



City of Abilene

Planning and Zoning Commission Agenda

Notice is hereby given of a meeting of the City of Abilene Planning & Zoning Commission to be held on Tuesday, May 5, 2026 at 1:30 PM at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

INVOCATION

MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving the Minutes from the Regular Meeting Held on April 7, 2026

ZONING

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

2. **TC-2026-02:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from McMurry University to Abandon a Certain Portion of Right-of-way known as Ross Avenue from South 15th Street to Hunt Street and a portion of South 16th Street from Ross Avenue to 140 Feet West to an Alley Running North and South. ***(Adam Holland)***
3. **Z-2026-23:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from The Owner to Change the Zoning of Approximately 99.38 Acres from Agricultural Open (AO) To a Planned Development District (PDD-199) to allow Residential Medium Density and Residential Single-family uses with amended standards. Located At 4489x Caldwell Road. Legal Description Being A 93.4 Acre Tract of Land of Survey 82 and 82, T & P Railway Company Block 14 and a 5.9 acre tract out of Survey 82-83, Block 14 T & P Railway Company, Abilene, Taylor County, Texas. ***(Adam Holland)***
4. **Z-2026-24:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from The Owner to Change the Zoning of Approximately 6.86 acres from General Retail (GR) To A Planned Development District (PDD-200). Located At 256 East Beltway. Legal Description Being Lot 34, Block AK, Carriage Hills Addition Section 4A, Abilene, Taylor County, Texas. ***(Kera Valois)***
5. **Z-2026-25:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 1.21 Acres from Residential Single-Family (RS-12) to General Commercial (GC) Zoning. Located on the Southwest Corner of ES 11th St and Oldham Ln. Legal Description Being 1.210 Acres of Land Out of the Southeast 1/4 of Section 48, Blind Asylum Lands, City of Abilene, Taylor County, Texas. ***(Clarissa Ivey)***

6. **Z-2026-27:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from The Owner, To Change the Zoning of Approximately 0.81 Acres from Residential Single Family (RS-6) to General Commercial (GC). Located at 1700, 1718, 1726, and 1742 Ambler Avenue. Legal Description Being Lots 5-8, Block 1, University Place, Abilene, Taylor County, Texas. **(Kera Valois)**
7. **Z-2026-28:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owners to Change the Zoning of Approximately 0.36 Acres from Residential Single-Family (RS-6) to General Commercial (GC) Zoning. Located at 1358, 1366, and 1374 Barrow St. Legal Description Being B F Horn Subdivision of Harris, Block E, Lot 10, Lot W 100.20' of Lot 9, and Lot 8, City of Abilene, Taylor County, Texas. **(Clarissa Ivey)**

EXECUTIVE SESSION

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

ADJOURNMENT

Notice

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

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 28th day of April, 2026, at 4:10 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*

**CITY OF ABILENE, TEXAS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
April 7, 2026, at 1:30 p.m.**

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on April 7, 2026 at 1:31 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas. Chairman Brad Benham was present and presiding, along with **Commissioners** Tyson Strauser, Gary House, Kristen Dressen-Kyker, Kevin Halliburton, Chairman Pro Tem, Shawnté Fleming-Lewis, Sergeant-at-Arms, and Zach Sitzes, Secretary.

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

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

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

The commissioners unanimously voted to approve the minutes. The motion prevailed by the following vote:

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

NAYS: None

INVOCATION

Commissioner Halliburton delivered the invocation.

AGENDA ITEMS

Resolution 2026-01: Receive a report, hold a discussion and public hearing, and take action on approving a resolution to adopt the council rules of procedure as the rules of procedure for the planning and zoning commission.

Ms. Kelley Messer explained to the Commission that Council adopted Rules of Procedure in 2023 and should apply to all boards and commissions. By approving this resolution, the

original rules and/or bylaws are repealed. Additionally, authority is given to a Chair and Vice Chair, eliminating the need for other designated roles.

The commissioners unanimously voted to approve the resolution. The motion prevailed by the following vote:

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

NAYS: None

ZONING

CUP-2026-06: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Apply a Conditional Use Permit to Approximately 1.11 Acres Zoned General Retail (GR) to Allow a Freight Container. Located at 3440 N 1st Street. Legal Description Being Lot 106, Block 1, Westwood Plaza, Abilene, Taylor County, Texas.

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

Chairman Benham opened the public hearing. Ms. Tami Shifflele stepped forward. Seeing no one else present and desiring to be heard, the public hearing was closed.

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

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

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

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

NAYS: None

CUP-2026-07: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Apply a Conditional Use Permit to a Property to Allow Utility Generation within Agricultural Open (AO) zoning. Legal Description Being 1,802.91 Acres Known by The City of Abilene as the Hamby ‘A’ Tract, Located in Jones and Shackelford Counties, 440.20 Acres of Sections 8 and 11 and Approximately 50.22 Acres of Sections 3 and 8, Blind Asylum Lands, Jones County, Texas.

Mason Teegardin presented this request. 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.

Chairman Benham opened the public hearing. Mr. Don Powers and Ms. Nancy Williams stepped forward. Seeing no one else present and desiring to be heard, the public hearing was closed.

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor with two (2) in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

TC-2026-01: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Abandon 15' of Public Right-Of-Way Along Lincoln Dr. Located at 525 EN 19th Street Abilene, Taylor County, Texas.

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

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

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

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

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

STAFF RECOMMENDATION: Staff recommend approval of 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.

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

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

NAYS: None

Z-2026-10: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 11.10 Acres from Residential Single-family (RS-6) to Patio Home (PH) Zoning. Located at 2637 Old Ironsides Road. Legal Description Being A 11.10 Acre Tract of Land Out of The Southeast-quarter Of Section No. 21, Blind Asylum Lands, Abstract No. 1040, and the Northeast-quarter Of Section No. 25, Blind Asylum Lands, Abstract No. 1009, Abilene, Taylor County, Texas.

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

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

Property owners within a 200-foot radius were notified of this request. There were three (3) responses received in favor with five (5) in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Z-2026-11: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner, to Change the Zoning of Approximately 0.96 Acres from Central Business (CB) to a Planned Development District (PDD-196). Located at 1333 N 6th Street. Legal Description Being Lots 7-12, Block 74, OT Abilene, Abilene, Taylor County, Texas.

Kera Valois presented this request. 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

Chairman Benham opened the public hearing. Those who stepped forward were Jason Lain, Richard Reinmund, Victoria Carter, and Terry Hagin. Seeing no one else present and desiring to be heard, the public hearing was closed.

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor with four (4) in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

***Commissioner Strauser exited the chambers.**

Z-2026-12: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request from the Owner, to Change the Zoning of Approximately 34.8 Acres from General Retail (GR) to Multi-Family (MF). Located at 6157 HWY 277 S. Legal Description Being 34.8 Acres Located Within Samuel J. Ricker Survey Number 45, Abstract Number 163, Abilene, Taylor County, Texas.

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

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

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

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Z-2026-13: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Amend the Terms and Conditions of a Planned Development District (PDD-104). Specifically, to Allow General Commercial Within Specific Portions of the PDD. Located on the West Side of Oldham Lane between S. 27th St. and Loop 322. Legal Description Being Approximately 29.35 acres, in the Northeast Quarter of Section 62, Blind Asylum Lands, Abilene, Taylor County, Texas.

Adam Holland presented this request. 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.

Chairman Benham opened the public hearing. Ms. Cheryl Sawyers stepped forward. Seeing no one else present and desiring to be heard, the public hearing was closed.

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor with none (0) in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Z-2026-14: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 1.42 Acres from Multifamily (MF) to a Planned Development District (PDD-197). The use of the proposed PDD is for Patio Home Development. Located at 1321 Cedar St. Legal Description Being Lot 303, Marbridge House Subdivision, Abilene, Taylor County, Texas.

Adam Holland presented this request. 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.

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

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

STAFF RECOMMENDATION:

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

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

NAYS: None

***Commissioner Strauser exited the chambers.**

Z-2026-15: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Amend the Terms and Conditions of a Planned Development (PDD-39). Specifically, to add welding, small parts fabrication, and firearm modification as permitted uses. Located at 5550 HWY 277 S. Legal Description Being 1.4 Acres out of the William Bishop Survey No. 43, Abilene, Taylor County, Texas.

Mason Teegardin presented this request. 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.

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

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor with none (0) in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Z-2026-16: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 10.4 Acres from Residential Single-Family (RS-8) to Residential Single-Family (RS-6). Located at 6498 Pebble Beach. Legal Description Being 10.4 Acres out of the W. E, Vaughn Survey No. 101, Abstract No. 417, and the C. Donovan Survey, Abstract No. 1295, Abilene, Taylor County, Texas.

Ms. Mason Teegardin presented this request. The property was annexed in 1980 and has remained vacant since.

Chairman Benham opened the public hearing. Those who stepped forward were Mr. Tal Fillingim, Mr. David Ballard, Mr. Joseph Cardot, Mr. Herbert Skidmore, Ms. Susie Carter, Mr. Rick Failor, Mr. Robert Runnion,

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

STAFF RECOMMENDATION: Approval

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

AYES: Strauser, House, Kyker, Halliburton, Lewis

NAYS: Sitzes, Benham

Z-2026-17: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 0.26 Acres from Residential Single Family (RS-8) to Neighborhood Office (NO). Located at 2380 S 32nd Street. Legal Description Being Lot 106, Block 1, Monterrey Place, Abilene, Taylor County, Texas.

Kera Valois presented this request. 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.

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

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor with two (2) in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Z-2026-18: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 38.97 Acres from General Commercial (GC) and Heavy Commercial (HC) to a Planned Development District (PDD-198). Located Along the 1100 - 1400 Block of Ben Richey Dr. and the 1100 - 1400 Block of Petroleum Dr. Legal Description Being Lot 103, Section 3, Block F, South Treadaway And Industrial Blvd Plaza Addition, Lots 4 & 5, Section 4, Block F, South Treadaway And Industrial Blvd Plaza Addition, Lots 1-9, Section 5, Block K, South Treadaway And Industrial Blvd Plaza Addition, Lot 5, Block A, Scott Industrial District, The Remainder Of Continuation 1, Scott Industrial District, And Lot 502, Block A, Three Palms Addition, Abilene, Taylor County, Texas.

Clarissa Ivey presented this request. 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.

Chairman Benham opened the public hearing. Those who stepped forward were Mr. Jacob Powell, Mr. Mark Shook, Mr. Kevin Phillips, and Mr. Mark Spurlock.

Property owners within a 200-foot radius were notified of this request. Six (6) responses were received in favor with one (1) in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Z-2026-19: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 28.87 Acres from Agricultural Open (AO) to Residential Single-Family (RS-6) Zoning. Located at 6610 Butterfield Trail. Legal Description Being 28.87 Acres of Survey 44, John Adams, Abilene, Taylor County, Texas.

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

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

Property owners within a 200-foot radius were notified of this request. One (1) response was received in favor with one (1) in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Z-2026-20: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 2.20 Acres from Agricultural Open (AO) and General Commercial (GC) to General Commercial (GC) Zoning. Located on the North 300 Block of ES 11th St. Legal Description Being Lot 205, Block 212, Original Town of Abilene Subdivision, Abilene, Taylor County, Texas.

Adam Holland presented this request. 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.

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

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

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

***Commissioner Strauser exited the chambers.**

Z-2026-21: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 0.50 Acres from Residential Single Family (RS-8) to Town Home (TH). Located at 3035 Buffalo Gap Road. Legal Description Being a 0.50 Acre Tract Out of Lot 101, Block 1, Monterrey Place, Abilene, Taylor County, Texas.

Kera Valois presented this request. The subject property was annexed into the City limits in 1951 and has remained residentially zoned since.

Chairman Benham opened the public hearing. Those who stepped forward were BJ Prichard, Mr. Larry Jones, and Ms. Jan Craig.

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor with three (3) in opposition.

STAFF RECOMMENDATION: Approval

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

AYES: House, Kyker, Halliburton, Lewis

NAYS: Sitzes, Benham

Z-2026-22: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 3.58 Acres from a Planned Development (PD-55) to General Commercial (GC). Located at 6156 and 6164 Hartford St. Legal description being 3.58 acres out of Lot No. 5 of the Anderson and Berry Subdivision of the Alexander Thompson Survey No. 37, Abilene, Taylor County, Texas.

Clarissa Ivey presented this request. 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.

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

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

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

ADJOURNMENT

There being no further discussion, Commissioner Benham adjourned the meeting at 4:42 p.m.

APPROVED

Mr. Brad Benham, Chairman

ZONING CASE TC-2026-02 STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: May 5, 2026
City Council 1st Reading: May 28, 2026
City Council 2nd Reading: June 11, 2026

Applicant

Agent: McMurry University

Case Manager

Adam Holland – Planner

Request

Abandon certain portions of ROW

Location

Located at Ross Ave. from S 15th St. to Hunt St. and S 16th St. from Ross Ave. west to an alley running north and south.

Background

The property adjacent to the requested area is owned by McMurry University. McMurry intends to create a more pedestrian-friendly environment through the abandonment of the rights-of-way.

DRC Review

The Development Review Committee reviewed this request and made the following comments:

Athan Himmelstein - AEP Texas Abilene Distribution

McMurry will need to sign a specific easement drafted by AEP to convert the facilities underground and provide an easement for the existing down guying on the northeast corner of Hunt St. & Ross Ave. The existing down guying is on the east side of Ross St. that goes 40' north of Hunt St.

Abilene Fire Department

*Fire Department access to all structures on campus must be accessible within 150 feet.

*The Fire Department Connection for the Press Box of the football stadium is located on Ross. This must be accessible by AFD.

-Please provide the distances from accessible means, to the most remote area of all buildings that could be affected by this closure.

Abilene Water Department

The existing water and sanitary sewer infrastructure must be relocated as discussed. Please submit Construction Plans for the proposed work.

Abilene Public Works Department

Engineering will require a drainage and emergency vehicle access easement. Public Works administration requests further information as to why this closure is necessary.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	CU	McMurry University
East	CU	McMurry University
South	CU/MD	McMurry University/Single-Family
West	CU/RS-6	McMurry University/Single-Family

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 abandonment would be appropriate as it would be consistent with the surrounding uses to facilitate a pedestrian friendly environment.

- (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 public utilities.

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

None known.

Staff Recommendation

Staff recommends **approval with conditions**.

- All utilities must be relocated at the expense of the applicant or placed in appropriate easements.
- Emergency access and drainage easements shall be provided to meet the standards set by the Fire Marshal and Public Works Department.
- Property must be replatted within one year of the approval date of this request.

Attachments

- PowerPoint Presentation
- ROW Closure Exhibit

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on April 17, 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
AZIRI HOLDINGS, LLC	100074	1509 PORTLAND AV APT B	
AZIRI HOLDINGS, LLC	18487	1525 PORTLAND AV APT A	
IGLESIA BAUTISTA EL BUEN PASTOR	18603	1501 PORTLAND AV	
IMPACT GROUP EQUITIES LLC	18021	1557 PORTLAND AV	
MARTINEZ JOHN & JUANITA	18367	1533 PORTLAND AV	
MARTINEZ JOHN & JUANITA	18255	1541 PORTLAND AV	
MC MURRY COLLEGE	59481	2302 HUNT ST	
MC MURRY UNIVERSITY	19308	1642 ROSS AV	
MC MURRY UNIVERSITY	19430	1660 ROSS AV	
MC MURRY UNIVERSITY	19430	2510 HUNT ST	
MC MURRY UNIVERSITY	19811	1633 PORTLAND AV	
MC MURRY UNIVERSITY	20488	2501 HUNT ST	
MC MURRY UNIVERSITY	20890	2525 HUNT ST	
MC MURRY UNIVERSITY	22050	2401 HUNT ST	
MC MURRY UNIVERSITY	20617	2509 HUNT ST	
MC MURRY UNIVERSITY	20749	2517 HUNT ST	
MC MURRY UNIVERSITY	22297	2441 HUNT ST	
MC MURRY UNIVERSITY	22434	2449 HUNT ST	
MC MURRY UNIVERSITY	19178	1634 ROSS AV	
MC MURRY UNIVERSITY	15899	1436 ROSS AV	
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MC MURRY UNIVERSITY	19054	1618 ROSS AV	
MC MURRY UNIVERSITY	18143	1549 PORTLAND AV	
MC MURRY UNIVERSITY	17384	1518 ROSS AV	
MC MURRY UNIVERSITY	17900	1560 ROSS AV	
MC MURRY UNIVERSITY	17656	1534 ROSS AV	
MC MURRY UNIVERSITY	17126	1502 ROSS AV	
MC MURRY UNIVERSITY	16385	1458 ROSS AV	
MC MURRY UNIVERSITY	17781	1548 ROSS AV	
MC MURRY UNIVERSITY	20214	1609 PORTLAND AV	
MC MURRY UNIVERSITY	17259	1510 ROSS AV	
MC MURRY UNIVERSITY	17512	1526 ROSS AV	
MC MURRY UNIVERSITY	16510	1441 PORTLAND AV	
NEW JIMMY L SR	22557	1741 ROSS AV	
RCD HOLDINGS LLC	19948	1625 PORTLAND AV	
SCOTT DALE DAYTON	22168	2409 HUNT ST	
SMITH ROBERT D	21801	1750 ROSS AV	
SMITH RODNEY E & JILL A	19559	1649 PORTLAND AV	
SOULAR RTS LLC SERIES Z ET AL	19681	1641 PORTLAND AV	
SOULAR RTS LLC SERIES Z ET AL	20358	1601 PORTLAND AV	
STONEHENGE INVESTMENTS LLC	20074	1617 PORTLAND AV	

PROP ID

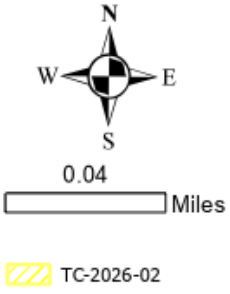
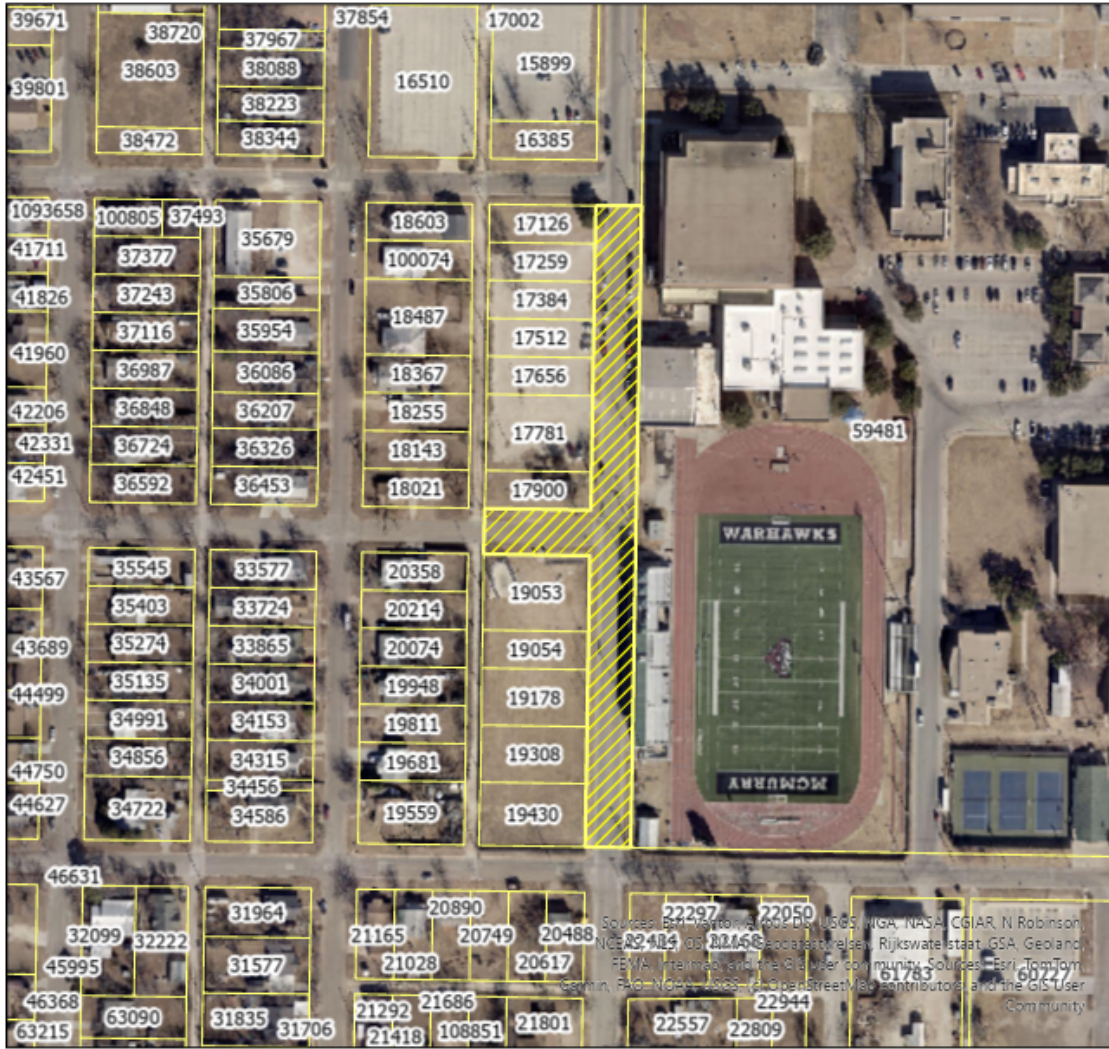
Legend: O - Opposed, F - In Favor

