City of Abilene
City Council Agenda

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

Weldon Hurt, Mayor

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

Notice is hereby given of a meeting of the City Council of City of Abilene to be held on May 14, 2026, at 8:30 a.m., at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The City Council reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

CALL TO ORDER

INVOCATION

1. Councilmember Travis Craver

PLEDGE TO THE UNITED STATES FLAG AND THE TEXAS FLAG

PRESENTATIONS, RECOGNITIONS, PROCLAMATIONS AND ANNOUNCEMENTS

2. **Proclamation:**

- Celiac Disease Awareness Month
- Public Works Week

CONSENT AGENDA AND PUBLIC COMMENTS

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

After the Council Members have requested any item on the consent Agenda be considered separately, the public comment period will be held. The public comment section of the consent agenda allows members of the public to present any ideas or information to the City Council and staff, and also allows for public comment on the consent agenda items not otherwise pulled for separate consideration. Neither the City

Council nor staff will engage in discussion with the public during the public comments unless the item is listed on the Council agenda.

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

3. **Minutes:** Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on April 23, 2026 ***(Shawna Atkinson)***

4. **Resolution:** Receive a Report, Hold a Discussion and Take Action to Purchase One 2027 International HV615 with 75K Roll Off Body from Roberts Tuck Center, Tye, Texas for Solid Waste ***(Don Green)***

5. **Resolution:** Receive a Report, Hold a Discussion, and Take Action to Approve a Contract with Thomas Hicks Construction for Pavement Replacement at CityLink's Terminal ***(Don Green)***

6. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Authorizing Intervention in AEP's Rate Filing Application through Cooperation with Cities Served by AEP Texas and Finding City's Reasonable Rate Case Expenses Shall be Reimbursed ***(Marjorie Knight)***

7. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Amending an Economic Development Agreement with Habitat for Humanity, Abilene, Inc. ***(Michael Rice)***

8. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Entering into a Economic Development Agreement with Troy Johnston Construction LLC for 1523 N 19th St. ***(Tim Littlejohn)***

9. **Resolution:** Receive a Report, Hold a Discussion and Take Action on a Resolution of Support for Abilene Housing Authority as They Apply for a FHLB Grant to Maintain and Expand Services for Low Income Housing Needs Located at 1250 Yeomans Road ***(Tim Littlejohn)***

10. **Resolution:** Receive a Report, Hold a Discussion, and Take Action on Awarding Bid #CB-2632 N. 18th St. Rehabilitation (N. Willis St. to N. Mockingbird Ln.) to J.H. Strain & Sons, Inc. ***(Jeff Duebner)***

11. **Ordinance (First Reading):** Receive a Report, Hold a Discussion and Take Action on Amending Chapter 18, "Motor Vehicles and Traffic," Article XIII, "Schedules," Section 18-286, "Decreased Speed Limits-School Zones," of the Abilene Municipal Code ***(Jeff Duebner)***

12. **Ordinance (First Reading) Z-2026-24:** Receive a Report, Hold a Discussion 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. ***(Tim Littlejohn)***

13. **Resolution**: Receive a Report, Hold a Discussion and Take Action on Approving a Professional Services Contract with McKim & Creed, Inc. for SCADA Restoration – Phase 2 & Phase 5 Hargesheimer Bristol PLC Replacement Project ***(Matthew Dane)***

14. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Authorizing the City Manager to Execute Supplemental Agreement No. 1 to the Standard Utility Agreement with the Texas Department of Transportation (TXDOT) for the IH-20 Utility Relocation Project – Work Authorization 1 (WA1) ***(Matthew Dane)***

15. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Approving Change Order No. 1 to the Contract with Pate Garver LP for the IH-20 Utility Relocates – Work Authorization No. 1 Project ***(Matthew Dane)***

16. **Ordinance (First Reading):** Receive a Report, Hold a Discussion and Take Action on Amending Chapter 32, "Utilities," Article II, "Rates and Charges," Section 32-35, "Metering of Water Used for Sewer Rates", Abilene Code of Ordinances ***(Matthew Dane)***

REGULAR AGENDA - ORDINANCES AND PUBLIC HEARINGS - RESOLUTIONS

17. **Ordinance (Final Reading) 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. ***(Tim Littlejohn)***

18. **Ordinance (Final Reading) 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. ***(Tim Littlejohn)***

19. **Ordinance (Final Reading) 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. ***(Tim Littlejohn)***

20. **Ordinance (Final Reading) 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 ***(Tim Littlejohn)***

21. **Ordinance (Final Reading) 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 ***(Tim Littlejohn)***

22. **Ordinance (Final Reading) 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. ***(Tim Littlejohn)***

23. **Ordinance (Final Reading) 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. ***(Tim Littlejohn)***

24. **Ordinance (Final Reading) Z-2026-12:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request from the Owner, to Change the Zoning of Approximately 34.8 Acres from General Retail (GR) to Multi-Family (MF). Located at 6157 HWY 277 S. ***(Tim Littlejohn)***

25. **Ordinance (Final Reading) Z-2026-13:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Amend the Terms and Conditions of a Planned Development District (PDD-104). Specifically, to Allow General Commercial Within Specific Portions of the PDD. Located on the West Side of Oldham Lane between S. 27th St. and Loop 322. ***(Tim Littlejohn)***

26. **Ordinance (Final Reading) 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. ***(Tim Littlejohn)***

27. **Ordinance (Final Reading) 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. ***(Tim Littlejohn)***

28. **Ordinance (Final Reading) 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. ***(Tim Littlejohn)***

29. **Ordinance (Final Reading) 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. ***(Tim Littlejohn)***

30. **Ordinance (Final Reading) 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. ***(Tim Littlejohn)***

31. **Ordinance (Final Reading) 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. ***(Tim Littlejohn)***

32. **Ordinance (Final Reading) 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. ***(Tim Littlejohn)***

EXECUTIVE SESSION

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

A. 551.071 (Consultation with Attorney)

1. City of Abilene v. 3118 South 22nd Street, Abilene, Texas, et al.; Cause No. 11968-D, In the 350th Judicial District Court, Taylor County, Texas; filed October 11, 2019
2. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-20-007028, In the 459th Judicial District Court, Travis County, Texas; filed November 18, 2020
3. Alton H. Smith, Jr. and Alicia Malorie Smith v. City of Abilene, Texas; Cause No. 51055-A, In the 42nd Judicial District Court, Taylor County, Texas; filed March 11, 2021
4. Steve Van Horne, et al. v. City of Abilene, et al.; Cause No. 12530-D, In the 350th Judicial District Court, Taylor County, Texas; filed September 7, 2021
5. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-21-006299, In the 250th Judicial District Court, Travis County, Texas; filed October 20, 2021
6. Richard Scheriger, et al. v. City of Abilene; Cause No. CV33253, In the 90th Judicial District Court, Stephens County, Texas, filed April 21, 2023
7. PFAS Litigation
8. Ginger Robertson v. City of Abilene and Abilene Zoological Society; Cause No. 13179-D, In the 350th Judicial District Court, Taylor County, Texas; filed December 5, 2023
9. City of Dallas, et al, v. Disney DTC, LLC, et al., Cause No. DC-22-09128, In the 14th Judicial District Court, Dallas County, Texas, filed August 3, 2022
10. Patricia Anderson v. City of Abilene; Cause No. 51867-A, IN the 42nd Judicial District Court, Taylor County, Texas; filed March 1, 2024
11. Mary Lou Gonzales v. City of Abilene, Board of Building Standards; Cause No. 29156-B; In the District Court, 104th Judicial District, Taylor County, Texas; filed April 10, 2024
12. Bouldin Pat Crofton v. City of Abilene, Board of Building Standards; Cause No. 52175-A, In the 42nd Judicial Court, Taylor County, Texas; filed May 9, 2025
13. Tracey Freeman v. City of Abilene, Case No. 13596-D; In the District Court of Taylor

County, 350th Judicial District, filed on July 8, 2025
14. Victor Lynn Lee v. Erin Stamey, et al., Case No. 5:25-cv-00590-XR; In the United States District Court, Western District of Texas, San Antonio Division; filed May 28, 2025
15. Brennon and Brittany Manske, et al. v. City of Abilene, et al.; Case No. 1:25-cv-00172-H, In the United States District Court, Northern District of Texas, Abilene Division, filed September 5, 2025
16. Kevin Young v. Matthew Clopton; Case No. 1:24-CV-00113-H, In the United States District Court, Northern District of Texas, Abilene Division, filed July 16, 2024
17. Ishmael Jaimes v. City of Abilene; Civil Action No. 1:25-cv-00249-H; In the United States District Court, Northern District of Texas, Abilene Division; filed November 13, 2025
18. Joseph Jarrell Turner v. H Haught, Case No. 1:25-CV-00201-BU; In the United States District Court, Northern District of Texas, Abilene Division; filed October 16, 2025
19. Foco Capital LLC v. City of Abilene, Texas; Cause No. 29,758-B, In the 104th Judicial District Court, Taylor County, Texas; filed on April 21, 2026
20. Noise Ordinance & Nuisance Laws
21. Collective Bargaining

B. 551.072 (Deliberations about Real Property)

C. 551.073 (Deliberations about Gifts and Donations)

D. 551.074 (Personnel Matters)
1. City Council may consider appointment, employment, compensation, reassignment, duties, discipline, or dismissal of public officers or employees, City Manager, City Attorney, Municipal Court Judge, City Secretary, and City Board and Commission Members
2. City of Abilene Boards & Commissions May be Discussed, as needed for (re)appointment

E. 551.076 (Deliberations about Security Devices)

F. 551.087 (Business Prospect/Economic Development)

RECONVENE

REGULAR AGENDA

34. **Resolution:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Appointing Members to Various Boards and Commissions per the City Charter ***(Shawna Atkinson)***

- Parks & Recreation Board
- Visual Arts Jury

35. **Resolution:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving a Development Corporation of Abilene, Inc. Amended Budget for Fiscal Year 2026 **(*Misty Mayo*)**

36. **Resolution:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving Project Beadline for the Development Corporation of Abilene, Inc. ***(Misty Mayo)***

37. **Resolution:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving Project Revamp for the Development Corporation of Abilene, Inc. ***(Misty Mayo)***

ADJOURNMENT

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

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 8th day of May, 2026, at 3:50 p.m.

_____

Shawna Atkinson, TRMC, CMC
City Secretary

CITY COUNCIL MEMORANDUM
5/14/2026

TO: **Honorable Mayor & Members of City Council**
FROM: **Shawna Atkinson, City Secretary**

ITEM: **3. Minutes: Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on April 23, 2026 *(Shawna Atkinson)***

GENERAL INFORMATION
Approval of the Minutes from the Regular Meeting Held on April 23, 2026

FUNDING/FISCAL IMPACT
None

STAFF AND/OR BOARD RECOMMENDATION
Approval of the Minutes

ATTACHMENTS:
1. 04-23-2026 Minutes - Regular - Morning

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

CITY COUNCIL MEETING
April 23, 2026 at 8:30 a.m.

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

The City Council of the City of Abilene, Texas met in Regular Session on April 23, 2026, at 8:30 a.m. in the Council Chambers, 555 Walnut St. Mayor Weldon Hurt was present and presiding, along with Mayor Pro-tem Brian Yates, Deputy Mayor Pro-tem Blaise Regan, and Councilmembers Shane Price, Lynn Beard, and Miguel Espinoza. Councilmember Travis Craver was absent. Also present were City Manager Emily Crawford, City Attorney Stanley Smith, and City Secretary Shawna Atkinson.

Councilmember Lynn Beard led the invocation.

Kalli Wideman, Zavier Tunnell, Joele Peppin, and Paxton Newby, all from Dyess Elementary, led the Pledge of Allegiance to the Flag of the United States of America and the State of Texas Flag.

PRESENTATIONS, RECOGNITIONS, PROCLAMATIONS AND ANNOUNCEMENTS

- Proclamations:
  - Afterschool Professionals Appreciation Week – accepted by the Alliance for Women and Children and the Boys & Girls Club.
- Presentation:
  - Jay Miller with Mosaic Church presented a donation check for the Police Victims Assistance Fund.

PRESENTATION OF CONSENT AGENDA

The Consent Agenda consisted of items 4-24. Items 8 and 10 were pulled for individual consideration.

Item(s) pulled for individual consideration:

- Item 8 – Deputy Mayor Pro-tem Regan
- Item 10 – Deputy Mayor Pro-tem Regan

PUBLIC COMMENTS

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

- Jack Hadlock
- Jason Lain
- Randy White
- Kaymon Regala
- Rachel King
- Tammy Fogle
- Thomas Dyer
- Christi Jones
- Jarrod Crockett

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

CONSENT AGENDA

Councilmember Beard moved to approve the consent agenda, now consisting of items 4-7, 9, and 11-24. Mayor Pro-tem Yates seconded the motion. Motion carried.

AYES (6): Mayor Hurt, Mayor Pro-tem Yates, Deputy Mayor Pro-tem Regan, and Councilmembers Price, Beard, and Espinoza
NAYS (0): None
ABSENT (1): Councilmember Craver

4. Minutes: Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on April 9, 2026

5. Resolution: Receive a Report, Hold a Discussion and Take Action on Authorizing the City Manager to Enter Into a Contract for the Purchase and Installation of a Pier at Kirby Lake from EZDock of Texas, LP through Buyboard Purchasing Cooperative Contract #781-25
[ASSIGNED RESOLUTION NO. 80-2026]

6. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving a Resolution of Commitment Authorizing the City of Abilene and the Abilene Convention and Visitors Bureau to Submit a Bid Proposal to Host a Texas Recreation and Park Society Annual Institute and EXPO
[ASSIGNED RESOLUTION NO. 81-2026]

7. Resolution: Receive a Report, Hold a Discussion and Take Action to Purchase One 2026 Kenworth T880 Roll Off Truck from MHC Kenworth Abilene, Tye, Texas for Solid Waste
[ASSIGNED RESOLUTION NO. 82-2026]

9. Ordinance (First Reading) CUP-2026-06: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner, to Apply a Conditional Use Permit to Approximately 1.11 Acres Zoned General Retail (GR) to Allow a Freight Container. Located at 3440 N 1st Street.

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

12. Ordinance (First Reading) Z-2026-10: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner to Change the Zoning of Approximately 11.10 Acres from Residential Single-family (RS-6) to Patio Home (PH) Zoning. Located at 2637 Old Ironsides Road.

13. Ordinance (First Reading) Z-2026-11: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner, to Change the Zoning of Approximately 0.96 Acres from Central Business (CB) to a Planned Development District (PDD-196). Located at 1333 N 6th Street.

14. Ordinance (First Reading) Z-2026-12: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request from the Owner, to Change the Zoning of Approximately 34.8 Acres from General Retail (GR) to Multi-Family (MF). Located at 6157 HWY 277 S.

15. Ordinance (First Reading) Z-2026-13: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Amend the Terms and Conditions of a Planned Development District (PDD-104). Specifically, to Allow General Commercial Within Specific Portions of the PDD. Located on the West Side of Oldham Lane between S. 27th St. and Loop 322.

16. Ordinance (First Reading) Z-2026-14: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner to Change the Zoning of Approximately 1.42 Acres from Multifamily (MF) to a Planned Development District (PDD-197). The use of the proposed PDD is for Patio Home Development. Located at 1321 Cedar St.

17. Ordinance (First Reading) Z-2026-15: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner to Amend the Terms and Conditions of a Planned Development (PDD-39). Specifically, to add welding, small parts fabrication, and firearm modification as permitted uses. Located at 5550 HWY 277 S.

18. Ordinance (First Reading) Z-2026-16: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner to Change the Zoning of Approximately 10.4 Acres from Residential Single-Family (RS-8) to Residential Single-Family (RS-6). Located at 6498 Pebble Beach.

19. Ordinance (First Reading) Z-2026-17: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner to Change the Zoning of Approximately 0.26 Acres from Residential Single Family (RS-8) to Neighborhood Office (NO). Located at 2380 S 32nd Street.

20. Ordinance (First Reading) Z-2026-18: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner to Change the Zoning of Approximately 38.97 Acres from General Commercial (GC) and Heavy Commercial (HC) to a Planned Development District (PDD-198). Located Along the 1100 - 1400 Block of Ben Richey Dr. and the 1100 - 1400 Block of Petroleum Dr.

21. Ordinance (First Reading) Z-2026-19: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner to Change the Zoning of Approximately 28.87 Acres from Agricultural Open (AO) to Residential Single-Family (RS-6) Zoning. Located at 6610 Butterfield Trail.

22. Ordinance (First Reading) Z-2026-20: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner to Change the Zoning of Approximately 2.20 Acres from Agricultural Open (AO) and General Commercial (GC) to General Commercial (GC) Zoning. Located on the North 300 Block of ES 11th St.

23. Ordinance (First Reading) Z-2026-21: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner to Change the Zoning of Approximately 0.50 Acres from Residential Single Family (RS-8) to Town Home (TH). Located at 3035 Buffalo Gap Road.

24. Ordinance (First Reading) Z-2026-22: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner to Change the Zoning of Approximately 3.58 Acres from a Planned Development (PD-55) to General Commercial (GC). Located at 6156 and 6164 Hartford St.

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

8. Resolution: Receive a Report, Hold a Discussion and Take Action on the Approval to Acquire Amended Professional Services with Computer Task Group (CTG), Inc. as a provider of Project Services
[ASSIGNED RESOLUTION NO. 83-2026]

Having pulled the item, Deputy Mayor Pro-tem Regan asked for an overview of this contract, as he has concerns on outsourcing versus hiring outright. Troy Swanson, Director of IT, presented the item. Adoption of the item would approve a consolidated contract with Computer Task Group (CTG), Inc., for IT project services.

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

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

AYES (6): Mayor Hurt, Mayor Pro-tem Yates, Deputy Mayor Pro-tem Regan, and Councilmembers Price, Beard, and Espinoza
NAYS (0): None
ABSENT (1): Councilmember Craver

10. Ordinance (First Reading) CUP-2026-07: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner, to Apply a Conditional Use Permit to a Property to Allow Utility Generation within Agricultural Open (AO) Zoning

Having pulled the item, Deputy Mayor Pro-tem Regan asked for an explanation on why the City is doing this, and what implications it has versus keeping the land leased for agriculture purposes as it is currently. Tim Littlejohn, Director of Planning & Development Services presented the item.

Mayor Hurt opened the public hearing. The following spoke in opposition to the item:

- Tammy Fogle

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

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

AYES (6): Mayor Hurt, Mayor Pro-tem Yates, Deputy Mayor Pro-tem Regan, and Councilmembers Price, Beard, and Espinoza
NAYS (0): None
ABSENT (1): Councilmember Craver

REGULAR AGENDA

25. Ordinance (Final Reading): Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Amending the FY26 Fee Schedule for Non-resident Recreation Center Membership
[ASSIGNED ORDINANCE NO. 28-2026]

Lesli Andrews, Director of Parks & Recreation, presented the item. Adoption of the item would approve a non-resident fee for recreation center membership, as well as a guest day pass fee.

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

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

AYES (6): Mayor Hurt, Mayor Pro-tem Yates, Deputy Mayor Pro-tem Regan, and Councilmembers Price, Beard, and Espinoza
NAYS (0): None
ABSENT (1): Councilmember Craver

26. Ordinance (Final Reading): Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Amending Chapter 32, "Utilities," Section 32-5, "Inspection Outside City," Section 32-35, "Metering of Water Used for City Rates," Section 32-37, "Fees, Deposits and Bills," and Section 32-39,

"Determination of Charges," of the Code of Ordinances of the City of Abilene, Texas, to Authorize Sewer Service Outside the City Limits by Written Agreement
[ASSIGNED ORDINANCE NO. 29-2026]

Matthew Dane, Director of Water Utilities, presented the item. Adoption of the item would authorize certain sewer services outside the City limits by written agreement.

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

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

AYES (6): Mayor Hurt, Mayor Pro-tem Yates, Deputy Mayor Pro-tem Regan, and Councilmembers Price, Beard, and Espinoza
NAYS (0): None
ABSENT (1): Councilmember Craver

EXECUTIVE SESSION

Mayor Hurt recessed into Executive Session at 9:27 a.m., pursuant to the following of the Open Meetings Act, with the following issues discussed during this session, as listed on the agenda and authorized by the noted Texas Government Code Section:

27.A.551.071 (Consultation with Attorney)
1. Chapter 143 and Chapter 174, Local Government Code
27. D.551.072 (Deliberations About Real Property)
1. 202 Cedar Street

The Executive Session ended at 10:28 a.m. and reconvened to Open Session. Mayor Hurt reported no votes or action were taken in Executive Session.

REGULAR AGENDA – END

28. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Meet and Confer Negotiations with the Abilene Professional Fire Fighters Association, IAFF Local 1044
[ASSIGNED RESOLUTION NO. 84-2026]

Emily Crawford, City Manager, presented the item. Adoption of the item would direct the City Manager to make an official, written request to the Abilene Professional Firefighters Association to enter back into Meet and Confer negotiations and committing the City to pay the cost of a neutral mediator, should the Association agree.

Mayor Hurt opened the public hearing. The following spoke in opposition to the item:

- Jarrod Crockett
- Tammy Fogle

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

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

AYES (5): Mayor Pro-tem Yates, Deputy Mayor Pro-tem Regan, and Councilmembers Price, Beard, and Espinoza
NAYS (1): Mayor Hurt
ABSENT (1): Councilmember Craver

ADJOURNMENT

There being no further business, the meeting adjourned at 10:44 a.m.

Shawna Atkinson	Weldon Hurt
City Secretary	Mayor

Minutes approved on: _____

CITY COUNCIL MEMORANDUM
5/14/2026

TO: **Emily Crawford, City Manager**
FROM: **Don Green, Director**

ITEM: **4.**

<u>Resolution:</u> Receive a Report, Hold a Discussion and Take Action to Purchase One 2027 International HV615 with 75K Roll Off Body from Roberts Tuck Center, Tye, Texas for Solid Waste *<u>(Don Green)</u>*

GENERAL INFORMATION

Fleet Services seeks to purchase One 2027 International HV615 6x4 Chassis with New USA HO7522Q Hoist Quickmount 75K Roll Off Body from Roberts Tuck Center, Tye, Texas for Solid Waste through Sourcewell Cooperative contract # 032824-NVS. This is to replace unit 4749 which was wrecked in an accident. Texas law allows a municipality to purchase goods through a state or local cooperative purchasing program. Sourcewell is such a program, and the purchase meets the competitive bidding requirements.

This purchase was approved by Council at its April 23, 2026 meeting to be purchased from MHC Kenworth Abilene for $214,352.38. However, the available unit was sold by the dealer the morning of the Council meeting and a like model was not available from the vendor specified.

The International at Roberts Truck Center was not initially considered an option because the quote originally provided did not meet Fleet's specs and delivery was further out. After the MHC truck fell through, Fleet went back out for quotes. The International is now deliverable within 90 days and Roberts has figured out how to make it meet Fleet's specs at the dealer. The "dealer-installed" changes include changing out the off-road tires for Fleet's spec and changing out the interior seating. It will have an International engine in it, which was not part of Fleet's spec, but Fleet re-evaluated and determined its software can support the engine's diagnostics.

FUNDING/FISCAL IMPACT

The funds for the purchase are to be provided through the Fleet Replacement Fund and total $200,992.47. The insurance company paid $100,000.00 towards this unit. This purchase will be added to the Fiscal Year 2026 Revised Replacement Budget.

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

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

STAFF AND/OR BOARD RECOMMENDATION

Fleet Services and Solid Waste staff recommends the purchase of One 2027 International HV615 6x4 Chassis with New USA HO7522Q Hoist Quickmount 75K Roll Off Body from Roberts Tuck Center, Tye, Texas for Solid Waste through Sourcewell Cooperative contract # 032824-NVS.

ATTACHMENTS:

1. FY26 CO-OP Roll Off Truck Resolution 2
2. FY26 CO-OP Roll Off Quote from Roberts Truck Center
3. FY26 CO-Op Roll Off Budget vs Actual 2
4. FY26 CO-Op Roll Off Additional Information 2
5. Unit 4749 Picture of Damage (2)
6. FY26 CO-OP Roll Off Truck PiP 2

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

RESOLUTION NO _____

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

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

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

WHEREAS, This unit will be a 2027 International HV615 6x4 Chassis with New USA HO7522Q Hoist Quickmount 75K Roll Off Body; and

WHEREAS, City of Abilene received pricing for one a 2027 International HV615 6x4 Chassis with New USA HO7522Q Hoist Quickmount 75K Roll Off Body through Sourcewell Co-Operative Contract #032824-NVS, and

WHEREAS, Roberts Truck Center, Tye, Texas is the Sourcewell approved vendor for this Roll Off Truck.

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

PART 1: That the City Council approves this purchase from Roberts Truck Center of Tye Texas in the amount of Two Hundred Thousand, Nine Hundred Ninety-Two Dollars and Forty-Seven Cents. ($200,992.47) for one 2027 International HV615 6x4 Chassis with New USA HO7522Q Hoist Quickmount 75K Roll Off Body through Sourcewell Co-Operative Contract #032824-NVS.

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

ADOPTED this 14th day May 2026

ATTEST:

Shawna Atkinson, City Secretary

Weldon Hurt, Mayor

APPROVED:

Stanley Smith, City Attorney

INTERNATIONAL

Sourcewell
Awarded Contract
Contract # 032824-NVS

International Motors, LLC is pleased to provide you with this proposal compliant with all terms of the Sourcewell Vehicles and Chassis Contract #032824-NVS awarded fromerly to Navistar, Inc now International Motors, LLC for new International truck(s). If you have any questions regarding enrollment in Sourcewell or detailed contract terms and conditions, please see your local International Dealer sales representative.

	PROPOSAL PREPARED FOR:	PROPOSAL PREPARED BY:
Sourcewell Member:	City of Abilene	Roberts Truck Center
Contact:	Emma Dillinger	Phillip Carpenter
Address:	898 Sandy St.	550 S. Access
City/State/Zip:	Abilene, TX. 79601	Tye, TX. 79563
Phone:	(325) 676-6068	(325) 677-3393
Email:	emma.dillinger@abilenetx.gov	phillip.carpenter@robertsrtruck.com

Proposal Number	7722-1
Date	4/27/2026
Quantity of this Specification	1
Single Sourcewell Transaction Total Volume	

Chassis			
New 2027 International HV615 6x4 Chassis			$ 295,332.00
Base Chassis List	$ 226,045.00		
Options List	$ 69,287.00		
Sourcewell Contract Discount		48.2%	$ (142,350.02)
Volume Incentive			$ -
Tarriffs or Raw Materials Increase			$ -
Net Sourcewell Chassis Price			$ 152,981.98
Sourcewell Partner Body			
NEW ROLL-OFF USA HO7522Q Hoist Quickmount 75k Rolloff			$ 51,950.00
			$ -
Handling Fee		4.00%	$ 2,078.00
Non-Sourcewell Dealer Supplied Body			
			$ -
			$ -
Handling Fee		5.00%	$ -
Additional Post Build Work			
			$ -
			$ -
			$ -
Handling Fee		5.00%	$ -
Service Contracts			
			$ -
			$ -
			$ -
Additional Freight			
			$ 500.00
			$ -
Additional Floorplan			
			$ -
			$ -
Additional Fees & Taxes			
DMVIT, Weight Slip, DOT, Wash & Clean, Fuel for Delivery, Prep. For			$ 3,082.47
DOC-FEE. Change out Front Tires and Wheels to 315/80R/22.5 & Install			$ -
Covers			$ -
Final Sourcewell Per Vehicle Price FOB			**$ 200,992.47**
Final Sourcewell Total Vehicle(s) Price			**$ 200,992.47**

Additional Sourcewell Qualified Content	
Silver Package Award	$1,200

Terms:

Stock unit in dealer's inventory, dealer will accept a final purchase order using the current Sourcewell pricing quoted above.

Dealer placing a new orders for the Sourcewell Member, the purchase order cannot be firmed up until the unit is slotted to build with a firm build date or lineset.
Once a firm build date has been established, dealer will provide the Sourcewell Member approved pricing and a final purchase order can be accepted with firm pricing.
Dealer cannot guarantee bodies and/or equipment pricing added to the chassis for a turnkey sale until chassis is lineset.

BUDGET vs ACTUAL COSTS
Roll Off Truck

Repl For Unit #	Division #	Division Name	Type Equipment	Vehicle Budgeted Cost	Vehicle Actual Cost	Vehicle Budgeted vs Actual Variance
4749	4104	Solid Waste	Roll Off Truck	$195,200.00	$200,992.45	$5,792.45
						Over Budget

ADDITIONAL INFORMATION FOR COUNCIL MEETING ITEM
Roll Off Truck

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

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



Roll Off Truck

CITY OF ABILENE TEXAS

Roll Off Truck

- Replacing unit 4749 for Solid Waste.
- Unit is to be a 2027 International HV615 6x4 Chassis Roll Off with New USA H07522Q Hoist Quickmount 75K Roll Off Body.
- Unit is to be purchased from Roberts Truck Center, Tye, Texas Through Sourcewell Co-operative contract number 032824-NVS.

CITY OF ABILENE TEXAS

Roll Off Truck



CITY OF ABILENE TEXAS

CITY OF ABILENE

CITY COUNCIL MEMORANDUM
5/14/2026

TO: **Emily Crawford, City Manager**
FROM: **Don Green, Director**

ITEM: **5. Resolution: Receive a Report, Hold a Discussion, and Take Action to Approve a Contract with Thomas Hicks Construction for Pavement Replacement at CityLink's Terminal *(Don Green)***

GENERAL INFORMATION

The pavement in various areas of CityLink's Terminal bus lanes and parking areas has failed overall. The city hired Jacob Martin to design a pavement replacement project that offered choices to pave only selected areas if the cost for the full project exceeded the funding amount.

The city conducted a Request for Bids (CB-2634) and opened bids on April 28, 2026. Thomas Hicks Construction was the lowest responsible bidder in all alternative selections. However, the full project cannot be executed due to cost. The city is selecting Areas 1, 2, and 3 (concrete) for a total contract price of $298,428.75.

FUNDING/FISCAL IMPACT

This project is fully funded by CityLink's CARES Grant.

STAFF AND/OR BOARD RECOMMENDATION

Staff recommends award of the contract to Thomas Hicks Construction.

ATTACHMENTS:

1. Thomas Hicks Construction Award Resolution (5-14-26)
2. CB-2634 Bid Tabulation - CityLink Pavement Replacement
3. CityLink CB-2634 Award Presentation (5-14-26)

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH THOMAS HICKS CONSTRUCTION, INC.

WHEREAS, the City of Abilene (City) owns the facilities where CityLink operates at 1189 South 2nd Street; and

WHEREAS, the pavement in various areas of CityLink's Terminal bus lanes and parking areas has failed overall; and

WHEREAS, the city conducted a Request for Bids (CB-2634) to contract for pavement replacement and offered alternatives to pave only certain selected areas if the cost for the full project exceeded the funding amount; and

WHEREAS, Thomas Hicks Construction, Inc. was the lowest responsible bidder in all alternative selections; and

WHEREAS, the city is selecting Areas 1, 2, and 3 (concrete) for a total contract price of $298,428.75.

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

1. That the City Manager is authorized to execute the construction contract with Thomas Hicks Construction, Inc. in the amount of $298,428.75

2. That all billable work under this contract will be completed by June 30, 2026.

3. That this Resolution shall be effective immediately.

ADOPTED this 14th day of May 2026.

