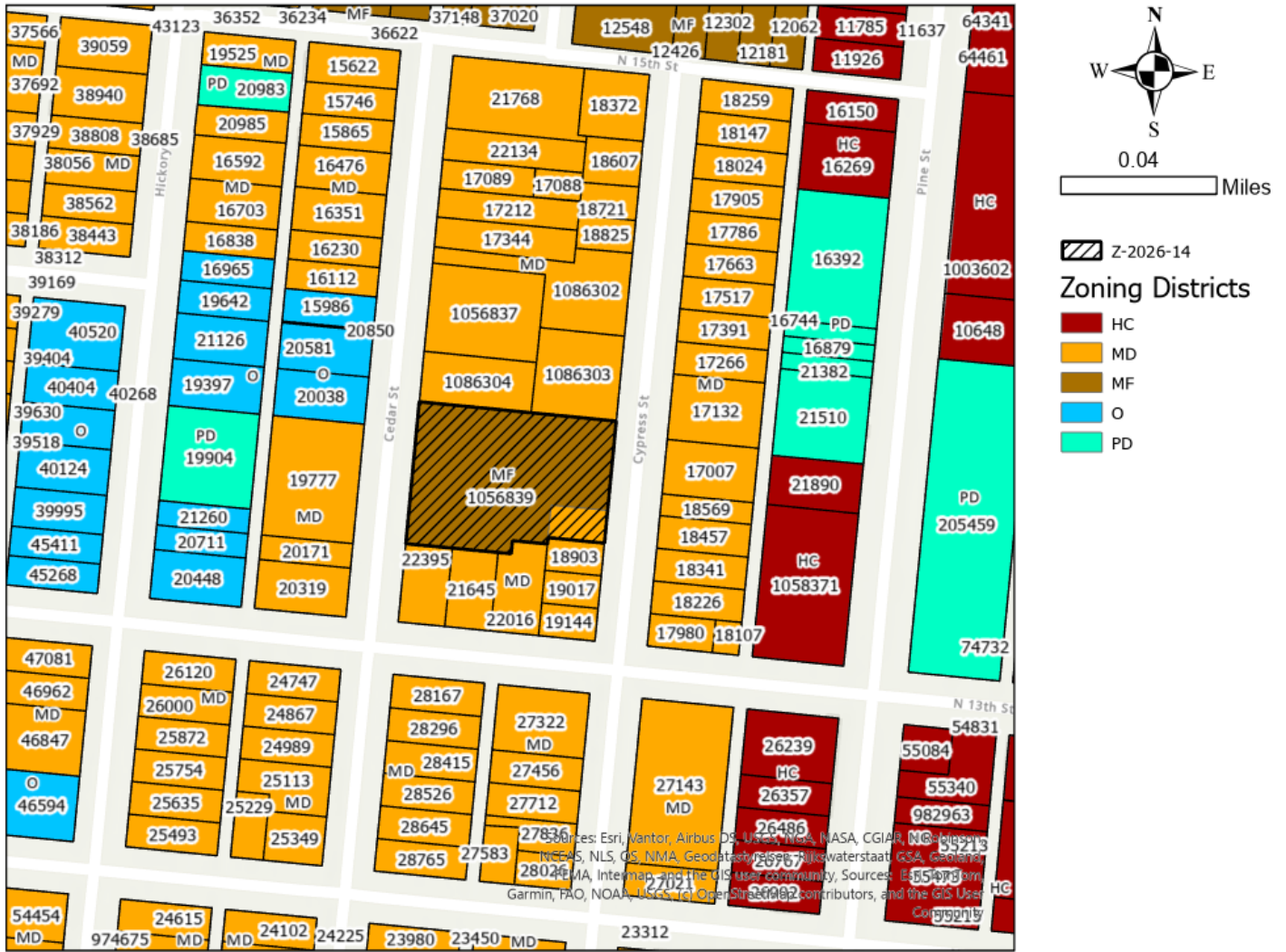
NOTIFICATION MAP



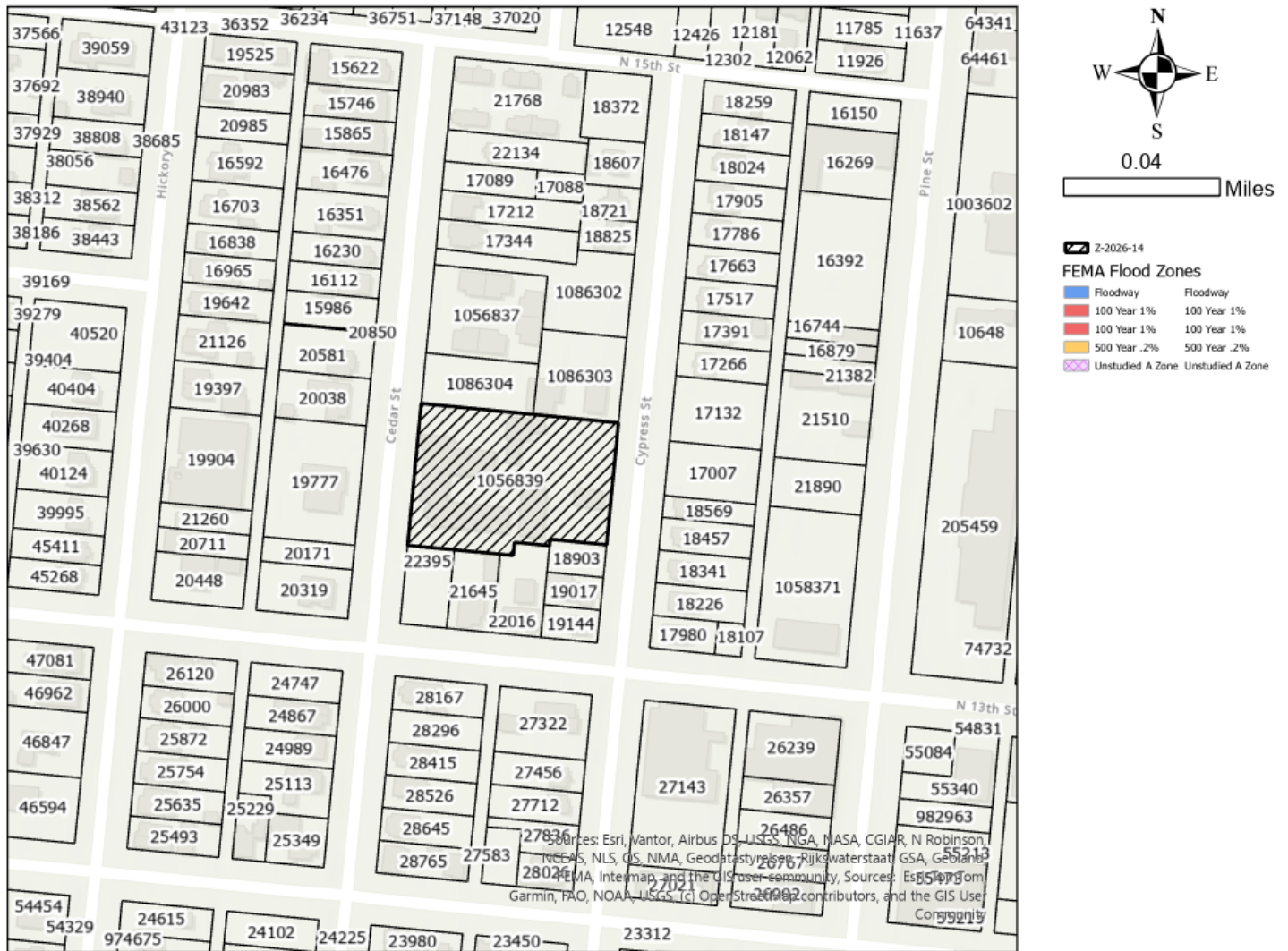
LOCATION MAP



ZONING MAP



FLOOD MAP



**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.

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.

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 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.



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 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.

MAR 31 AM 10:26

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

Requestor's Property Zoning:	MF, MD	Your Name:	MC FADIN T E	I am in favor ☒
Requestor's Proposed Zoning:	PDD-197	Your Address:	1342 1/2 CEDAR ST	
Requestor's Parcel ID:	1056839	Your Parcel ID:	20038	I am opposed ☐

Signature: TE McFadin

PLANNING 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.

APR 15 AM 9:27

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

Requestor's Property Zoning:	MF, MD	Your Name:	KASHWITNA ARLO ENTERPRISES LLC	I am in favor ☐
Requestor's Proposed Zoning:	PDD-197	Your Address:	1301 CEDAR ST	
Requestor's Parcel ID:	1056839	Your Parcel ID:	22395	I am opposed ☒

Signature: 

If opposed, please provide comments:

A multi family development could erode the calmness of this peaceful neighborhood and add unnecessary congestion to the area. In addition it would add to noise levels, reduced privacy and undermine already in place parking for residents. The construction alone stands to be disruptive to community members and raise the already high property tax that citizens are struggling to afford. I object to the change because of the possible negative community impact, public safety and the possible attraction of more crime to the area.



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



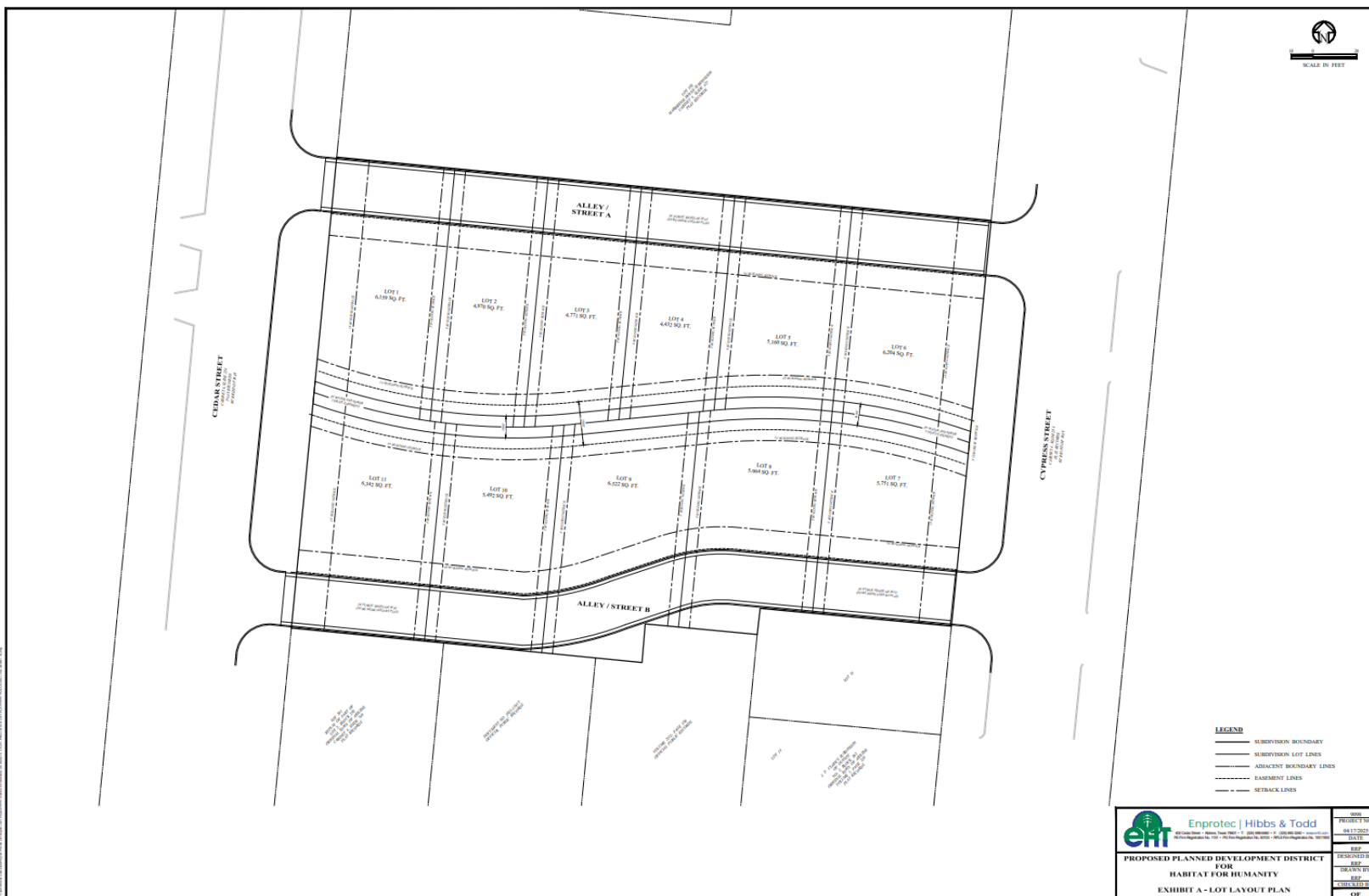
CITY OF
ABILENE
TEXAS



**CITY OF
ABILENE
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CITY OF
ABILENE
TEXAS



PROPERTY VIEWS



East Neighboring
Property



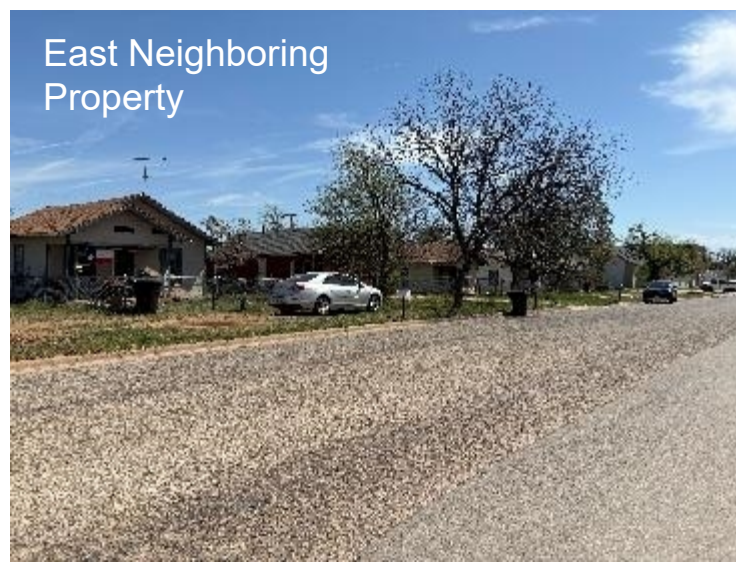
Subject Property



North Adjacent
Property

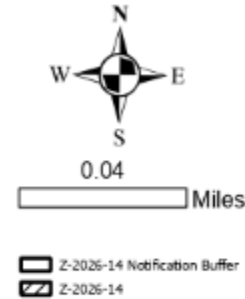


West Neighboring
Property



East Neighboring
Property





0 - in Opposition – 





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Planning and Zoning Commission 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?





**CITY COUNCIL
MEMORANDUM
4/23/2026**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: **17. Ordinance (First Reading) Z-2026-15: Receive a Report, Hold a Discussion 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. (Tim Littlejohn)**

GENERAL INFORMATION

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.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommends approval.

ATTACHMENTS:

1. PDD-39 Ordinance AM1
2. Staff Report
3. 1011091
4. Presentation

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, CONCERNING PDD-104 AND ORDINANCE 24-2006; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

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

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

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

PASSED ON FIRST READING the 23rd day of April, 2026.

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 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 14th day of May, 2026.

ATTEST:

CITY SECRETARY

MAYOR

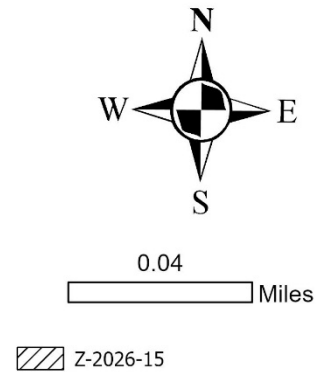
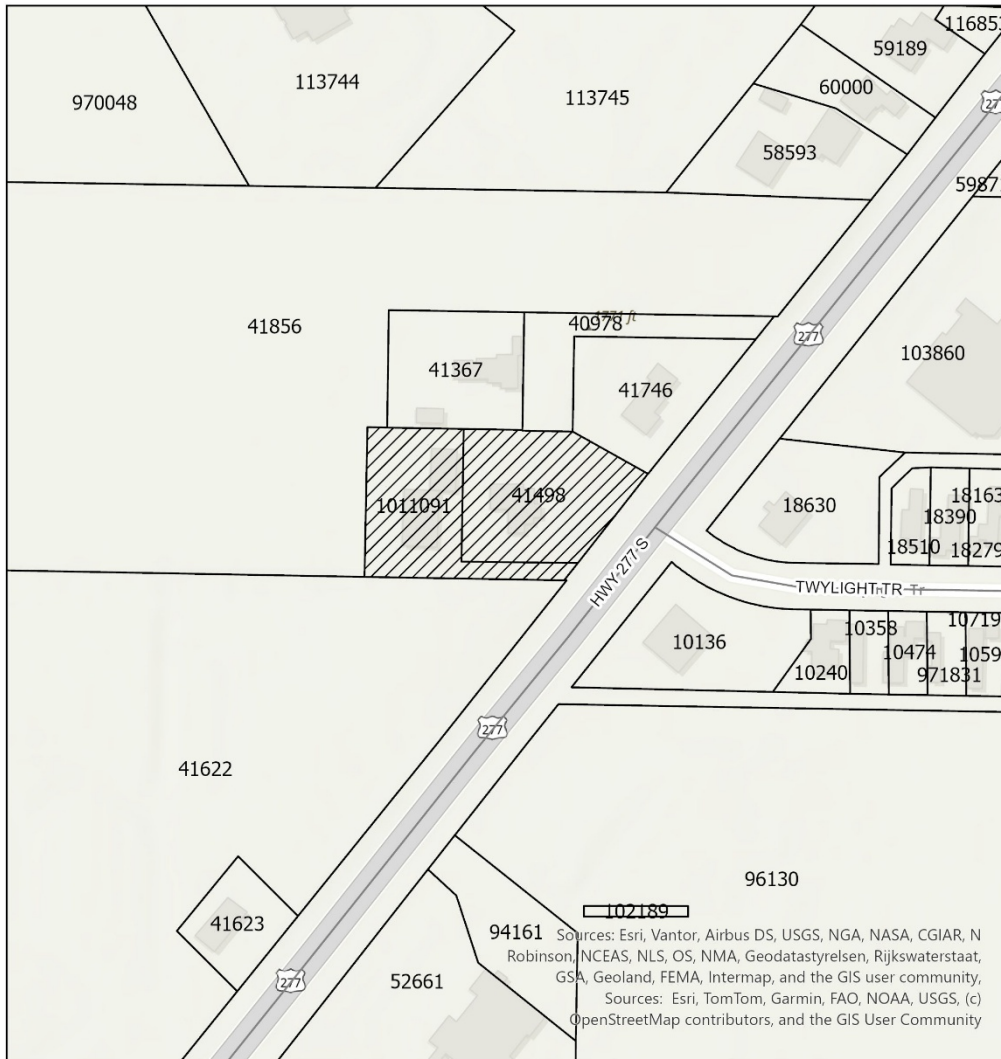
APPROVED:

CITY ATTORNEY

EXHIBIT A

Amend Specific Modifications A(1).

Add: The use of small parts fabrication, welding, and firearm modification is permitted within Tracts 1 & 2.



END

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.

Planning & Zoning Commission Recommendation

P&Z recommends **approval**.

Attachments

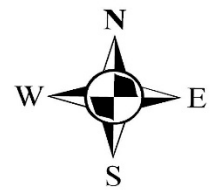
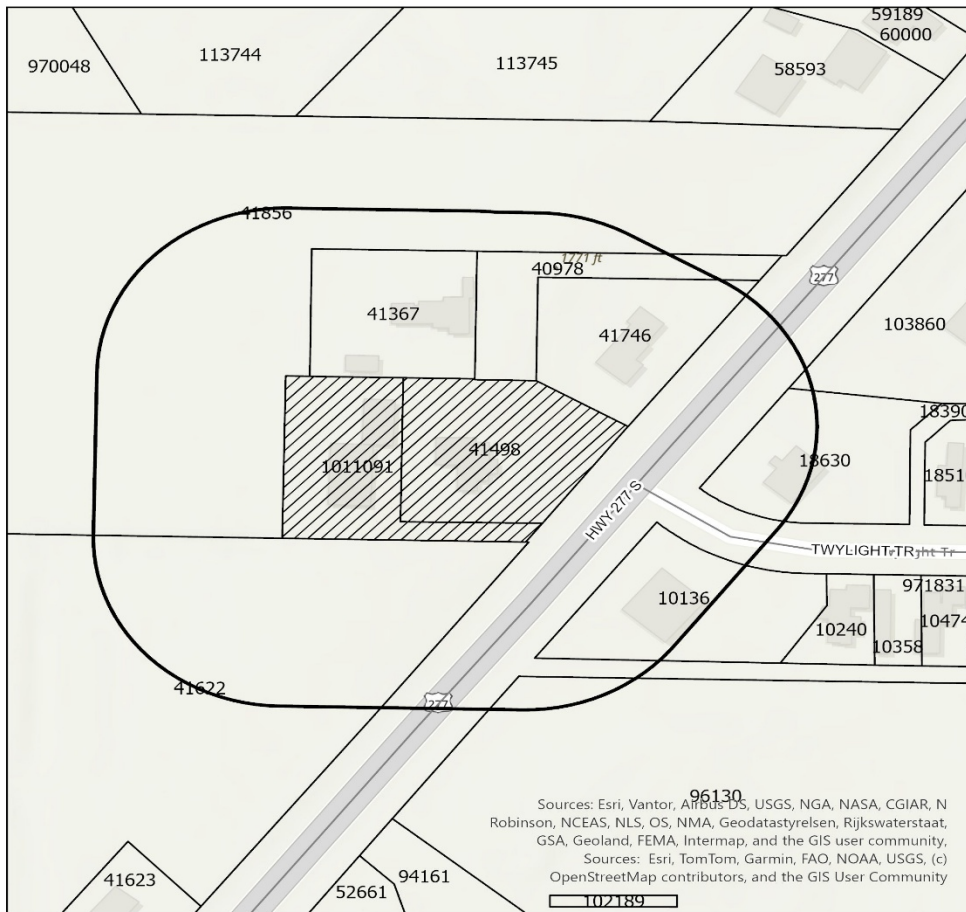
- Presentation
- Original Ordinance

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



0.04 Miles

- Z-2026-15
- Notification Area

LOCATION MAP

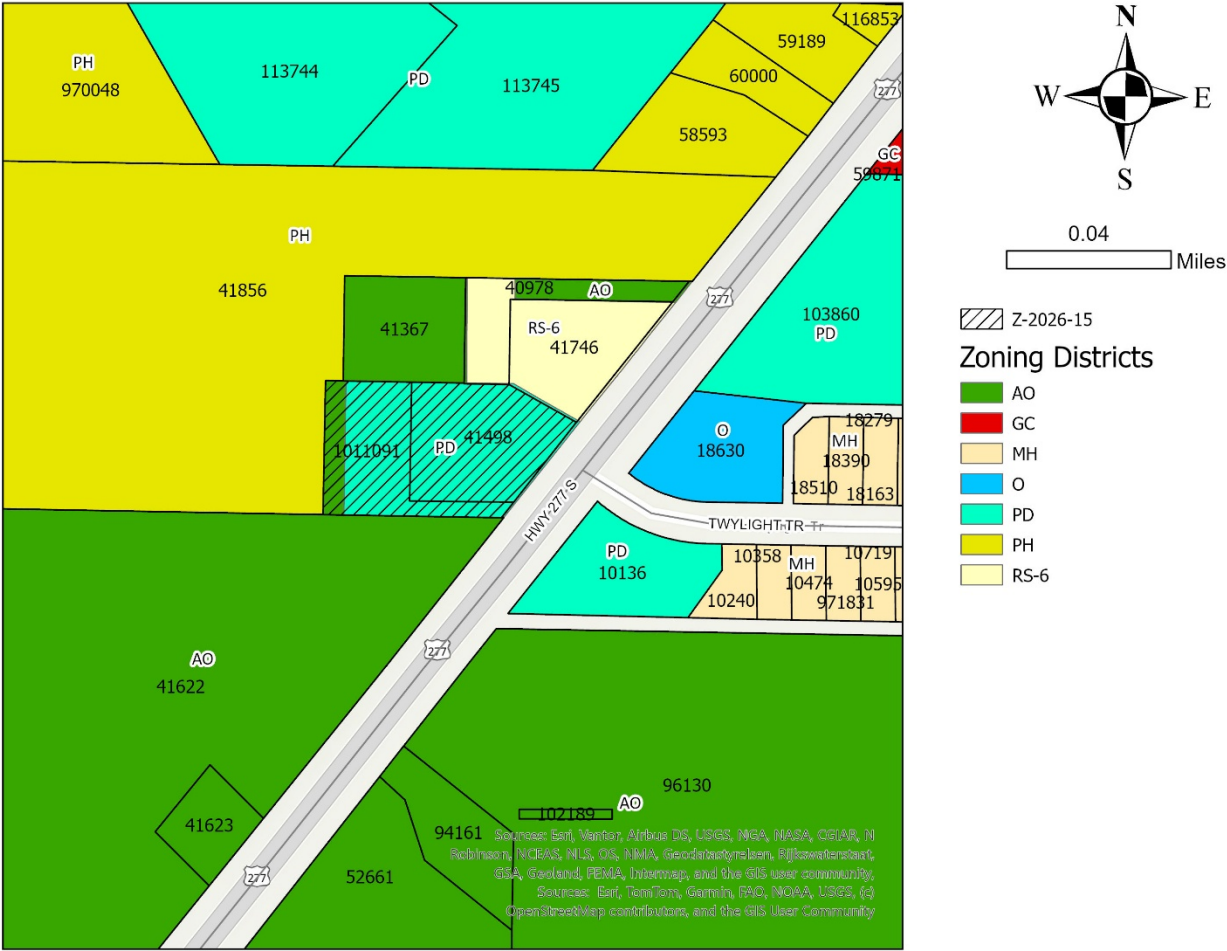


0.04

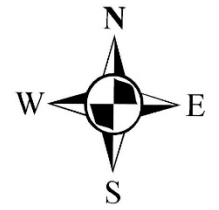
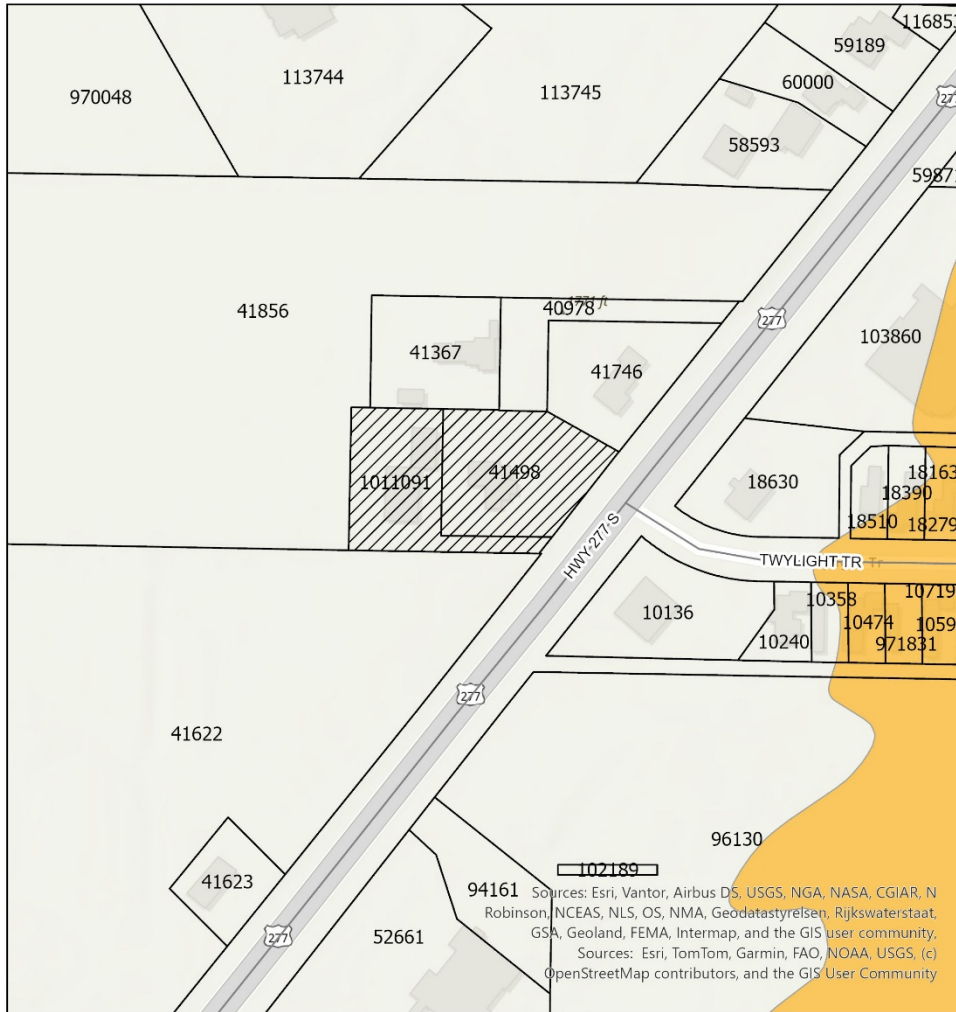
☐ Miles

 Z-2026-15

ZONING MAP



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

POSITION RESPONSE FORM CASE: Z-2026-15

Express your position on this request by detaching this sheet at the dotted line and returning it to the address
A comment space is provided on the back of this response form. You may also attach additional sheets if
All correspondence must be signed and include your name and address. All responses must be received within 5
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.

NAR 30 APR 22

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

Requestor's Property Zoning: PDD-39

Your Name: BROWDER EDDIE

I am in favor ☒

Requestor's Proposed Zoning: PDD-39

Your Address:

Requestor's Parcel ID: 41498 &
1011091

Your Parcel ID: 1011091

I am opposed ☐

Signature:





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.

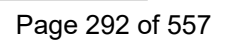
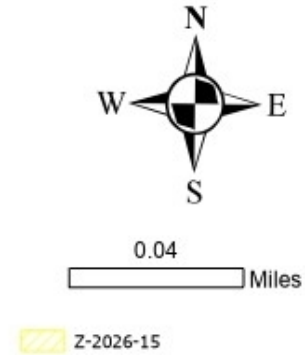
Location: 5550 HWY 277 S

Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: April 7, 2026

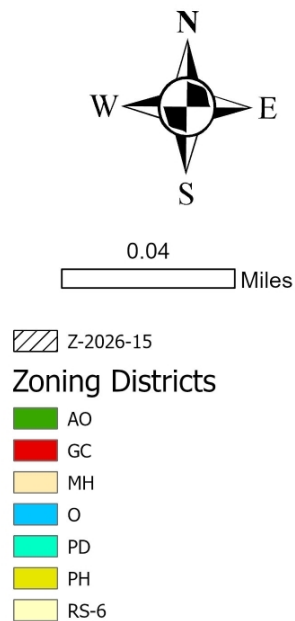
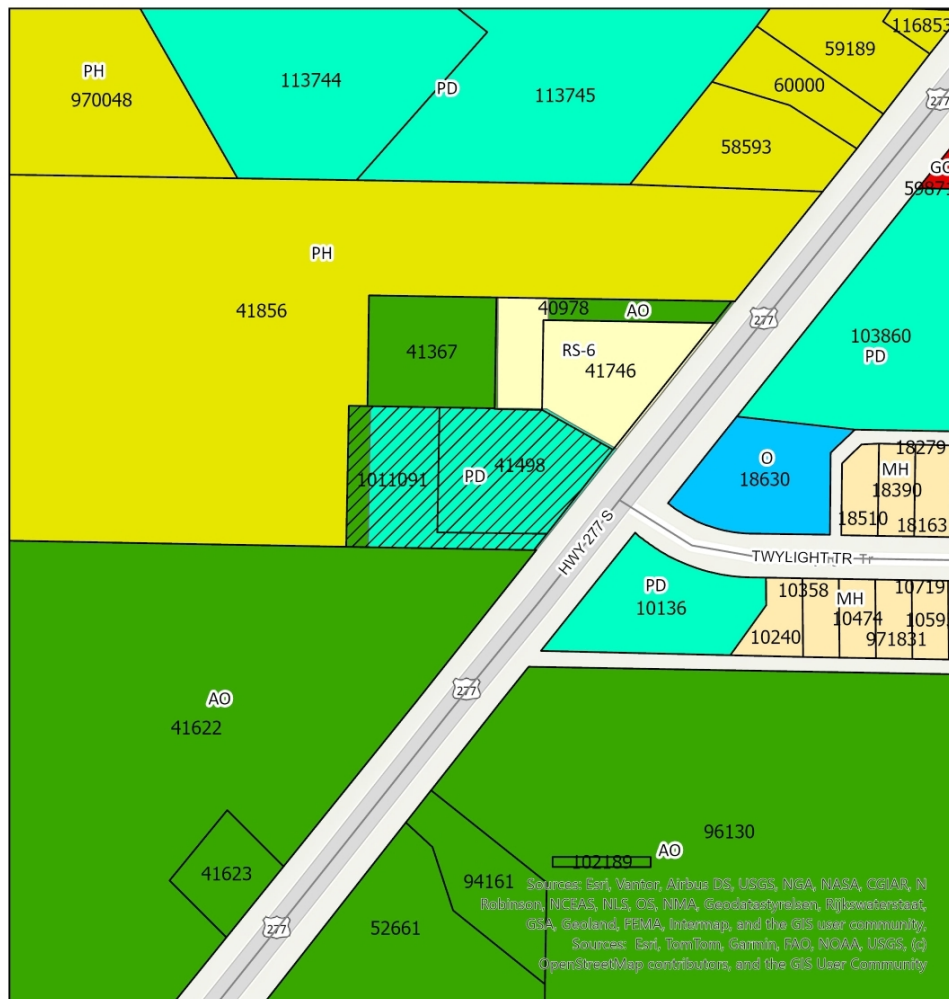
Council Hearing: April 23, 2026
May 14, 2026







ZONING MAP





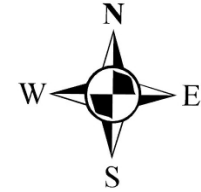
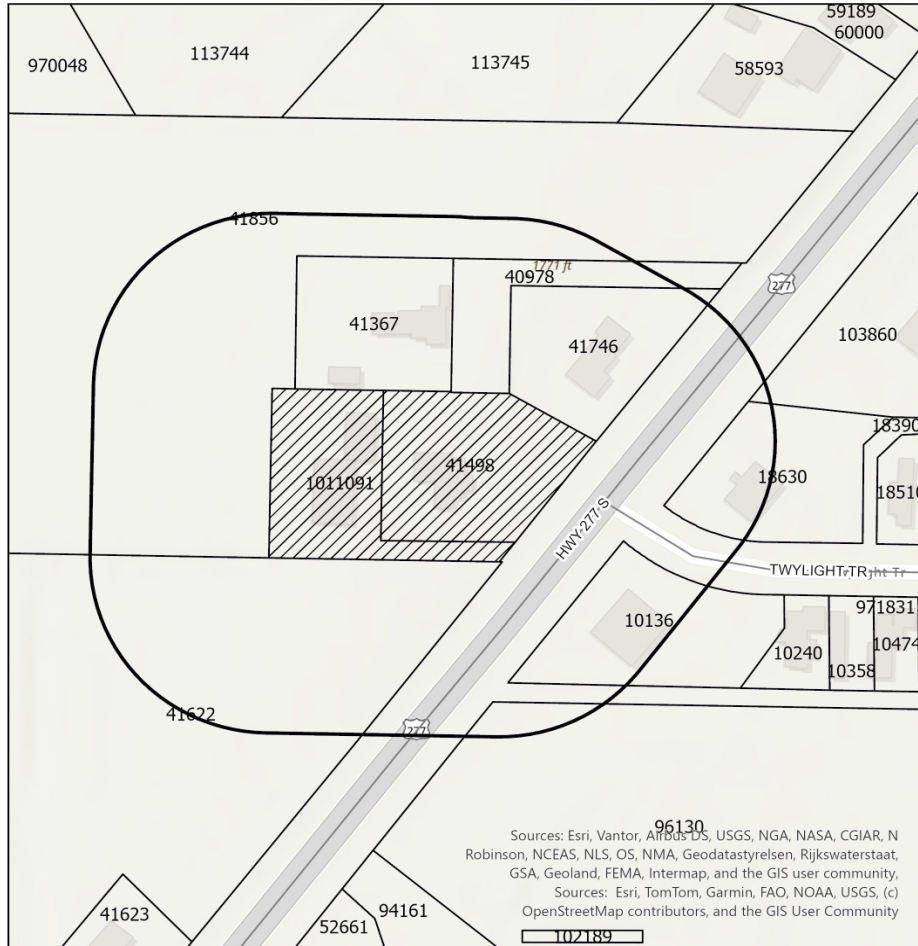
PROPERTY VIEWS



CITY OF
ABILENE
TEXAS



NOTIFICATION AREA MAP



0.04

Miles

- Z-2026-15
- 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.

P&Z recommends **approval**.





Questions?





**CITY COUNCIL
MEMORANDUM
4/23/2026**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: **18. Ordinance (First Reading) Z-2026-16: Receive a Report, Hold a Discussion 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. (Tim Littlejohn)**

GENERAL INFORMATION

Change the zoning of approximately 10.4 acres from Residential Single-Family (RS-8) to Residential Single-Family (RS-6). The property was annexed in 1980 and has remained vacant since.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommended denial. The agent appealed the decision on April 8, 2026 via email. Correspondence is attached in the packet.

ATTACHMENTS:

1. Ordinance
2. zoning exhibit
3. Staff Report
4. Appeal email
5. 15 Twin Creek
6. Z-2026-16 Favor
7. 11 Twin Creek
8. 8 Twin Creek
9. 1098755
10. 6458 Glen Abbey
11. 3566 La Jolla Beach
12. 3558 La Jolla Beach
13. 3542 La Jolla Beach
14. 3525 La Jolla Beach
15. 3517 La Jolla Beach
16. 3501 La Jolla Beach
17. 3425 Torrey Pine
18. 6397 Pebble Beach
19. 3550 La Jolla Beach
20. 16 Twin Creek
21. 4 Mesa Ridge

- 22. 1098755 pt 3
- 23. 1098755 pt 2
- 24. Presentation

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

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

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

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

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

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

PASSED ON FIRST READING the 23rd day of April, 2026.