OWNER	PROP_ID	SITUS	RESPONSE
MC MURRY UNIVERSITY	15899	1436 ROSS AV	
MC MURRY UNIVERSITY	16385	1458 ROSS AV	
MC MURRY UNIVERSITY	16510	1441 PORTLAND AV	
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MC MURRY UNIVERSITY	17512	1526 ROSS AV	
MC MURRY UNIVERSITY	17656	1534 ROSS AV	
MC MURRY UNIVERSITY	17781	1548 ROSS AV	
MC MURRY UNIVERSITY	17900	1560 ROSS AV	
IMPACT GROUP EQUITIES LLC	18021	1557 PORTLAND AV	
MC MURRY UNIVERSITY	18143	1549 PORTLAND AV	
MARTINEZ JOHN & JUANITA	18255	1541 PORTLAND AV	
MARTINEZ JOHN & JUANITA	18367	1533 PORTLAND AV	
AZIRI HOLDINGS, LLC	18487	1525 PORTLAND AV APT A	
IGLESIA BAUTISTA EL BUEN PASTOR	18603	1501 PORTLAND AV	
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MC MURRY UNIVERSITY	19308	1642 ROSS AV	
MC MURRY UNIVERSITY	19430	1660 ROSS AV	
MC MURRY UNIVERSITY	19430	2510 HUNT ST	
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SOULAR RTS LLC SERIES Z ET AL	19681	1641 PORTLAND AV	
MC MURRY UNIVERSITY	19811	1633 PORTLAND AV	
RCD HOLDINGS LLC	19948	1625 PORTLAND AV	
STONEHENGE INVESTMENTS LLC	20074	1617 PORTLAND AV	
MC MURRY UNIVERSITY	20214	1609 PORTLAND AV	
SOULAR RTS LLC SERIES Z ET AL	20358	1601 PORTLAND AV	
MC MURRY UNIVERSITY	20488	2501 HUNT ST	
MC MURRY UNIVERSITY	20617	2509 HUNT ST	
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NEW JIMMY L SR	22557	1741 ROSS AV	
MC MURRY COLLEGE	59481	2302 HUNT ST	
AZIRI HOLDINGS, LLC	100074	1509 PORTLAND AV APT B	

NOTIFICATION MAP

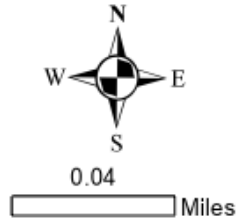
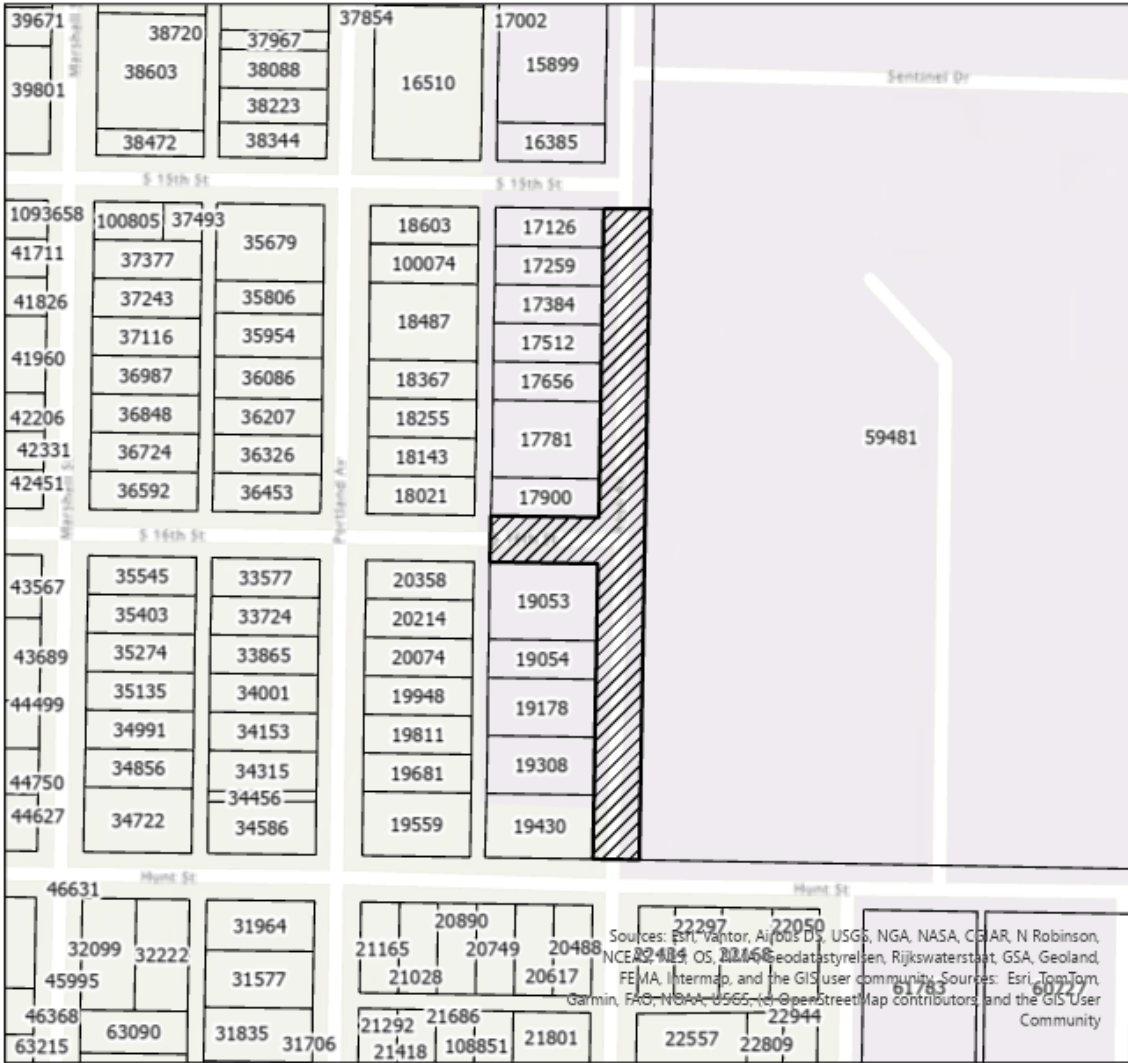


LOCATION MAP



Sources: Bing, Yahoo, Google, USGS, WGA, NASA, CGIAR, N. Robinson, NCEM, NOAA, OpenStreetMap contributors, Esri, TomTom, Garmin, FGA, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community.

FLOOD MAP



- TC-2026-02
- FEMA Flood Zones**
- Floodway
 - 100 Year 1%
 - 500 Year .2%
 - Unstudied A Zone

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CSAR, N Robinson, NCEM, OS, Geodastyleisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community



REZONE REQUEST

Case: TC-2026-02

Agent: McMurry University

Request: Abandon certain portions of ROW including Ross Ave from S 15th St to Hunt St. And S 16th St from Ross to an alley running north and south.

Location: Ross St and S 16th St

Notification: 0 in Favor, 0 in Opposition

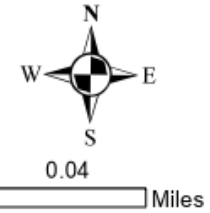
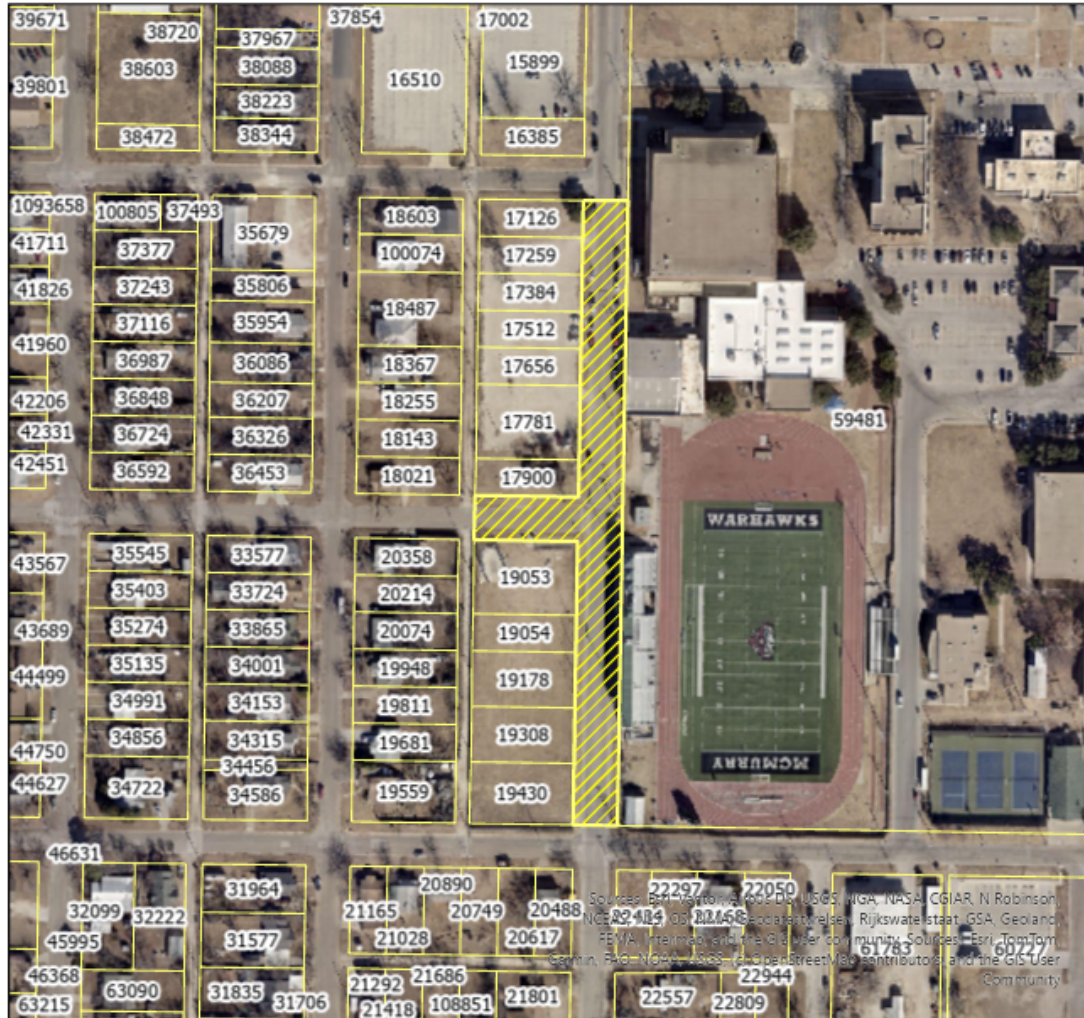
Planning & Zoning: May 5, 2026

Council Hearing: May 28, 2026
June 11, 2026





AERIAL LOCATION MAP



 TC-2026-02



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ZONING MAP



- TC-2026-02
- Zoning Districts
- CU
 - GC
 - MD
 - NR
 - RS-6



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TEXAS



PROPERTY VIEWS



North Neighboring Property



Subject Thoroughfare (S 16th St.)



Adjacent Property (West)



Adjacent Property (East)



Subject Thoroughfare (Ross Ave)





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **approval with conditions**

- All utilities must be relocated at the expense of the applicant or placed in appropriate easements.
- Emergency access and drainage easements shall be provided to meet the standards set by the Fire Marshal and Public Works Department.
- Property must be replatted within one year of the approval date of this request.

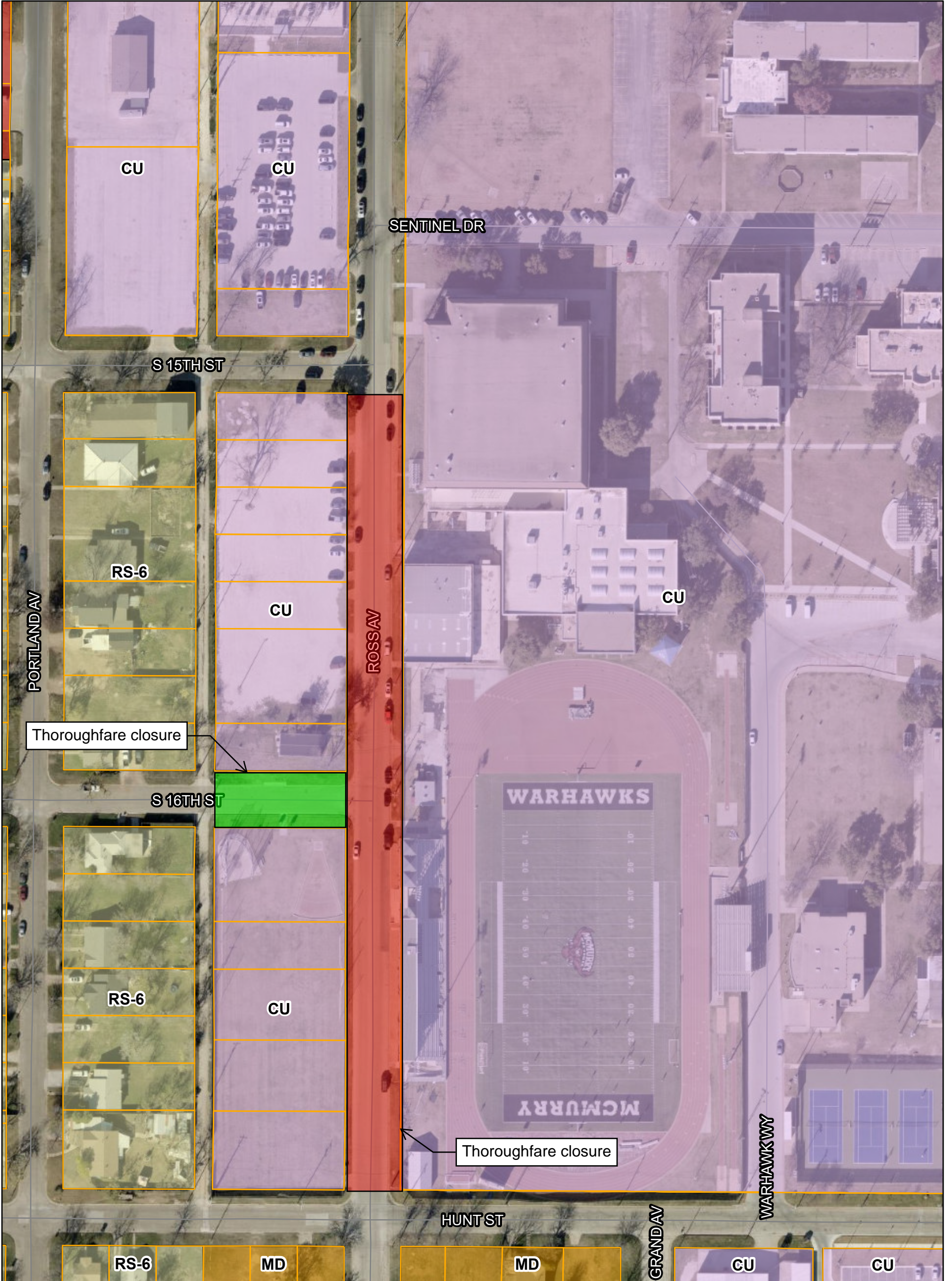




Questions?

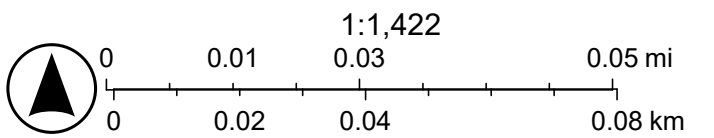


ArcGIS Web Map



3/27/2026, 3:49:10 PM

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



Microsoft, Vantor
 THIS DOCUMENT IS RELEASED ON 03/27/2026 FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF KENDRA M HANFELD, P.E., TEXAS LICENSE #118983. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 PARKHILL SMITH & COOPER, INC. Page 30 of 121

ZONING CASE

Z-2026-23

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: May 5, 2026
 City Council 1st Reading: May 28, 2026
 City Council 2nd Reading: June 11, 2026

Applicant

Agent: Jacob Martin
 Owner: B.R.O. Services

Case Manager

Adam Holland – Planner

Request

Create a Planned Development District (PDD-199) to allow Medium Density and Residential Single-Family uses with specific standards.

Location

Located near the intersection of Neas Road and Caldwell Road.

Background

The subject property was annexed into the City limits in 1980. The owner intends to allow Medium Density with alternative minimum size standards of 40 feet in width and 4,000 square feet in area to allow a mixture of single-family and duplexes. Additionally, within tract 2 they have proposed Residential Single-Family uses with minimum standard sizes of 50 feet in width and a minimum of 5,000 square foot lots.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	ETJ	Single-family/Agricultural
East	ETJ	Water Treatment
South	AO	Single-family
West	MH/PDD-177	Mobile/manufactured home/Single-family

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 neighboring uses.

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

This property is unplatted and will need to plat prior to development can take place on this property. At that time utilities will be extended to the property.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- PowerPoint Presentation
- Concept Plan
- PDD Specifications

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on April 17, 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
BLACKBURN JANE E	22736	4242 CALDWELL RD	
BLACKBURN JANE E	22868	4250 CALDWELL RD	
CLEVENGER GARY ALAN	52888	4001 CALDWELL RD	
FARTHING COLTEN L &	20001	4410 CALDWELL RD	
FOREMAN JOE	20943	4358 CALDWELL RD	
FOREMAN JOE	21078	4350 CALDWELL RD	
GARCIA JESSICA	19603	4434 CALDWELL RD	
GARCIA JESSICA	19735	4426 CALDWELL RD	
HARDESTY JOSEPH CONNOR	52891		
HARDESTY JOSEPH CONNOR	53007	4489X CALDWELL RD	
HAWKINS MEKIL	102447	4334 CALDWELL RD	
HONEYCUTT COREY JASON &	21604	4190 CALDWELL RD	
HOOD DEREK L	996314	4073 CALDWELL RD	
KOSTIC BARBRIA ANN	64114		
LUGO LUCIA & NANCY	105328	633 NEAS RD	
MATA JOSE & MELANEA	34916	4148 CALDWELL RD	
MHD INVESTMENT GROUP LLC	65000		
MOORE GREATHOUSES LLC	20408	4390 CALDWELL RD	
MOORE GREATHOUSES LLC	23259	4274 CALDWELL RD	
MOORE GREATHOUSES LLC	19486	4442 CALDWELL RD	
MOORE GREATHOUSES LLC	21214	4162 CALDWELL RD	
MOORE GREATHOUSES LLC	23140	4266 CALDWELL RD	
MOORE GREATHOUSES LLC	19355	4450 CALDWELL RD	
MOORE GREATHOUSES LLC	22488	4226 CALDWELL RD	

MOORE GREATHOUSES LLC	23664	4302 CALDWELL RD	
MOORE GREATHOUSES LLC	19867	4418 CALDWELL RD	
MOORE GREATHOUSES LLC	23409	4282 CALDWELL RD	
MOORE GREATHOUSES LLC	21467	4182 CALDWELL RD	
MOORE GREATHOUSES LLC	22611	4234 CALDWELL RD	
MOORE GREATHOUSES LLC	22353	4218 CALDWELL RD	
MOORE GREATHOUSES LLC	22228	4210 CALDWELL RD	
MOORE GREATHOUSES LLC	21732	4198 CALDWELL RD	
MOORE GREATHOUSES LLC	20539	4382 CALDWELL RD	
MOORE GREATHOUSES LLC	19236	4458 CALDWELL RD	
MOORE GREATHOUSES LLC	20130	4402 CALDWELL RD	
MOORE GREATHOUSES LLC	23537	4290 CALDWELL RD	
MOORE GREATHOUSES LLC	22096	4202 CALDWELL RD	
MOORE GREATHOUSES LLC	23010	4258 CALDWELL RD	
MOORE GREATHOUSES LLC	20270	4398 CALDWELL RD	
PALACIO PETE S	62238	541 NEAS RD	
STATE OF TEXAS	63344	117 SPYKES RD	
TARPLEY GARRY GLENN	21341	4174 CALDWELL RD	
TREJO RAINIERO CHAVEZ	20670	4374 CALDWELL RD	
TROY KATHERINE L	62362	549 NEAS RD	
WATER CREST RANCH ABILENE LLC	34785	4134 Y CALDWELL RD	
WATER CREST RANCH ABILENE LLC	22018		
WEBBER JUANITA	20802	4366 CALDWELL RD	
WEST TEXAS UTILITIES CO	50133		
WEST TEXAS UTILITIES CO	18906	4150 VICTORIA ST	