ATTEST:

_____
Shawna Atkinson, City Secretary

_____
Weldon Hurt, Mayor

APPROVED:

_____
Stanley Smith, City Attorney

BID SUMMARY SHEET
TAL FILLINGIM, P.E.
CITY OF ABILENE - CITYLINK PAVEMENT REHAB
JM PROJECT #25526 / ABILENE CB-2634
APRIL 28, 2026 / 2:00 P.M.
ENGINEER: JACOB & MARTIN, LLC

	CONTRACTOR	TOTAL BASE BID - AREA 1 (CONCRETE) (ITEMS 1-6) (Including Lump Sum Allowances)	ALTERNATE BID - AREA 2 (CONCRETE) (ITEMS A1-A3)	ALTERNATE BID - AREA 3 (ASPHALT) (ITEMS A1-A5)	ALTERNATE BID - AREA 3 (CONCRETE) (ITEMS A1-A5)	ALTERNATE BID - AREA 4 (CONCRETE) (ITEMS A1-A3)	ALTERNATE BID - AREA 5 (ASPHALT) (ITEMS A1-A4)	ALTERNATE BID - AREA 5 (CONCRETE) (ITEMS A1-A4)
1	AAJ Concrete, LLC	$ 209,212.50	$ 108,040.50	$ 39,486.00	$ 77,920.00	$ 87,202.50	$ 37,995.00	$ 83,860.50
2	Bontke Brothers Construction Company, Inc.	$ 189,250	$ 100,170	$ 65,100	$ 69,200	$ 80,820	$ 72,251	$ 76,970
3	CK Newberry, LLC	$	$	$	$	$	$	$
4	D and J Holdings	$	$	$	$	$	$	$
5	ENZ Concrete Construction, LLC	$	$	$	$	$	$	$
6	Gage and Cade Construction, LLC	$	$	$	$	$	$	$
7	Larry Baxter Construction, LLC	$	$	$	$	$	$	$
8	Thomas Hicks Construction, Inc.	$ 155,645	$ 84,071.25	$ 37,435.20	$ 58,712.50	$ 68,818.75	$ 40,244.54	$ 64,478
9	Westhill Construction	$	$	$	$	$	$	$
10		$	$	$	$	$	$	$
11		$	$	$	$	$	$	$

City Council Meeting

CITY OF ABILENE TEXAS

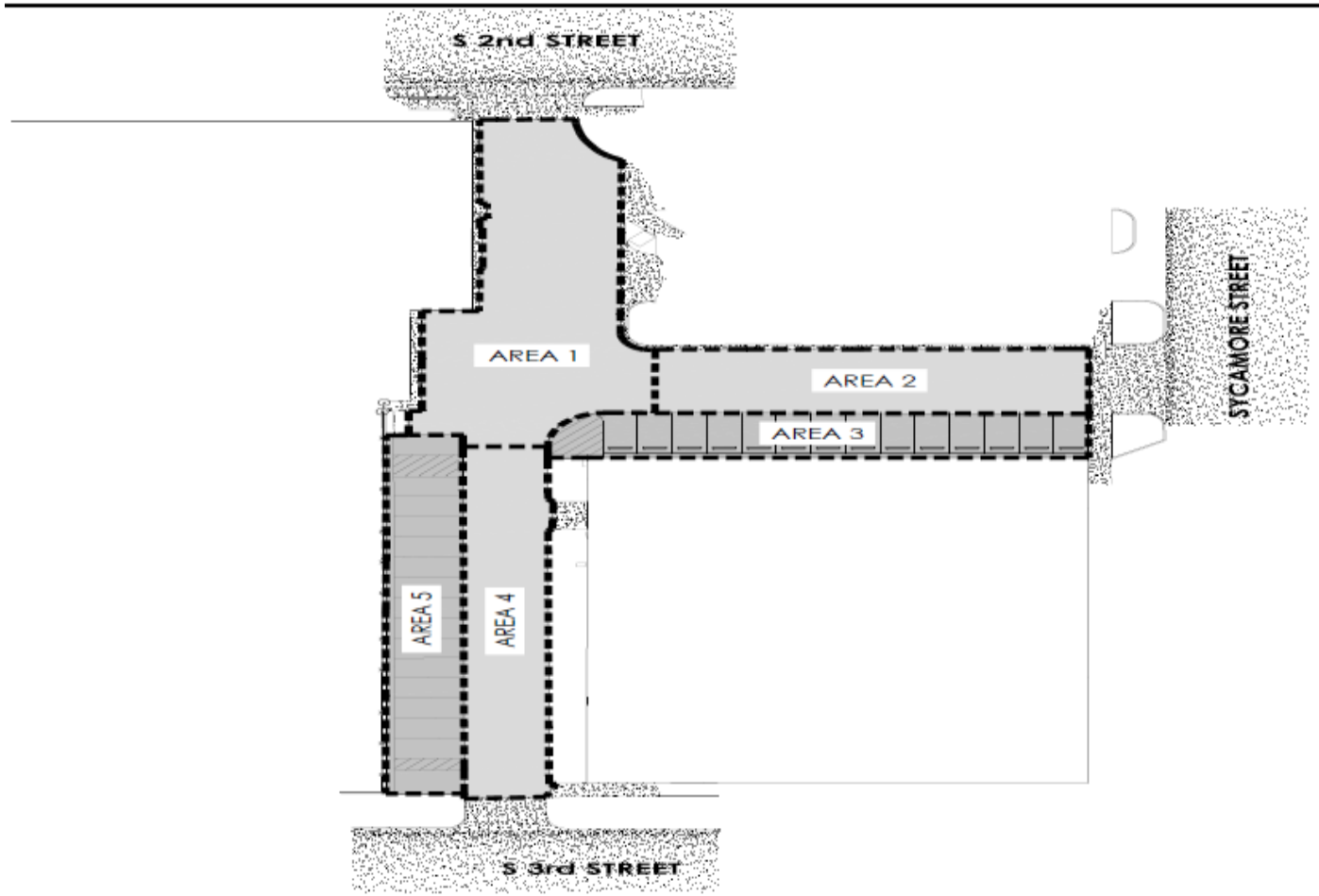
Amendment 2 to Transdev Contract

- The pavement in various areas of CityLink's Terminal bus lanes and parking areas has failed overall.
- The city hired Jacob Martin to design a pavement replacement project that offered choices to pave only certain selected areas if the cost for the full project exceeded the funding amount.
- The city conducted a Request for Bids (CB-2634) and opened bids on April 28, 2026. Thomas Hicks Construction was the lowest responsible bidder in all alternative selections. .

CITY OF ABILENE TEXAS

- The city is selecting Areas 1, 2, and 3 (concrete) for a total contract price of $298,428.75.
- This project is fully funded by CityLink's CARES Grant.
- The grant expires June 30, 2026. Therefore, all billable work must be completed by June 30 to be eligible for the grant funding.

CITY OF ABILENE TEXAS



GRAPHIC SCALE 1"=40'
0 40 80

NORTH

PHASING	
AREA	TYPE OF PAVEMENT
1	CONCRETE
2	CONCRETE
3	ASPHALT REHABILITATION
4	CONCRETE
5	ASPHALT REHABILITATION

JACOBS MARTIN

CITY OF ABILENE
CITYLINK PAVEMENT REHAB
PHASING PLAN

SEQ. 02 48 04
SHEET 02

CITY OF ABILENE TEXAS

CITY COUNCIL MEMORANDUM
5/14/2026

TO: **Emily Crawford, City Manager**
FROM: **Marjorie Knight, Director of Finance**

ITEM: **6. Resolution: Receive a Report, Hold a Discussion and Take Action on Authorizing Intervention in AEP's Rate Filing Application through Cooperation with Cities Served by AEP Texas and Finding City's Reasonable Rate Case Expenses Shall be Reimbursed *(Marjorie Knight)***

GENERAL INFORMATION

On April 15, 2026, AEP Texas, Inc. (AEP or Company) filed an Application to Amend its Rider Mobile Temporary Emergency Electric Energy Facilities (TEEEF). Under the Public Utility Regulatory Act, a transmission and distribution utility may lease and operate facilities that provide temporary electric energy to distribution customers during a significant power outage. A utility may recover the reasonable and necessary costs of leasing and operating these facilities through a rider—the TEEEF Rider. Here, the Company is seeking a total TEEEF Rider revenue requirement of $39.1 million. If the Public Utility Commission of Texas approves AEP's request, the average residential customer's monthly bill would increase by approximately $0.63 per month.

Cities have the ability to intervene, evaluate AEP's application, and work with AEP to reach a settlement for a reduced requirement. This item authorizes the City to join other Cities Served by AEP Texas ("Cities") in this proceeding to review and evaluate the application and authorizes the hiring of Jamie Mauldin of Lloyd Gosselink Rochelle and Townsend, P.C, and consultants to review the Company's filing, negotiate with the Company, make recommendations regarding a reasonable revenue requirement and to direct any necessary administrative proceedings or court litigation associated with an appeal of city action.

FUNDING/FISCAL IMPACT

All reasonable rate case expenses shall be reimbursed by AEP.

STAFF AND/OR BOARD RECOMMENDATION

Staff recommends approval.

ATTACHMENTS:

1. Resolution for AEP Texas 2026 TEEEF
2. Presentation - Authorizing Intervention in AEP Rate Filing Application

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

RESOLUTION NO. _____

RESOLUTION OF THE CITY OF ABILENE AUTHORIZING INTERVENTION IN AEP TEXAS INC.'S APPLICATION TO AMEND ITS RIDER MOBILE TEMPORARY EMERGENCY ELECTRIC ENERGY FACILITIES BEFORE THE COMMISSION; APPROVING COOPERATION WITH THE CITIES SERVED BY AEP TEXAS; HIRING LLOYD GOSSELINK ATTORNEYS AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL

WHEREAS, on or about April 15, 2026, AEP Texas Inc. ("AEP Texas" or "Company"), pursuant to Public Utility Regulatory Act ("PURA") §§ 36.001 and 39.918 filed with the Public Utility Commission of Texas an Application to Amend its Rider Mobile Temporary Emergency Electric Energy Facilities to change the revenue requirement related to its Rider Mobile TEEE Facilities, effective September 1, 2026; and

WHEREAS, the City is a member of the Cities Served by AEP Texas ("Cities"), a membership of similarly situated cities served by AEP that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in AEP Texas' service area; and

WHEREAS, PURA § 33.023 provides that costs incurred by Cities in ratemaking activities are to be reimbursed by the regulated utility.

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

SECTION 1. That the City joins other Cities Served by AEP Texas ("Cities") in this proceeding and, subject to the right to terminate employment at any time, hereby authorizes the hiring of Jamie Mauldin of Lloyd Gosselink Rochelle and Townsend, P.C, and consultants to review the Company's filing, negotiate with the Company, make recommendations regarding a reasonable revenue requirement and to direct any necessary administrative proceedings or court litigation associated with an appeal of city action.

SECTION 2. That the City shall work with Cities Served by AEP Texas in the review and evaluation of whether the proposed revenue requirement is appropriate, fair, just, and reasonable; and intervene as a necessary party in the Public Utility Commission of Texas' consideration of

AEP Texas' Application in Docket No. 59652 as it affects the customers in AEP Texas' service territory.

SECTION 3. That the City's reasonable rate case expenses shall be reimbursed by AEP Texas.

SECTION 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5. A copy of this Resolution shall be sent to Jamie Mauldin, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701 (jmauldin@lglawfirm.com).

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Mayor

ATTEST:

_____
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

Resolution – Authorizing City to Participate in the Intervention of AEP's Application to Amend its Rider Mobile Temporary Emergency Electric Emergency Facilities

CITY OF ABILENE TEXAS

Intervention in AEP Rate Filing

- On April 15, 2026, AEP Texas, Inc. (AEP or Company) filed an Application to Amend its Rider Mobile Temporary Emergency Electric Energy Facilities (TEEEF). In its filing AEP requests a total revenue requirement of $39.1 million increasing average residential bills $.63 per month.

- This resolution will authorize the City to cooperate with the Cities Served by AEP Texas to intervene in AEP's rate change application and provides that AEP will reimburse the City for reasonable rate case costs.

CITY OF ABILENE TEXAS

Intervention in AEP Rate Filing

Questions?

CITY OF ABILENE TEXAS

CITY COUNCIL MEMORANDUM
5/14/2026

TO: **Honorable Mayor and City Council Members**
FROM: **Michael Rice, Assistant City Manager**

ITEM: **7. Resolution: Receive a Report, Hold a Discussion and Take Action on Amending an Economic Development Agreement with Habitat for Humanity, Abilene, Inc. *(Michael Rice)***

GENERAL INFORMATION

On July 14, 2022, the City of Abilene entered into a Chapter 380 Economic Development Agreement with Habitat for Humanity Abilene, Inc. The purpose of the economic development agreement was to reimburse the Developer for the cost of demolition of existing structures in the project area, reimburse the cost of installation of water and sewer utilities in the project area, and other customary development costs associated with construction of a single-family residential neighborhood, not to exceed $500,000 total reimbursement.

The Agreement provided that the Developer must obtain title to the subject property within one year of execution of the Agreement, and complete the residential project within five years of obtaining title, for a total of six years. The Agreement incorrectly provided that the Term was for one year, or until the project was completed, whichever was earlier.

Developer continues completion of the residential project, as contemplated by the parties. This Amendment to the Agreement is to correct the Term to six years from the date of execution, or until the project is completed, whichever is earler.

FUNDING/FISCAL IMPACT

No additional fiscal impact to the City.

STAFF AND/OR BOARD RECOMMENDATION

Staff recommends approval of the Amendment to the Economic Developement Agreement with Habitat for Humanity Abilene, Inc.

ATTACHMENTS:

1. Resolution Amend Agreement Habitat Humanity
2. Amendment to 380 Agreement Habitat Humanity
3. 2023-3-6 - Habitat for Humanity - Economic Development Agmt
4. Amend Eco Dev Agreement Habitat Humanity

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

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, APPROVING AN AMENDMENT TO THE ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ABILENE AND ABILENE HABITAT FOR HUMANITY ABILENE, INC.

WHEREAS, on July 14, 2022, the City of Abilene and Habitat for Humanity Abilene, Inc. ("Developer") entered into a Chapter 380 Economic Development Agreement ("Agreement") for the construction of a single-family residential project; and

WHEREAS, the term of the Agreement is the earlier of one year or until each party has completed their respective obligations; and

WHEREAS, the term of the Agreement should be the earlier of six years or until each party has completed their respective obligations; and

WHEREAS, the Developer intends to complete the project located at 1350 Cypress Street., in Abilene, Taylor County, Texas (the "Project Area") within this six year term.

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

PART 1: That the City of Abilene approves the amendment to the Chapter 380 Economic Development Agreement with Habitat for Humanity Abilene, Inc. to amend the term to six years or until each party has completed their respective obligations, whichever is earlier.

PART 2: That this Resolution becomes effective immediately upon adoption.

ADOPTED on the 14th day of May, 2026.

ATTEST:

_____
Shawna Atkinson, City Secretary

_____
Weldon Hurt, Mayor

APPROVED:

_____
Stanley Smith, City Attorney

AMENDMENT TO THE ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ABILENE AND HABITAT FOR HUMANITY ABILENE, INC.

On July 14, 2022, the City of Abilene, Texas ("City"), and Habitat For Humanity Abilene, Inc. ("Habitat") entered into a Chapter 380 Economic Development Agreement ("Agreement") whereby the City would provide certain economic development incentives to Habitat. The intent of the Agreement was to assist Habitat in developing a single-family residential neighborhood ("Project") within 5 years of Habitat obtaining title to the real property. Habitat was given one year from the date of the Agreement to obtain title to the real property. Thus, the term should have been up to six (6) years from the date of the Agreement. Inadvertently to the parties, the term of the agreement was listed as the earlier of completion of the Project or one (1) year. This Amendment is to correct the term of the Agreement.

Pursuant to Section 8.6, the Agreement may be amended or modified by written consent of both parties.

The City and Habitat agree to modify the terms of the Contract as follows:

"III. TERM

This Agreement shall be effective as of the date of execution of both parties. This Agreement shall remain in full force and effect until the earlier of: (A) each party hereto has completed their respective obligations hereunder; or (B) six years from the Effective Date ("Term").

No other terms of the Agreement are amended hereby.

[The remainder of this page left blank intentionally]

AGREED THIS 14th DAY OF May, 2026.

CITY OF ABILENE, TEXAS

BY:_____
Emily Crawford
City Manager

HABITAT FOR HUMANITY ABILENE, INC.

BY:_____
Rosten Callarman
Executive Director

Attest:

_____
City Secretary

Approved:

_____
City Attorney

ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ABILENE AND HABITAT FOR HUMANITY ABILENE, INC.

This Economic Development Agreement ("Agreement") is effective as of the 14th day of July, 2022 ("Effective Date"), by and between HABITAT FOR HUMANITY ABILENE, INC, a nonprofit corporation ("Developer"), and the CITY OF ABILENE, TEXAS, a home rule city and municipal corporation ("City"), for the purposes and considerations stated below.

RECITALS

WHEREAS, the Developer intends to acquire fee simple ownership of 1350 Cypress Street, Abilene, Texas, and being further described in Exhibit "A" (the "Project Area"); and

WHEREAS, the governing body of the City of Abilene adopted Resolution 49-2016 creating an Economic Development Program authorized by Chapter 380 of the Texas Local Government Code; and

WHEREAS, the governing body of the City of Abilene adopted Resolution 203-2021 amending the Abilene Neighborhood Empowerment Zone No. 1, and creating the Abilene Neighborhood Empowerment Zone No. 2, establishing certain economic development incentive programs within the Zone; and

WHEREAS, the City desires to enter into this Agreement with the Developer in order to implement the economic development program developed by the City to enhance and expand the City's commercial economic and employment base to the long term interest and benefit of the City and the State of Texas; and

WHEREAS, the City has determined that making an economic development grant for the Economic Incentives to the Developer in accordance with this Agreement will further the objectives of the City, will benefit the City and the City's inhabitants, will increase the quality of life of the City, will foster and promote additional economic development and will protect and safeguard the public health, safety and welfare of its residents; and

WHEREAS, the Developer desires to acquire 1350 Cypress Street for the removal of blight, and the property is located within the City of Abilene Neighborhood Empowerment Zone No. 1, and more particularly described on **Exhibit A – Project Area**, which is attached and incorporated herein as part of this Agreement (the "Project"); and

WHEREAS, the current property is creating downward economic pressure on the economic vitality of the area, and it is anticipated that the Development will have a direct and positive economic benefit to the City; and

WHEREAS, the City hereby finds that this Agreement embodies an eligible "project" and clearly promotes economic development in the City and, as such, meets the requisites under Chapter 380 of the Texas Local Government Code and is in the best interests of the City; and

WHEREAS, the City hereby finds that this Agreement promotes infill development within the neighborhood empowerment zone and, as such, meets the requisite under Chapter 378 of the Texas Local Government Code and is in the best interests of the City.

NOW THEREFORE, in consideration of the foregoing premises and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, it is hereby agreed as follows:

I. AUTHORITY

1.01 The Agreement is authorized by state law, including but not limited to Chapters 378 and 380 of the Texas Local Government Code, and is within the authority of the City and constitutes a legal and binding obligation of the City.

1.2 The Developer's execution and performance of this Agreement constitutes a valid and binding obligation of the Developer.

1.3 The factual recitals and findings set forth above are found to be true and correct for all purposes, and are incorporated into this Agreement.

II. DEFINITIONS

2.01. **Program** means the economic development program identified in Article IV herein and established by the City pursuant to this Agreement.

2.02. **Developer** means the Habitat for Humanity Abilene, Inc, its successors or assigns.

III. TERM

3.1 This Agreement shall be effective as of the date of execution of both parties. This Agreement shall remain in full force and effect until the earlier of: (A) each party hereto has completed their respective obligations hereunder; or (B) one year from the Effective Date (**"Term"**).

IV. ECONOMIC DEVELOPMENT PROGRAM

4.01 Pursuant to Chapter 380 of the Texas Local Government Code, the City shall reimburse: (1) an amount equal to the actual costs of demolition and removal of all existing structures in the project area, (2) an amount equal to the actual costs of installation of water and sewer utilities for the development of a single-family residential development in the Project Area, and (3) actual costs such other normal and customary development costs associated with the construction of a single-family residential neighborhood as may be approved by the City Manager, in his or her sole discretion, upon review of invoices from the Developer. The City shall reimburse the Developer within 30 days of receipt of invoices detailing the actual costs incurred (or paid?). The total combined reimbursement paid shall not exceed $500,000.00.

V. DEVELOPER'S OBLIGATIONS AND DUTIES

5.01 The Developer shall obtain title to the Project Area within one year from the date of this Agreement, and will develop, or cause to be developed, the Project Area into a single-family residential neighborhood within 5 years of the date of obtaining title.

VI. CITY OBLIGATIONS AND DUTIES

6.01 Pay the Economic Incentives to Developer pursuant to the terms and conditions of this Agreement.

VII. DEFAULT

7.01 If any party should default upon any terms or obligations with respect to this Agreement (**"Defaulting Party"**), the other party (**"Complaining Party"**) shall provide written notice of the default and shall reasonably include the actions required to cure such default. If the Defaulting Party cures the default within thirty (30) days after notice of default is received (**"Cure Period"**) or commences to cure default within said thirty (30) days and diligently pursues the cure to its conclusion, then this Agreement shall continue as if no default occurred.

7.02 In the event that the Defaulting Party fails to cure the default as required by Section 7.01 above, the Complaining Party may, by action or proceeding at law or in equity, be awarded damages and/or specific performance for such default, including reasonable attorney's fees and costs.

VIII. GENERAL PROVISIONS

8.1 **DEVELOPER COVENANTS AND AGREES TO AND DOES HEREBY FULLY INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY, ITS OFFICERS, AGENTS, SERVANTS, AND EMPLOYEES FROM ALL CLAIMS, SUITS OR CAUSES OF ACTION OF ANY NATURE WHATSOEVER WHETHER REAL OR ASSERTED, BROUGHT FOR OR ON ACCOUNT OF ANY INJURIES OR DAMAGES TO PERSONS OR PROPERTY, INCLUDING DEATH, RESULTING FROM OR IN ANY WAY CONNECTED WITH THIS AGREEMENT OR THE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS. IN ADDITION, DEVELOPER COVENANTS TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, SUITS OR CAUSES OF ACTION OF ANY NATURE WHATSOEVER, BROUGHT FOR OR ON ACCOUNT OF INJURIES OR DAMAGES TO PERSONS OR PROPERTY, INCLUDING DEATH, RESULTING FROM THE FAILURE OF DEVELOPER OR ITS CONTRACTORS AND SUBCONTRACTORS TO PROPERLY SAFEGUARD THE WORK, ON ACCOUNT OF ANY ACTS, INTENTIONAL OR OTHERWISE, NEGLECT OR MISCONDUCT OF DEVELOPER, ITS CONTRACTORS, SUBCONTRACTORS, AGENTS, SERVANTS OR EMPLOYEES.**

8.2 If any provision of this Agreement, or a portion thereof, or the application thereof to any person or circumstances shall to any extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby. It shall not be deemed that any such invalid provision affects the consideration for this Agreement, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

8.3 This Agreement shall be construed in accordance with the laws of the State of Texas. Venue for any action brought under this Agreement shall be in Taylor County, Texas.

8.4 Developer shall not assign this Agreement without the express written consent of the City.

8.5 Nothing in this Agreement shall be construed to make the parties hereto partners or joint venturers or render any of said parties liable for the debts or obligations of any other of said parties.

8.6 Except as otherwise expressly provided herein, this Agreement may only be amended, modified or terminated by a declaration in writing, executed and acknowledged by all the parties to this Agreement.

8.7 This Agreement constitutes the entire agreement of the parties with respect to the matters set forth herein, and supersedes all prior discussions and agreements between the parties.

8.8 This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective legal representatives, successors and assigns.

8.9 In the event any legal proceeding is commenced to enforce or interpret provisions of this Agreement, the prevailing party in any such legal action shall be entitled to recover its reasonable attorney's fees and expenses incurred by reason of such action.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS.]

SIGNED AND EFFECTIVE on the date last set forth below.

DEVELOPER

HABITAT FOR HUMANITY ABILENE, INC

101 Fulwiler Road
Abilene, TX 79603

By: _____

Name: Rosten Callarman

Its: Executive Director

CITY OF ABILENE

ATTEST:

Robert Hanna, City Manager

Shawna Atkinson, City Secretary

APPROVED AS TO FORM:

Stanley Smith, City Attorney

STATE OF TEXAS)
)
ACKNOWLEDGEMENT
COUNTY OF TAYLOR)

This instrument was acknowledged before me on the 6th day of March, 2023, by Rosten Callarman, in his capacity as Executive Director of Habitat for Humanity Abilene, Inc.

Karen M. Daniell
Notary Public in and for
the State of Texas

KAREN M DANIELL
Notary Public. State of Texas
My Comm. Exp 8-13-2024
NOTARY ID# 13262276-8

STATE OF TEXAS)
)
ACKNOWLEDGEMENT
COUNTY OF TAYLOR)

This instrument was acknowledged before me on the 6th day of March, 2023, by Robert Hanna, in his capacity as City Manager of the City of Abilene, a Texas home-rule municipality, on behalf of said municipality.

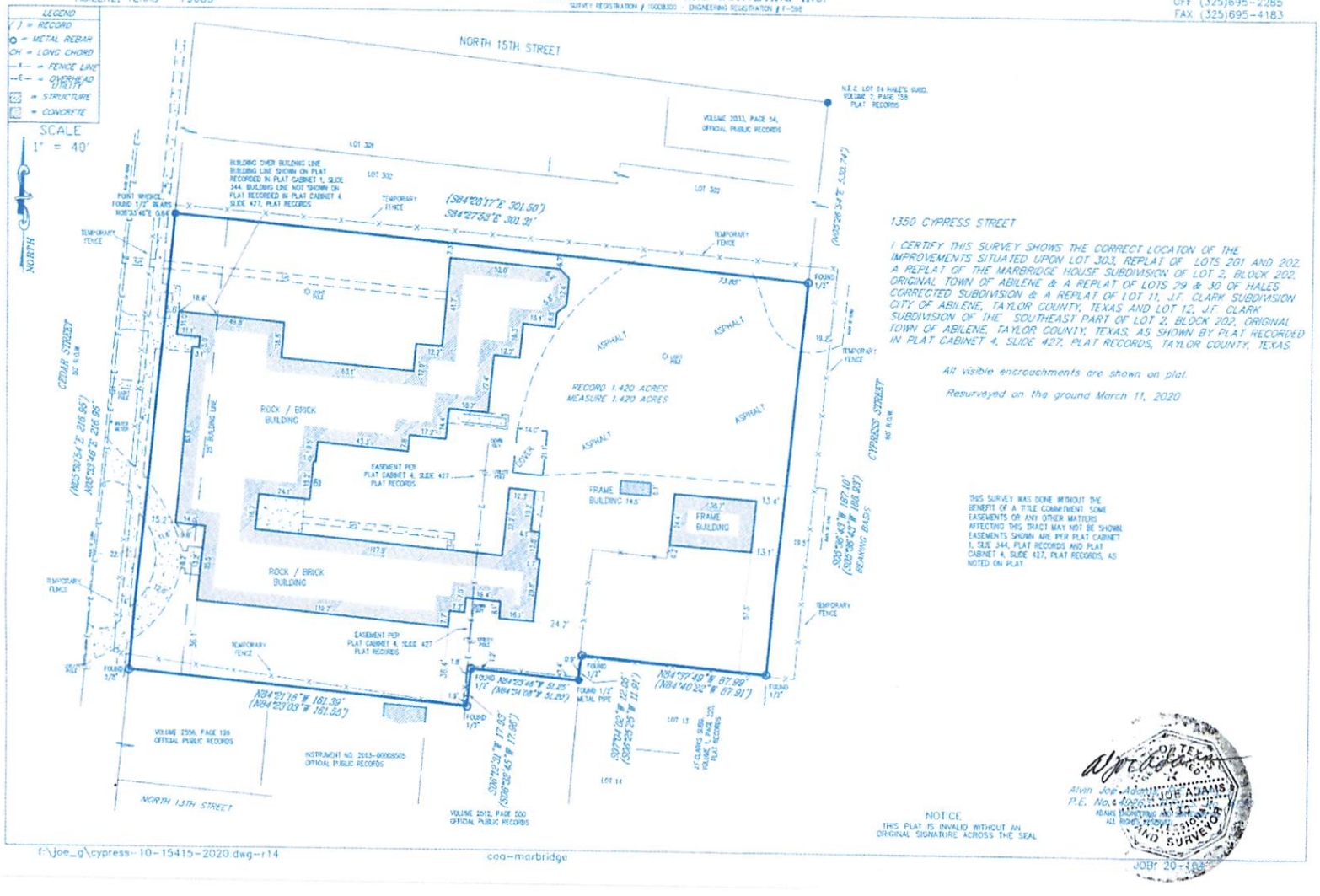
Karen M. Daniell
Notary Public in and for
the State of Texas

KAREN M DANIELL
Notary Public. State of Texas
My Comm. Exp 8-13-2024
NOTARY ID#: 13262276-8

4333 SAYLES BOULEVARD
ABILENE, TEXAS 79605

ADAMS ENGINEERING AND SURVEYING INC.

OFF (325)695-2285
FAX (325)695-4183



1350 CYPRESS STREET

I CERTIFY THIS SURVEY SHOWS THE CORRECT LOCATON OF THE IMPROVEMENTS SITUATED UPON LOT 303, REPLAT OF LOTS 201 AND 202, A REPLAT OF THE MARBRIDGE HOUSE SUBDIVISION OF LOT 2, BLOCK 202, ORIGINAL TOWN OF ABILENE & A REPLAT OF LOTS 29 & 30 OF HALES CORRECTED SUBDIVISION & A REPLAT OF LOT 11, J.F. CLARK SUBDIVISION CITY OF ABILENE, TAYLOR COUNTY, TEXAS AND LOT 12, J.F. CLARK SUBDIVISION OF THE SOUTHEAST PART OF LOT 2, BLOCK 202, ORIGINAL TOWN OF ABILENE, TAYLOR COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN PLAT CABINET 4, SLIDE 427, PLAT RECORDS, TAYLOR COUNTY, TEXAS.

All visible encroachments are shown on plat.

Resurveyed on the ground March 11, 2020

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. SOME EASEMENTS OR ANY OTHER MATTERS AFFECTING THIS TRACT MAY NOT BE SHOWN. EASEMENTS SHOWN ARE PER PLAT CABINET 1, SLIE 344, PLAT RECORDS AND PLAT CABINET 4, SLIDE 427, PLAT RECORDS, AS NOTED ON PLAT.

NOTICE
THIS PLAT IS INVALID WITHOUT AN ORIGINAL SIGNATURE ACROSS THE SEAL

Alvin Joe Adams
P.E. No. 4026
ADAMS ENGINEERING AND SURVEYING
ALL RIGHTS RESERVED

JOB: 20-10

8

AMENDMENT TO ECONOMIC DEVELOPMENT AGREEMENT WITH HABITAT FOR HUMANITY ABILENE, INC.

CITY OF ABILENE TEXAS

CITY COUNCIL MEMORANDUM
5/14/2026

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

ITEM: **8. Resolution: Receive a Report, Hold a Discussion and Take Action on Entering into a Economic Development Agreement with Troy Johnston Construction LLC for 1523 N 19th St. *(Tim Littlejohn)***

GENERAL INFORMATION
Troy Johnston Construction LLC is building a new single family home as part of the Rebuild Abi program located at 1523 N 19th St.

FUNDING/FISCAL IMPACT
up to $30,400

STAFF AND/OR BOARD RECOMMENDATION
Approval

ATTACHMENTS:
1. Troy Johnston Resolution (1)
2. 1523 N 19th St_Ch 380 agreement_troy johnston construction (1)
3. City Council Presentation Troy Johnston (1)

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, APPROVING CHAPTER 380 AGREEMENTS BETWEEN THE CITY OF ABILENE AND TROY JOHNSTON CONSTRUCTION LLC REGARDING 1523 N 19th ST

WHEREAS, the Economic Development Agreements ("Agreements") are effective as of the 14 th day of May, 2026, by and between Troy Johnston Construction LLC, ("Developer"), and the CITY OF ABILENE, TEXAS, a home rule city and municipal corporation ("City"), for the purposes and considerations stated below; and

WHEREAS, the City of Abilene adopted Resolution 142-2024 creating an Economic Development Program authorized by Chapter 380 of the Texas Local Government Code; and

WHEREAS, the City has adopted Resolution No. 192-2023 which created the Rebuild ABI program; and

WHEREAS, the Developer intends to acquire, or has acquired, fee simple ownership of 1523 N 19th St., in Abilene, Taylor County, Texas (the "Project Areas"); and

WHEREAS, the City desires to enter into these Agreements with the Developer in order to implement the Rebuild ABI economic development program developed by the City to enhance and expand the City's commercial, economic and employment base to the long-term interest and benefit of the City and the State of Texas; and

WHEREAS, it is anticipated that the development of the Project Areas will have a direct and positive economic benefit to the City; and

WHEREAS, the City hereby finds that these Agreements embody an eligible "project" and clearly promotes economic development in the City and, as such, meets the requisites under Chapter 380 of the Texas Local Government Code and is in the best interests of the City.

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

PART 1: That the City of Abilene approves the Rebuild ABI economic development agreements upon the terms and conditions as set forth in the attached agreements hereto.

PART 2: That this Resolution becomes effective immediately upon adoption.

ADOPTED on the 14th day of May, 2026.

ATTEST:

_____
Shawna Atkinson, City Secretary

_____
Weldon Hurt, Mayor

APPROVED:

_____
Stanley Smith, City Attorney

NEW CONSTRUCTION ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ABILENE AND

Troy Johnston Construction, LLC

This Economic Development Agreement ("Agreement") is effective as of the __14th____ of _____May___, 2026 (“Effective Date"), by and between ____Troy Johnston Construction, LLC _____("Developer"), and the CITY OF ABILENE, TEXAS, a home rule city and municipal corporation (“City”), for the purposes and considerations stated below.

RECITALS

WHEREAS, the Developer has acquired, fee simple ownership of __1523 N. 19th St._____ in Abilene, Taylor County, Texas (the "Project Area"); and

WHEREAS, the governing body of the City of Abilene adopted Resolution 49-2016 and Resolution 129-2023 creating an Economic Deve1opment Program authorized by Chapter 380 of the Texas Local Government Code; and

WHEREAS, the governing body of the City of Abilene adopted Resolution _192-2023_ and has created Rebuild ABI as an infill development incentive for new residential construction in certain target areas throughout the City; and

WHEREAS, the City desires to enter into this Agreement with the Developer in order to implement the Rebuild ABI economic development program developed by the City to enhance and expand the City's commercial, economic and employment base to the long-term interest and benefit of the City and the State of Texas; and

WHEREAS, it is anticipated that the development of the Project Area will have a direct and positive economic benefit to the City; and

WHEREAS, the City hereby finds that this Agreement embodies an eligible "project" and clearly promotes economic development in the City and, as such, meets the requisites under Chapter 380 of the Texas Local Government Code and is in the best interests of the City; and

NOW THEREFORE, in consideration of the foregoing premises and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, it is hereby agreed as follows:

I. AUTHORITY

1.01 The Agreement is authorized by state law, including but not limited Chapter 380 of the Texas Local Government Code, and is within the authority of the City and constitutes a legal and binding obligation of the City.

1.02 The Developer's execution and performance of this Agreement constitutes a valid and binding obligation of the Developer.

1.03 The factual recitals and findings set forth above are found to be true and correct for all purposes and are incorporated into this Agreement.

II. DEFINITIONS

2.01. **Program** means the economic development program identified in Article IV herein and established by the City pursuant to this Agreement.

2.02. **Developer** means _Troy Johnston Construction, LLC___ its successors or assigns.