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 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 14th day of May, 2026.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

EXHIBIT A

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

Legal description as follows:

BEING a 10.407 acres of land being out of the W. E, Vaughn Survey No. 101, Abstract No. 417, and the C. Donovan Survey, Abstract No. 1295, Taylor County, Texas, and being all of the remainder of that certain 18.925 acre tract of land described in a General Warranty Deed to Donald Ray Smith and Edna B. Smith recorded in Instrument No. 2023- 09379, Official Public Records, Taylor County, Texas. Said **10.407 acre tract** being more particularly described in metes and bounds as follows:

BEGINNING at a aluminum disk monument found, the coordinates thereof being (N=6,819,647.06', E=1,577,100.36'), for the northeast corner of this described tract and being on the east line of said 18.925 acre tract, and being southeast corner of Pebble Beach Estates Addition, Section 2, as shown per plat recorded in Cabinet 2, Slide 374-B, Plat Records, Taylor County, Texas, said corner also being located on the west line of The Tributes At Double Eagle, Section 2, as shown per plat recorded in Cabinet 4, Slide 589, Plat Records, Taylor County, Texas;

THENCE S00°57'16"W, 531.70 feet along the east line of this described tract and said 18.925 acre tract, and along the west line of said The Tributes At Double Eagle, Section 2 and The Tributes At Double Eagle, Section 3, as shown per plat recorded in Cabinet 5, Slide 192, Plat Records, Taylor County, Texas, to a 1/2 inch rebar found for the southeast corner of this described tract and said 18.925 acre tract, said corner also being the southwest corner of said The Tributes At Double Eagle, Section 3, and being an angle corner of the remainder of a certain 64.387 acre tract of land described in a deed to Stockard Investments, Inc. recorded in Instrument No. 2017-12220, Official Public Records, Taylor County, Texas;

THENCE N89°51'59"W, 30.87 feet along the south line of this described tract and said 18.925 acre tract and the north line of said Stockard tract to a 1/2 inch rebar rod found for an angle corner of this described tract and said 18.925 acre tract, said corner being the northeast corner of a certain 6.7 acre tract being described to Jim Ned Holdings LLC, recorded in Instrument No. 2025-13018, Official Public Records, Taylor County Texas;

THENCE N88°51'59"W, 1066.08 feet along the south line of this described tract and said 18.925 acre tract, and along the north line of said 6.7 acre tract and the north line of the Detention Pond being a certain 2.12 acre tract of land described in a deed to Mesa Ridge Villas Homeowners Association, Inc. recorded in Instrument No. 2018-11588, Official Public Records, Taylor County, Texas, and the north line of Mesa Ridge Villas Addition, Section 2, as shown per plat recorded in Cabinet 4, Slide 14, Plat Records, Taylor County, Texas and also along the north line of Mesa Ridge Villas Addition, Section 1, as shown per plat recorded in Cabinet 3, Slide 336, Plat Records, Taylor County Texas, to a 1/2 inch rebar rod set with plastic cap stamped "J&M BOUNDARY" for southwest corner of this described tract and said 18.925 acre tract, and being the northeast corner of said Mesa Ridge Villas Addition, Section 1, and being on the east line of Champions Addition, as shown per plat recorded in Cabinet 3, Slide 60, Plat Records, Taylor County, Texas;

THENCE along the west lines of this described tract and said 18.925 acre tract and along the east lines of said Champions Addition the following bearings and distances:

- N46°06'05"E, 438.42 feet to a 1/2 inch rebar rod found for an angle corner;
- N26°28'05"E, 181.41 feet to a 1/2 inch rebar rod found for an angle corner;
- N00°33'36"E, 52.90 feet to a aluminum disk monument found for the northwest corner of this described tract and the southwest corner of Lot 5, Block A, Pebble Beach Estates Addition, Section 2;

THENCE S89°06'40"E, 332.76 feet along the north line of this described tract and the north line of the remainder of said 18.925 acre tract, and the south line of said Pebble Beach Estates, Section 2, to a chiseled "X"

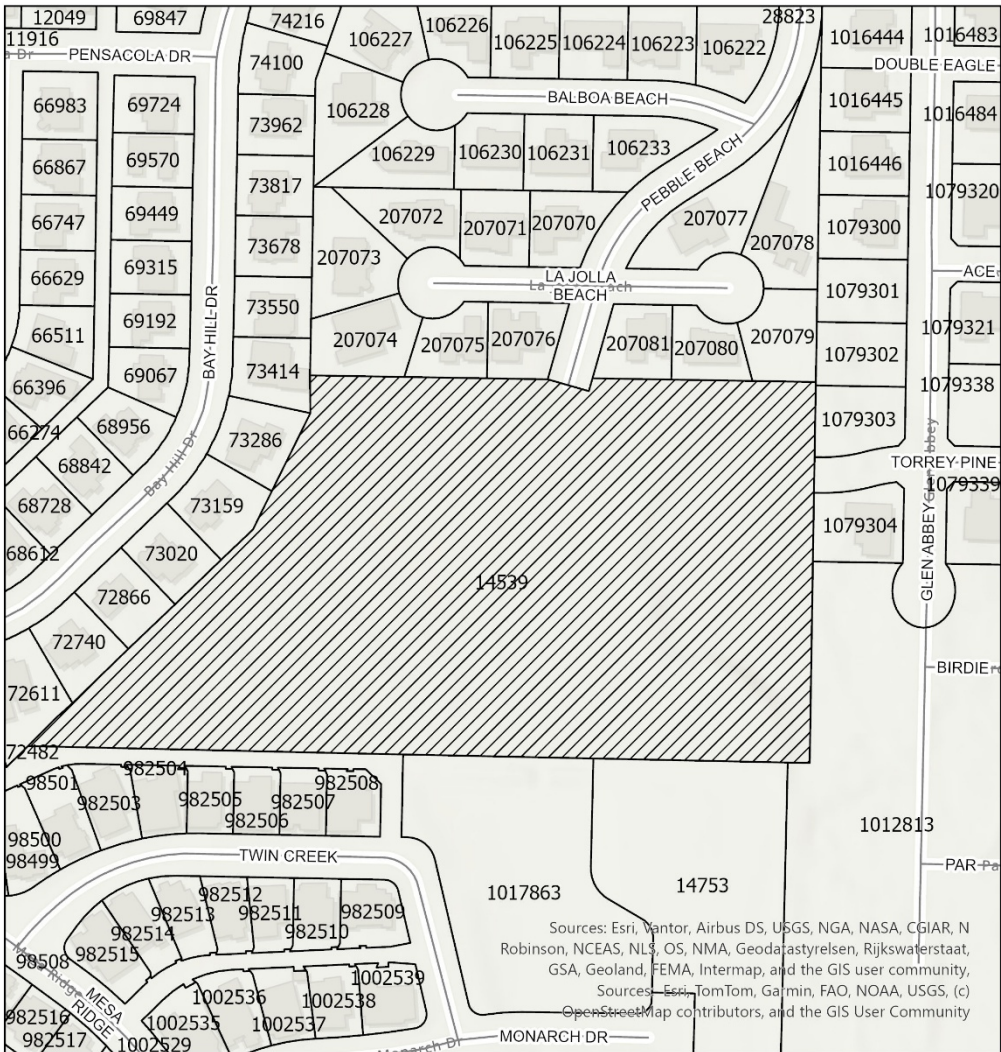
set for an angle point of this described tract and the remainder of said 18.925 acre tract, said corner being the southeast corner of Lot 7, Block A, Pebble Beach Estates Addition, Section 2, and also being the southwest right-of-way corner of Pebble Beach, as dedicated in said Pebble Beach Estates Addition, Section 2;

THENCE S74°05'04"E, 60.00 feet along the north line of this described tract and of the remainder of said 18.925 acre tract, and south right-of-way line of said Pebble Beach to a 1/2 inch rebar rod found for an angle point of this described tract and the remainder of said 18.925 acre tract, and being the southeast right-of-way corner of Pebble Beach;

THENCE N15°57'16"E, 18.68 feet along the north line of this described tract and of the remainder of said 18.925 acre tract, and along the east right-of-way line of said Pebble Beach, to a 1/2 inch rebar rod found for an angle point of this described tract and the southwest corner of Lot 5, Block B, Pebble Beach Estates, Section 2, Plat Record, Taylor County, Texas;

THENCE S89°03'11"E, 312.80 feet along the north line of this described tract and of the remainder of said 18.925 acre tract and along the south line of said Pebble Beach Estates, Section 2 to the **POINT OF BEGINNING** and containing **10.407 acres of land**, more or less.

Located at 6498 Pebble Beach.



0.05

Miles

 Z-2026-16

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

END

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.

Planning & Zoning Commission Recommendation

P&Z recommended **denial**.

The agent appealed the decision on April 8, 2026 via email. Correspondence is attached in the packet.

Attachments

- Presentation
- Zoning Exhibit
- Appeal Email

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	O
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	O
CARTER JAMES DAVID & SUSIE ANN	3549 LA JOLLA BEACH	207076	
CAUDLE JON A & DENISE J	11 TWIN CREEK	982512	O
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 & LYNDA	3558 LA JOLLA BEACH	207072	O
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	O
HAWTHORNE LOYD F & BRENDA	8 MESA RIDGE	98499	
HEIDENHEIMER COLLIN & SYDNEY	3501 LA JOLLA BEACH	207079	O
HILLS WALTER & MARGIE	3425 TORREY PINE	1079339	O

HYMER JON MITCHELL &	6397 PEBBLE BEACH	207078	O
JIM NED HOLDINGS LLC		1098755	O
LANE TONY & JENIFER	3517 LA JOLLA BEACH	207080	O
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	O
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	O
PYEATT KENAN & CLARISSA C	3566 LA JOLLA BEACH	207073	O
RIGGS DYLAN & LAUREN BROOKE	6442 GLEN ABBEY	1079301	
ROBERTS STEPHEN FAMILY TRUST	4 TWIN CREEK	98501	
RUNNION ROBERT & KRISTIE	16 TWIN CREEK	982507	O
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	F
STOCKARD INVESTMENTS INC	6518 GLEN ABBEY	1012813	
SWARNA AMEETA KAPU	6434 GLEN ABBEY	1079300	
TOUCHON ANTHONY H & BETTY M	3542 LA JOLLA BEACH	207070	O
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	

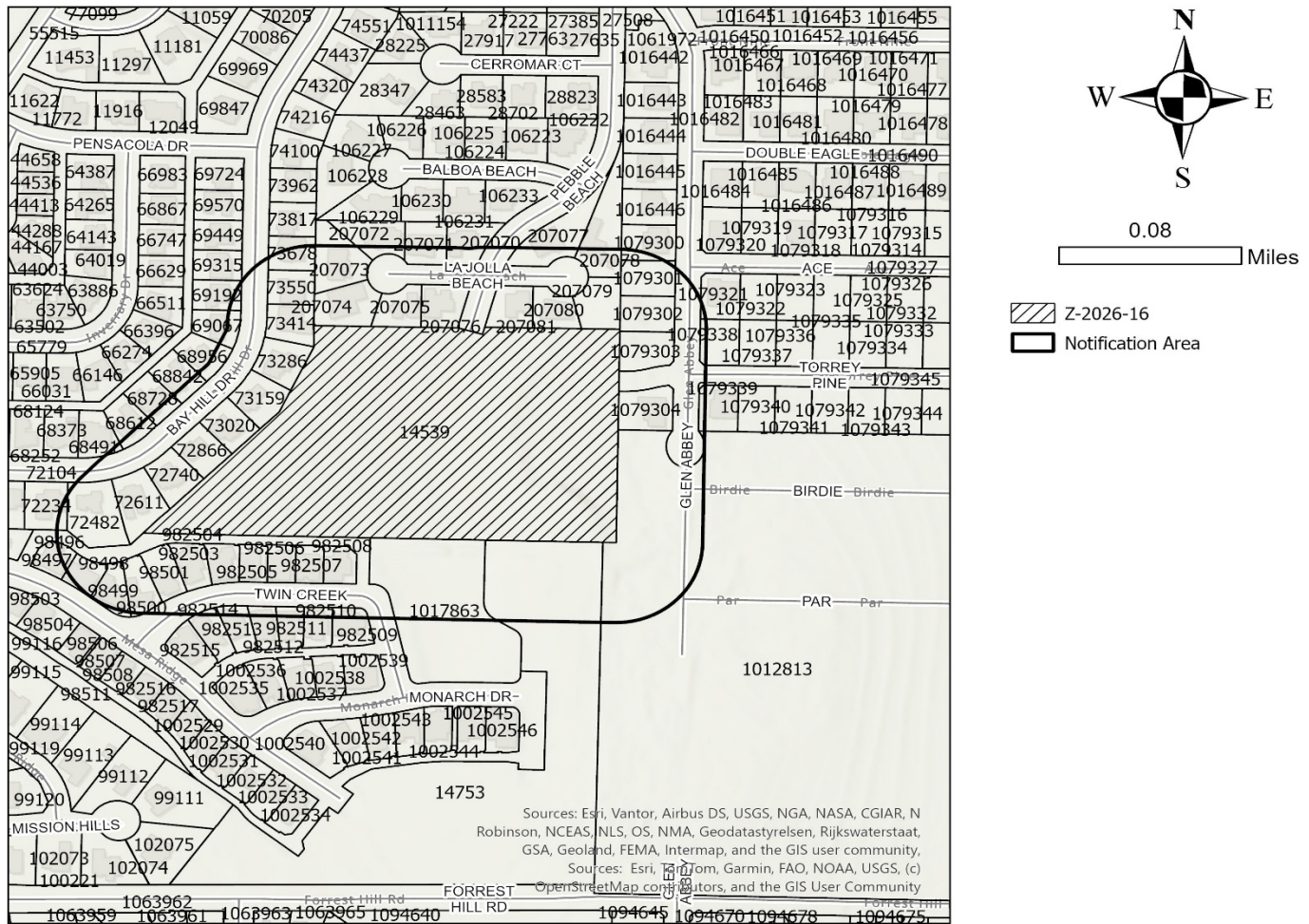
PROPERTY ID

Legend: O - Opposed, F - In Favor

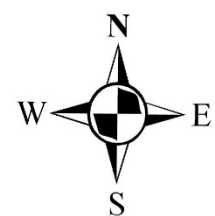
OWNER	SITUS	PROP_ID	RESPONSE
SMITH DONALD RAY & EDNA B LIVING TRUST	6498 PEBBLE BEACH	14539	
MESA RIDGE ESTATES INC		14753	
LOOP TRISTAN & NOELLE	3926 BAY HILL DR	68491	
NICHOLS TIM L & TERI L	3918 BAY HILL DR	68612	
ALDERMAN BILLIE W	6466 BAY HILL DR	68728	
DE SHAZO GIL & HOLLY	6458 BAY HILL DR	68842	
CHANG EMILY	6450 BAY HILL DR	68956	
SHARP LEONARD LOUIS	6442 BAY HILL DR	69067	
SHEPHERD ASSET MANAGEMENT LLC	6434 BAY HILL DR	69192	
BARTON KATHRYN J	3925 BAY HILL DR	72234	

GILLILAN KENNETH E & MILDRED C	3917 BAY HILL DR	72482	
DAVIS THAD LEE &	3909 BAY HILL DR	72611	
OAKELEY BRIAN E & DOROTHY	3901 BAY HILL DR	72740	
WILLIAMS JEREMY D & HEATHER L	6465 BAY HILL DR	72866	
LINN ANDREW	6457 BAY HILL DR	73020	
DIMAURO JOHN MATTHEW	6449 BAY HILL DR	73159	
SMITH CHRISTOPHER MICHAEL	6441 BAY HILL DR	73286	
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HALL MICHAEL LEE & SUSAN N	6425 BAY HILL DR	73550	
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SHEID BILLY F & BETTY F	2 TWIN CREEK	98500	
ROBERTS STEPHEN FAMILY TRUST	4 TWIN CREEK	98501	
TOUCHON ANTHONY H & BETTY M	3542 LA JOLLA BEACH	207070	O
CARDOT JOSEPH JAMES & VICKIE RAE	3550 LA JOLLA BEACH	207071	O
GILREATH EDDY JACK & LYNDA	3558 LA JOLLA BEACH	207072	O
PYEATT KENAN & CLARISSA C	3566 LA JOLLA BEACH	207073	O
3565 LAJOLLA BEACH LLC	3565 LA JOLLA BEACH	207074	
WOODS DARIN A & CANDIS ANIQUE	3557 LA JOLLA BEACH	207075	
CARTER JAMES DAVID & SUSIE ANN	3549 LA JOLLA BEACH	207076	
BOLT CLAYTON	3518 LA JOLLA BEACH	207077	
HYMER JON MITCHELL &	6397 PEBBLE BEACH	207078	O
HEIDENHEIMER COLLIN & SYDNEY	3501 LA JOLLA BEACH	207079	O
LANE TONY & JENIFER	3517 LA JOLLA BEACH	207080	O
PRESTON DUB	3525 LA JOLLA BEACH	207081	O
OSBORN STEPHEN M	6 TWIN CREEK	982503	
HANDLEY GARY & DIANA FAMILY TRUST	8 TWIN CREEK	982504	O
GODFREY JERRY & LINDA	10 TWIN CREEK	982505	
SKIDMORE HERBERT & CHERYL L	14 TWIN CREEK	982506	
RUNNION ROBERT & KRISTIE	16 TWIN CREEK	982507	O
ACKERS GARY	18 TWIN CREEK	982508	
BARNETT DON & LINDA	19 TWIN CREEK	982509	
WALTS CHARLES F & GAY ANN	17 TWIN CREEK	982510	
STEELE ERVIN & DONNA	15 TWIN CREEK	982511	F
CAUDLE JON A & DENISE J	11 TWIN CREEK	982512	O
MATTHEWS SARAH	9 TWIN CREEK	982513	
WESTBROOK JAMES WALTER &	5 TWIN CREEK	982514	
STOCKARD INVESTMENTS INC	6518 GLEN ABBEY	1012813	
MESA RIDGE VILLAS		1017863	
SWARNA AMEETA KAPU	6434 GLEN ABBEY	1079300	
RIGGS DYLAN & LAUREN BROOKE	6442 GLEN ABBEY	1079301	
ZAP CUSTOM HOMES LLC	6450 GLEN ABBEY	1079302	
MOBILE HOME CONCEPTS	6458 GLEN ABBEY	1079303	O
VALENTINE VICTOR & MELISSA LEE	6502 GLEN ABBEY	1079304	
ARMSTRONG RANDY & KASEY	3425 ACE	1079321	
TRAVELSTEAD CHRISTOPHER CHARLES & CELESTE DIANE	3426 TORREY PINE	1079338	
HILLS WALTER & MARGIE	3425 TORREY PINE	1079339	O

NOTIFICATION MAP



LOCATION MAP

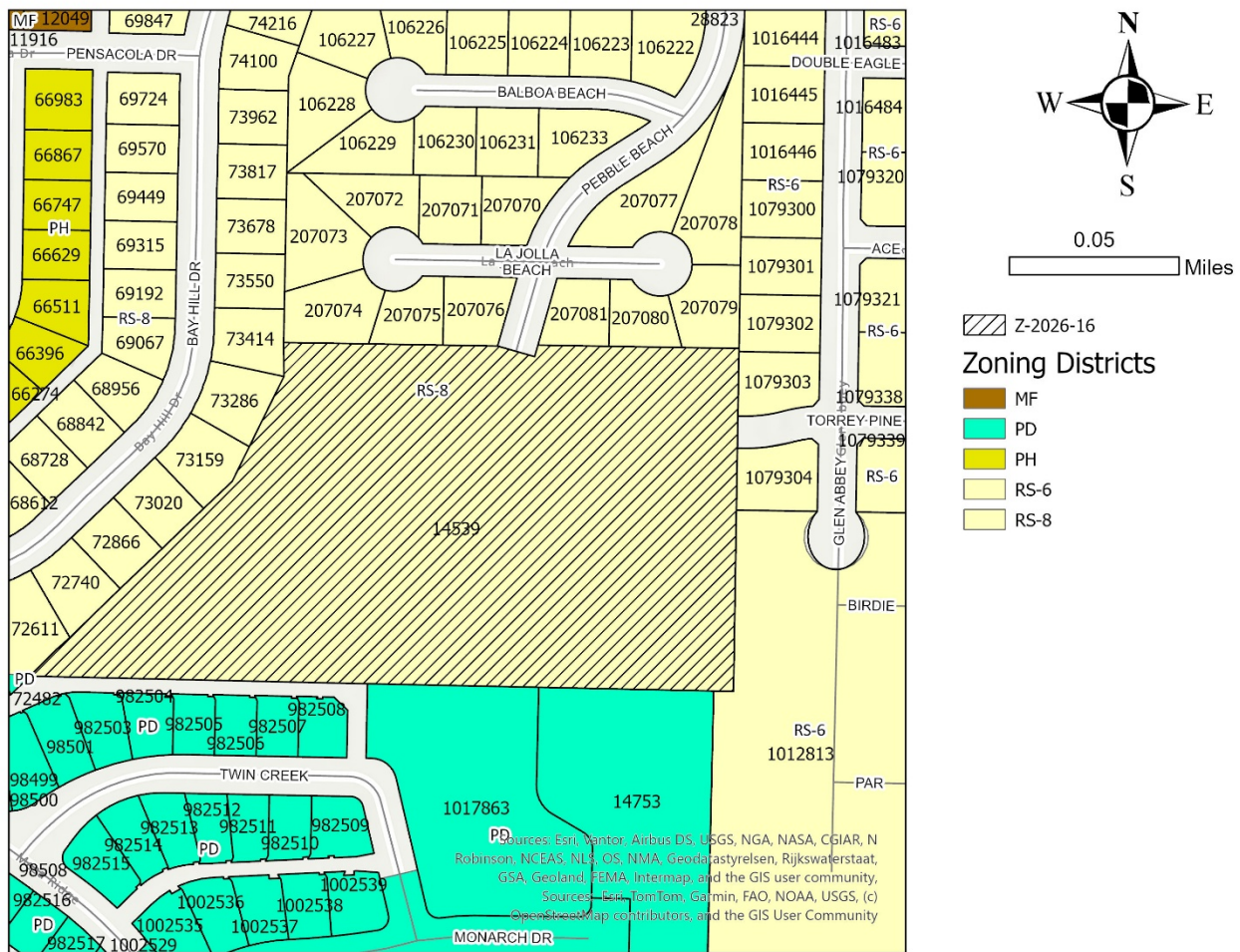


0.08

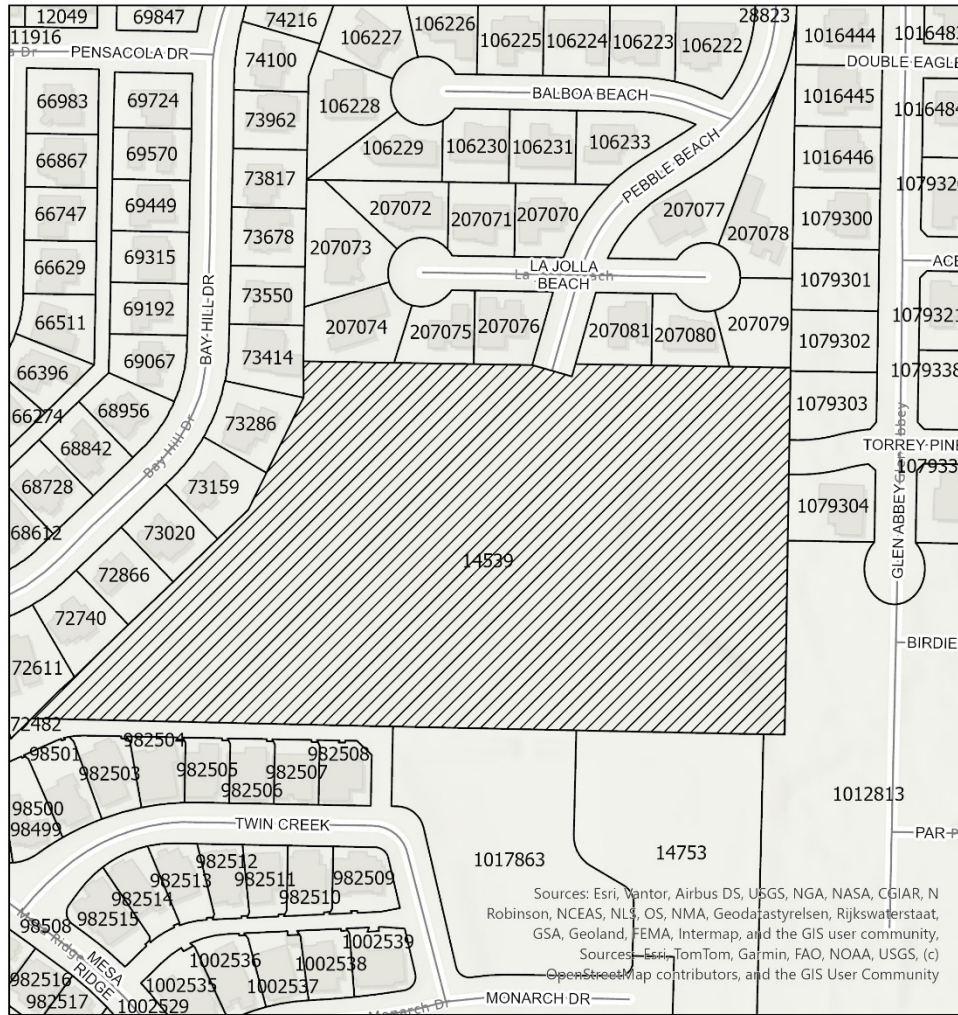
Miles

 Z-2026-16

ZONING MAP



FLOOD MAP



0.05 Miles

Z-2026-16

FEMA Flood Zones

- | | | |
|--|------------------|------------------|
| | Floodway | Floodway |
| | 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

Re: Pebble Beach Zoning Case

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

Date Wed 4/8/2026 1:45 PM

To Littlejohn, Tim <Tim.Littlejohn@abilenetx.gov>

Will do, thank you.



Mason Teegardin

Planning Division Manager

City of Abilene

555 Walnut Street

Office: 325.676.6490

mason.teegardin@abilenetx.gov

From: Littlejohn, Tim <Tim.Littlejohn@abilenetx.gov>

Sent: Wednesday, April 8, 2026 1:37 PM

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

Subject: Fw: Pebble Beach Zoning Case

Please add this to your case and push forward to council please.

Tim

From: Tal Fillingim <tal@jacobmartin.com>

Sent: Wednesday, April 8, 2026 1:02 PM

To: Littlejohn, Tim <Tim.Littlejohn@abilenetx.gov>

Subject: Pebble Beach Zoning Case

My client would like to file a formal request/appeal to move this case forward to city council for their consideration. Thanks

TAL FILLINGIM, P.E.

JACOB | MARTIN

3465 Curry Lane

Abilene, TX 79606

Ofc) 325.695.1070

Mbl) 325.370.9624

jacobmartin.com

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-16

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.

MAR 30 AM 11:21

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

Requestor's Property Zoning: RS-8

Your Name: STEELE ERVIN & DONNA

I am in favor ☒

Requestor's Proposed Zoning: RS-6

Your Address: 15 TWIN CREEK

Requestor's Parcel ID: 14539

Your Parcel ID: 982511

I am opposed ☐

Signature: _____

Donna Steele

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-16

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.

APR 17 AM 9:34

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

Requestor's Property Zoning: RS-8

Your Name: LOOP TRISTAN & NOELLE

I am in favor ☒

Requestor's Proposed Zoning: RS-6

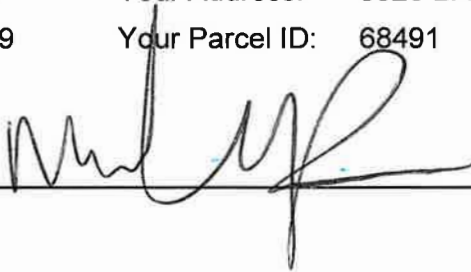
Your Address: 3926 BAY HILL DR

Requestor's Parcel ID: 14539

Your Parcel ID: 68491

I am opposed ☐

Signature: _____



ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-16

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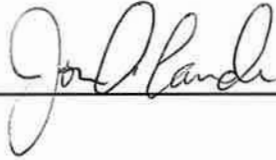
Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.

APR 1 PM 12:08

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

Requestor's Property Zoning:	RS-8	Your Name:	CAUDLE JON A & DENISE	I am in favor	☐
Requestor's Proposed Zoning:	RS-6	Your Address:	11 TWIN CREEK		
Requestor's Parcel ID:	14539	Your Parcel ID:	982512	I am opposed	☒

Signature: _____



If opposed, please provide comments:

I have seen the type of housing this developer plans to build and this zoning change will severely and adversely affect the property values of all surrounding properties.

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-16

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

MAR 30 AM 11:21

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

Requestor's Property Zoning:	RS-8	Your Name:	HANDLEY GARY & DIANA	I am in favor	☐
Requestor's Proposed Zoning:	RS-6	Your Address:	8 TWIN CREEK		
Requestor's Parcel ID:	14539	Your Parcel ID:	982504	I am opposed	☒

Signature: Gary Handley & Diana Handley

If opposed, please provide comments:

We are against this reporting, we are concerned that it does not conform to the existing development in this area. We feel it will detract our property.

Re: Zoning Application Number Z-2026-16

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

Date Mon 3/30/2026 6:31 PM

To Rick and Angie Failor <thefailors@gmail.com>; Peggy Manning <peggy@senterrealtors.com>; David Ballard <dballard59@gmail.com>; David Ballard <dballard59@icloud.com>

Cc Planning Services <planning@abilenetx.gov>

Your response has been recorded, thank you.



Mason Teegardin

Planning Division Manager

City of Abilene

555 Walnut Street

Office: 325.676.6490

mason.teegardin@abilenetx.gov

From: Rick and Angie Failor <thefailors@gmail.com>

Sent: Thursday, March 26, 2026 5:57 PM

To: Planning Services <planning@abilenetx.gov>

Cc: David Ballard <dballard59@icloud.com>; David Ballard <dballard59@gmail.com>; Peggy Manning <peggy@senterrealtors.com>

Subject: Zoning Application Number Z-2026-16

I Richard Failor managing member of Jim Ned Holdings LLC - PARCEL ID 1098755

IAM OPPOSED - All homes in Pebble Beach Estates - Bayhill- Mesa Ridge Villas and the tributes have side car or back entryway with alleys - This keeps the front of the homes with curb appeal-with larger square foot homes They want front garage entryways and smaller 2 story homes - This is not what the homeowners want in this area. They would like to keep it the way the rest of the nice Subdivisions in this area. PebbleBeach Estates, Mesa Ridge Villas and the Tributes

Thank you
Rick Failor

PS Please let me know you received my email.

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 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.

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 Mason Teegardin at 325-676-6237 or by email address planning@abilenetx.gov

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-16

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

MAR 31 AM 10:26

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

Requestor's Property Zoning: RS-8

Your Name: MOBILE HOME

I am in favor ☐

Requestor's Proposed Zoning: RS-6

Your Address: 6458 GLEN ABBEY

Requestor's Parcel ID: 14539

Your Parcel ID: 1079303

I am opposed ☒

Signature: _____

Re: Zoning application number Z-2026-16

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

Date Wed 4/1/2026 9:08 AM

To Kenan Pyeatt <KPyeatt@lithia.com>; Planning Services <planning@abilenetx.gov>

Cc Clarissa Pyeatt Yoga <clarissapyeattyoga@gmail.com>

Received, thank you.



Mason Teegardin

Planning Division Manager

City of Abilene

555 Walnut Street

Office: 325.676.6490

mason.teegardin@abilenetx.gov

From: Kenan Pyeatt <KPyeatt@lithia.com>

Sent: Tuesday, March 31, 2026 5:51 PM

To: Planning Services <planning@abilenetx.gov>

Cc: Kenan Pyeatt <KPyeatt@lithia.com>; Clarissa Pyeatt Yoga <clarissapyeattyoga@gmail.com>

Subject: Zoning application number Z-2026-16

I am opposed to the rezoning of parcel 14539 to rs-6 for parcel id 14539

Kenan Pyeatt
3566 LaJolla Beach
Abilene Tx 79606

Get [Outlook for iOS](#)

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-16

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

NOR 30 AM 11:21

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

Requestor's Property Zoning:	RS-8	Your Name:	GILREATH EDDY JACK &	I am in favor ☐
Requestor's Proposed Zoning:	RS-6	Your Address:	3558 LA JOLLA BEACH	
Requestor's Parcel ID:	14539	Your Parcel ID:	207072	I am opposed ☒

Signature: _____

Jack Gilreath

If opposed, please provide comments:

Discontinue Zoning RS-8. Do Not Want Change To RS-6 To
Provide For Downsized Homes With Increased
Density + Traffic.



MAR 27 4:19:30

TOUCHON ANTHONY H & BETTY M
3542 LA JOLLA BEACH
ABILENE, TX 79606-5662

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number Z-2026-16

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 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.

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ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-16

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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:	RS-8	Your Name:	TOUCHON ANTHONY H &	I am in favor ☐
Requestor's Proposed Zoning:	RS-6	Your Address:	3542 LA JOLLA BEACH	
Requestor's Parcel ID:	14539	Your Parcel ID:	207070	I am opposed ☒

Signature: Anthony H. Touchon 3/24/2026

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-16

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

APR 2 AM 10:31

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

Requestor's Property Zoning:	RS-8	Your Name:	PRESTON DUB	I am in favor ☐
Requestor's Proposed Zoning:	RS-6	Your Address:	3525 LA JOLLA BEACH	
Requestor's Parcel ID:	14539	Your Parcel ID:	207081	I am opposed ☒

Signature: Dub L. Preston
 Pat Preston

We prefer the going to stay as R58 with larger lots as originally planned. We oppose this change for the following reasons.

- 1) Smaller lots would decrease the value of our addition with the assumption that smaller lots equals smaller homes.
- 2) Smaller lots would create more homes which elevates the issue of increased flooding in an area that is prone to flooding already.

Paul L. Freston

1st Freston

3525 La Jolla Beach

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-16

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

MAR 30 AM 11:21

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

Requestor's Property Zoning: RS-8

Your Name: LANE TONY & JENIFER

I am in favor ☐

Requestor's Proposed Zoning: RS-6

Your Address: 3517 LA JOLLA BEACH

Requestor's Parcel ID: 14539

Your Parcel ID: 207080

I am opposed ☒

Signature: _____

Tony K. Lane

Way too small of lots. Already a major drainage problem
Would be way too small of lot to match
up to the lots that ~~are~~ have houses on
next to it. Would make people living on edge
property values go down and way too crowded

Re: Zoning Application #Z-2026-16

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

Date Mon 3/30/2026 1:30 PM

To Collin Heidenheimer <CHeidenheimer@ffin.com>; Planning Services <planning@abilenetx.gov>

Received, thank you.



Mason Teegardin

Planning Division Manager

City of Abilene

555 Walnut Street

Office: 325.676.6490

mason.teegardin@abilenetx.gov

From: Collin Heidenheimer <CHeidenheimer@ffin.com>

Sent: Monday, March 30, 2026 12:57 PM

To: Planning Services <planning@abilenetx.gov>

Subject: Zoning Application #Z-2026-16

Good afternoon

I am OPPOSED to the requested zoning change to change the 10.4 acres out of the WE, Vaughn survey number 101, abstract number 417 and the sea Donovan survey, abstract number 1295, Abilene, Taylor County, Texas from an RS-8 to RS-6. Part of the reason we bought in this neighborhood and just completed construction was it is not a highly dense neighborhood or community. The last thing we want is for a very dense neighborhood to be built behind us.

Thanks

Collin Heidenheimer

VP Commercial Relationship Manager, NMLS #2228570

Abilene Region

FIRST FINANCIAL BANK | 1801 Antilley Rd. Abilene, TX 79606

O: 325-627-7572 | **M:** 325-668-9989 | **E:** cheidenheimer@ffin.com

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-16

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

MAR 31 AM 10:27

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

Requestor's Property Zoning: RS-8 *40-100* Your Name: HILLS WALTER & MARGIE I am in favor ☐
Requestor's Proposed Zoning: RS-6 *60* Your Address: 3425 TORREY PINE
Requestor's Parcel ID: 14539 Your Parcel ID: 1079339 I am opposed ☒

Signature:

Walter Hills. Margie Hills

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-16

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

APR 6 AM 9:30

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

Requestor's Property Zoning:	RS-8	Your Name:	HYMER JON MITCHELL &	I am in favor	☐
Requestor's Proposed Zoning:	RS-6	Your Address:	6397 PEBBLE BEACH		
Requestor's Parcel ID:	14539	Your Parcel ID:	207078	I am opposed	☒

Signature: _____

Jon Hymer

I + will decrease my property value
by having higher-density layout. I + will
increase traffic volume in my
neighborhood.

I am opposed

Re: Zoning application number Z-2026-16

From Teegardin, Mason <Mason.Teegardin@abilenetx.gov>
Date Mon 4/6/2026 1:59 PM
To Joe Cardot <cardotj@acu.edu>; Planning Services <planning@abilenetx.gov>

Received, thank you.

Please be advised that this was not sent in time to be included for the Planning and Zoning Commission meeting, but it will be included for City Council.



Mason Teegardin
Planning Division Manager
City of Abilene
555 Walnut Street
Office: 325.676.6490
mason.teegardin@abilenetx.gov

From: Joe Cardot <cardotj@acu.edu>
Sent: Monday, April 6, 2026 1:03 PM
To: Planning Services <planning@abilenetx.gov>
Cc: Joe Cardot <cardotj@acu.edu>
Subject: Re: Zoning application number Z-2026-16

I am opposed to the rezoning of parcel 14539 from RS-8 to RS-6 as well as the addition of a crossover road from Pebble Beach Estates to the addition on the eastern edge of Pebble Beach Estates.

The drop in lot sizes will increase the number of houses by 33 percent. This will greatly increase the density, traffic, and danger level of our sub-division. The drop in house size will violate the intent and understanding of all house owners currently in Pebble Beach Estates. This will drop the value of all the houses on Balboa Beach and La Jolla Beach. The addition of the cross-over street to the East will also increase the traffic in our addition. Current residents were told our sub-division would only have cul-de-sacs and not through streets.

Joseph Cardot
3550 La Jolla Beach
Abilene, TX 79606

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-16

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

APR 5 AM 10:47

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

Requestor's Property Zoning:	RS-8	Your Name:	RUNNION ROBERT &	I am in favor	☐
Requestor's Proposed Zoning:	RS-6	Your Address:	16 TWIN CREEK		
Requestor's Parcel ID:	14539	Your Parcel ID:	982507	I am opposed	☒

Signature: _____

Robert L. Runnion
Kristie Runnion

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-16

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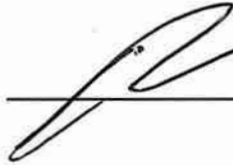
Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.

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

APR 7 am 10:24

Requestor's Property Zoning:	RS-8	Your Name:	ABILENE ASSETS LLC	I am in favor	☐
Requestor's Proposed Zoning:	RS-6	Your Address:	4 MESA RIDGE	I am opposed	☒
Requestor's Parcel ID:	14539	Your Parcel ID:	98497		

Signature: _____



ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-16

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

MAR 31 AM 10:26

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

Requestor's Property Zoning: RS-8 Your Name: JIM NED HOLDINGS LLC I am in favor ☐
Requestor's Proposed Zoning: RS-6 Your Address:
Requestor's Parcel ID: 14539 Your Parcel ID: 1098755 - * I am opposed ☒

Signature: _____

Richard Failor
RICHARD FAILOR

I SENT EMAIL ON THUR 3-24-24 6pm Explaining

Re: Zoning Application Number Z-2026-16

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

Date Mon 3/30/2026 6:42 PM

To David Ballard <dballard59@gmail.com>; David Ballard <dballard59@icloud.com>

Cc Planning Services <planning@abilenetx.gov>

Thank you,



Mason Teegardin

Planning Division Manager

City of Abilene

555 Walnut Street

Office: 325.676.6490

mason.teegardin@abilenetx.gov

From: David Ballard <dballard59@gmail.com>

Sent: Friday, March 27, 2026 12:00 PM

To: Planning Services <planning@abilenetx.gov>

Cc: David Ballard <dballard59@icloud.com>

Subject: Zoning Application Number Z-2026-16

I am David Ballard 4901 Buffalo Gap Rd (Office) and am a managing partner of Jim Ned Holdings, LLC which is a development company that owns phase 4 of Mesa Ridge Estates(MRE). We are currently starting that final phase of MRE which is Parcel 1098755. We were left off of the surrounding property owners that were supposed to be notified. Hopefully we are getting this to you in a timely manner. In 2025, we looked at the parcel of land that you have been requested to rezone. In doing our due diligence, we could not see anyway to successfully develop this parcel and remain reputable and responsible to the surrounding property owners based on the current deed restrictions and zoning.

What we and others have seen online that the current owner and developer are proposing is totally incompatible with what the surrounding property owners have made out of their properties. I am appalled that someone would attempt to bring this about with

the surrounding properties as they are. What they want to build here is totally out of character of what is out there now. It appears that if you recommend approval of this rezoning request, you would be recreating zone that contradicts with properties that encircle this parcel. Now if this parcel was on the perimeter of the R8 zones or was on a major thoroughfare (still of the perimeter), I could see you valuing it differently. But as applied for, I cannot see how you could recommend approval of this rezoning and still be responsible to the surrounding property owners and this is the value of having a committee like you.