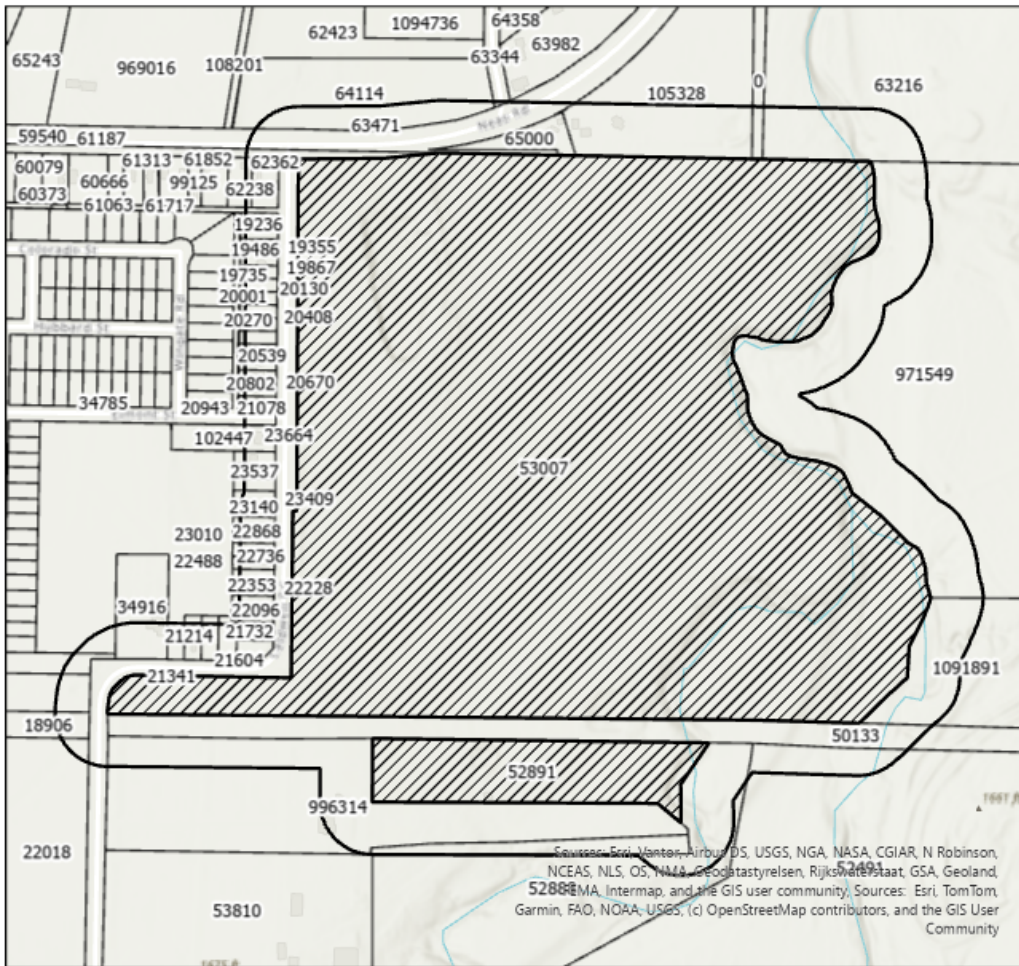
PROP ID

Legend: O - Opposed, F - In Favor

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MOORE GREATHOUSES LLC	19867	4418 CALDWELL RD	
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MOORE GREATHOUSES LLC	22488	4226 CALDWELL RD	
MOORE GREATHOUSES LLC	22611	4234 CALDWELL RD	
BLACKBURN JANE E	22736	4242 CALDWELL RD	
BLACKBURN JANE E	22868	4250 CALDWELL RD	
MOORE GREATHOUSES LLC	23010	4258 CALDWELL RD	
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HOOD DEREK L	996314	4073 CALDWELL RD	

NOTIFICATION MAP





REZONE REQUEST

Case: Z-2026-23

Agent: Jacob Martin

Owner: B.R.O. Services

Request: Create a Planned Development District (PDD-199) to allow Medium Density and Residential Single-Family uses with specific standards.

Location: Located near the intersection of Neas Road and Caldwell Road.

Notification: 0 in Favor, 0 in Opposition

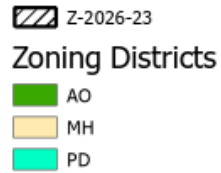
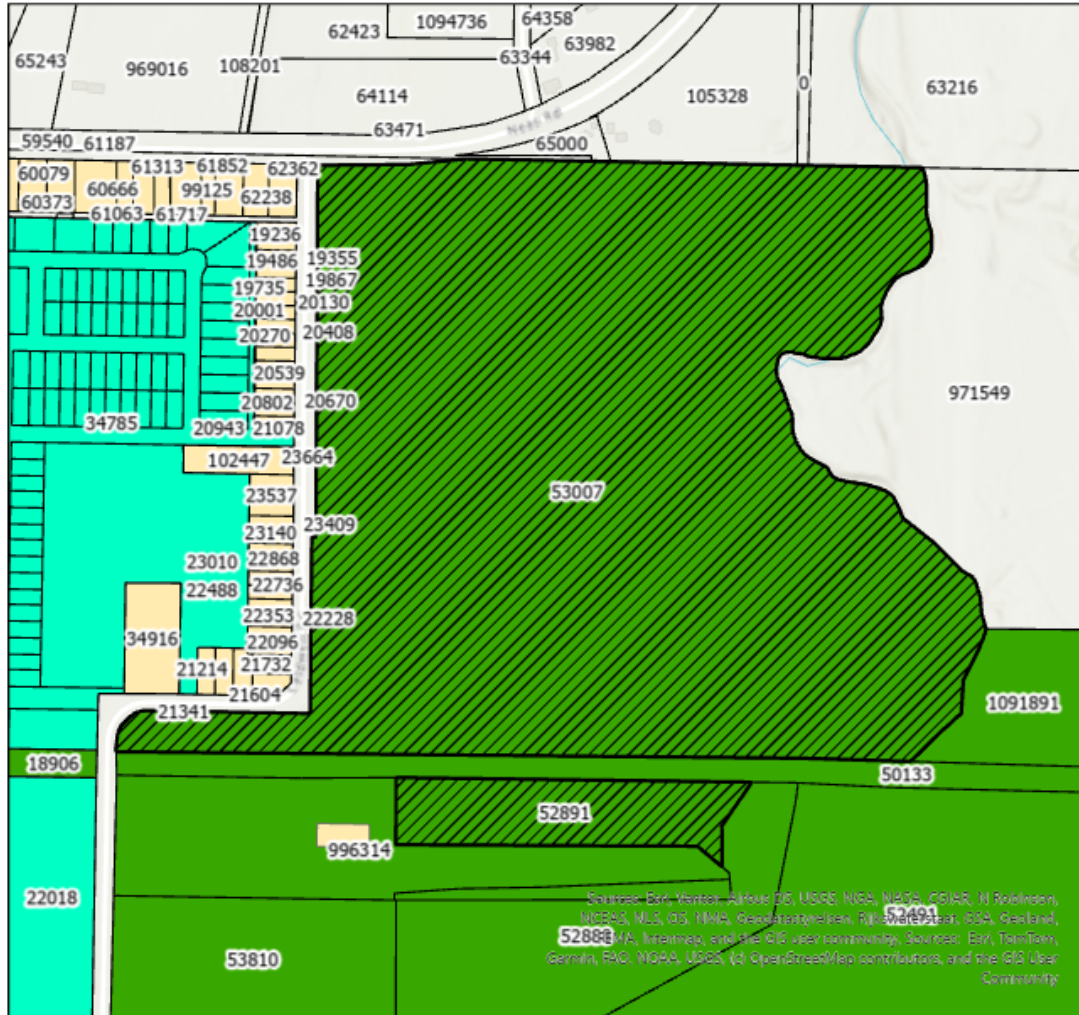
Planning & Zoning: May 5, 2026

Council Hearing: May 28, 2026
June 11, 2026





ZONING MAP



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PROPERTY VIEWS



Northeast Neighboring Property



East Neighboring Property



Subject Property

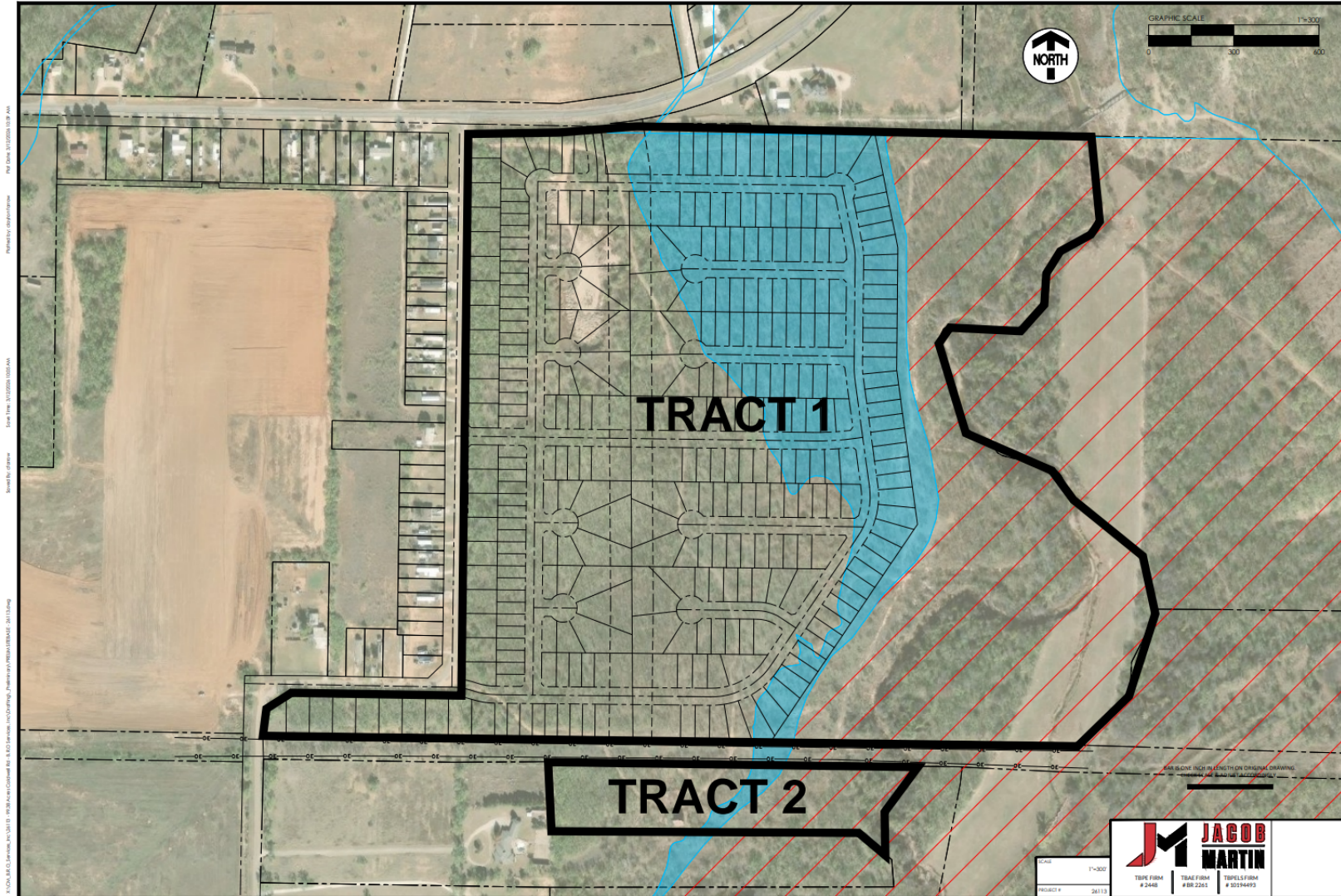


Subject Property





CONCEPT PLAN



CITY OF
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TEXAS



SPECIFIC MODIFICATIONS

Tract 1 – This Planned Development District shall be subject to the requirements of the Medium Density (MD) zoning district, except as modified below:

Single Family Standards:

- Minimum Lot Area: 4,000 Square feet
- Minimum Lot Width: 40 feet
- Minimum Side Setback: 5 feet

Tract 2 – This Planned Development District shall be subject to the requirements of the Residential Single Family (RS-6) zoning district, except as modified below:

- Minimum Lot Area: 5,000 square feet
- Minimum Lot Width: 50 feet
- Minimum Side Setback: 5 feet





USES IN AGRICULTURAL OPEN ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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

LEGEND

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



CITY OF
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TEXAS



USES IN MEDIUM DENSITY ZONING

RESIDENTIAL USES:

- C Bed & Breakfast
- P Dwelling – Duplex
- P Dwelling – Industrialized Housing Unit
- C 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 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



CITY OF
ABILENE
TEXAS

LEGEND

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



USES IN RESIDENTIAL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden



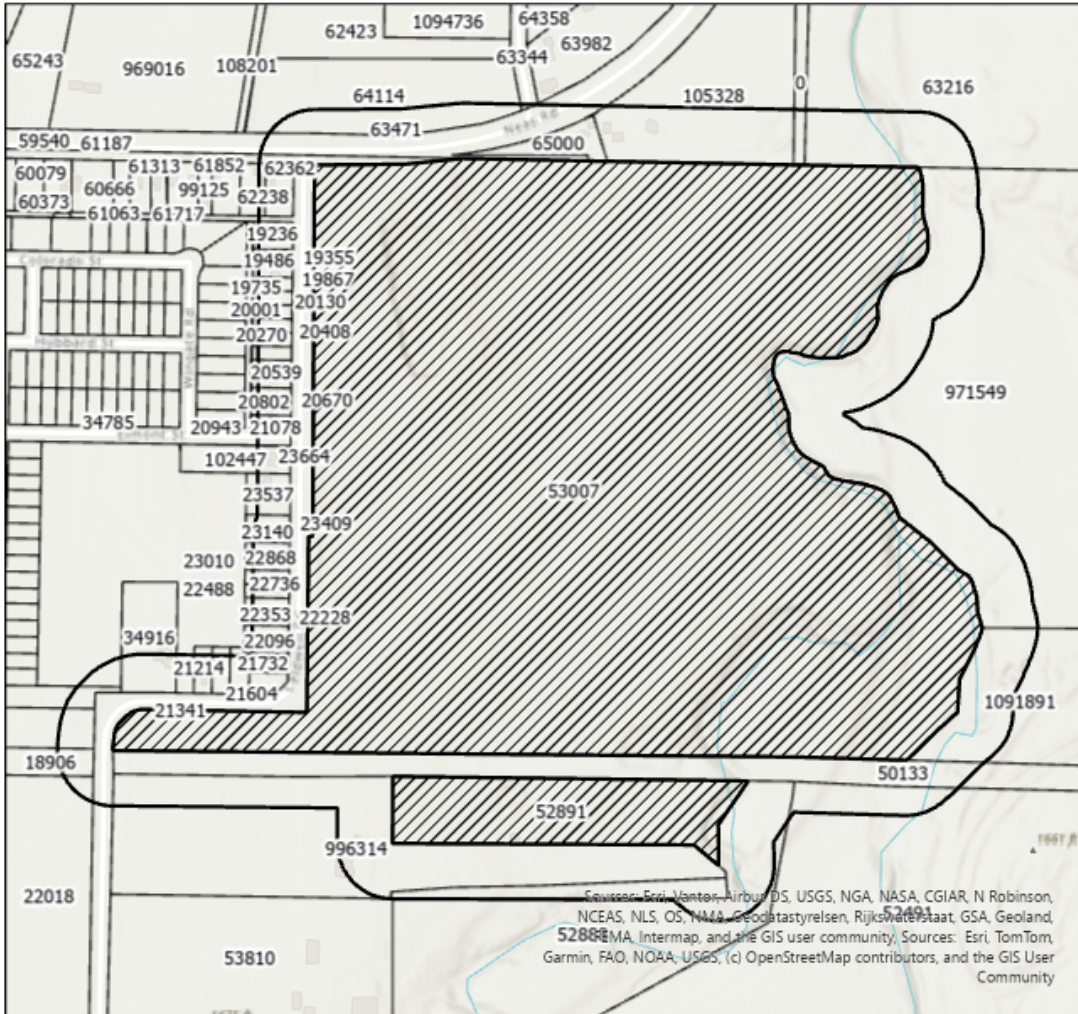
CITY OF
ABILENE
TEXAS

LEGEND

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





NOTIFICATION AREA MAP



0.1 Miles

□ Z-2026-23 Notification Buffer
▨ Z-2026-23

0 - in Favor - 
0 - in Opposition - 



CITY OF
ABILENE
TEXAS



FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **Approval**





Questions?



EXHIBIT “A”

(Base Zoning Districts/Land Uses/Development Standards)

Purpose: The purpose of this Planned Development District (PDD) is to allow development of a residential neighborhood that allows a compatible mix of single-family and two-family (duplex) dwellings. The PDD is intended to promote housing diversity, efficient land use, and a variety of attainable housing options while maintaining the character, quality, and compatibility of surrounding residential areas.

Specific Modifications:

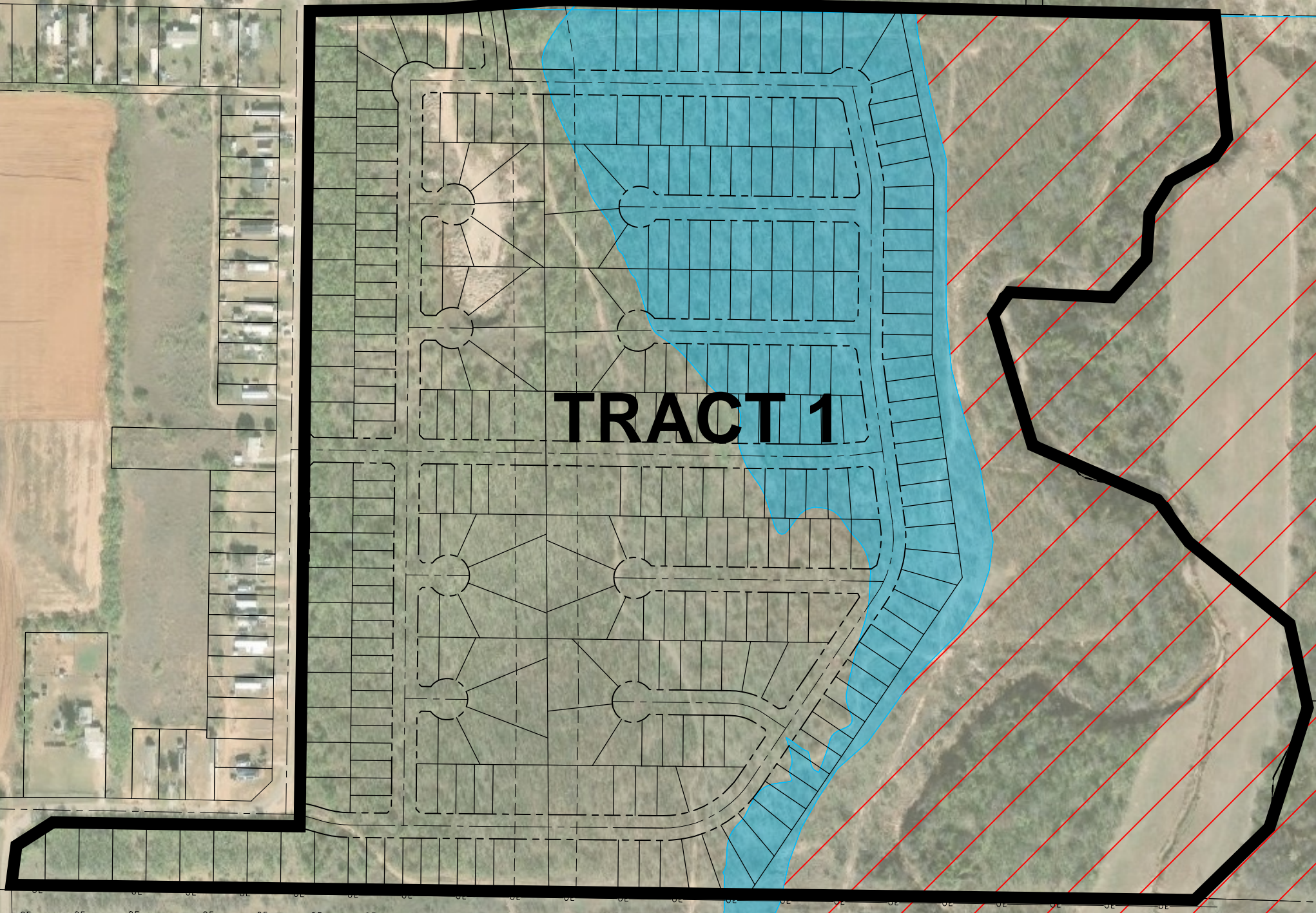
Tract 1 – This Planned Development District shall be subject to the requirements of the Medium Density (MD) zoning district, except as modified below:

- Single Family Standards:
 - Minimum Lot Area: 4,000 square feet
 - Minimum Lot Width: 40 feet
 - Minimum Side Setback: 5 feet

Tract 2 – This Planned Development District shall be subject to the requirements of the Residential Single Family (RS-6) zoning district, except as modified below:

- Minimum Lot Area: 5,000 square feet
- Minimum Lot Width: 50 feet
- Minimum Side Setback: 5 feet

X:\CM_BRO_Services_Inc\2613 - 99.38 Acres Caddwell Rd - B.R.O Services, Inc\Drafting\Preliminary\PRELIM SITEBASE - 2613.dwg
Saved By: cclarow Save Time: 3/12/2026 10:05 AM Plotted by: clayton tarow Plot Date: 3/12/2026 10:09 AM



TRACT 1

TRACT 2

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

SCALE	1"=300'
PROJECT #	26113

**JACOB
MARTIN**

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

Z-2026-24

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: May 5, 2026
 City Council 1st Reading: May 14, 2026
 City Council 2nd Reading: May 28, 2026

Applicant

Agent: Jacob & Martin
 Owner: The Shops at Carriage Hills, LLC

Case Manager

Kera Valois – Planner

Request

Change the zoning of approximately 6.86 acres from General Retail (GR) to a Planned Development District (PDD-200).