III. TERM

3.01 This Agreement shall be effective as of the date of execution of both parties. This Agreement shall remain in full force and effect until the earlier of: (A) each party hereto has completed their respective obligations hereunder; or (B) eighteen months from the Effective Date **("Term").**

IV. ECONOMIC DEVELOPMENT PROGRAM

4.01 Upon Developer's completion of its obligations and duties set forth in this Agreement, the City shall pay the Developer the following incentives:

a. Payable at the time of closing of the interim construction financing to the participating eligible lender, on behalf of the Developer, a ten (10%) percent equity contribution of the total interim financing needed for the single-family construction. Lender eligibility is based solely on City accepting the lender into the Rebuild ABI program.

b. Payable at the time of closing of the final buyer, a five (5%) percent completion grant will be paid to the Developer, such grant being equal to five (5%) percent of the amount of the sales price of the home, and the home sales price shall not exceed a maximum price of $203,000.00,

c. In addition to the equity contribution and completion grant authorized above, the City shall provide without cost to the Developer, at the sole discretion of the City, one or more the following: (1) waiver of construction-related City permits and fees, (2) utility taps, (3) sidewalks, (4) roll-off containers and two tips, and (5) demolition of existing structures.

4.02 In the event the Developer chooses not to use a participating eligible lender, the Developer is eligible to receive a fifteen (15%) percent incentive, payable at the time of closing of the final buyer. Additionally, the Developer is eligible to receive the incentives listed in 4.0l(c).

V. DEVELOPER'S OBLIGATIONS AND DUTIES

The Developer shall perform or cause to be performed, the construction of the improvements set forth in **Exhibit A- "Public and Private Improvements** on or before the expiration of this agreement. Additionally:

5.01 The Developer shall be a Builder member of the Big Country Home Builder's Association as of the effective date of this Agreement, and during the term of this Agreement.

5.02 The Developer shall construct, at its expense, the improvements identified on **Exhibit A - "Public and Private Improvements"** in accordance with all applicable laws and regulations, including but not limited to the City's current residential building code and residential energy code.

5.03 The Developer shall purchase all building materials from a business located within the corporate boundaries of the City of Abilene, and pay all applicable local sales and use taxes to the City of Abilene. Upon request of the City, Developer shall promptly provide written documentation of compliance with this requirement, such written documentation being receipts or other documentation as agreed to by the City.

5.04 The Developer shall require the final buyer of the residence to sign an affidavit at closing that the buyer intends to occupy the residence as their legal homestead in the State of Texas and that it shall serve as their primary residence for a period of T wo years following closing.

5.05 The Developer shall construct the new construction within the existing Neighborhood Empowerment Zones of the City, or shall receive written approval from the City Manager, or his or her designee to build the home on a specific lot north of South 27th Street.

VI. CITY OBLIGATIONS AND DUTIES

6.01 Pay the Economic Incentives to Developer pursuant to the terms and conditions of this Agreement.

VII. DEFAULT

7.01 If any party should default upon any terms or obligations with respect to this Agreement **("Defaulting Party"),** the other party **("Complaining Party")** shall provide written notice of the default and shall reasonably include the actions required to cure such default. If the Defaulting Party cures the default within thirty (30) days after notice of default is received **("Cure Period"),** or commences to cure default within said thirty (30) days and diligently pursues the cure to its conclusion then this Agreement shall continue as if no default occurred.

7.02 In the event that the Defaulting Party fails to cure the default as required by Section 7.01 above, the Complaining Party may. by action or proceeding at law or in equity, be awarded damages and/or specific performance for such default, including reasonable attorney's fees and costs.

VIII. GENERAL PROVISIONS

8.01 DEVELOPER COVENANTS AND AGREES TO AND DOES HEREBY FULLY INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY, ITS OFFICERS, AGENTS, SERVANTS, AND EMPLOYEES FROM ALL CLAIMS, SUITS OR CAUSES OF ACTION OF ANY NATURE WHATSOEVER WHETHER REAL OR ASSERTED, BROUGHT FOR OR ON ACCOUNT OF ANY INJURIES OR DAMAGES TO PERSONS OR PROPERTY, INCLUDING DEATH, RESULTING FROM OR IN ANY WAY CONNECTED 'WITH THIS AGREEMENT OR THE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS. IN ADDITION, DEVELOPER COVENANTS TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, SUITS OR CAUSES OF ACTION OF ANY NATURE WHATSOEVER, BROUGHT FOR OR ON ACCOUNT OF INJURIES OR DAMAGES TO PERSONS OR PROPERTY, INCLUDING DEATH, RESULTING FROM THE

FAILURE OF DEVELOPER OR ITS CONTRACTORS AND SUBCONTRACTORS TO PROPERLY SAFEGUARD THE WORK, ON ACCOUNT OF ANY ACTS, INTENTIONAL OR OTHERWISE, NEGLECT OR MISCONDUCT OF DEVELOPER, ITS CONTRACTORS, SUBCONTRACTORS, AGENTS, SERVANTS OR EMPLOYEES.

8.02 If any provision of this Agreement, or a portion thereof, or the application thereof to any person or circumstances shall to any extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby. It shall not be deemed that any such invalid provision affects the consideration for this Agreement, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

8.03 This Agreement shall be construed in accordance with the laws of the State of Texas. Venue for any action brought under this Agreement shall be in Taylor County, Texas.

8.04 Developer shall not assign this Agreement without the express written consent of the City.

8.05 Nothing in this Agreement shall be construed to make the parties hereto partners or joint venturers or render any of said parties liable for the debts or obligations of any other of said parties.

8.06 Except as otherwise expressly provided herein, this Agreement may only be amended, modified or terminated by a declaration in writing, executed and acknowledged by all the parties to this Agreement.

8.07 This Agreement constitutes the entire agreement of the parties with respect to the matters set forth herein, and supersedes all prior discussions and agreements between the parties.

8:08 This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective legal representatives, successors and assigns.

8.09 In the event any legal proceeding is commenced to enforce or interpret provisions of this Agreement, the prevailing party in any such legal action shall be entitled to recover its reasonable attorney's fees and expenses incurred by reason of such action.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.
SIGNATURE PAGE FOLLOWS.]

AGREED:

DEVELOPER:
Troy Johnston Construction, LLC
Troy & Melissa Johnston
136 Topher
Abilene, TX 79606
Troy 325-668-4832
Troyjohnstonhomes@yahoo.com

By (signature): _____

Name (printed): Troy Johnston

Title: Principal

CITY OF ABILENE

ATTEST:

_____
City Manager

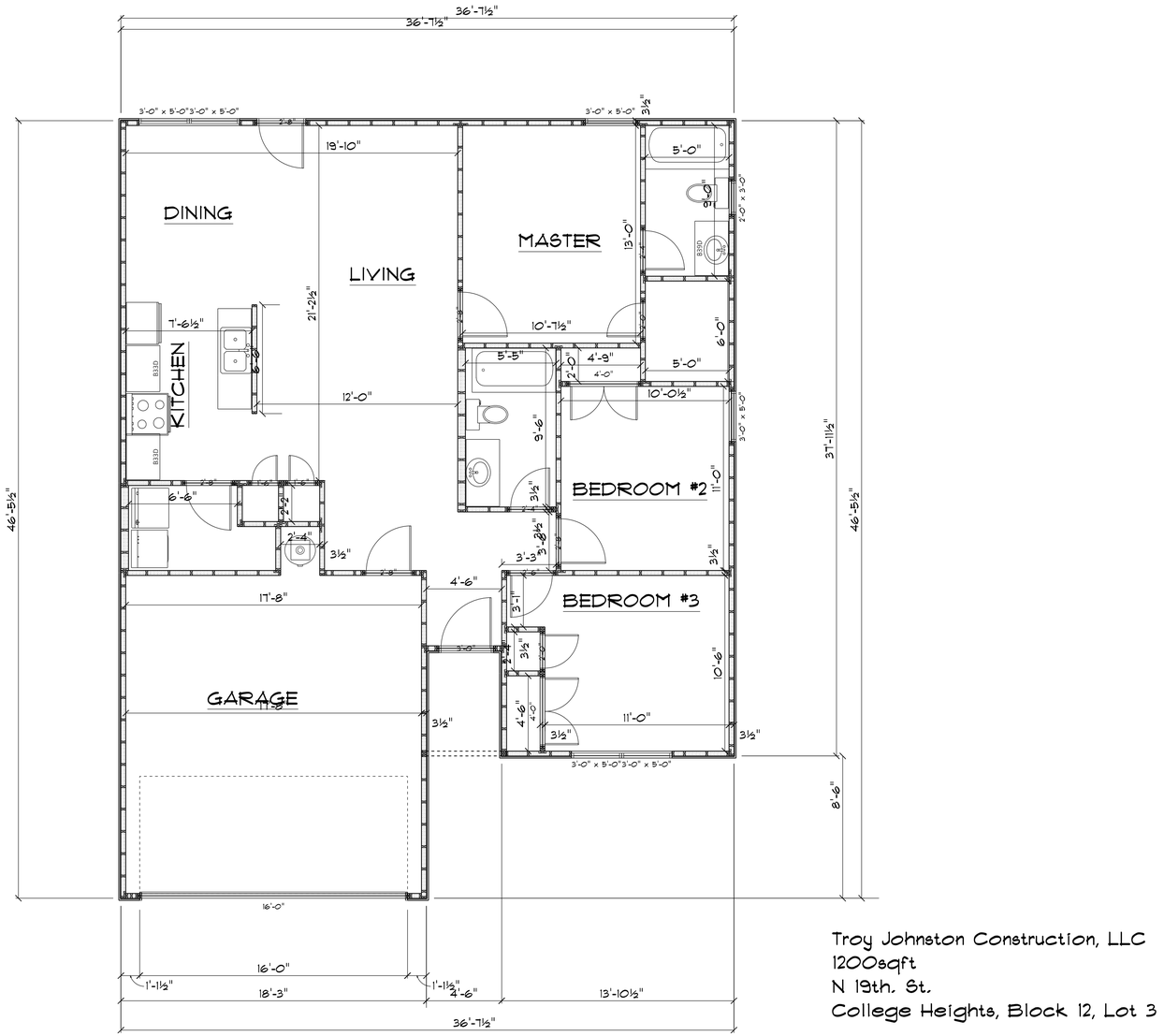
~~City Secretary~~

APPROVED AS TO FORM:

_____
City Attorney

ATTACHMENT A

Attached- Developers building plans.



MAIN FLOOR

SCALE: 1/4" = 1'-0"

Troy Johnston Construction, LLC
1200sqft
N 19th. St.
College Heights, Block 12, Lot 3

City Council Meeting

Economic Development Agreement

CITY OF ABILENE TEXAS

- Troy Johnston Construction LLC is proposing to build a newly constructed affordable home located at 1523 N 19th St.
- Home is approximately 1200 sq.ft.
- 3 bedroom, 2 bathroom,and 1 car garage
- Estimated sales price shall not be above $203,000

CITY OF ABILENE TEXAS

QUESTIONS

CITY OF ABILENE

CITY COUNCIL MEMORANDUM
5/14/2026

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

ITEM: **9. Resolution: Receive a Report, Hold a Discussion and Take Action on a Resolution of Support for Abilene Housing Authority as They Apply for a FHLB Grant to Maintain and Expand Services for Low Income Housing Needs Located at 1250 Yeomans Road *(Tim Littlejohn)***

GENERAL INFORMATION

AHA is applying for a FHLB (Federal Home Loan Bank) grant in order to maintain their LURA (Land Use Restriction Agreement) status which expires 2026. They are required to place new tax credits to extend affordability for the next 40 years. This grant will be used for needed preventive maintenance of the property and to expand resident support services in order to better serve their population. The FHLB grant will be in the amount of 1.75 million to accomplish the above.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

Approval

ATTACHMENTS:

1. AHA Resolution of Support for Canterbury Apts revised
2. City Council Presentation

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, SUPPORTING THE HOUSING TAX CREDIT APPLICATION FOR ABILENE HOUSING AUTHORITY

WHEREAS, Abilene Housing Authority has proposed the rehabilitation of 1250 Yeomans Road for the adaptive reuse of an existing structure for affordable rental housing located at 1250 Yeomans Road in the City of Abilene, County of Taylor Texas; and

WHEREAS, there is a need for affordable housing for the City of Abilene citizens of modest means; and

WHEREAS, the City has adopted a Comprehensive Plan which outlines strategies for addressing key challenges and achieving long-term growth and sustainability; and

WHEREAS, the proposed housing project at 1250 Yeomans Road is a key component of the City's revitalization plan and will provide quality affordable housing in Abilene; and

WHEREAS, Abilene Housing Authority intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2026 Low Income Housing tax Credit Program funds for Canterbury Crossing Apartments; and

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

PART 1: That the City of Abilene, acting through its Governing Body, hereby confirms that it supports the application for 1250 Yeomans Road, Abilene, Texas, for a 304 unit apartment rehabilitation and that this formal action has been taken to put on record the opinion expressed by the City of Abilene on May 14th, 2026.

PART 2: That the City of Abilene recognizes the importance of 1250 Yeomans Road project and its alignment with the City's community revitalization goals and hereby expressly supports the Federal Home Loan Bank application and looks forward to the successful completion of the project.

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

PART 4: That this resolution affirms the City of Abilene's support for the above named development.

PART 5: That this Resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Abilene, and it is accordingly so resolved.

ADOPTED this 14th day of May, 2026

ATTEST:

_____
Shawna Atkinson, City Secretary

_____
Weldon Hurt, Mayor

APPROVED:

_____
Stanley Smith, City Attorney

Resolution of support for 1250 Yeomans Road.

CITY OF ABILENE TEXAS

- AHA is applying for a FHLB (Federal Home Loan Bank) grant in order to maintain their LURA (Land Use Restriction Agreement) status which expires 2026. They are required to place new tax credits to extend affordability for the next 40 years. This grant will be used for needed preventive maintenance of the property and to expand resident support services in order to better serve their population. The FHLB grant will be in the amount of 1.75 million to accomplish the above.
- Canterbury Crossing is a 304 unit complex that

Serves the 30-60% LMI income population

CITY OF ABILENE TEXAS

QUESTIONS

CITY COUNCIL MEMORANDUM
5/14/2026

TO: **Emily Crawford, City Manager**
FROM: **Jeff Duebner, Assistant Director of Public Works**

ITEM: **10. Resolution: Receive a Report, Hold a Discussion, and Take Action on Awarding Bid #CB-2632 N. 18th St. Rehabilitation (N. Willis St. to N. Mockingbird Ln.) to J.H. Strain & Sons, Inc. *(Jeff Duebner)***

GENERAL INFORMATION

This construction contract involves the rehabilitation of N. 18th St. from N. Willis St. to N. Mockingbird Ln. The project will include removal of existing pavement and base, placement of new base material, an underseal, and new HMAC. This project will also include concrete pavement sections, valley gutters, alley aprons, and pavement markings throughout the project. This project includes an approximate 10% contingency of $80,000.00.

FUNDING/FISCAL IMPACT

Funding for this project will be through the Street Maintenance Fee Funds.

STAFF AND/OR BOARD RECOMMENDATION

The Street Maintenance Advisory and Appeals Board selected this project during their June 2024 meeting. Staff recommends awarding the bid to the best value bidder, J.H. Strain & Sons, Inc., of Tye, Texas with a base bid amount of $886,174.10.

ATTACHMENTS:

1. N. 18th Rehabilitation Resolution
2. N. 18th St. Rehab Contract (Strain)
3. CB2632TAB
4. SCOPE OF PROJECT
5. PROJECT LOCATION MAP
6. N. 18th St. Rehab Presentation - 4-24-2026

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, AWARDING BID TO J.H. STRAIN & SONS, INC., TYE, TEXAS

WHEREAS, the City of Abilene duly advertised and gave such notice, as required by law, for bids for the N. 18th St. Rehabilitation Project; and

WHEREAS, the project involves the rehabilitation of N. 18th St. from N. Willis St. to N. Mockingbird Ln.; and

WHEREAS, the project will also include concrete pavement, curb and gutter, valley gutters, and alley apron replacement; and

WHEREAS, the City of Abilene has utilized the "Best Value" competitive bidding method in determining the award of the contract; and,

WHEREAS, the following bids were received and opened on April 14, 2026:

J.H. Strain & Sons Inc., Tye, Texas	$886,174.10
Bontke Brothers Construction Co., Inc., Abilene, Texas	$1,003,529.10

WHEREAS, J.H. Strain & Sons, Inc., Tye, Texas submitted the best value bid in the amount of $886,174.10 with the bid meeting specifications. Staff recommends awarding the bid to the best value bidder, J.H. Strain & Sons, Inc., Tye, Texas.

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

PART 1: That the City Council approves this bid in the amount of $886,174.10.

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

ADOPTED this 14th day of May, 2026.

ATTEST:

_____
Shawna Atkins, City Secretary

_____
Weldon Hurt, Mayor

APPROVED:

_____
Stanley Smith, City Attorney

CONSTRUCTION CONTRACT

BACKGROUND

THIS CONTRACT, made on the 14 day of May, 2026 is between the City of Abilene, a Municipal Corporation of Taylor and Jones Counties, Texas ("City"), and J.H. Strain & Sons, Inc. of the City of Tye, State of Texas. ("Contractor").

The City recognizes a need for high quality construction work; the Contractor agrees to complete the project in return for payment.

THE AGREEMENT

1. **Work and Consideration**. hereby agrees to commence and complete the construction of Work required in the Contract Documents -- incorporated herein by reference --

N. 18TH ST. REHABILITATION (N. WILLIS ST. TO N. MOCKINGBIRD LN.)

All work to be performed will be completed in conformance with (1) Part I and II of the City of Abilene's Standard Specifications for Construction adopted September, 2006 with the attached amendments in these Contract Documents, and (2) the Technical Specifications and Plans attached to these Contract Documents. Technical Specifications and Plans attached to these Contract Documents control in the event of a conflict.

In consideration of this Work, the City will pay the Contractor the sum of $886,174.10

2. **Timely Work**. The Contractor must begin and fully complete Work in the days stated in the Notice to Proceed. The time allows for normal delays associated with weather conditions, crew coordination, etc. Time is of the essence, and liquidated damages as set forth in the General Conditions (Paragraph 16) apply for late Work.

3. **Payment**. If Performance and Payment Bonds are required, the City will pay Contractor according to the General Conditions (Paragraph 20). If Performance and Payment Bonds are not required, the City will pay Contractor according to the Instructions to Bidders.

4. **No liens**. No mechanic, contractor, subcontractor, supplier, or other person can or will contract for, or in any other manner have or acquire any lien upon the work of this Contract, or the land upon which it is situated. The laws of the State of Texas govern this Contract.

5. **Venue**. Venue for any legal proceeding is Taylor County, Texas.

6. **Indemnity.**

A. Definitions

For the purpose of this section the following definitions apply:

"City" shall mean all officers, agents and employees of the City of Abilene.

"Claims" shall mean all claims, liens, suits, demands, accusations, allegations, assertions, complaints, petitions, proceedings and causes of action of every kind and description brought for damages.

"Contractor" includes the corporation, company, partnership, or other entity, its owners, officers, and/or partners, and their agents, successors, and assigns.

"Contractor's employees" shall mean any employees, officers, agents, subcontractors, licensee and invitees of Contractor.

"Damages" shall mean each and every injury, wound, hurt, harm, fee, damage, cost, expense, outlay, expenditure or loss of any and every nature, including but not limited to:

(i) injury or damage to any property or right

(ii) injury, damage, or death to any person or entity

(iii) attorneys fees, witness fees, expert witness fees and expenses, and

(iv) all other costs and expenses of litigation

"Premise Defects" shall mean any defect, real or alleged, which now exists or which may hereafter arise upon the premises.

"Proven" shall mean that a court of competent jurisdiction has entered a final unappealable judgment on a claim adjudging an entity or person liable for a monetary judgment.

"Sole negligence" shall mean negligence of a party that is unmixed with the fault of any other person or entity.

B. Indemnity

The Contractor must indemnify, hold harmless, and defend the City from and against liability for any claims arising out of the Contractor's work and activities conducted in connection with this Contract.

The Contractor is an independent contractor and is not, with respect to its acts or omissions, an agent or employee of the City.

Contractor must at all times exercise reasonable precautions on behalf of, and be solely responsible for, the safety of Contractor's employees while in the vicinity where the work is being done. The City is not liable or responsible for the negligence or intentional acts or omissions of the Contractor or Contractor's employees.

The City assumes no responsibility or liability for damages which are directly or indirectly attributable to premise defects. Responsibility for all such defects is expressly assumed by the Contractor.

The City and Contractor must provide the other prompt and timely notice of any covered event which in any way affects or might affect the Contractor or City. The City has the right to compromise and defend the same to the extent of its own interests.

BOTH CITY AND CONTRACTOR EXPRESSLY INTEND THIS CONTRACT'S INDEMNITY PROVISION TO REQUIRE CONTRACTOR TO INDEMNIFY AND PROTECT THE CITY FROM THE CONSEQUENCES OF THE CITY'S OWN NEGLIGENCE WHILE CITY IS PARTICIPATING IN THIS CONTRACT, WHERE THAT NEGLIGENCE IS A CONCURRING CAUSE OF THE DAMAGES. THIS CONTRACT'S INDEMNITY PROVISION DOES NOT APPLY TO ANY CLAIM WHERE DAMAGE IS PROVEN TO RESULT FROM THE SOLE NEGLIGENCE OF THE CITY.

7. **Insurance**. The Special Conditions found in the City of Abilene's Standard Specifications for Construction adopted September, 2006, Part I, Division I, Item 3, contain the insurance requirements of this Contract.

8. **Overcharges**. The Contractor assigns to City any claims for overcharges related to this Contract which arise under antitrust laws of the United States, 15 U.S.C.A. Sec. 1 et seq, as amended.

9. **Contract Interpretation**. Any dispute about the Contract's meaning or application will be interpreted fairly and reasonably, and neither more strongly for or against either party.

10. **Indebtedness to City**. Contractor agrees that no payments owed by him of any nature whatsoever to the City, including payment in advance for service charges or any sums of any character whatsoever, shall become delinquent or in arrears.

The City will not knowingly award contracts for goods or services to any Bidder in arrears to the City for any debt, claim, demand, or account whatsoever, including taxes, penalty or interest. Contractor is responsible for ensuring that no indebtedness exists.

Section 130 of the City Charter authorizes the City to counterclaim and offset any debt, claim, demand or account owed by the City to any person, firm or corporation in arrears to the City for any debt, claim, demand or account of any nature whatsoever, including taxes, penalty or interest.

11. Statutory Verifications. Unless the Contractor is not subject to a provision below, the signatory executing this Agreement on behalf of the Contractor verifies that the Contractor: (1) does not boycott Israel and will not boycott Israel during the term of this Agreement; (2) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association, and will not discriminate during the term of this Agreement against a firearm entity or firearm trade association; (3) does not boycott energy companies, and will not boycott energy companies during the term of this Agreement; and (4) is not on a list maintained by the State Comptroller's office prepared and maintained pursuant to Section 2252.153 of the Texas Government Code.

A. Verification Against Boycott of Israel Provision. In accordance with Chapter 2271 of the Texas Government Code, a Texas governmental entity may not enter into an agreement with a company for the provision of goods or services unless the agreement contains a written verification from the company that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the agreement. The term "company" does not include a sole proprietorship. Chapter 2271 of the Texas Government Code only applies to an agreement that: (1) is between a governmental entity and a company with 10 or more full-time employees; and (2) has a value of $100,000.00 or more that is paid wholly or partly from public funds of the governmental entity.

B. Verification Against Discrimination of Firearm or Ammunition Industries Provision. Pursuant to Texas Government Code Chapter 2274, unless otherwise exempt, if the company employs at least 10 full-time employees, and this agreement has a value of at least $100,000 that is paid wholly or partly from public funds of the City, the company verifies that: (1) the company does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and (2) the company will not discriminate during the term of the Agreement against a firearm entity or firearm trade association. The term "company" does not include a sole proprietorship. This provision does not apply to a governmental entity that contracts with a sole-source provider, or does not receive any bids from a company that is able to provide the written verification required.

C. Verification Against Boycott of Energy Companies Provision. Pursuant to Texas Government Code Chapter 2276, unless otherwise exempt, if the company employs at least 10 full-time employees, and this Agreement has a value of at least $100,000 that is paid wholly or partly from public funds of the City, the company represents that: (1) the company does not boycott energy companies; and (2) the company will not boycott energy companies during the term of this Agreement. The term "company"

does not include a sole proprietorship. This provision does not apply to a governmental entity that determines the requirements are inconsistent with the governmental entity's constitutional or statutory duties related to the issuance, incurrence, or management of debt obligations or the deposit, custody, management, borrowing, or investment of funds.

D. Prohibition on Contracts with Certain Companies Provision. In accordance with Section 2252.152 of the Texas Government Code, the company verifies that company is not on a list maintained by the State Comptroller's office prepared and maintained pursuant to Section 2252.153 of the Texas Government Code.

12. Contract Execution. The Contractor must sign the Contract first, with any necessary attestation and seal. The City Attorney or designee must review the Contract, and approve or disapprove it. If approved, the City's authorized agent will then sign. The City Secretary must keep a signed original in the City Secretary's Office.

13. Contract Copies. Each of the two executed copies is an original.

IN WITNESS HERE OF, the parties hereto have executed this contract:

CONTRACTOR

Name of Contractor:

J.H. STRAIN & SONS, INC.

Business Address:

PO BOX 277

TYE, TX 79563

Signature

KENT STRAIN

Name - Typed or Printed

325 692-0067

Business Phone No.

PRESIDENT

Title - Typed or Printed

75-1038129

Federal Tax I.D.#

ATTEST: (If Corporation)

Corporate Secretary's Signature

Corporate Seal
(if none, write "None")

CITY OF ABILENE

Authorized Signature

ATTEST:

City Secretary

Seal:

APPROVED:

City Attorney

CITY OF ABILENE
PURCHASING DIVISION
TABULATION OF BIDS

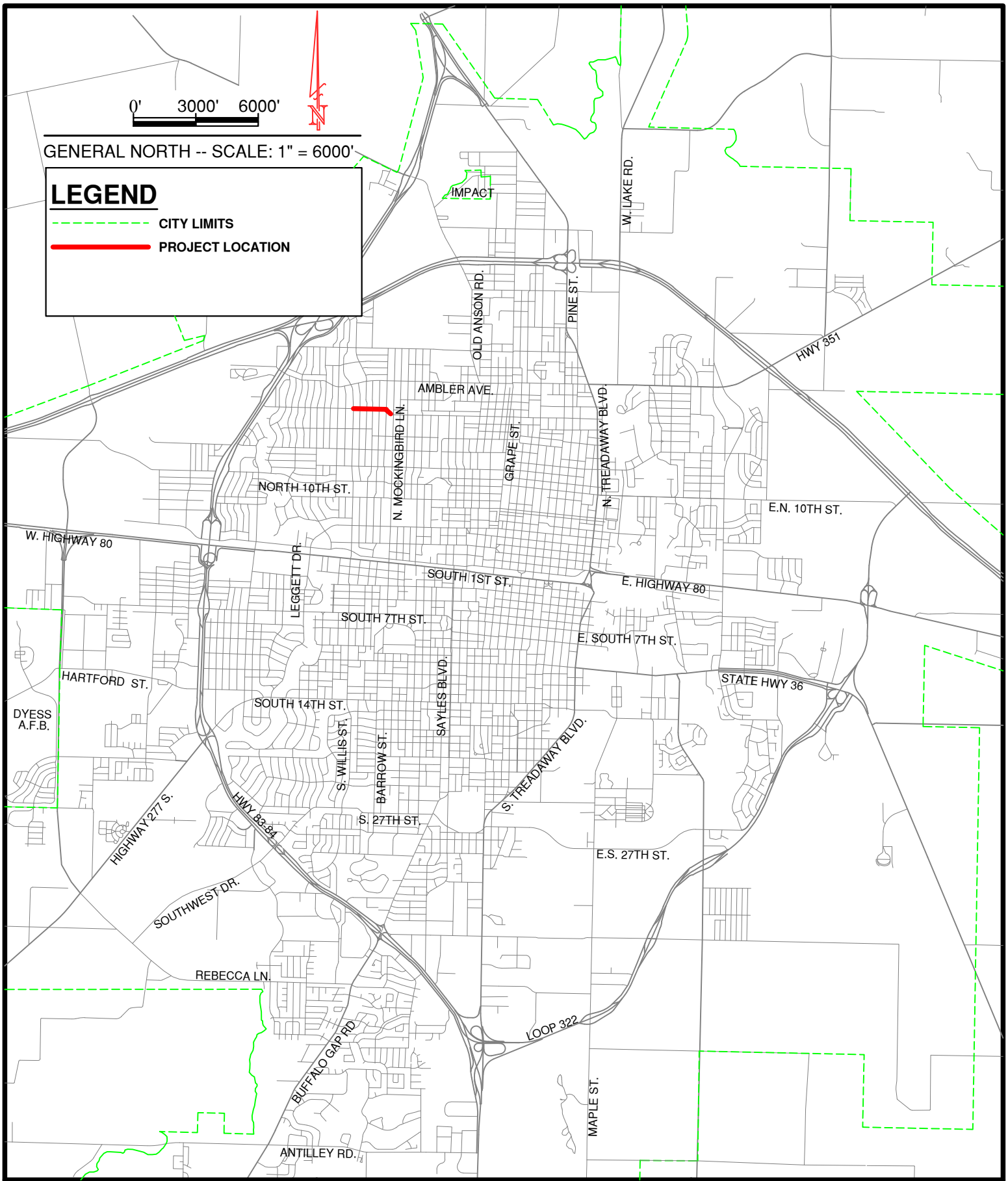
DEPARTMENT: ENGINEERING
BID NO.: CB-2632
TIME OF OPENING: 11:00 A.M.
DATE OF OPENING: APRIL 14, 2026

				J.H. STRAIN & SONS, INC. TYE, TX		BONTKE BROTHERS ABILENE, TX									
ITEM	**DESCRIPTION**	**QTY**	**UNIT**	**UNIT PRICE**	**EXTENSION**	**UNIT PRICE**	**EXTENSION**	**UNIT PRICE**	**EXTENSION**	**UNIT PRICE**	**EXTENSION**	**UNIT PRICE**	**EXTENSION**	**UNIT PRICE**	**EXTENSION**
1.	N. 18TH ST. REHABILITATION (N. WILLIS ST. TO N. MOCKINGBIRD LN.)				886,174.10		1,003,529.10								
BASE BID					886,174.10		1,003,529.10								
DISCOUNT															
TOTAL BID					886,174.10		1,003,529.10								

*NOTES: INDICATES RECOMMENDED AWARD

SCOPE OF PROJECT

This construction contract involves the rehabilitation of N. 18th St. from N. Willis St. to N. Mockingbird Ln. This project will include removal of existing pavement and base, placement of new base material, an underseal, and new HMAC. This project will also include concrete pavement sections, valley gutters, alley aprons, and pavement markings throughout the project.



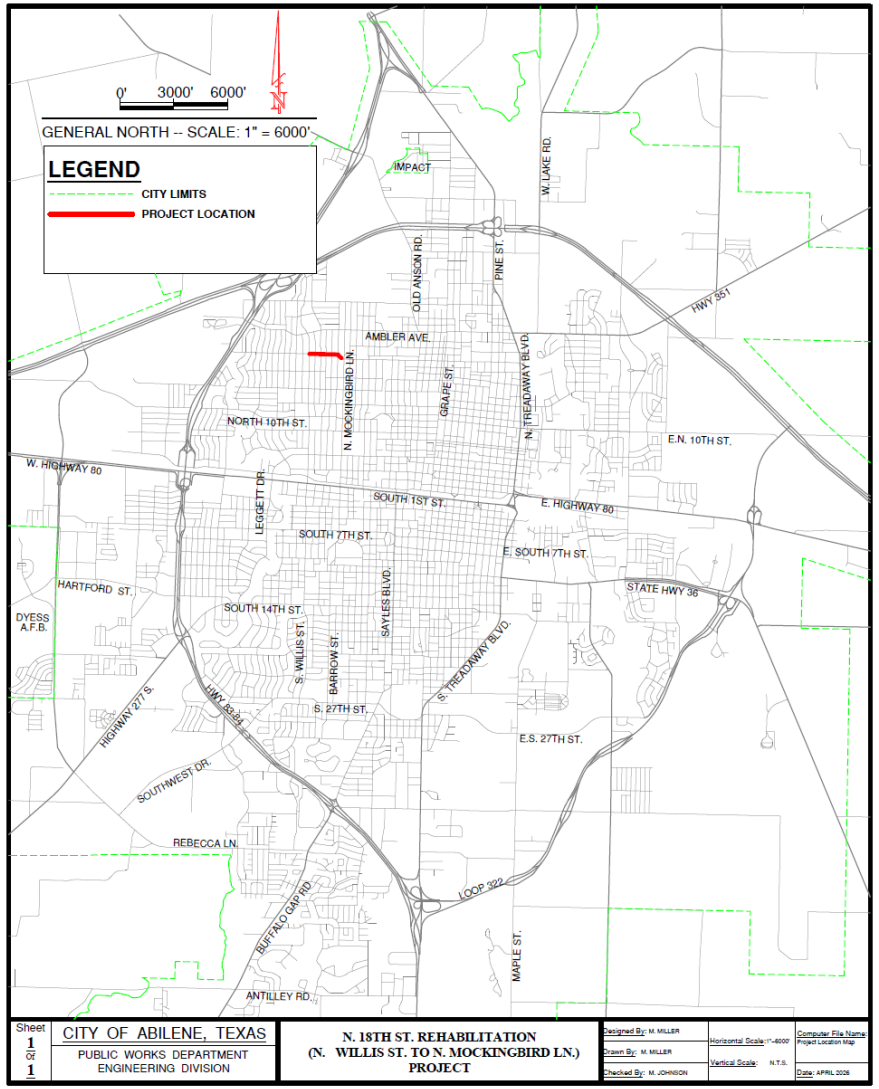
Sheet	CITY OF ABILENE, TEXAS	N. 18TH ST. REHABILITATION (N. WILLIS ST. TO N. MOCKINGBIRD LN.) PROJECT	Designed By: M. MILLER		Computer File Name: Project Location Map
1 Of 1	PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION		Drawn By: M. MILLER	Horizontal Scale: 1"=6000'	
			Checked By: M. JOHNSON	Vertical Scale: N.T.S.	Date: APRIL 2026

Bid Award of CB-2632
N. 18th St. Rehabilitation Project
(N. Willis St. to N. Mockingbird Ln.)