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: 1 in Favor, 15 in Opposition

Planning & Zoning: April 7, 2026

Council Hearing: April 23, 2026
May 14, 2026





AERIAL LOCATION MAP



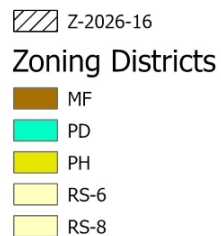
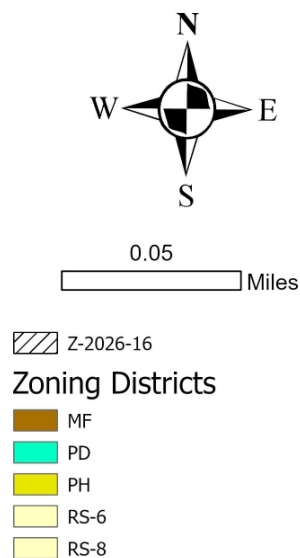
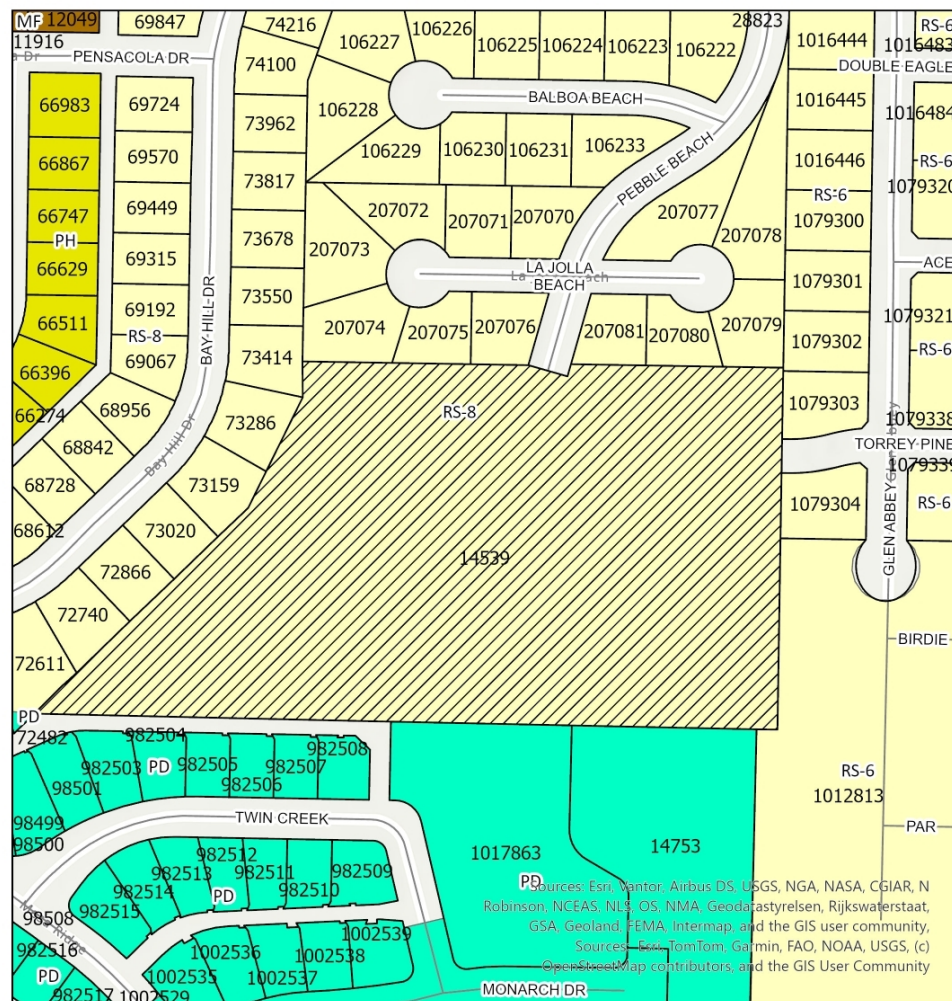
Z-2026-16



CITY OF
ABILENE
TEXAS



ZONING MAP





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

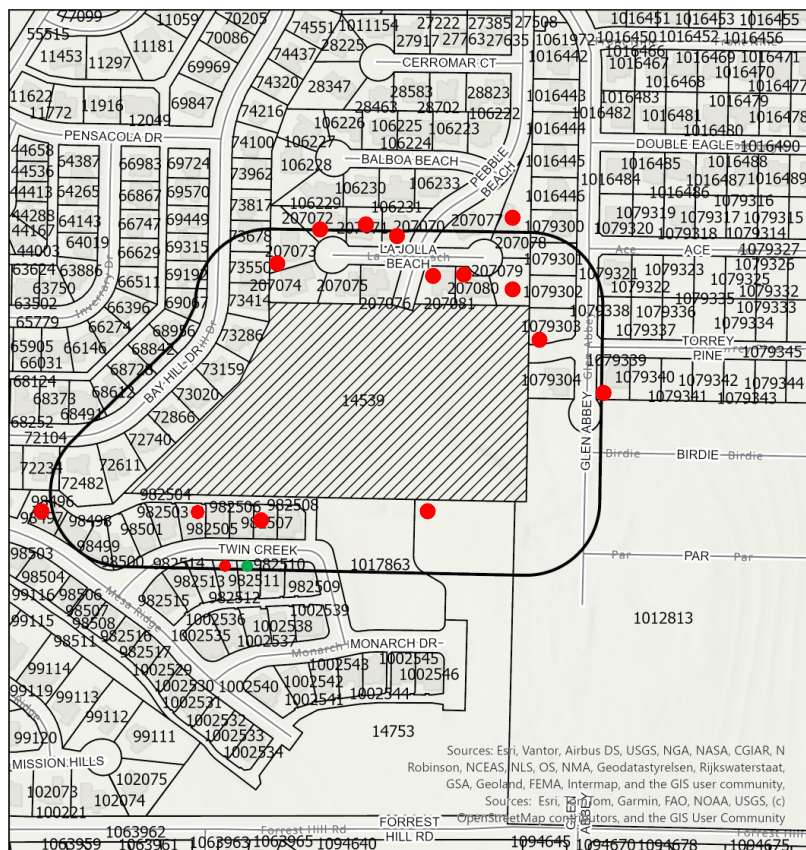
LEGEND

- 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





NOTIFICATION AREA MAP



▨ Z-2026-16
▭ Notification Area

1 - in Favor - 

15 - in Opposition 

19.75% 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.

Planning & Zoning Commission recommended **denial**.

The agent appealed the request on April 8.





Questions?





**CITY COUNCIL
MEMORANDUM
4/23/2026**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: **19. Ordinance (First Reading) Z-2026-17: Receive a Report, Hold a Discussion 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. (Tim Littlejohn)**

GENERAL INFORMATION

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.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommends approval.

ATTACHMENTS:

1. Ordinance
2. Staff Report
3. 2381 S 32nd St
4. 2359 S 32nd St
5. 2364 S 32nd St
6. Presentation

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

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

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

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

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

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

PASSED ON FIRST READING the 23rd day of April, 2026.

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 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 14th day of May, 2026.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

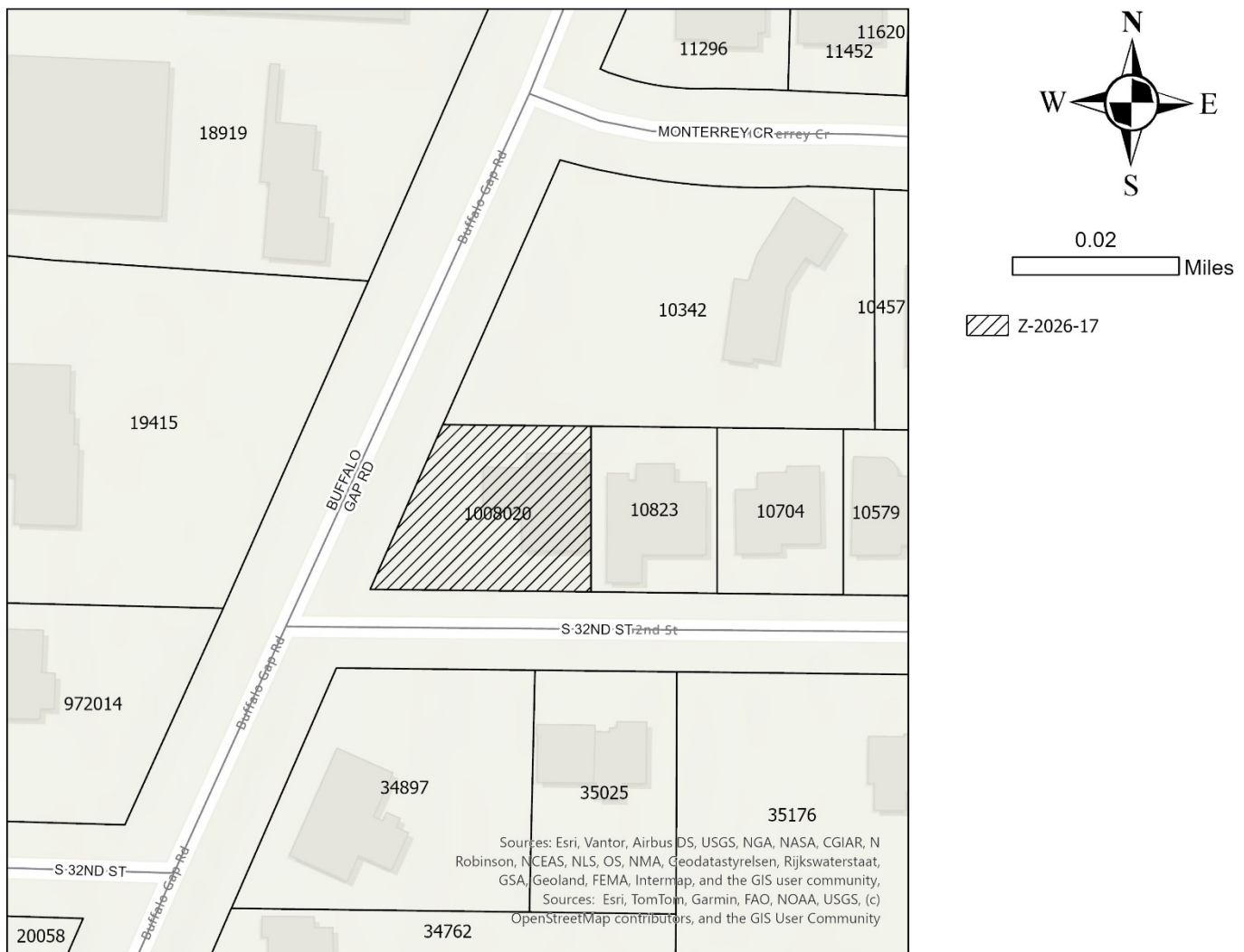
ORDINANCE NO. _____

EXHIBIT A

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

Legal description being Lot 106, Block 1, Monterrey Place, Abilene, Taylor County, Texas.

Located at 2380 S 32nd Street.



END

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.

P&Z Recommendation

P&Z 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	O
DURKEE ROBERT STEVEN	10579	2356 S 32ND ST	
HOUSLEY NEIL W	10704	2364 S 32ND ST	O
OROZCO ANDREA	1008020	2380 S 32ND ST	
PAYNE & KING INVESTMENTS LLC	34897	2381 S 32ND ST	F
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	

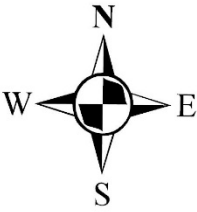
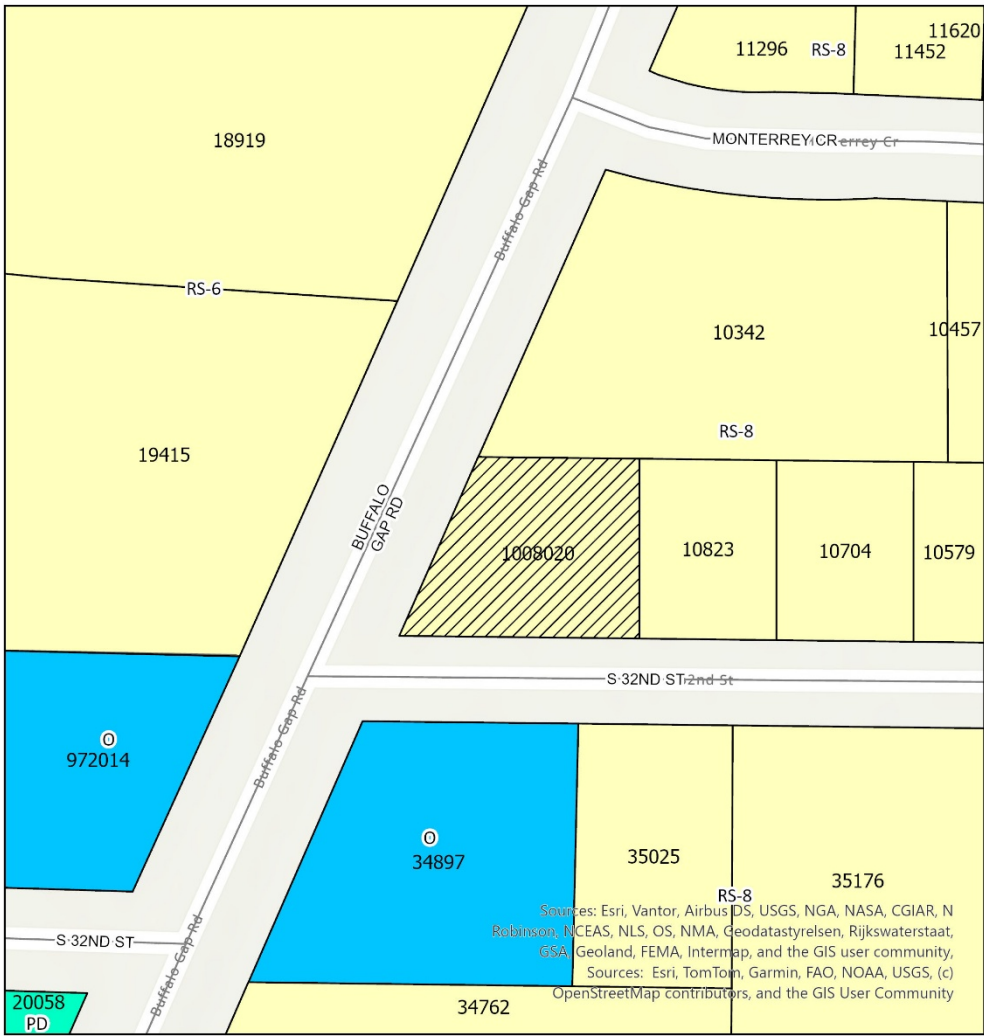
NOTIFICATION MAP



LOCATION MAP



ZONING MAP

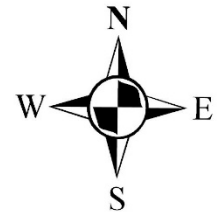
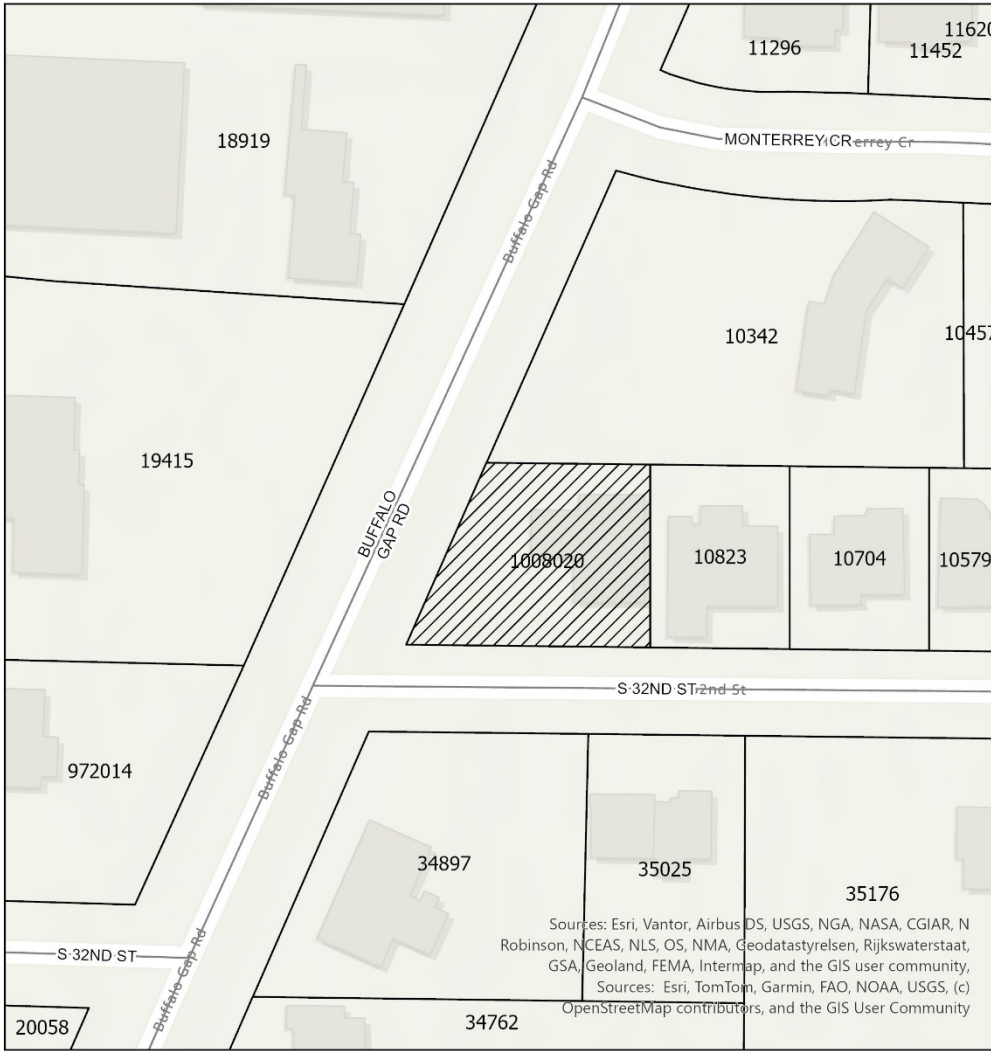


0.02 Miles

- Z-2026-17
- Zoning Districts**
- O
 - PD
 - RS-6
 - RS-8

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

FLOOD MAP



0.02
Miles

Z-2026-17

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

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-17

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.

APR 10 PM 12:48

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

Requestor's Property Zoning: RS-8

Your Name: PAYNE & KING

I am in favor ☒

Requestor's Proposed Zoning: NO

Your Address: 2381 S 32ND ST

Requestor's Parcel ID: 10942

Your Parcel ID: 34897

I am opposed ☐

Signature: Dr. Susan Payne

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-17

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.

APR 24 10:31

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

Requestor's Property Zoning:	RS-8	Your Name:	COLLINS CARLTON	I am in favor	☐
Requestor's Proposed Zoning:	NO	Your Address:	2359 S 32ND ST	I am opposed	☒
Requestor's Parcel ID:	10942	Your Parcel ID:	35176		

Signature: _____



ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-17

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.**

APR 2 AM 10:31

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

Requestor's Property Zoning: RS-8

Your Name: HOUSLEY NEIL W

I am in favor ☐

Requestor's Proposed Zoning: NO

Your Address: 2364 S 32ND ST

Requestor's Parcel ID: 10942

Your Parcel ID: 10704

I am opposed ☒

Signature: _____





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: 1 in Favor, 2 in Opposition

Planning & Zoning: April 7, 2026

Council Hearing: April 23, 2026
May 14, 2026





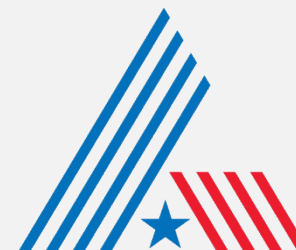
AERIAL LOCATION MAP



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Miles

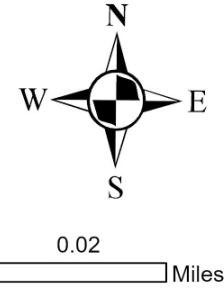
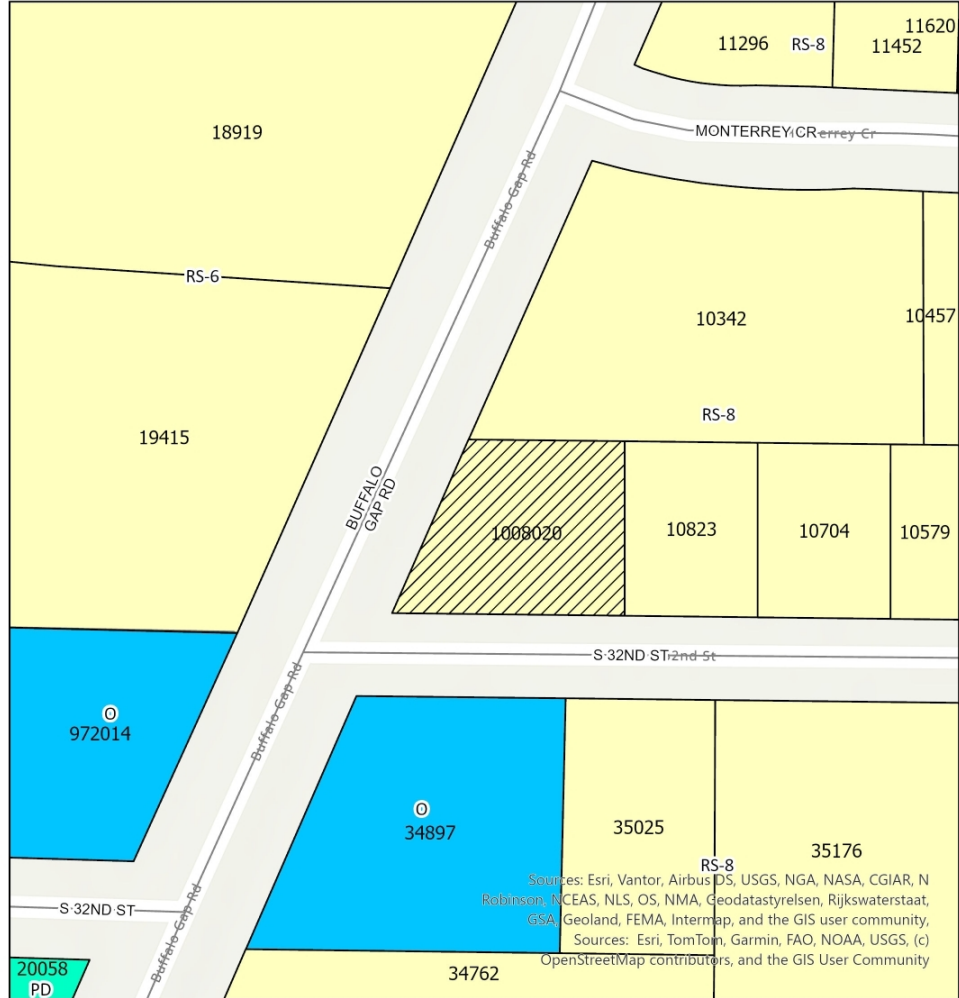
Z-2026-17



CITY OF
ABILENE
TEXAS

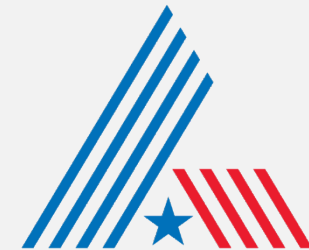


ZONING MAP



- Zoning Districts
- Z-2026-17
 - O
 - PD
 - RS-6
 - RS-8

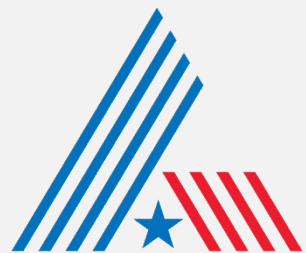
Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



CITY OF
ABILENE
TEXAS



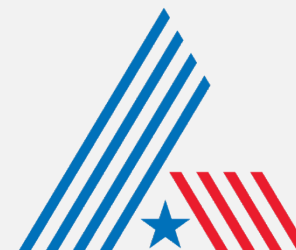
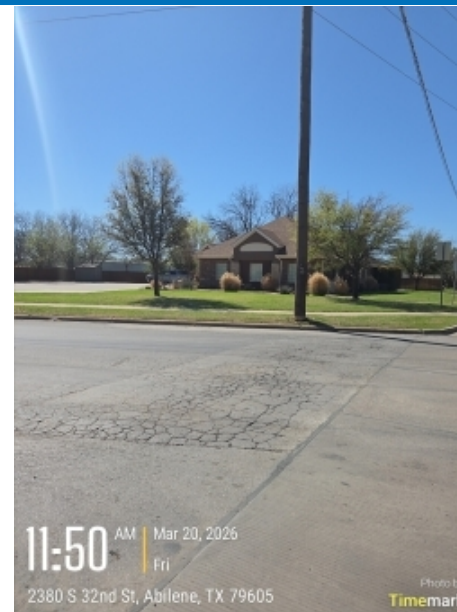
PROPERTY VIEWS



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)
- P Tennis Court, Private (accessory to residential use)
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

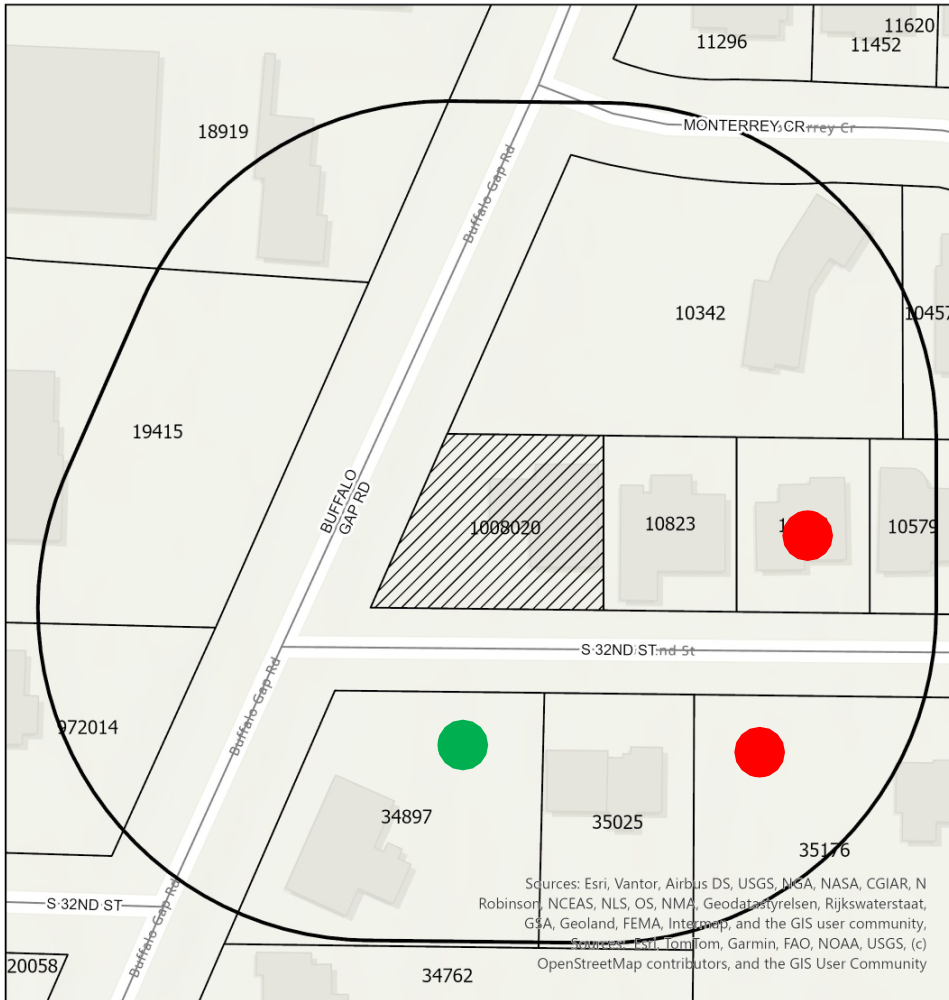
LEGEND

- 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-2026-17

Notification Area

1 - in Favor -



2 - in Opposition -



10.03% in opposition



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

P&Z Recommendation: **Approval**





Questions?





**CITY COUNCIL
MEMORANDUM
4/23/2026**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: **20. Ordinance (First Reading) Z-2026-18: Receive a Report, Hold a Discussion 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. (Tim Littlejohn)**

GENERAL INFORMATION

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.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommends approval.

ATTACHMENTS:

1. Ordinance
2. Staff Report
3. Permitted Uses PDD-198
4. Concept Plan
5. Applicant submitted regulations
6. 1209 Ben Richey Dr
7. 1213 Ben Richey Dr
8. 1217 Ben Richey Dr
9. 1233 Ben Richey Drive
10. Applicant - Favor
11. 909 Petroleum Drive
12. 1225 Ben Richey Drive
13. Presentation

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING A CERTAIN PROPERTY; CREATING A PLANNED DEVELOPMENT DISTRICT (PDD-198); CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

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

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

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

PASSED ON FIRST READING the 23rd day of April, 2026.

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 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 14th day of May, 2026.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____
EXHIBIT A

Change the zoning classification of the following described land from General Commercial (GC) and Heavy Commercial (HC) to a Planned Development District (PDD-198) subject to the requirements set out in Exhibit B, Permitted Uses set out in Exhibit C, and the Concept Plan shown in Exhibit D.

Legal description as follows:

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,

ORDINANCE NO. _____

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 0.18'/

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 157.86' TO A POINT ON THE LEFT BANK OF BUTTONWILLOW CREEK.

ORDINANCE NO. _____

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 "GEOTEX" 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 303, 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 "AES" RECOVERED FOR THE SOUTHEAST CORNER OF LOT 401, THREE PALMS ADDITION, AND FOR AN ANGLE POINT OF THIS ADDITION.

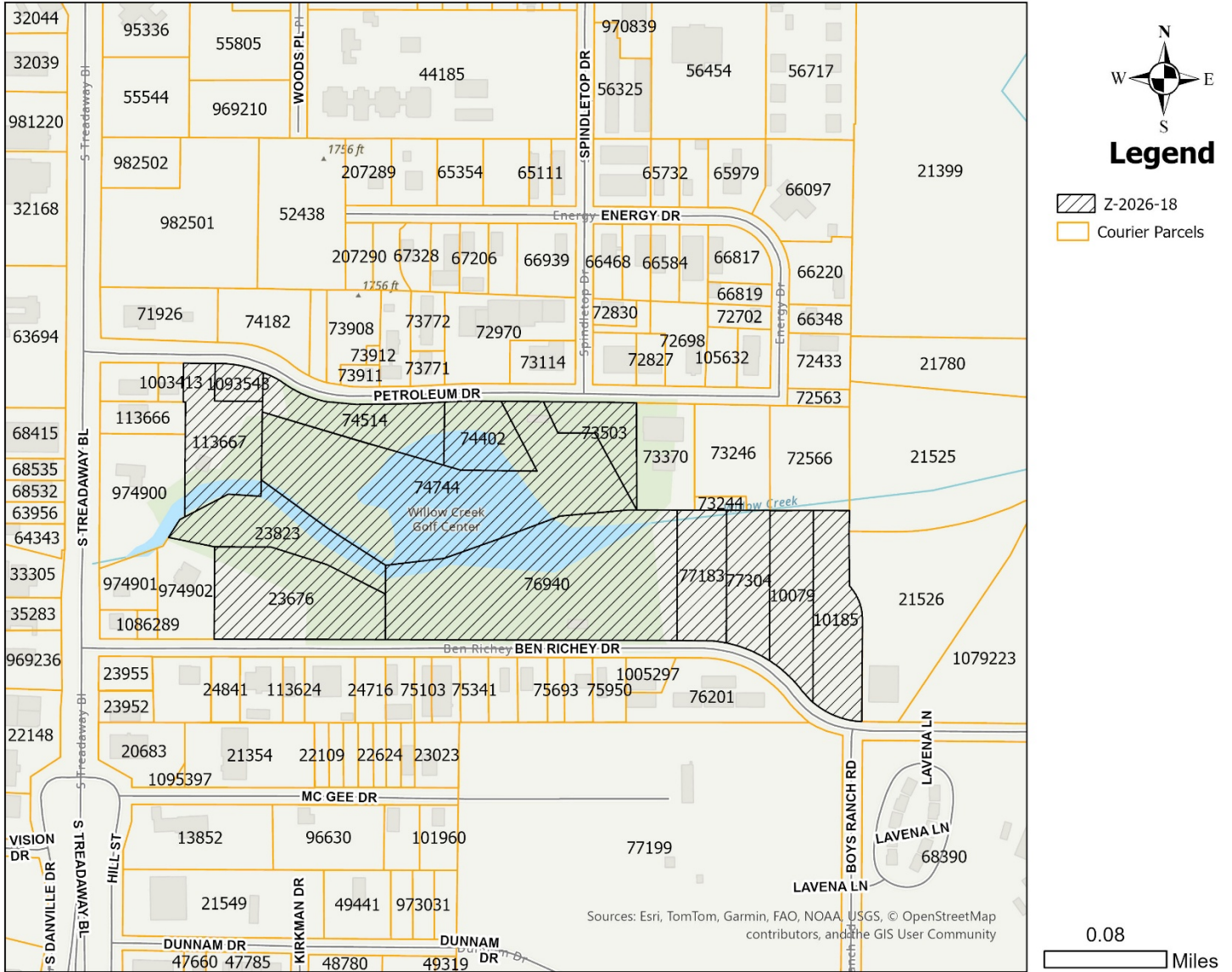
THENCE N 00°15'18" E FOR A DISTANCE OF 133.53' TO THE POINT OF BEGINNING AND HAVING AN AREA OF 1697819 SQUARE FEET, OR 38.977 ACRES.

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 24 DAY OF NOVEMBER 2025.

ORDINANCE NO.

Located along the 1100 - 1400 Block of Ben Richey Dr. and the 1100 - 1400 Block of Petroleum Dr.



Legend

- Z-2026-18
- Courier Parcels

0.08
Miles

EXHIBIT B

(Base Zoning Districts/Land Uses/General Standards)

Purpose: The purpose of this Planned Development District (PDD-198) is to cohesively incorporate non-residential and residential uses both within the same lot and/or adjacent.

Specific Modifications: This Planned Development District shall be subject to the requirements of the Mixed Use (MX) zoning district, except as modified below:

- Maximum height for any structures 38-feet
- Building setbacks 15-feet front property line setback, 5-feet interior setback, and 0-foot rear setback.
- Maximum lot coverage not to exceed 75% of total lot size
- Hours of operation for non-residential uses Monday-Sunday 7:00AM-12:30AM
- Maximum of 6 dwellings per platted lot
- Sidewalks and bicycle facilities are not required for any platted lot
- Permitted uses as listed in exhibit A

Except as otherwise specified in and allowed by this ordinance, the use and development of this subject property shall be governed by regulations applicable to the Mixed Use (MX) zoning classification.

PDD-198 General Standards: The general standards applicable to development with the district, with or without reference to the base district, including:

- 1) Exterior building materials shall be 80% masonry on all sides of the structure.
- 2) Chain-link or Wrought Iron fences only will be allowed.
 - a) Chain-link fences can have plastic or metal slats that are inserted for privacy.
 - b) Masonry or rock base of fence shall be no higher than 18" with masonry or rock pillars no higher than 5-feet. (Goal is to not obstruct golf course views).
- 3) Mailboxes must be constructed with the same building materials as the primary dwelling unit.
- 4) 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.
- 5) Landscaping shall be xeriscape within this district.

ORDINANCE NO. _____

Exhibit C

Permitted Uses	PDD-198	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*	P	
Dwelling Accessory*	P	1/dwelling unit
Hobby Shop	P	
Home Occupation*	P	none
Itinerant Business*	TP	
Manufacturing (incidental)*	P	
Recreation Building, Multipurpose*	P	1/500 SF
Swimming Pool, Private or Public	P	
Tennis Court, Private or Public*	P	
Cultural & Recreation Uses		
Art Gallery	P	
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		
Ambulance Service	P	1/500 SF + 1/2 ambulances
Fire/Police Station	P	1/500 SF
Medical/Dental Laboratory	P	1/500 SF
Post Office	P	1/500 SF
Surgical Center	P	
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		
Electrical Appliance Repair, with no outdoor storage	P	
Office (general, professional, financial)	P	1/500 SF
Personal Services	P	1/500 SF
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
Veterinary Service, Small Animal (no animals boarded onsite)	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
Transportation, Communication, & Utilities		
Broadcast Studio	P	1/500 SF

Exhibit C

Trade-Wholesale Uses		
Liquor Wholesales/Distribution	P	1/500 SF office + 1/2,000 SF warehouse
Resource Production & Extraction		
Urban Garden*	P	

LEGEND: P=Permitted, C=Conditional Use Permit, Requires a Temporary Permit, *=Conditions apply

Requirements Applicable to Specific Land Uses

- 1) **Multi-Family Dwellings:** Maximum number of units allowed is 6 units per platted lot. Setbacks will still apply as 15' on front, 5' on each side, and 0' on back.
- 2) **Accessory Structure and Dwelling Accessory:**
 - a) Shall be permitted only in rear and side yards and shall be constructed of same building materials and architectural quality as the primary structure.
 - b) Carports and patio covers are required to adhere to this requirement.
 - c) 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 construction on an adjacent lot.
 - d) All permitted accessory buildings require a Site Plan.
 - e) A main structure must exist on the same lot on which an accessory building is located.
 - f) 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.
- 3) **Home Occupation:**
 - a) 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.
 - b) 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.
 - c) 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.

- d) Prohibited Home Occupations:
 - i) Animal clinic
 - ii) Automobile Repair
 - iii) Clinic which includes drug, alcohol, and rehab
 - iv) Commercial stable
 - v) Hospital
 - vi) Kennel
 - vii) Palm reading
 - viii) Printing establishment

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

- a) Location. The itinerant business must be located on property that has been approved for such itinerant business activity
- b) Permission. The itinerant business must have written permission of the property owner.
- c) 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:
 - i) Written proof of the property owner's permission.
 - ii) Address of the property where the activity will take place.
 - iii) Dates and hours of operation.
 - iv) Complete description of business activity.
 - v) Responsible party's name, address and telephone number.
 - vi) Health Department approval if applicable.
- d) 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.
- e) Businesses Prohibited. The following businesses shall be prohibited from obtaining an itinerant business permit:
 - i) Sales of knives, firearms or other weapons.
 - ii) Sales of live animals.