Location

Located at 256 East Beltway South. Legal description being Lot 34, Block AK, Carriage Hills Addition Section 4A, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City limits in 1932. The property was rezoned from Agricultural Open (AO) to General Retail (GR) in 2021.

The base zoning for the PDD will be Multi-Family (MF) with the following specific modifications:

- Building setback requirements:
 - Street setback: 15 feet
 - Rear setback: 15 feet
 - Side setback: 15 feet

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	PDD-167	Residential
East	ETJ	Residential
South	AO	Residential
West	GR	Vacant Lot

Criteria Assessment

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

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

The proposed use is consistent with the Comprehensive Plan.

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

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

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

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

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

None known.

Staff Recommendation

Staff recommends **approval** with the following conditions:

- A minimum of one (1) tree located within each parking island; with a minimum of eight (8) parking islands.
- A privacy fence located along the eastern property line.
- Rod iron fencing along E Beltway S and Freedom Crest Ave.
- Ornamental trees located along E Beltway S at a rate of 1 per 60 feet in addition to the required street trees.

Attachments

- PowerPoint Presentation
- Concept Plan
- PD Specifications

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on April 17, 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 FARMS, LLC-SERIES 1	30835	7 TRAILS END RD	
CRUZ NOEL PEREZ & LUCIA	24416	8217 S FM 707	
GARTNER GAVIN	1091469	401 KRISTIE PATH	
GARTNER GAVIN	1091470	397 KRISTIE PATH	
GIESECKE LEON & JANET	993262	225 ALEX WY	
HOMEOWNERS ASSOCIATION AT CARRIAGE HILLS	1091499	8229 FREEDOM CREST AV	
HOMEOWNERS ASSOCIATION AT CARRIAGE HILLS	1091500	8222 FREEDOM CREST AV	
JOY JIMMIE D & S KAYE	993255	217 PERIWINKLE TR	
KALA DR LLC	1091483	349 WOODSTOCK LANE	
KALA DR LLC	1091484	353 WOODSTOCK LANE	
KALA DR LLC	1091485	357 WOODSTOCK LANE	
KALA DR LLC	1091486	8195 SAWDUST TRL	

LANKFORD MICHAEL & BRANDY	1091477	325 WOODSTOCK LANE	
LANKFORD MICHAEL & BRANDY	1091478	329 WOODSTOCK LANE	
MOORE JAMES B &	31737	1 TRAILS END RD	
NEESE JOHN MELVIN &	993256	218 PERIWINKLE TR	
PALMETTO BLUFF INVESTMENTS LLC	1091475	317 WOODSTOCK LANE	
PALMETTO BLUFF INVESTMENTS LLC	1091476	321 WOODSTOCK LANE	
PALMETTO BLUFF INVESTMENTS LLC	1091479	333 WOODSTOCK LANE	
PALMETTO BLUFF INVESTMENTS LLC	1091480	337 WOODSTOCK LANE	
PALMETTO BLUFF INVESTMENTS LLC	1091481	341 WOODSTOCK LANE	
PALMETTO BLUFF INVESTMENTS LLC	1091482	345 WOODSTOCK LANE	
PENNA ELIEL ROSABAL &	1091473	309 WOODSTOCK LANE	
PENNA ELIEL ROSABAL &	1091474	313 WOODSTOCK LANE	
SHOPS AT CARRIAGE HILLS LLC	1091501	256 E BELTWAY S	
SHOPS AT CARRIAGE HILLS LLC	1091502	172 E BELTWAY S	
SMITH JOYCE F LF EST	30976	249 BELTWAY S	
SMITH JOYCE F LF EST	986689	249 E BELTWAY S	
STOKES RICHARD	1091467	409 KRISTIE PATH	
TOVAR ROGELIO & MARTHA	993263	234 ALEX WY	

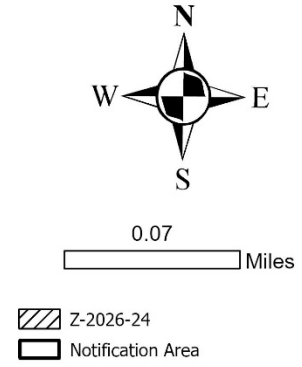
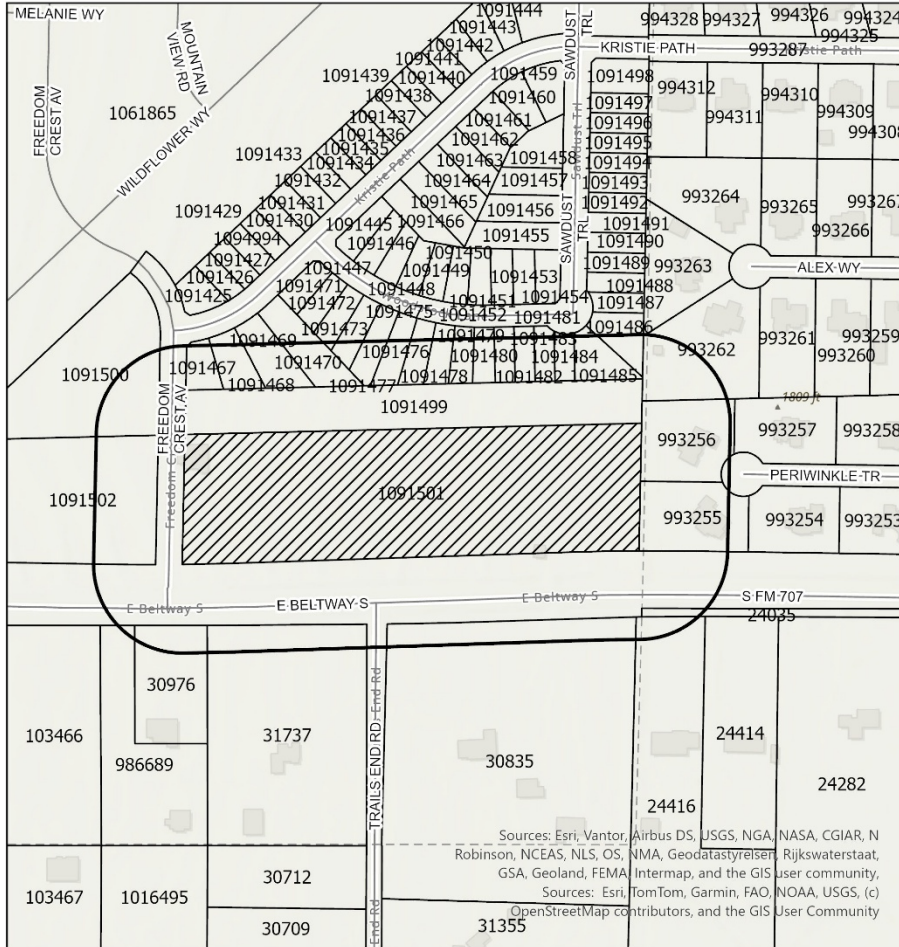
PROPERTY ID



Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
CRUZ NOEL PEREZ & LUCIA	24416	8217 S FM 707	
BELTWAY FARMS, LLC-SERIES 1	30835	7 TRAILS END RD	
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HOMEOWNERS ASSOCIATION AT CARRIAGE HILLS	1091499	8229 FREEDOM CREST AV	

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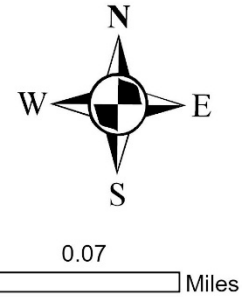
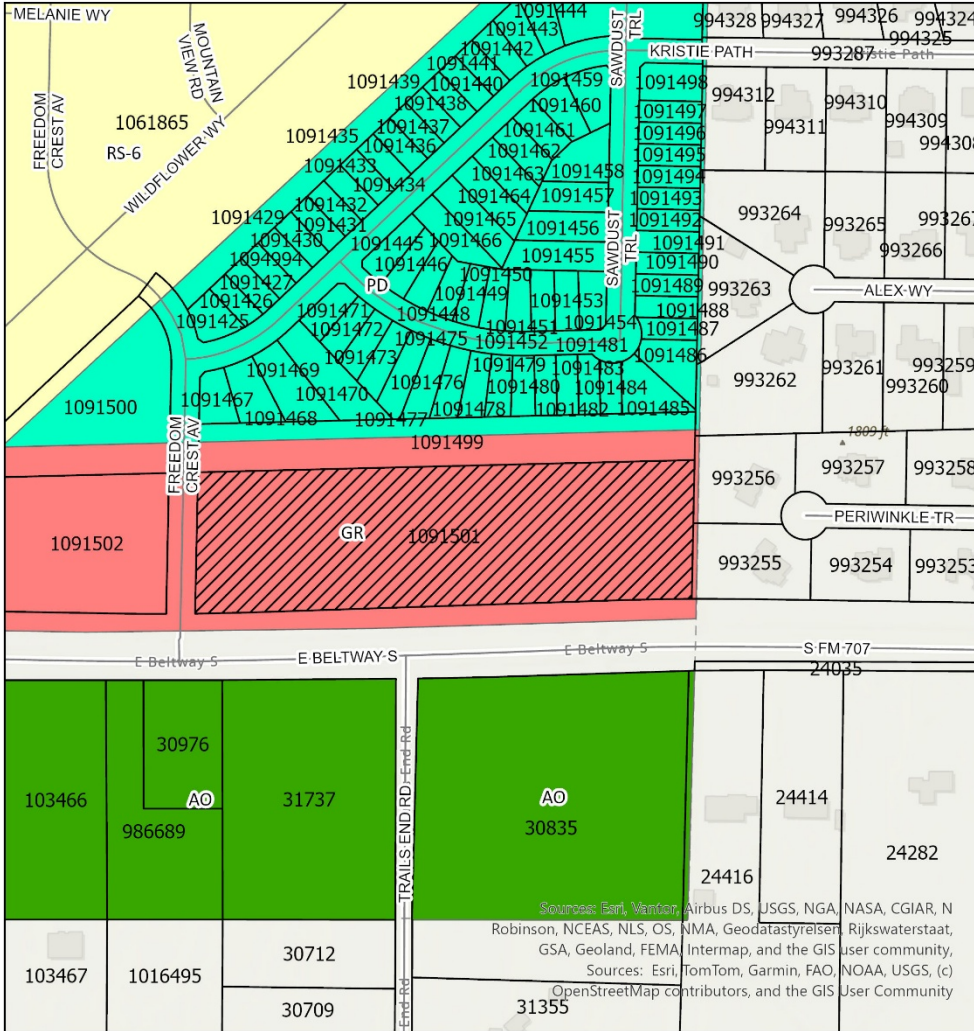
NOTIFICATION MAP








 Z-2026-24
 Notification Area

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

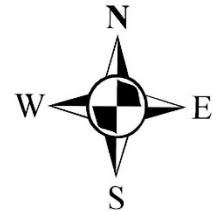
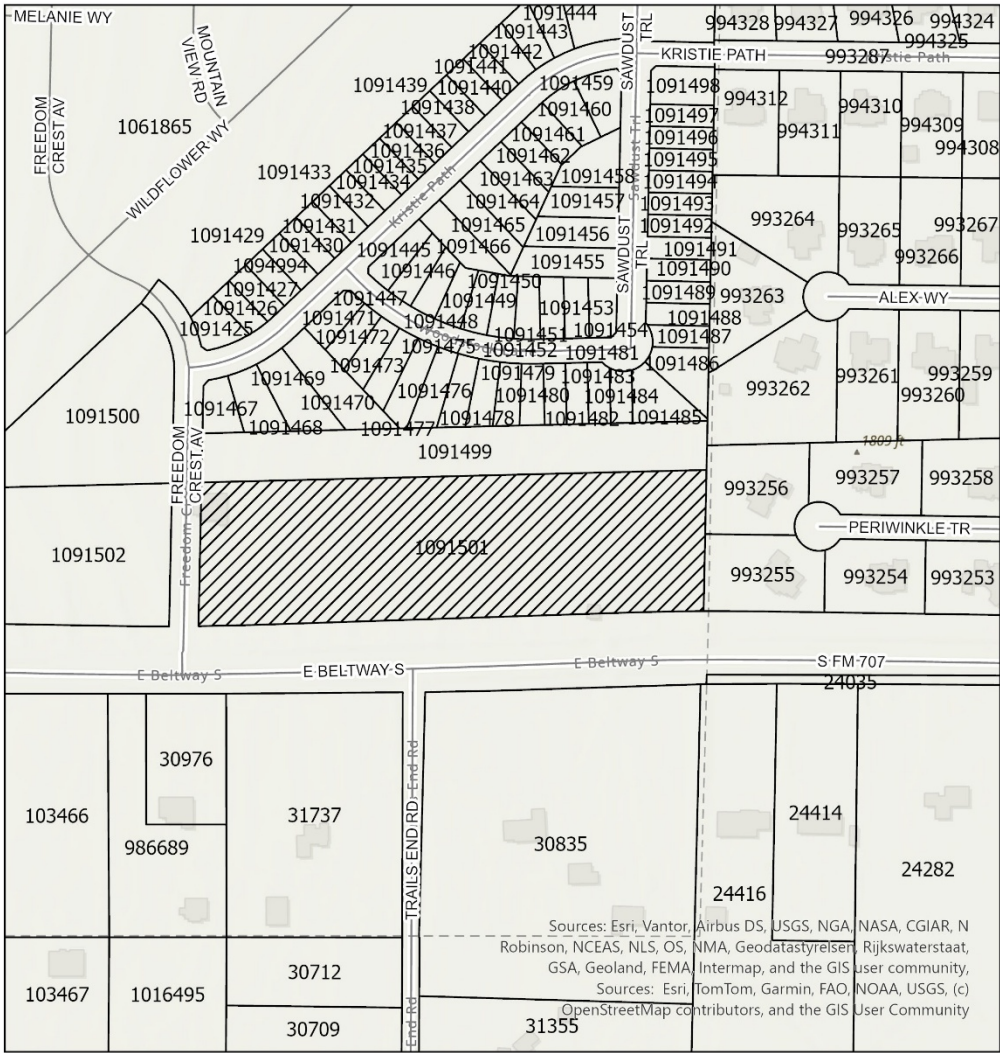
ZONING MAP



- Zoning Districts**
-  Z-2026-24
 -  AO
 -  GR
 -  PD
 -  RS-6

Sources: Esri, DeLorme, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

FLOOD MAP



0.07 Miles

- FEMA Flood Zones**
- Z-2026-24
 - Floodway
 - 100 Year 1%
 - 500 Year .2%
 - Unstudied A Zone

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



REZONE REQUEST

Case: Z-2026-24

Agent: Jacob & Martin

Owner: The Shops at Carriage Hills, LLC

Request: Change the zoning of approximately 6.86 acres from General Retail (GR) to a Planned Development District (PDD-200).

Location: Located 256 E Beltway S

Notification: 0 in Favor, 0 in Opposition

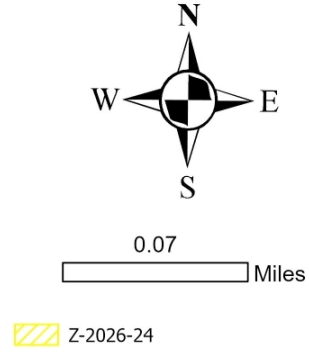
Planning & Zoning: May 5, 2026

Council Hearing: May 14, 2026
May 28, 2026



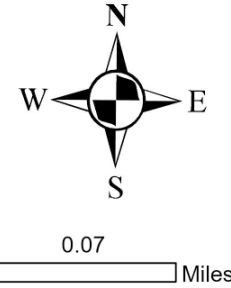
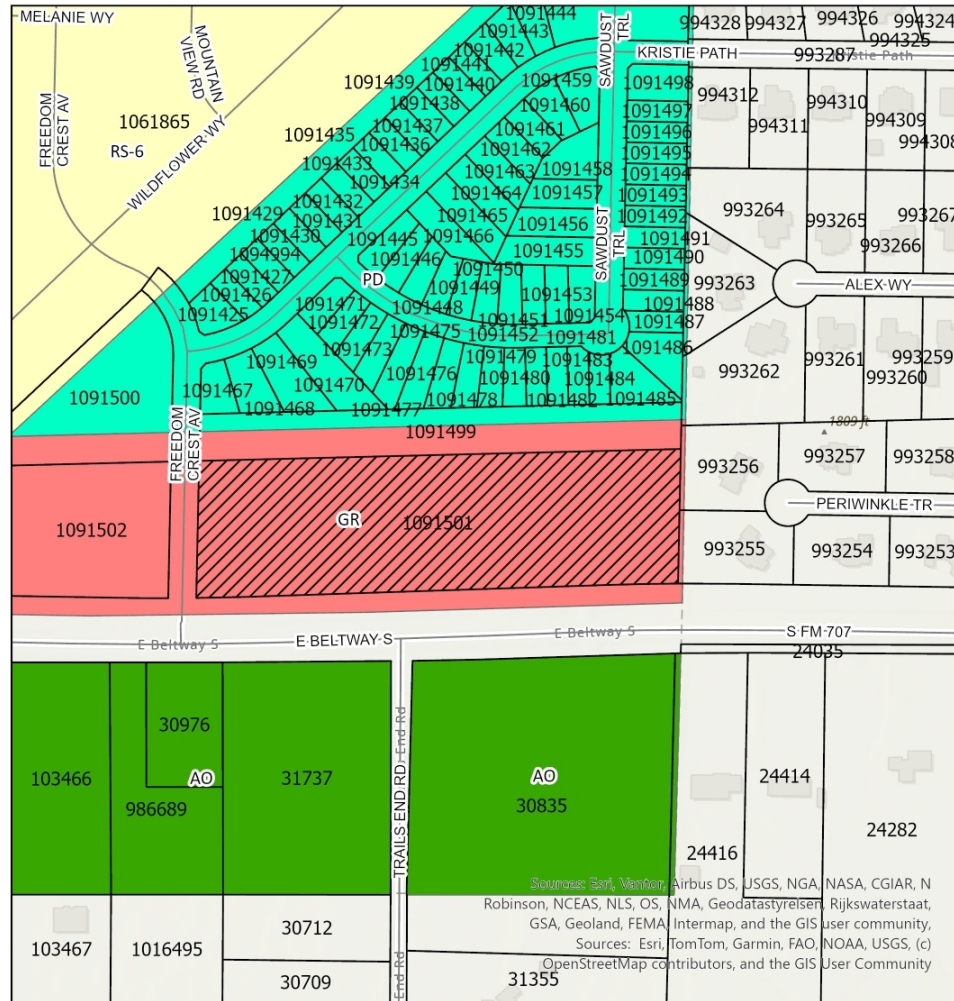


AERIAL LOCATION MAP





ZONING MAP



- Z-2026-24
- Zoning Districts
- AO
 - GR
 - PD
 - RS-6



Sources: Esri, Garmin, Airbus DS, JSGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyreisen, 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



SPECIFIC MODIFICATIONS

Proposed base zoning is Multi Family (MF) with the following modifications:

Building setback requirements:

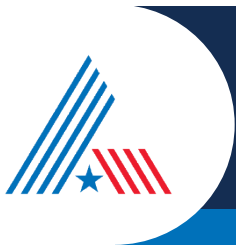
- Street setback: 15 feet
- Rear setback: 15 feet
- Side setback: 15 feet





PROPERTY VIEWS





SURROUNDING PROPERTY VIEWS





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





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

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

1. A minimum of one (1) tree located within each parking island; with a minimum of eight (8) parking islands.
2. A privacy fence located along the eastern property line.
3. Rod iron fencing along E Beltway S and Freedom Crest Ave.
4. Ornamental trees located along E Beltway S at a rate of 1 per 60 feet in addition to the required street trees.





Questions?