(Max Johnson)

CITY OF ABILENE TEXAS

Bid Award of CB-2632
N. 18th St. Rehabilitation Project



Limits

N. Willis St. to N. Mockingbird Ln.

CITY OF ABILENE TEXAS

Bid Award of CB-2632
N. 18th St. Rehabilitation Project

- Project includes:
  - Rehabilitation of N. 18th St. from N. Willis St. to N. Mockingbird Ln to include removal of existing pavement and base, placement of new base material, an underseal, and new HMAC; this project will also include concrete pavement sections, valley gutters, alley aprons, and pavement markings throughout the project.
- Project advertised March 29th and April 5th; bids opened April 14th, 2026; two (2) bids received.
- Project allowance: $80,000.00.
- Staff recommends awarding the bid to the best value bidder, J.H. Strain & Sons, Inc. with a base bid of $886,174.10.

CITY OF ABILENE TEXAS

Questions?

CITY OF ABILENE TEXAS

CITY COUNCIL MEMORANDUM
5/14/2026

TO: **Emily Crawford, City Manager**
FROM: **Jeff Duebner, Assistant Director of Public Works**

ITEM: **11. Ordinance (First Reading): Receive a Report, Hold a Discussion and Take Action on Amending Chapter 18, "Motor Vehicles and Traffic," Article XIII, "Schedules," Section 18-286, "Decreased Speed Limits-School Zones," of the Abilene Municipal Code *(Jeff Duebner)***

GENERAL INFORMATION

The Ordinance amendment creates a new school zone next to Crockett Head Start School. The new school zone is on S. 13th St. between Sunset Dr. and S. Willis St. The school zone will reduce speed for hours designated on school days, where school signs are posted or at any time when electrical control devices are in operation.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

ATTACHMENTS:

1. Crockett Head Start School Zone Ordinance
2. PROJECT LOCATION MAP
3. Crockett Head Start School Zone Slideshow

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 18, "MOTOR VEHICLES AND TRAFFIC," ARTICLE XIII, "SCHEDULES," SECTION 18-286, "DECREASED SPEED LIMITS-SCHOOL ZONES," OF THE ABILENE MUNICIPAL CODE, BY AMENDING CERTAIN SECTIONS AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING A PENALTY

WHEREAS, an engineering study has resulted in a recommendation for establishing a school zone for Crockett Head Start; and

WHEREAS, the City Code of Ordinance provides for decreased speed limits for established school zones; and

WHEREAS, there is a need to amend the City Code of Ordinances to implement the engineering recommended school zone additions.

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

PART 1: That Chapter 18, Article XIII, Section 18-286 of the Abilene Municipal Code be amended as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force or effect.

PART 3: That any persons, firm, or corporation violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine in accordance with Chapter 1 (Section 1-9) of this Code. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FIRST READING this 14th day of May 2026.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 24th day of May, 2026, the same being more than 24 hours prior to a public hearing being held in the Council Chamber of City Hall in Abilene, Texas, at 8:30 a.m. on the 28th day of May, 2026, to permit the public to be heard.

PASSED ON SECOND AND FINAL READING this 28th day of May 2026.

ATTEST:

_____
CITY SECRETARY

_____
MAYOR

APPROVED:

_____
CITY ATTORNEY

Exhibit A

Sec. 18-286. Decreased speed limits-School zones.

(a) In accordance with the provisions of this chapter, and when traffic-control devices or signs are erected giving notice thereof, the prima facie speed limit shall be twenty (20) miles per hour for hours designated on school days, where school signs are posted or at any time when electrical control devices are in operation, on the following streets or portions of streets:

School	Street	Extent
Alcorta Elementary	South 32nd St.	260 feet west of Buffalo Gap Rd. to 210 feet west of Marshall
	Marshall St.	South 32nd St. to 550 feet north of South 32nd St.
Austin Elementary	South 23rd St.	170 feet east of South Elmwood Dr. to 175 west of Greenbriar Dr.
	South 25th St.	South Elmwood Dr. to Greenbriar Dr.
	Elmwood Dr., South	South 23rd St. to South 25th St.
	Greenbriar Dr.	South 23rd St. to 245 feet south of South 25th St.
Bonham Elementary	South 7th St.	175 feet west of Buccaneer Dr. to 150 feet east of Hawthorne St.
	Buccaneer Dr.	South 7th St. to Potomac Ave.
	Potomac Ave.	Buccaneer Dr. to 255 feet west of Hawthorne St.
Bowie Elementary	South 20th St.	255 feet west of Vine St. to 310 feet east of Jeanette St.
	South 21st St.	Vine St. to Jeanette St.
	Jeanette St.	South 20th St. to South 22nd St.
	Vine St.	South 20th St. to South 22nd St.
Clack Middle School	Corsicana Ave.	Alamo Dr. to 300 feet north of Sagehen Ridge Dr.
	Sagehen Ridge Dr.	Corsicana Ave. to Snipe Ln.
	Hartford St	160 feet west of Corsicana Ave. to Reagan Circle (west side)
Craig Middle School	Prof Bynum Way	From Judge Ely to 200 east of Sunrise Ave.
Crockett Head Start	S. 13th St.	From Sunset Dr. to South Willis St.
Dyess Elementary	Jennings Dr.	275 feet east of Delaware Rd. to Hampton Hills St.
	Delaware Rd.	Jennings Dr. to Hampton Hills St.
	Hampton Hills St	Delaware Rd to Jennings Dr

Jefferson Campus	Vine St.	S. 14th St. to S. 17th St.
	Jeanette St.	S. 14th St. to S. 17th St.
	S. 17th St.	Jeanette St. to Vine St.
Kenley Private School	Matador St.	South 14th St. to South 15th St.
Madison Middle School	Barrow St.	South 32nd St. to Edgemont Dr.
Mann Middle School	Mimosa Dr.	Vogel Ave. to Iris St.
	Vogel Ave.	Westview Dr. to Mimosa Dr.
Martinez Elementary	North 12th St.	200 feet west of Clinton St. to 260 feet east of Merchant St.
	Clinton St.	North 12th St. to North 14th St.
	Merchant St.	North 12th St. to North 14th St.
Ortiz Elementary	Vogel Ave.	Burger St. to Catclaw Creek
Purcell Elementary	North 12th St.	Glendale Dr. to Minter Lane
	North 14th St.	Glendale Dr. to Minter Lane
	Glendale Dr.	Laurel Dr. to North 14th St.
	Minter Lane	North 12th St. to North 14th St.
Stafford Elementary	North 10th St.	250 feet east of Pioneer Dr. to 140 feet west of North San Jose Dr.
	Pioneer Dr.	North 10th St. to San Jose Dr.
	San Jose Dr.	North 10th St. to Pioneer Dr.
Thomas Elementary	Lakeside Dr.	200 feet South of Bynum St. to East South 11th St.
	Merchant St.	North 12th St. to North 14th St.
Ward Elementary	Rebecca Ln.	Alley between Pamela Dr. and Carrie Ann Ln. to 430 feet East of Bruce Dr.
	Paint Brush Dr.	Pennington Dr. to Bruce Dr.
Woodson Skill Center	Cockerell Dr.	650 feet north of East Highway 80 to 500 feet south of E.N. 7th St.

(b) In accordance with the provisions of this chapter, and when traffic-control devices or signs are erected giving notice thereof, the prima facie speed limit shall be twenty-five (25) miles per hour for hours designated on school days, where school signs are posted or at any time when electrical control devices are in operation, on the following streets or portions of streets:

School	**Street**	**Extent**

Wylie East Elementary	Colony Hill Road	From Maple Street, to Connor Road.
Wylie East Elementary	Maple Street	From 500 feet north of Colony Hill Road to Carriage Hills Parkway
Wylie East Junior High	Colony Hill Road	From Wildflower Way, east to City Limits

(c) In accordance with the provisions of this chapter, and when traffic-control devices or signs are erected giving notice thereof, the prima facie speed limit shall be thirty (30) miles per hour for hours designated on school days, where school signs are posted or at any time when electrical control devices are in operation, on the following streets or portions of streets:

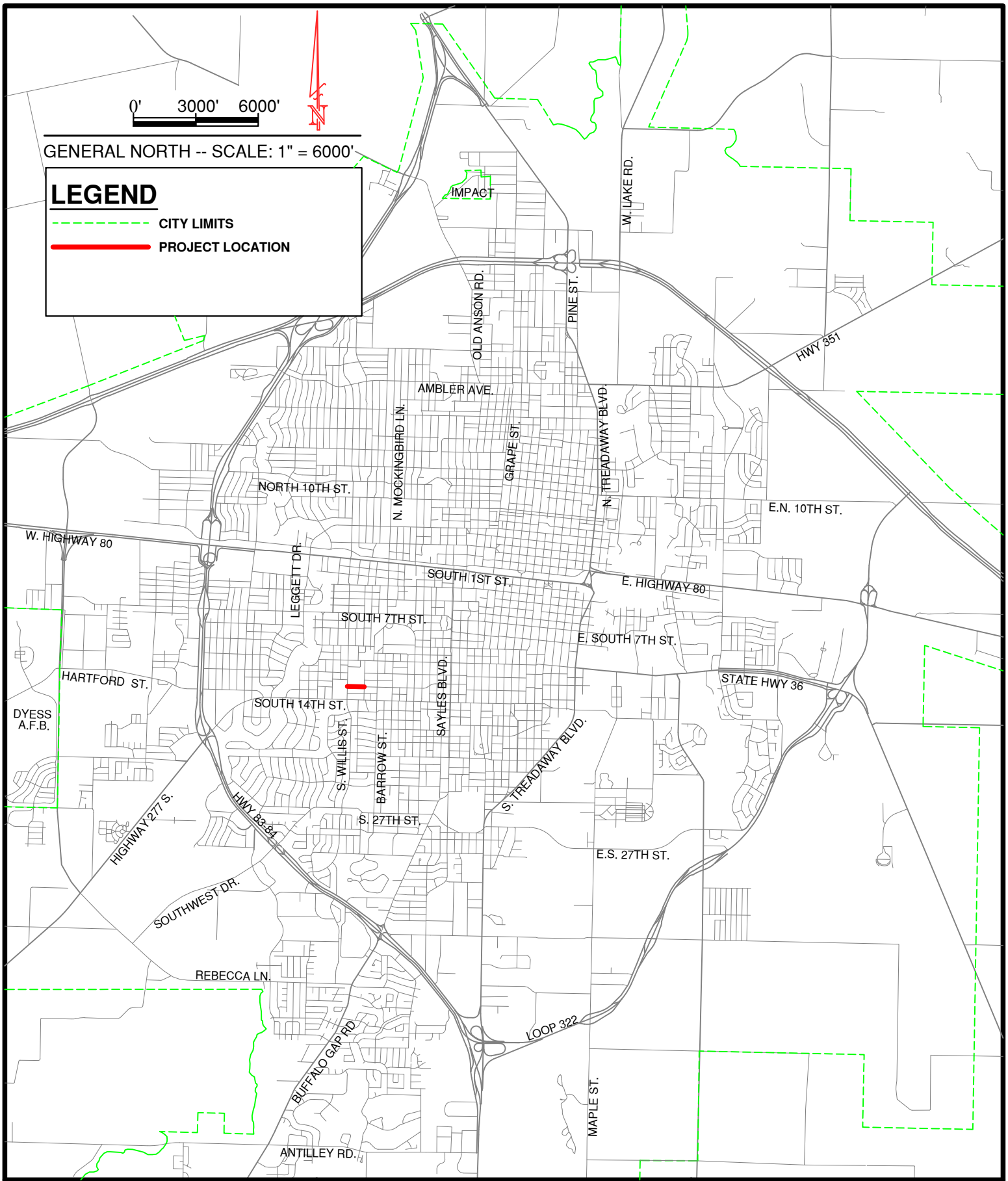
School	Street	Extent
Abilene Christian School	Judge Ely Blvd.	From 680 feet south of E. Stamford St. to 1,500 feet south of E. Stamford St.
Craig Middle School	Judge Ely Blvd.	100 feet north of Luzon St. to 250 feet north of Clarks Dr.
Taylor Elementary	EN 10th St.	675 feet east of Griffith Rd. to 1655 feet east of Griffith Rd.
Wylie Elementary	Antilley Rd. (Westbound)	From Buffalo Gap Rd. to 850 feet East of Buffalo Gap Rd.
	Antilley Rd. (Eastbound)	From Buffalo Gap Rd. to 600 feet East of Buffalo Gap Rd.
	Hardwick Rd.	From 300 feet north of Waldrop Dr. to 800 feet south of Waldrop Dr.
Wylie High School	Antilley Rd. Eastbound	400 feet east of Twin Oaks Blvd. to 2,100 feet east of Twin Oaks Blvd.
	Antilley Rd. Westbound	550 feet east of Twin Oaks Blvd. to 2,550 feet east of Twin Oaks Blvd.

(d) In accordance with the provisions of this chapter, and when traffic-control devices or signs are erected giving notice thereof, the prima facie speed limit shall be thirty-five (35) miles per hour for hours designated on school days, where school signs are posted or at any time when electrical control devices are in operation, on the following streets or portions of streets:

School	Street	Extent
Bassetti Elementary	US Hwy 277	525 feet south of Twylight Trail to 300 feet north of Butterfield Meadows Parkway
Wylie Early Childhood Center	Buffalo Gap Road	440 feet south of Antilley Road to 640 feet north of Antilley Road
Wylie East Intermediate	Oldham Lane/FM 1750	260 feet south of Hardison Lane to 200 feet north of Prado Verde Drive
Wylie West Intermediate	Beltway South/FM 707	150 feet west of Tuscany Dr. to 245 feet east of Hardwick Road
Wylie West Junior High	Beltway South/FM 707	270 feet east of Thompson Parkway to White Boulevard

(e) In accordance with the provisions of this chapter, and when traffic-control devices or signs are erected giving notice thereof, the prima facie speed limit shall be forty (40) miles per hour for hours designated on school days, where school signs are posted or at any time when electrical control devices are in operation, on the following streets or portions of streets:

School	Street	Extent
Bassetti Elementary	Hwy. 277 Southbound	530 feet south of Twylight Tr. to 1,970 feet south of Twylight Tr.
	Hwy. 277 Northbound	From 1,030 feet south of Twylight Tr. to 2,370 feet south of Twylight Tr.



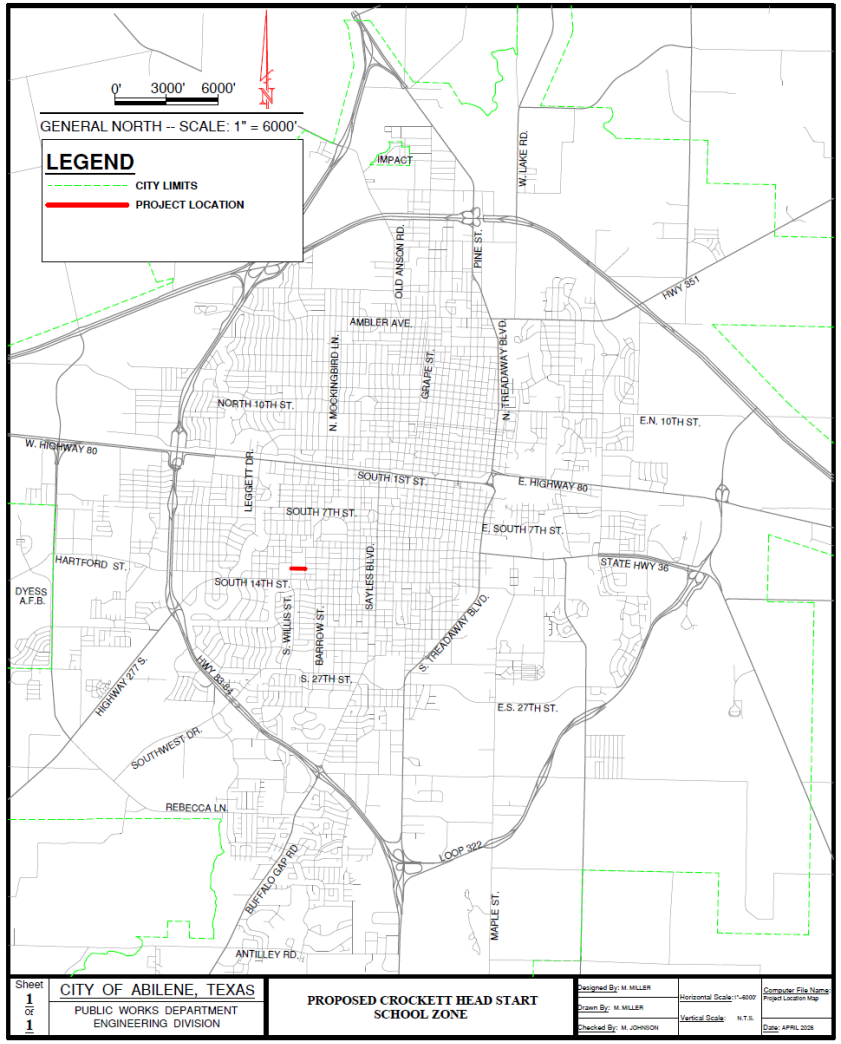
Sheet 1 Of 1	CITY OF ABILENE, TEXAS PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	**PROPOSED CROCKETT HEAD START SCHOOL ZONE**	Designed By: M. MILLER Drawn By: M. MILLER Checked By: M. JOHNSON	Horizontal Scale: 1"=6000' Vertical Scale: N.T.S.	Computer File Name: Project Location Map Date: APRIL 2026

Ordinance (First Reading): Amending Chapter 18, “Motor Vehicles and Traffic,” Article XIII, “Schedules,” Section 18-286, “Decreased Speed Limits-School Zones” of the Abilene Municipal Code

(Max Johnson)

CITY OF ABILENE TEXAS

Ordinance: Amending Abilene Municipal Code For School Zone Speed Reduction for Crockett Head Start



Limits

South 13th St. from Sunset Dr. to S. Willis St.

CITY OF ABILENE TEXAS

Ordinance: Amending Abilene Municipal Code For School Zone Speed Reduction for Crockett Head Start

- Amendment includes:
  - Amendment of Chapter 18, “Motor Vehicles and Traffic,” Article XIII, “Schedules,” Section 18-286, “Decreased Speed Limits – School Zones,” of the Abilene Municipal Code.
  - Create a new school zone for Crockett Head Start on South 13th St. between Sunset Dr. and S. Willis St. with a speed limit of twenty (20) mph.

CITY OF ABILENE TEXAS

Questions?

CITY OF ABILENE TEXAS

CITY COUNCIL MEMORANDUM
5/14/2026

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

ITEM: **12. Ordinance (First Reading) Z-2026-24: Receive a Report, Hold a Discussion 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. *(Tim Littlejohn)***

GENERAL INFORMATION

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

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommends approval with the following conditions by a vote of 4-0:

- A minimum of one (1) treelocatedwithin eachparkingisland;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:

1. ordinance
2. Staff Report
3. Concept Plan
4. Presentation

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING A CERTAIN PROPERTY; CREATING A PLANNED DEVELOPMENT DISTRICT (PDD-200); CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

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

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

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

PASSED ON FIRST READING the 14th day of May, 2026.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 17th day of April, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 28th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 28th day of May, 2026.

ATTEST:

_____
CITY SECRETARY

_____
MAYOR

APPROVED:

_____
CITY ATTORNEY

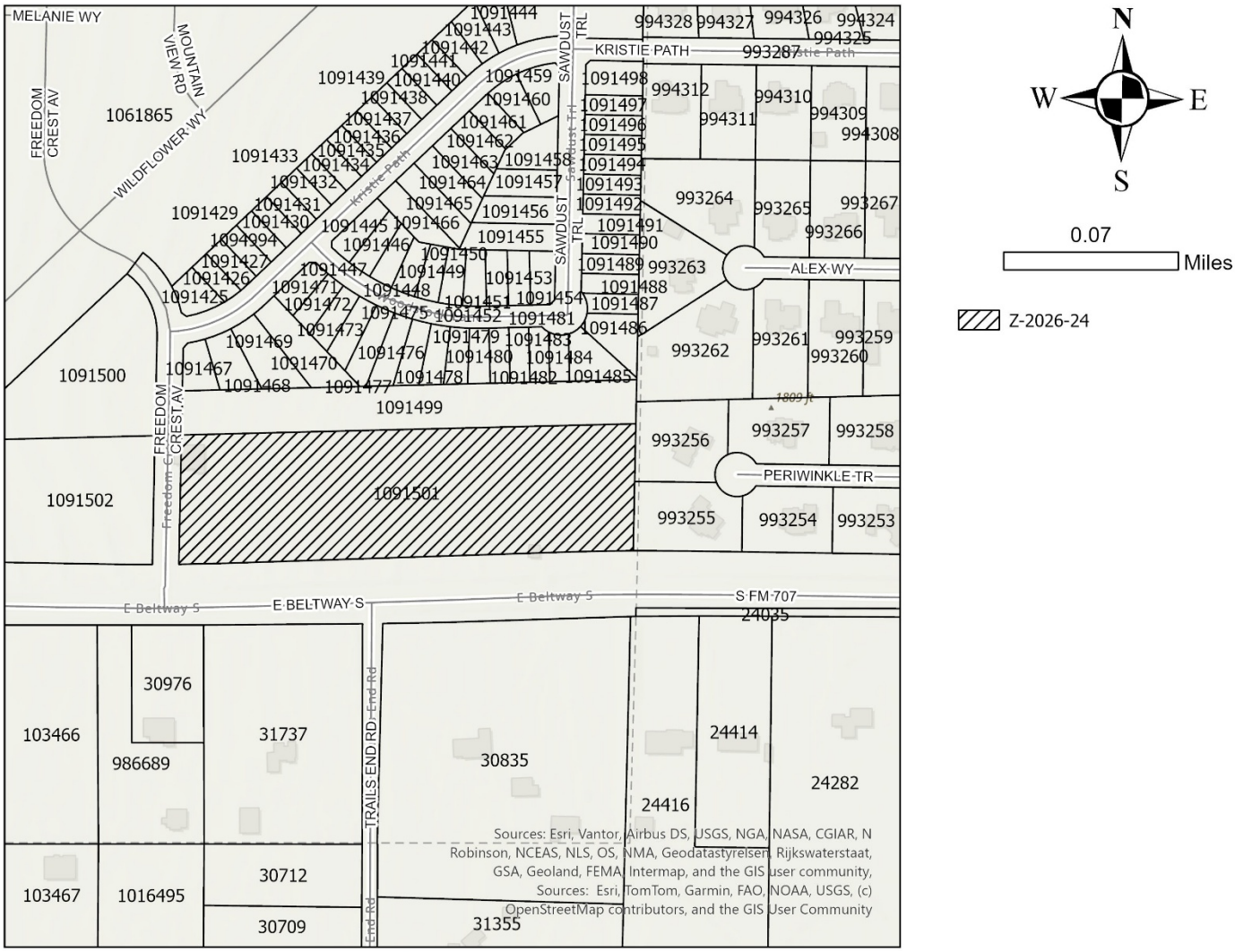
ORDINANCE NO. _____

EXHIBIT A

Change the zoning classification of the following described land from General Retail (GR) to a Planned Development District (PDD-200) subject to the requirements set out in Exhibit B and the Concept Plan shown in Exhibit C.

Legal description being Lot 34, Block AK, Carriage Hills Addition Section 4A, Abilene, Taylor County, Texas.

Located at 256 East Beltway South.



ORDINANCE NO. _____

EXHIBIT B

(Base Zoning Districts/Land Uses/Development Standards)

Purpose: The purpose of this Planned Development District (PDD-200) is to allow for the development of Multi Family (MF) with reduced setbacks.

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

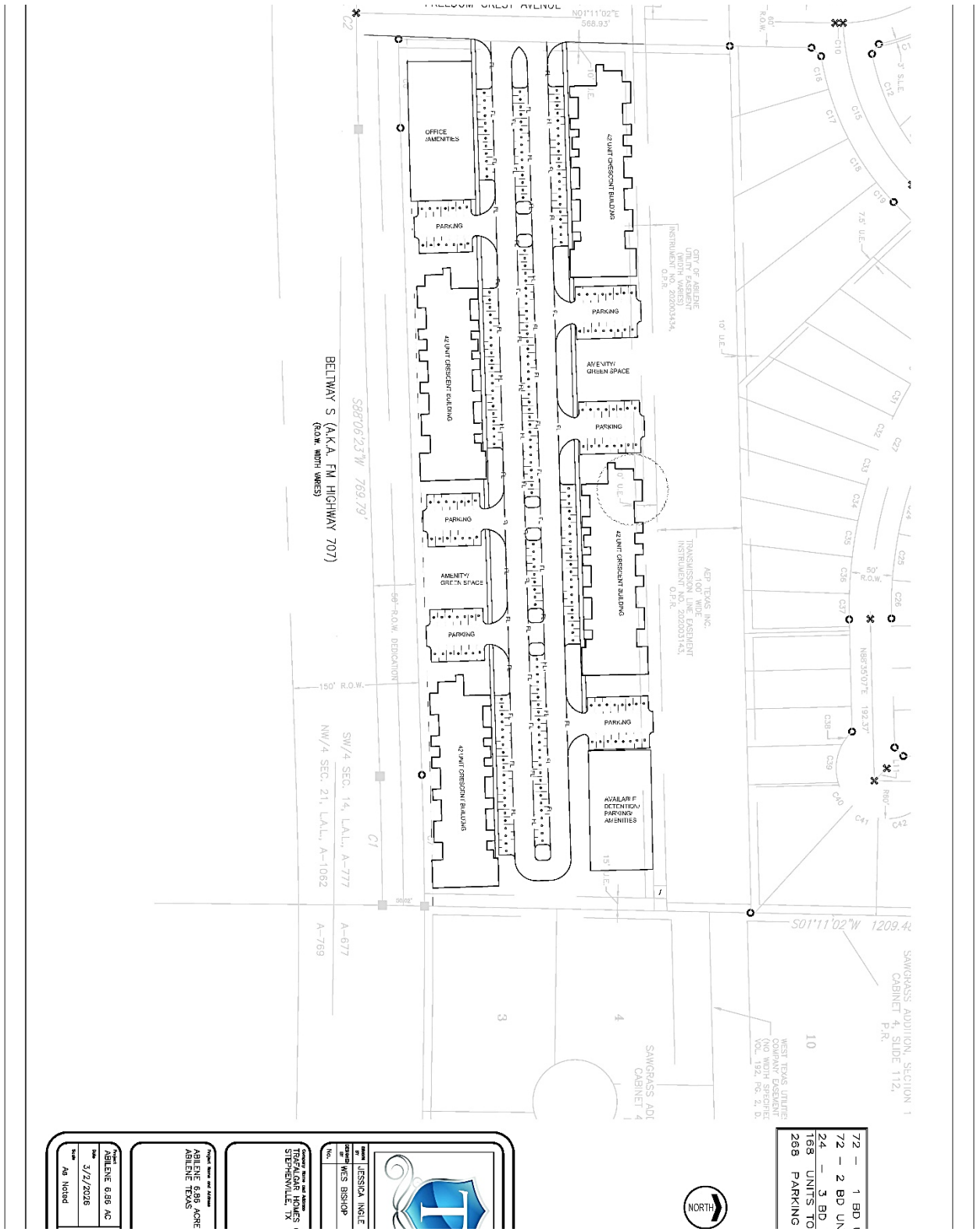
- Street Setback: 15 feet
- Rear Setback: 15 feet
- Side Setback: 15 feet

Design Modifications: This Planned Development District shall be subject to all development regulations of the Multi Family (MF) district, with the following additions:

- 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.

ORDINANCE NO. _____

EXHIBIT C



END

ZONING CASE
Z-2026-24
STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

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.

Planning & Zoning Recommendation
P&Z 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	O
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	O
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	

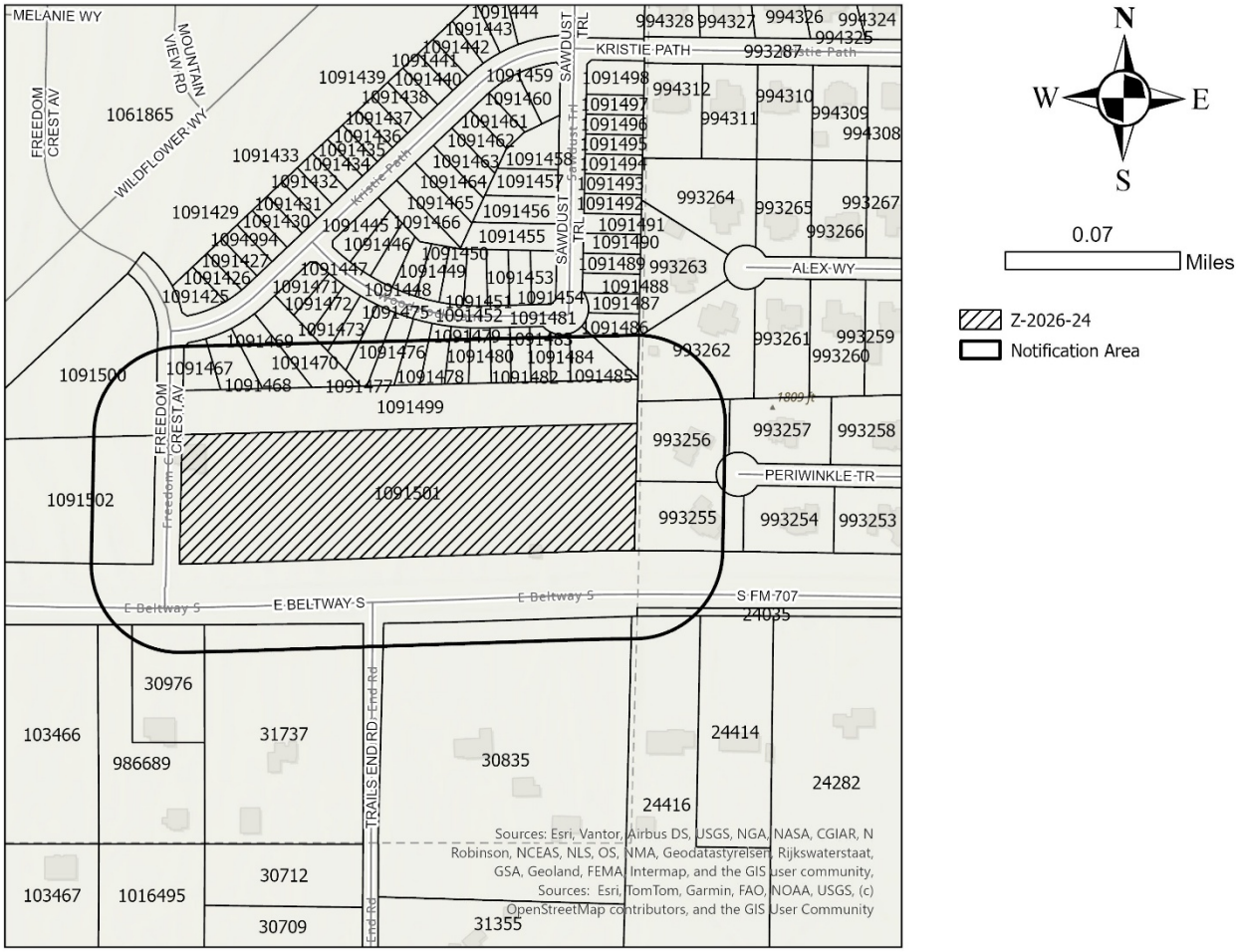
LANKFORD MICHAEL & BRANDY	1091477	325 WOODSTOCK LANE	
LANKFORD MICHAEL & BRANDY	1091478	329 WOODSTOCK LANE	
MOORE JAMES B &	31737	1 TRAILS END RD	
NEESE JOHN MELVIN &	993256	218 PERIWINKLE TR	
PALMETTO BLUFF INVESTMENTS LLC	1091475	317 WOODSTOCK LANE	
PALMETTO BLUFF INVESTMENTS LLC	1091476	321 WOODSTOCK 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	OWNER
SHOPS AT CARRIAGE HILLS LLC	1091502	172 E BELTWAY S	F
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	
SMITH JOYCE F LF EST	30976	249 BELTWAY S	
MOORE JAMES B &	31737	1 TRAILS END RD	
SMITH JOYCE F LF EST	986689	249 E BELTWAY S	
JOY JIMMIE D & S KAYE	993255	217 PERIWINKLE TR	O
NEESE JOHN MELVIN &	993256	218 PERIWINKLE TR	
GIESECKE LEON & JANET	993262	225 ALEX WY	O
TOVAR ROGELIO & MARTHA	993263	234 ALEX WY	
STOKES RICHARD	1091467	409 KRISTIE PATH	
GARTNER GAVIN	1091469	401 KRISTIE PATH	
GARTNER GAVIN	1091470	397 KRISTIE PATH	
PENA ELIEL ROSABAL &	1091473	309 WOODSTOCK LANE	
PENA ELIEL ROSABAL &	1091474	313 WOODSTOCK LANE	
PALMETTO BLUFF INVESTMENTS LLC	1091475	317 WOODSTOCK LANE	
PALMETTO BLUFF INVESTMENTS LLC	1091476	321 WOODSTOCK LANE	
LANKFORD MICHAEL & BRANDY	1091477	325 WOODSTOCK LANE	
LANKFORD MICHAEL & BRANDY	1091478	329 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	
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	
HOMEOWNERS ASSOCIATION AT CARRIAGE HILLS	1091499	8229 FREEDOM CREST AV	