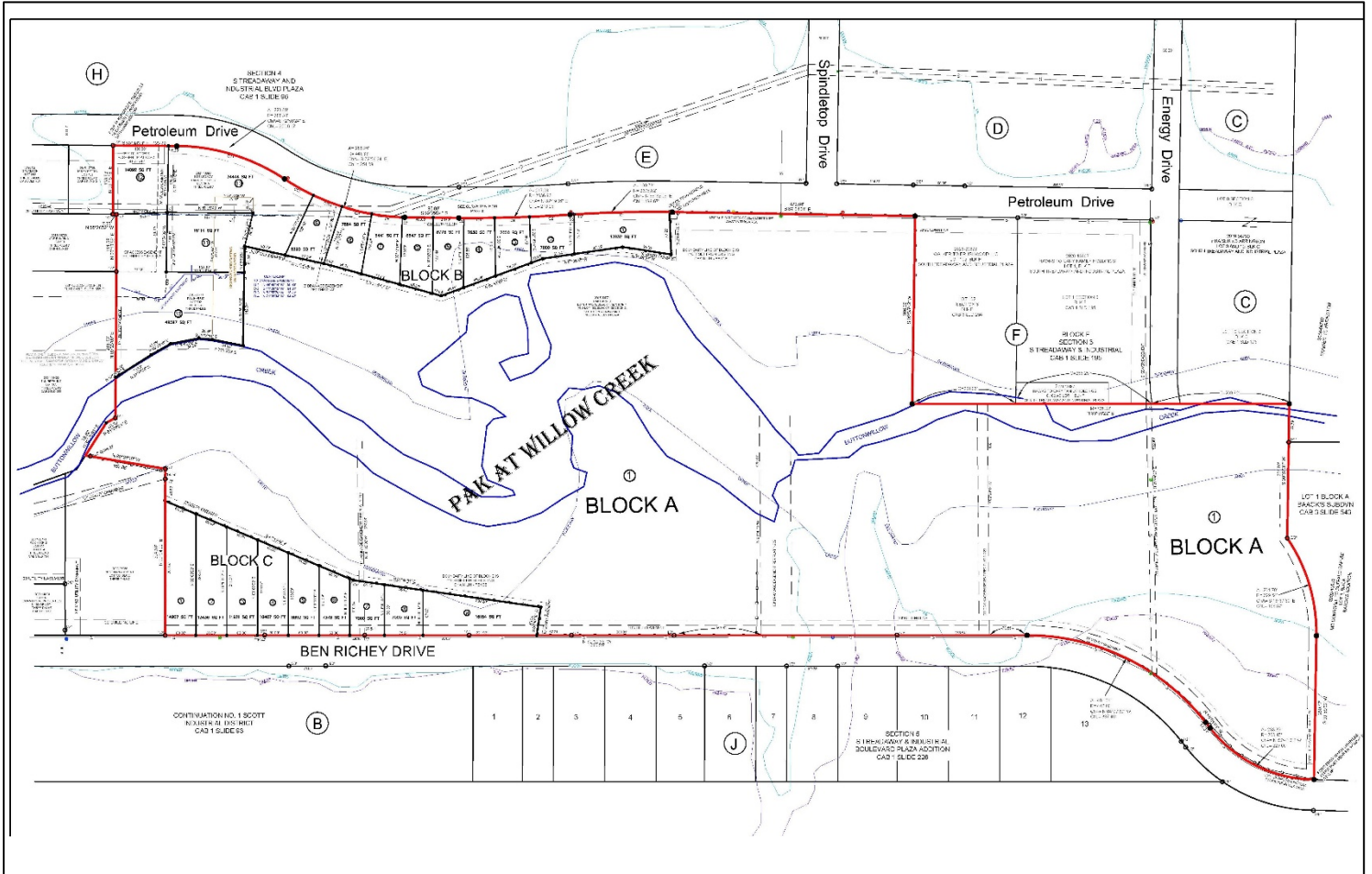
5) Manufacturing (Incidental): An Establishment where manufacturing (light) uses are conducted exclusively indoors and are incidental to a principal land use such as retail sales on the same site. In

ORDINANCE NO. _____

no case shall such use exceed 15% of the building square footage and the manufactured product should be primarily sold on the same lot.

- 6) **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.
- 7) **Tennis Court, Private (accessory to residential use):** shall meet performance standards regulating exterior illumination within the Land Development Code (LDC) and shall be located within a fenced yard or be enclosed by a fence at least six (6) feet in height.
- 8) **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.
- 9) **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.
- 10) **Urban Garden:** Within this PD such use is permitted by right, the following criteria shall be met:
 - a) A water meter will be allowed for the cultivation and growing of plants or vegetation material even when a primary structure does not exist.
 - b) No on-site sales of plant material shall be permitted.
 - c) 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.

EXHIBIT C



END

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 is primary set out to meet Mixed Use (MX) zoning standards while also setting specific building material standards, as well as setbacks and signage amongst other use specific restrictions.

PDD-198 specific modification from base zoning.

- Maximum height for any structures 38'
- Building setbacks 15' from front property line, 5' interior setback, and 0' rear setback.
- Maximum lot coverage not to exceed 75%
- Hours of operation for commercial uses Monday-Sunday 7:00AM-12:30AM
- Maximum of 6 dwellings per lot
- Sidewalks and bicycle facilities are not required for any platted lot
- Permitted uses as listed in exhibit A

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.

Planning and Zoning Commission Recommendation

P&Z 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	
ABILENE ASSET MANAGEMENT LLC	77199	1142 DUNNAM DR	
ABILENE ASSET MANAGEMENT LLC	77199	1141 DUNNAM DR	

ABILENE ASSET MANAGEMENT LLC	77199	1056 DUNNAM DR	
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	O
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	O
CARY FAMILY HOLDINGS LLC	73246	909 PETROLEUM DR	O
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	F
J & H PAINTING LLC	75826	1209 BEN RICHEY DR	F
J AND H PAINTING LLC	75693	1213 BEN RICHEY DR	F
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	F
JACKSON STEVANIE	75220	1241 BEN RICHEY DR	F
JACKSON STEVANIE	75103	1249 BEN RICHEY DR	F
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	F
PAK HARRIS ENTERPRISES LTD	76940	1236 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	76940	1220 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	76940	1120 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	76940	1166 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	74514	1301 PETROLEUM DR	F
PAK HARRIS ENTERPRISES LTD	73503	1125 PETROLEUM DR	F
PAK HARRIS ENTERPRISES LTD	10185	902 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	77183	1026 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	113667	4353 S TREADAWAY BL	F
PAK HARRIS ENTERPRISES LTD	74055	1402 PETROLEUM DR	F
PAK HARRIS ENTERPRISES LTD	23823	1302 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	10079	926 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	74402	1201 PETROLEUM DR	F
PAK HARRIS ENTERPRISES LTD	23676	1474 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	74744	1149 PETROLEUM DR	F
PAK HARRIS ENTERPRISES LTD	974901	4465 S TREADAWAY BL	F
PAK HARRIS ENTERPRISES LTD	76201	1001 BEN RICHEY DR	F
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

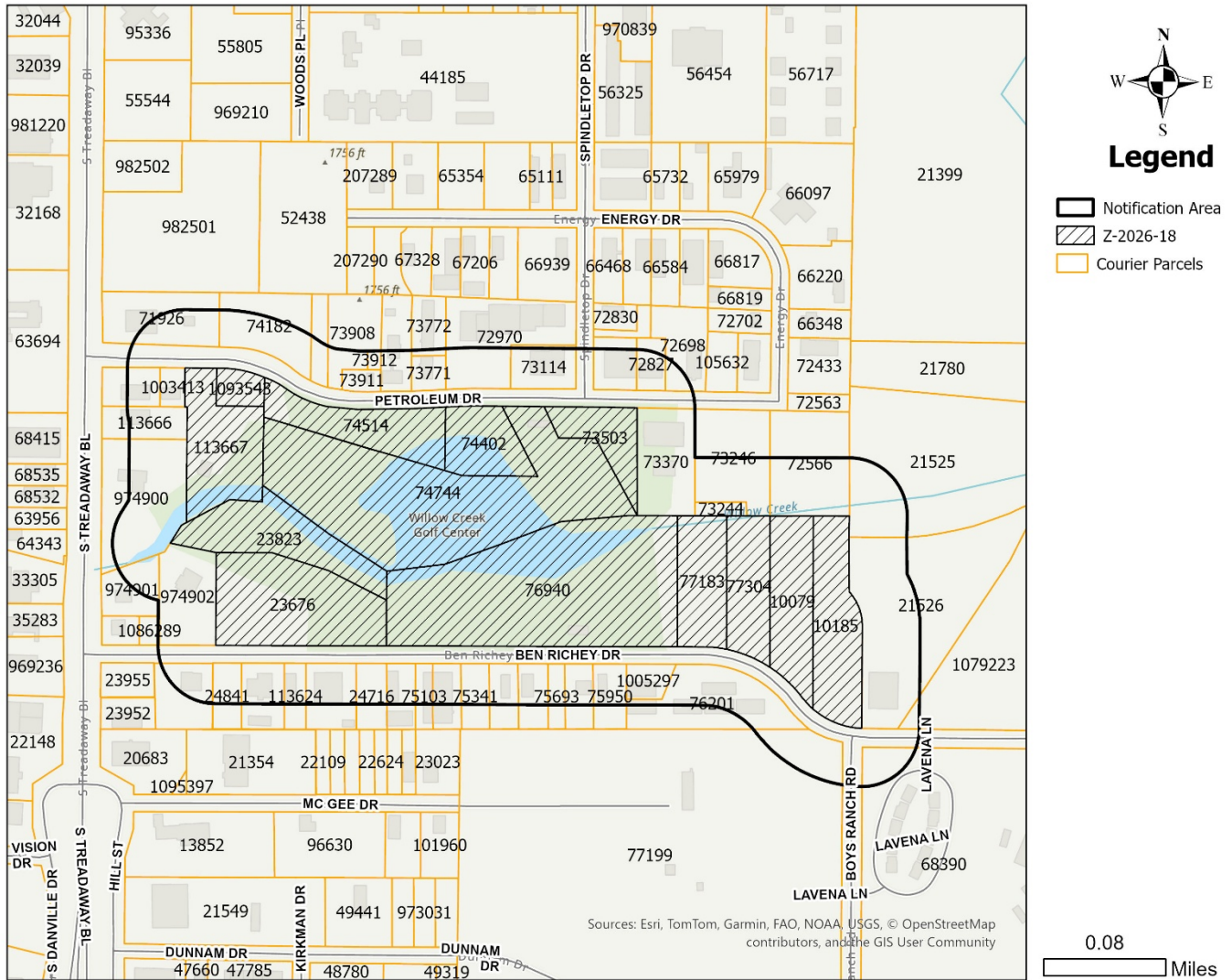
Legend: O - Opposed, F - In Favor

Property Owner	Property ID	Situs	Response
PAK HARRIS ENTERPRISES LTD	10079	926 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	10185	902 BEN RICHEY DR	F
ARRINGTON RICHARD SHANE &	21525		

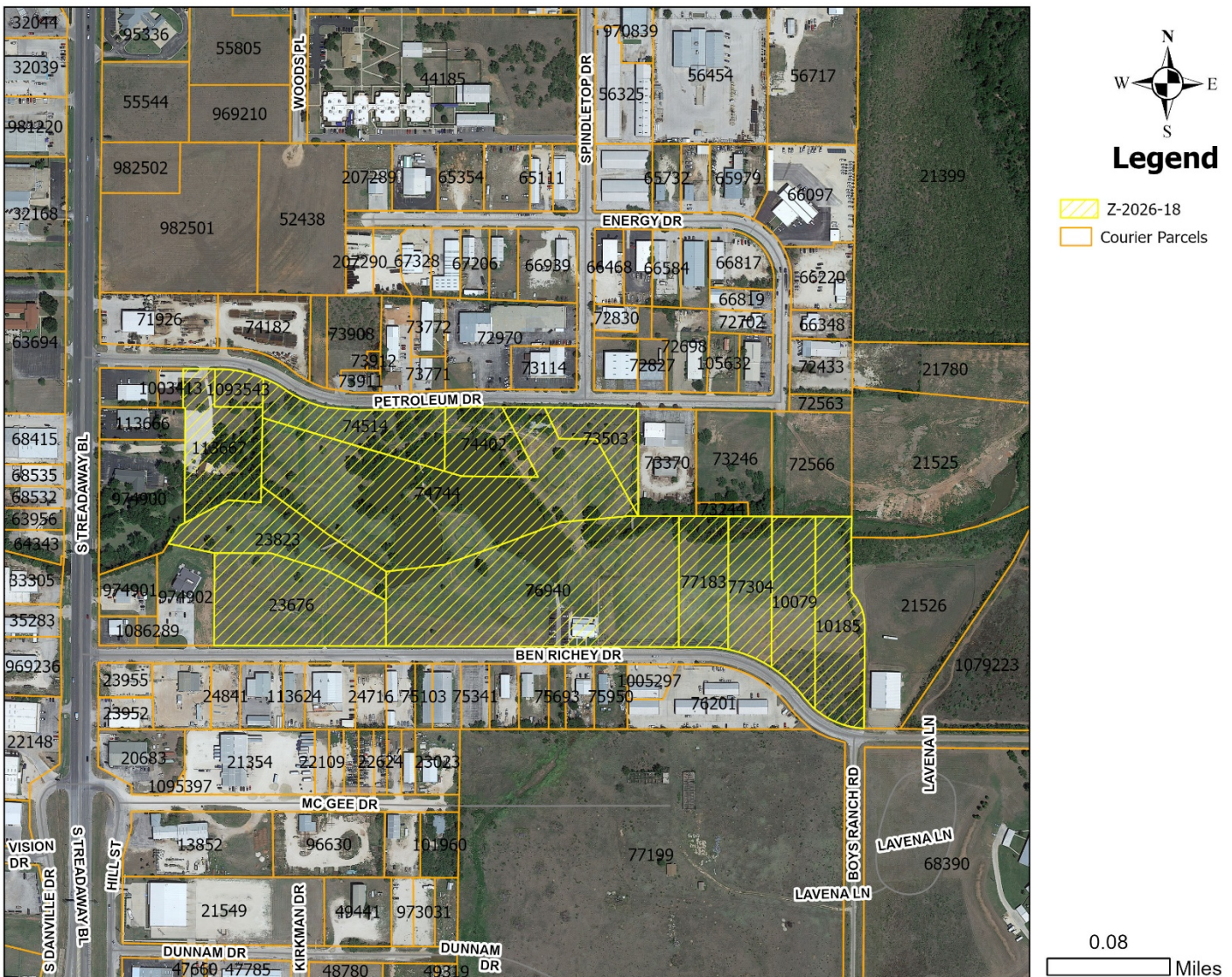
BUFFALO GAP INSTRUMENTATION AND ELECTRICAL CO	21526	888 BEN RICHEY DR	
PAK HARRIS ENTERPRISES LTD	23676	1474 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	23823	1302 BEN RICHEY DR	F
GRACE GAUGE INVESTMENTS LLC	24074	1509 BEN RICHEY DR	
BROWN STEVEN K	24716	1265 BEN RICHEY DR	
GRACE GAUGE INVESTMENTS LLC	24841	1501 BEN RICHEY DR	
PERFORMANCE WHOLESALE LLC	24963	1465 BEN RICHEY DR	
A I G R INC A TEXAS CORP	25092	1309 BEN RICHEY 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	
MB RENTALS LLC	71926	4333 S TREADAWAY BL	
ARRINGTON RICHARD SHANE &	72566	901 PETROLEUM DR	
HAWKS WES & SHERRY	72698	910 PETROLEUM DR	
MORRIS HENDERSON TARYN NINI	72826	920 PETROLEUM DR	
TAYLOR JAMES DEAN	72827	914 PETROLEUM 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	
DEBORAHS COLLECTION INC	73114	1102 PETROLEUM DR	
CARY FAMILY HOLDINGS LLC	73244	917 PETROLEUM DR	O
CARY FAMILY HOLDINGS LLC	73246	909 PETROLEUM DR	O
BRUSHWOOD LLC	73370	1009 PETROLEUM DR	
PAK HARRIS ENTERPRISES LTD	73503	1125 PETROLEUM DR	F
BUMGUARDNER CLINT W	73639	1302 PETROLEUM DR	
BEAM BILL S	73771	1250 PETROLEUM DR	
BUMGUARDNER CLINT	73772	1250 B PETROLEUM DR	
GEE PLAN ROOM INC	73908	1358 PETROLEUM DR	
GEE PLAN ROOM INC	73911	1350 PETROLEUM DR	
GEE PLAN ROOM INC	73912	1342 PETROLEUM DR	
PAK HARRIS ENTERPRISES LTD	74055	1402 PETROLEUM DR	F
MB RENTALS LLC	74182	1450 PETROLEUM DR	
PAK HARRIS ENTERPRISES LTD	74402	1201 PETROLEUM DR	F
PAK HARRIS ENTERPRISES LTD	74514	1301 PETROLEUM DR	F
PAK HARRIS ENTERPRISES LTD	74744	1149 PETROLEUM DR	F
BROWN STEVEN K	74986	1257 BEN RICHEY DR	
JACKSON STEVANIE	75103	1249 BEN RICHEY DR	F

JACKSON STEVANIE	75220	1241 BEN RICHEY DR	F
JACKSON STEVANIE	75341	1233 BEN RICHEY DR	F
BOYD CHARLES DBA BOYD FENCE & WELDING	75452	1225 BEN RICHEY DR	O
HUNT GILBERT O & JONES DIANE	75572	1217 BEN RICHEY DR	F
J AND H PAINTING LLC	75693	1213 BEN RICHEY DR	F
J & H PAINTING LLC	75826	1209 BEN RICHEY DR	F
WOODRIDGE INVESTMENTS LP	75950	1201 BEN RICHEY DR	
PAK HARRIS ENTERPRISES LTD	76201	1001 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	76940	1236 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	76940	1220 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	76940	1120 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	76940	1166 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	77183	1026 BEN RICHEY DR	F
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	
ABILENE ASSET MANAGEMENT LLC	77199	1142 DUNNAM DR	
ABILENE ASSET MANAGEMENT LLC	77199	1141 DUNNAM DR	
ABILENE ASSET MANAGEMENT LLC	77199	1056 DUNNAM DR	
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	
PAK HARRIS ENTERPRISES LTD	77304	1002 BEN RICHEY DR	F
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	
PAK HARRIS ENTERPRISES LTD	113667	4353 S TREADAWAY BL	F
TKN BREHUNT LLC	974900	4357 S TREADAWAY BL	
PAK HARRIS ENTERPRISES LTD	974901	4465 S TREADAWAY BL	F
REST MANAGEMENT PROPERTIES LLC	974902	1510 BEN RICHEY DR	
BETTIS TERRY L & CLAUDIA	1003413	1517 PETROLEUM DR	
COMO ABILENE LLC	1005297	1181 BEN RICHEY DR	
SHOOK MARKLIN ROBERT	1079223	401 BEN RICHEY DR	
EKDAHL REAL ESTATE LLC	1086289		
1433 LEGACY LLC	1093543		

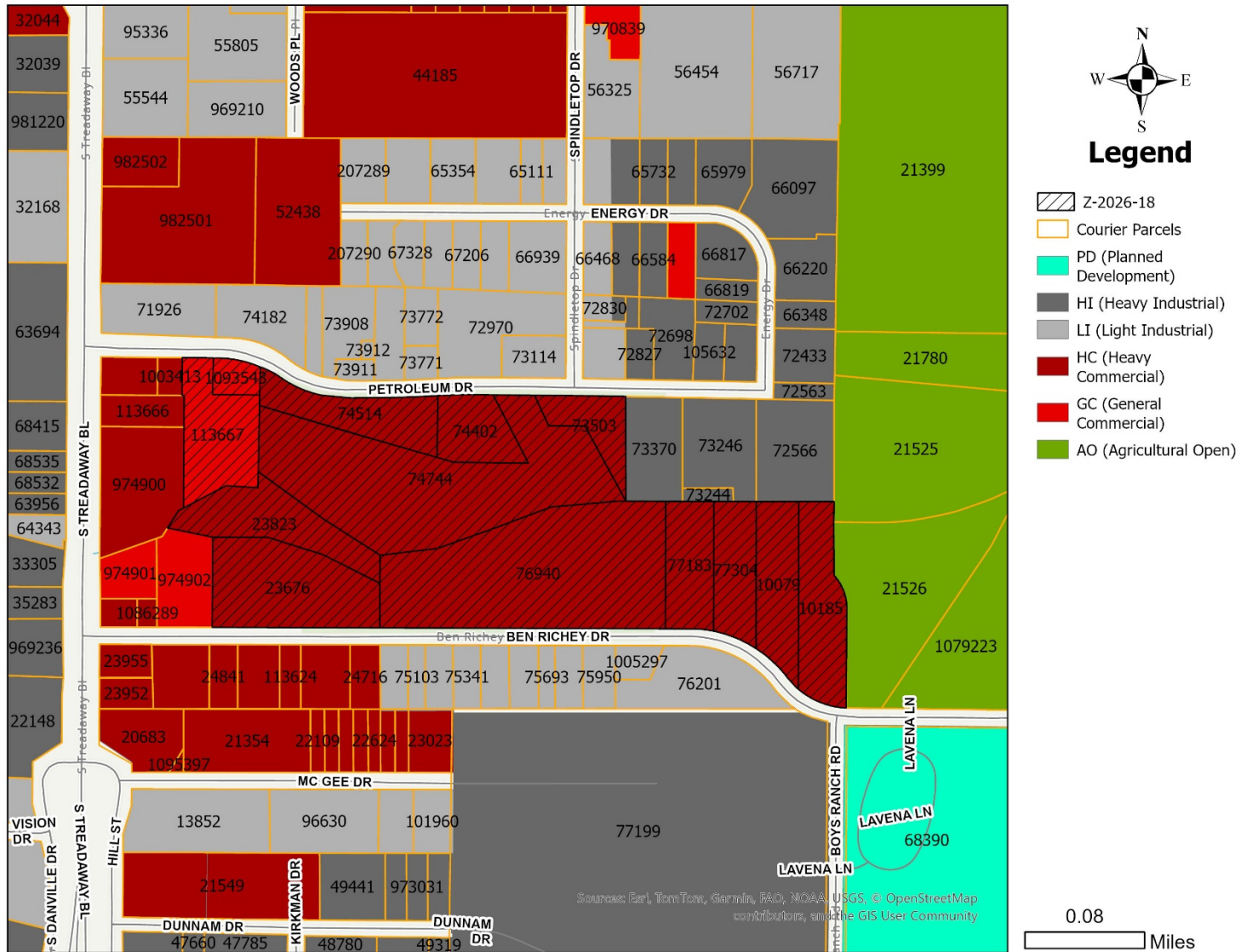
NOTIFICATION MAP

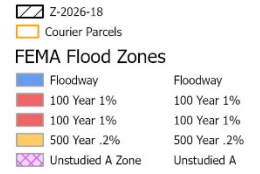


LOCATION MAP



ZONING MAP



[illegible]

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

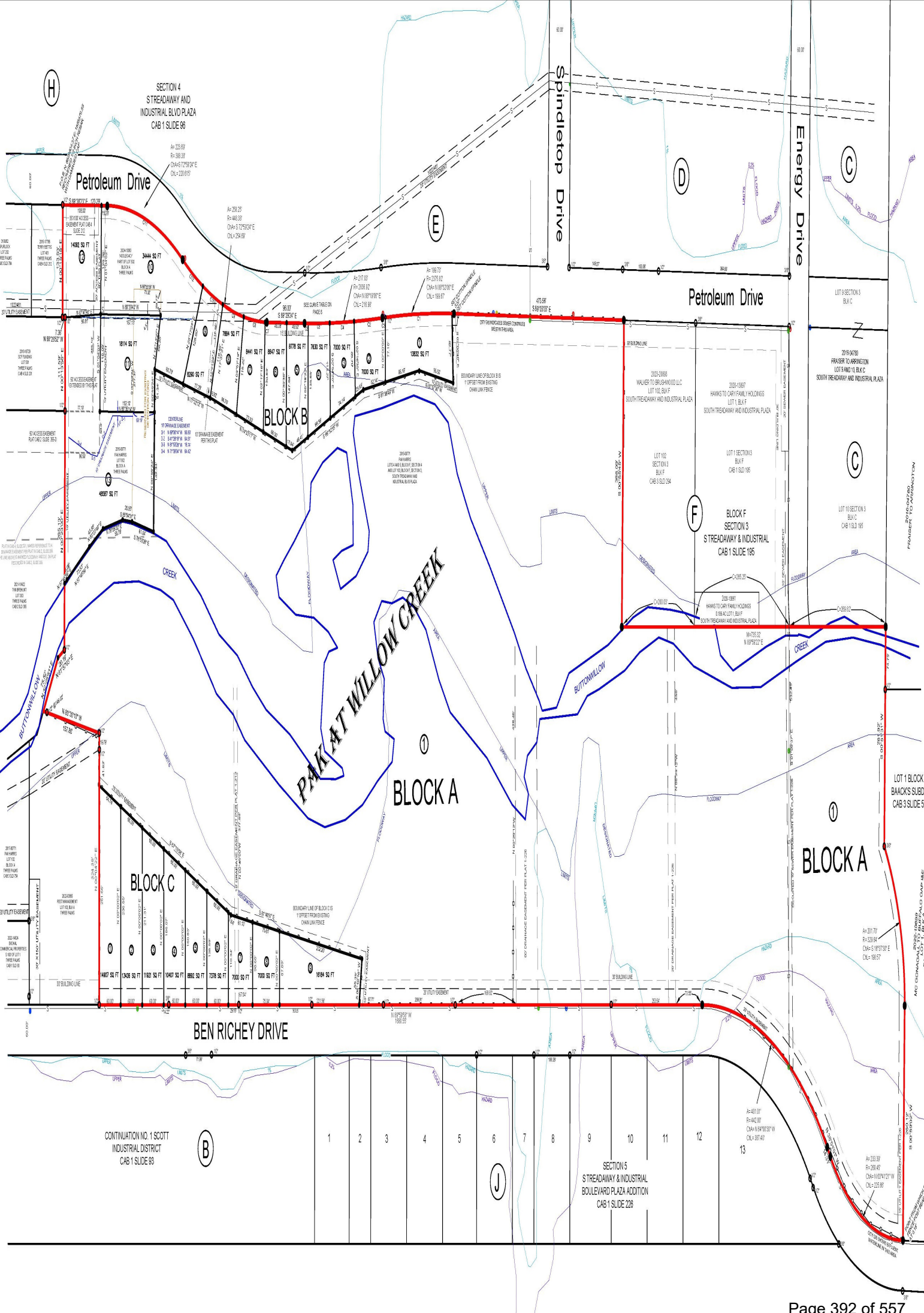
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Miles

Exhibit C

Permitted Uses	PDD-198	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*	P	
Dwelling Accessory*	P	1/dwelling unit
Hobby Shop	P	
Home Occupation*	P	none
Itinerant Business*	TP	
Manufacturing (incidental)*	P	
Recreation Building, Multipurpose*	P	1/500 SF
Swimming Pool, Private or Public	P	
Tennis Court, Private or Public*	P	
Cultural & Recreation Uses		
Art Gallery	P	
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		
Ambulance Service	P	1/500 SF + 1/2 ambulances
Fire/Police Station	P	1/500 SF
Medical/Dental Laboratory	P	1/500 SF
Post Office	P	1/500 SF
Surgical Center	P	
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		
Electrical Appliance Repair, with no outdoor storage	P	
Office (general, professional, financial)	P	1/500 SF
Personal Services	P	1/500 SF
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
Veterinary Service, Small Animal (no animals boarded onsite)	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
Transportation, Communication, & Utilities		
Broadcast Studio	P	1/500 SF
Trade-Wholesale Uses		
Liquor Wholesales/Distribution	P	1/500 SF office + 1/2,000 SF warehouse
Resource Production & Extraction		
Urban Garden*	P	

LEGEND: P=Permitted, C=Conditional Use Permit, Requires a Temporary Permit, *=Conditions apply



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)

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.

MAR 31 AM 10:27

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

Requestor's Property Zoning:	GC&HC	Your Name:	J & H PAINTING LLC	I am in favor ☒
Requestor's Proposed Zoning:	PDD-198	Your Address:	1209 BEN RICHEY DR	
Requestor's Parcel ID:	Various	Your Parcel ID:	75826	I am opposed ☐

Signature: _____



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Requestor's Proposed Zoning:	PDD-198	Your Address:	1213 BEN RICHEY DR	
Requestor's Parcel ID:	Various	Your Parcel ID:	75693	I am opposed ☐

Signature: _____



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Requestor's Property Zoning:	GC&HC	Your Name:	HUNT GILBERT O &	I am in favor ☒
Requestor's Proposed Zoning:	PDD-198	Your Address:	1217 BEN RICHEY DR	
Requestor's Parcel ID:	Various	Your Parcel ID:	75572	I am opposed ☐

Signature: _____



JACKSON STEVANIE
2601 S ELMWOOD
ABILENE, TX 79605-5649

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

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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: JACKSON STEVANIE
Requestor's Proposed Zoning: PDD-198 Your Address: 1233 BEN RICHEY DR
Requestor's Parcel ID: Various Your Parcel ID: 75341

I am in favor ☒

I am opposed ☐

Signature: _____



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: 

ZONING NOTIFICATION RESPONSE FORM CASE: 2-2026-18

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.**

APR 8 AM 9:49

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

Requestor's Property Zoning:	GC&HC	Your Name:	CARY FAMILY HOLDINGS	I am in favor	☐
Requestor's Proposed Zoning:	PDD-198	Your Address:	909 PETROLEUM DR	I am opposed	☒
Requestor's Parcel ID:	Various	Your Parcel ID:	73246		

Signature: _____

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.

MAR 30 AM 11:22

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

Requestor's Property Zoning:	GC&HC	Your Name:	BOYD CHARLES DBA	I am in favor	☐
Requestor's Proposed Zoning:	PDD-198	Your Address:	1225 BEN RICHEY DR		
Requestor's Parcel ID:	Various	Your Parcel ID:	75452	I am opposed	☒

Signature: _____



If opposed, please provide comments:

At the moment it is a golf course, restaurant and venue. Spa, medical type clinic and another type of venue north of creek. The area high listed is natural and appealing to the eye. Yes, it could use a little landscaping and attention to detail, but not Heavy Commercial.

Thank You.





REZONE REQUEST

Case: Z-2026-18

Agent: Kevin Phillips

Owner: PAK Harris Enterprises, Ltd.

Request: Create PDD-198 to allow the mixed use of residential uses and commercial uses within the same lot

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

Notification: 9 in Favor, 3 in Opposition

Planning & Zoning: April 7, 2026

Council Hearing: April 23, 2026
May 14, 2026

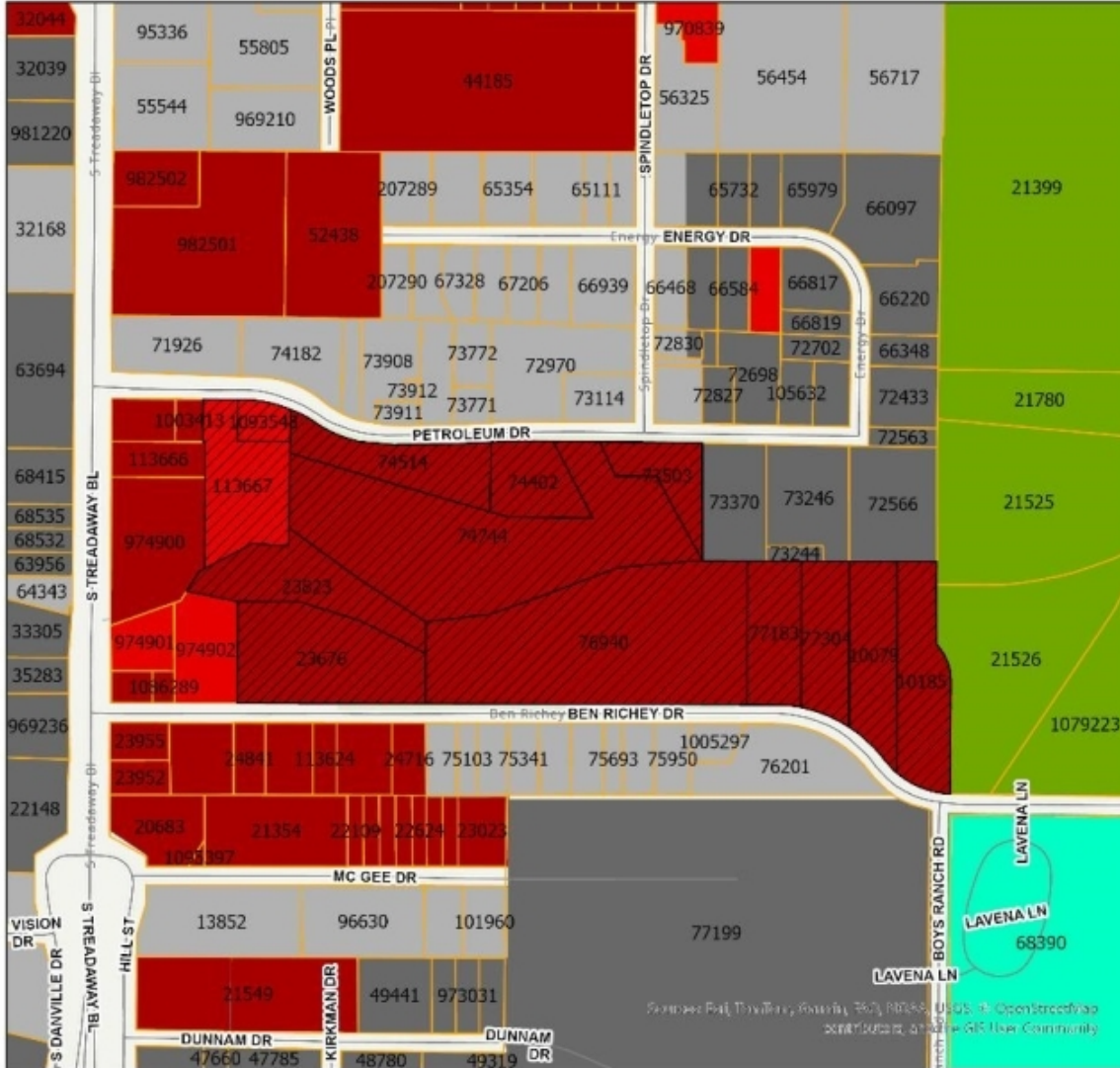




Miles



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)

0.08

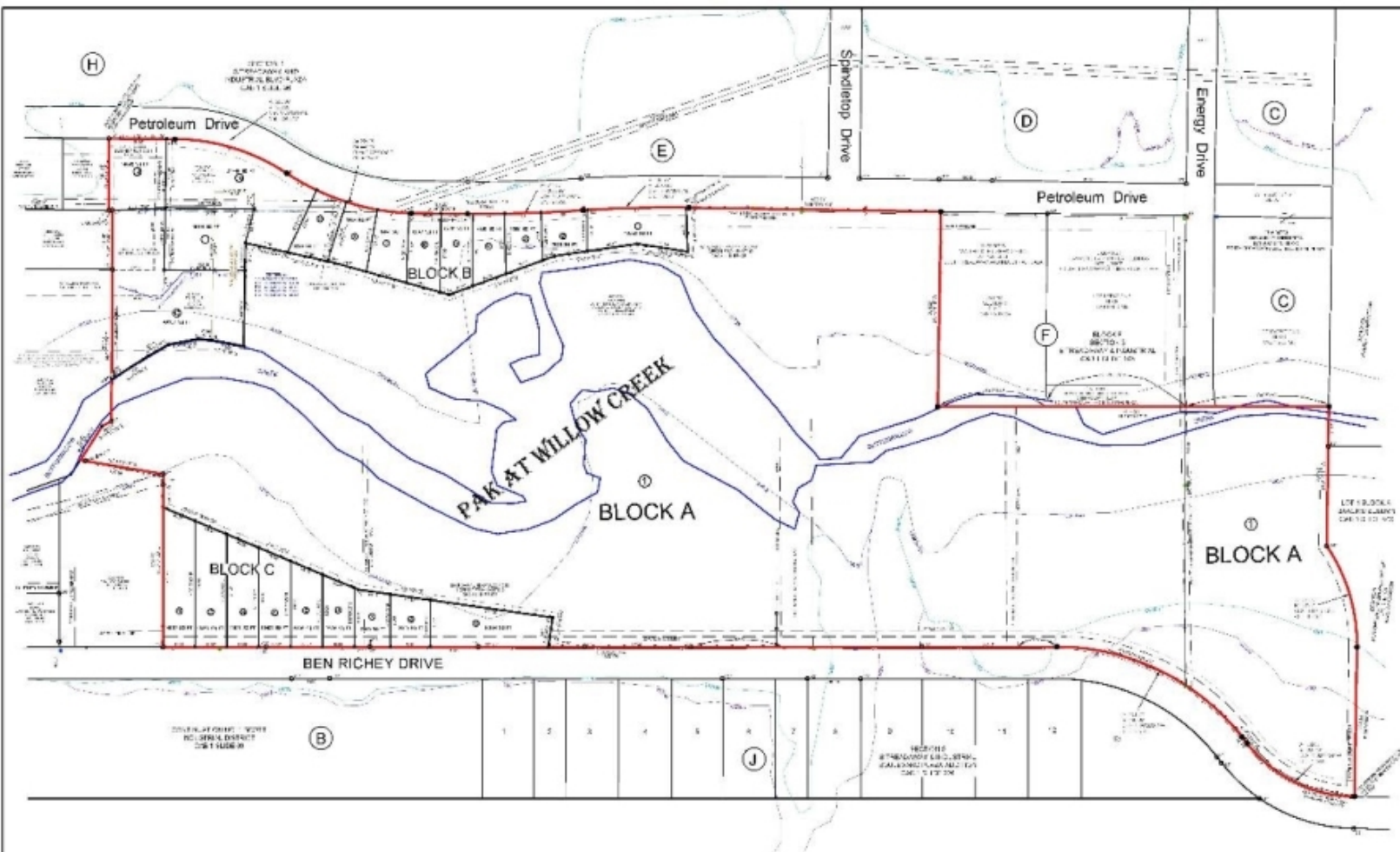
Miles



CITY OF
ABILENE
TEXAS



CONCEPT PLAN



CITY OF
ABILENE
TEXAS



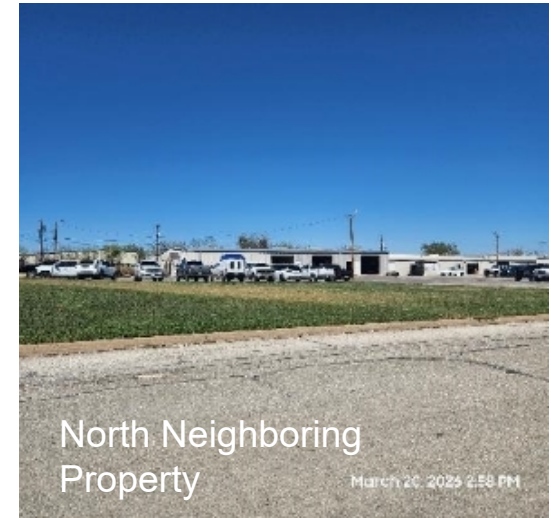
PDD-198 SPECIFIC MODIFICATIONS

- Maximum height for any structures 38'
- Building setbacks 15' from front property line, 5' interior setback, and 0' rear setback.
- Maximum lot coverage not to exceed 75%
- Hours of operation for commercial uses Monday-Sunday 7:00AM-12:30AM
- Maximum of 6 dwellings per lot
- Sidewalks and bicycle facilities are not required for any platted lot
- Permitted uses as listed in exhibit A





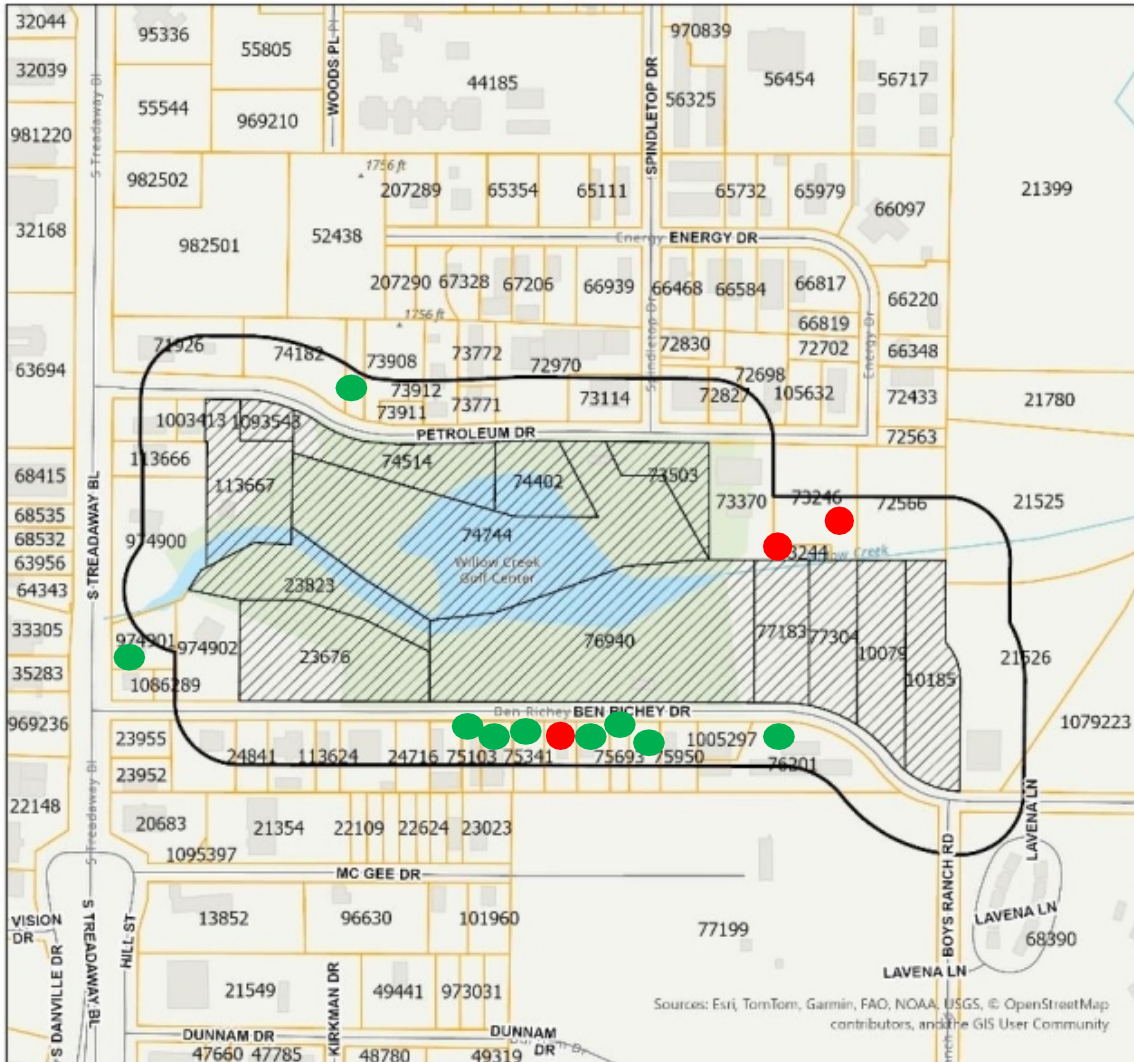
PROPERTY VIEWS



CITY OF
ABILENE
TEXAS



NOTIFICATION AREA MAP



Legend

- Notification Area
- Z-2026-18
- Courier Parcels

9 - in Favor -



3 - in Opposition -



2.36% Opposed



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.