EXHIBIT “A”

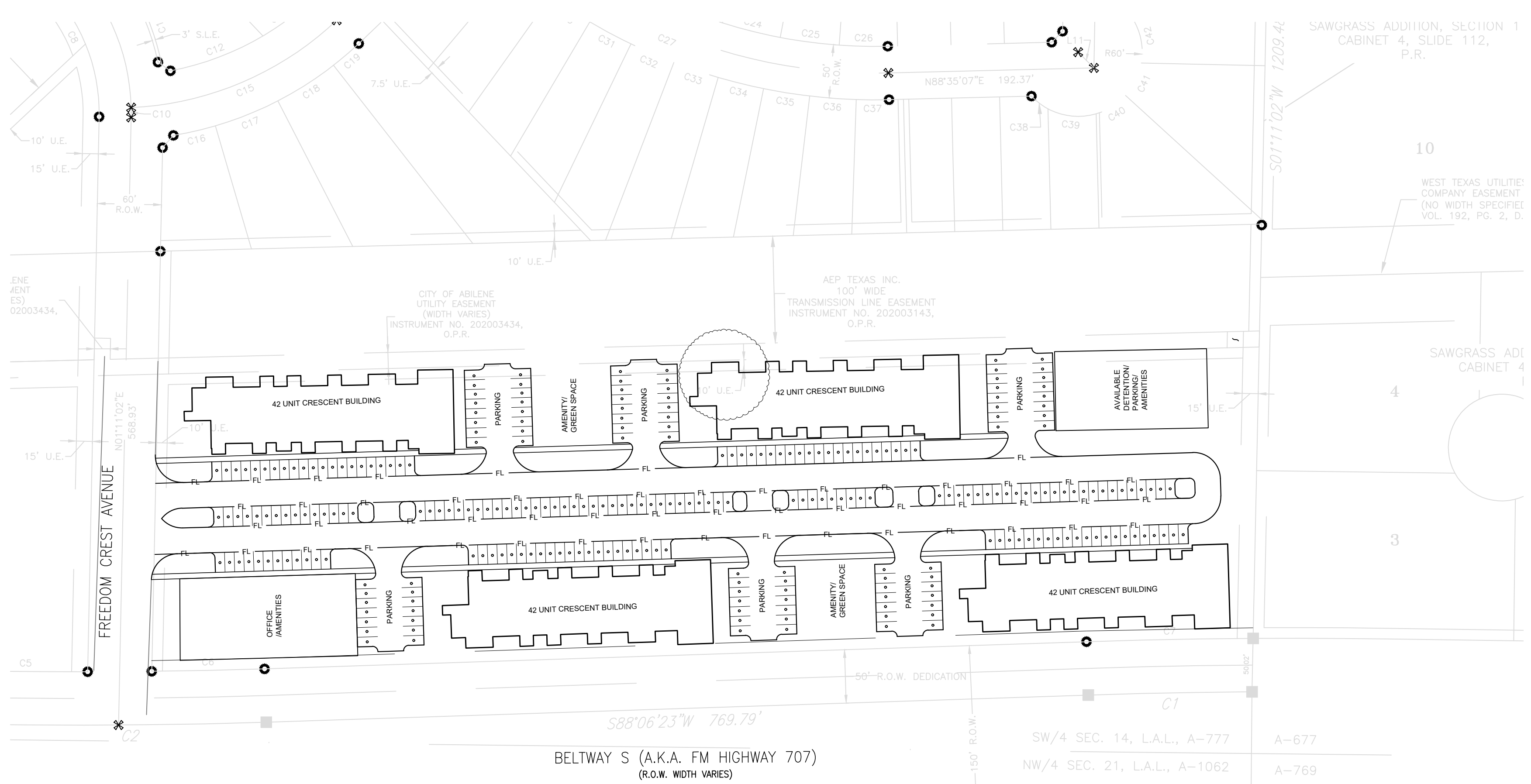
(Base Zoning Districts/Land Uses/Development Standards)

Purpose: The purpose of this Planned Development District (PDD) is to allow development of an apartment complex in a growing residential area. The PDD is intended to promote housing diversity, efficient land use, and a variety of attainable housing options while maintaining the character, quality, and compatibility of surrounding residential areas.

Specific Modifications:


This Planned Development District shall be subject to the requirements of the Multi Family (MF) zoning district, except as modified below:

- Building Setback Requirements:
 - Frontage street setback: 15 feet
 - Rear setback: 15 feet
 - Side Setback: 15 feet



72	-	1 BD UNITS
72	-	2 BD UNITS
24	-	3 BD UNITS
168	UNITS TOTAL	
268	PARKING STALLS	





DRAWN BY	JESSICA INGLE
DESIGNED BY	WES BISHOP
No.	03/02/26

Company Name and Address
TRAFALGAR HOMES OF TEXAS
 STEPHENVILLE, TX

Project Name and Address
 ABILENE 6.86 ACRE TRACT
 ABILENE TEXAS

Project	ABILENE 6.86 AC	Sheet	01
Date	3/2/2026		
Scale	As Noted		

ZONING CASE

Z-2026-25

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: May 5, 2026
 City Council 1st Reading: May 28, 2026
 City Council 2nd Reading: June 11, 2026

Applicant

Owner: Kaitlyn Shaw

Case Manager

Clarissa Ivey – Planner

Request

Change the zoning of approximately 1.21 acres from Residential Single Family (RS-12) to General Commercial (GC).

Location

Located on the Southwest Corner of ES 11th St and Oldham Ln. (Property ID: 19721)
 Legal description being approximately 1.21 Acres of Land Out of the Southeast 1/4 of Section 48, Blind Asylum Lands, City of Abilene, Taylor County, Texas.

Background

The subject property was annexed in 1959 and has remained vacant since. The applicant is looking to rezone to General Commercial (GC) to make the property more marketable.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	GC	PARC
East	RS-12	Lytle Creek
South	RS-12	Residential
West	RS-6	Residential

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 as this will place commercial uses along an arterial intersection.

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

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

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- PowerPoint Presentation

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on April 17, 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:

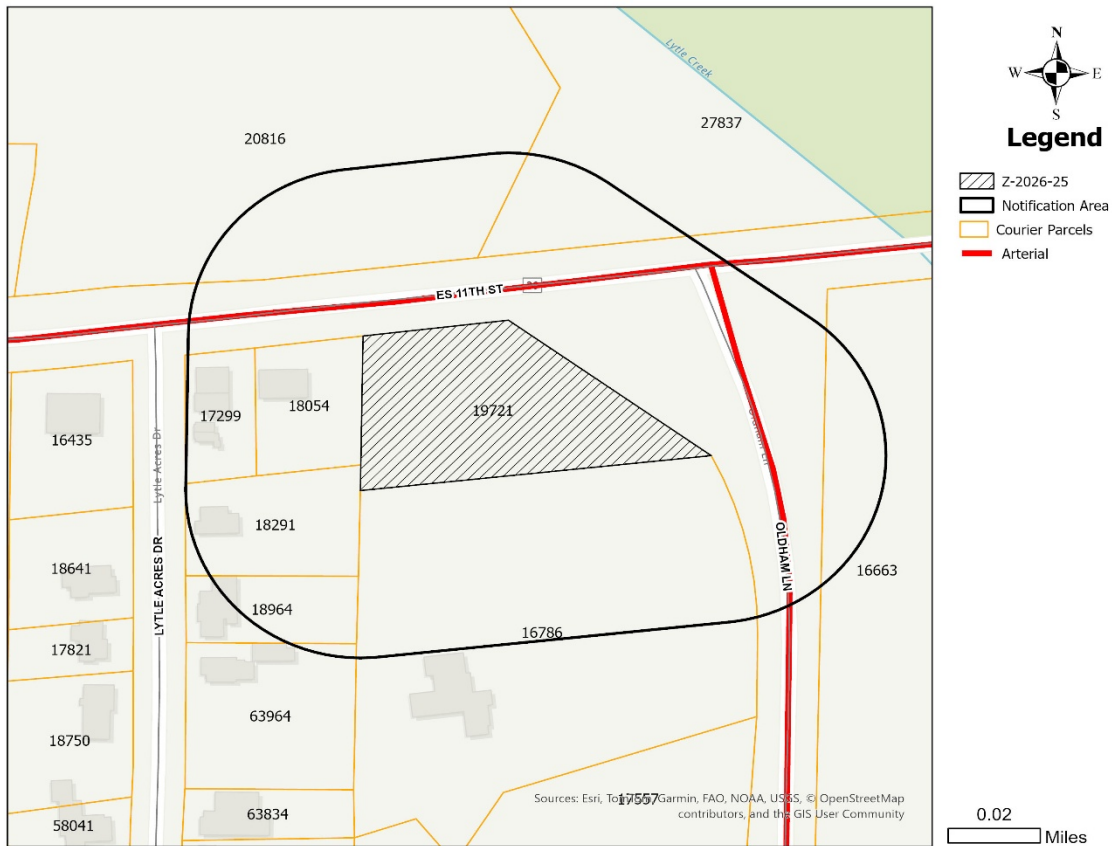
PROPERTY OWNER		Legend: O - Opposed, F - In Favor	
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
CITY OF ABILENE	27837		
CITY OF ABILENE	20816	704 ES 11TH ST	
CITY OF ABILENE	20816	610 ES 11TH ST	
CITY OF ABILENE	20816	610 B ES 11TH ST	
GOODMAN WALTER	18964	1125 LYTLE ACRES DR	
LYTLE LAKE WATER DISTRICT	16663	1301 OLDHAM LN	
LYTLE LAKE WATER DISTRICT	16663	1505 OLDHAM LN	
MURDOCK JESSE & NANCY	18291	1109 LYTLE ACRES DR	
SANTOS ROMEO	17299	701 ES 11TH ST APT A	
SANTOS ROMEO	17299	701 ES 11TH ST APT C	
SANTOS ROMEO	17299	701 ES 11TH ST APT B	
SANTOS ROMEO	17299	701 ES 11TH ST APT D	
SCOTT ANGELA	18054	709 ES 11TH ST	
SHEETS ZACHARY K & KARA	19721		
WHEELER BRYAN K LIFE EST	63964	1133 LYTLE ACRES DR	
WORGULL RONICA MICHELLE	16786	1102 OLDHAM LN	

PROPERTY ID

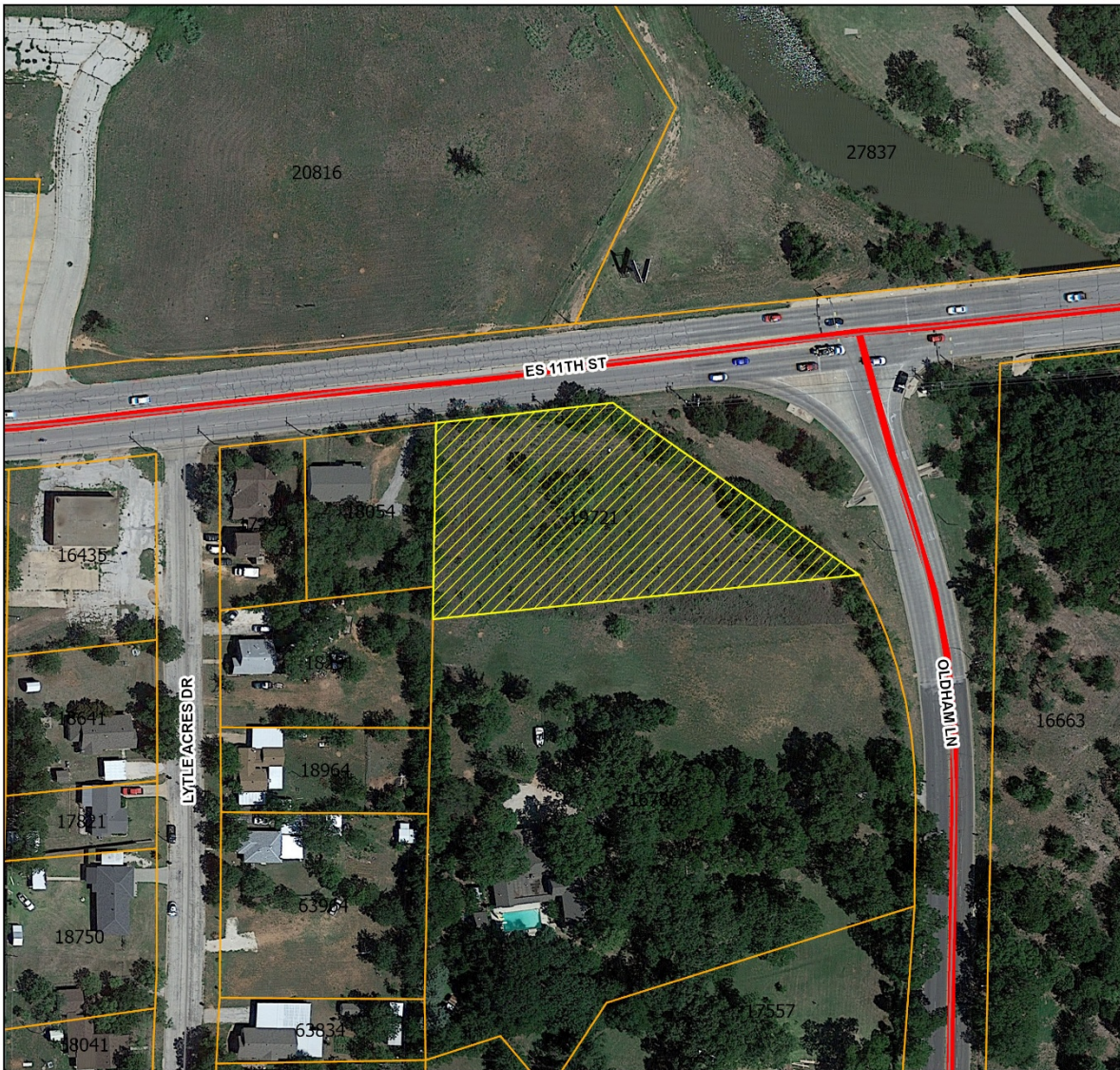
Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
LYTLE LAKE WATER DISTRICT	16663	1301 OLDHAM LN	
LYTLE LAKE WATER DISTRICT	16663	1505 OLDHAM LN	
WORGULL RONICA MICHELLE	16786	1102 OLDHAM LN	
SANTOS ROMEO	17299	701 ES 11TH ST APT A	
SANTOS ROMEO	17299	701 ES 11TH ST APT C	
SANTOS ROMEO	17299	701 ES 11TH ST APT B	
SANTOS ROMEO	17299	701 ES 11TH ST APT D	
SCOTT ANGELA	18054	709 ES 11TH ST	
MURDOCK JESSE & NANCY	18291	1109 LYTLE ACRES DR	
GOODMAN WALTER	18964	1125 LYTLE ACRES DR	
SHEETS ZACHARY K & KARA	19721		
CITY OF ABILENE	20816	704 ES 11TH ST	
CITY OF ABILENE	20816	610 ES 11TH ST	
CITY OF ABILENE	20816	610 B ES 11TH ST	
CITY OF ABILENE	27837		
WHEELER BRYAN K LIFE EST	63964	1133 LYTLE ACRES DR	

NOTIFICATION MAP



LOCATION MAP

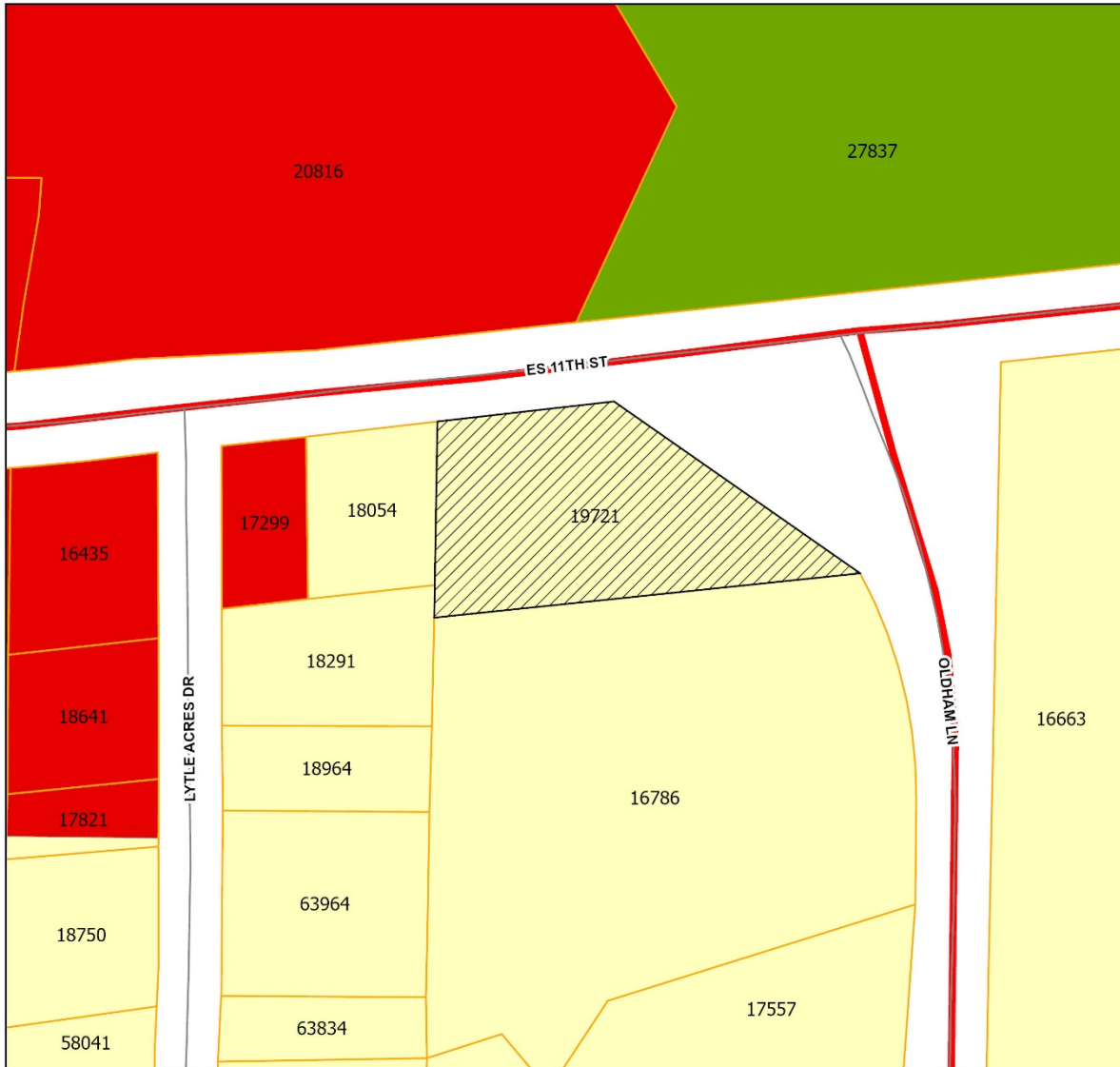


Legend

-  Z-2026-25
-  Courier Parcels
-  Arterial

0.02
Miles

ZONING MAP

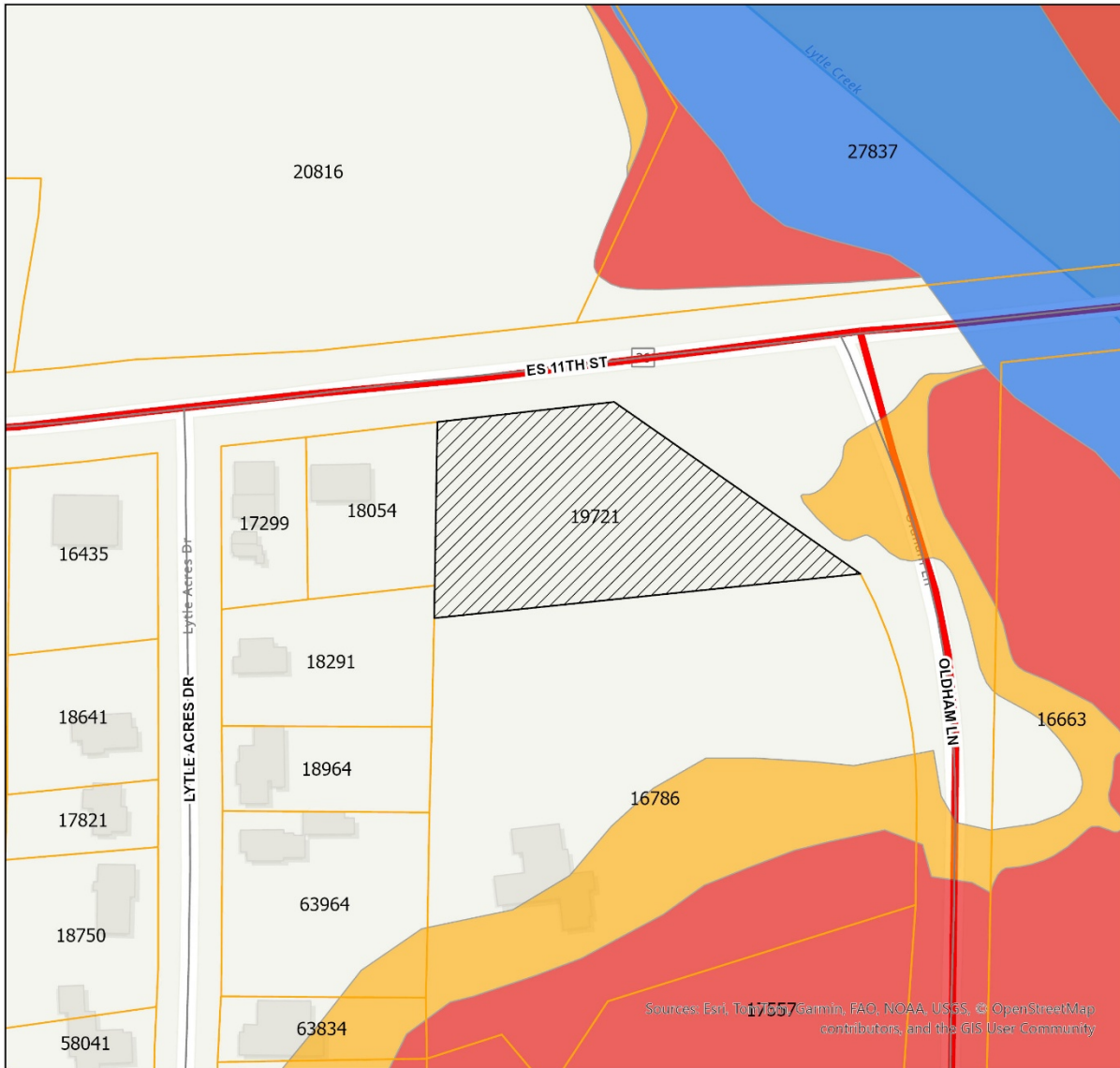


Legend

- Z-2026-25
- Courier Parcels
- GC (General Commercial)
- RS (Residential - Single Family)
- AO (Agricultural Open)
- Arterial

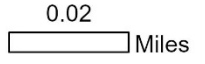
0.02 Miles

FLOOD MAP



- Z-2026-25
 - Courier Parcels
- FEMA Flood Zones**
- | | | |
|------------------|------------------|------------------|
| Floodway | 100 Year 1% | 100 Year 1% |
| 100 Year 1% | 100 Year 1% | 100 Year 1% |
| 500 Year .2% | 500 Year .2% | 500 Year .2% |
| Unstudied A Zone | Unstudied A Zone | Unstudied A Zone |
| Arterial | | |

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





REZONE REQUEST

Case: Z-2026-25

Owner: Kaitlyn Shaw

Request: Change the zoning of approximately 1.21 acres from Residential Single Family (RS-12) to General Commercial (GC).