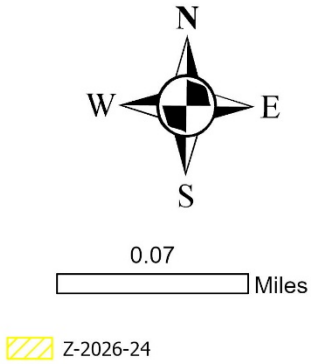
HOMEOWNERS ASSOCIATION AT CARRIAGE HILLS	1091500	8222 FREEDOM CREST AV	
SHOPS AT CARRIAGE HILLS LLC	1091501	256 E BELTWAY S	OWNER
SHOPS AT CARRIAGE HILLS LLC	1091502	172 E BELTWAY S	F

NOTIFICATION MAP



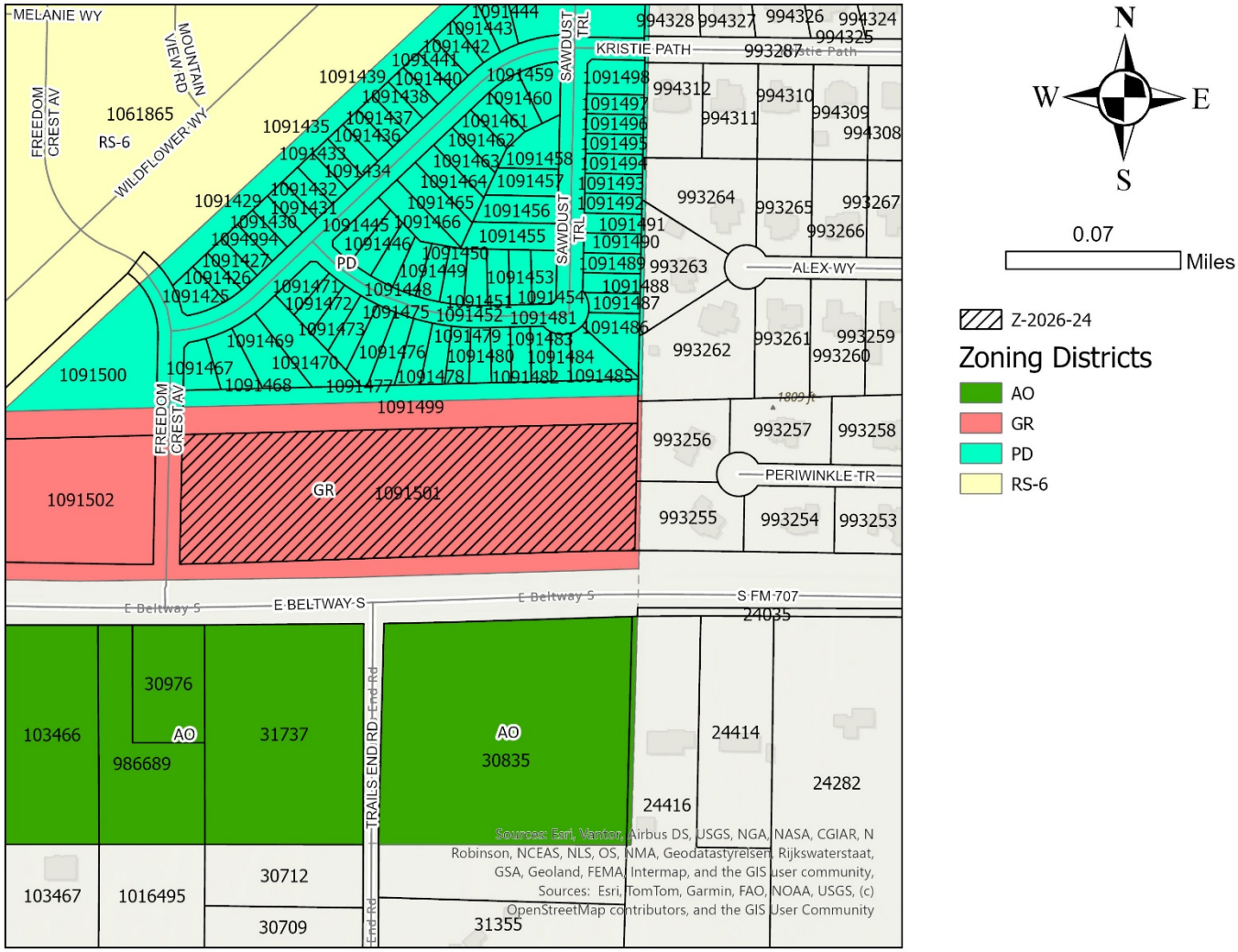
LOCATION MAP





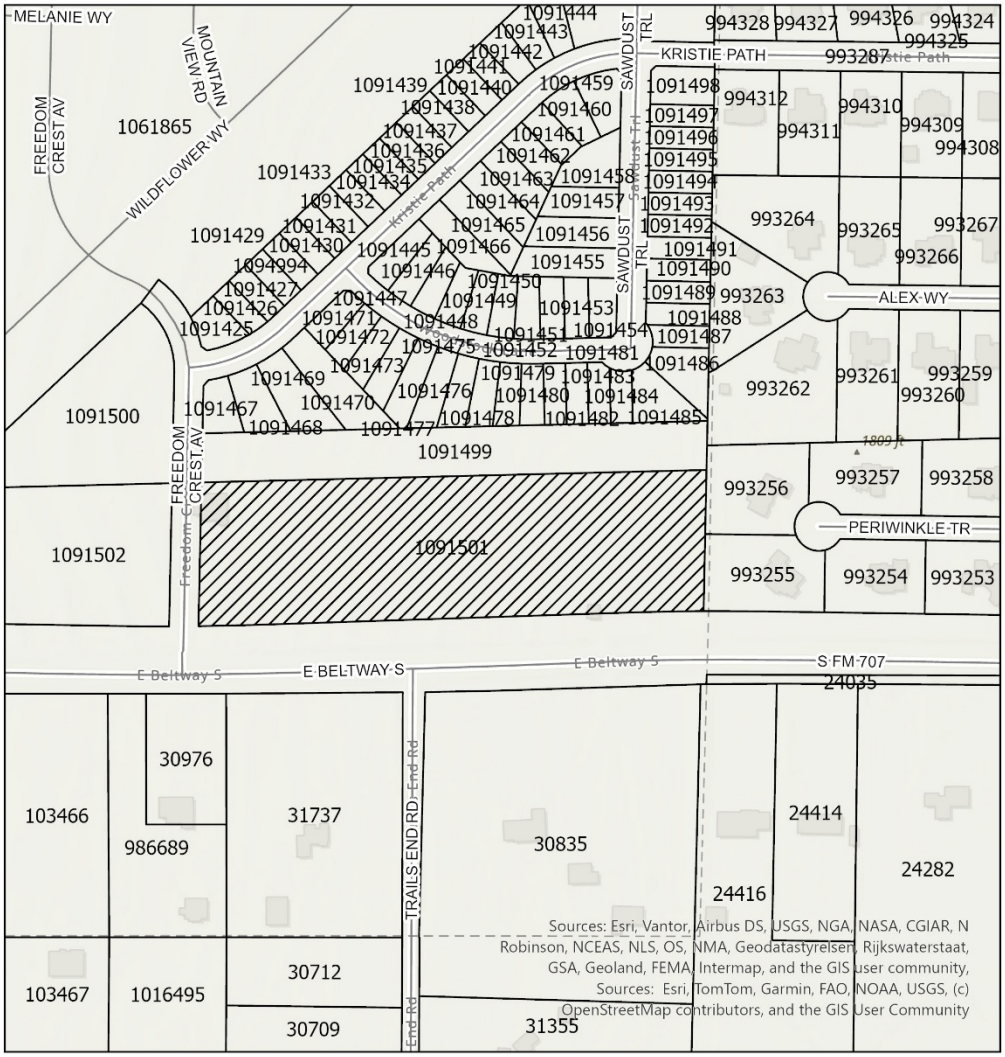
Case # Z-2026-24
April 20, 2026

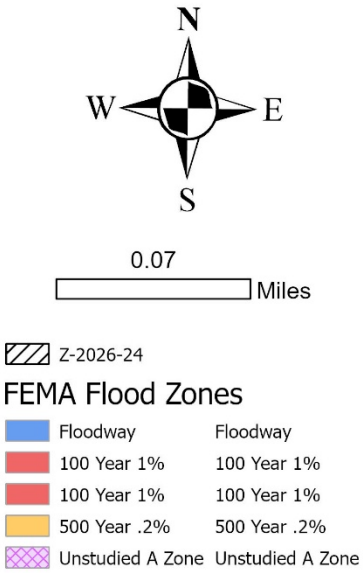
ZONING MAP

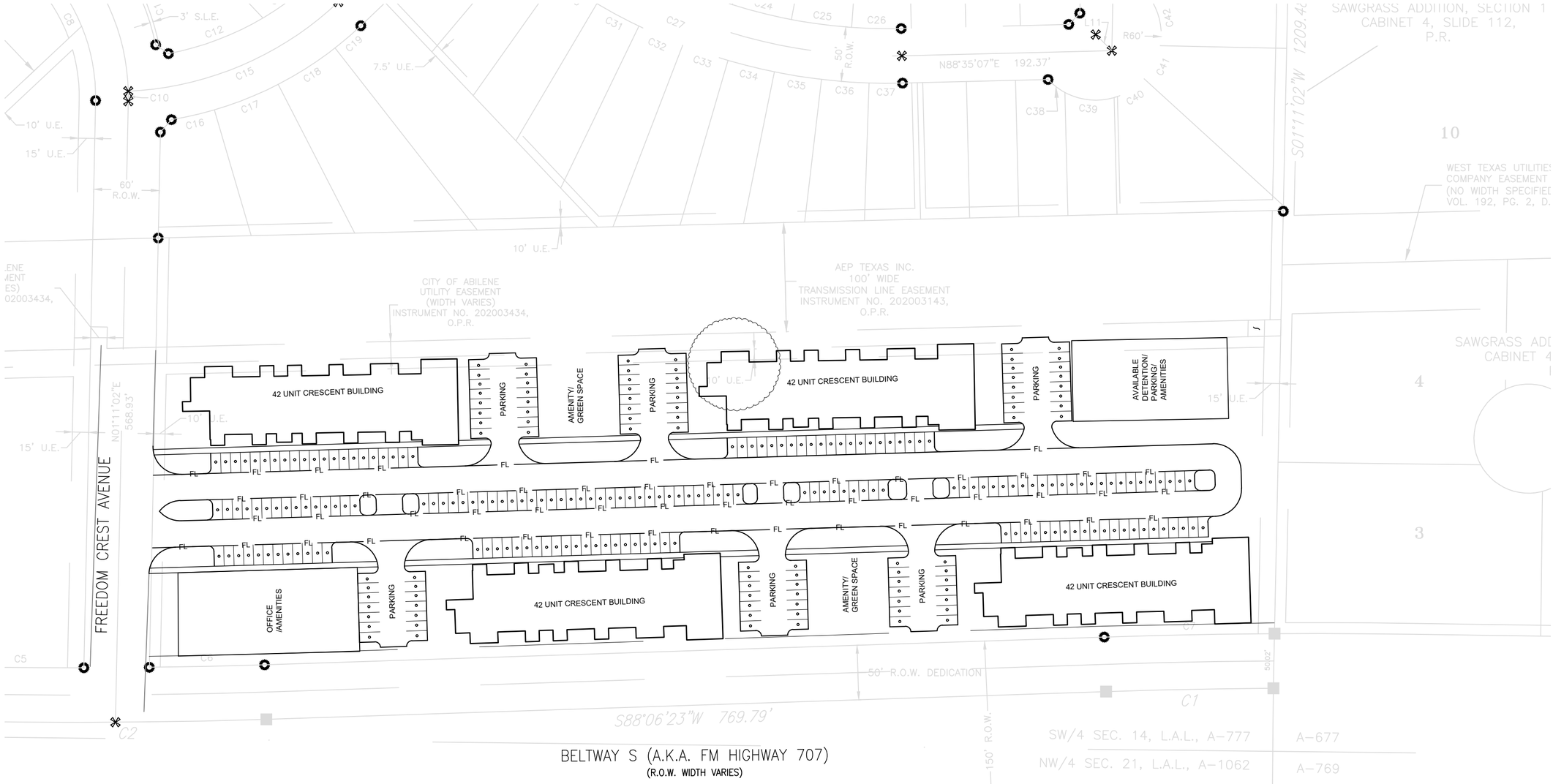


MELANIE WY
MOUNTAIN VIEW RD
FREEDOM CREST AV
WILDFLOWER WY
1061865
RS-6
KRISTIE PATH
SAWDUST TRL
ALEX WY
PERIWINKLE TR
PD
GR
AO
1091500
1091499
1091502
1091501
E BELTWAY S
S FM 707
TRAILS END RD
End Rd
103466
30976
986689
31737
30835
24414
24416
24282
24035
103467
1016495
30712
30709
31355
Sources: Esri, 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
N
W
E
S
0.07
Miles
Z-2026-24
Zoning Districts
AO
GR
PD
RS-6

FLOOD MAP


MELANIE WY
MOUNTAIN VIEW RD
FREEDOM CREST AV
WILDFLOWER WY
KRISTIE PATH
SAWDUST TRL
ALEX WY
PERIWINKLE TR
E BELTWAY S
S FM 707
TRAILS END RD
End Rd
1061865
1091500
1091501
1091502
1091499
993264
993265
993267
993266
993263
993262
993261
993259
993260
993256
993257
993258
993255
993254
993253
994328
994327
994326
994324
994325
994312
994310
994311
994309
994308
24035
30976
103466
986689
31737
30835
24414
24282
24416
103467
1016495
30712
30709
31355
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


N
W
E
S
0.07
Miles
Z-2026-24
FEMA Flood Zones
Floodway
Floodway
100 Year 1%
100 Year 1%
100 Year 1%
100 Year 1%
500 Year .2%
500 Year .2%
Unstudied A Zone
Unstudied A Zone



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

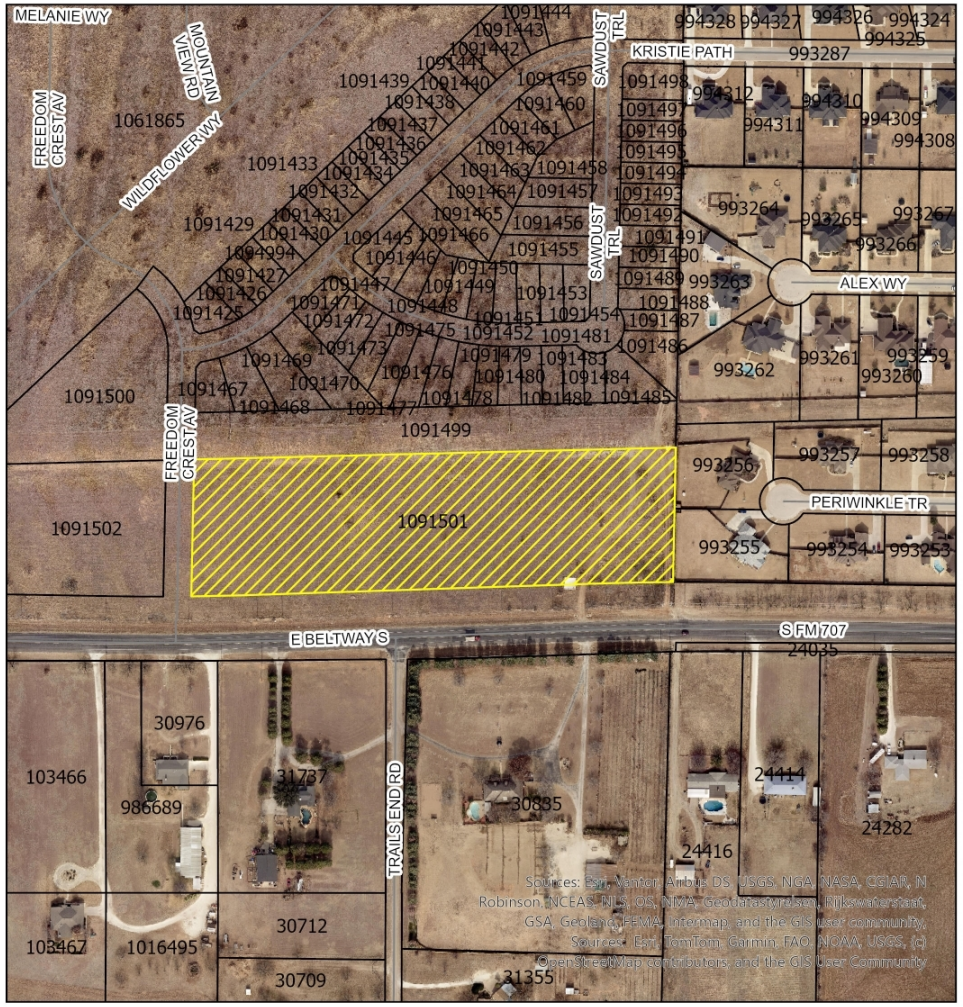
Project: ABILENE 6.86 AC	Sheet: 01
Date: 3/2/2026	
Scale: As Noted	

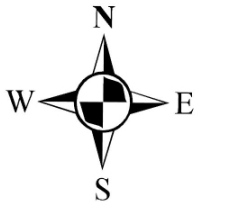
REZONE REQUEST

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:	1 in Favor, 2 in Opposition
Planning & Zoning:	May 5, 2026
Council Hearing:	May 14, 2026
	May 28, 2026

CITY OF ABILENE TEXAS

AERIAL LOCATION MAP

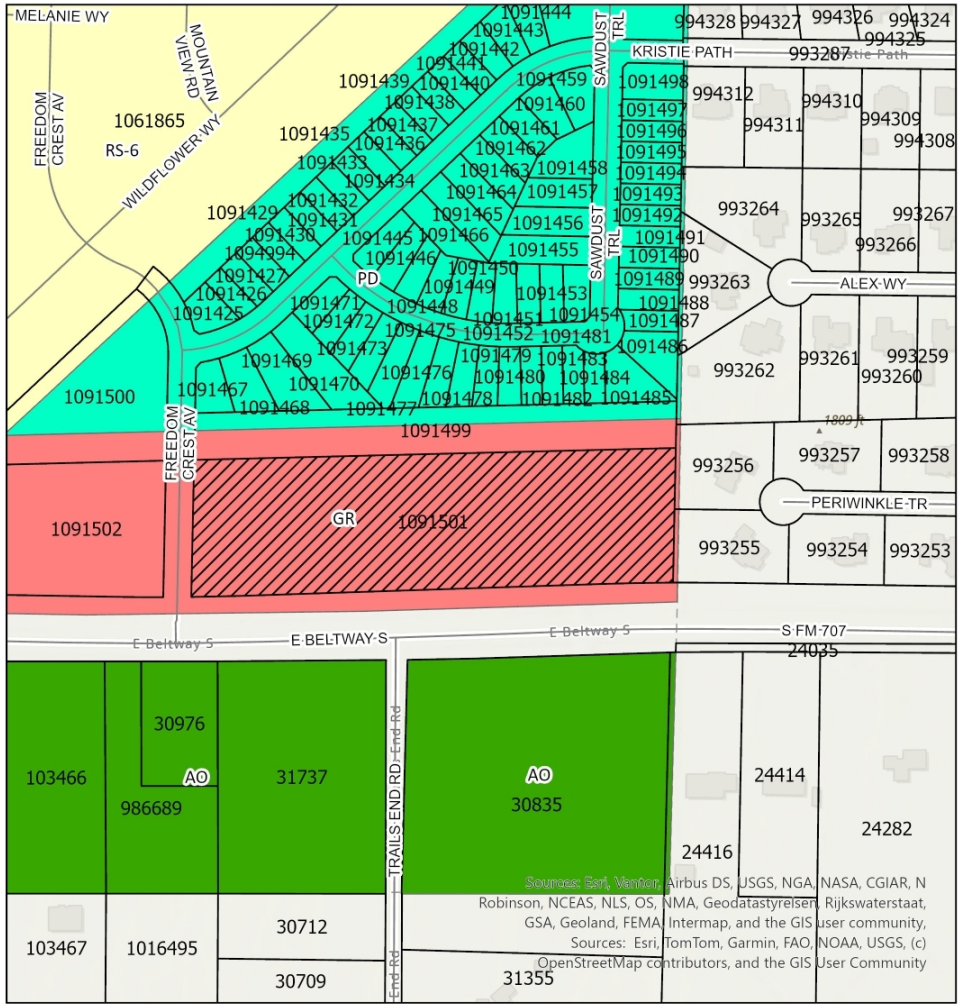


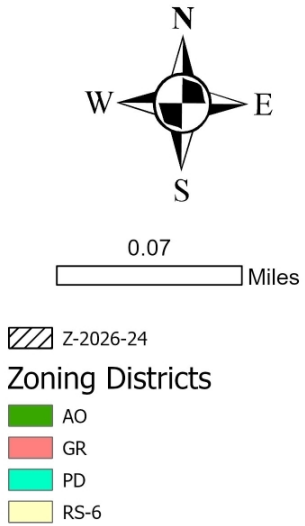


Z-2026-24

CITY OF ABILENE TEXAS

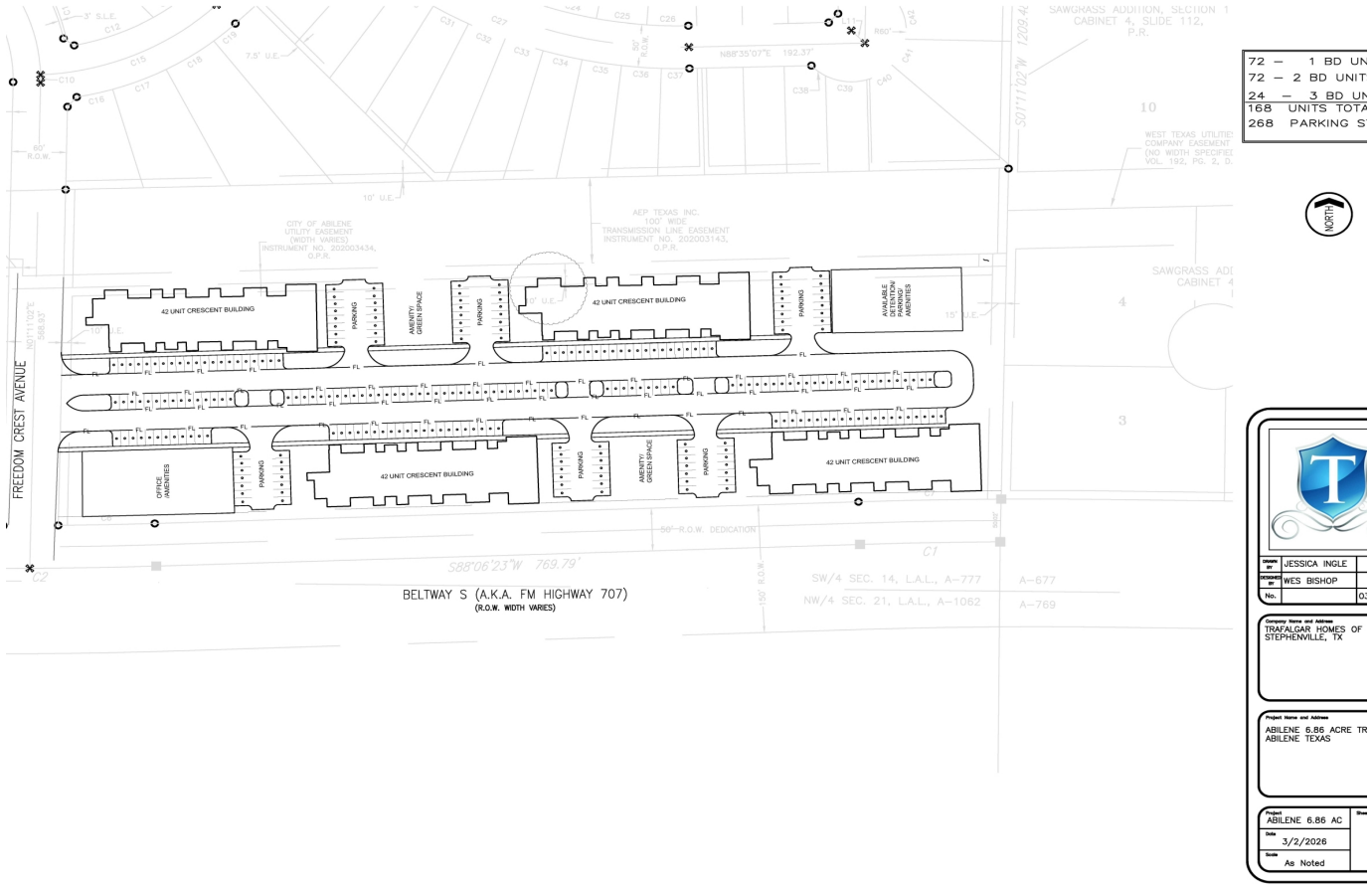
ZONING MAP





CITY OF ABILENE TEXAS

CONCEPT PLAN



CITY OF ABILENE TEXAS

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

CITY OF ABILENE TEXAS

PROPERTY VIEWS

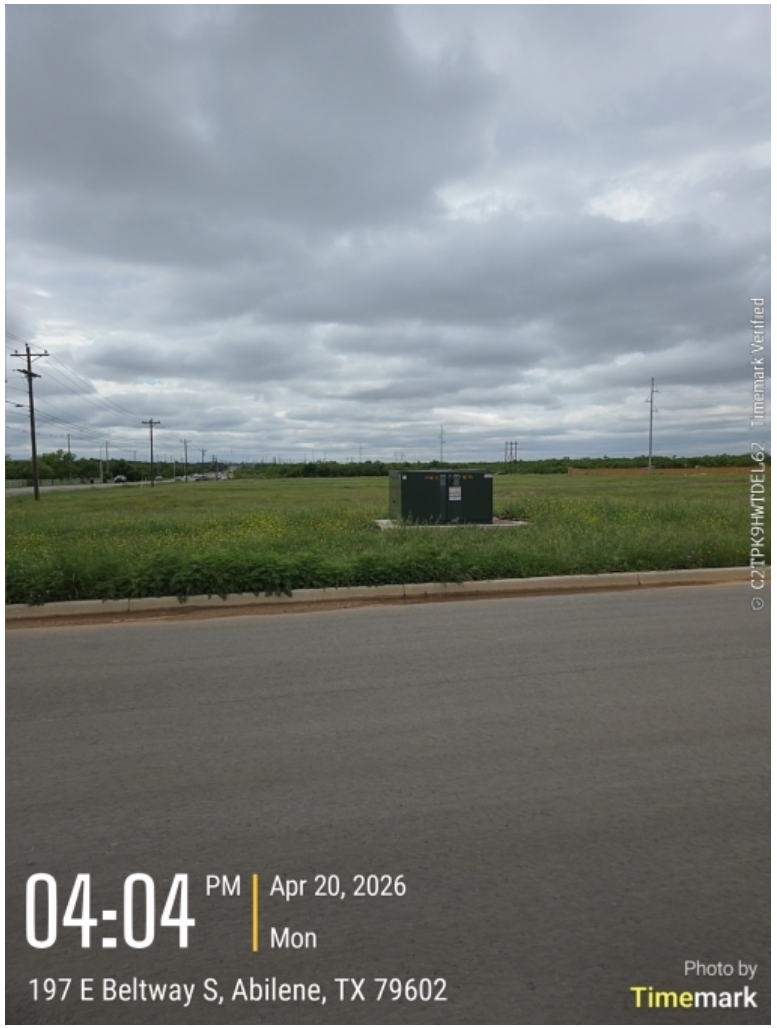






CITY OF ABILENE TEXAS

SURROUNDING PROPERTY VIEWS







CITY OF ABILENE TEXAS

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:

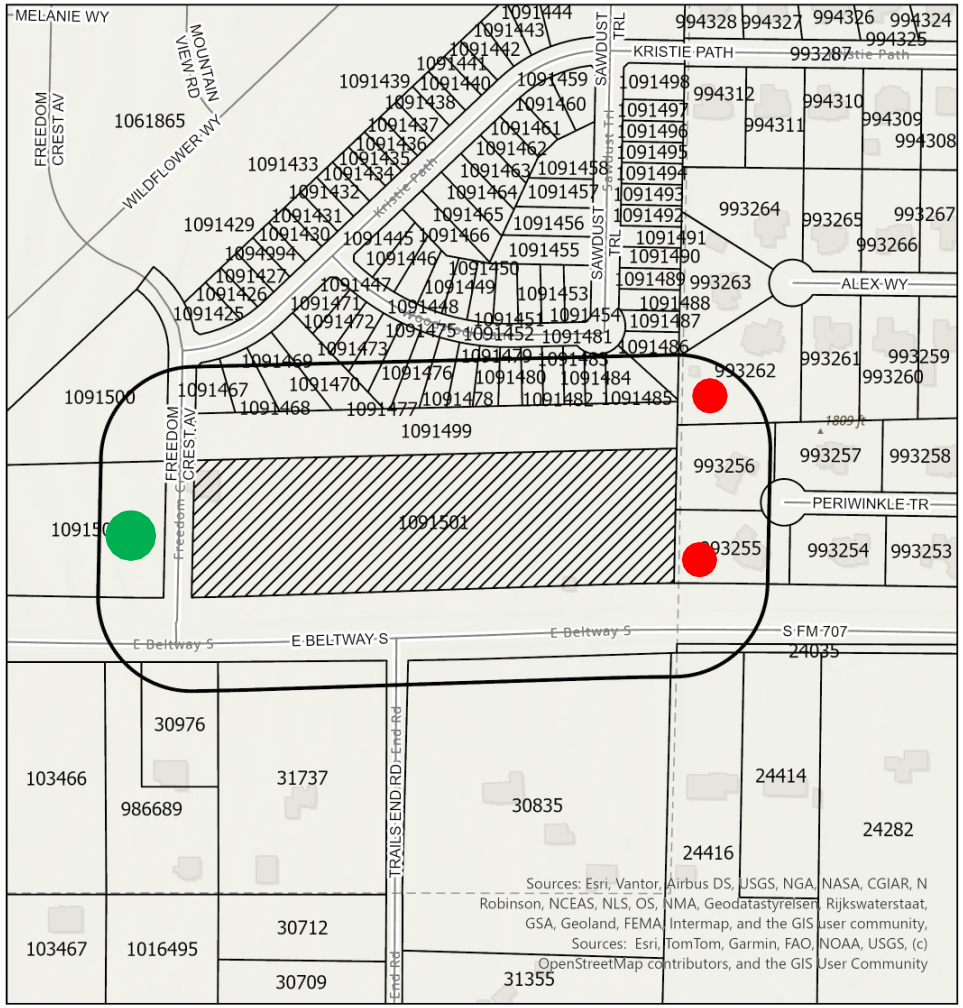
P	Petroleum or Gas Well
P	Urban Garden

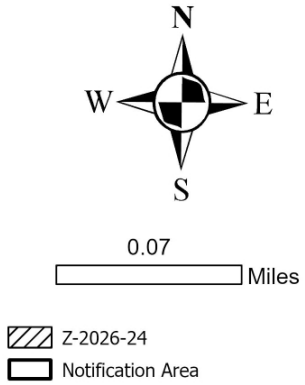
LEGEND

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**

CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP





1 - in Favor -

2 - in Opposition –

7.9% in Opposition

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

P&Z Recommendation: **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.

CITY OF ABILENE TEXAS

Questions?

CITY OF ABILENE TEXAS

CITY OF ABILENE

CITY COUNCIL MEMORANDUM
5/14/2026

TO: **Emily Crawford, City Manager**
FROM: **Matthew Dane, Director of Water Utilities**

ITEM: **13. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving a Professional Services Contract with McKim & Creed, Inc. for SCADA Restoration – Phase 2 & Phase 5 Hargesheimer Bristol PLC Replacement Project *(Matthew Dane)***

GENERAL INFORMATION

Water Utilities staff is requesting that the Abilene City Council approve a Professional Services Contract with McKim & Creed, Inc. for engineering services associated with the SCADA Restoration Project, specifically Phase 2 – SCADA System Requirements and Phase 5 – Hargesheimer Bristol PLC Replacement.

The contract provides for professional engineering services to evaluate system requirements and implement programmable logic controller (PLC) replacements as part of the City's ongoing SCADA restoration efforts following the cyber incident.

The scope of work includes project management, system requirements workshops, development of alternatives and recommendations, design documentation, and implementation planning, as well as replacement of existing PLC systems at the Hargesheimer Water Treatment Plant.

The SCADA system is critical infrastructure for monitoring and controlling the City's water and wastewater operations. The existing system was significantly impacted by a cyber incident, necessitating a phased restoration and modernization approach.

This project will:

- Define current and future SCADA system requirements
- Improve system reliability, cybersecurity, and operational resilience
- Replace outdated Bristol PLC hardware at the Hargesheimer facility
- Support integration and standardization across Water Utilities facilities

The work includes multiple stakeholder workshops, cybersecurity evaluations, system design development, and implementation planning to ensure a modern, secure, and scalable SCADA platform.

The total contract amount is $475,035.00, and the project is expected to be completed within 180 calendar days.

Phase 1 Summary (System Review & Evaluation)

Phase 1 of the SCADA Restoration Project focused on a comprehensive review and evaluation of the City's existing SCADA systems, including site visits, system inventory, and stakeholder coordination to establish a baseline understanding of current

conditions.

This effort resulted in a Current State Assessment that documented system architecture, equipment, communications, and operational practices across water and wastewater facilities.

The assessment identified several key challenges, including aging and unsupported equipment, inconsistent system configurations, and cybersecurity vulnerabilities.