P&Z recommendation: **Approval**





Questions?





**CITY COUNCIL
MEMORANDUM
4/23/2026**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: **21. Ordinance (First Reading) Z-2026-19: Receive a Report, Hold a Discussion 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. (Tim Littlejohn)**

GENERAL INFORMATION

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

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

Staff recommend approval.

ATTACHMENTS:

1. Ordinance
2. Staff Report
3. Maplequity Partners (Sanctum Strg)
4. 6425 Butterfield Trail
5. 6610 Butterfield Trail
6. 6533 Inverness Street
7. Presentation

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

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

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

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

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

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

PASSED ON FIRST READING the 23rd day of April, 2026.

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 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 14th day of May, 2026.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

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

Legal description being as follows:

Being 28.875 acres and being out of a 14.99 acre tract and a 15.0 acre tract, described in Deed to 06 Leasing LLC, dated August 15, 2019, of record in Instrument No. 2019-13819, Official Public Records of Taylor county, Texas, out of a 30 acre tract out of a 146. 77 acre tract, out of the John Adams Survey No. 44, Taylor County, Texas, said 28.875 acres being more fully described as follows:

Beginning at a found 1/2" rebar, on the line of Hampton Hills Section 1, of record in Cabinet 1, Slide 562, Plat records of Taylor County, Texas, for the Northeast corner of a 30 acre tract, described in Deed to Wes Hawks, of record in Instrument No. 2017-21128, Official Public Records of Taylor County, Texas, the Northwest corner of said 15.0 acre tract and the Northwest corner of this tract, from which the Northwest corner of said John Adams Survey bears of record West 692.3';

THENCE S89°59'21"E, along the South line of said Hampton Hills, a distance of 691.56' to a found 1/2" for the Northwest corner of a 30 acre tract, described in Volume 920, Page 545, Deed Records of Taylor County, Texas, the Northeast corner of said 14. 99 acre tract and the Northeast corner of this tract;

THENCE S00°16'44"W a distance of 1609.28' to a point, on the West side of a 3" cedar post, for the Northeast corner of a 1.134 acre tract, described in Volume 2732, Page 669, Official Public Records of Taylor County, Texas, and the Northerly Southeast corner of this tract;

THENCE N89°49'32"W a distance of 176.97' to a point, for the Northwest corner of said 1.134 acre tract and an interior corner of this tract;

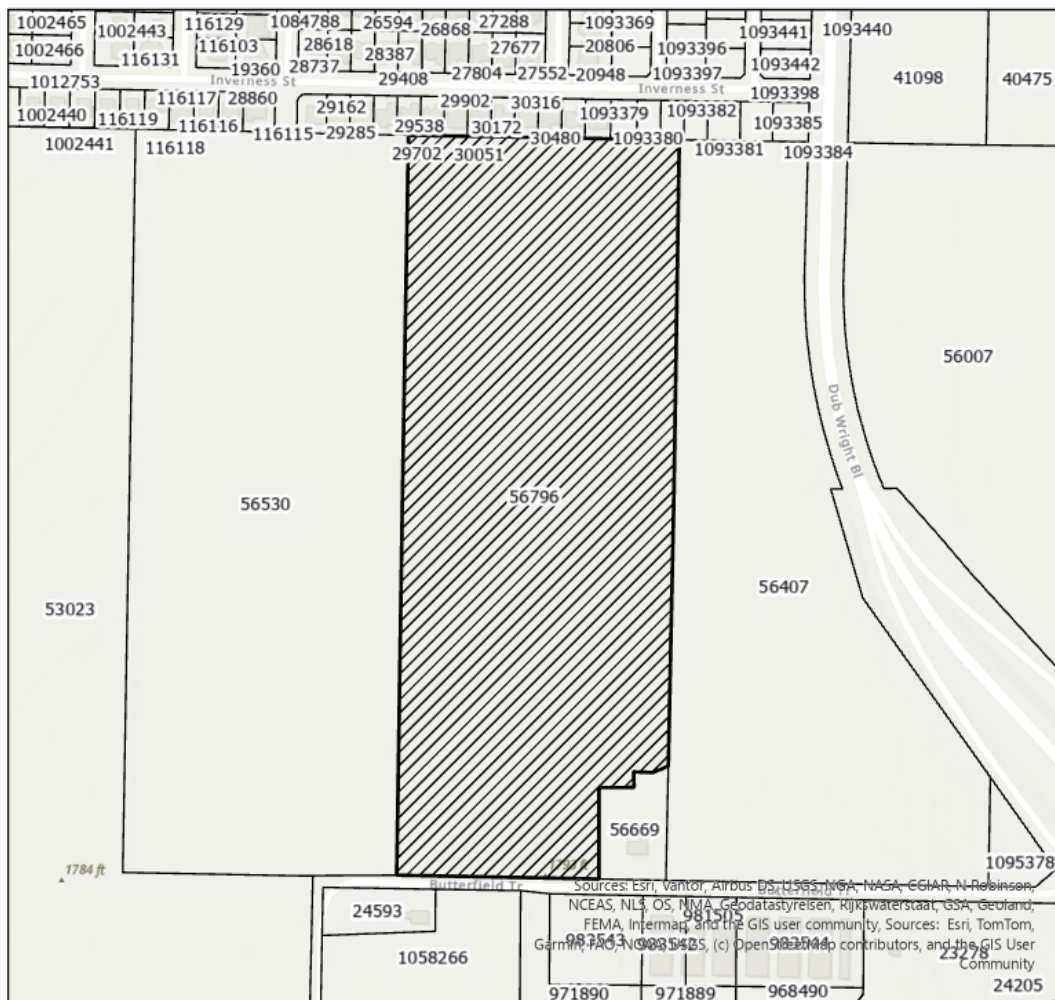
THENCE S00°35'05"E, at 281.12' passing a found 1/2" rebar, and continuing for a total distance of 282.67' to a point, on the North line of Butterfield Trail, for the Southwest corner of said 1.134 acre tract and the Southerly Southeast corner of this tract;

THENCE N89°49'32"W, along the North line of said Butterfield Trail, a distance of 518.37' to a point, for the Southeast corner of said Hawks 30 acres the Southwest corner of said 15.0 acre tract and the Southwest corner of this tract;

THENCE N0015'52"E, at 1.4' passing a found 1/2" rebar and continuing for a total distance of 1889.96' to the point of beginning and containing 28.875 acres of land more or less.

ORDINANCE NO. _____

Located at 6610 Butterfield Trail



END

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.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission 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	F
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	F
PAMY HOLDINGS LTD	971890	6549 BUTTERFIELD TR	F
PRADHAN RAMESH K &	20948	3141 SUTHERLAND ST	
QUEEN BEE ENTERPRISES LLC	1093382	6533 INVERNESS ST	O
QUEEN BEE ENTERPRISES LLC	1093381	6541 INVERNESS ST	O
QUEEN BEE ENTERPRISES LLC	1093380	6549 INVERNESS ST	O
QUEEN BEE ENTERPRISES LLC	1093379	6557 INVERNESS ST	O
QUEEN BEE ENTERPRISES LLC	1093397	3089 LYNN LN	O
QUEEN BEE ENTERPRISES LLC	1093367	3088 LYNN LN	O
QUEEN BEE ENTERPRISES LLC	1093384	6519 INVERNESS ST	O
QUEEN BEE ENTERPRISES LLC	1093384	6517 INVERNESS ST	O
QUEEN BEE ENTERPRISES LLC	1093383	6525 INVERNESS ST	O
QUEEN BEE ENTERPRISES LLC	1093383	6527 INVERNESS ST	O
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	

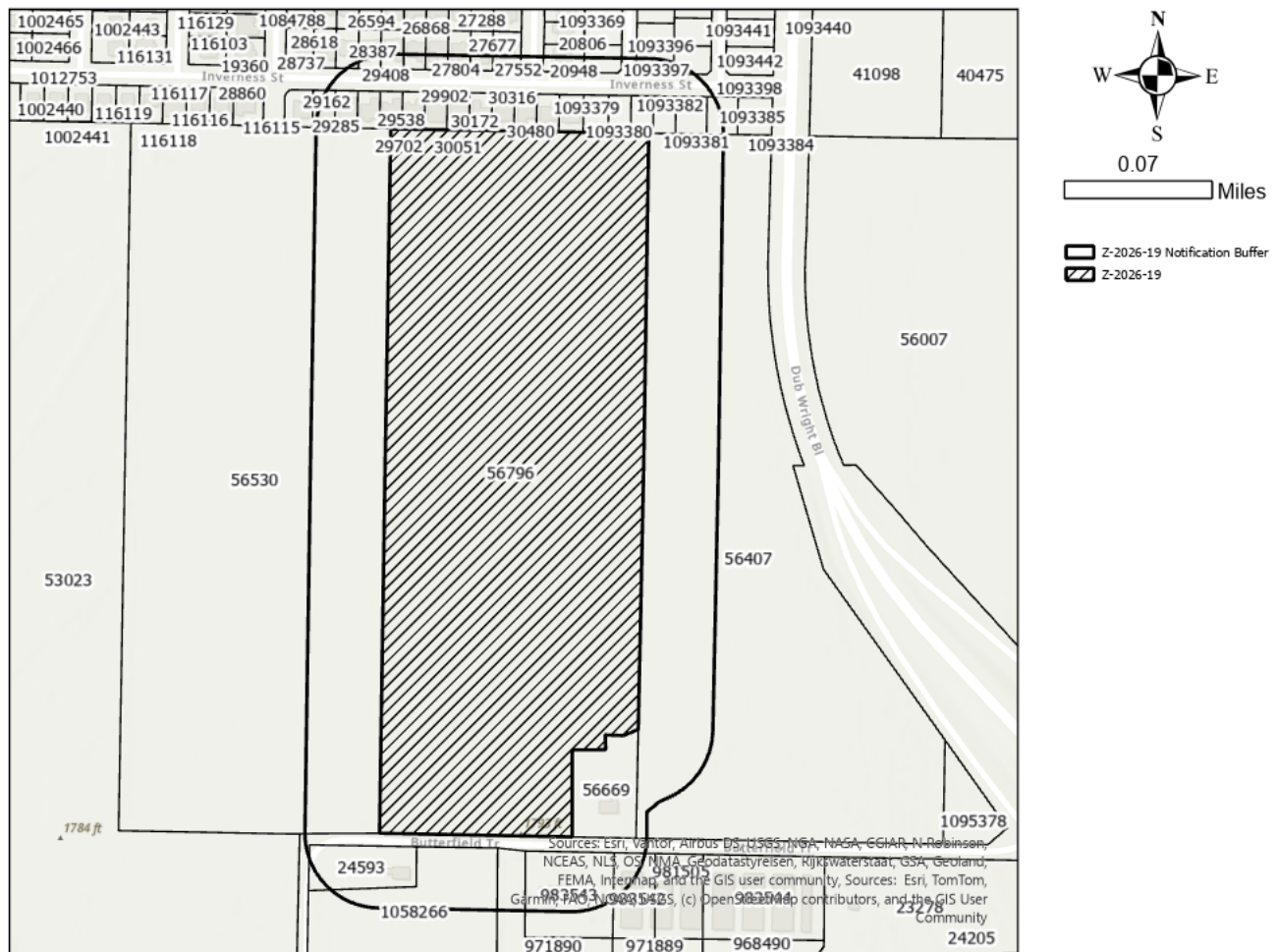
PROP ID

OWNER	PROP_ID	SITUS	RESPONSE
PRADHAN RAMESH K &	20948	3141 SUTHERLAND ST	
GRAY TROY	24593	6649 BUTTERFIELD TR	
LEMIEUX STEVEN K	27552	6602 INVERNESS ST	
ROONEY MICHAEL S & LISA E	27677	6610 INVERNESS ST	
SULLIVAN ANDREW CLAYTON	27804	6618 INVERNESS ST	
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PALMER DONNALYNN P	28387	6650 INVERNESS ST	

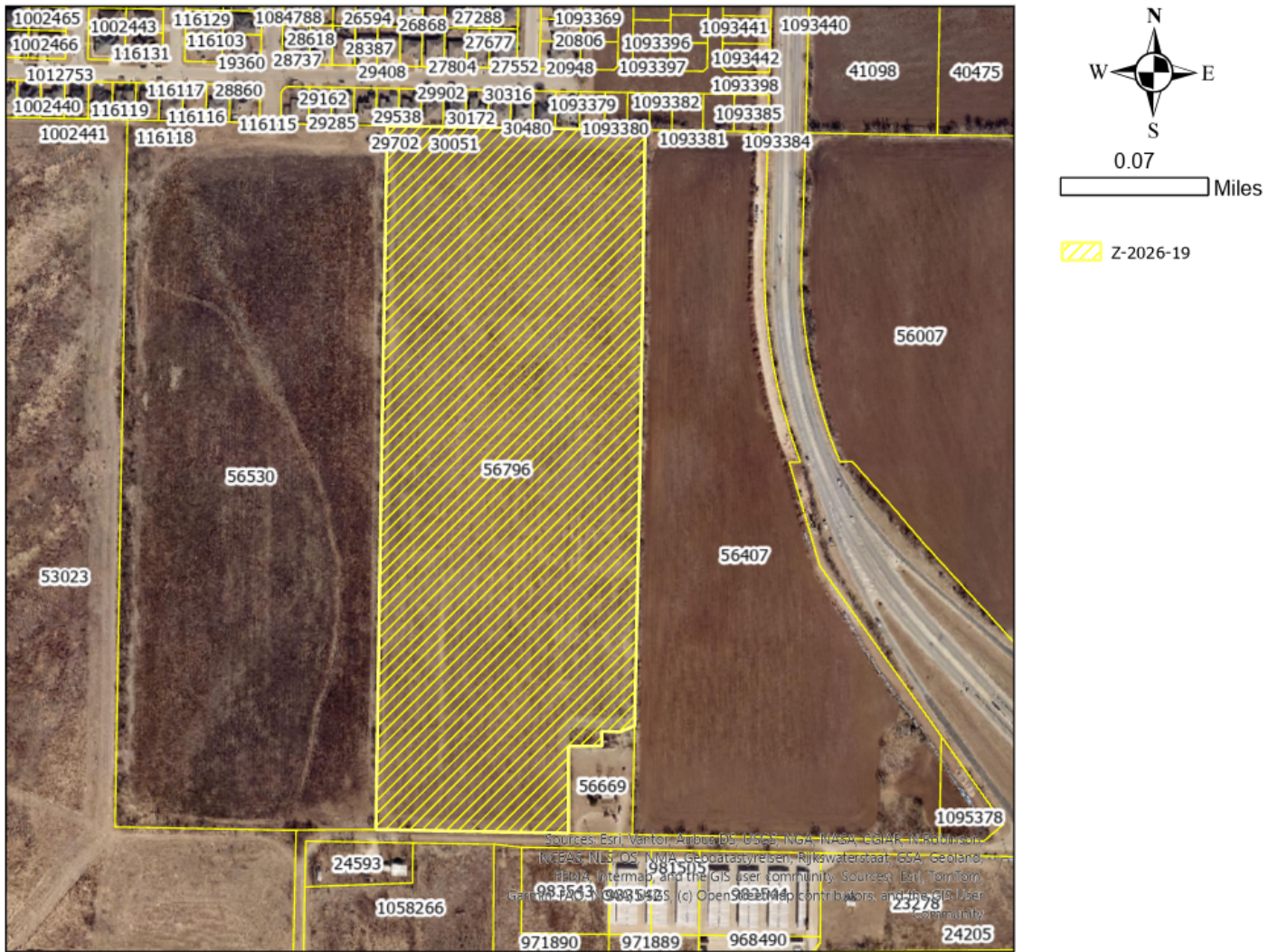
GUTHRIE CHRISTOPHER SHAWN &	28498	6658 INVERNESS ST	
MARINE MARK C	29162	6671 INVERNESS ST	
DIMAOALA LESNER	29285	6657 INVERNESS ST	
VALADEZ RAUL L & CHRISTINA M	29408	6649 INVERNESS ST	
ARNETT MONICA S SELF	29538	6641 INVERNESS ST	
SMITH WILLIAM MARK & MARGARET ANN	29702	6633 INVERNESS ST	
BACA DWAYNE A & MELINDA R	29902	6625 INVERNESS ST	
LOPEZ MANUEL ALEXIS & TIESHA DENISE	30051	6617 INVERNESS ST	
DUONG TUHIEN NGUYEN	30172	6609 INVERNESS ST	
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FENNER PATRICK JAMES & DEBRA DENISE	30609	6573 INVERNESS ST	
MAURER RANDALL	30736	6565 INVERNESS ST	
KKP INVESTMENTS LLC	56407	6310 BUTTERFIELD TR	
HAWKS WES	56530	6648 BUTTERFIELD TR	
ALLSUPS GEORGE D LF EST & CHAMPION MAXINE ET AL	56669	6550 BUTTERFIELD TR	
JOHNSON PAUL	56796	6610 BUTTERFIELD TR	F
PAMY HOLDINGS LTD	971890	6549 BUTTERFIELD TR	F
MAPLEQUITY PARTNERS LP	983542		F
PAMY HOLDINGS LTD	983543	6425 BUTTERFIELD TR	F
COOK CHARLES	1001265	6626 INVERNESS ST	O
SHARP TOM	1058266		
QUEEN BEE ENTERPRISES LLC	1093367	3088 LYNN LN	O
QUEEN BEE ENTERPRISES LLC	1093379	6557 INVERNESS ST	O
QUEEN BEE ENTERPRISES LLC	1093380	6549 INVERNESS ST	O
QUEEN BEE ENTERPRISES LLC	1093381	6541 INVERNESS ST	O
QUEEN BEE ENTERPRISES LLC	1093382	6533 INVERNESS ST	O
QUEEN BEE ENTERPRISES LLC	1093383	6525 INVERNESS ST	O
QUEEN BEE ENTERPRISES LLC	1093383	6527 INVERNESS ST	O
QUEEN BEE ENTERPRISES LLC	1093384	6519 INVERNESS ST	O
QUEEN BEE ENTERPRISES LLC	1093384	6517 INVERNESS ST	O
QUEEN BEE ENTERPRISES	1093397	3089 LYNN LN	O

LLC			
HAMPTON HILLS LLC	1093398	3072 GLENNSTER ST	
HAMPTON HILLS LLC	1093398	3074 GLENNSTER ST	

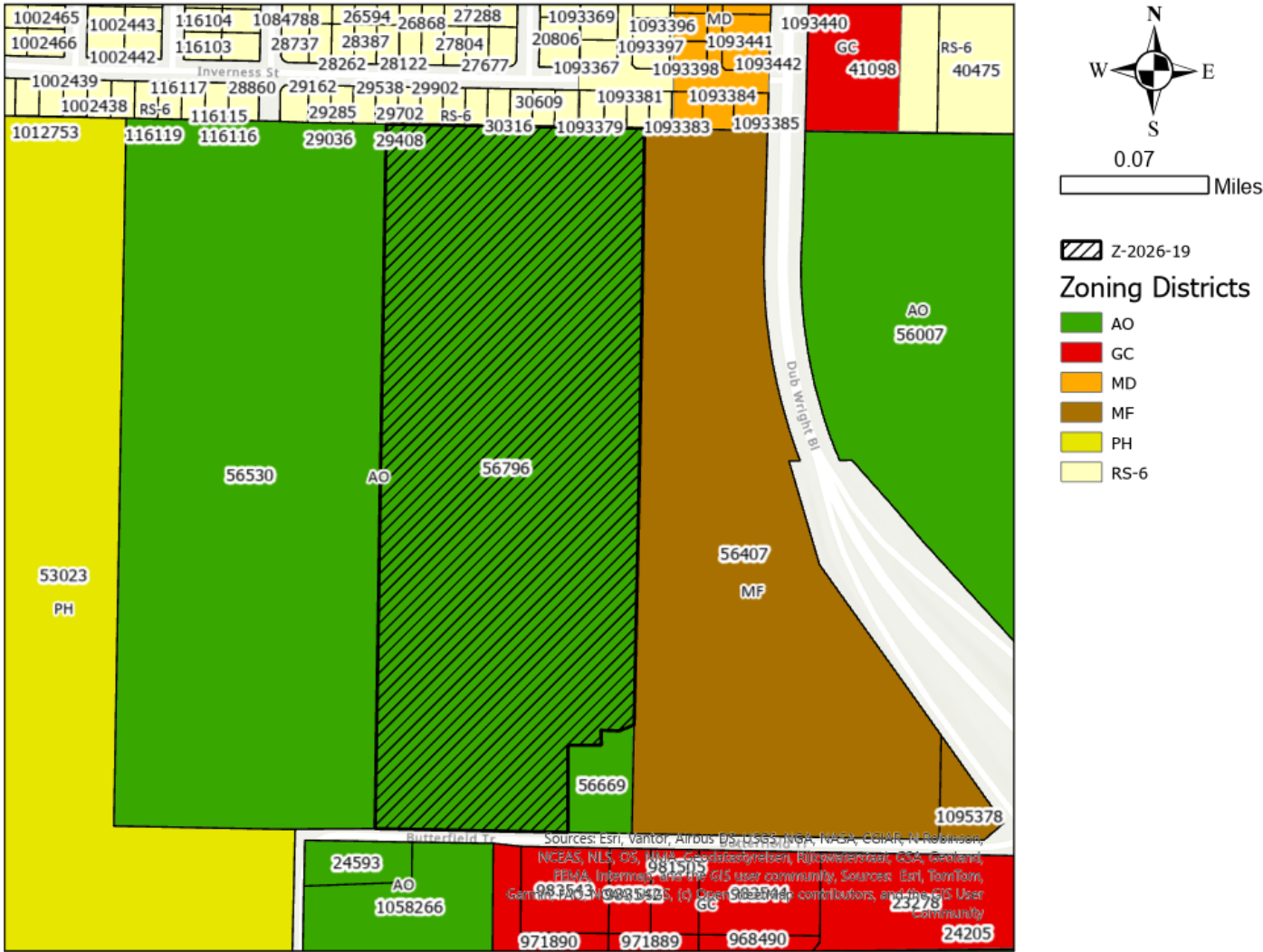
NOTIFICATION MAP



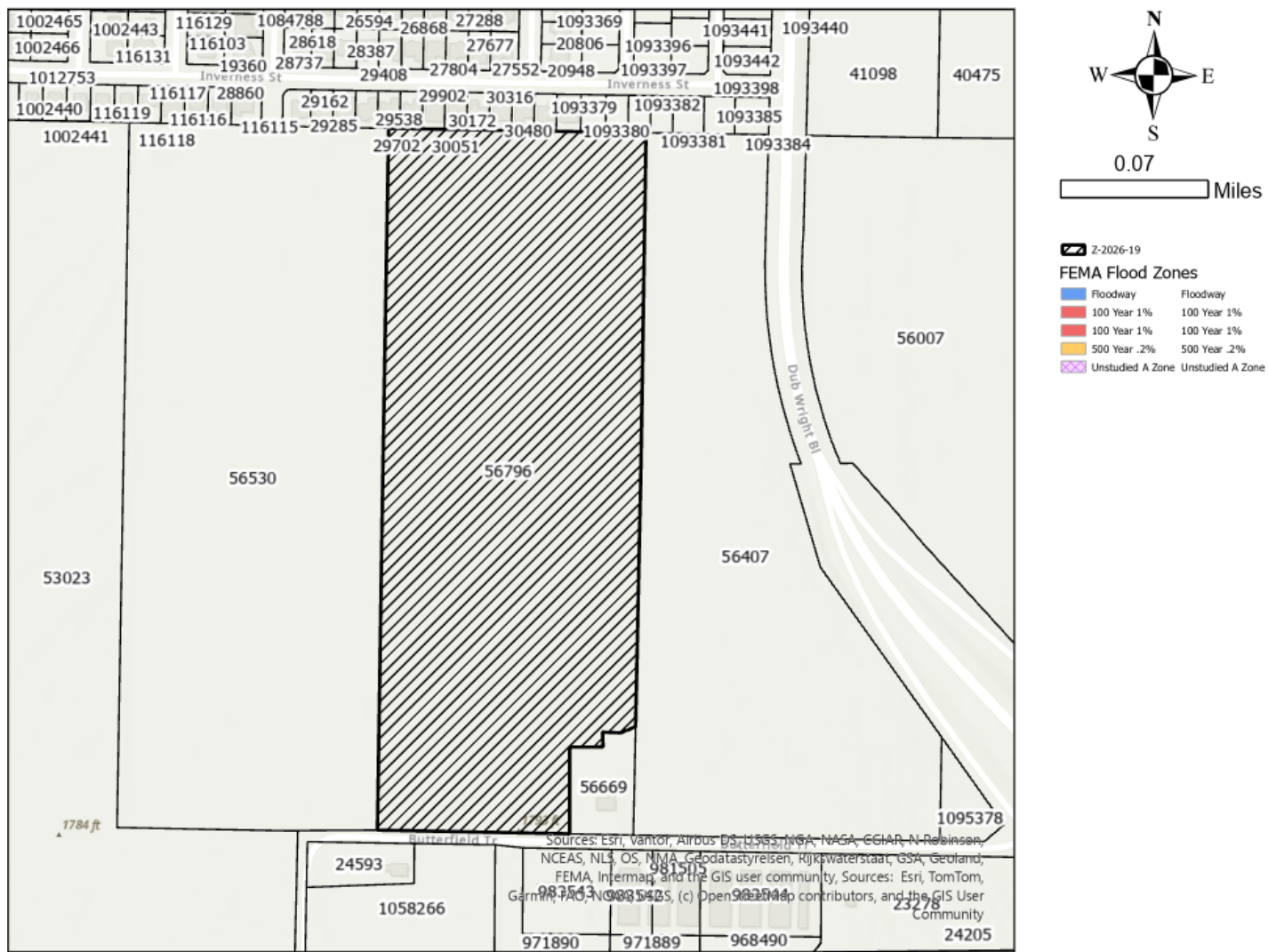
LOCATION MAP



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

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-19

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.

APR 6 pm 3:32

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

Requestor's Property Zoning: AO

Your Name: PAMY HOLDINGS LTD

I am in favor ☒

Requestor's Proposed Zoning: RS-6

Your Address: 6425 BUTTERFIELD TR

Requestor's Parcel ID: 56796

Your Parcel ID: 983543

I am opposed ☐

Signature: _____

Paul Johnson

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.

APR 6 11:32

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

Requestor's Property Zoning: AO

Your Name: JOHNSON PAUL

I am in favor ☒

Requestor's Proposed Zoning: RS-6

Your Address: 6610 BUTTERFIELD TR

Requestor's Parcel ID: 56796

Your Parcel ID: 56796

I am opposed ☐Signature: Paul Johnson

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.

APR 6 AM 9:32

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

Requestor's Property Zoning:	AO	Your Name:	QUEEN BEE	I am in favor	☐
Requestor's Proposed Zoning:	RS-6	Your Address:	ENTERPRISES LLC		
Requestor's Parcel ID:	56796	Your Parcel ID:	6533 INVERNESS ST		
			1093382	I am opposed	☒

Signature: _____

Jane Estes Weatherbee



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: 3 in Favor, 8 in Opposition

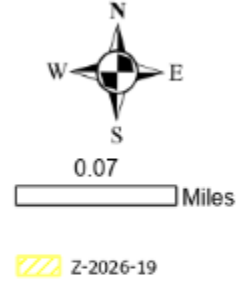
Planning & Zoning: April 7, 2026

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**



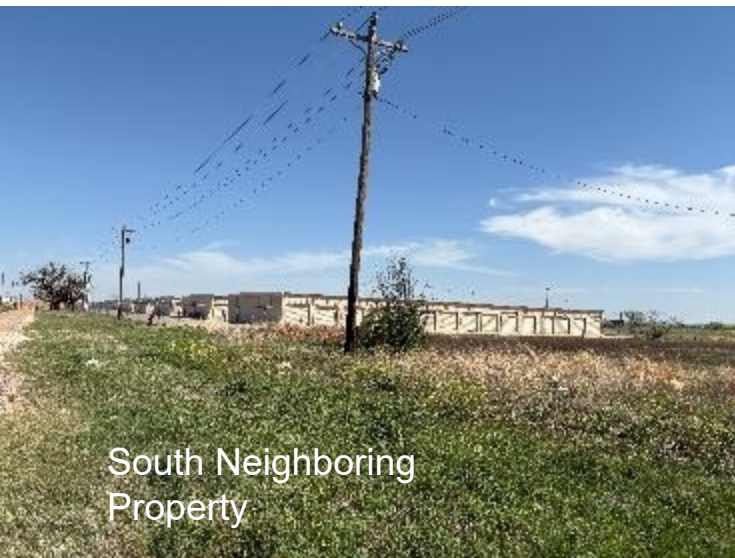
PROPERTY VIEWS



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





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

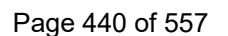


LEGEND

- 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



3.76% 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.

P&Z recommends **approval**.





Questions?





**CITY COUNCIL
MEMORANDUM
4/23/2026**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: **22. Ordinance (First Reading) Z-2026-20: Receive a Report, Hold a Discussion 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. (Tim Littlejohn)**

GENERAL INFORMATION

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.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommends approval.

ATTACHMENTS:

1. Ordinance
2. Staff Report
3. 334 ES 11th Street
4. Presentation

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

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

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

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

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

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

PASSED ON FIRST READING the 23rd day of April, 2026.

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 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 14th day of May, 2026.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

EXHIBIT A

Change the zoning of approximately 2.20 acres from Agricultural Open (AO) and General Commercial (GC) to General Commercial (GC).

Legal description being lot 205, Block 212, OT Abilene Subdivision

Located in the 300 block of East South 11th



END

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.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission recommends **approval**.

Attachments

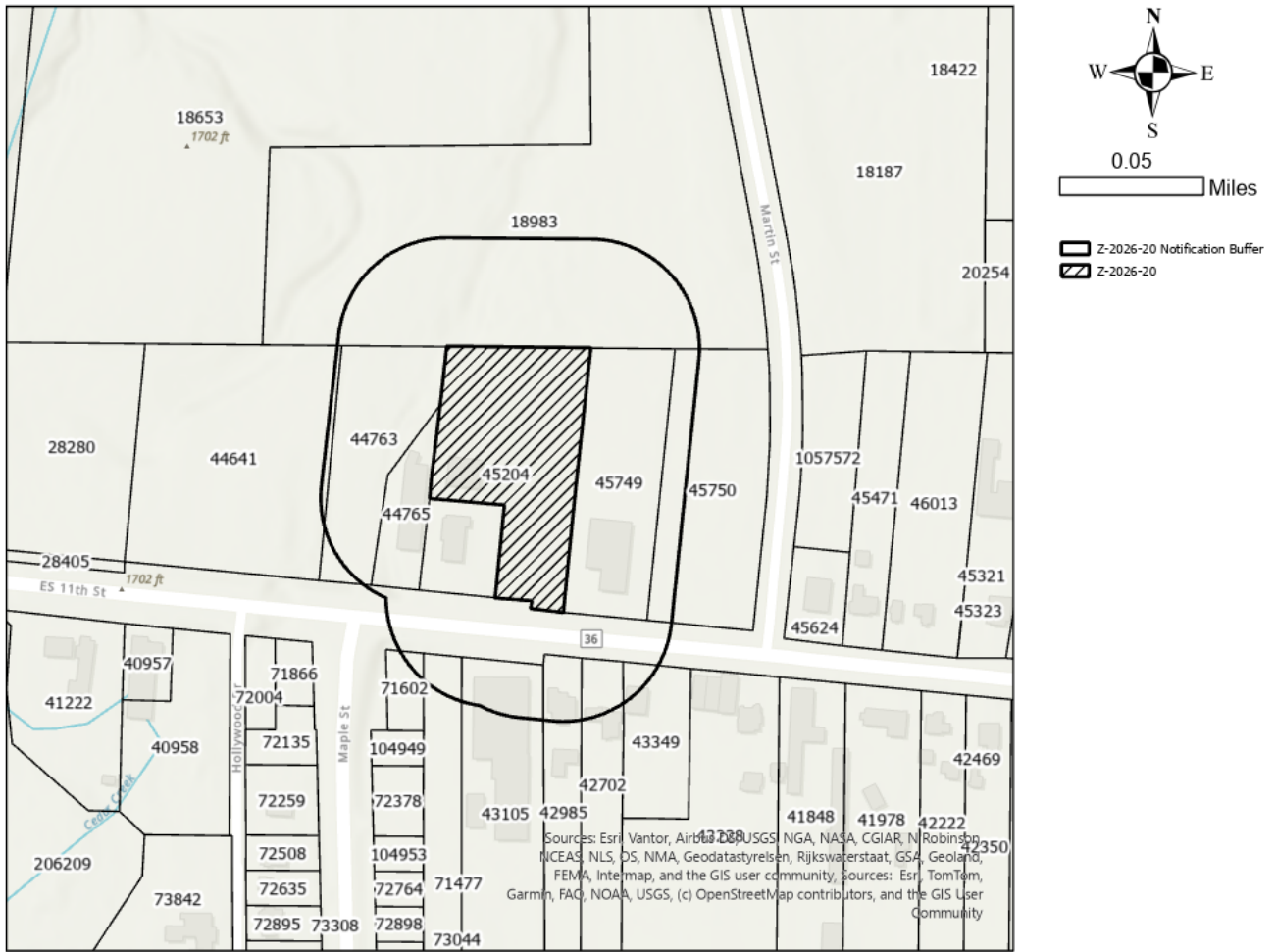
- PowerPoint Presentation

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	F
SAR SAM & VONG YOKKIM	45750	358 ES 11TH ST	

NOTIFICATION MAP



LOCATION MAP



0.05

Miles

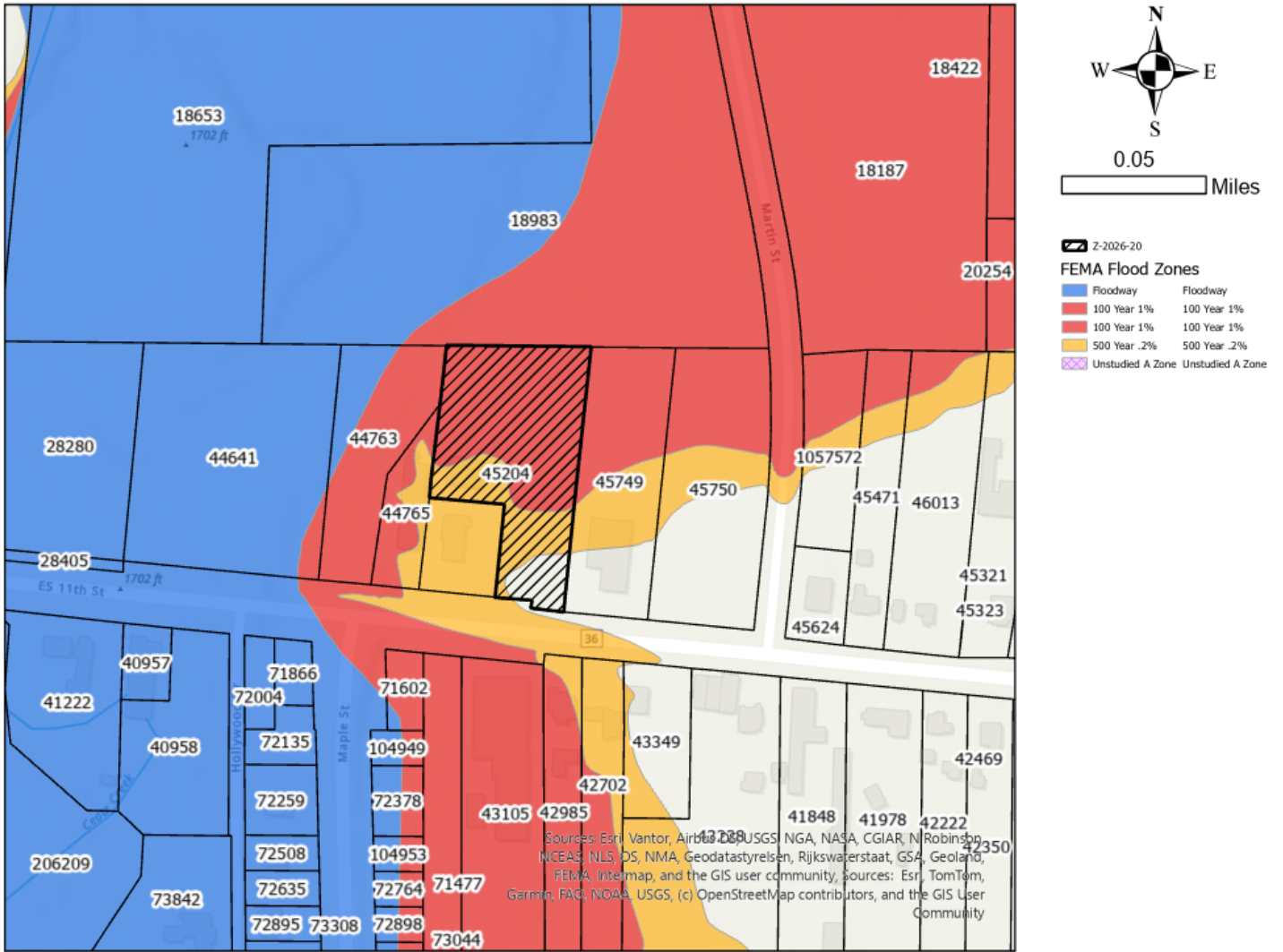
Z-2026-20

Sources: Esri, Vector, Aerial, USGS, NOAA, NGA, NASA, GEBCO, Robinson, NCEAS, NLS, OS, NMA, Geospatial, Rijkswaterstaat, GSA, GEBCO, 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



ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-20

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.