Location: Located on the Southwest Corner of ES 11th St and Oldham Ln. (Property ID: 19721)

Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: May 5, 2026

Council Hearing: May 28, 2026
June 11, 2026





AERIAL LOCATION MAP



Legend

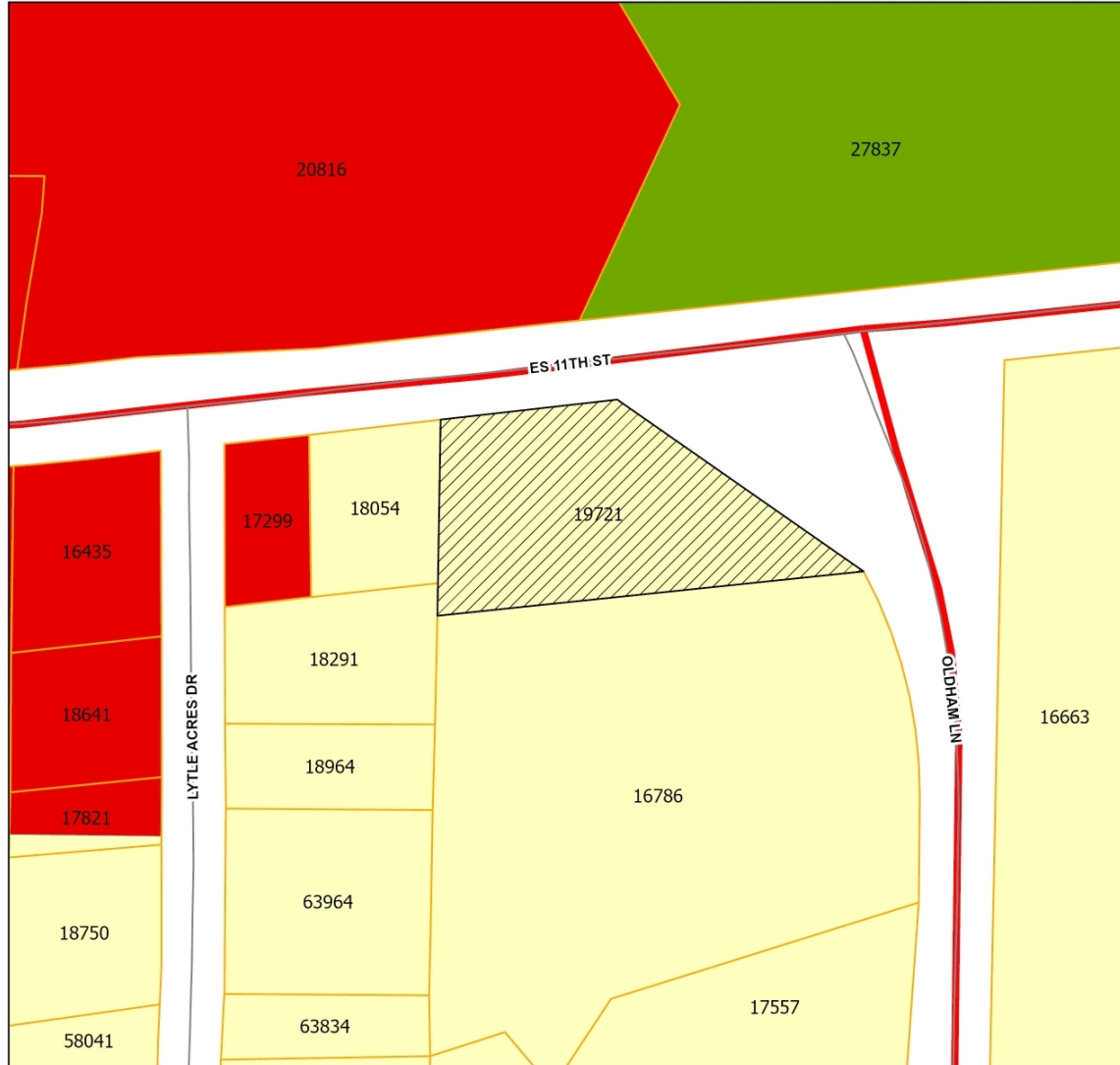
-  Z-2026-25
-  Courier Parcels
-  Arterial

0.02
Miles





ZONING MAP



Legend

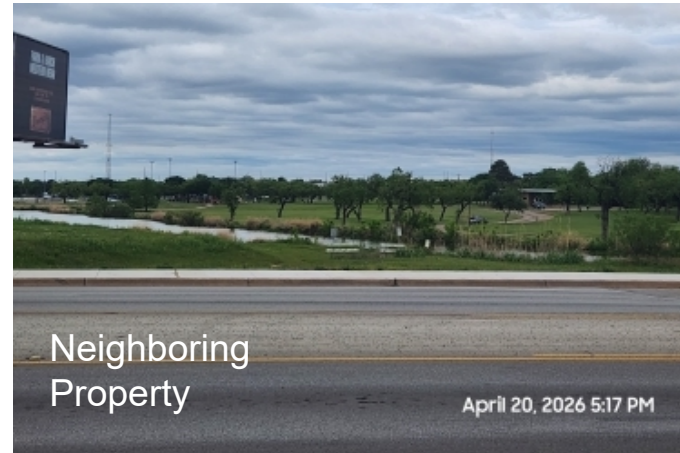
- Z-2026-25
- Courier Parcels
- GC (General Commercial)
- RS (Residential - Single Family)
- AO (Agricultural Open)
- Arterial

0.02 Miles





PROPERTY AND NEIGHBORING 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:

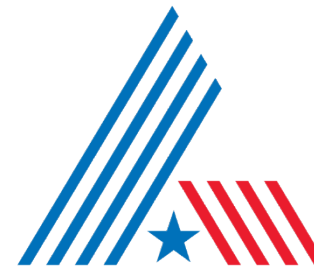
- P Public Utility Facility

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



CITY OF
ABILENE
TEXAS



USES IN GENERAL COMMERCIAL ZONING

RESIDENTIAL USES:

- P Hotel/Motel
- C Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

TRADE – WHOLESALE USES:

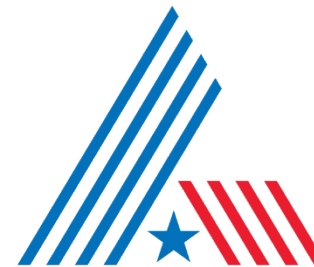
- C Wholesaling and Storage (indoor)

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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



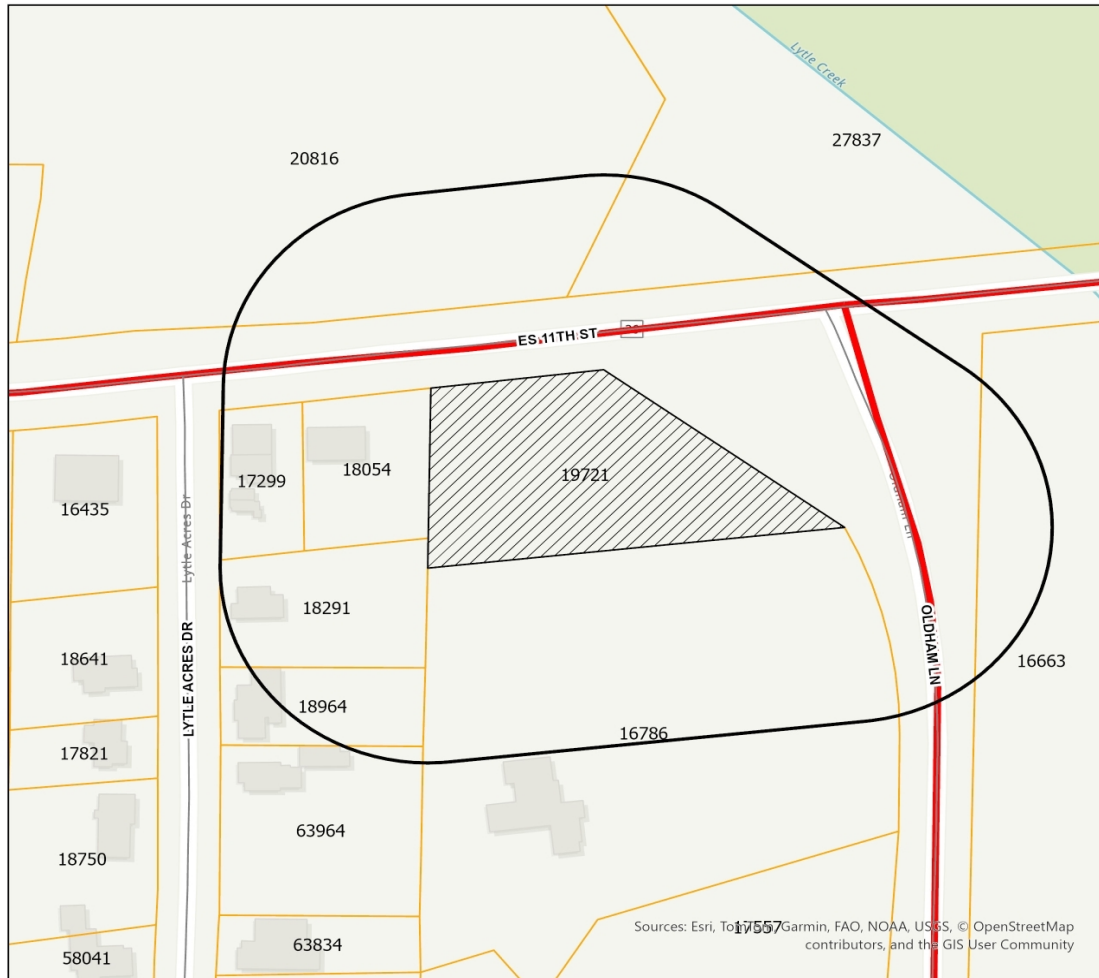
CITY OF
ABILENE
TEXAS

LEGEND

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



NOTIFICATION AREA MAP



Legend

- Z-2026-25
- Notification Area
- Courier Parcels
- Arterial

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

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

0.02 Miles





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **Approval**





Questions?



ZONING CASE

Z-2026-27

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: May 5, 2026
 City Council 1st Reading: May 28, 2026
 City Council 2nd Reading: June 11, 2026

Applicant

Agent: Jack Oduro

Case Manager

Kera Valois – Planner

Request

Change the zoning of approximately 0.81 acres from Residential Single Family (RS-6) to General Commercial (GC).

Location

Located at 1700, 1718, 1726, and 1742 Ambler Avenue. Legal description being Lots 5-8, Block 1, University Place, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City limits in 1924 and has remained residentially zoned since. The applicant is requesting to change the zoning for a proposed coffee shop.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	RS-6	Residential
East	GC	Pawn Shop
South	GC/MD	Retail/Residential
West	RS-6	Residential

Criteria Assessment

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

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

The proposed use is consistent with the Comprehensive Plan.

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

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

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

This property has access to utilities.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- PowerPoint Presentation

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on April 17, 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
ARIAS JOSE LUIS JR	67069	2165 SWENSON ST	
BLAKE BYRON & PRISMA	71627	1758 AMBLER AV	
CASTERENO JOHNNY & GLORIA	70136	1709 SANDEFER ST	
FLOPS TO PROPS LLC	71251	1757 SANDEFER ST	
FLOPS TO PROPS LLC	71380	1749 SANDEFER ST	
FLORES SERGIO	65489	1709 AMBLER AV	
FLORES SERGIO	65489	2166 GRAPE ST	
GRIFFITH JAMES A	71501	1750 AMBLER AV	
GRIFFITH JAMES A	71501	2218 SWENSON ST	
HRARDIN SIMMONS UNIVERSITY	52265	1641 SANDEFER ST	
HOOPER KENNETH & ASHLEY	67338	2150 SWENSON ST	
HUNDLEY DEBORAH LOYA	70629	1726 AMBLER AV	
LARA ALVIN JR	70747	1742 AMBLER AV	
LARNED TIMOTHY B TRUSTEE	70258	1701 SANDEFER ST	
LOYA JONATHAN JOEL	70506	1718 AMBLER AV	
MEEKS MARY JEANETTE	69903	1741 SANDEFER ST	
OUTLAW TERRY L & TAMMI L	70386	1700 AMBLER AV	
PCKC LLC	52546	1660 AMBLER AV	
PCKC LLC	52406		
PEREZ ISMAEL M & JUANA RAMOS	71122	1765 SANDEFER ST	
PETTY MARY JO	52149	1633 SANDEFER ST	
PETTY MARY JO	52149	1633 1/2 SANDEFER ST	
SEGURA BALDOMERO & CELINA	65739	2150 GRAPE ST	
UNDERWOOD GARY & MARTY SUE	67214	2166 SWENSON ST	
UNDERWOOD GARY & MARTY SUE	67214	2165 MERCHANT ST	
VERMILLION LINDSEY ELIZABETH	70024	1717 SANDEFER ST	
WALMART REAL ESTATE	1006184	1535 AMBLER AV	
WALMART REAL ESTATE	1006184	1541 AMBLER AV	

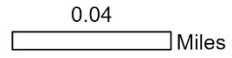
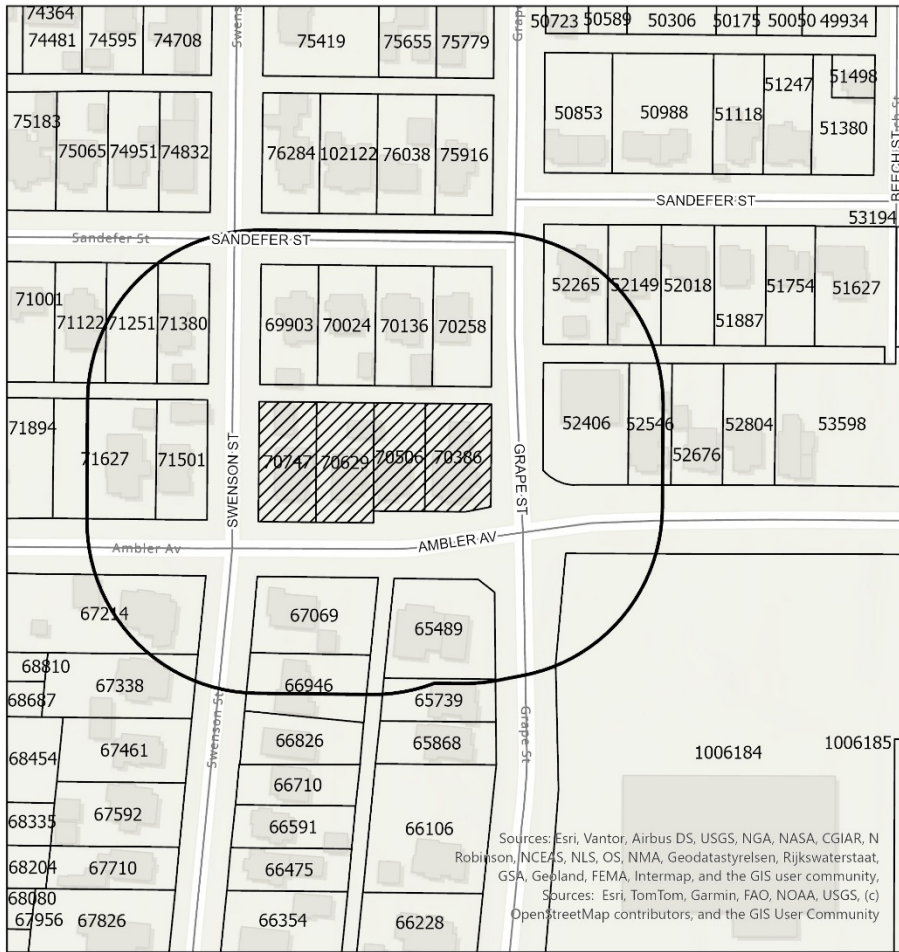
WALMART REAL ESTATE	1006184	2141 GRAPE ST	
WALMART REAL ESTATE	1006184	1537 AMBLER AV	
WALMART REAL ESTATE	1006184	1619 AMBLER AV	
WALMART REAL ESTATE	1006184	1619 A AMBLER AV	
YANEZ KOLY	66946	2149 SWENSON ST	

PROPERTY ID

Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
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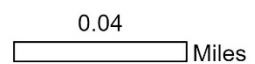
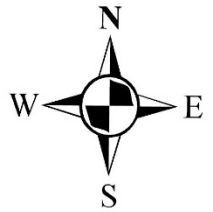
NOTIFICATION MAP



- Z-2026-27
- Notification Area

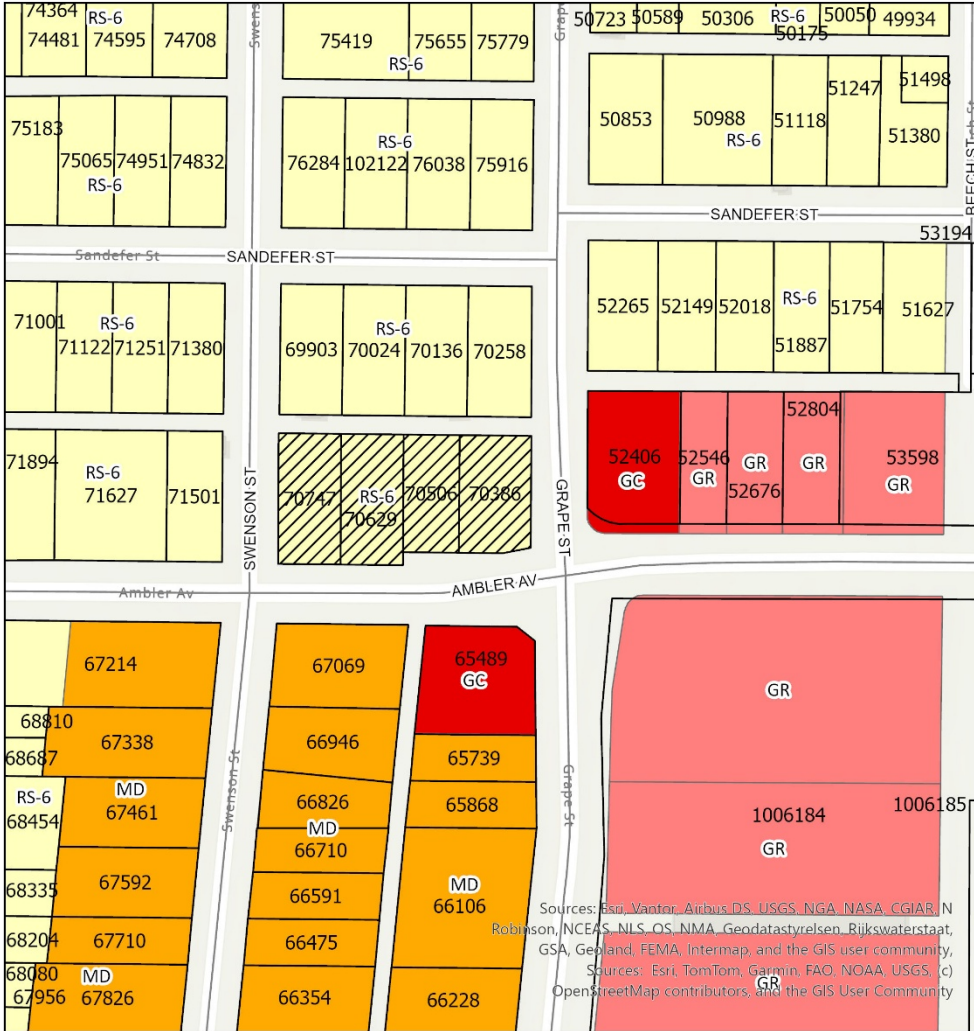
Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community.
 Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

LOCATION MAP



Z-2026-27

ZONING MAP

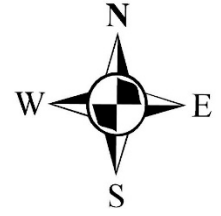


0.04 Miles

- Z-2026-27
- Zoning Districts**
- GC
 - GR
 - MD
 - RS-6

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



0.04 Miles

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

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



REZONE REQUEST

Case: Z-2026-27

Agent: Jack Oduro

Request: Change the zoning of approximately 0.81 acres from Residential Single Family (RS-6) to General Commercial (GC).

Location: Located 1700, 1718, 1726, and 1742 Ambler Ave.