Overall, Phase 1 confirmed that while the system remains functional, significant improvements are needed to enhance reliability, standardization, and security. These findings provide the foundation for Phase 2, which focuses on defining system requirements, evaluating alternatives, and developing a plan for modernization and implementation.

FUNDING/FISCAL IMPACT

The contract will be funded from the Water Utilities Capital Improvement Program (CIP) funds.

STAFF AND/OR BOARD RECOMMENDATION

Staff recommends that the Abilene City Council approve the Professional Services Contract with McKim & Creed, Inc. for SCADA Restoration – Phase 2 & Phase 5 Hargesheimer Bristol PLC Replacement Project in the amount of $475,035.00.

ATTACHMENTS:

1. 2 - WrittenResolution - SCADA Ph 2
2. SCADA Ph2 - McKim and Creed Signed Contract
3. 3 - Presentation - SCADA Ph2 (1)

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, APPROVING A PROFESSIONAL SERVICES CONTRACT WITH MCKIM & CREED, INC. FOR SCADA RESTORATION – PHASE 2 & PHASE 5 HARGESHEIMER BRISTOL PLC REPLACEMENT PROJECT.

WHEREAS, the City of Abilene (City) owns and operates water and wastewater utility systems that rely on Supervisory Control and Data Acquisition (SCADA) systems for monitoring and operational control; and

WHEREAS, the City's SCADA system experienced impacts from a cyber incident, creating the need to restore, modernize, and enhance system functionality, reliability, and cybersecurity; and

WHEREAS, the City desires to implement Phase 2 – SCADA System Requirements and Phase 5 – Hargesheimer Bristol PLC Replacement as part of its SCADA Restoration Project; and

WHEREAS, McKim & Creed, Inc. is a qualified engineering firm licensed to practice in the State of Texas and has submitted a proposal to provide professional engineering services for this project; and

WHEREAS, the scope of services includes project management, system requirements evaluation, development of alternatives, design documentation, and replacement of PLC systems at the Hargesheimer facility;

WHEREAS, the total contract amount for these services is $475,035.00 from the Water Utilities Capital Improvement Program (CIP) funds;

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

That the City Manager is authorized to execute a Professional Services Contract with McKim & Creed, Inc. for SCADA Restoration – Phase 2 & Phase 5 Hargesheimer Bristol PLC Replacement Project in the amount of $475,035.00.

ADOPTED this 14th day of May, 2026.

ATTEST:

_____
Shawna Atkinson, City Secretary

_____
Weldon Hurt, Mayor

APPROVED:

_____
Stanley E. Smith, City Attorney

CITY OF
ABILENE
TEXAS

PROFESSIONAL SERVICES CONTRACT
Engineers & Architects

This Contract, dated the 14th day of May, 2026, is between the City of Abilene, a home rule municipal corporation of the State of Texas ("City"), and McKim & Creed, Inc, a corporation of the State of North Carolina, lawfully registered to conduct business within the State of Texas. ("Professional").

The City is engaged in SCADA Restoration – Phase 2 & Phase 5 Hargesheimer Bristol PLC Replacement and desires to engage the services of Professional, as an independent contractor and not as an employee, to assist in the project and to render his or her or its services on the terms and conditions provided in this Contract.

The Professional is a[n] qualified engineer properly licensed to practice in the State of Texas. Professional desires to render professional services to the City on the terms and conditions provided in this Contract.

The Professional must perform services with the professional skill and care ordinarily provided by competent engineers or architects practicing in the same or similar locality and under the same or similar circumstances and professional license, and as expeditiously as is prudent considering the ordinary professional skill and care of a competent engineer or architect.

THEREFORE, the City engages the services of the Professional. In consideration of the mutual promises contained in this Contract, the parties agree as follows:

I. TERMS

In consideration of the compensation stated in paragraph II, the Professional must provide all services as described in Attachment A, which is incorporated by reference for all purposes. The Professional must complete all services by 180 calendar days.

II. FEE

For the services to be rendered under this Contract, the Professional will be entitled to a fee as described in Attachment B, which is incorporated by reference for all purposes.

III. FACILITIES

The Professional will furnish all facilities and equipment that may be necessary to perform services required under this Contract.

IV. ASSIGNMENT

The Professional may not assign, in whole or in part, any rights, duties, obligations, or interest arising from this Contract without the City's prior written consent. In the event of an assignment by the Professional to which the City has consented, the assignee or assignee's legal representative must agree in writing with the City to personally assume, perform, and be bound by all the provisions of this Contract. All of the terms and provisions of this Contract are binding on Professional's successors and assigns and may be enforced by the City against such successors and assigns.

V. STATUS OF PROFESSIONAL

The Professional is an Independent Contractor. Professional and Professional's employees are not the agents, servants, or employees of the City.

VI. AMENDMENT OR MODIFICATION

This Contract, including attachments, constitutes the entire agreement of the parties. Any statements, promises, or agreements made by either party or its agent which are not contained in this Contract are of no effect. This Contract may not be amended or modified except by both parties' written consent. This Contract supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter of this Contract.

VII. OWNERSHIP OF DOCUMENTS AND MATERIALS

Ownership of Documents and Materials is according to Attachment C.

VIII. NONDISCLOSURE

The Professional may not show to any person or entity any documents, reports, plans, programs, reports, drawings, or any other material which Professional prepares or acquires in performing this Contract, including any duplicate copies kept by Professional. The Professional may not disclose to any person or entity any information regarding the City's activities. The City may, however, specifically authorize a limited disclosure at its discretion.

IX. INDEMNITY

A. Definitions

For the purpose of this section the following definitions apply:

"City" shall mean all officers, agents, and employees of the City of Abilene.

"Claims" shall mean all claims, liens, suits, demands, accusations, allegations, assertions, complaints, petitions, proceedings, and causes of action of every kind and description brought for damages.

"Damages" shall mean each and every injury, wound, hurt, harm, fee, damage, cost, expense, outlay, expenditure, or loss of any and every nature, including but not limited to:

- **(i) injury or damage to any property or right;**
- **(ii) injury, damage, or death to any person or entity;**
- **(iii) attorneys fees, witness fees, expert witness fees and expenses; and**
- **(iv) all other costs and expenses of litigation.**

"Premise Defects" shall mean any defect, real or alleged, which now exists or which may hereafter arise upon the premises.

"Professional" includes the person, corporation, company, partnership, or other entity, its owners, officers, and/or partners, and their agents, successors, and assigns.

"Professional's employees" shall mean any employees, officers, agents, subcontractors, licensees, and invitees of Professional.

B. Indemnity

The Professional shall indemnify, hold harmless and defend the City against liability for damage that is caused by or results from an act of negligence, intentional tort, intellectual property infringement, or failure to pay a subcontractor or supplier committed by the Professional or the Professional's employees, or another entity over which the Professional exercises control.

The Professional is an independent contractor and is not, with respect to its acts or omissions, an agent or employee of the City.

Professional must at all times exercise reasonable precautions on behalf of, and be solely responsible for, the safety of Professional's employees while in the vicinity where the work is

being done. The City is not liable or responsible for the negligence or intentional acts or omissions of the Professional or Professional's employees.

The City assumes no responsibility or liability for damages which are directly or indirectly attributable to premise defects. Responsibility for all such defects is expressly assumed by the Professional.

The City and Professional must provide the other prompt and timely notice of any covered event which in any way affects or might affect the Professional or City. The City has the right to compromise and defend the same to the extent of its own interests.

X. INSURANCE

A. GENERAL REQUIREMENTS

The Professional agrees to maintain the type and amounts of insurance required in this Contract throughout the term of the Contract. The Professional is solely responsible for providing the required certificates of insurance. The City may terminate this Contract if the Professional fails to timely comply with the insurance requirements.

The required insurance must be issued by a company or companies of sound and adequate financial responsibility and authorized to do business in the State of Texas. All policies are subject to examination and approval by the City for their adequacy as to content, form of protection, and providing company.

The required insurance naming the City as additional insured must be primary insurance and not contributing with any other insurance available to City, under any third party liability policy.

Before the City executes the notice to proceed with any work under this Contract, the Professional must provide the City Secretary with either an original certificate of insurance or a certified copy of the insurance policy evidencing the required insurance. Thereafter, the Professional must furnish new certificates or copies of the policy before the expiration date.

Texas Labor Code Section 406.096 requires a city to ensure that contractors carry workers' compensation for each employee when the city is a party to any "building or construction contract." The Code enumerates that "building and construction" includes:

(A) erecting or preparing to erect a structure, including a building, bridge, roadway, public utility facility, or related appurtenance;

(B) remodeling, extending, repairing, or demolishing a structure; or

(C) otherwise improving real property or an appurtenance to real property through similar activities.

B. ADDITIONAL REQUIREMENTS

The required liability insurances and their certificates must:

1. Name the City as an additional insured with respect to operations for which this Contract is made.

2. Provide for thirty (30) days advance written notice of cancellation or non-renewal. Professional must provide City thirty (30) days advance written notice of a material change in its coverage.

C. TYPES AND AMOUNTS OF INSURANCE

The types of insurance required in this Contract are those indicated by initials. If no initials appear on any of items 1 through 6, items 1 through 4 shall be required.

	Type	Amount
___1.	Workers' Compensation Employer's Liability	Statutory $100,000 per occurrence
___2.	Commercial (Public) Liability including, but not limited to: • Premises/Operations • Independent Contractors • Products/Completed Operations • Contractual Liability (insuring above indemnity) and where the exposures exist • Explosion Collapse and Underground	$500,000 combined single limit for bodily injury and property damage (per occurrence)
___3.	Business Automobile Liability to include coverage for: • Owned/Leased Autos • Non-Owned Autos • Hired Cars	$500,000 combined single limit for bodily injury and property damage (per occurrence)
_X_4.	Professional Liability	$500,000 combined single limit (per occurrence)
___5.	See Addendum for Special Coverages and/or revisions	

___6. No Insurance Required

XI. VENUE, CHOICE OF LAW, AND INTERPRETATION

Venue for any cause of action arising under this contract is Taylor County, Texas. This Contract is governed by the laws of the State of Texas both as to interpretation and performance. This Contract shall, in any dispute over its meaning or application, be interpreted fairly and reasonably, and not more strongly for or against either party.

XII. TERMINATION

This Contract may be terminated at any time upon thirty (30) days written notice by City to Professional. In the event of termination, Professional will be compensated for work satisfactorily performed before the termination date. For any funding beyond the current fiscal year, the City reserves the right to immediately terminate this Contract by giving written notice, without liability to the City, in the event that funding for this Contract is discontinued or is no longer available. The City's fiscal year runs from October 1st to September 30th.

If, through any cause, the Professional fails to fulfill its obligations under this Contract, or if the Professional violates any of the agreements of this Contract, the City has the right to terminate the Contract by giving five (5) days written notice to the Professional. The Professional will be compensated for work satisfactorily performed before the termination date.

The Professional, however, is not relieved of liability to the City for damages sustained by the City because of any breach of contract by Professional. The City may withhold any payments to Professional for the purpose of setoff until the exact amount of damages due the City from the Professional is determined and paid.

XIII. PROJECT REPRESENTATION

The City may appoint a Project Representative to assist in obtaining information from various City departments as requested by Professional and in coordinating, monitoring, and evaluating the project to its completion. The Project Representative has no control over the means, methods, techniques, or procedures employed by Professional. The City is interested only in the results obtained under this Contract; the manner and means of obtaining those results is solely under the Professional's control.

XIV. NOTICE

All notices must be in writing, hand-delivered or mailed by certified mail, to the other party at the address below. The name and address for notification may be changed by notice to the other party.

City – ATTN:
Matthew Dane, Director or Water Utilities
P.O. Box 60
Abilene, TX 79604-0060

Professional – ATTN:
Rick Hidalgo, P.E., Vice President
17950 Preston Road, Suite 300
Dallas, TX 75252

XV. COMPLIANCE WITH LAWS, CHARTER, ORDINANCES

Professional, its agents, employees, and subcontractors must comply with all applicable federal and state laws, the charter and ordinances of the City of Abilene, and with all applicable rules and regulations promulgated by local, state, and national boards, bureaus, and agencies. Professional must obtain all necessary permits and licenses required in completing the work contracted for in this agreement.

XVI. NO INDEBTEDNESS

Professional agrees that no payments owed by him of any nature whatsoever to the City, including payment in advance for service charges or any sums of any character whatsoever, shall become delinquent or in arrears.

The City will not knowingly award contracts for goods or services to any bidder in arrears to the City for any debt, claim, demand, or account whatsoever, including taxes, penalty, and interest. Professional is responsible for ensuring that no indebtedness exists.

Section 130 of the City Charter authorizes the City to counterclaim and offset against any debt, claim, demand, or account owed by the City to any person, firm, or corporation in arrears to the City for any debt, claim, demand, or account of any nature whatsoever, including taxes, penalty, and interest.

XVII. EQUAL EMPLOYMENT OPPORTUNITY

It is the policy of the City to recruit, employ, and to provide compensation, promotion, and other conditions of employment without regard to race, color, religion, sex, age, national origin, or disability. The City affirms that employment decisions shall be made only on the basis of bona fide occupational qualifications. The City shall continually review its employment practices and personnel procedures and take positive steps to assure that equality of employment opportunity in the City of Abilene, Texas, is a fact, as well as an ideal.

XVIII. VERIFICATION OF EMPLOYMENT ELIGIBILITY

Professional must comply with the Immigration Reform and Control Act (IRCA) and may not knowingly obtain labor or services of an unauthorized alien. Professional, not the City, must verify eligibility for employment as required by IRCA.

XIX. MINORITY AND WOMEN BUSINESS ENTERPRISES

The City hereby gives notice that Minority and Women Business Enterprises will be afforded equal opportunities to submit bids for this Contract and will not be discriminated against on the grounds of race, ethnicity, color, sex, religion, or national origin in awarding the contract. Technical assistance is available to Minority and Women Business Enterprises through the Texas Tech University Small Business Development Center, 749 Gateway St., #301, Building C, Abilene, Texas, 79602, 325-670-0300.

XX. SALES TAX

The City qualifies as an exempt agency under the Texas Limited Sales, Excise and Use Tax Act (the "Tax Act"), and is not subject to any State or City sales taxes on materials incorporated into the project. Labor used in the performance of this Contract is also not subject to State or City sales taxes. The City will provide an exemption certificate to the Professional. The Professional must have a sales tax permit issued by the Comptroller of Public Accounts and shall issue a resale certificate complying with the Tax Act, as amended, when purchasing said materials. The Professional is responsible for any sales taxes applicable to equipment purchases, rentals, leases, consumable supplies which are not incorporated into the project, tangible personal property purchased for use in the performance of this Contract and not completely consumed, or other taxable services used to perform this Contract, or other taxes required by law in connection with this Contract.

XXI. LEGAL CONSTRUCTION

In the event that any one or more of the provisions contained in this Contract is for any reason held to be invalid, illegal, or unenforceable in any respect, that invalidity, illegality, or unenforceability will not affect any other provisions, and the Contract will be construed as if the invalid, illegal, or unenforceable provision had never been contained in it.

XXII. STATUTORY VERIFICATIONS

Verification Against Boycott of Israel Provision. In accordance with Chapter 2271 of the Texas Government Code, a Texas governmental entity may not enter into an agreement with a company for the provision of goods or services unless the agreement contains a written verification from the company that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the agreement. The term "company" does not include a sole proprietorship. Chapter 2271 of the Texas Government Code only applies to an agreement that: (1) is between a governmental entity and a company with 10 or more full-time employees; and (2) has a value of $100,000.00 or more that is paid wholly or partly from public funds of the governmental entity.

Verification Against Discrimination of Firearm or Ammunition Industries Provision. Pursuant to Texas Government Code Chapter 2274, unless otherwise exempt, if the company employs at least 10 full-time employees, and this agreement has a value of at least $100,000 that is paid wholly or partly from public funds of the City, the company verifies that: (1) the company does not have a practice, policy, guidance, or directive that discriminates against a firearm entity

or firearm trade association; and (2) the company will not discriminate during the term of the Agreement against a firearm entity or firearm trade association. The term "company" does not include a sole proprietorship. This provision does not apply to a governmental entity that contracts with a sole-source provider, or does not receive any bids from a company that is able to provide the written verification required.

Verification Against Boycott of Energy Companies Provision. Pursuant to Texas Government Code Chapter 2276, unless otherwise exempt, if the company employs at least 10 full-time employees, and this Agreement has a value of at least $100,000 that is paid wholly or partly from public funds of the City, the company represents that: (1) the company does not boycott energy companies; and (2) the company will not boycott energy companies during the term of this Agreement. The term "company" does not include a sole proprietorship. This provision does not apply to a governmental entity that determines the requirements are inconsistent with the governmental entity's constitutional or statutory duties related to the issuance, incurrence, or management of debt obligations or the deposit, custody, management, borrowing, or investment of funds.

Prohibition on Contracts with Certain Companies Provision. In accordance with Section 2252.152 of the Texas Government Code, the company verifies that company is not on a list maintained by the State Comptroller's office prepared and maintained pursuant to Section 2252.153 of the Texas Government Code.

Unless the Professional is not subject to a provision above, the signatory executing this Agreement on behalf of the Professional verifies that the Professional: (1) does not boycott Israel and will not boycott Israel during the term of this Agreement; (2) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association, and will not discriminate during the term of this Agreement against a firearm entity or firearm trade association; (3) does not boycott energy companies, and will not boycott energy companies during the term of this Agreement; and (4) is not on a list maintained by the State Comptroller's office prepared and maintained pursuant to Section 2252.153 of the Texas Government Code.

XXIII. SECTIONS AND OTHER HEADINGS

Section, paragraph, and other headings contained in this Contract are for reference purposes only and do not affect in any way the meaning or interpretation of this Contract.

XIV. COUNTERPARTS

This Contract may be executed in two or more counterparts (including fax, email, or electronic PDF counterparts), each of which shall be deemed an original and all of which together shall constitute one instrument.

{Remainder of Page Intentionally Left Blank—Signature Page Follows}

IN WITNESS HEREOF, the parties hereto have executed this Contract effective as of the date written above:

CITY OF ABILENE

By:

Name:

Title:

ATTEST:

City Secretary

APPROVED:

By: _____
City Attorney

MCKIM & CREED, INC.

By:

Name: Rick Hidalgo, PE

Title: Vice President/Director of Engineering

Address: 17950 Preston Road, Suite 300
Dallas, TX 75252

Phone Number: 469-619-1241

Federal Tax ID#: 56-2136769

ATTEST: (if corporation)

Corporation's Secretary

Corporate Seal (if available)

ATTACHMENT A

Scope of Services

McKim & Creed, Inc will be implementing Phase 2 & Phase 5, items 100, 200, and 500 of the SCADA Restoration for Hargesheimer Bristol PLC Replacement project to determine system requirements and PLC Replacement of new SCADA System.

See attached Statement of Work, (21 pages) submitted dated March 30, 2026 for a detailed scope of work.

ATTACHMENT B

PAYMENT SCHEDULE
PARTIES TO INITIAL OPTION(S) SELECTED

OPTION 1 ___

Compensation is based on actual hours of work/time devoted to providing the described professional services and will be paid at a rate of $Click or tap here to enter text. per hour, or per the attached schedule, not to exceed $Click or tap here to enter text..

Professional must submit monthly invoices to City accompanied by an explanation of charges, professional fees, and services. City will pay invoices according to its normal payment procedures.

OPTION 2 _X_

Payment is in a lump sum amount of $475,035.00 upon completion of the work and written acceptance by the City.

No mechanic, contractor, subcontractor, materialman, or other person can or will contract for or in any other manner have or acquire any lien upon any building or work covered by the contract or the land upon which the same is situated.

Before final acceptance of this project by the City, if requested by the City, the Professional must execute and provide City with an Affidavit that all bills for labor, materials and incidentals incurred by subcontractors, materialmen, mechanics and suppliers under this agreement have been paid in full, and that there are no claims pending of which Professional has been notified.

OPTION 3 ___

Payment is a fixed fee amount of $Click or tap here to enter text.. payable per Click or tap here to enter text. upon completion of the work and written acceptance by the City.

No mechanic, contractor, subcontractor, materialman, or other person can or will contract for or in any other manner have or acquire any lien upon any building or work covered by the contract or the land upon which the same is situated.

Before final acceptance of this project by the City, if requested by the City, the Professional shall execute and provide City with an Affidavit that all bills for labor, materials and incidentals incurred by subcontractors, materialmen, mechanics and suppliers under this agreement have been paid in full, and that there are no claims pending of which Professional has been notified.

ATTACHMENT C

OWNERSHIP OF DOCUMENTS AND MATERIALS

Parties to initial option chosen

(Option 1) _X_

All documents and materials prepared by Professional under the terms of this Contract are the City's property from the time of preparation, and Professional must deliver the documents and materials to the City or make them available for inspection whenever requested. Professional has the right to make duplicate copies of such documents or materials for its own file or for other such purposes as the City authorizes in writing.

(Option 2) ___

All documents and materials prepared by the Professional remain the property of the Professional; however, Professional must furnish City, at no additional cost, one set of reproducible mylars of the original drawings of the work and/or one copy of all documents prepared by the Professional pursuant to this Agreement.

ATTACHMENT D

STATE MANDATED WORKERS' COMPENSATION INSURANCE LANGUAGE

THIS ATTACHMENT IS ONLY APPLICABLE IF WORKERS' COMPENSATION COVERAGE IS PROVIDED

a. Definitions

Certificate of coverage ("certificate") - a copy of a certificate of insurance, a certificate of authority to self-insure issued by the commission, or a coverage agreement (TWCC-81, TWCC-82, TWCC-83, orTWCC-84), showing statutory workers' compensation insurance coverage for the person's or entity's employees providing services on a project, for the duration of the project.

Duration of the project - includes the time from the beginning of the work on the project until the Professional's work on the project has been completed and accepted by the City.

Persons providing services on the project ("subcontractors" in 406.096) - includes all persons or entities performing all or part of the services the Professional has undertaken to perform on the project, regardless of whether that person contracted directly with the Professional and regardless of whether that person has employees. This includes, without limitation, independent contractors, subprofessionals, leasing companies, motor carriers, owner-operators, employees of any such entity, or employees of any entity which furnishes persons to provide services on the project. "Services" include, without limitations, providing, hauling, or delivering equipment or materials, or providing labor, transportation, or other service(s) related to a project. "Services" does not include activities unrelated to the project, such as food/beverage vendors, office supply deliveries, and delivery of portable toilets.

b. The Professional shall provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas Labor Code, Section 401.011(44) for all employees of the Professional providing services on the project, for the duration of the project.

c. The Professional must provide a certificate of coverage to the City prior to being awarded the contract.

d. If the coverage period shown on the Professional's current certificate of coverage ends during the duration of the project, the Professional must, prior to the end of the coverage period, file a new certificate of coverage with the City showing that coverage has been extended.

e. Professional shall obtain from each person providing services on a project and provide to City:

(1) a certificate of coverage, prior to that person beginning work on the project, so the City will have on file certificates of coverage showing coverage for all persons providing services on the project; and

(2) no later than seven (7) days after receipt by the Professional, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the project.

f. The Professional shall retain all required certificates of coverage for the duration of the project and for one (1) year thereafter.

g. The Professional shall notify the City in writing by certified mail or personal delivery, within ten (10) days after the Professional knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the project.

h. The Professional shall post on each project site a notice, in the text, form, and manner prescribed by the Texas Workers' Compensation Commission, informing all persons providing services on the project that they are required to be covered, and stating how a person may verify coverage and report lack of coverage.

i. The Professional shall contractually require each person with whom it contracts to provide services on a project to:

(1) provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas Labor Code, Section 401.011(44) for all of its employees providing services on the project, for the duration of the project;

(2) provide to the Professional, prior to that person beginning work on the project, a certificate of coverage showing that coverage is being provided for all employees of the person providing service on the project, for the duration of the project;

(3) provide the Professional, prior to the end of the coverage period, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the project;

(4) obtain from each other person with whom it contracts, and provide to the Professional:

(a) a certificate of coverage, prior to the other person beginning work on the project; and

(b) a new certificate of coverage showing extension of coverage, prior to the end of the coverage period, if the coverage period shown on the current certificate of coverage ends during the duration of the project;

(5) retain all required certificates of coverage on file for the duration of the project and for one (1) year thereafter;

(6) notify the City in writing by certified mail or personal delivery, within ten (10) days after the person knew or should have known, of any change that materially affects the provision of coverage of any person providing service on the project;

(7) contractually require each person with whom it contracts, to perform as required by paragraphs (1) - (7),with the certificates of coverage to be provided to the person for whom they are providing services.

j. By signing this Contract or providing or causing to be provided a certificate of coverage, the Professional is representing to the City that all employees of the Professional who will provide services on the project will be covered by workers' compensation coverage for the duration of the project, that the coverage will be based on proper reporting of classification codes and payroll amounts, and that all coverage agreements will be filed with the appropriate insurance carrier or, in the case of a self-insured, with the commission's Division of Self-Insurance Regulation. Providing false or misleading information may subject the Professional to administrative penalties, criminal penalties, civil penalties, or other civil actions.

k. The Professional's failure to comply with any of these provisions is a breach of contract by the Professional which entitles the City to declare the Contract void if the Professional does not remedy the breach within ten (10) days after receipt of notice of breach from the City.

Signature Automation
A company of McKIM&CREED

17950 Preston Road, Suite 300, Dallas, TX 75252
Phone: 469-619-1241 | Fax: 469-619-1242

March 30, 2026

Jeremiah Bihl, PE, PMP
Assistant Director of Water
City of Abilene
555 Walnut Street
Abilene, Texas 79601

Subject: Abilene SCADA Restoration Project – Phase 2, Phase 5 – Hargesheimer Bristol PLC Replacement

Dear Mr. Bihl:

Thank you for allowing Signature Automation, a company of McKim & Creed to provide a proposal for Phase 2 of the subject project and a partial implementation of Phase 5 replacing the Hargesheimer Bristol Control Wave PLC's. Per our discussions, attached herein, please find the scope of services for developing the System Review Requirements and the related opinions of probably construction cost. We anticipate the work will be completed within a six month period, but will make every effort to expedite these services. A project schedule for the work has been included as an Appendix within our scope of services.

Signature Automation, a Company of McKim & Creed proposes to provide the services described in the scope of work for a lump sum amount of $475,035.00. The costs for the phase work are included in the table below:

PHASE	DESCRIPTION	FEE
100	Project Management (Phase 2 and PLC Replacement only)	$47,175.00
200	System Review Requirements	$161,050.00
500	South Side Water Plant (Hargesheimer) Bristol Control Wave PLC Replacement	$266,810.00
TOTAL PHASE 2 SERVICES		**$475,035.00**

On behalf of our team, I want to express my sincere appreciation to allow us to continue to provide services to the City of Abilene. Should you have any questions in this regard, feel free to reach out to me at your convenience.

Sincerely,

Rick Hidalgo, PE
Vice President – Director of Engineering
Signature Automation,
a company of McKim & Creed

Attachment(s)

cc: Kevin Patel, PE
Matthew Friend

City of Abilene Water Utilities

SCADA Restoration Project

Phase 2 – SCADA System Requirements, Phase 5 – Hargesheimer PLC Replacement.

Statement of Work

March 30, 2026

Prepared by:

Signature Automation, a company of McKim & Creed
17950 Preston Road, Suite 300
Dallas, TX 75252
TBPE Firm No. F-14711

Contents

Introduction 2
Detailed Scope of Work 3
Phase 2-100 Project Management 3
Task 110 Conduct Phase Review Meeting 3
Task 120 Conduct Progress Meetings 3
Task 130 Submit Progress Reports and Invoices 3
Task 140 Provide Team Coordination and Oversight 4
Task 150 Perform QA/QC 4
Phase 2-200 SCADA System Requirements 5
Task 210 Conduct SCADA Requirements Workshops 5
Task 220 Develop SCADA System Alternatives & Recommendations TM 8
Task 230 Develop Planned SCADA System Block Diagrams 8
Task 240 Develop Preliminary Opinion of Probable Construction Costs 9
Task 250 Develop SCADA System Implementation Plan 9
Task 260 Develop SCADA System Basis of Design Report 10
Phase 5-500 South Side Water Plant (Hargesheimer) PLC Replacement 10
Project Schedule 16

Prepared by:

Signature Automation
A company of McKIM&CREED
Signature Automation, a company of McKim & Creed
17950 Preston Road, Suite 300
Dallas, TX 75252
TBPE Firm No. F-14711

Introduction

The City of Abilene's SCADA system experienced a cyber incident that disrupted SCADA infrastructure at the City's three Water Treatment Plants (WTPs), one Wastewater Treatment Plant (WWTP), and associated remote facilities.

The City has requested Signature Automation, a company of McKim & Creed (ENGINEER) to provide professional services to review, design, specify, and implement a modern, secure, and resilient SCADA system that restores operations and enhances long-term reliability.

The ENGINEER team recently completed site visits at the City's various facilities to inventory the existing SCADA assets and capture their approximate age. Based on these findings (Phase 1 – System Review and Evaluation), a Current State Assessment Report was provided to the City and ENGINEER will use the information found to continue to assist the City in developing a comprehensive plan for upgrading and enhancing the existing SCADA Systems.

A key focus of the plan will be standardizing the SCADA System hardware and software components, procedures and practices across all facilities. Then through focused interviews and stakeholder workshops, we will help the City formulate their operational and technical requirements needed to meet those objectives. Based on these requirements, ENGINEER will identify the areas in which the current SCADA Systems fall short of the identified requirements and, where appropriate, analyze different alternative approaches for fulfilling those requirements. ENGINEER will then perform a set of integrated design and implementation phases to aid in guiding the City from the current state of the SCADA Systems to the desired future state.

ENGINEER proposes to execute this work in multiple phases as noted below:

Phase 1 - System Review & Evaluation - Completed

Phase 2 – SCADA System Requirements - Current

Phase 3 – SCADA System Design - Future

Phase 4 – Procurement Support - Future

Phase 5 – SCADA System Implementation – Current Partial Implementation (for Hargesheimer PLCs only)

The scope of services included herein reflects the work associated with Phase 2. Additionally, the City has requested that the ENGINEER expedite the replacement of the Hargesheimer PLCs. As such, the scope of services associated with this effort is being included in this proposal. Future phases inclusive of design, procurement support and overall system implementation will be negotiated upon gaining an understanding of the needs during this phase.

ENGINEER proposes to complete Phase 2 – SCADA System Requirements and a part of Phase 5 – SCADA System Implementation for replacement of the Hargesheimer PLCs on a lump sum basis for a fee of $458,160.00. We anticipate the work defined herein can be completed within a six (6) month period.

Thank you for considering ENGINEER, a company of McKim & Creed, for this critical assignment.

Detailed Scope of Work

Phase 2-100 Project Management

This phase consists of the ongoing effort to manage the activities of the ENGINEER Design and Implementation teams and includes internal meetings and coordination. The phase also includes conducting monthly progress meetings, developing progress reports and invoices, and performing QC review of formal deliverables.

Task 110 Conduct Phase Review Meeting

A virtual one-hour Phase Review meeting, chaired by ENGINEER's Project Manager, will be held following project award and notice-to-proceed. This meeting will be an opportunity for ENGINEER's team to receive direct input and feedback with respect to the City's goals and expectations for this phase. This meeting will ensure a common understanding of the detailed project scope and schedule by the entire team. We will review the planned tasks and associated deliverables, with special emphasis on the site visits, workshops and review meetings that will involve City staff. These tasks represent a significant time investment for your key resources, and in order to minimize the impact on their daily responsibilities, it will be important to establish target dates for all on-site activities.

Deliverables:

- Meeting Agenda & Meeting Minutes

Task 120 Conduct Progress Meetings

Progress review meetings will be held on an approximately monthly basis to review project status with the City. A total of five (5) monthly progress review meetings have been estimated for Phase 2 and the portions of Phase 5 that are included in this scope of services. Generally, progress meetings will be held virtually. However, where possible, progress review meetings will be scheduled to occur in conjunction with other onsite workshops described below.

Deliverables:

- Progress Meeting Agendas & Meeting Minutes

Task 130 Submit Progress Reports and Invoices

Progress reports will be submitted to the City's Project Manager every month for the duration of the project. The progress reports will be formatted to summarize the work completed for the current month and the work planned for the following month. The progress reports will also provide a task-by-task analysis of budget expended versus progress to date. If the expenditures for any task are significantly out of proportion to progress, the report will include a discussion of the contributing factors and a proposed plan for correcting the situation.

Progress reports will also include an updated Action List, Decision Log, and Project Schedule.

Deliverables:

- Progress Meeting Agendas & Meeting Minutes

Task 140 Provide Team Coordination and Oversight

ENGINEER will provide coordination and oversight of its project team to ensure that tasks are completed on-time, on-budget, and on-schedule. Internal coordination meetings will be conducted weekly or as-needed.

Deliverables:

- None

Task 150 Perform QA/QC

ENGINEER will employ an internal QA/QC process that ensures that each project deliverable is reviewed before submitting to the City. The QA/QC process will entail both administrative (punctuation, grammar, spelling, format) aspects of the document as well as technical content.

Deliverables:

- None

Phase 2-200 SCADA System Requirements

Before undertaking the system design and implementation phases, it is important to define and document the requirements for the upgraded and replacement SCADA Systems. In the phase, ENGINEER will lead the City in reviewing various aspects of the SCADA System characteristics and performance and defining a set of requirements for the new/upgraded systems. The workshops will be conducted onsite separated into **Two** (2) different trips based on availability of City staff. For the first trip ENGINEER anticipates conducting the General SCADA Requirements Workshop, Situational Awareness Workshop, Historical Data & Reporting Workshop, and Automation Improvements Workshop over **Four** (4) days. The second trip will include the Network Improvements Workshop, and the Cybersecurity Improvements Workshop over **Two** (2) days.