APR 5 4 31 PM '22

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

Requestor's Property Zoning:	AO, GC	Your Name:	ROYAL ELECTRIC CO OF ABL	I am in favor ☒
Requestor's Proposed Zoning:	GC	Your Address:	334 ES 11TH ST	
Requestor's Parcel ID:	45204	Your Parcel ID:	45749	I am opposed ☐

Signature: _____

Marty Burleson



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: 1 in Favor, 0 in Opposition

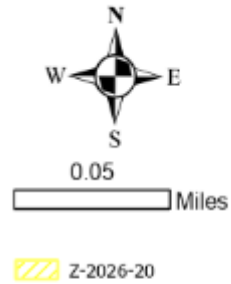
Planning & Zoning: April 7, 2026

Council Hearing: April 23, 2026
May 14, 2026





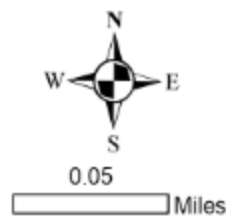
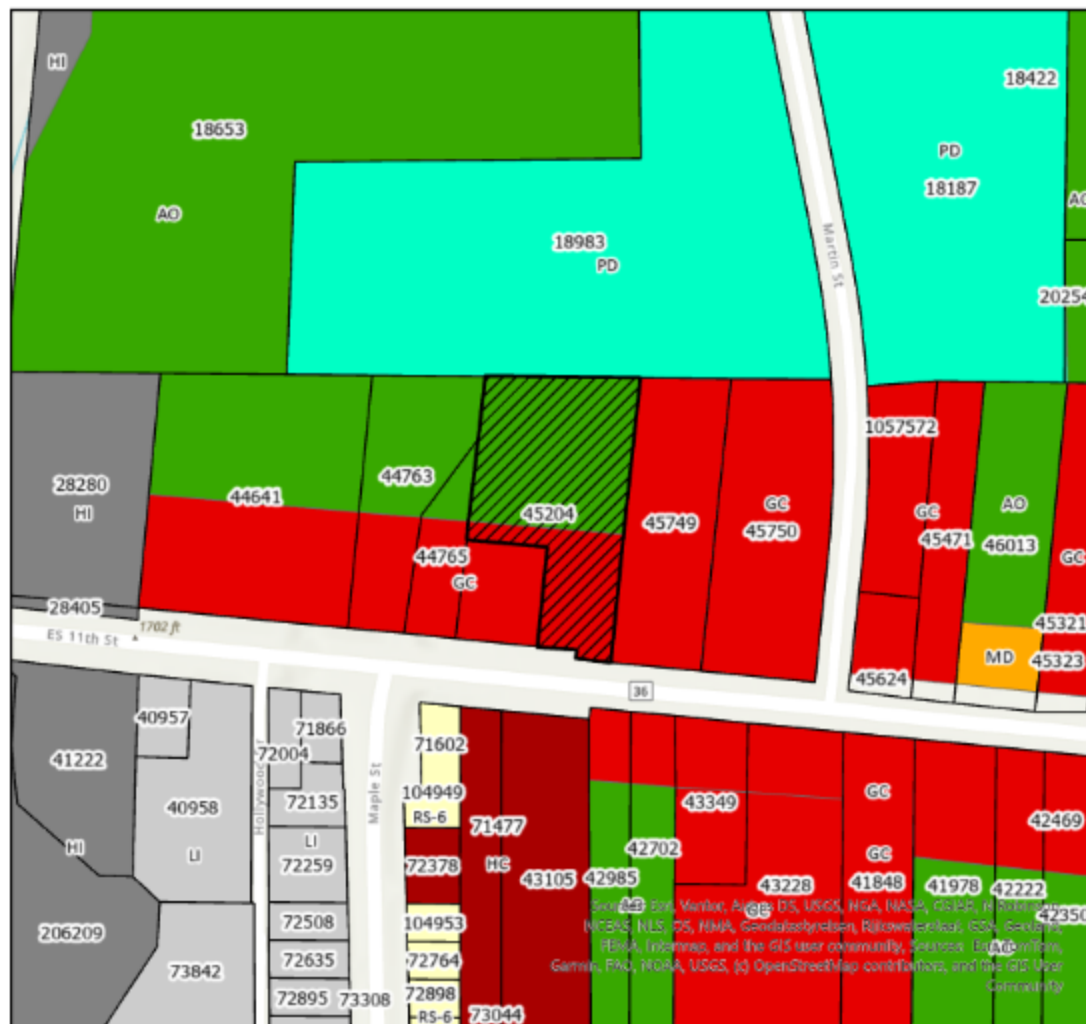
AERIAL LOCATION MAP



CITY OF
ABILENE
TEXAS



ZONING MAP



- Z-2026-20
- Zoning Districts**
- AO
 - GC
 - HC
 - HI
 - LI
 - MD
 - PD
 - RS-6



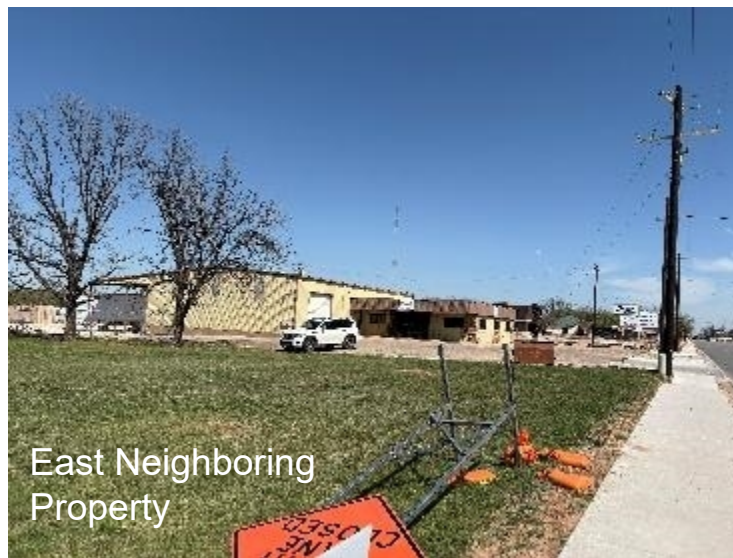
CITY OF
ABILENE
TEXAS



PROPERTY VIEWS



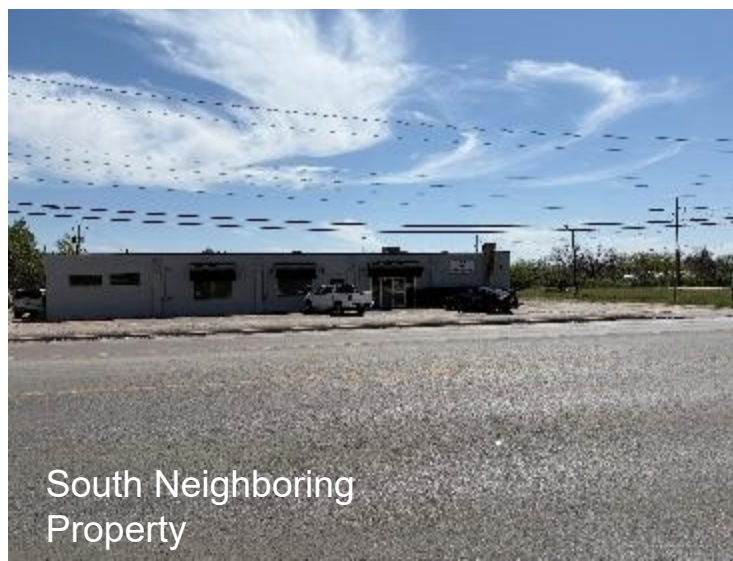
Subject Property



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

LEGEND

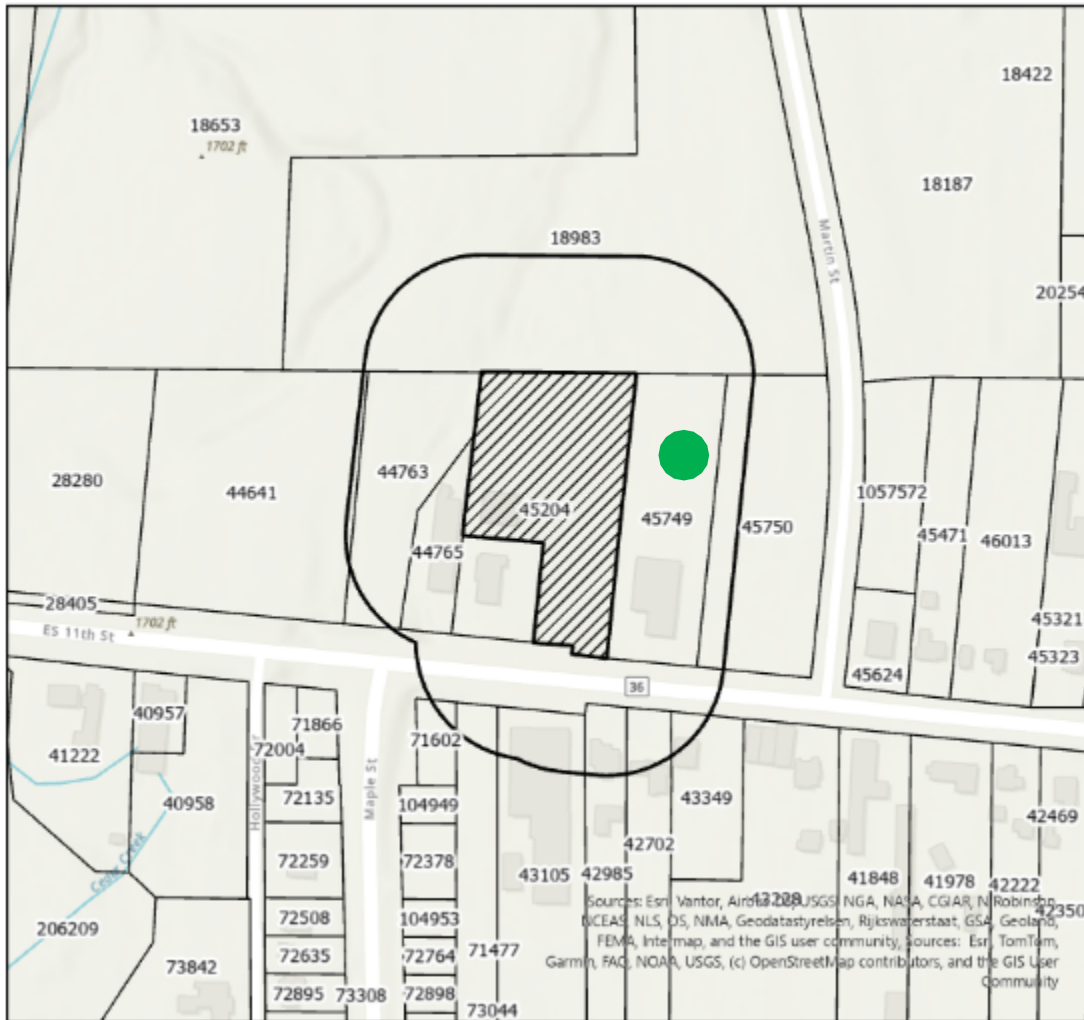
- P Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)
- C Permitted as a Conditional Use Permit, Requiring Approval by City Council
- TP Permitted by Temporary Permit Only,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



CITY OF
ABILENE
TEXAS



NOTIFICATION AREA MAP





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

P&Z recommends **approval**.





Questions?





**CITY COUNCIL
MEMORANDUM
4/23/2026**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: **23. Ordinance (First Reading) Z-2026-21: Receive a Report, Hold a Discussion 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. (Tim Littlejohn)**

GENERAL INFORMATION

Change the zoning of approximately 0.5 acres from Residential Single Family (RS-8) to Town Home (TH). The subject property was annexed into the City limits in 1951 and has remained residentially zoned since.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommends denial by a vote of 5-2.

ATTACHMENTS:

1. Staff Report (7)
2. Ordinance
3. Appeal Email
4. Zoning Exhibit
5. Metes & Bounds
6. 2381 S 32nd St (1)
7. 2364 S 32nd St
8. 2359 S 32nd St
9. 3102 Monterrey Cr
10. 3101 Monterrey Cr
11. 3051 Monterrey Letter
12. 3051 Monterrey Circle
13. 3043 Monterrey Cr
14. 3035 Monterrey
15. 2026-21 Presentation (16)

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

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.

P&Z Recommendation

P&Z recommends **denial by a vote of 5-2**

Attachments

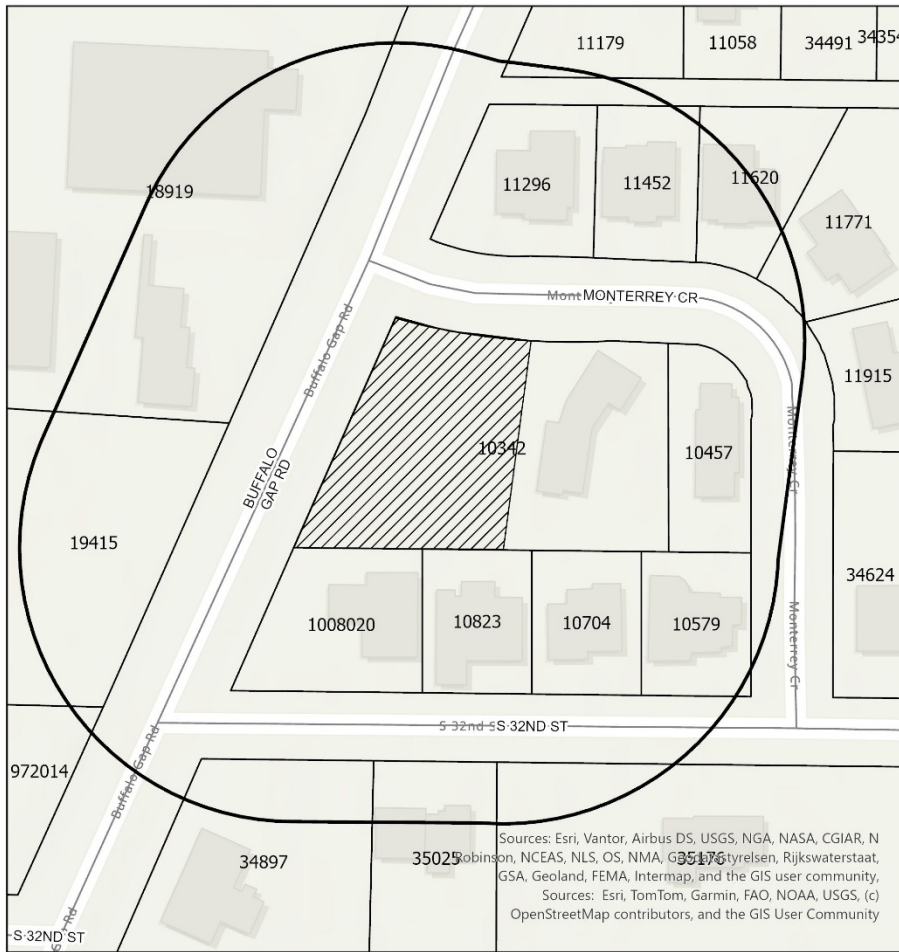
- PowerPoint Presentation
- Metes & Bound
- Zoning Exhibit
- Appeal Email

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:

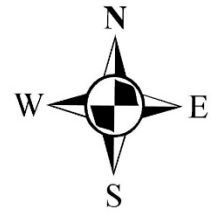
PROPERTY OWNER			Legend: O - Opposed, F - In Favor
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
AGUIRRE GILBERT & KASHALA	10823	2372 S 32ND ST	
CALVERT CAROLYN WATSON	10342	3035 BUFFALO GAP RD	
COLLINS CARLTON EDWARD	35176	2359 S 32ND ST	O
COOTS PAULA	11179	2381 EDMONT DR	
CRAIG BART D & JAN E	11771	3101 MONTERREY CR	O
DURKEE ROBERT STEVEN	10579	2356 S 32ND ST	
HIT VENTURES LLC	11296	3035 MONTERREY CR	O
HOUSLEY NEIL W	10704	2364 S 32ND ST	O
JONES NANCEY BOOTH LIFE EST	11452	3043 MONTERREY CR	O
OROZCO ANDREA	1008020	2380 S 32ND ST	
PAYNE & KING INVESTMENTS LLC	34897	2381 S 32ND ST	F
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	O
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	O

NOTIFICATION 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

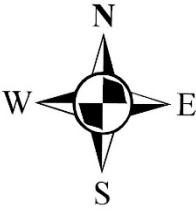
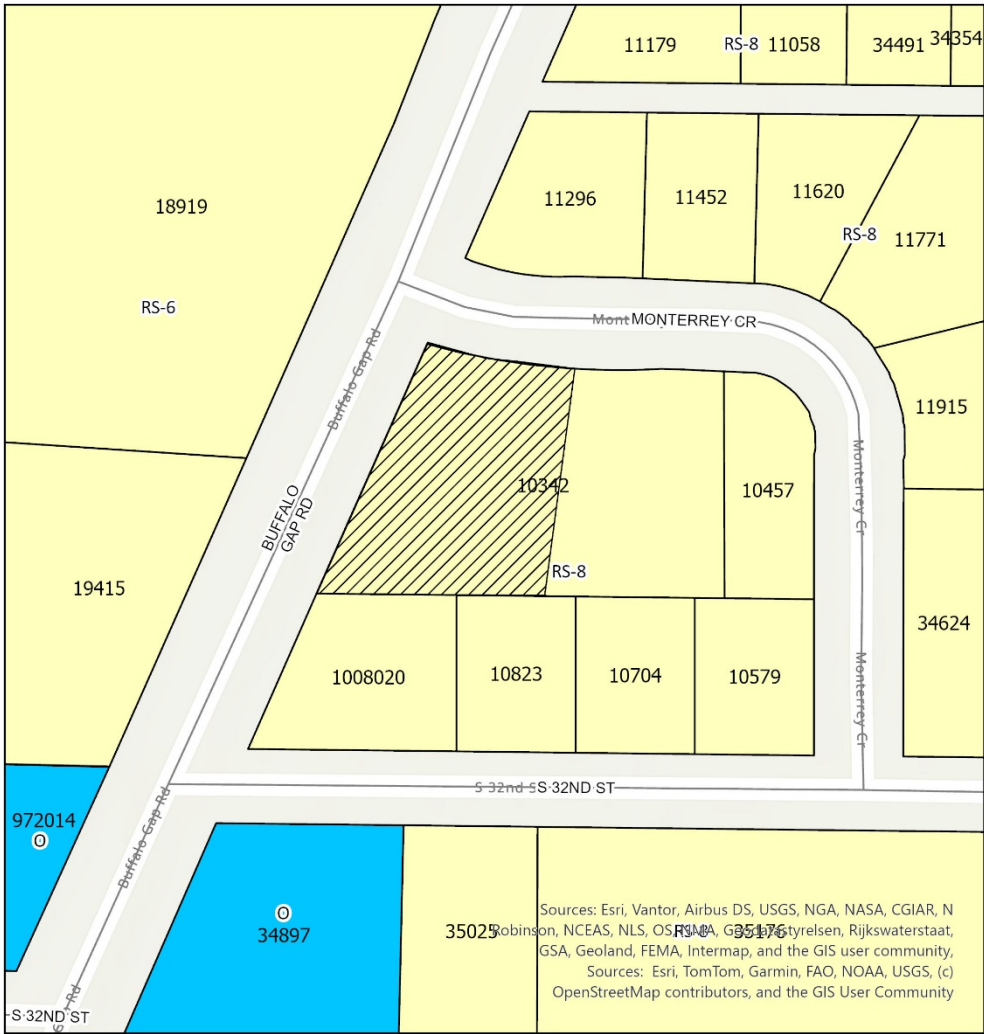
LOCATION MAP



0.02

☐ Miles Z-2026-21

ZONING MAP



0.02

Miles

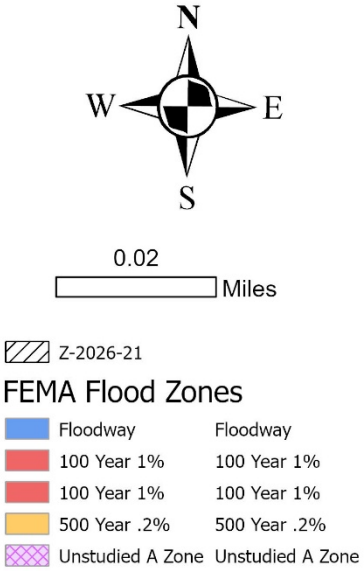
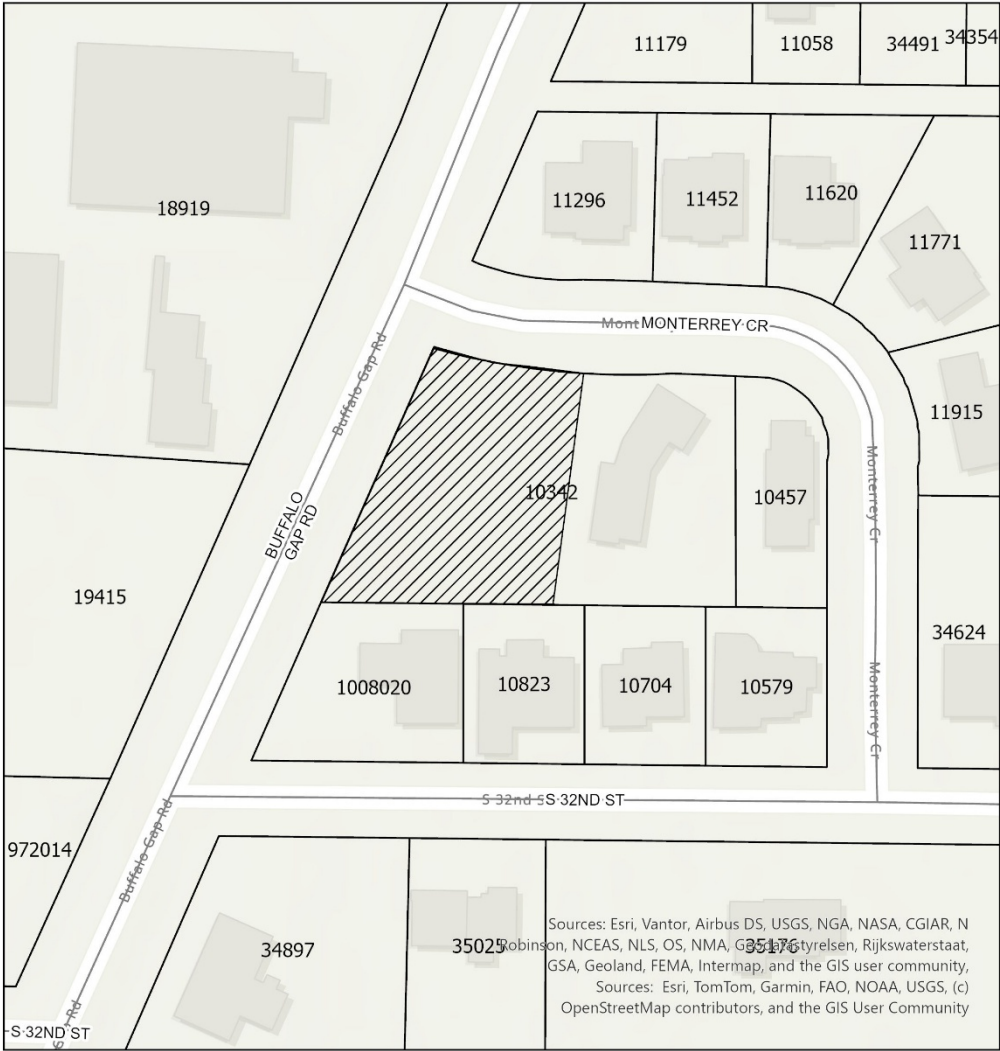
Z-2026-21

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

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

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

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

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

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

PASSED ON FIRST READING the 23rd day of April, 2026.

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 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 14th day of May, 2026.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

Change the zoning of approximately 0.50 acres from Residential Single Family (RS-8) to Town Home (TH).
Legal description as follows:

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;

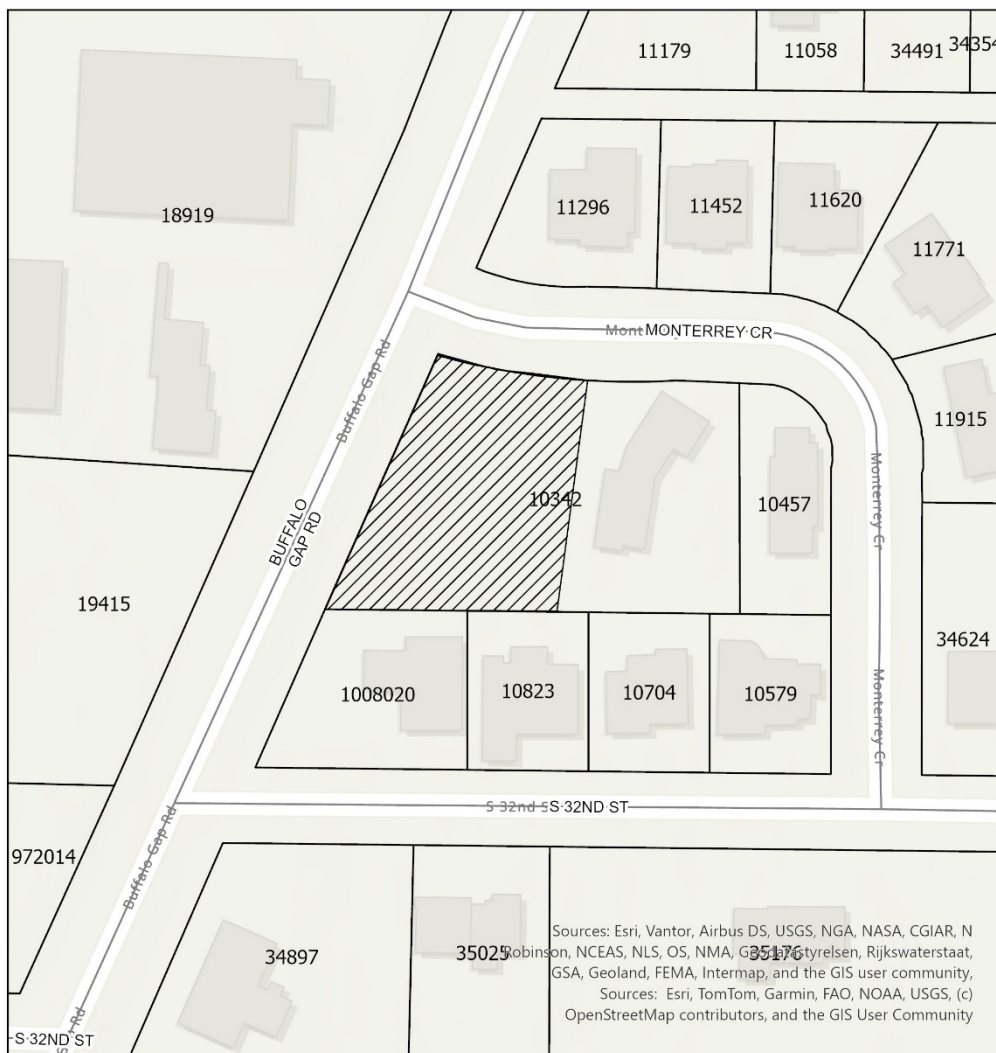
THENCE South 89 degrees 26 minutes 53 seconds East, along the south right of way of Monterrey Circle, a distance of 22.26 feet to a point on the north line of said Lot 101 for the northeast corner of this tract, where a found bent 3/8 inch iron rod at the northeast corner of said Lot 101 bears 104.52'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

Located at 3035 Buffalo Gap Road.



END

Notice of Appeal - Zoning Case Z-2026-21

From BJ Prichard <BJ.Prichard@e-ht.com>

Date Tue 4/14/2026 3:13 PM

To Littlejohn, Tim <Tim.Littlejohn@abilenetx.gov>

Cc Teegardin, Mason <Mason.Teegardin@abilenetx.gov>; Valois, Kera <Kera.Valois@abilenetx.gov>; Planning Services <planning@abilenetx.gov>

Good afternoon, Tim,

Please consider this email our request to appeal Zoning Case Z-2026-21 to City Council for further consideration.

Please let me know if you need any additional information from me at this time.

Respectfully submitted,



[Connect with eHT](#)

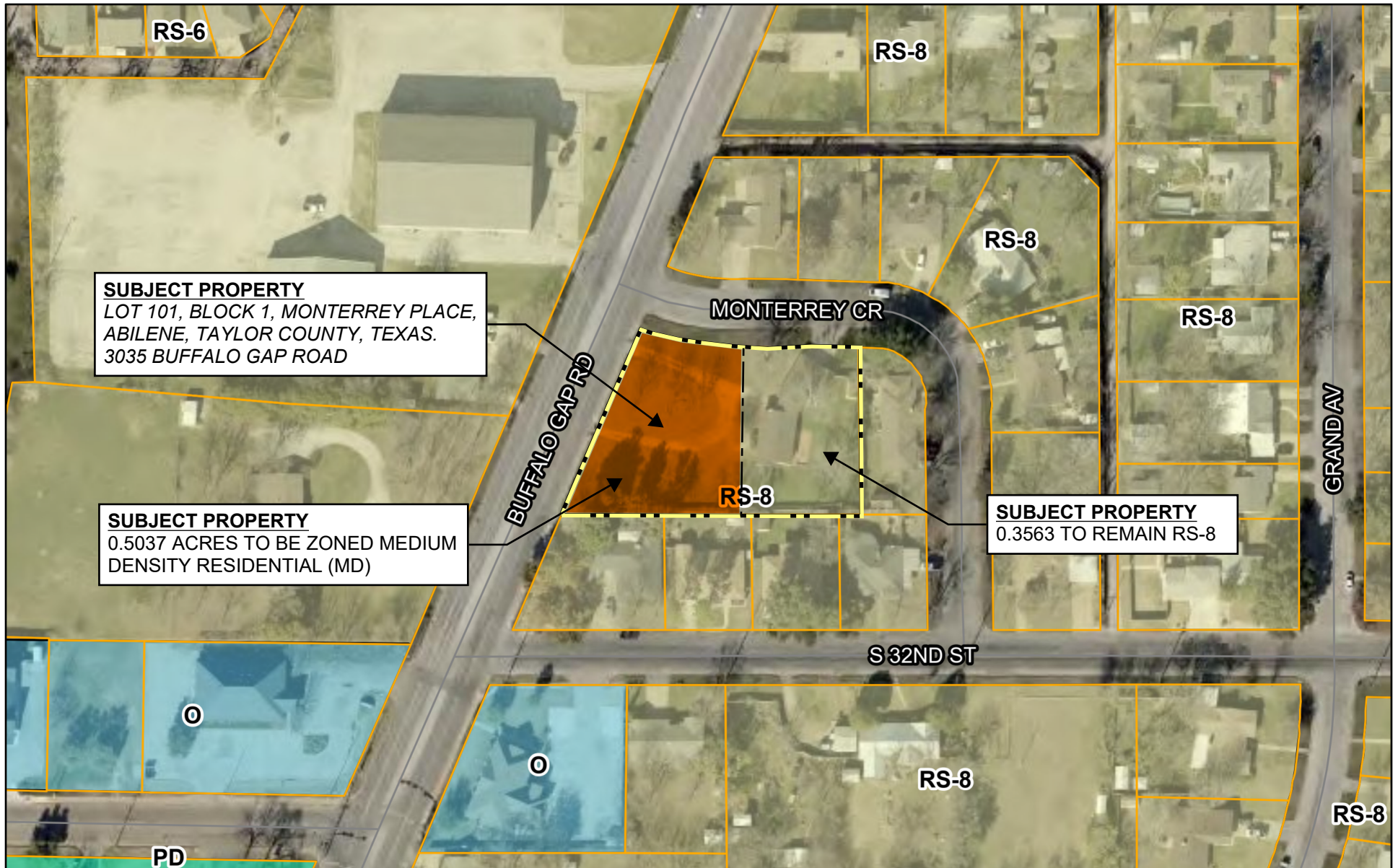
BJ Prichard, PE
Senior Project Manager / Senior Associate

Enprotec / Hibbs & Todd, Inc.
402 Cedar Street | Abilene, TX 79601
T (325) 698-5560 **M** (325) 725-1369
bj.prichard@e-ht.com

www.e-ht.com

Firm Registration Nos: PE 1151 | PG 50103 | RPLS 10011900

EXISTING ZONING CONDITIONS



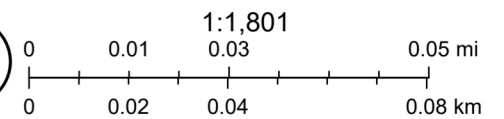
3/3/2026, 5:16:39 PM

- | | | | | | | | | | |
|--|----------------------------|---|---------------------------------|---|--------------------------|---|-------------------------|---|------------------------------|
|  | Abilene Municipal Boundary |  | Single Family Residential (RS) |  | Mixed Use (MX) |  | Medical Use (MU) |  | Planned Development (PD) |
|  | 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 |

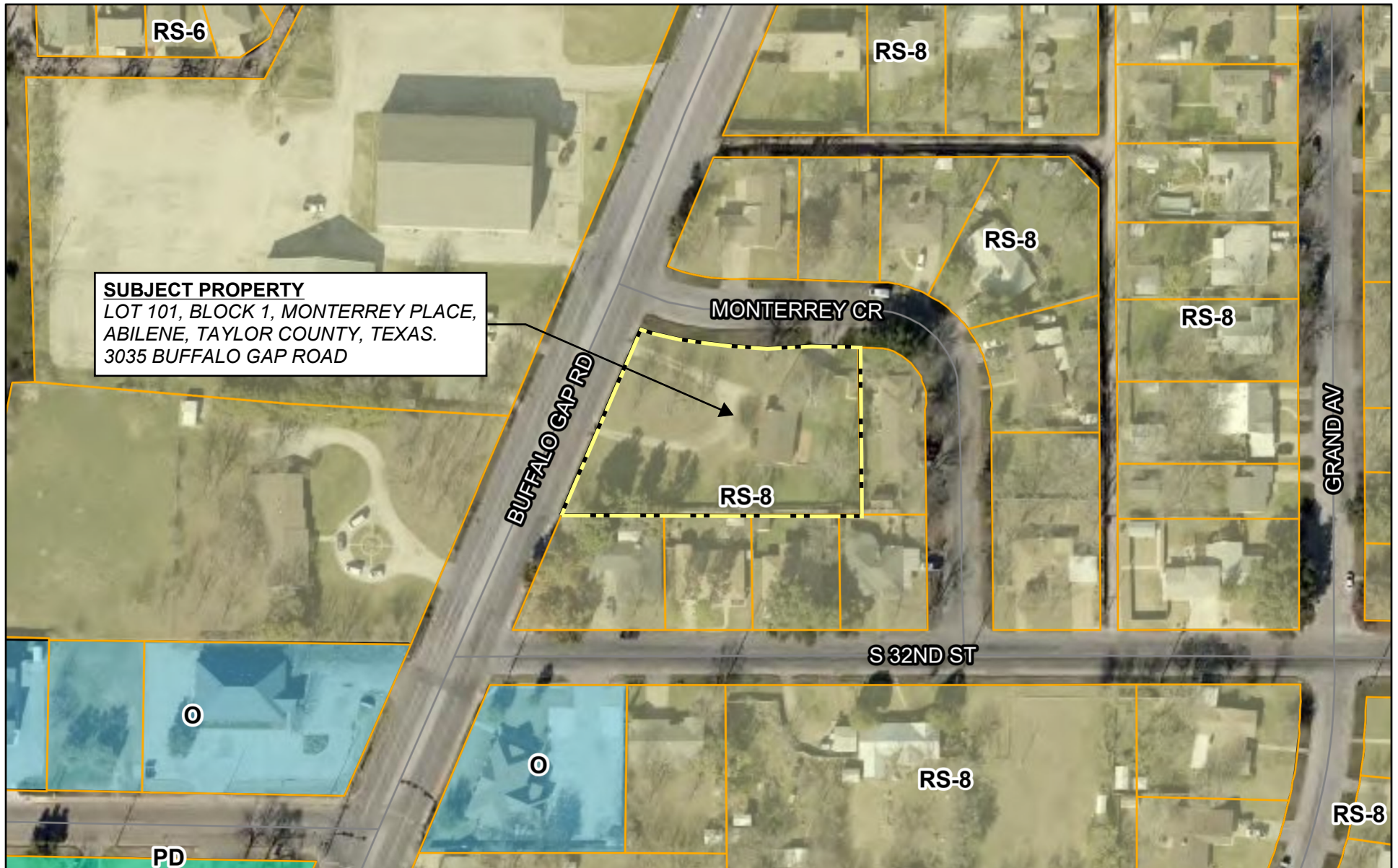
Citations



Vantor

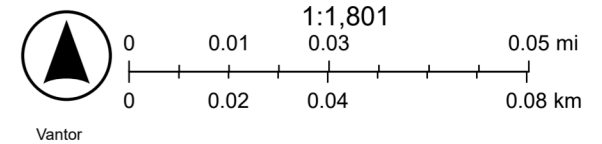


EXISTING ZONING CONDITIONS



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 | |
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|  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;

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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 NOTIFICATION RESPONSE FORM CASE: Z-2026-21

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.

APR 10 PM 12:48

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

Requestor's Property Zoning: RS-8

Your Name: PAYNE & KING

I am in favor ☒

Requestor's Proposed Zoning: TH

Your Address: 2381 S 32ND ST

Requestor's Parcel ID: 10342

Your Parcel ID: 34897

I am opposed ☐

Signature: _____

Dr. Susan Payne

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-21

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

APR 2 AM 10:31

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

Requestor's Property Zoning:	RS-8	Your Name:	HOUSLEY NEIL W	I am in favor ☐
Requestor's Proposed Zoning:	TH	Your Address:	2364 S 32ND ST	
Requestor's Parcel ID:	10342	Your Parcel ID:	10704	I am opposed ☒

Signature: _____

Neil Housley

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-21

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

APR 2 AM 10:31

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

Requestor's Property Zoning: RS-8

Your Name: COLLINS CARLTON

I am in favor ☐

Requestor's Proposed Zoning: TH

Your Address: 2359 S 32ND ST

Requestor's Parcel ID: 10342

Your Parcel ID: 35176

I am opposed ☒

Signature: _____





THOMASON TRAVIS
PO BOX 6203
ABILENE, TX 79608-6203

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number Z-2026-21

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 0.5037 Acres from Residential Single Family (RS-8) to Town Home (TH). Located at 3035 Buffalo Gap Road. Legal Description Being Approximately 0.5037 Acre Tract Out of Lot 101, Block 1, Monterrey Place, 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 Kera Valois at 325-676-6237 or by email address planning@abilenetx.gov

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-21

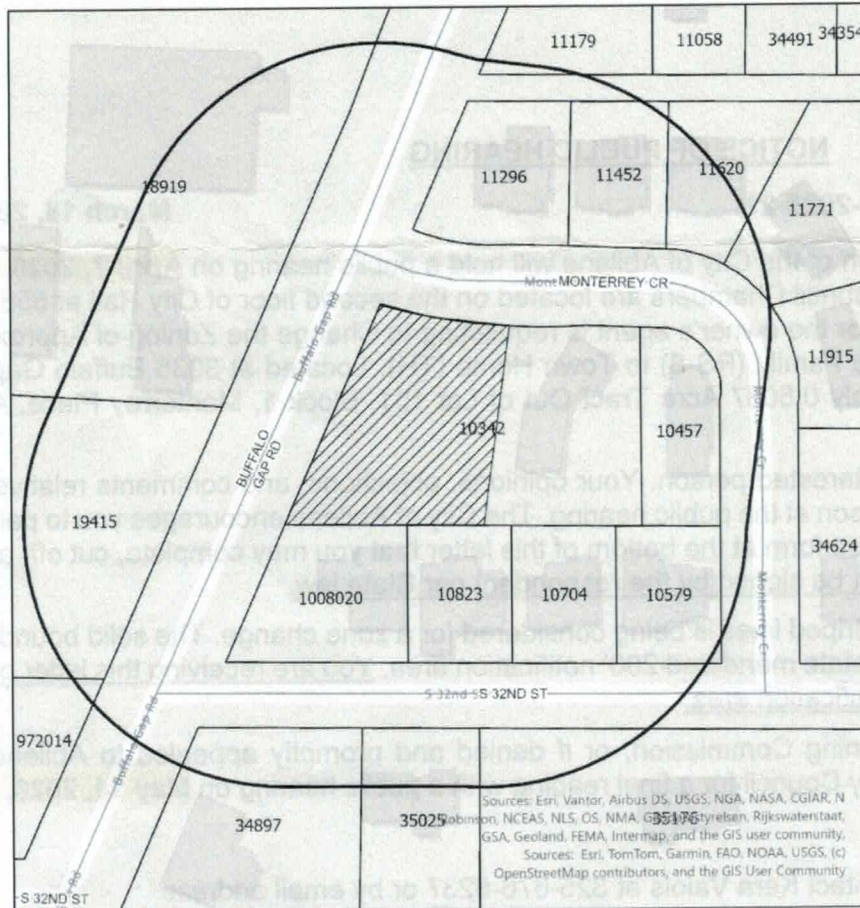
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Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.