Notification: 0 in Favor, 0 in Opposition

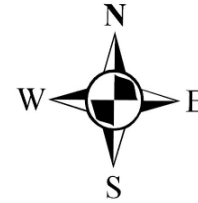
Planning & Zoning: May 5, 2026

Council Hearing: May 28, 2026
June 11, 2026





AERIAL LOCATION MAP



0.04
Miles

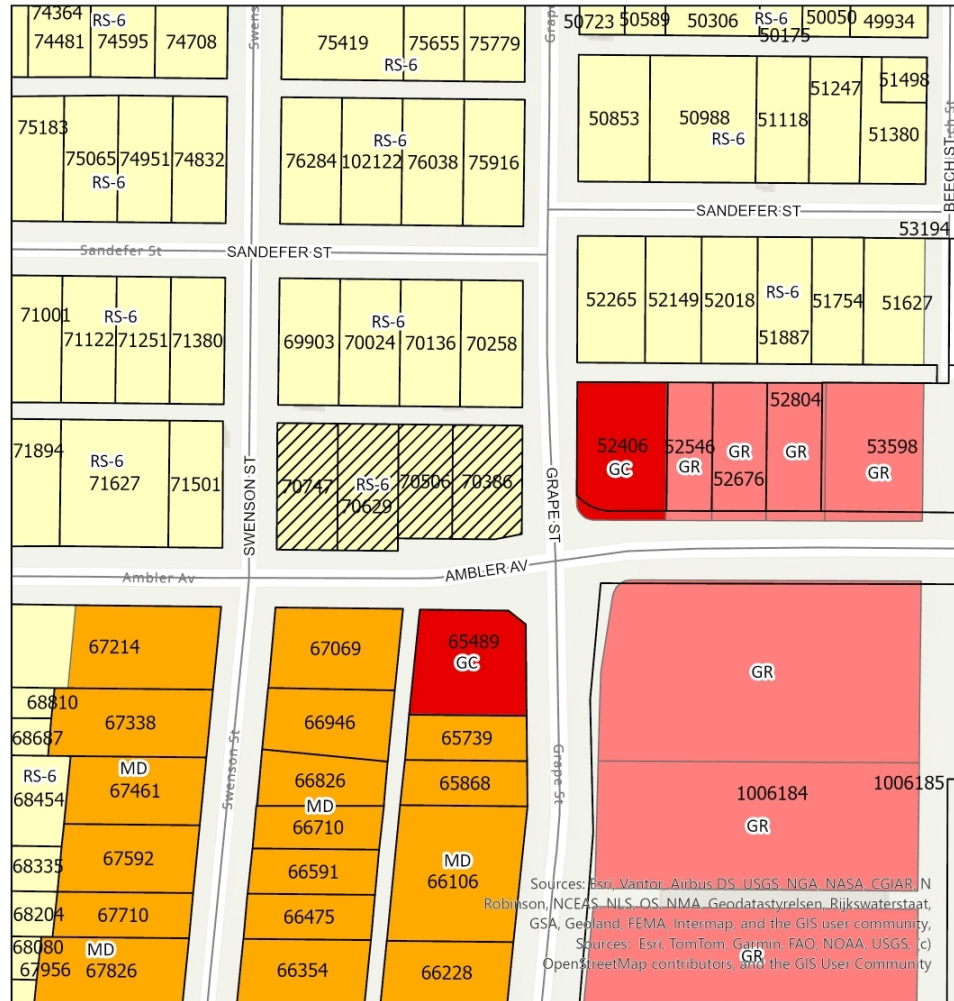
Z-2026-27

Sources: Esri, Mapbox, Airbus DS, USGS, NGA, NASA, CGIAR, N
Robinson, NCEM, NCS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat,
GSA, Geomatics, FEMA, Intermap, and the GIS user community.
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ZONING MAP



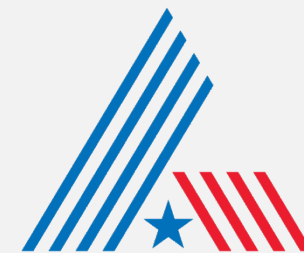
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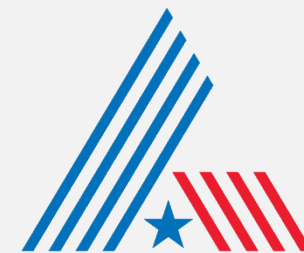
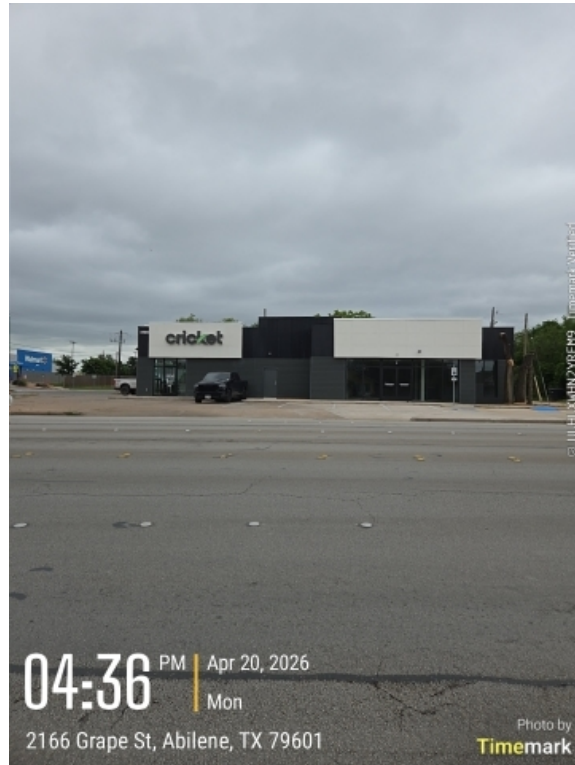
PROPERTY VIEWS



CITY OF
ABILENE
TEXAS



SURROUNDING PROPERTY VIEWS



CITY OF
ABILENE
TEXAS



USES IN RESIDENTIAL ZONING

RESIDENTIAL USES:

- C Bed & Breakfast
- C Dwelling – Duplex
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- C Civic, Social, and Fraternal Organization
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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:

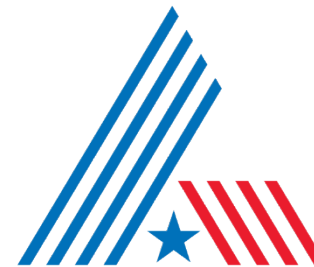
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CITY OF
ABILENE
TEXAS



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RESIDENTIAL USES:

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

EDUCATIONAL AND RELIGIOUS USES:

- P Arts School
- C Cemetery, Crematorium, and Mausoleum
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- P Day-Care Operation - Center-Based
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- P School: Public/Private
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- 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)
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- 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)
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- 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:

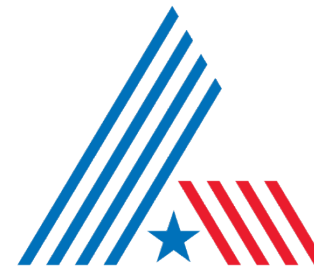
- C Wholesaling and Storage (indoor)

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*)
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- P Restaurant, Fast Food
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- P Retail Sales/Rental (indoor)
- P Retail Sales/Rental (outdoors, non-vehicle)
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- P Passenger Ground Transportation Terminal
- P Pressure Control Station
- P Public Utility Facility



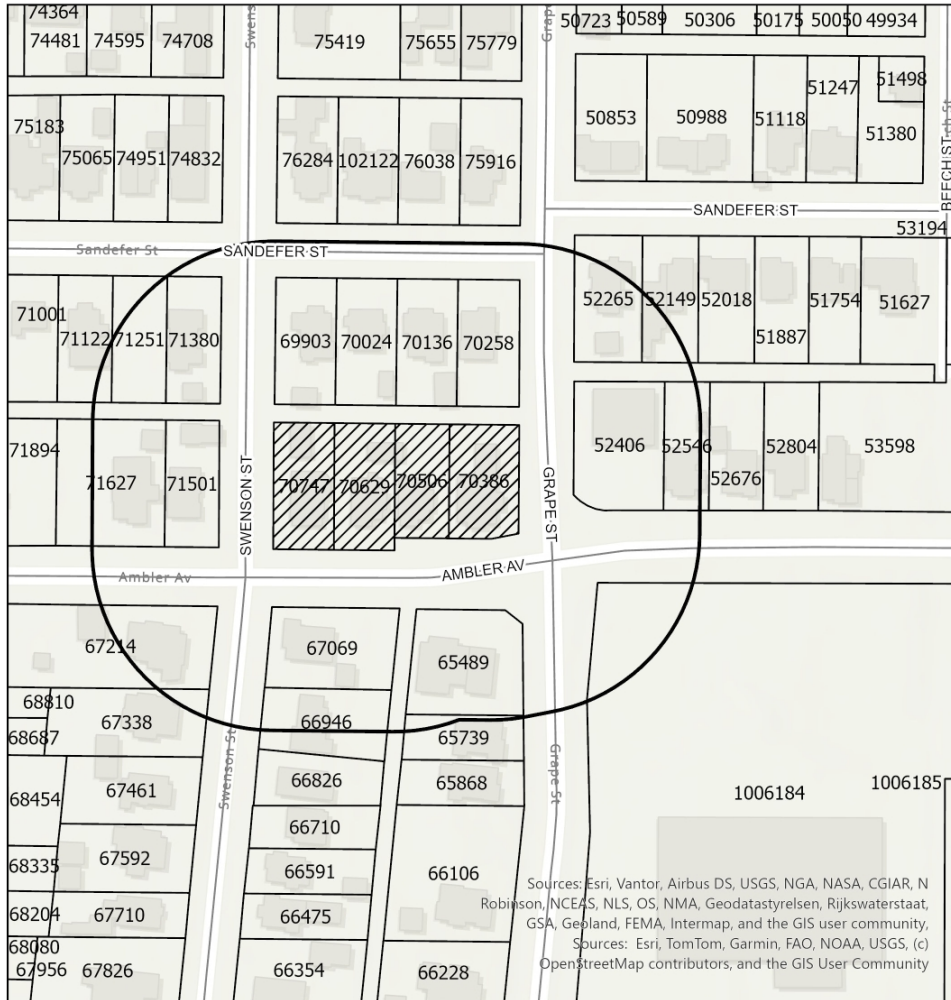
CITY OF
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TEXAS

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
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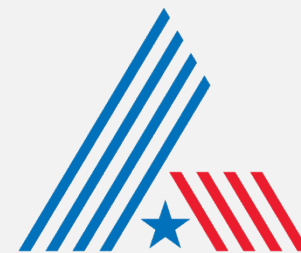
NOTIFICATION AREA MAP



0.04
Miles

- Z-2026-27
- Notification Area

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



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TEXAS



FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **Approval**





Questions?



ZONING CASE

Z-2026-28

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: May 5, 2026
 City Council 1st Reading: May 28, 2026
 City Council 2nd Reading: June 11, 2026

Applicant

Owner: Alice Velasquez Hangemann, Frances Womack, Teri & Randy Hobbs
 Agent: Jack Oduro

Case Manager

Clarissa Ivey – Planner

Request

Change the zoning of approximately 0.36 acres from Residential Single Family (RS-6) to General Commercial (GC).

Location

Located at 1358, 1366, and 1374 Barrow St
 Legal description being B F Horn Subdivision of Harris, Block E, Lot 10, Lot W 100.20' of Lot 9, and Lot 8, City of Abilene, Taylor County, Texas.

Background

The subject properties were annexed into the City limits in 1947 and residentially developed in the 1950's. The properties have been used as residential since. Due to increased traffic volumes and commercial encroachment, the existing single-family residential use is no longer compatible with the surrounding environment.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	RS-6	Residential
East	GC	HEB
South	GC	Starbucks
West	RS-6	Residential

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 as the proposed zoning will place commercial uses right along Barrow St (arterial street).

(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 of General Commercial (GC) is appropriate in the immediate area as this has experienced significant commercial growth.

(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.

The properties are currently served by existing infrastructure.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- PowerPoint Presentation

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on April 17, 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
BEST WINSTON O'NEAL	76621	3134 COLLEGE ST	
BUTT H E GROCERY COMPANY	36700	1365 BARROW ST	
BUTT H E GROCERY COMPANY	36700	2990 S 14TH ST	
BUTT H E GROCERY COMPANY	36700	1389 BARROW ST	
BUTT H E GROCERY COMPANY	36700	3098 S 14TH ST	
BUTT H E GROCERY COMPANY	36700	1345 BARROW ST	
BUTT H E GROCERY COMPANY	36700	1389 B BARROW ST	
BUTT H E GROCERY COMPANY	36700	2998 S 14TH ST	
CITY OF ABILENE	76041	3101 S-13TH ST	
Confidential Owner	11200	1373 SAMMONS ST	
DULIN DIANNE FLINT	10959	1357 SAMMONS ST	
GGTPF LLC	76382	3118 COLLEGE ST	
GGTPF LLC	76255	3110 COLLEGE ST	
GGTPF LLC	75886	3109 S 13TH ST	
GIGATT LLC	1017315	1390 BARROW ST	
GREEN MORGAN D & CYNTHIA	10598	1374 SAMMONS ST	
HAGEMANN ALICE VELASQUEZ	11930	1358 BARROW ST	
HOBBS RANDY & TERI	11796	1366 BARROW ST	
IMPACT GROUP EQUITIES LLC	75753	3117 S 13TH ST	
KNIFFEN STEPHEN B ETAL	11074	1365 SAMMONS ST	
LOFTIN JEFF	76501	3126 COLLEGE ST	
MARTINEZ VOLA IRENE MONTEZ	76750	3142 COLLEGE ST	
PARK CHOONG DEUK	76138	3102 COLLEGE ST	
PATTERSON PAUL F JR	43683	3132 S 14TH ST	

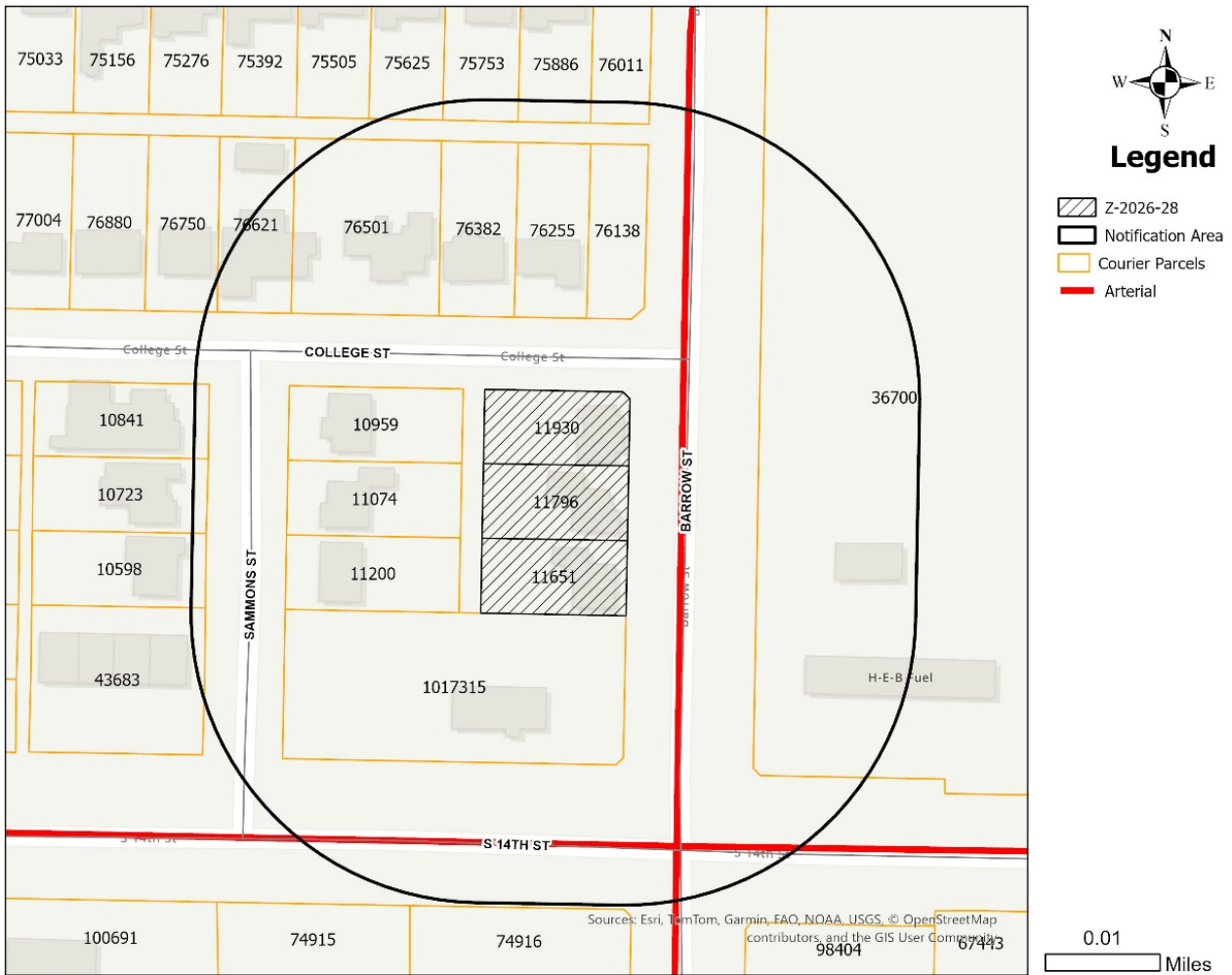
PATTERSON PAUL F JR	43683	3136 S 14TH ST	
PATTERSON PAUL F JR	43683	3134 S 14TH ST	
PATTERSON PAUL F JR	43683	3130 S 14TH ST	
PRUITT STEVE	75625	3125 S 13TH ST	
TEDFORD MARSHALL & SUSAN E	10841	1358 SAMMONS ST	
TEXAS MIDWEST HOLDINGS LLC	10723	1366 SAMMONS ST	
WOMACK FRANCES	11651	1374 BARROW ST	

PROPERTY ID

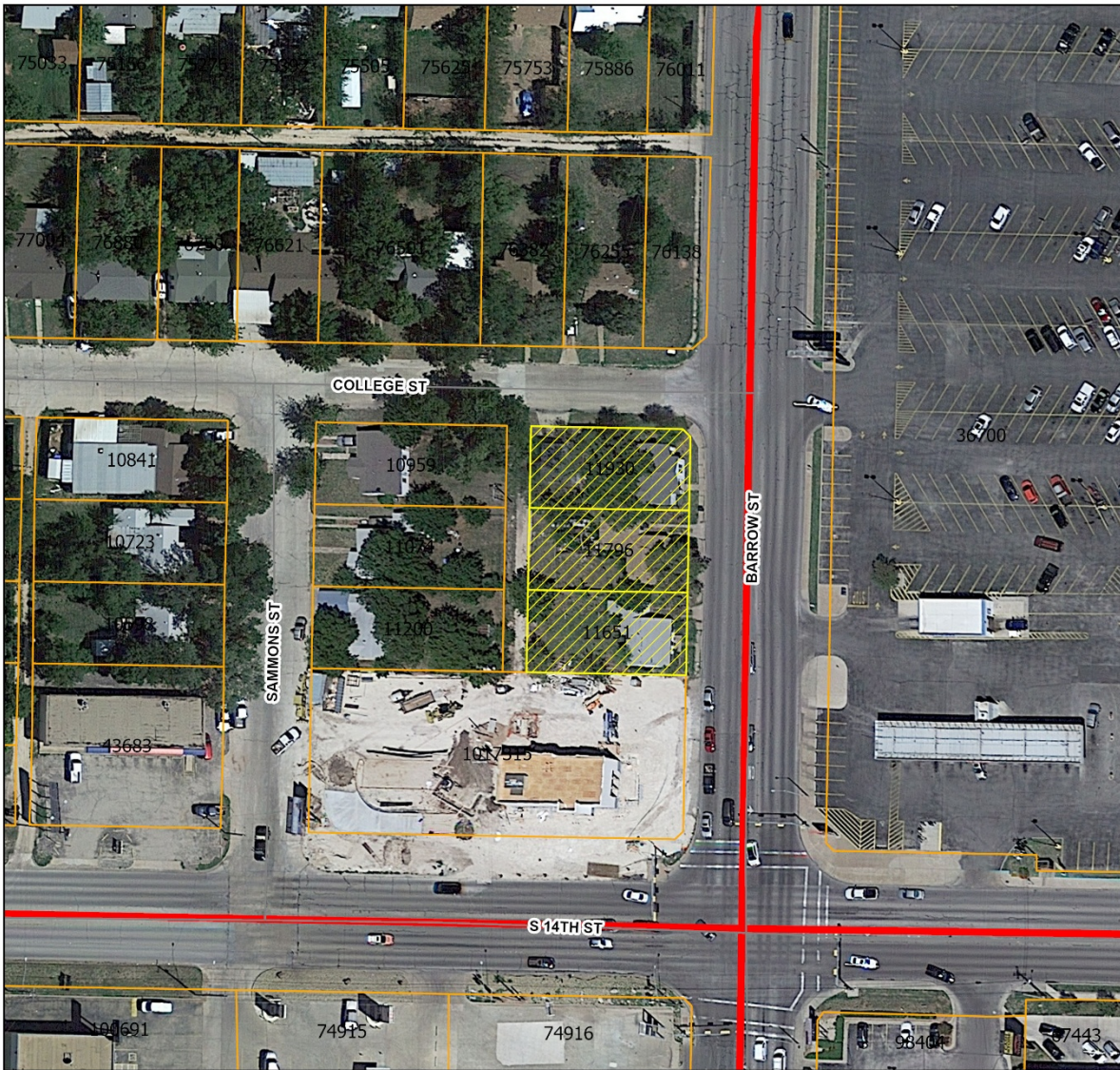
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NOTIFICATION MAP