These workshops are defined in detail within the following sections.

Task 210 Conduct SCADA Requirements Workshops

Subtask 210.1 Conduct General SCADA Requirements Workshop

ENGINEER will conduct an onsite, half-day workshop with the City's SCADA System Stakeholders to review current SCADA System functionality and performance and to discuss areas that require upgrade and enhancement. The workshop should include representatives from a number of different functional groups such as plant operations, field maintenance, SCADA System support team, process engineering, management, etc.

ENGINEER will distribute a SCADA System Requirements Checklist to the participants in advance of the workshop. This checklist summarizes the major issues that should be considered when defining requirements for SCADA System upgrades and enhancement and, by reviewing it, the workshop participants should be better prepared to contribute to the workshop.

ENGINEER will prepare a structured workshop agenda which will help City staff focus on the operational requirements for the new/upgraded SCADA Systems. We will review the current conditions and existing functionality (sometimes referred to as the "As-Is" state). Typically, there are many features and functions of the existing systems that work well and which should be retained in any new systems. We will also discuss features and functionality that are missing or not ideal in the current installation, including system expansion capability ("To-Be" state). We will also identify system components that are in need of near-term replacement by virtue of their age, obsolescence, or their functional limitations. During the workshop, ENGINEER will lead City staff in a discussion of the steps necessary to improve the functionality and performance of their existing SCADA and communication systems. These discussions will be mindful of the existing systems and the need to maximize the City's return on their existing SCADA investments, but with a forward-looking vision for moving their SCADA Systems toward industry best practices.

Deliverables:

- Requirements Workshop Agenda and Minutes
- General SCADA System Requirements List

Subtask 210.2 Conduct Situational Awareness Workshop

ENGINEER will conduct a two-hour workshop to demonstrate the use of situational awareness graphic displays. We will develop a mock-up of several existing graphic displays using situational awareness concepts.

ENGINEER will also demonstrate the alarm notification and processing features inherent with situational awareness style graphic displays.

The decisions and conclusions reached during this workshop will be incorporated into the HMI Programming Standards developed in a future phase.

Deliverables:

- Situational Awareness Sample Graphics
- Situational Awareness Workshop Agenda and Minutes

Subtask 210.3 Conduct Historical Data & Reporting Workshop

ENGINEER will conduct a two-hour workshop to review the existing practices related to historical data – types of data, sample frequency, retention period, etc. The workshop will also include a discussion of how the existing historical data is being used (reports, trending, modeling, etc.) as well as missing or inaccurate data.

The current historical reports will also be reviewed. A list of existing standard reports as well as critical custom reports will be developed.

Requirements for enhanced historical data collection and reporting will be discussed. Desired integrations with other software systems, such as Computerized Maintenance Management Systems (CMMS) and Laboratory Information Management Systems (LIMS), will also be discussed.

The decisions and conclusions reached during this workshop will be incorporated into the HMI Programming Standards anticipated to be developed in a future phase.

Deliverables:

- Historical Data & Reporting Workshop Agenda and Minutes

Subtask 210.4 Conduct Automation Improvements Workshop

ENGINEER will conduct a two-hour workshop to review the existing levels of process automation being used at the treatment facilities and remote sites. We will ask the City to discuss automation strategies that are generally effective as well as those that are problematic.

We will then explore processes and areas in which additional automation would be helpful. The discussion will include a general overview of new or improved process instrumentation needed to support the automation improvements.

The decisions and conclusions reached during this workshop will be incorporated into the PLC Programming Standards anticipated to be developed in a later phase.

Deliverables:

- Automation Improvements Workshop Agenda and Minutes

Subtask 210.5 Conduct Network Improvements Workshop

ENGINEER will conduct a two-hour workshop to review the utility's existing in-plant and intra-plant SCADA communications networks. The goal is to identify areas for improvement in network design,

cybersecurity posture, and system resiliency, in alignment with industry standards such as NIST 800-82 and ISA/IEC 62443. The workshop will cover the following:

IP Schema and Device Naming Conventions - Evaluate the current IP address schema and device/tag naming conventions in use within the SCADA system. Provide recommendations to improve identification, enhance standardization, and ensure scalability and maintainability of the system architecture.

Network Segmentation and VLAN Strategy - Review existing network zones, VLAN configurations, and the segmentation strategy. Recommend improvements to strengthen logical organization, enforce security boundaries, and ensure alignment with best practices from NIST and IEC cybersecurity frameworks.

SCADA Architecture Alignment with the Purdue Model - Ensure the SCADA system architecture aligns with the Purdue Model for Industrial Control Systems. This includes confirming proper segmentation across hierarchical levels, defining security zones, and supporting defense-in-depth strategies to mitigate cyber threats and enhance operational resilience.

Network Switch and Topology Review - Conduct a review of the existing network switches and overall network topology to identify performance issues, single points of failure, and security vulnerabilities. Based on this assessment, provide recommendations to implement redundant network paths, optimize switch configurations, and enhance port security. These measures aim to improve system reliability, reduce downtime, and maintain secure, continuous communications across the SCADA environment.

Deliverables:

- Network Improvements Workshop Agenda and Minutes

Subtask 210.6 Conduct Cybersecurity Improvements Workshop

ENGINEER will conduct a two-hour workshop to review the current SCADA cybersecurity posture at the City's facility. The session will include a discussion of design goals focused on developing a secure, resilient, and centralized SCADA architecture utilizing the latest Aveva/Wonderware suite—including Historian and Trend—and aligned with NIST SP 800-82 and ISA/IEC 62443 standards. The assessment will incorporate best practices to enhance operational continuity, ensure compliance, and reduce risk across the City's SCADA environment. Cybersecurity-focus areas to be evaluated include:

- Review role-based access control (RBAC) user roles, and permission levels.
- Evaluate existing documentation, policies and procedures.
- Assess the current network layout, including VLANs, firewalls, and DMZs, to ensure proper segmentation.
- Identify connected devices (PLCs, RTUs, HMIs), and assess their current condition, configuration, and integration.
- Review patch management practices.
- Review authentication, password policies, and MFA.
- Evaluate remote access methods for internal and third-party users.
- Validate antivirus/anti-malware protections, logging practices, system hardening.
- Review current backup and disaster recovery plans, schedules, storage strategies.

- Assess the physical security of the SCADA infrastructure, including locks, surveillance systems, badge access, fencing, gates, etc.
- Evaluate IDS/IPS deployments and incident response plans.
- Review staff training and awareness efforts.
- Review current vendor contracts and supply chain

Deliverables:

- Cybersecurity Improvements Workshop Agenda and Minutes

Subtask 210.7 Conduct Meetings with Vendor-Specific SCADA Suppliers

ENGINEER will conduct up to four (4) one-hour virtual meetings with representatives of the vendor-specific SCADA components being used at the Hamby WRF and the Hargesheimer WTP. Prior to the meetings, we will ask the vendor representatives to provide information about these systems, including block diagrams, equipment lists, control narratives, etc.

We will use these meetings to gain a basic understanding of the purpose and capabilities of these systems and to determine the manner in which these systems can be more fully integrated with current and future SCADA System components.

Deliverables:

- Meeting Agendas and Minutes

Task 220 Develop SCADA System Alternatives & Recommendations TM

Based on the information gathered during the system assessment and requirements workshops, ENGINEER will identify areas in which different approaches could be taken to meet the identified requirements and system improvements.

ENGINEER will develop a SCADA System Alternatives and Recommendations Technical Memorandum that describes each alternative approach, lists comparative advantages and disadvantages, and provides a recommendation for which alternative to pursue.

ENGINEER will prepare a draft version of the SCADA System Alternatives and Recommendations TM for City review. After a five-day review period, ENGINEER will conduct a half-day workshop to discuss the TM with the City's Core Team. After the workshop, the City will have five additional days to accumulate review comments and provide a consolidated set of comments to ENGINEER. The City's review comments will be incorporated into the final version of the TM.

Deliverables:

- SCADA System Alternatives and Recommendations TM (draft)
- Review Workshop Agenda and Minutes
- SCADA System Alternatives and Recommendations TM (final)

Task 230 Develop Planned SCADA System Block Diagrams

Based on the requirements defined for the new/upgraded SCADA Systems and the alternative recommendations, ENGINEER will update the set of block diagrams from the previous phase into a set of block diagrams that represent the planned SCADA System.

The following block diagrams will be updated and further details will be added:

- Overall SCADA System Block Diagram – high-level representation of components at each facility including communication paths between facilities
- Detailed SCADA System Block Diagrams (Northeast WTP, Grimes WTP, Hargesheimer WTP, Hamby WRF) -HMI servers and workstations, PLCs, OITs, and other major components. In-plant networks will be shown at a functional level.
- Network Block Diagrams at each facility – network switches and routers, network routing, network media (coax, fiber)
- Remote Communications Block Diagrams – connection between in-plant SCADA components and remote locations (pump stations, lift stations, etc.) showing radio types and antenna types
- Intra-Plant Communications Network – showing communication paths between facilities

The block diagrams developed in the previous phase will be revised in this task to reflect the planned upgrades, when appropriate.

Deliverables:

- Planned SCADA System Block Diagrams

Task 240 Develop Preliminary Opinion of Probable Construction Costs

ENGINEER will develop a preliminary Opinion of Probable Construction Costs (OPCC) based on the system requirements and the planned system block diagrams. We will take into account the phased implementation plan as defined in Task 250 so that costs can be estimated for each phase as appropriate.

The OPCC will include estimated costs for equipment purchase and configuration, software licensing, HMI software development, PLC programming, network improvements, field testing and acceptance, system documentation, training, and post-implementation support.

The preliminary OPCC will be updated during the system design phase.

Deliverables:

- Preliminary Opinion of Probable Construction Costs

Task 250 Develop SCADA System Implementation Plan

ENGINEER will develop a SCADA System Implementation Plan that defines a phased approach for implementing the new and upgraded SCADA System components. The plan will include a project schedule that includes estimated task durations and dependencies. The plan will prioritize system improvements that provide enhanced operational resiliency and cybersecurity protection. The plan will also consider the impact of any ongoing or planned process or infrastructure improvement projects. The plan will consider seasonal demands and will attempt to minimize disruption of plant operations.

Deliverables:

- SCADA System Implementation Plan

Task 260 Develop SCADA System Basis of Design Report

ENGINEER will develop a SCADA System Basis of Design Report (BODR). The BODR will outline the major principles and requirements that will guide the system design process. Following are some of the principles that will be included in the BODR.

- Design for system and network redundancy, including:
  - Redundant SCADA servers (primary/failover)
  - Redundant network paths and switches
  - UPS and power failover design
  - Geographic diversity for disaster recovery (e.g., offsite data replication)
- Utilization of latest Aveva/Wonderware software suite, historian, Trend, and Insight app
- Based on a secure, centralized architecture that ensures high availability, supports standardized communications across all facilities, and incorporates modern cybersecurity and redundancy best practices to enhance operational continuity and resilience.

ENGINEER will prepare a draft version of the SCADA System BODR for City review. After a five-day review period, ENGINEER will conduct a half-day workshop to discuss the report with the City's Core Team. After the workshop, the City will have five additional days to accumulate review comments and provide a consolidated set of comments to ENGINEER. The City's review comments will be incorporated into the final version of the report.

Deliverables:

- SCADA System Basis of Design Report (draft)
- BODR Review Workshop Agenda and Minutes
- SCADA System Basis of Design Report (final)

Phase 5-500 South Side Water Plant (Hargesheimer) PLC Replacement

The main goal of this task is to replace the three existing Bristol Control Wave PLCs and move the logic to the existing Chemical PLC (Chem-PLC), that is an Allen Bradley PLC. ENGINEER's scope also includes the services listed below, as further described in this proposal.

- *Submittals*
- *Programming of the PLC*
- *Update linking to the HMI*
- *O&M Manual*
- *Testing*

Task 510 Submittals

ENGINEER will provide submittals throughout the duration of the project to the city for review and concurrence that the work is proceeding as intended. The submittals listed below will be provided.

Deliverables:

- I/O list
- Peer-to-peer List
- Controller Programs Submittal
- Testing Plan

Subtask 510.1 I/O List

ENGINEER will provide an I/O list that defines all the physical digital/analog inputs and outputs. The list will contain the termination location, PLC tagname, and HMI tagname as well as ancillary information needed to define the points.

Deliverables:

- I/O list (electronic copy)

Subtask 510.3 Controller Programs Submittal

ENGINEER will provide the controller programs to verify programming progress and that it meets the control of the existing program. The intent of this is to show the logic that has been developed and fully annotated. Final controller programmer documentation will be provided once the system has been tested and commissioned as an annex to the O&M.

Deliverables:

- Controller Programs Submittal (electronic copy)

Subtask 510.4 Testing Plan

ENGINEER will work with the City to provide a testing plan.

Deliverables:

- Testing Plan (electronic copy)

Task 520 PLC PROGRAMMING

This task includes all the programming and configuration of the new additions to the PLC. The PLC logic of each Bristol PLC will be moved to the Chem PLC (Allen Bradley PLC)

By changing all PLCs during the plant shutdown. It has been determined that a protocol converter will not be needed

Subtask 520.1 PLC Reconfiguration

This subtask includes the necessary programming changes of the Chem-PLC to accommodate the new I/O. This PLC is an Allen Bradley ControlLogix PLC that is currently controlling other chemical systems. New rack(s) will be procured and installed the chem PLC by the City. The I/O that is currently configured to the existing Bristol ControlWave PLCs; designated as PLC-1, PLC-3, PLC-PS; will be rewired to the new rack(s) of the Chem-PLC by the City.

The effort for ENGINEER consists of PLC configuration, card configuration, system status monitoring changes, time flag configurations, and creation of new custom add-ons instructions.

Subtask 520.2 PLC 3 (Chemical System, Microfiltration)

This subtask involves programming of chemical systems, microfiltration, and peer-to-peer communication to the "Pall PLC," all of which was previously on the Bristol PLC-3.

The chemical systems to be included are chlorine gas system (5 chlorinators), ferric sulfate monitoring, sulfuric acid (2 VFDs), scale inhibitor (2 VFDs), ammonium sulfate (4 VFDs), fluoride (2 VFDs), caustic (3 pumps), and calcium thiosulfate (2 VFDs).

The microfiltration (MF) system program will include the control/monitoring of the microfiltration racks (8 MF racks), and the microfiltration ancillary equipment, strainers (4 strainers), MF backwash pumps (2 pumps), and instrument monitoring such as MF compressed air, circulation CIP, MF CIP Acid Tank level and alarms, and MF CIP Caustic Tank level and alarms.

The peer-to-peer communication subtask will take care of communications to other PLCs that are not integrated on this project, which is mainly the "Pall PLC."

Subtask 520.3 PLC 1 (Backwash Basin, RO Flush, RO PS)

This subtask involves the programing of the backwash basin, monitoring of the RO cleaning and flush pumps as well as monitoring of RO pumps and calculations based on instrumentation, all of which was previously on the Bristol PLC-1.

The backwash basin monitoring and control consists of dewatering pumps (3 pumps), decant pumps (2 pumps), and mist pumps (2 pumps) all of which are constant speed.

The RO system includes RO cleaning (1 pump), RO flush (2 pumps) RO pump (1 pump), one control valve, and calculations derived from the RO area instruments.

Subtask 520.4 PLC PS (HSPumps, Analog Calc)

This subtask includes the programming of the high service pumps and associated instrumentation to monitor the water quality, all of which was previously on the Bristol PLC-PS.

The high service pumps consist of a set of monitored and controlled pumps and valves (5 pumps and 5 valves), associated instrumentation to monitor the water quality and derived calculations from these instruments.

Task 530 Graphics development

Changes on the PLC will require configuration changes and remapping at the HMI level. This effort will be minimized at this time as it is anticipated the overall graphical standards will be refined once a decision is made regarding situational awareness style graphics versus traditional P&ID style graphics.

Subtask 530.1 HMI Database Updates

New I/O Objects will be created on the SMC driver and the database configuration will be changed to update the access names and item names.

The effort for ENGINEER consists of PLC configuration, card configuration, system status monitoring changes, time flag configurations, and creation of new custom add-ons instructions.

Subtask 530.2 HMI Modifications

It is anticipated that minimal modifications will be made to the screens, which mainly consists of re-addressing the existing tags. No new screens will be created.

Task 540 System Testing

ENGINEER will conduct software testing at various stages of the system(s) to ensure the application's development activities meet the intent of the specifications. Testing will be based on a cause-and-effect approach. ENGINEER will develop test procedures to use for each test. The following tests will be conducted by ENGINEER as well as any additional tests defined by the contract documents. Since the modifications will take place to an existing PLC early development will be done with a simulated PLC. After the construction project, ENGINEER will deliver any hardware and licenses that were purchased by the client but were used by ENGINEER for testing purposes.

Each of the following areas will be tested:

- Chemical System
- Micro Filtration
- Backwash Basin
- Reverse Osmosis
- High Service Pumps
- Miscellaneous Measurements
- P2P

Deliverables:

- Test Procedure (electronic copy)
- Signed copy of the Test Procedure (record copy)
- Signed copy of the I/O check List (scanned copy)
- Testing Plan

Subtask 540.1 Unwitnessed Factory Test

Unwitnessed Factory Test (UFT) - This test will be conducted at ENGINEER's office and will be unwitnessed. This test will verify the functionality, performance, and stability of the HMI and PLC programming software for the control system provided. The objective of this test is to confirm the development of HMI and PLC software programs. Software simulation techniques will be used as appropriate throughout this test to facilitate the testing. Both normal operations and failure scenarios will be tested to ensure appropriate reactions are addressed. ENGINEER will apprise the City two weeks after this test is completed to run the next test.

Deliverables:

- Test Procedure (electronic copy)

Subtask 540.2 Witnessed Factory Test

Witnessed Factory Test (WFT) - Once the UFT is completed, ENGINEER will schedule a WFT. This test is similar to the UFT but with a city representative present. The City representative can attend remotely or in person at ENGINEER's office. The test will follow the test procedure and notes and signatures will be added to the document upon satisfactory completion of this test. ENGINEER shall submit a record copy of the test results to the City.

Deliverables:

- Signed copy of the Test Procedure (record copy)

Subtask 540.3 Operational Readiness Test

Operational Readiness Test (ORT) - This test will be conducted on site and includes loop checks and final terminations and calibrations made before startup. Upon successful completion of the ORT, ENGINEER shall submit a record copy of the test results to the Owner and request the scheduling of the FDT.

Deliverables:

- Signed copy of the I/O check List (scanned copy)

Subtask 540.4 Functional Demonstration Test

Functional Demonstration Test (FDT) - This test will be conducted on site, witnessed, and is performed to verify the system is tuned and performing as designed. A witnessed FDT shall be performed on each process area in a single testing period. Each specified function shall be demonstrated, loop-by-loop, and site-by-site basis. Upon successful completion of the FDT, ENGINEER shall submit a record copy of the test results to the City.

Deliverables:

- Signed copy of the Test Procedure (record copy)

Task 550 Final Documentation

ENGINEER will provide related documentation to close the project. In addition to the backup files for the PLC and HMI, ENGINEER will provide an Operation and Maintenance manual (O&M). The O&M Manual will include a general description of the system. However, since a control narrative is not

produced during this project, the O&M manual will not dive in detail on the control. Instead, the O&M will provide summarized descriptions when necessary.

Subtask 550.1 O&M Manual

ENGINEER will provide an Operation and Maintenance manual (O&M). The O&M Manual will include a general description of the system. The O&M package will include a simplified control narrative with summarized descriptions when necessary.

Deliverables:

- PLC Program Files (1 electronic copy)
- HMI Backup Files (1 electronic copy)
- O&M Manual (1 Electronic Copy 2 printouts)

Task 560 Support

ENGINEER will provide support within the first 90 days from the FDT.

Subtask 560.1 Support

ENGINEER will provide up to 2 days of support onsite and 16 hours of support remotely within the first 90 days from the FDT.

Deliverables:

- Trip Report (1 electronic copy)

Project Schedule

Although this scope of services is mainly for Phase 2 – SCADA System Requirements, the schedule shown reflects the anticipated schedule for all phases associated with the project.

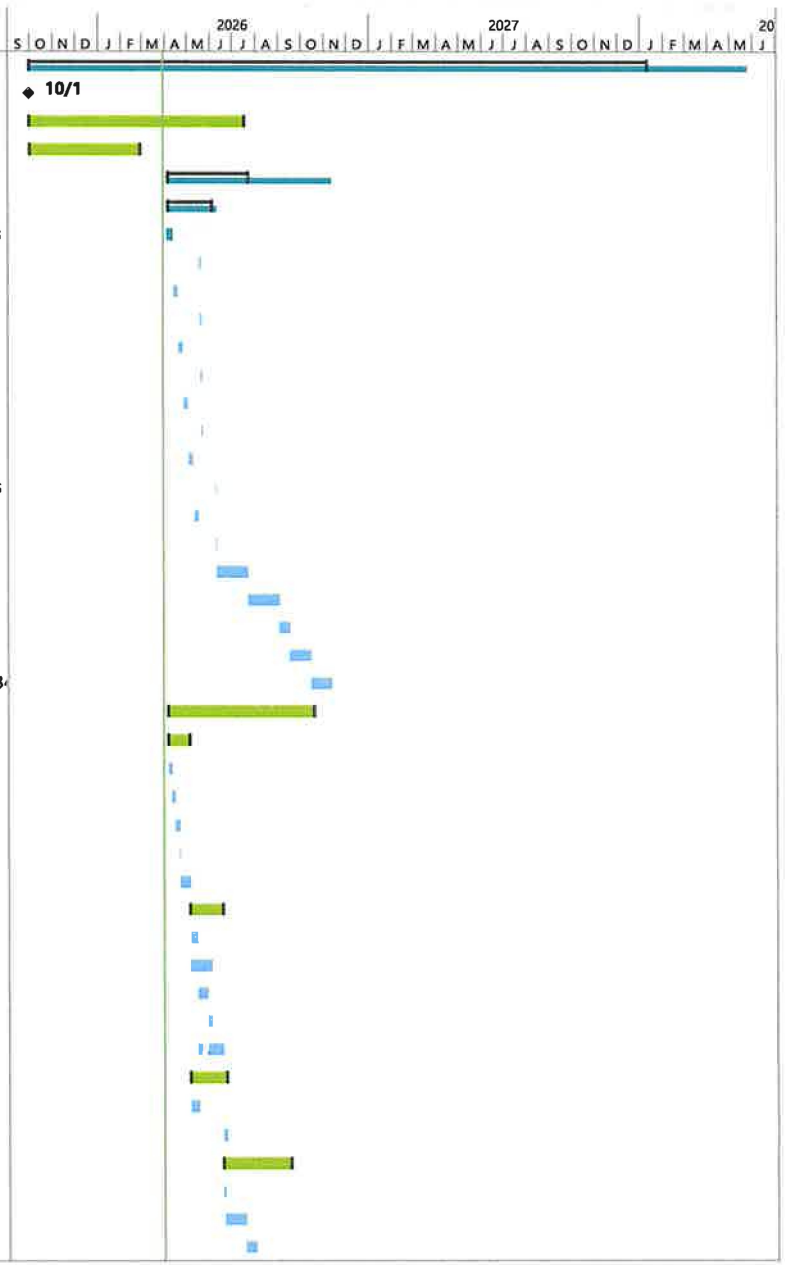
Prepared by:

Signature Automation, a company of McKim & Creed
17950 Preston Road, Suite 300
Dallas, TX 75252
TBPE Firm No. F-14711

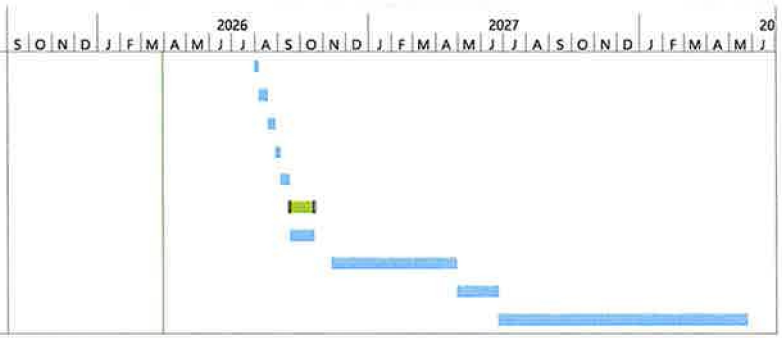
Appendix A

PROJECT SCHEDULE

ID	Phase/Task	Task Name	Duration	Start	Finish	Predecessors
1		**Abilene SCADA Restoration Project**	**586 days**	**Wed 10/1/25**	**Mon 1/10/28**	
2		Notice to Proceed	0 days	Wed 10/1/25	Wed 10/1/25	
3	**1-100**	**Project Management**	**201 days**	**Wed 10/1/25**	**Fri 7/17/26**	
9	**1-200**	**System Review & Evaluation**	**101 days**	**Thu 10/2/25**	**Fri 2/27/26**	
17	**2-200**	**SCADA System Requirements**	**77 days**	**Mon 4/6/26**	**Wed 7/22/26**	
18	210	Conduct SCADA Requirements Workshops	**42 days**	**Mon 4/6/26**	**Wed 6/3/26**	
19		General SCADA Requirements Workshop Prep	5 days	Mon 4/6/26	Fri 4/10/26	16FS+25 days
20	*210.1*	*General SCADA Requirements Workshop*	1 day	Mon 5/18/26	Mon 5/18/26	29
21		Situational Awareness Workshop Prep	5 days	Mon 4/13/26	Fri 4/17/26	19
22	*210.2*	*Situational Awareness Workshop*	1 day	Tue 5/19/26	Tue 5/19/26	20
23		Historical Data & Reporting Workshop Prep	5 days	Mon 4/20/26	Fri 4/24/26	21
24	*210.3*	*Historical Data & Reporting Workshop*	1 day	Wed 5/20/26	Wed 5/20/26	22
25		Automation Improvements Workshop Prep	5 days	Mon 4/27/26	Fri 5/1/26	23
26	*210.4*	*Automation Improvements Workshop*	1 day	Thu 5/21/26	Thu 5/21/26	24
27		Network Improvements Workshop Prep	5 days	Mon 5/4/26	Fri 5/8/26	25
28	*210.5*	*Network Improvements Workshop*	1 day	Mon 6/8/26	Mon 6/8/26	26FS+10 days
29		Cybersecurity Improvements Workshop Prep	5 days	Mon 5/11/26	Fri 5/15/26	27
30	*210.6*	*Cybersecurity Improvements Workshop*	1 day	Tue 6/9/26	Tue 6/9/26	28
31	220	Develop SCADA System Alternatives & Recommendations TM	30 days	Wed 6/10/26	Tue 7/21/26	30
32	230	Develop Planned SCADA System Block Diagrams	30 days	Wed 7/22/26	Tue 9/1/26	31
33	240	Develop Preliminary Opinion of Probable Construction Costs	10 days	Wed 9/2/26	Tue 9/15/26	32
34	250	Develop SCADA System Implementation Plan	20 days	Wed 9/16/26	Tue 10/13/26	33
35	260	Develop SCADA System Basis of Design Report	20 days	Wed 10/14/26	Tue 11/10/26	18,31,32,33,3
36	**500**	**South Side Water Plant (Hargesheimer) PLCs Replacement**	**139.25 days**	**Mon 4/6/26**	**Mon 10/19/26**	**18SS**
37	**510**	**SUBMITTALS**	**20.25 days**	**Mon 4/6/26**	**Mon 5/4/26**	
38		PLC3 I/O List (166 hardwired points)	32 hrs	Mon 4/6/26	Thu 4/9/26	
39		PLC1 I/O list (62 hardwired points)	22 hrs	Fri 4/10/26	Tue 4/14/26	38
40		PLC PS I/O list (48 hardwired points)	28 hrs	Tue 4/14/26	Mon 4/20/26	39
41		Controller Programs Submittal	4 hrs	Mon 4/20/26	Mon 4/20/26	38,39,40
42		Testing Plan	76 hrs	Mon 4/20/26	Mon 5/4/26	41
43	**520**	**PLC PROGRAMMING**	**31 days**	**Mon 5/4/26**	**Wed 6/17/26**	
44		PLC Reconfiguration	64 hrs	Mon 5/4/26	Thu 5/14/26	42
45		PLC 3 (Chemical System, Microfiltration)	158 hrs	Mon 5/4/26	Mon 6/1/26	42
46		PLC 1 (Backwash Basin, RO Flush, RO PS)	65 hrs	Thu 5/14/26	Wed 5/27/26	44
47		PLC PS (HSPumps, Analog Calc)	35 hrs	Wed 5/27/26	Tue 6/2/26	46
48		QUALITY ASSURANCE (1 hour per control strategy)	18 days	Thu 5/14/26	Wed 6/17/26	44
49	**530**	**Graphics Development**	**34.25 days**	**Mon 5/4/26**	**Mon 6/22/26**	
50		Database	74 hrs	Mon 5/4/26	Fri 5/15/26	42
51		HMI Screen Changes	26 hrs	Wed 6/17/26	Mon 6/22/26	48
52	**540**	**System Testing**	**65.75 days**	**Wed 6/17/26**	**Wed 9/16/26**	
53		PLC Configuration and Comunication to HMI	16 hrs	Wed 6/17/26	Fri 6/19/26	48
54		Chemical System	160 hrs	Fri 6/19/26	Fri 7/17/26	53
55		Micro Filtration	80 hrs	Fri 7/17/26	Fri 7/31/26	54



ID	Phase/Task	Task Name	Duration	Start	Finish	Predecessors
56		P2P	32 hrs	Fri 7/31/26	Thu 8/6/26	55
57		Backwash Basin	68 hrs	Thu 8/6/26	Tue 8/18/26	56
58		Reverse Osmosis	60 hrs	Tue 8/18/26	Fri 8/28/26	57
59		High Service Pumps	42 hrs	Fri 8/28/26	Fri 9/4/26	58
60		Miscelaneous Measurements	68 hrs	Fri 9/4/26	Wed 9/16/26	59
61	**550**	**FINAL DOCUMENTATION**	**22.25 days**	**Thu 9/17/26**	**Mon 10/19/26**	
62		O&M	178 hrs	Thu 9/17/26	Mon 10/19/26	52
63	**400**	**SCADA System Design**	6 mons	Wed 11/11/26	Wed 4/28/27	35
64	**500**	**Procurement Support**	2 mons	Thu 4/29/27	Wed 6/23/27	63
65	**600**	**SCADA System Implementation**	12 mons	Thu 6/24/27	Wed 5/24/28	64



Approve the Professional Services Contract for SCADA Restoration Phase 2 and Hargesheimer PLC Replacement

CITY OF ABILENE TEXAS

SCADA Phase 2 & Phase 5 Overview

- Approving the contract with McKim & Creed, Inc. for SCADA Restoration Phase 2 and Hargesheimer PLC Replacement for the price of $475,035.00.
- Includes system evaluation, requirements workshops, development of alternatives, design documentation, and PLC replacement services.
- The SCADA system is essential for monitoring and controlling the City's water and wastewater operations and ensuring reliable and secure system performance.

CITY OF ABILENE TEXAS

SCADA Phase 2 & Phase 5 Overview

- Phase 1 SCADA findings identified the Bristol PLCs as a critical vulnerability.
- Existing PLCs were installed around 2002 and are beyond their service life.
- The Bristol ControlWave platform was discontinued by Emerson in 2017.
- Unsupported hardware increases operational and reliability risk to plant operations.
- Replacement with modern Allen-Bradley PLCs improves reliability, security, and long-term support.

CITY OF ABILENE TEXAS

SCADA Phase 2 & Phase 5 Overview

Phase 1 – Key Findings

- System-wide assessment completed
- SCADA system is operational but aging and inconsistent

Key Issues

- Many systems running unsupported software (Windows XP, Windows 7, Server 2012)
- 90+ PLCs and 30+ interfaces, many near or past lifecycle
- Legacy network equipment limits security and reliability
- Gaps in security, segmentation, and monitoring

System is functional but outdated and vulnerable.
Phase 2 will define requirements for a modern, secure, and uniform system.

CITY OF ABILENE TEXAS

Approve the Professional Services Contract for SCADA Restoration Phase 2 and Hargesheimer PLC Replacement

QUESTIONS?

CITY OF ABILENE TEXAS

CITY COUNCIL MEMORANDUM
5/14/2026

TO: **Emily Crawford, City Manager**
FROM: **Matthew Dane, Director of Water Utilities**

ITEM: **14. Resolution: Receive a Report, Hold a Discussion and Take Action on Authorizing the City Manager to Execute Supplemental Agreement No. 1 to the Standard Utility Agreement with the Texas Department of Transportation (TXDOT) for the IH-20 Utility Relocation Project – Work Authorization 1 (WA1) *(Matthew Dane)***

GENERAL INFORMATION

Water Utilities staff is requesting that the Abilene City Council authorize the City Manager to execute Supplemental Agreement No. 1 to the Standard Utility Agreement (SUA) with the Texas Department of Transportation (TXDOT) for the IH-20 Utility Relocation Project – Work Authorization 1 (WA1).

The original Standard Utility Agreement between TXDOT and the City of Abilene established the scope of utility relocations required for the IH-20 roadway improvements project and identified the eligible project costs to be reimbursed to the City by TXDOT.

Supplemental Agreement No. 1 updates the original agreement and decreases the total reimbursable amount by approximately $3,943,566. This reduction is primarily due to the following:

- Approximately $2.0 million associated with the City's Owner's Allowance, which is not an eligible reimbursable expense under TXDOT utility agreement requirements and must therefore be removed from the agreement;
- Approximately $1.8 million associated with Change Order No. 1, which reduces the amount of utility relocation work required after TXDOT revised portions of the roadway design and determined that several utility lines previously identified as conflicts no longer require relocation; and
- Additional updates to easement costs, engineering services, and other project-related adjustments.