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

Requestor's Property Zoning:	RS-8	Your Name:	THOMASON TRAVIS	I am in favor ☐
Requestor's Proposed Zoning:	TH	Your Address:	3102 MONTERREY CR	
Requestor's Parcel ID:	10342	Your Parcel ID:	10457	I am opposed ☒

Signature: Thomason Travis

☐ Miles

I want it to stay a single family home



THOMASON TRAVIS
PO BOX 6203
ABILENE, TX 79608-6203

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number Z-2026-17

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 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.

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.

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ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-17

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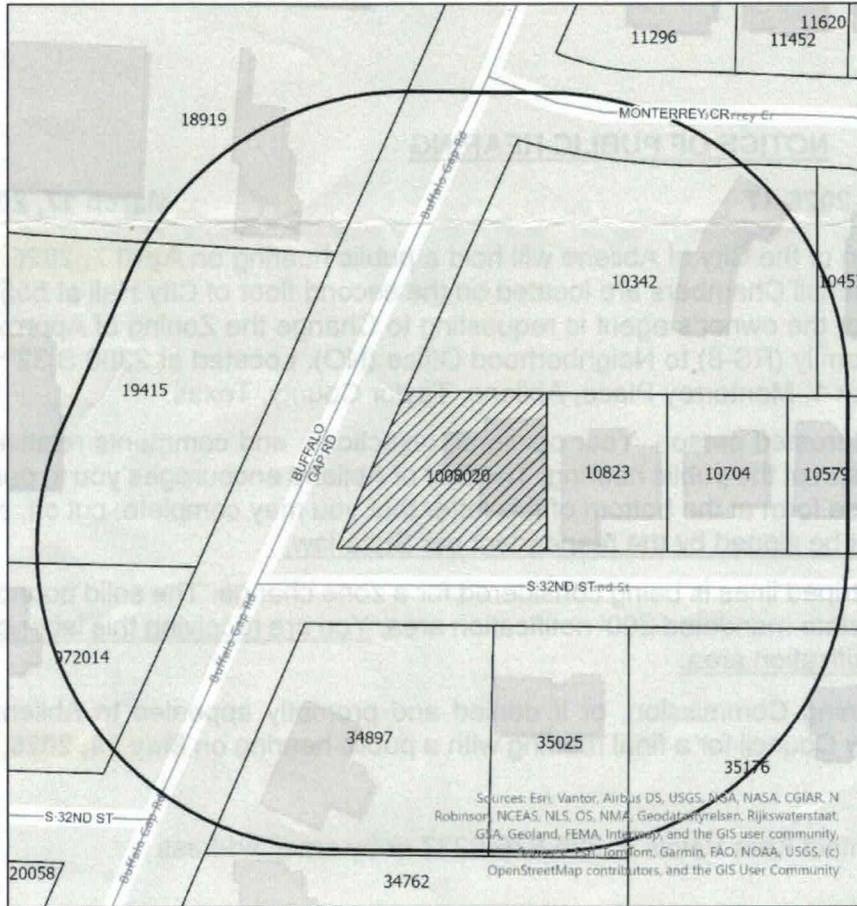
**Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.**

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

Requestor's Property Zoning:	RS-8	Your Name:	THOMASON TRAVIS	I am in favor ☐
Requestor's Proposed Zoning:	NO	Your Address:	3102 MONTERREY CR	
Requestor's Parcel ID:	10942	Your Parcel ID:	10457	I am opposed ☒

Signature: *Thomason Travis*

Z-2026-17



0.02

Miles

Z-2026-17

Notification Area

If opposed, please provide comments:

I want it to stop a single family home,



CRAIG BART D & JAN E
3101 MONTERREY CIR
ABILENE, TX 79605-6813

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number Z-2026-21

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 0.5037 Acres from Residential Single Family (RS-8) to Town Home (TH). Located at 3035 Buffalo Gap Road. Legal Description Being Approximately 0.5037 Acre Tract Out of Lot 101, Block 1, Monterrey Place, 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.

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ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-21

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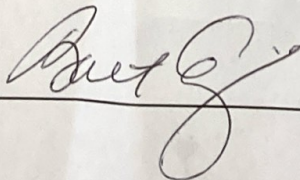
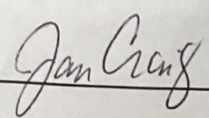
**Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.**

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

Requestor's Property Zoning:	RS-8	Your Name:	CRAIG BART D & JAN E
Requestor's Proposed Zoning:	TH	Your Address:	3101 MONTERREY CR
Requestor's Parcel ID:	10342	Your Parcel ID:	11771

I am in favor ☐

I am opposed ☒

Signature:  

Bart and Jan Craig
3101 Monterrey Cir
Abilene, Texas 79605
Teamcraig93@gmail.com

April 1, 2026

City of Abilene Planning & Zoning Committee,

Sdfsdf

Abilene, Texas 79605

RE: Opposition to Rezoning Application 5305 Buffalo Gap

Dear Members of the Planning and Zoning Commission,

We would like to voice our strong opposition to the proposed rezoning of the property located at 3035 Buffalo Gap from Single-Family Residential (R-8) to Townhome (TH). As a resident of the Monterrey Circle Development since 2014, we are deeply concerned about the negative impact a change in zoning would have on our neighborhood. For the past fourteen years we have enjoyed a nice, quiet neighborhood with low traffic and noise. The proposed rezoning poses several threats to the continued peace and enjoyment that a single-family residential neighborhood provides.

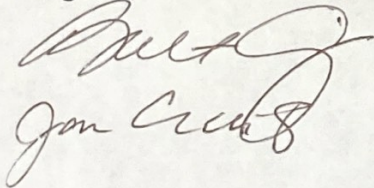
1. A rezoning of this nature would bring a significant increase in traffic. Monterrey Circle is a short, compact and curved street designed to accommodate the use of the 9 houses on it and the traffic that would result from multiple townhomes would create a less desirable place to walk or ride bikes.
2. A rezoning of this nature is not in line with the current use of this neighborhood or the ones in the area. Currently on the west side of Buffalo Gap, the land is primarily single family residential. There are a few commercial properties, a dentist office, real estate office, and an optometrist office. These businesses have not caused a significantly negative impact on the neighborhoods they front. Rezoning the property to townhome is not consistent with the current use of the property or surrounding neighborhoods.
3. Rezoning the property to townhome would negatively impact the property value of our homes. Buyers looking for a quiet neighborhood will be discouraged by a set of townhomes in such close proximity, thus, devaluing our properties. Most home buyers are buying homes to insulate themselves from multi-family housing. Building

townhomes would also change the architectural character of the neighborhood losing the uniform look of a neighborhood with detached homes.

4. The proposed rezoning to townhome is primarily an attempt to capitalize on the housing frenzy in Abilene. This will benefit only the seller and real estate agent of the property, to the detriment of the seven families currently residing on Monterrey Cir. that have invested their time and money caring for the neighborhood and supporting the local economy. People that will rent these townhomes will not have a vested interest in maintaining the area because of the temporary housing environment that townhomes pose.
5. Finally, although temporary, the building of several townhomes on our small street would create a noise and traffic nightmare. The trucks and workers that will be coming in and out of the area will be extremely disruptive to our neighborhood.

We respectfully ask you to refuse the request to rezone this property to townhome allowing this neighborhood to remain a nice, quiet, and inviting place to live.

Regards,

A handwritten signature in dark ink, appearing to read 'Bart & Jan Craig', written in a cursive style.

Bart & Jan Craig

April 1, 2026

Dear Members of the Commission,

I am writing to formally express my opposition to the proposed rezoning of the property from single-family residential to multi-family residential.

As a resident of this neighborhood, I have serious concerns regarding the potential impacts such a change would have on our community. Foremost among these is the anticipated increase in housing density, which would likely result in a significant rise in traffic volume. The current infrastructure is designed to support single-family use, and additional congestion could pose safety risks—particularly on our small circular street, which presently serves only six single-family homes.

Additionally, a transition to multi-family housing often introduces a higher proportion of rental units. While rental housing plays an important role in the broader housing market, a substantial and rapid shift in the neighborhood's composition may alter its character and long-term stability. Homeownership has traditionally contributed to consistent property maintenance, long-term investment, and a strong sense of community cohesion.

Property values are also a considerable concern. Many homeowners, myself included, have made significant financial investments based on the existing zoning designation. Rezoning to permit multi-family development could adversely affect property values and undermine the investments residents have made in their homes.

For these reasons, I respectfully urge the Commission to deny the proposed rezoning request. Maintaining the current single-family designation will help preserve neighborhood stability, protect property values, and ensure that infrastructure demands remain consistent with existing capacity.

Thank you for your time and consideration.

Sincerely,

Steven Simmons

3051 Monterrey Circle
Abilene, TX 79605
325-725-3033

A handwritten signature in black ink, appearing to read "Steve Simmons", written in a cursive style.

APR 5 AM 5:30

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-21

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.

APR 6 AM 9:30

Requestor's Property Zoning:	RS-8	Your Name:	SIMMONS STEVEN P	I am in favor ☐
Requestor's Proposed Zoning:	TH	Your Address:	3051 MONTERREY CR	
Requestor's Parcel ID:	10342	Your Parcel ID:	11620	I am opposed ☒

Signature: 



JONES NANCY BOOTH LIFE EST
3043 MONTERREY CIRCLE
ABILENE, TX 79605-6811

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number Z-2026-21

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 0.5037 Acres from Residential Single Family (RS-8) to Town Home (TH). Located at 3035 Buffalo Gap Road. Legal Description Being Approximately 0.5037 Acre Tract Out of Lot 101, Block 1, Monterrey Place, 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 Kera Valois at 325-676-6237 or by email address planning@abilenetx.gov

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-21

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:	RS-8	Your Name:	JONES NANCY BOOTH	I am in favor	☐
Requestor's Proposed Zoning:	TH	Your Address:	3043 MONTERREY CR	I am opposed	☒
Requestor's Parcel ID:	10342	Your Parcel ID:	11452		

Signature:

PLEASE SEE ATTACHED LETTER
For my mother NANCY BOOTH JONES
SON AND POWER OF ATTORNEY

March 31, 2026

Dear Members of the Planning and Zoning Commission,

I am writing to express my opposition to the proposed rezoning of the property currently designated as single-family residential to multi-family residential.

As a resident and stakeholder in this community, I have significant concerns about the potential impacts this change would have on our neighborhood. First and foremost, increased housing density would likely lead to a substantial rise in traffic volume. Our existing infrastructure is designed to accommodate single-family usage, and additional congestion could create safety hazards, and greatly increase the traffic on our small circle street currently consisting of only six residential single family homes.

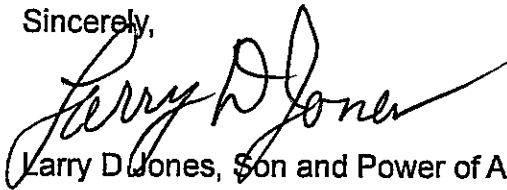
Additionally, a transition to multi-family housing often brings a higher proportion of rental units. While rental housing serves an important role, a sudden shift in the composition of the neighborhood may alter its character and stability. Homeownership has historically contributed to consistent property maintenance, long-term investment, and community cohesion.

Property values are another serious concern. Many homeowners, including myself, have made significant financial commitments based on the current zoning designation. Rezoning to allow multi-family development may negatively affect property values and undermine the investments residents have made in their homes.

For these reasons, I respectfully urge the Commission to deny the proposed rezoning request. Preserving the current single-family designation will help maintain neighborhood stability, protect property values, and ensure that infrastructure demands remain aligned with existing capacity.

Thank you for your time and consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry D. Jones", with a stylized, flowing script.

Larry D. Jones, Son and Power of Attorney for Nancy Booth Jones Life Est.

3043 Monterrey Circle
Abilene, Texas 79605
325-668-6481

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-21

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.

OPR 10 PM12:49

Requestor's Property Zoning:	RS-8	Your Name:	HIT VENTURES LLC	I am in favor	☐
Requestor's Proposed Zoning:	TH	Your Address:	3035 MONTERREY CR	I am opposed	☒
Requestor's Parcel ID:	10342	Your Parcel ID:	11296		

Signature: _____

Hailey Barnett

If opposed, please provide comments:

I believe this will negatively affect the home values in the area. I don't think this a proper location for a townhome.



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).

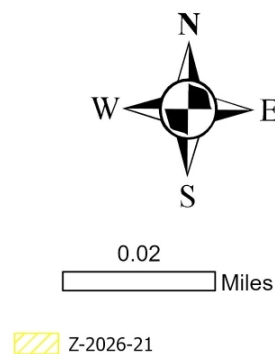
Location: Located 3035 Buffalo Gap Road

Notification: 1 in Favor, 7 in Opposition

Planning & Zoning: April 7, 2026

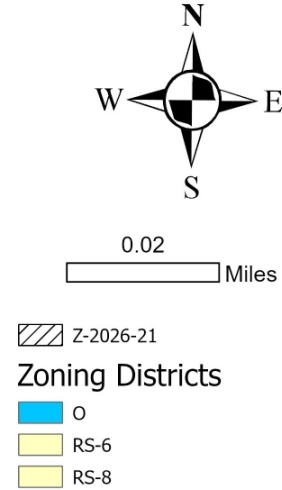
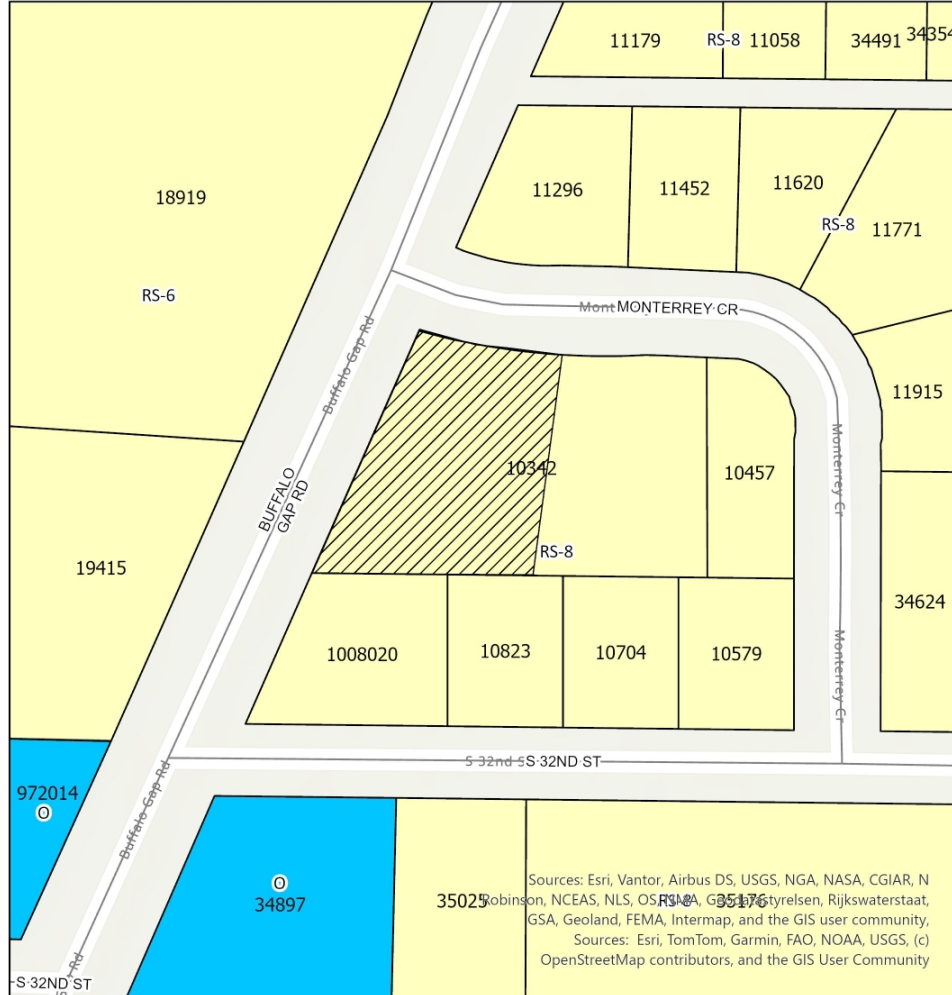
Council Hearing: April 23, 2026
May 14, 2026





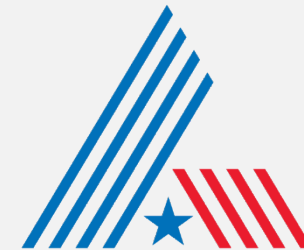


ZONING MAP



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



CITY OF
ABILENE
TEXAS



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

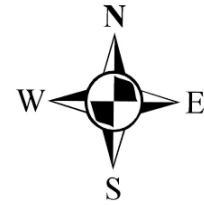
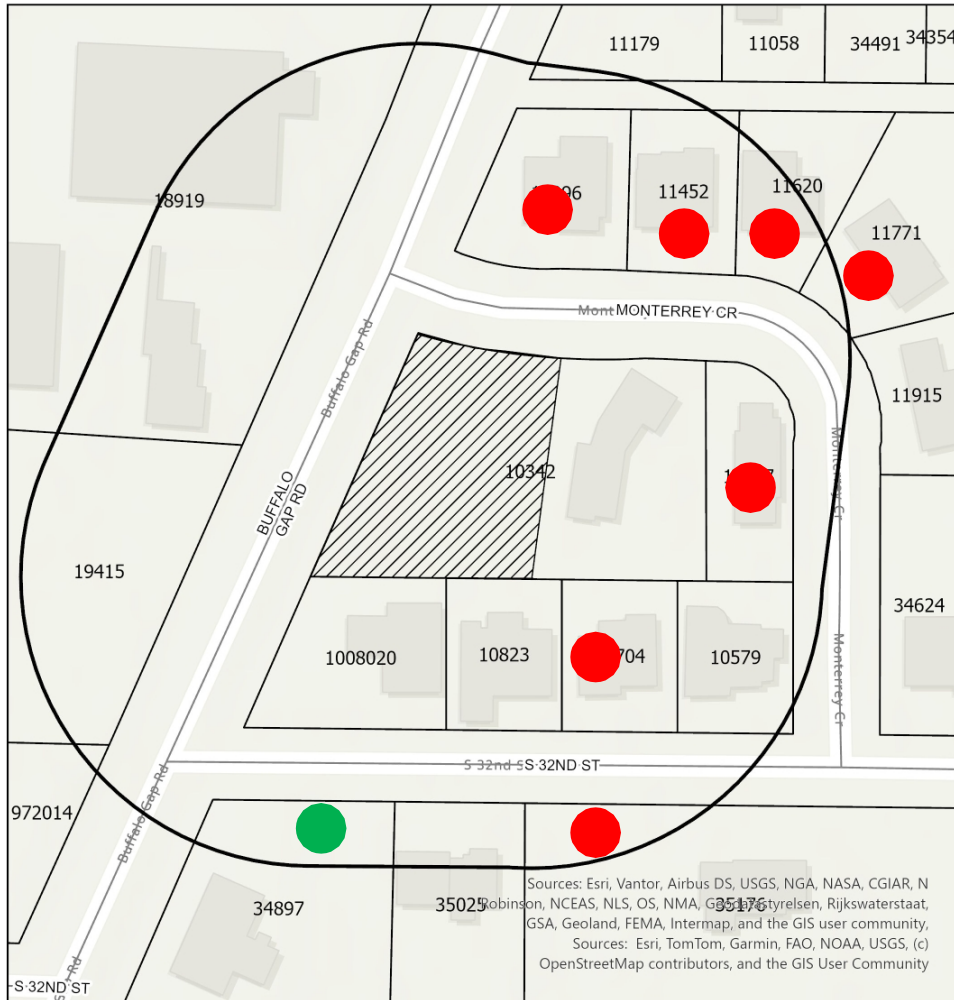


LEGEND

- 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

1 - in Favor - ●
7 - in Opposition - ●
18.59% in opposition

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





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.

Planning & Zonning Commission recommended
Denial by a vote of 5-2

The agent appealed the request on April 14.





Questions?





**CITY COUNCIL
MEMORANDUM
4/23/2026**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: 24. Ordinance (First Reading) Z-2026-22: Receive a Report, Hold a Discussion 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. (Tim Littlejohn)

GENERAL INFORMATION

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.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommends approval.

ATTACHMENTS:

1. Ordinance
2. Staff Report
3. 15-1994 - PDD-55
4. Presentation

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

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

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

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

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

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

PASSED ON FIRST READING the 23rd day of April, 2026.

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 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 14th day of May, 2026.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

EXHIBIT A

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

Legal description as follows:

6164 Hartford St

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;

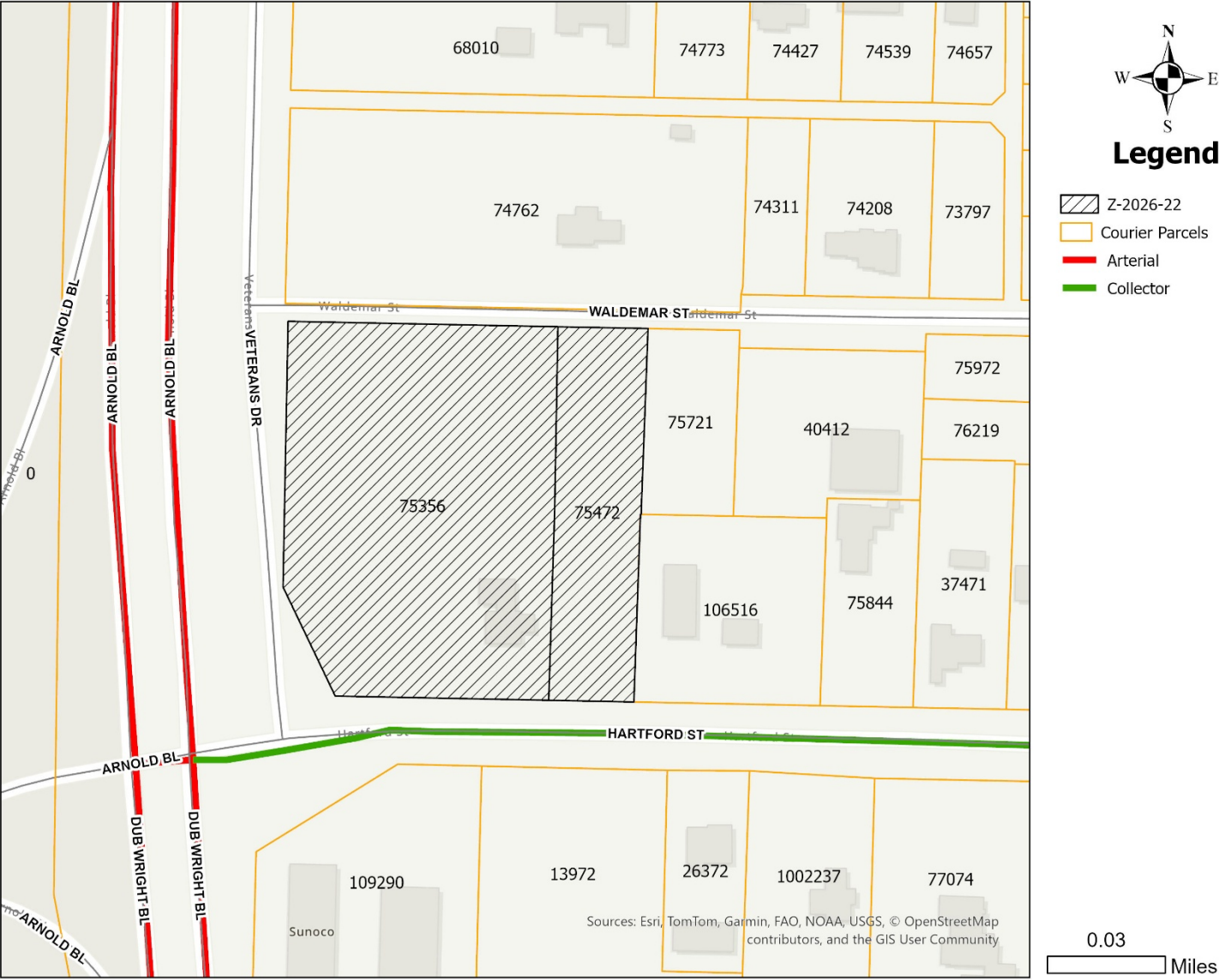
BEGINNING at a stake in the W.B. line of said Lot No. 5, 847 feet north of its S.W corner, and being at the intersection of the W.B. line of said Lot with the N.B. line of Hartford Street for S.W. corner of this tract;
THENCE East with the N.B. line of said Hartford Street 313.05 feet to a stake for 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.

6156 Hartford St

One (1) acre of land out of No.5, Subdivision of Alexander Thompson Survey No. 37 in Taylor County, Texas, and being more fully described in Warranty Deed Volume 472, Page 479, Deed records, Taylor County, Texas, described as follows:

Beginning 847 ft. North and 313.5 ft. East of the Southwest corner of said Lot No.5, a stake set for the Southwest corner of this tract;
Thence East 104.35 ft. to a stake set for the Southeast corner of this tract;
Thence North 417.42 ft.to a stake set for the Northeast corner of this tract;
Thence West 104.32 to a stake set for the Northwest corner of this tract;
Thence South 417.42 ft. to a place of beginning and containing 1 acre of land.

Located at 6156 and 6164 Hartford St.



END

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.

Planning and Zoning Commission Recommendation

P&Z 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

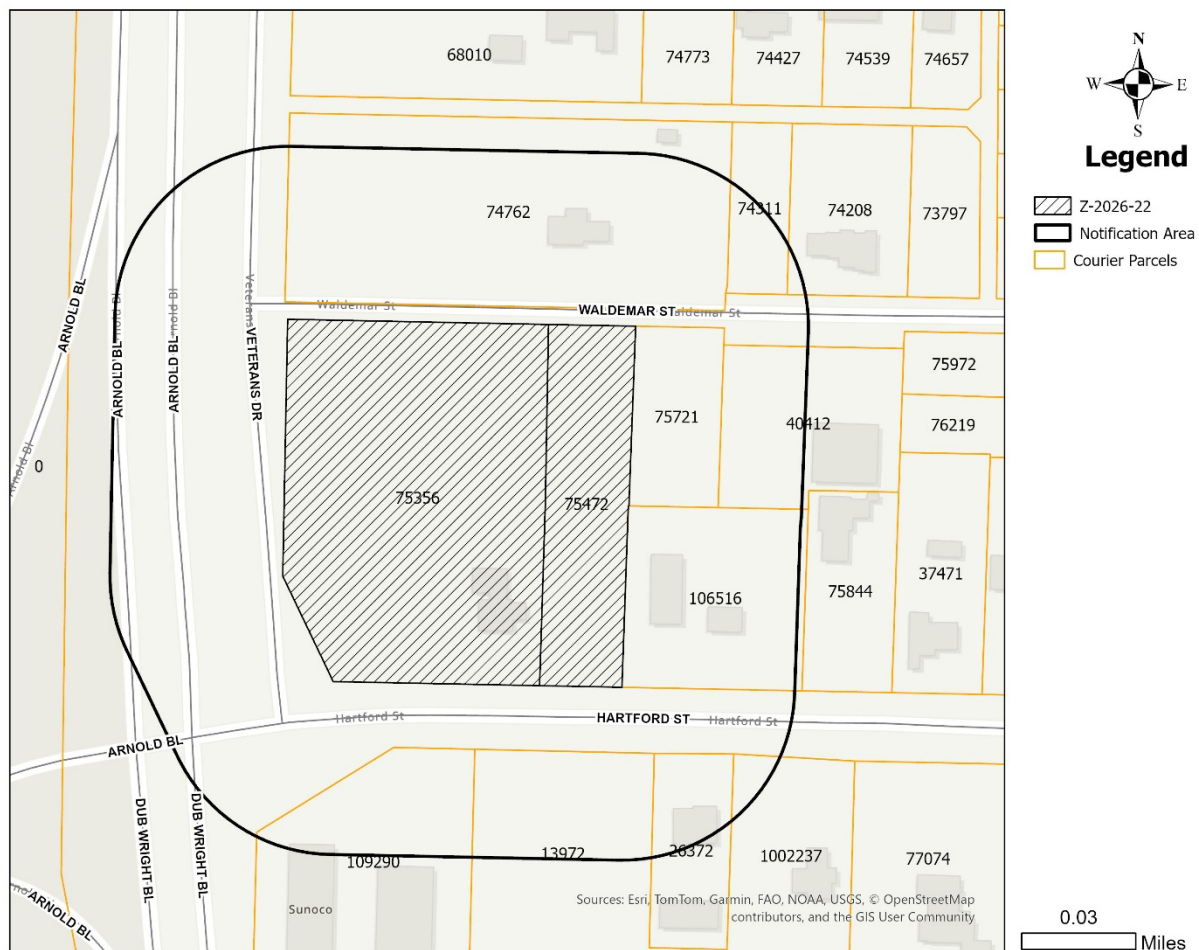
Property Owner	Property ID	Situs	Response
CENICEROS ARIEL	40412	6143 WALDEMAR ST	
COOK RICHARD P & NICOLE L	1002237	6133 HARTFORD ST	
HALF LTD	109290	1409 DUB WRIGHT BL	
JACKSON IDA ANITA	106516	6150 HARTFORD ST	
LUJAN JOSE LUIS	75721	6149 WALDEMAR ST	
MATTHEWS ANGELA A	74311	6202 WALDEMAR ST	
MATTHEWS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

NOTIFICATION MAP



LOCATION MAP



Legend

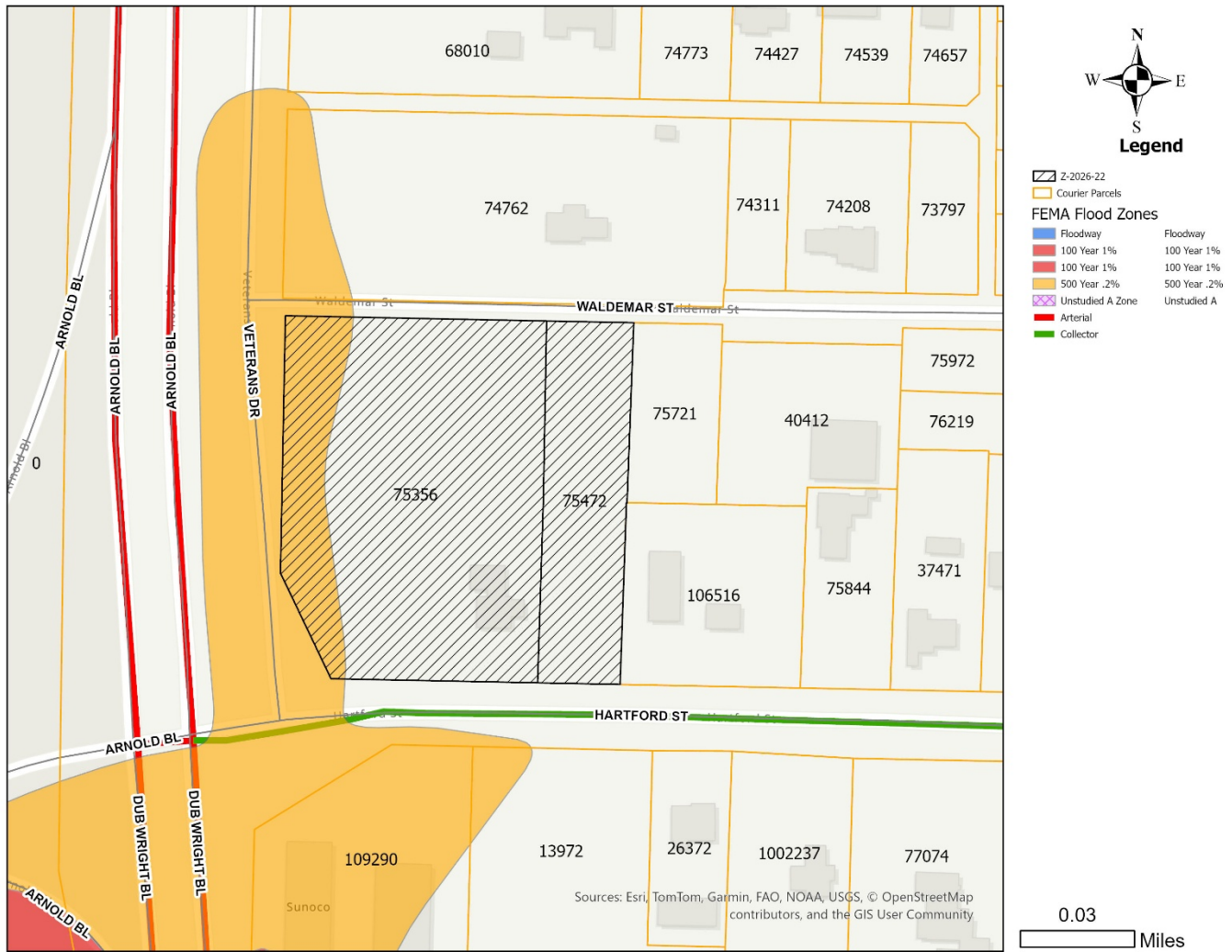
- Z-2026-22
- Courier Parcels

0.03
Miles

ZONING MAP



Flood Map



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.

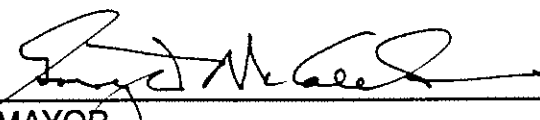
PASSED ON FIRST READING this 14 day of April
A.D. 19 94.

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:


CITY SECRETARY


MAYOR

APPROVED:


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.

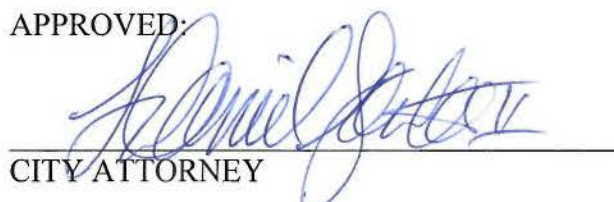
A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 16th day of August, 2013, the same 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

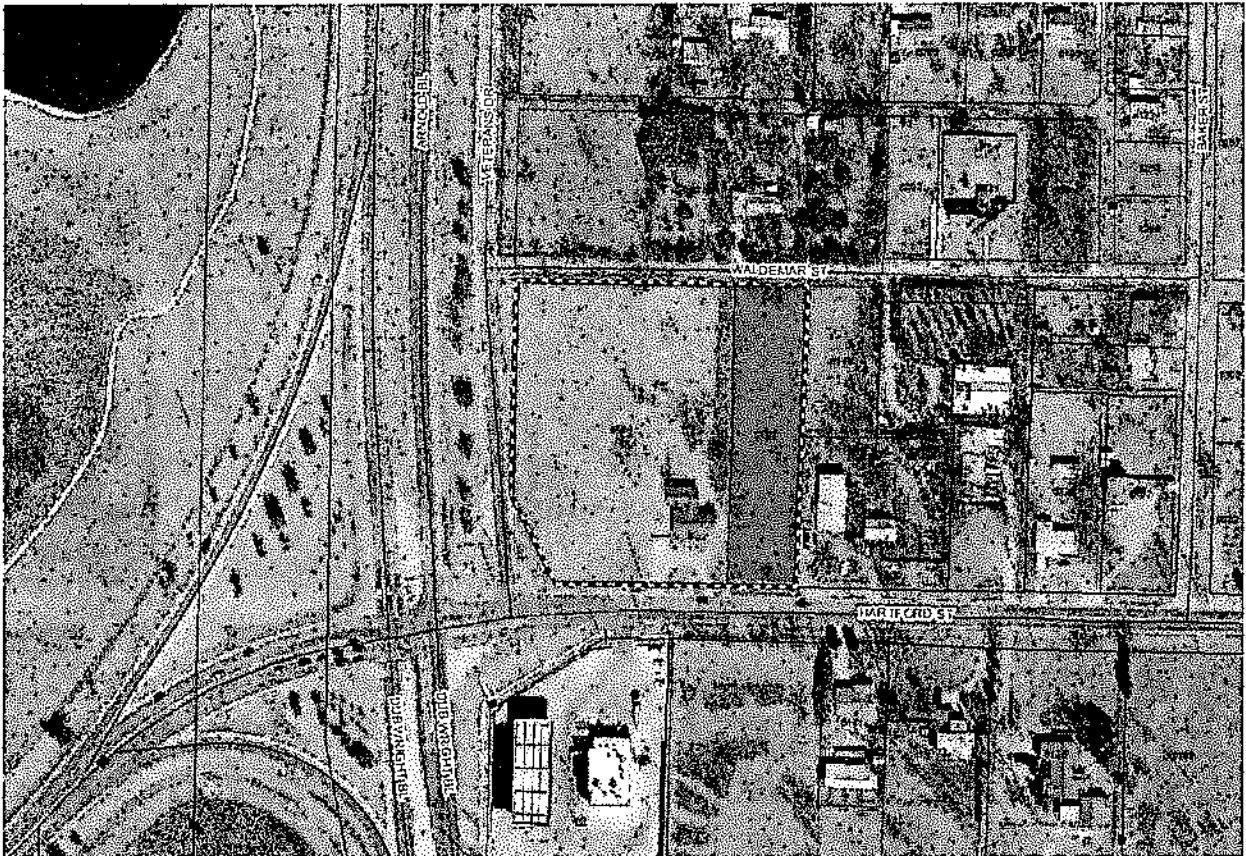
ORDINANCE NO. 48-2013

Exhibit "A"

1st Amendment to Ordinance No. 15-1994

Amend PART 5: Legal Description.

AMEND: Include 6156 Hartford St into the PD boundary.