LOCATION MAP

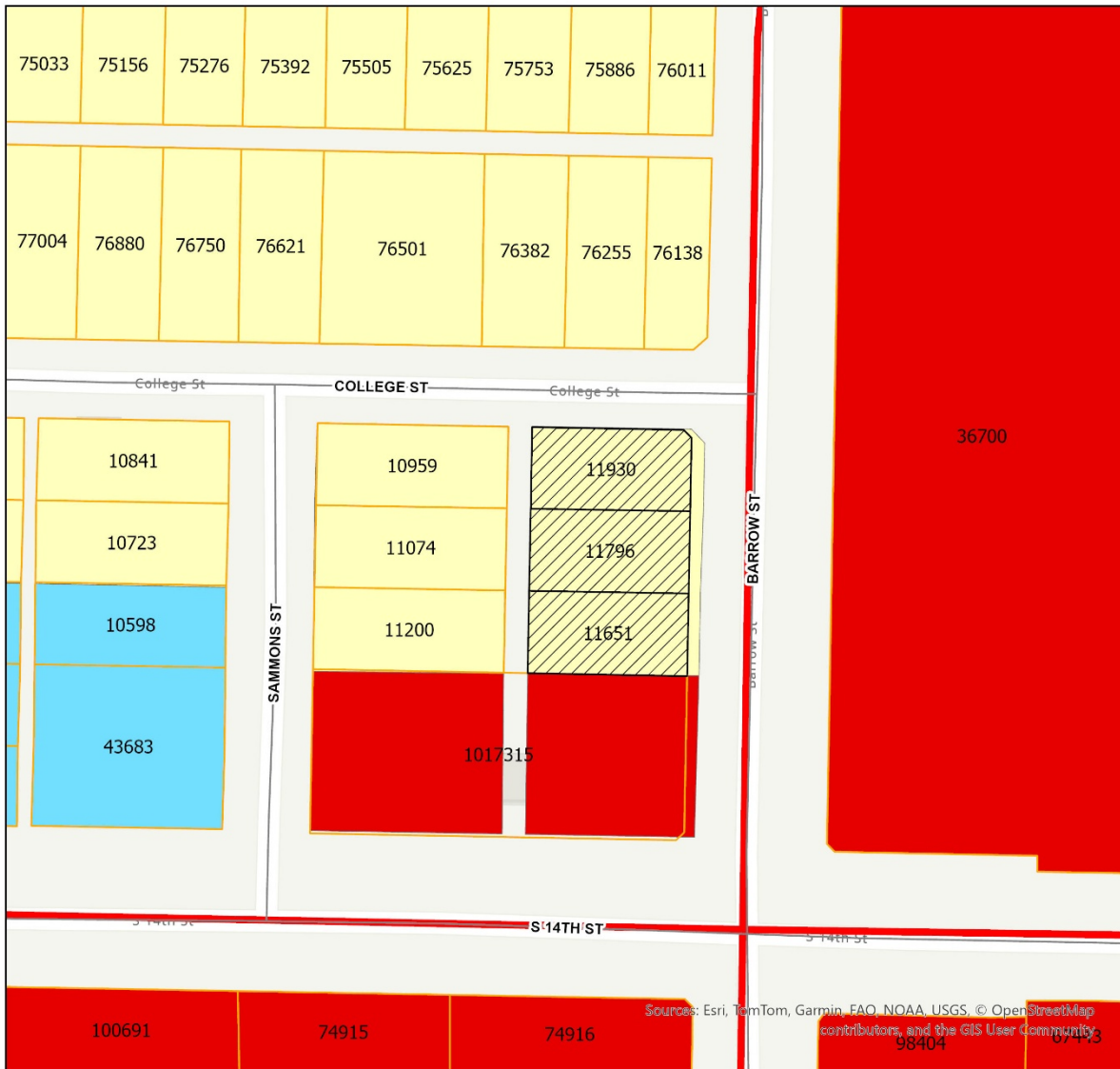


Legend







- Z-2026-28
- Courier Parcels
- Arterial

0.01 Miles

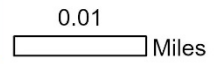
ZONING MAP



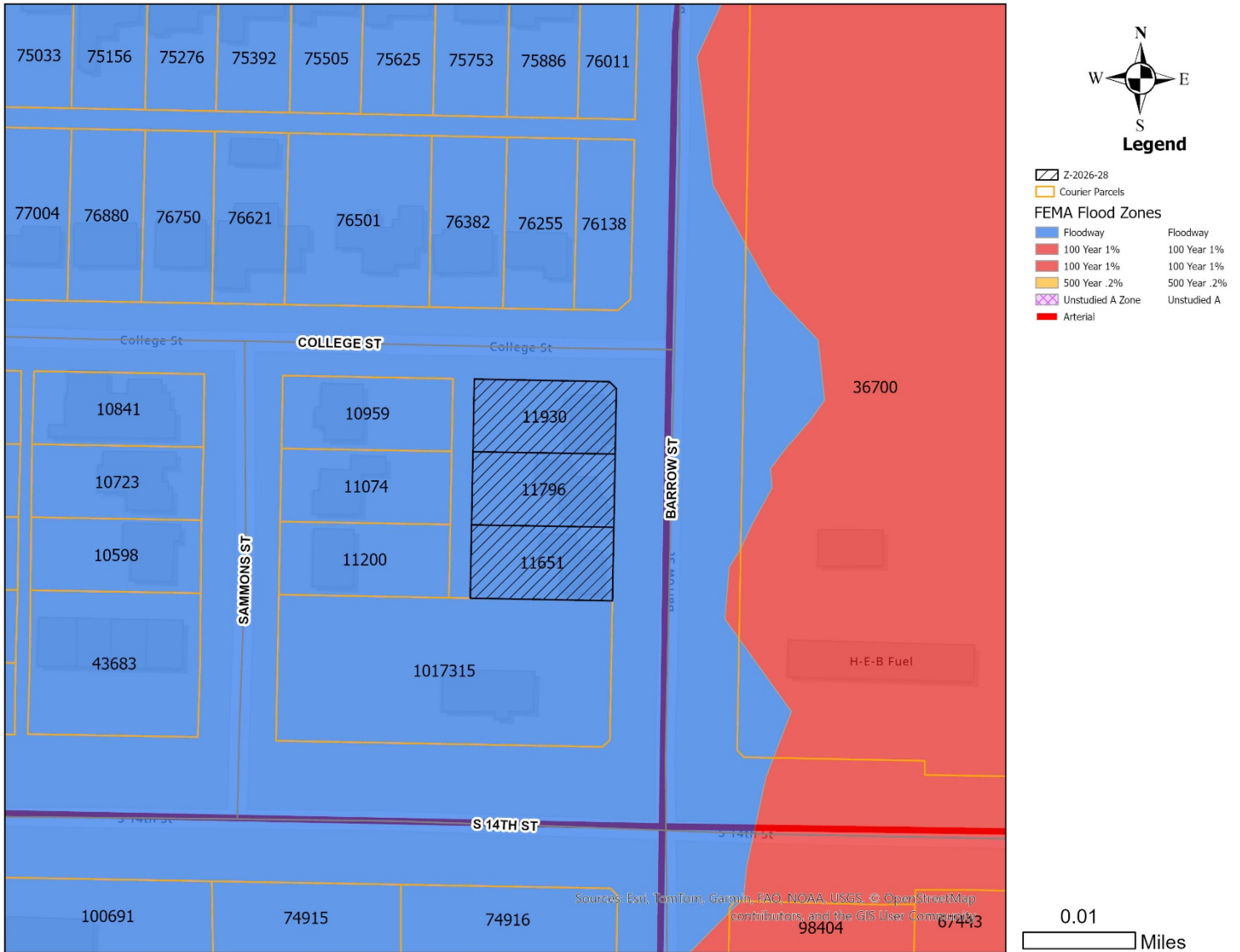
Legend

-  Z-2026-28
-  Courier Parcels
-  GC (General Commercial)
-  O (Office)
-  RS (Residential - Single Family)
-  Arterial

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



FLOOD MAP





REZONE REQUEST

Case: Z-2026-28

Owner: Alice Velasquez Hangemann, Frances Womack, Teri & Randy Hobbs

Agent: Jack Oduro

Request: Change the zoning of approximately 0.36 acres from Residential Single Family (RS-6) to General Commercial (GC).

Location: Located at 1358, 1366, and 1374 Barrow St

Notification: 0 in Favor, 0 in Opposition

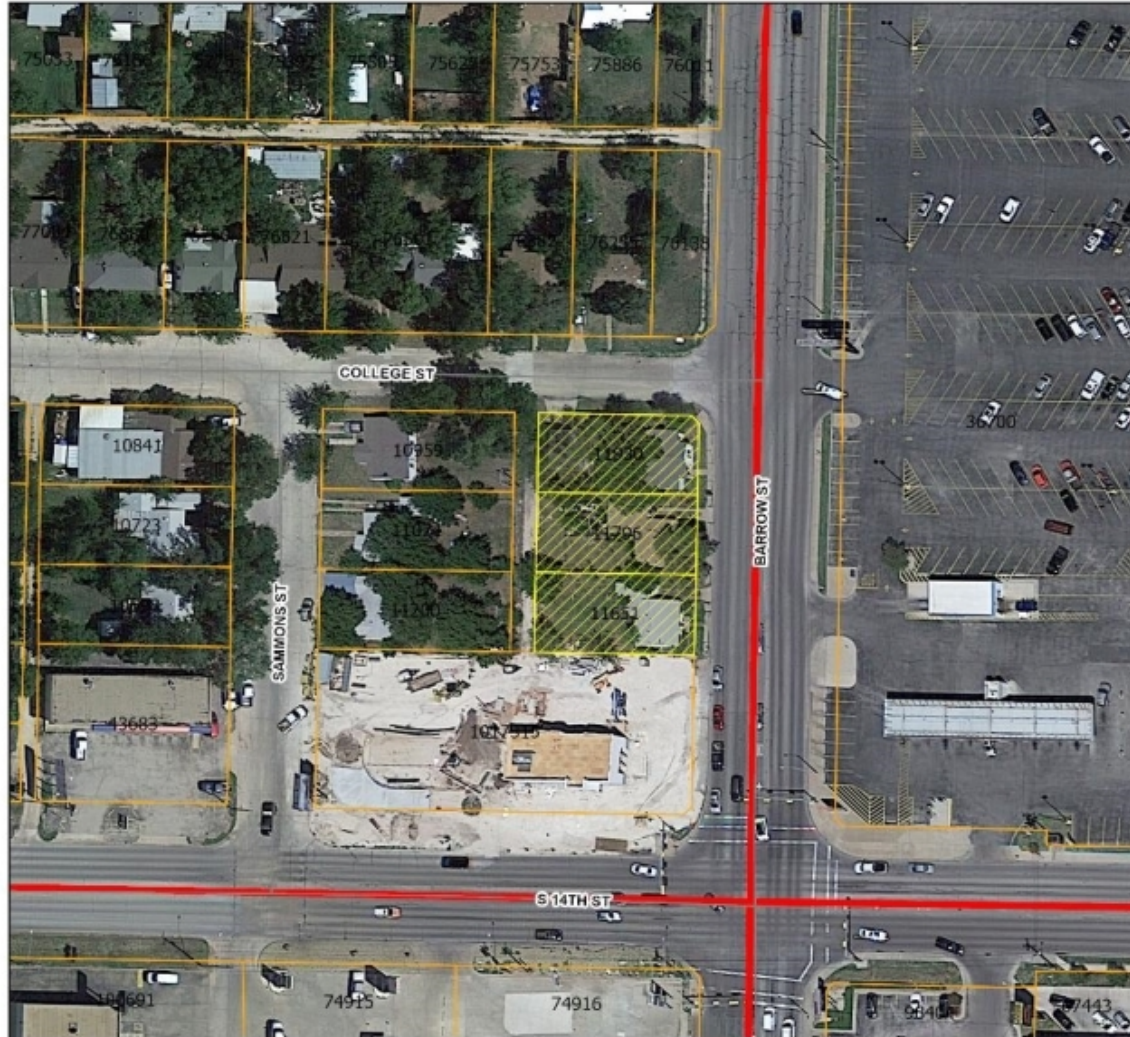
Planning & Zoning: May 5, 2026

Council Hearing: May 28, 2026
June 11, 2026





AERIAL LOCATION MAP



Legend

-  Z-2026-28
-  Courier Parcels
-  Arterial

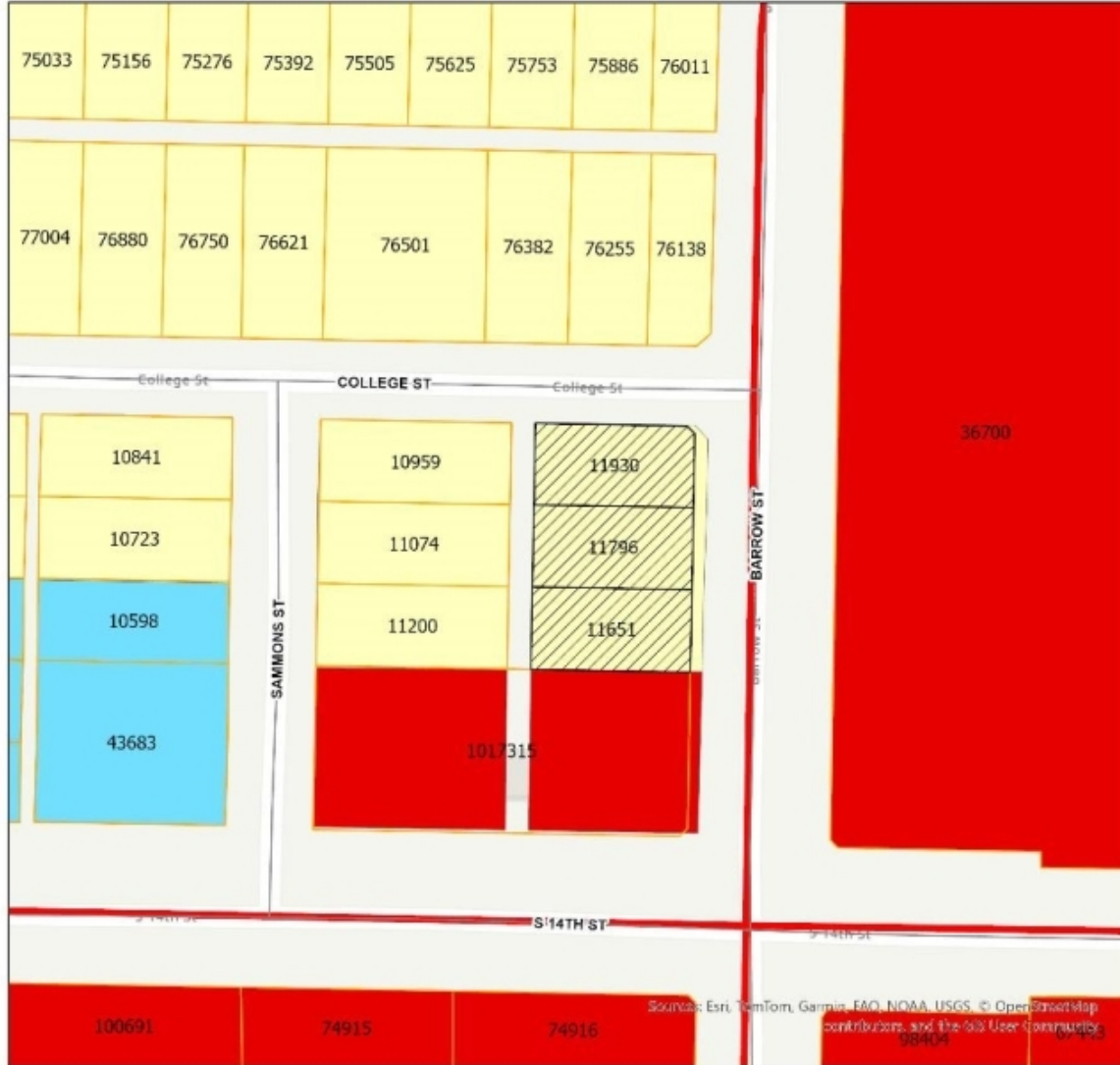
0.01 Miles



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ZONING MAP



Legend

- Z-2026-28
- Courier Parcels
- GC (General Commercial)
- O (Office)
- RS (Residential - Single Family)
- Arterial

0.01 Miles





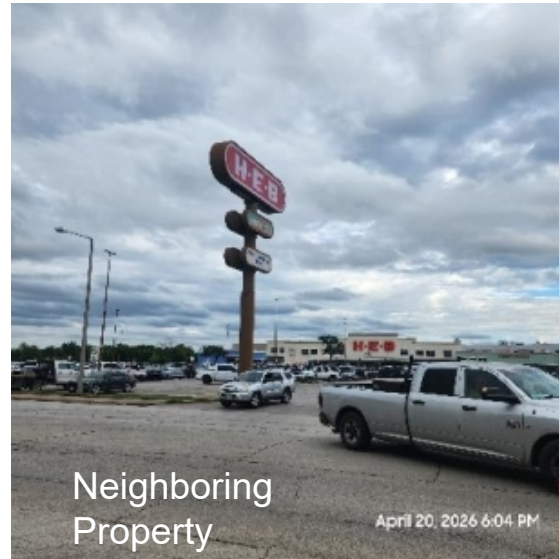
PROPERTY VIEWS



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NEIGHBORING 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)
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TEXAS



USES IN GENERAL COMMERCIAL ZONING

RESIDENTIAL USES:

- P Hotel/Motel
- C Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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TRADE – WHOLESALE USES:

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TRADE – RETAIL USES:

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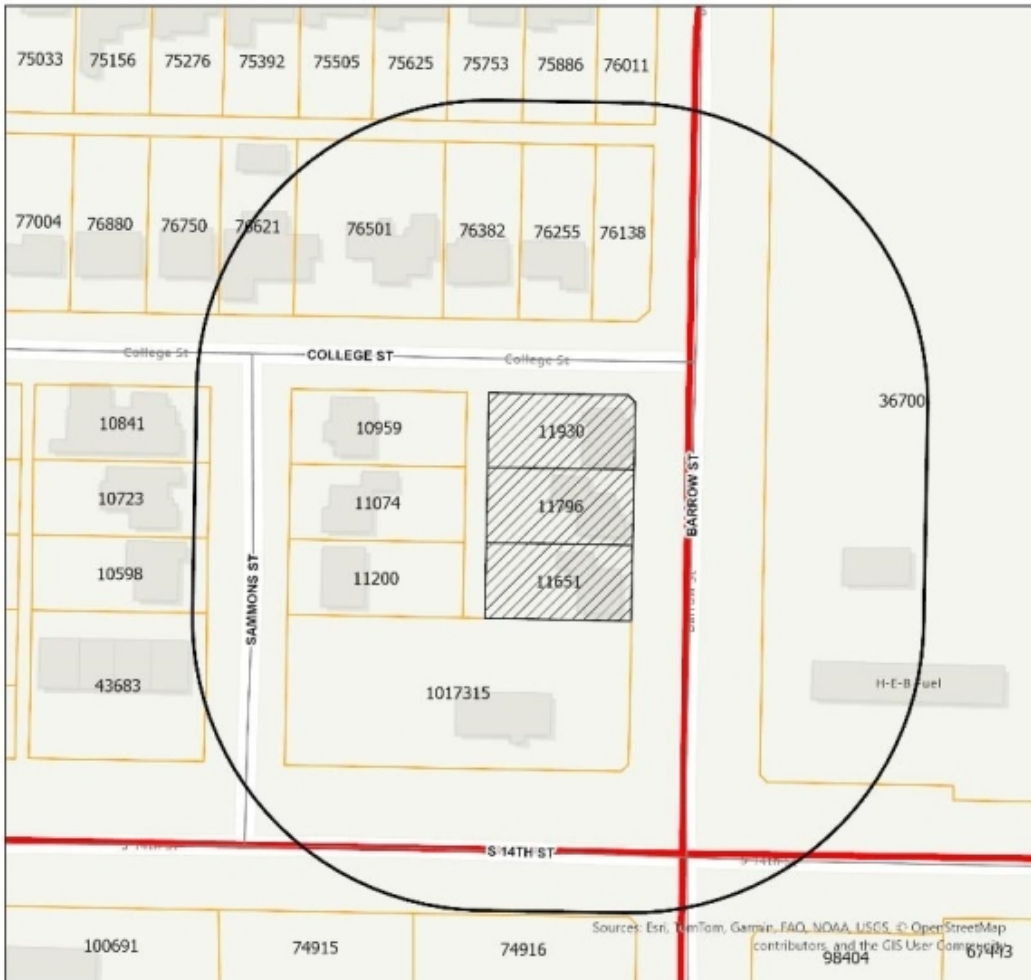
CITY OF
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NOTIFICATION AREA MAP



Legend

- Z-2026-28
- Notification Area
- Courier Parcels
- Arterial

0 - in Favor - 

0 - in Opposition - 



CITY OF
ABILENE
TEXAS

0.01
Miles



FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **Approval**





Questions?