- END -



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

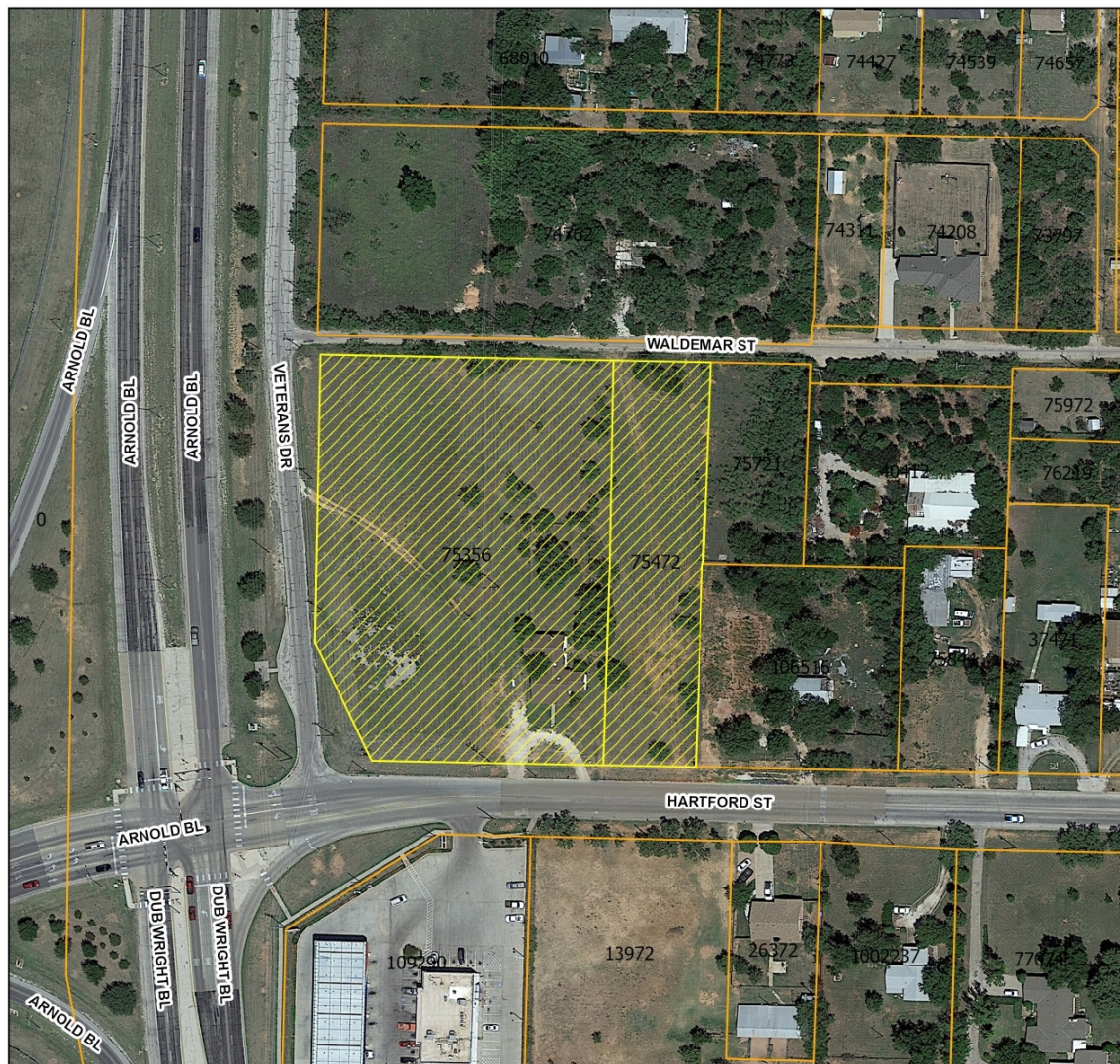
Planning & Zoning: April 7, 2026

Council Hearing: April 23, 2026
May 14, 2026





AERIAL LOCATION MAP



Legend

-  Z-2026-22
-  Courier Parcels

0.03

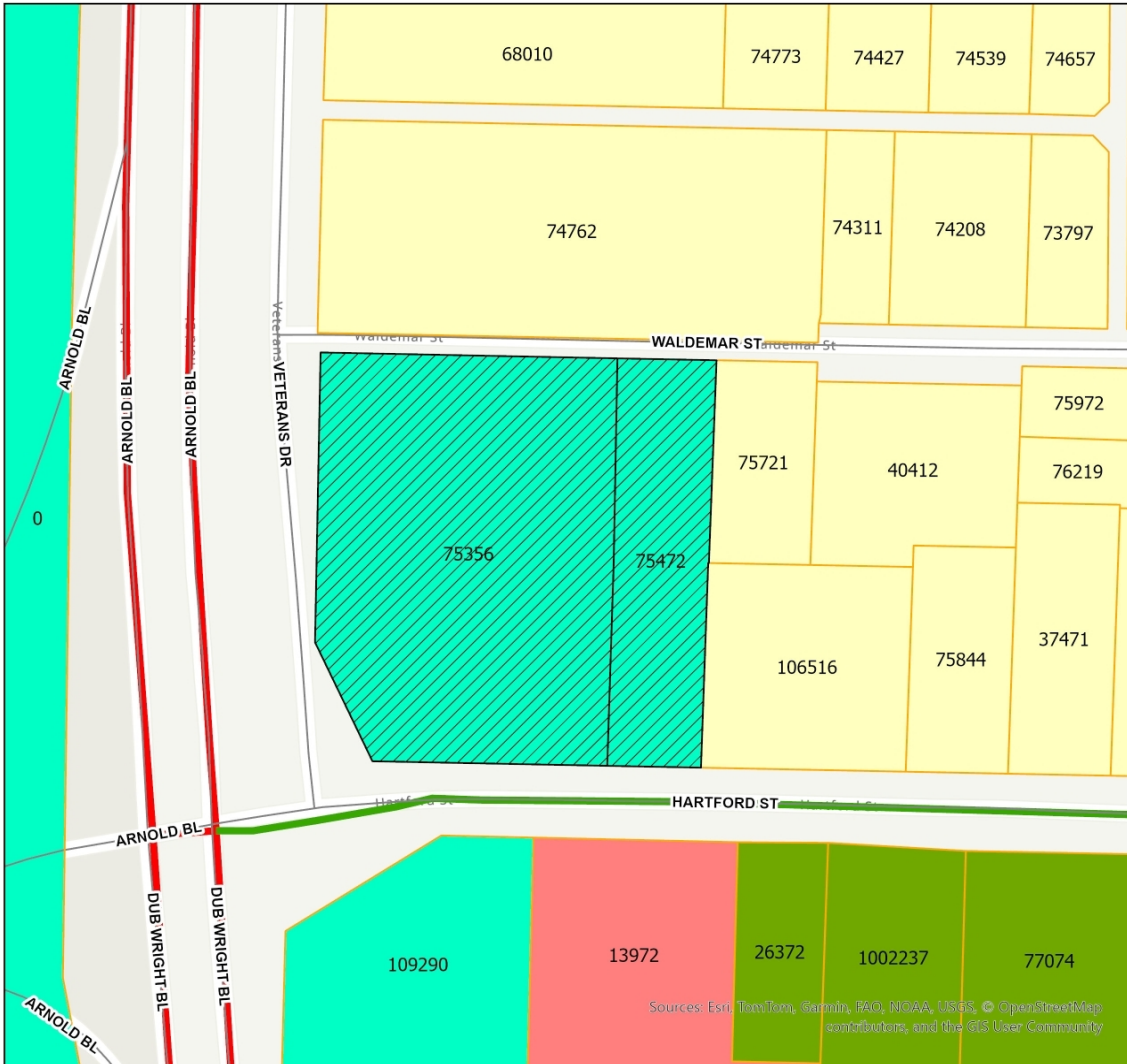
Miles



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

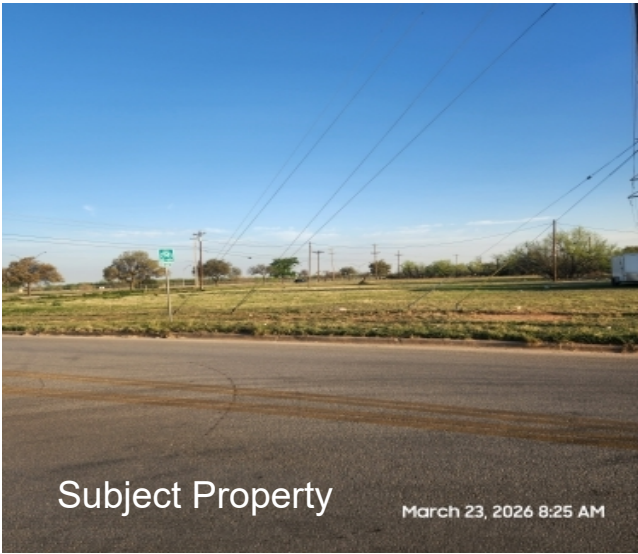
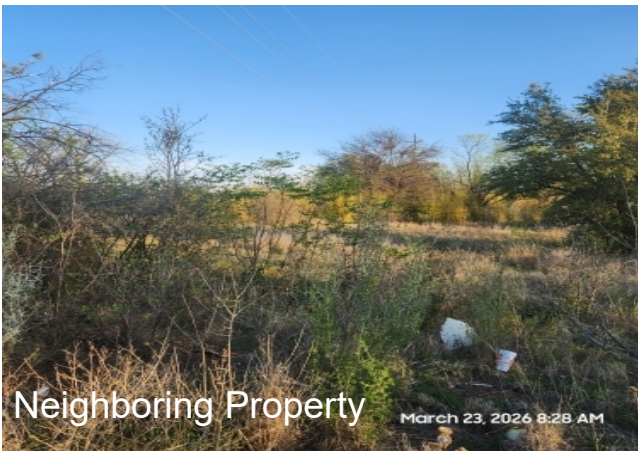
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Miles





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

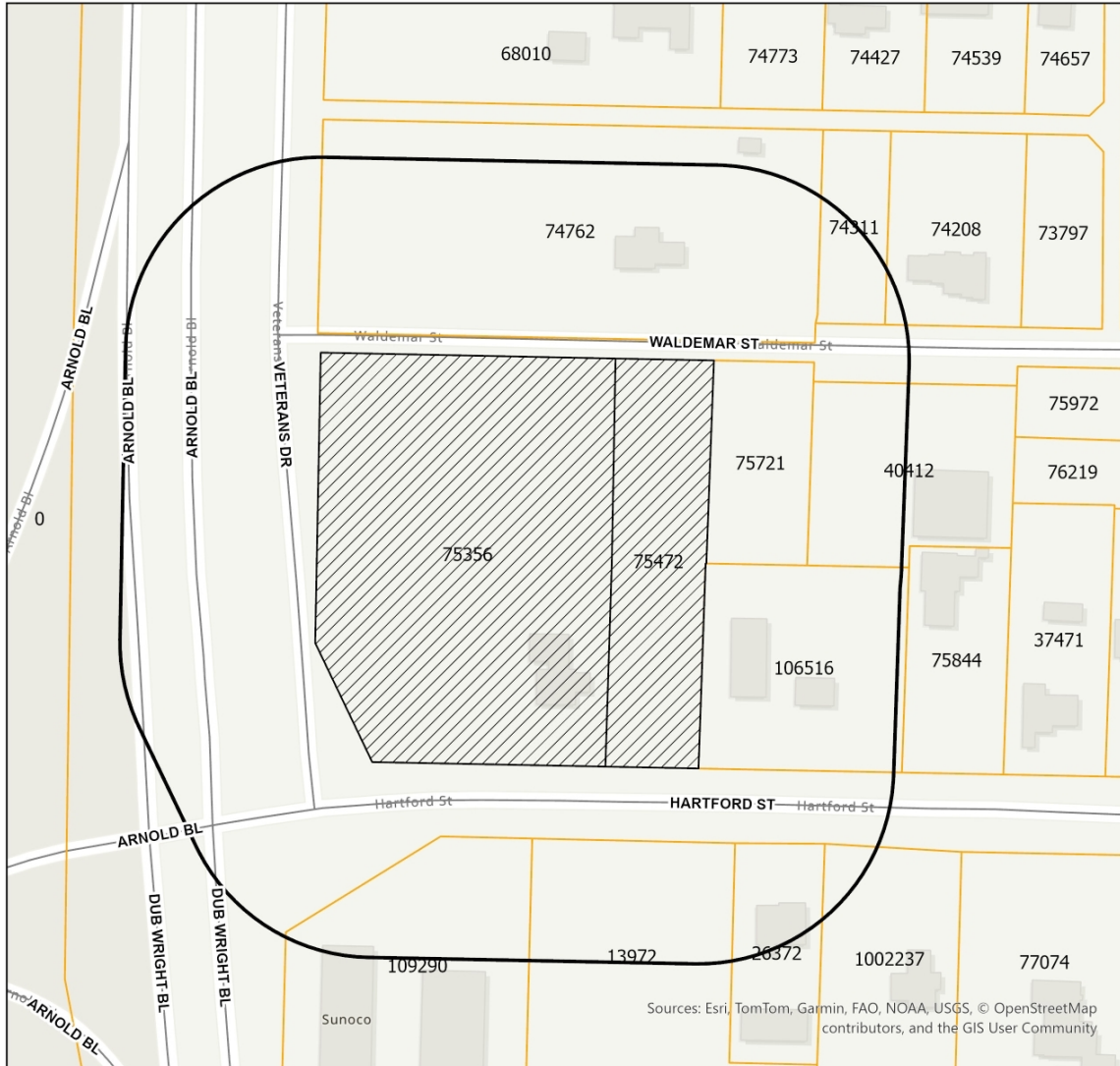
LEGEND

- 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 -





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

P&Z Recommendation: **Approval**





Questions?





**CITY COUNCIL
MEMORANDUM
4/23/2026**

TO: Emily Crawford, City Manager
FROM: Lesli Andrews, Director
ITEM: **25. Ordinance (Final Reading):** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Amending the FY26 Fee Schedule for Non-resident Recreation Center Membership (Lesli Andrews)

GENERAL INFORMATION

The Abilene Voters approved the issuance of \$28,000,000 in General Obligation Bonds for improvements to City recreation centers on November 7, 2023. G.V. Daniels and Sears recreation centers will be celebrating the Grand Opening on April 22, 2026. The old recreation centers were closed in 2024. The new recreation centers will have a lot more to offer and require a new fee structure. City staff is proposing a \$30 annual household-only non-residence membership fee and a \$5 daily guest pass for non-residences. City of Abilene residence membership is free.

The recreation centers are scheduled to be open 9:00AM-9:00PM Monday, Tuesday, and Thursday and 9:00AM-6:00PM Wednesday, Friday, and Saturday.
The library hours will be 10:00AM-6:00PM Monday through Friday, and 10:00AM-2:00PM Saturday.

FUNDING/FISCAL IMPACT

The revenue from the fee will be reflected in the Recreation Division budget.

STAFF AND/OR BOARD RECOMMENDATION

Staff recommends approval of the fees.

ATTACHMENTS:

1. 26_4 Ordinance-Fee Schedule Addition Rec Centers
2. 26_4 Exhibit A Rec Center FY26 Fee Schedule
3. 26_4_9 Presentation FY26 Fee Schedule Addition

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE 20-2026 AND ADOPTING FEES AND CHARGES FOR RECREATION CENTERS, FOR THE CITY OF ABILENE; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES, RESOLUTIONS AND PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; CALLING A PUBLIC HEARING.

WHEREAS, the City Council adopted Ordinance 20-2026 ("Fee Ordinance") on March 26, 2026 setting fees and charges commencing on April 2026; and,

WHEREAS, it was contemplated that this Fee Ordinance would require amendment from time to time to modify and update fees and charges; and,

WHEREAS, the City of Abilene desires to add fees for the Recreation Centers; now, therefore,

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

PART 1: That the Schedule of Fees and Charges for the City of Abilene, Texas is amended as set out in Exhibit "A", attached and made a part of this ordinance for all purposes.

PART 2: That all ordinance and parts of ordinance, resolutions, and parts of resolutions in conflict herewith are repealed.

PART 3: That this Schedule of Fees and Charges for the City of Abilene, Texas shall be kept on file in the City Secretary's office.

PART 4: That the effective date of this section shall be the first billing cycle in April, A.D., 2026.

PASSED ON FIRST READING on the 9th day of April, A.D. 2026.

After passage on first reading, a notice of the time and place 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. The same being more than twenty-four (24) hours prior to the time designated for said hearing. After such an opportunity for the public to be heard, said ordinance was passed on its second and final reading.

PASSED ON SECOND AND FINAL READING AT A PUBLIC HEARING on the
23rd day of April A.D. 2026.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

<u>Fee/Permit Item/Cost</u>	<u>Current</u>	<u>Proposed if Changing</u>
PARKS AND RECREATION		
Recreation Center: All fees payable at the time the reservation is made. Admin/ User Fee: \$5.00		
	Admin Fee \$10.00	
Annual Resident Membership		Free (per household)
Annual Nonresident Membership		Add \$30 (per household)
Daily Nonresident Guest Use		Add \$5 (per person)
Activity Room	\$150/hr (Business Hours)	
	\$200/hr (Weekend/Weekday Evening)	
	\$275/hr (Outside Business Hours)	
Classroom A & B Rental		
	\$200/hr (Business Hours)	
	\$275/hr (Weekend/Weekday Evening)	
	\$350/hr (Outside Business Hours)	
Classroom A or B Rental		
	\$100/hr (Business Hours)	
	\$150/hr (Weekend/Weekday Evening)	
	\$225/hr (Outside Business Hours)	
Game Room		
	\$300/hr (Business Hours)	
	\$500/hr (Weekend/Weekday Evening)	
	\$575/hr (Outside Business Hours)	
Game Room Multiplayer (POD = 2 PC's or 1 Console)		
	\$35/hr (Business Hours)	
	\$75/hr (Weekend/Weekday Evening)	
Gym		
	\$250/hr (Business Hours)	
	\$425/hr (Weekend/Weekday Evening)	
	\$500/hr (Outside Business Hours)	
Gym (Half)		
	\$175/hr (Business Hours)	
	\$225/hr (Weekend/Weekday Evening)	
	No Rental (Outside Business Hours)	
Multipurpose Room		
	\$250/hr (Business Hours)	
	\$325/hr (Weekend/Weekday Evening)	
	\$400/hr (Outside Business Hours)	
Recreation Center (Activity Room, Classroom A & B, Full Gym, Multipurpose Room, Kitchen, Does NOT Include Fitness Room)	\$2,000/hr	
Additional Sports Equipment	\$75/event	
Audio Visual	\$50/event	
Damage Deposit (Redundable)		
	\$100 (Business Hours)	
	\$200 (Outside Business Hours)	
	\$500 (Large Group, Alcohol, Specialized Equipment)	
Kitchen Use	\$250/event	
Additional Staff Fee	\$30 /hr/staff	
Programming Fee	<=\$125	
SPECIAL EVENT AND STREET USE LICENSE		
Special Event Application fee	\$100.00	
Single Day Local: no control over the street; pre-approved route; not in Downtown Area	\$25.00	
Single Day: less than 10 hours in duration; requiring control of local/minor streets; in Downtown Area	\$50.00	
Multiday: multiple day event or major impact; requiring control streets; in Downtown Area	\$100.00	
Downtown Parades: closed streets, approved route in the Downtown Area	\$200.00	
Outside of Downtown Street Use License: any other private use upon any public street, alley, sidewalk, or public way	\$100.00	
Fireworks/Pyrotechnics/Specialized Equipment	\$300.00	
Street Sweeping	\$225.00	
Pipeline Payment Street Use License: pipelines, gas, oil, or other hydrocarbons	Per rod price as negotiated	
Cypress Plaza		
Single Pavilion Rental		
	\$250/half day	
	\$500/full day	
North & South Pavilion Rental	\$750/full day	
Damage Deposit (Refundable)	\$100.00	
Administrative Fee	\$10.00	
Power Access	\$25/per pavilion/per pole	
Extended Power Access (over 6 hours per unit)	\$40.00	

Proposed Additions to FY26 Fee Schedule



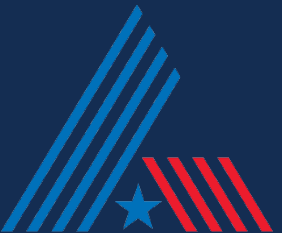
Recreation Center Proposed Fees

Proposed Fees:

- Annual Resident Membership
Free
- Annual Nonresident Membership
\$30 (per household)
- Daily Nonresident Guest Use
\$5 (per person)



Parkhill





**CITY COUNCIL
MEMORANDUM
4/23/2026**

TO: Emily Crawford, City Manager
FROM: Matthew Dane, Director of Water Utilities
ITEM: **26. Ordinance (Final Reading): Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Amending Chapter 32, "Utilities," Section 32-5, "Inspection Outside City," Section 32-35, "Metering of Water Used for City Rates," Section 32-37, "Fees, Deposits and Bills," and Section 32-39, "Determination of Charges," of the Code of Ordinances of the City of Abilene, Texas, to Authorize Sewer Service Outside the City Limits by Written Agreement (Matthew Dane)**

GENERAL INFORMATION

Water Utilities staff are requesting that the Abilene City Council approve an ordinance amending Chapter 32 of the City Code to formally authorize the City to provide sanitary sewer service outside the city limits pursuant to a written agreement approved by the City Council.

Currently, Chapter 32 does not expressly authorize sewer service outside the City limits or provide a framework for Council-approved service agreements. The proposed amendments establish that authority and create the legal and administrative structure necessary to execute such agreements, including provisions for alternative rate-setting, alternative flow measurement methodologies, and Council approval requirements.

This ordinance is a prerequisite to executing a sewer service agreement with the developer of an RV park associated with the Vantage data center construction workforce. Providing temporary housing infrastructure for the transient working population supporting this project is a priority for the City of Abilene as part of broader housing burden relief efforts. This is the first reading of the proposed ordinance. A second reading and final adoption will be required before the ordinance takes effect.

The sewer service agreement with the RV park developer will be brought to the City Council for approval as a separate agenda item following final adoption of the ordinance.

No commitments regarding individual service agreements are made by approval of this ordinance. The ordinance establishes the legal framework; each future agreement must be independently reviewed and approved by the City Council.

FUNDING/FISCAL IMPACT

There is no direct fiscal impact associated with the adoption of this ordinance. Rates and fees for any future sewer service agreement will be established individually by the City Council at the time of agreement approval and will be set to recover the cost of service, including applicable infrastructure and administrative costs.

STAFF AND/OR BOARD RECOMMENDATION

Staff recommends that the Abilene City Council approve the final reading of an ordinance amending Chapter 32 of the Code of Ordinances to authorize sanitary sewer service outside the City limits pursuant to written agreements approved by the City Council.

ATTACHMENTS:

1. 2 - Ordinance - Chapter 32 Amendment
2. Sewer outside city limits redline
3. 3 - Presentation - Chapter 32 Ordinance Amendment (1)

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 32, "UTILITIES" OF THE CODE OF ORDINANCES OF THE CITY OF ABILENE, TEXAS, BY AMENDING SECTION 32-5, "INSPECTION OUTSIDE CITY," TO AUTHORIZE SEWER SERVICE OUTSIDE THE CITY LIMITS BY WRITTEN AGREEMENT; AMENDING SECTION 32-35, "METERING OF WATER USED FOR CITY RATES," TO PROVIDE AN ALTERNATIVE FLOW MEASUREMENT METHODOLOGY FOR OUTSIDE-CITY SERVICE AGREEMENTS; AMENDING SECTION 32-37, "FEES, DEPOSITS AND BILLS," AND SECTION 32-39, "DETERINATION OF CHARGES," TO CLARIFY THAT STANDARD RATE SCHEDULES DO NOT APPLY TO OUTSIDE-CITY SEWER SERVICE AGREEMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Abilene owns and operates a sanitary sewer system and Water Reclamation Facility serving its residents and customers; and

WHEREAS, from time to time, property owners and developers located outside the corporate limits of the City of Abilene request sanitary sewer service from the City; and

WHEREAS, the current provisions of Chapter 32 of the Code of Ordinances do not expressly authorize the City to provide sewer service outside the city limits or establish a framework for Council-approved service agreements governing such service; and

WHEREAS, the City Council finds it in the public interest to establish a clear legal framework authorizing the provision of sewer service outside the city limits pursuant to written agreements approved by the City Council, including provisions for applicable rates, connection requirements, and alternative flow measurement methodologies appropriate for outside-City customers; and

WHEREAS, providing temporary housing infrastructure for the transient working population associated with major economic development projects within the region is a priority for the City of Abilene as part of housing burden relief efforts for the community; and

WHEREAS, the City Council finds that the amendments set forth herein are in the best interest of the City of Abilene and its citizens;

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

PART 1. That Section 32-5 of the Code of Ordinances of the City of Abilene, Texas, is hereby to read as follows:

"In order to protect the utility service supply, the City will not make any water or sewer taps or supply or furnish water or sewer service outside the City limits until the premises involved have been inspected and approved by the Plumbing Inspector. Nothing contained in this chapter or any other ordinance of the City shall be construed to compel the City to furnish water or sewer service to consumers outside the City or to continue such supply once begun.

Sewer service outside the City limits may be provided pursuant to a written agreement approved by the City Council, establishing the terms and conditions of such service including applicable rates, fees, connection requirements, and duration. Such agreements shall be consistent with the rules and regulations established by the City Council under Sec. 32-4 and the rate schedules maintained under Sec. 32-37 and Sec. 32-39. Rates for sewer service provided outside the City limits shall be set by the City Council and may differ from in-City rates as deemed appropriate by the Council."

PART 2. That Section 32-35 of the Code of Ordinances of the City of Abilene, Texas, is hereby amended and adds a new subsection (c), to read as follows:

“In the event that any person using the City sewer system is not a user of water supplied by the City, the volume of wastewater discharged by such person shall be measured or determined as follows:

(a) If water used on the premises is measured by a water meter acceptable to the Director of Water Utilities, sewer rates shall be determined by that water usage.

(b) If water used on the premises is not so measured, such person shall install a water meter acceptable to the Director at their own expense, so that the amount of water used shall be metered or otherwise measured or determined by the Director, and sewer rates shall be determined by that water usage.

(c) Notwithstanding subsections (a) and (b), for persons receiving sewer service pursuant to an agreement for service outside the City limits approved by the City Council under Sec. 32-5, the volume of wastewater may be determined by an alternative methodology established in such agreement, including but not limited to TCEQ flow methodology or other engineering-based estimates, as approved by the Director of Water Utilities and the City Council.”

PART 3. That Section 32-37 of the Code of Ordinances of the City of Abilene, Texas, is hereby amended to add the following paragraph at the end thereof, to read as follows:

“This requirement does not apply to sewer service provided outside the City limits under a written agreement approved by the City Council. The rates and fees for such service shall be set out in the agreement itself.”

PART 4. That Section 32-39 of the Code of Ordinances of the City of Abilene, Texas, is hereby amended to add the following paragraph at the end thereof, to read as follows:

“This requirement does not apply to sewer service provided outside the City limits under a written agreement approved by the City Council. The rates and fees for such service shall be set out in the agreement itself.”

PART 5: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force or effect.

PART 4: That any persons, firm, or corporation violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine in accordance with Chapter 1 (Section 1-9) of this Code. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. 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 FIRST READING the 9th day of April, 2026.

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 22nd day of April, 2026, the same being more than 24 hours prior to a public hearing being held in the Council

Chamber of City Hall in Abilene, Texas, at 8:30 a.m. on the 23rd day of April, 2026, to permit the public to be heard.

PASSED AND APPROVED ON FINAL READING this 23rd day of April, 2026.

ATTEST:

Shawna Atkinson, City Secretary

Weldon Hurt, Mayor

APPROVED:

Stanley E. Smith, City Attorney

Sec. 32-5. - Inspection outside City.

In order to protect the utility service supply, the City will not make any water or sewer taps or supply or furnish water outside the City limits until the premises involved have been inspected and approved by the Plumbing Inspector ~~.; provided, however, that n~~ Nothing contained in this chapter or any other ordinance of the City shall be construed to compel the City to furnish water to consumers outside the City or to continue such supply once begun.

Sewer service outside the City limits may be provided pursuant to a written agreement approved by the City Council, establishing the terms and conditions of such service including applicable rates, fees, connection requirements, and duration. Such agreements shall be consistent with the rules and regulations established by the City Council under Sec. 32-4 and the rate schedules maintained under Sec. 32-37 and Sec. 32-39. Rates for sewer service provided outside the City limits shall be set by the City Council and may differ from in-City rates as deemed appropriate by the Council.

Sec. 32-35. - Metering of water used for sewer rates.

In the event that any person using the City sewer system is not a user of water supplied by the City ~~the volume of wastewater discharged by such person shall be measured or determined as follows: and the water used on the premises of such person is not measured by a water meter acceptable to the Director of Water Utilities then such person using such sewerage system shall install a water meter which is acceptable to the Director at his own expense, so that the amount of water so used shall be metered or otherwise measured or determined by the Director. The sewer rates shall be determined by the water usage.~~

(a) If water used on the premises is measured by a water meter acceptable to the Director of Water Utilities, sewer rates shall be determined by that water usage.

(b) If water used on the premises is not so measured, such person shall install a water meter acceptable to the Director at their own expense, so that the amount of water used shall be metered or otherwise measured or determined by the Director, and sewer rates shall be determined by that water usage.

(c) Notwithstanding subsections (a) and (b), for persons receiving sewer service pursuant to an agreement for service outside the City limits approved by the City Council under Sec. 32-5, the volume of wastewater may be determined by an alternative methodology established in such agreement, including but not limited to TCEQ flow methodology or other engineering-based estimates, as approved by the Director of Water Utilities and the City Council.

Sec. 32-37. - Fees, deposits and bills.

The amounts and procedures to be followed in regard to fees, deposits, and bills shall be as set by the City Council in a "schedule of rates and charges" for the water and sewer divisions and kept on file in the City Secretary's office and the utility service office.

This requirement does not apply to sewer service provided outside the City limits under a written agreement approved by the City Council. The rates and fees for such service shall be set out in the agreement itself

Sec. 32-39. - Determination of charges.

The rates and charges for the consumption of utility services furnished by the City, as well as the charges and fees for connection thereto, shall be as determined by the City Council from time to time and on file in the office of the City Secretary.

This requirement does not apply to sewer service provided outside the City limits under a written agreement approved by the City Council. The rates and fees for such service shall be set out in the agreement itself.

Final Reading: Ordinance Amending Chapter 32 to Authorize Sewer Service Outside City Limits





Chapter 32 Ordinance Amendment

- Chapter 32 currently has no express authority to provide sewer service outside City limits without water metering provisions
- Proposed amendments establish a Council-approved agreement framework for outside-City sewer service
- Supports housing burden relief – enables temporary housing for Vantage data center workforce
- Ordinance must be adopted before a sewer service agreement can be executed





Chapter 32 Ordinance Amendment

- **Sec. 32-5:** Expressly authorizes Council-approved sewer agreements outside City limits
- **Sec. 32-35:** Allows alternative flow measurement (e.g. TCEQ methodology) for outside-City customers
- **Secs. 32-37 & 32-39:** Clarifies standard rate schedules do not apply; rates set in agreement





Chapter 32 Ordinance Amendment

- Each future service agreement requires separate City Council approval
- No fiscal impact from adoption of this ordinance alone
- Second reading required before ordinance takes effect
- Sewer service agreement with RV park developer to follow upon final adoption



**Approve the Final Reading of an Ordinance
Amending Chapter 32 to Authorize Sewer Service
Outside the City Limits by Written Agreement.**





**CITY COUNCIL
MEMORANDUM
4/23/2026**

TO: Honorable Mayor & Members of City Council
FROM: Stanley Smith, City Attorney
ITEM: 27. The City Council of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections:

GENERAL INFORMATION

The City Council of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections: 551.071 (Consultation with Attorney)

1. City of Abilene v. 3118 South 22nd Street, Abilene, Texas, et al.; Cause No. 11968-D, In the 350th Judicial District Court, Taylor County, Texas; filed October 11, 2019
2. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-20-007028, In the 459th Judicial District Court, Travis County, Texas; filed November 18, 2020
3. Alton H. Smith, Jr. and Alicia Malorie Smith v. City of Abilene, Texas; Cause No. 51055-A, In the 42nd Judicial District Court, Taylor County, Texas; filed March 11, 2021
4. Steve Van Horne, et al. v. City of Abilene, et al.; Cause No. 12530-D, In the 350th Judicial District Court, Taylor County, Texas; filed September 7, 2021
5. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-21-006299, In the 250th Judicial District Court, Travis County, Texas; filed October 20, 2021
6. Richard Scheriger, et al. v. City of Abilene; Cause No. CV33253, In the 90th Judicial District Court, Stephens County, Texas, filed April 21, 2023
7. PFAS Litigation
8. Ginger Robertson v. City of Abilene and Abilene Zoological Society; Cause No. 13179-D, In the 350th Judicial District Court, Taylor County, Texas; filed December 5, 2023
9. City of Dallas, et al. v. Disney DTC, LLC, et al., Cause No. DC-22-09128, In the 14th Judicial District Court, Dallas County, Texas, filed August 3, 2022
10. Patricia Anderson v. City of Abilene; Cause No. 51867-A, IN the 42nd Judicial District Court, Taylor County, Texas; filed March 1, 2024
11. Mary Lou Gonzales v. City of Abilene, Board of Building Standards; Cause No. 29156-B; In the District Court, 104th Judicial District, Taylor County, Texas; filed April 10, 2024
12. Bouldin Pat Crofton v. City of Abilene, Board of Building Standards; Cause No. 52175-A, In the 42nd Judicial Court, Taylor County, Texas; filed May 9, 2025
13. Tracey Freeman v. City of Abilene, Case No. 13596-D; In the District Court of Taylor County, 350th Judicial District, filed on July 8, 2025
14. Victor Lynn Lee v. Erin Stamey, et al., Case No. 5:25-cv-00590-XR; In the United States District Court, Western District of Texas, San Antonio Division; filed May 28, 2025
15. Brennon and Brittany Manske, et al. v. City of Abilene, et al.; Case No. 1:25-cv-00172-H, In the United States District Court, Northern District of Texas, Abilene Division, filed September 5, 2025
16. Kevin Young v. Matthew Clopton; Case No. 1:24-CV-00113-H, In the United States District Court, Northern District of

Texas, Abilene Division, filed July 16, 2024

17. Ishmael Jaimes v. City of Abilene; Civil Action No. 1:25-cv-00249-H; In the United States District Court, Northern District of Texas, Abilene Division; filed November 13, 2025

18. Chapter 143 and Chapter 174, Local Government Code

B. 551.072 (Deliberations about Real Property)

1. 202 Cedar Street

C. 551.073 (Deliberations about Gifts and Donations)

D. 551.074 (Personnel Matters)

1. City Council may consider appointment, employment, compensation, reassignment, duties, discipline, or dismissal of public officers or employees, City Manager, City Attorney, Municipal Court Judge, City Secretary, and City Board and Commission Members

2. City of Abilene Boards and Commissions may be discussed, as needed for (re)appointment

E. 551.076 (Deliberations about Security Devices)

F.551.087 (Business Prospect/Economic Development)

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

ATTACHMENTS:

None

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:



**CITY COUNCIL
MEMORANDUM
4/23/2026**

TO: City Council
FROM: Emily Crawford, City Manager
ITEM: **28. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Meet and Confer Negotiations with the Abilene Professional Fire Fighters Association, IAFF Local 1044 (Emily Crawford)**

GENERAL INFORMATION

The most recent Meet and Confer agreement with the Abilene Professional Firefighters Association expired April 1, 2026. An Ordinance was approved on April 1, 2026, to ensure the continued salary and specialized pay for all firefighters through Sept. 30, 2026. The City wishes to begin negotiations to ensure a new agreement is reached before the start of the next fiscal year on October 1, 2026. The Resolution directs the City Manager to make an official, written request to the Abilene Professional Firefighters Association to enter Meet and Confer negotiations. It also commits the City to pay the cost of a neutral mediator, should the Association agree.

FUNDING/FISCAL IMPACT

Any negotiated pay and benefits is to be determined and will take effect in the 2027 Fiscal Year. The cost of a mediator would come from City Administration Contingency funds.

STAFF AND/OR BOARD RECOMMENDATION

Approval

ATTACHMENTS:

1. 2026 Resolution - Fire M&C negotiation invitation
2. Resolution - Meet and Confer Resolution 4-16-26

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

RESOLUTION NO. _____

**AN RESOLUTION OF THE CITY OF ABILENE, TEXAS, REGARDING MEET AND
CONFER NEGOTIATIONS WITH THE ABILENE PROFESSIONAL FIRE FIGHTERS
ASSOCIATION, IAFF LOCAL 1044**

WHEREAS, the most recent Meet and Confer Agreement between the City of Abilene and the Abilene Professional Fire Fighters Association, IAFF Local 1044, expired on April 1, 2026; and

WHEREAS, the City of Abilene and the Abilene Professional Fire Fighters Association have jointly chosen to negotiate the wages, hours of employment, and other terms and conditions of Abilene firefighters employment under the meet and confer agreement process for more than 20 years; and

WHEREAS, during the last 20 years, the meet and confer agreement process has served both the citizens of Abilene and the Abilene firefighters well, and the loss of the meet and confer agreement process will be detrimental to both the citizens of Abilene and the Abilene firefighters; and

WHEREAS, it is the desire of the City Council, City of Abilene, to continue to meet and confer with the Abilene Professional Firefighters Association, IAFF Local 1044, to negotiate and reach agreement as to the wages, hours of employment, and other terms and conditions of Abilene firefighters employment; and

WHEREAS, the Abilene Professional Firefighters Association, IAFF Local 1044, continues to be the sole and exclusive bargaining agent for all of the Abilene firefighters; and

WHEREAS, the City Council believes that a neutral, agreed upon mediator will benefit the City and Association in negotiating a meet and confer agreement, and the City will pay in full the cost of a neutral, agreed upon mediator if desired by the Association.

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

PART 1. In accordance with Chapter 142, Subchapter C, of the Texas Local Government Code, the City of Abilene continues to recognize the Abilene Professional Firefighters Association, IAFF Local 1044, as the sole and exclusive bargaining agent for all of the Abilene firefighters; and

PART 2. In accordance with Chapter 142, Subchapter C, of the Texas Local Government code, the City of Abilene chooses to meet and confer with the Abilene Professional Firefighters Association, IAFF Local 1044, to negotiate and reach agreement as to the wages, hours of employment, and other terms and conditions of employment of the Abilene firefighters; and

PART 3. The City Council directs the City Manager to make a written request to the Abilene Professional Firefighters Association, IAFF Local 1044, to meet and confer as soon as possible in order for the City and Association to negotiate and reach an agreement before the next fiscal year which begins October 1, 2026; and

PART 4. The City Council strongly believes that a negotiated meet and confer agreement between the City of Abilene and the Abilene Professional Firefighters Association, IAFF Local 1044, is the best approach and process to reach an agreement that is favorable to both the Abilene firefighters and the citizens of Abilene.

PART 5. The City Council believes that a neutral, agreed upon Mediator will benefit both the City and the Association in negotiating a meet and confer agreement. The City will pay in full the cost of a neutral, agreed upon Mediator if desired by the Association. The City and Association can split the cost of a Mediator if desired by the Association.

PART 6. This Resolution is effective immediately upon adoption.

ADOPTED ON THE 23rd DAY OF APRIL, 2026.

ATTEST:

City Secretary

Mayor

APPROVED:

City Attorney

Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Meet and Confer Negotiations with the Abilene Firefighters Association

April 23, 2026





Resolution: Meet and Confer

- The most recent Meet and Confer agreement with the Abilene Professional Firefighters Association expired April 1, 2026.
- An Ordinance was approved on April 1, 2026, to ensure the continued salary and specialized pay for all firefighters through Sept. 30, 2026.
- The City wishes to begin negotiations to ensure a new agreement is reached before the start of the next fiscal year on October 1, 2026.





Resolution: Meet and Confer

- The Resolution directs the City Manager to make an official, written request to the Abilene Professional Firefighters Association to enter Meet and Confer negotiations.
- The Resolution commits the City to pay the cost of a neutral mediator, should the Association agree.





Resolution: Meet and Confer

Questions?