The revised total estimated project reimbursement amount under the agreement is approximately $12,885,782.

Execution of this supplemental agreement is necessary to update the project scope and reimbursement amounts in accordance with revised project conditions and TXDOT requirements.

FUNDING/FISCAL IMPACT

Costs associated with the utility relocation are expected to be eligible for reimbursement by TXDOT in accordance with the Standard Utility Agreement.

Any non-reimbursable costs or City-requested betterments will be funded through the Water Utilities Capital Improvement Program (CIP).

STAFF AND/OR BOARD RECOMMENDATION

Staff recommends that the Abilene City Council authorize the City Manager to execute Supplemental Agreement No. 1 to the Standard Utility Agreement with TXDOT for the IH-20 Utility Relocation Project – WA1.

ATTACHMENTS:

1. 2 - WrittenResolution - TXDot IH-20 SUA
2. 3 - Presentation - TXDot IH-20 SUA

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE SUPPLEMENTAL AGREEMENT NO. 1 TO THE STANDARD UTILITY AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE IH-20 UTILITY RELOCATION PROJECT – WA1.

WHEREAS, the Texas Department of Transportation (TXDOT) is undertaking roadway improvements along IH-20 that require the relocation and adjustment of City of Abilene utility infrastructure; and

WHEREAS, the City of Abilene (City) owns and operates utility infrastructure that is in conflict with the proposed TXDOT improvements under Work Authorization 1 (WA1); and

WHEREAS, the City previously entered into a Standard Utility Agreement with TXDOT to establish responsibilities and reimbursement procedures for utility relocations associated with the IH-20 project; and

WHEREAS, Supplemental Agreement No. 1 is necessary to update the project scope and reimbursement amounts associated with the utility relocation work; and

WHEREAS, the supplemental agreement decreases the reimbursable project amount by approximately $3,943,566 due to the removal of non-eligible Owner's Allowance costs, reductions in relocation work associated with TXDOT design revisions and Change Order No. 1, and updates to easements, engineering services, and related project costs; and

WHEREAS, execution of this supplemental agreement is necessary to maintain coordination with TXDOT and accurately reflect the revised project scope and eligible reimbursement amounts;

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

That the City Manager is authorized to execute Supplemental Agreement No. 1 to the Standard Utility Agreement with the Texas Department of Transportation for the IH-20 Utility Relocation Project – WA1.

ADOPTED this 14th day of May, 2026.

ATTEST:

_____
Shawna Atkinson, City Secretary

_____
Weldon Hurt, Mayor

APPROVED:

_____
Stanley E. Smith, City Attorney

IH-20 Utility Relocation Project – WA1Supplemental Agreement No. 1 with TXDOT

CITY OF ABILENE TEXAS

IH-20 Utility Relocation Project – WA1

- Authorizing Supplemental Agreement No. 1 with TXDOT for the IH-20 Utility Relocation Project – WA1.
- Supports relocation of City utilities in conflict with IH-20 improvements (WA1: West Lake Rd to Hwy 351).
- Project costs remain primarily reimbursable through TXDOT.
- Several utility lines originally identified as conflicts are no longer impacted by the revised TXDOT roadway design.
- Supplemental Agreement No. 1 updates the reimbursable project amount and associated project costs accordingly

CITY OF ABILENE TEXAS

IH-20 Utility Relocation Project – WA1

- Total Reduction to Reimbursable Amount: $3,943,566
- Adjustment Items
  - Removal of City Owner's Allowance (non-reimbursable under TXDOT agreement).
  - Change Order No. 1 – Reduced utility relocations due to TXDOT design revisions.
  - Easement, engineering, and related project cost updates.

CITY OF ABILENE TEXAS

IH-20 Utility Relocation Project – WA1Supplemental Agreement No. 1 with TXDOT

QUESTIONS?

CITY OF ABILENE TEXAS

CITY OF ABILENE

CITY COUNCIL MEMORANDUM
5/14/2026

TO: **Emily Crawford, City Manager**
FROM: **Matthew Dane, Director of Water Utilities**

ITEM: **15. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving Change Order No. 1 to the Contract with Pate Garver LP for the IH-20 Utility Relocates – Work Authorization No. 1 Project *(Matthew Dane)***

GENERAL INFORMATION

Water Utilities staff is requesting that the Abilene City Council approve Change Order No. 1 with Pate Garner, LP for the IH-20 Utility Relocations – Work Authorization No. 1 Project under Resolution No. 158-2025.

This change order reflects revisions requested by the Texas Department of Transportation (TxDOT), adjustments necessary to accommodate existing utilities encountered during construction, and an additional 65 calendar days for contract completion.

The revised scope includes abandoning existing utility line crossings beneath IH-20 and modifying proposed utility line locations to coordinate with updated TxDOT requirements and existing field conditions. These revisions reduce portions of the originally planned utility crossings and relocations while maintaining the operational needs of the Water Utilities Department.

Change Order No. 1 results in a decrease of $1,829,427.00 to the overall contract amount, reducing the contract from $15,051,133.00 to $13,221,706.00.

The IH-20 Utility Relocations Project is being completed in coordination with TxDOT roadway improvements. During project development and construction review, TxDOT requested revisions to portions of the proposed utility alignments. In addition, existing utility conflicts encountered during construction required modifications to the original design to maintain service reliability and accommodate construction constraints.

The revised work eliminates portions of the originally proposed utility crossings and relocations while adjusting alignment locations to better fit site conditions and updated TxDOT roadway requirements. These revisions reduce the overall project scope and

associated construction costs while continuing to meet the operational needs of the Water Utilities Department.

An additional 65 calendar days are necessary to accommodate the revised work scope, utility coordination efforts, and adjustments associated with TxDOT-requested revisions.

FUNDING/FISCAL IMPACT

This change order decreases the contract amount by $1,829,427.00 resulting in a revised contract amount of $13,221,706.00. Costs associated with TxDOT-required utility relocations and construction are reimbursable by TxDOT. Any City-requested betterments or non-reimbursable costs will be funded through the Water Utilities Capital Improvement Program (CIP).

STAFF AND/OR BOARD RECOMMENDATION

Staff recommends that the Abilene City Council approve the Change Order No. 1 with Pate Garner, LP for the IH-20 Utility Relocations – Work Authorization No. 1 project, including the additional 65 calendar days and the revised contract amount of $13,221,706.00.

ATTACHMENTS:

1. 2 - WrittenResolution - IH-20 Change Order 1
2. 3 - Presentation - IH-20 Change Order 1

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, APPROVING CHANGE ORDER NO. 1 TO THE CONTRACT WITH PATE GARVER LP FOR THE IH-20 UTILITY RELOCATES – WORK AUTHORIZATION NO. 1 PROJECT.

WHEREAS, the City of Abilene is coordinating utility relocation work associated with the TxDOT IH-20 roadway improvements project; and

WHEREAS, the City previously awarded a contract to Pate Garver LP for the IH-20 Utility Relocates – Work Authorization No. 1 Project under Resolution No. 158-2025 for the amount of $15,051,133.00; and

WHEREAS, during construction and coordination with TxDOT, revisions to the proposed utility alignments were required to accommodate updated roadway requirements and existing utility conflicts encountered in the field; and

WHEREAS, Change Order No. 1 includes revisions to the project scope, including the abandonment of an existing utility line crossing IH-20, adjustments to proposed utility line locations to accommodate TxDOT revisions and existing utilities, and an additional 65 calendar days for project completion; and

WHEREAS, Change Order No. 1 decreases the contract amount by $1,829,427.00, resulting in a revised total amount of $13,221,706.00;

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

That the City Manager is authorized to execute Change Order No. 1 to the contract with Pate Garver LP for the IH-20 Utility Relocates Work Authorization No. 1, decreasing the contract amount by $1,829,427.00 to a revised total of $13,221,706.00.

ADOPTED this 14th day of May, 2026.

ATTEST:

_____
Shawna Atkinson, City Secretary

_____
Weldon Hurt, Mayor

APPROVED:

_____
Stanley E. Smith, City Attorney

Approve Change Order No. 1 from the IH-20 Utility Relocates contract with Pate Garver LP

CITY OF ABILENE TEXAS

IH-20 Utility Relocates Change Order No. 1

- Coordination with TxDOT roadway improvements along IH-20 requires utility relocations and adjustments to sewer, water, and effluent reuse lines.
- Change Order No. 1 includes TxDOT-requested revisions and adjustments for existing utility conflicts encountered during construction.
- Revisions include abandoning certain existing utility crossings beneath IH-20 and modifying proposed utility alignments.
- Several originally planned crossings and relocations are no longer required due to updated TxDOT roadway design and field conditions.
- The revisions reduce the overall project scope and associated Capital Improvement Program (CIP) expenditures.

CITY OF ABILENE TEXAS

IH-20 Utility Relocates Change Order No. 1

- Original Contract Amount: **$15,051,133.00**
- Change Order No. 1 Reduction: **($1,829,427.00)**
- Revised Contract Amount: **$13,221,706.00**
- Additional Contract Time: **65 Calendar Days**

CITY OF ABILENE TEXAS

Approve Change Order No. 1 from the IH-20 Utility Relocates contract with Pate Garver LP

QUESTIONS?

CITY OF ABILENE TEXAS

CITY COUNCIL MEMORANDUM
5/14/2026

TO: **Emily Crawford, City Manager**
FROM: **Matthew Dane, Director of Water Utilities**

ITEM: **16. Ordinance (First Reading): Receive a Report, Hold a Discussion and Take Action on Amending Chapter 32, "Utilities," Article II, "Rates and Charges," Section 32-35, "Metering of Water Used for Sewer Rates", Abilene Code of Ordinances *(Matthew Dane)***

GENERAL INFORMATION

Article II, Section 32-35 of Chapter 32 of the City Code of Ordinances regulates the sewer rates for persons who are not a user of Abilene's water supply. It has been determined that the Amendment approved by Ordinance 29-2026 did not provide all necessary methods to measure or determine sewer rates pursuant to a written agreement. This proposed Amendment provides three alternative methods to measure or determine sewer rates pursuant to a written agreement, approved by City Council.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

ATTACHMENTS:

1. ORDINANCE-Chapter 32 Utilities-Article II Rates & Charges Sec 32-35 Metering
2. Exhibit A Section_32-35_REDLINE
3. 29-202
4. 3_-_Presentation_-_Chapter_32_Ordinance_Amendment (2)

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

ORDINANCE NO._____

AN ORDINANCE AMENDING CHAPTER 32, "UTILITIES", ARTICLE II, "RATES AND CHARGES" OF THE ABILENE MUNICIPAL CODE BY AMENDING SECTION 32-35, "METERING OF WATER USED FOR SEWER RATES," AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING A PENALTY

WHEREAS, Article II, Section 32-35 of Chapter 32 of the City Code of Ordinances regulates the sewer rates for persons who are not a user of Abilene's water supply; and

WHEREAS, the Council recently amended Article II, Section 32-35 by Ordinance 29-2026, to allow for written agreements for persons receiving sewer service outside the city limits; and

WHEREAS, it has been determined that the Amendment approved by Ordinance 29-2026 did not provide all necessary methods to measure or determine sewer rates pursuant to a written agreement; and

WHEREAS, this proposed Amendment provides three alternative methods to measure or determine sewer rates pursuant to a written agreement.

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

PART 1: That Chapter 32, "Utilities", Article II "Rates and Charges" be amended by amending Section 32-35, "Metering of water used for sewer rates," as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That if the provisions of any section, subsection, paragraph, subdivision or clause of this ordinance shall be adjudged invalid by a court of competent jurisdiction, such judgment shall not effect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this ordinance.

PART 3: Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FIRST READING this 14th day of May, 2026.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the _____ day of May, 2026, the same being more than 24 hours prior to a public hearing being held in the Council Chamber of City Hall in Abilene, Texas, at 8:30 a.m. on the 28th day of May, 2026, to permit the public to be heard.

PASSED ON SECOND AND FINAL READING this 28th day of May, 2026.

ATTEST:

_____
City Secretary

_____
Mayor

APPROVED:

_____
City Attorney

EXHIBIT A

Sec. 32-35. Metering of water used for sewer rates.

In the event that any person using the City sewer system is not a user of water supplied by the City, the volume of wastewater discharged by such person shall be measured or determined as follows:

(a) If water used on the premises is measured by a water meter acceptable to the Director of Water Utilities, sewer rates shall be determined by that water usage.

(b) If water used on the premises is not so measured, such person shall install a water meter acceptable to the Director at their own expense, so that the amount of water used shall be metered or otherwise measured or determined by the Director, and sewer rates shall be determined by that water usage.

(c) Notwithstanding subsections (a) and (b), for persons receiving sewer service pursuant to a written agreement for service outside the City limits approved by the City Council under Sec. 32-5, the volume of wastewater discharged into the City's sanitary sewer system shall be measured or determined by one (1) of the following methodologies, as specified in the agreement:~~(c) Notwithstanding subsections (a) and (b), for persons receiving sewer service pursuant to an agreement for service outside the City limits approved by the City Council under Sec. 32-5, the volume of wastewater may be determined by an alternative methodology established in such agreement, including but not limited to TCEQ flow methodology or other engineering-based estimates, as approved by the Director of Water Utilities and the City Council.~~

(1) By a water meter measuring water used on the premises, where such water meter is acceptable to the Director of Water Utilities and the wastewater volume is reasonably represented by the water usage;

(2) By a sewer flow meter installed on the customer's wastewater discharge at a location, and of a make, model, and accuracy class, approved by the Director of Water Utilities; or

(3) By a fixed monthly volume calculated using the flow design criteria of the Texas Commission on Environmental Quality, as set forth in 30 Texas Administrative Code Chapter 217 or its successor as approved by the Director of Water Utilities.

The methodology selected under this subsection, and any conditions for changing from one methodology to another during the term of the agreement, shall be set forth in the written agreement approved by the City Council. The Director of Water Utilities is authorized to require any meter installed under this subsection to be compatible with the City's automated metering infrastructure or other reading system designated by the City, and to require periodic calibration and testing of any such meter at the customer's expense.

(Code 1965, § 24-31; Ord. No. 29-2026, pt. 2, 4-23-26)

ORDINANCE NO. 29-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 32, "UTILITIES" OF THE CODE OF ORDINANCES OF THE CITY OF ABILENE, TEXAS, BY AMENDING SECTION 32-5, "INSPECTION OUTSIDE CITY," TO AUTHORIZE SEWER SERVICE OUTSIDE THE CITY LIMITS BY WRITTEN AGREEMENT; AMENDING SECTION 32-35, "METERING OF WATER USED FOR CITY RATES," TO PROVIDE AN ALTERNATIVE FLOW MEASUREMENT METHODOLOGY FOR OUTSIDE-CITY SERVICE AGREEMENTS; AMENDING SECTION 32-37, "FEES, DEPOSITS AND BILLS," AND SECTION 32-39, "DETERINATION OF CHARGES," TO CLARIFY THAT STANDARD RATE SCHEDULES DO NOT APPLY TO OUTSIDE-CITY SEWER SERVICE AGREEMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Abilene owns and operates a sanitary sewer system and Water Reclamation Facility serving its residents and customers; and

WHEREAS, from time to time, property owners and developers located outside the corporate limits of the City of Abilene request sanitary sewer service from the City; and

WHEREAS, the current provisions of Chapter 32 of the Code of Ordinances do not expressly authorize the City to provide sewer service outside the city limits or establish a framework for Council-approved service agreements governing such service; and

WHEREAS, the City Council finds it in the public interest to establish a clear legal framework authorizing the provision of sewer service outside the city limits pursuant to written agreements approved by the City Council, including provisions for applicable rates, connection requirements, and alternative flow measurement methodologies appropriate for outside-City customers; and

WHEREAS, providing temporary housing infrastructure for the transient working population associated with major economic development projects within the region is a priority for the City of Abilene as part of housing burden relief efforts for the community; and

WHEREAS, the City Council finds that the amendments set forth herein are in the best interest of the City of Abilene and its citizens;

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

PART 1. That Section 32-5 of the Code of Ordinances of the City of Abilene, Texas, is hereby to read as follows:

> "In order to protect the utility service supply, the City will not make any water or sewer taps or supply or furnish water or sewer service outside the City limits until the premises involved have been inspected and approved by the Plumbing Inspector. Nothing contained in this chapter or any other ordinance of the City shall be construed to compel the City to furnish water or sewer service to consumers outside the City or to continue such supply once begun.
>
> Sewer service outside the City limits may be provided pursuant to a written agreement approved by the City Council, establishing the terms and conditions of such service including applicable rates, fees, connection requirements, and duration. Such agreements shall be consistent with the rules and regulations established by the City Council under Sec. 32-4 and the rate schedules maintained under Sec. 32-37 and Sec. 32-39. Rates for sewer service provided outside the City limits shall be set by the City Council and may differ from in-City rates as deemed appropriate by the Council."

PART 2. That Section 32-35 of the Code of Ordinances of the City of Abilene, Texas, is hereby amended and adds a new subsection (c), to read as follows:

> "In the event that any person using the City sewer system is not a user of water supplied by the City, the volume of wastewater discharged by such person shall be measured or determined as follows:
>
> (a) If water used on the premises is measured by a water meter acceptable to the Director of Water Utilities, sewer rates shall be determined by that water usage.
>
> (b) If water used on the premises is not so measured, such person shall install a water meter acceptable to the Director at their own expense, so that the amount of water used shall be metered or otherwise measured or determined by the Director, and sewer rates shall be determined by that water usage.
>
> (c) Notwithstanding subsections (a) and (b), for persons receiving sewer service pursuant to an agreement for service outside the City limits approved by the City Council under Sec. 32-5, the volume of wastewater may be determined by an alternative methodology established in such agreement, including but not limited to TCEQ flow methodology or other engineering-based estimates, as approved by the Director of Water Utilities and the City Council."

PART 3. That Section 32-37 of the Code of Ordinances of the City of Abilene, Texas, is hereby amended to add the following paragraph at the end thereof, to read as follows:

> "This requirement does not apply to sewer service provided outside the City limits under a written agreement approved by the City Council. The rates and fees for such service shall be set out in the agreement itself."

PART 4. That Section 32-39 of the Code of Ordinances of the City of Abilene, Texas, is hereby amended to add the following paragraph at the end thereof, to read as follows:

> "This requirement does not apply to sewer service provided outside the City limits under a written agreement approved by the City Council. The rates and fees for such service shall be set out in the agreement itself."

PART 5: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force or effect.

PART 4: That any persons, firm, or corporation violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine in accordance with Chapter 1 (Section 1-9) of this Code. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FIRST READING the 9th day of April, 2026.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 22nd day of April, 2026, the same being more than 24 hours prior to a public hearing being held in the Council

Chamber of City Hall in Abilene, Texas, at 8:30 a.m. on the 23rd day of April, 2026, to permit the public to be heard.

PASSED AND APPROVED ON FINAL READING this 23rd day of April, 2026.

ATTEST:

Shawna Atkinson, City Secretary

Weldon Hurt, Mayor

APPROVED:

Stanley E. Smith, City Attorney

First Reading: Ordinance Amending Section 32-35, "Metering of Water Used for Sewer Rates"

CITY OF ABILENE TEXAS

Chapter 32 Ordinance Amendment - Background

- Ord. 29-2026 (adopted April 23) authorized outside-City sewer service by written agreement and allowed alternative flow measurement methodologies, including TCEQ-based estimates.
- Direct metering of wastewater is uncommon. Sewage typically flows by gravity through buried mains and is difficult to meter reliably. Most "sewer" billing is actually based on the customer's water meter as a proxy.
- When wastewater is pumped through a private lift station, a flow meter on the pump discharge can produce an accurate reading making true volumetric sewer billing feasible.

CITY OF ABILENE TEXAS

What's Changing

- Current 32-35(c) authorizes usage calculation by water meter or TCEQ design methodology, language built around *estimating* flow.
- A sewer flow meter is direct measurement, not an estimate, and isn't covered by the current text.
- Proposed amendment restructures 32-35(c) to expressly authorize three measurement methodologies, selected in the agreement:
  - Water meter (where water usage reasonably represents wastewater volume)
  - Sewer flow meter on the customer's discharge
  - TCEQ flow design criteria
- Adds Director of Water Utilities authority to require AMI (Aclara) compatibility and periodic calibration at the customer's expense.
- Metered sewer is available only by written agreement approved by Council.

CITY OF ABILENE TEXAS

Chapter 32 Ordinance Amendment

- No fiscal impact from adoption of this ordinance alone
- Second reading required before ordinance takes effect
- Sewer service agreement with RV park developer to follow upon final adoption

CITY OF ABILENE TEXAS

Approve the First Reading of an Ordinance Amending Section 32-35, "Metering of Water Used for Sewer Rates"

CITY OF ABILENE TEXAS

CITY COUNCIL MEMORANDUM
5/14/2026

TO: **Emily Crawford, City Manager**

FROM: **Tim Littlejohn, Director of Planning & Development Services**

ITEM: **17. Ordinance (Final Reading) 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. *(Tim Littlejohn)***

GENERAL INFORMATION

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

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

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

ATTACHMENTS:

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

22. 1098755 pt 3
23. 1098755 pt 2
24. Presentation (17)

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

ORDINANCE NO. _____

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

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

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

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

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

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

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

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

ATTEST:

_____
CITY SECRETARY

_____
MAYOR

APPROVED:

_____
CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

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

Legal description as follows:

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

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

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

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

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

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

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

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

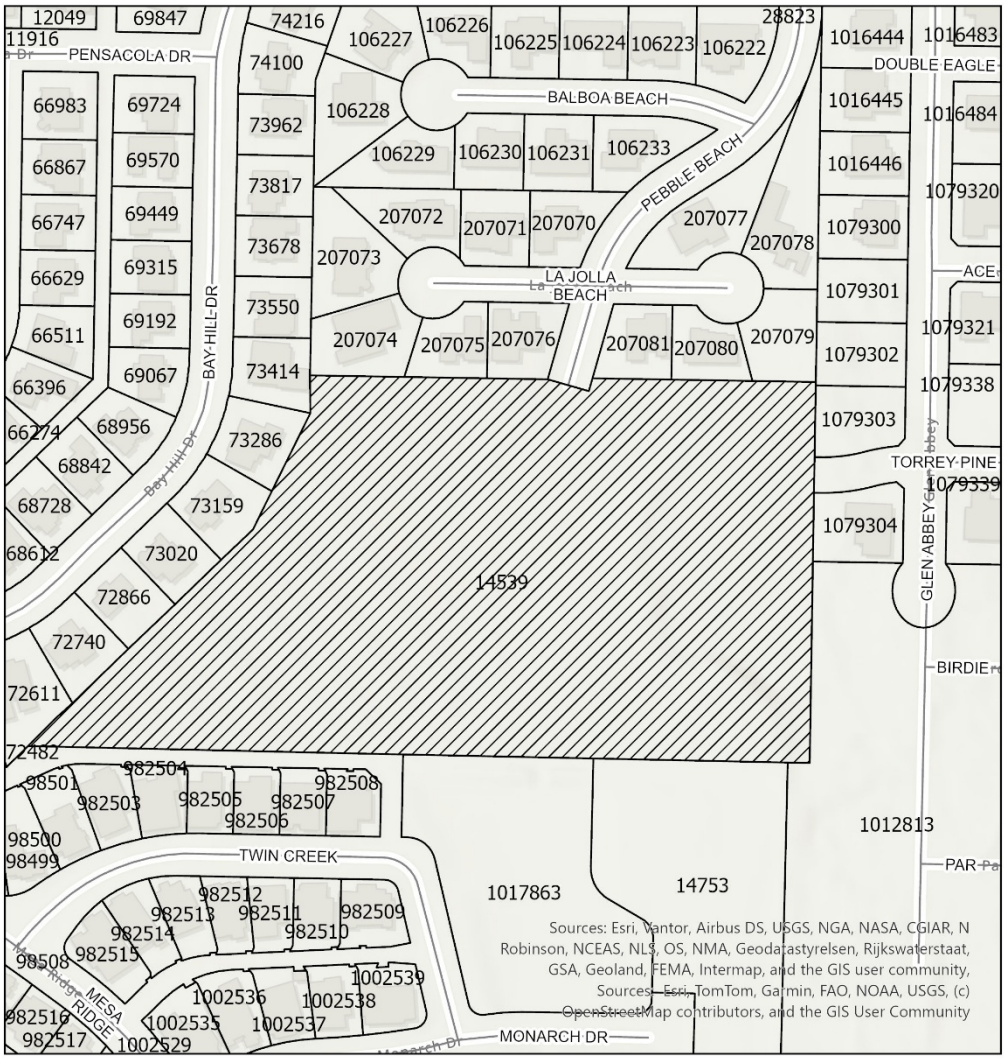
set for an angle point of this described tract and the remainder of said 18.925 acre tract, said corner being the southeast corner of Lot 7, Block A, Pebble Beach Estates Addition, Section 2, and also being the southwest right-of-way corner of Pebble Beach, as dedicated in said Pebble Beach Estates Addition,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

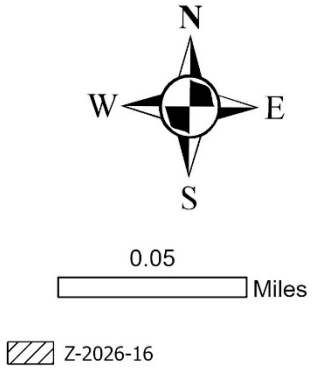
THENCE S74°05'04"E, 60.00 feet along the north line of this described tract and of the remainder of said 18.925 acre tract, and south right-of-way line of said Pebble Beach to a 1/2 inch rebar rod found for an angle point of this described tract and the remainder of said 18.925 acre tract, and being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

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

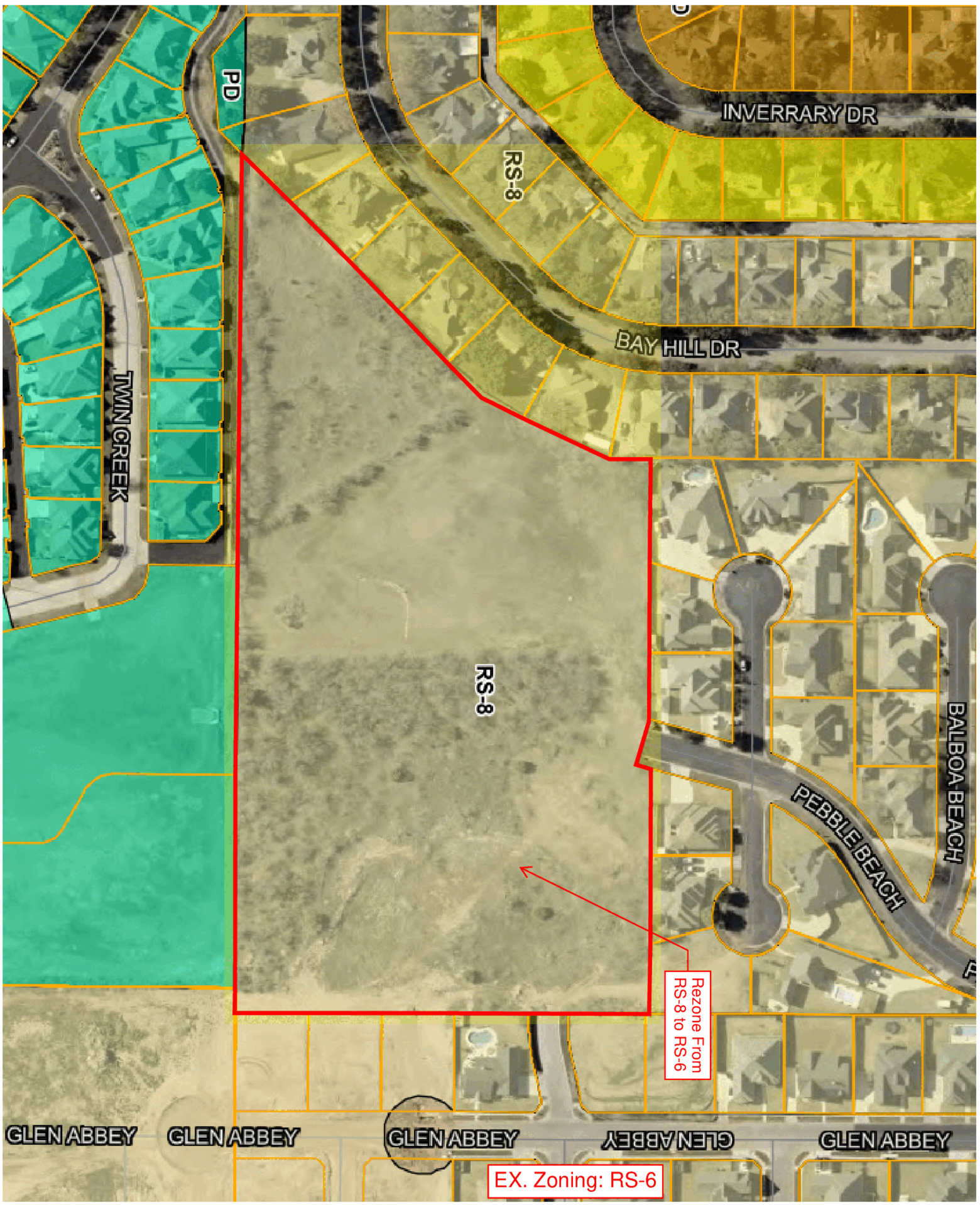
THENCE S89°03'11"E, 312.80 feet along the north line of this described tract and of the remainder of said 18.925 acre tract and along the south line of said Pebble Beach Estates, Section 2 to the **POINT OF BEGINNING** and containing **10.407 acres of land**, more or less.

Located at 6498 Pebble Beach.





END



NO.	REVISION	DATE

SEQ. SHEET

PROJECT # | SCALE N.T.S. | BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING. CHECK SCALE AND ADJUST ACCORDINGLY.

ABILENE, TEXAS

Pebble Beach Drive

Zoning Request

JACOB MARTIN

TBPE FIRM # 2448 | TBAE FIRM # BR 2261 | TBPELS FIRM # 10194493

NORTH

ZONING CASE
Z-2026-16
STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

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

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

Case Manager
Mason Teegardin – Planning Division Manager

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

Location
Located at 6498 Pebble Beach. Legal description being 10.4 acres out of the W. E, Vaughn Survey No. 101, Abstract No. 417, and the C. Donovan Survey, Abstract No. 1295, Abilene, Taylor County, Texas.

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

Zoning, Existing and Proposed Land Use

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

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

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

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

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.
This property will be subject to platting. Any improvements that may be required will be addressed during this review.

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.
None known.

Planning & Zoning Commission Recommendation
P&Z recommended **denial.**

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

Attachments

- Presentation
- Zoning Exhibit
- Appeal Email

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

PROPERTY OWNER Legend: O - Opposed, F - In Favor

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

HYMER JON MITCHELL &	6397 PEBBLE BEACH	207078	**O**
JIM NED HOLDINGS LLC		1098755	**O**
LANE TONY & JENIFER	3517 LA JOLLA BEACH	207080	**O**
LINN ANDREW	6457 BAY HILL DR	73020	
LOOP TRISTAN & NOELLE	3926 BAY HILL DR	68491	
MATTHEWS SARAH	9 TWIN CREEK	982513	
MCCULLOUGH BRAD & CANDICE	6 MESA RIDGE	98498	
MESA RIDGE ESTATES INC		14753	
MESA RIDGE VILLAS		1017863	
MOBILE HOME CONCEPTS	6458 GLEN ABBEY	1079303	**O**
NICHOLS TIM L & TERI L	3918 BAY HILL DR	68612	
OAKELEY BRIAN E & DOROTHY	3901 BAY HILL DR	72740	
OSBORN STEPHEN M	6 TWIN CREEK	982503	
PRESTON DUB	3525 LA JOLLA BEACH	207081	**O**
PYEATT KENAN & CLARISSA C	3566 LA JOLLA BEACH	207073	**O**
RIGGS DYLAN & LAUREN BROOKE	6442 GLEN ABBEY	1079301	
ROBERTS STEPHEN FAMILY TRUST	4 TWIN CREEK	98501	
RUNNION ROBERT & KRISTIE	16 TWIN CREEK	982507	**O**
SHARP LEONARD LOUIS	6442 BAY HILL DR	69067	
SHEID BILLY F & BETTY F	2 TWIN CREEK	98500	
SHEPHERD ASSET MANAGEMENT LLC	6434 BAY HILL DR	69192	
SKIDMORE HERBERT & CHERYL L	14 TWIN CREEK	982506	
SMITH CHRISTOPHER MICHAEL	6441 BAY HILL DR	73286	
SMITH DONALD RAY & EDNA B LIVING TRUST	6498 PEBBLE BEACH	14539	
STEELE ERVIN & DONNA	15 TWIN CREEK	982511	**F**
STOCKARD INVESTMENTS INC	6518 GLEN ABBEY	1012813	
SWARNA AMEETA KAPU	6434 GLEN ABBEY	1079300	
TOUCHON ANTHONY H & BETTY M	3542 LA JOLLA BEACH	207070	**O**
TRAVELSTEAD CHRISTOPHER CHARLES & CELESTE DIANE	3426 TORREY PINE	1079338	
VALENTINE VICTOR & MELISSA LEE	6502 GLEN ABBEY	1079304	
WALTS CHARLES F & GAY ANN	17 TWIN CREEK	982510	
WESTBROOK JAMES WALTER &	5 TWIN CREEK	982514	
WILLIAMS JEREMY D & HEATHER L	6465 BAY HILL DR	72866	
WOODS DARIN A & CANDIS ANIQUE	3557 LA JOLLA BEACH	207075	
WOOTEN BOURDON & SUZANNE ROSE	6433 BAY HILL DR	73414	
ZAP CUSTOM HOMES LLC	6450 GLEN ABBEY	1079302	

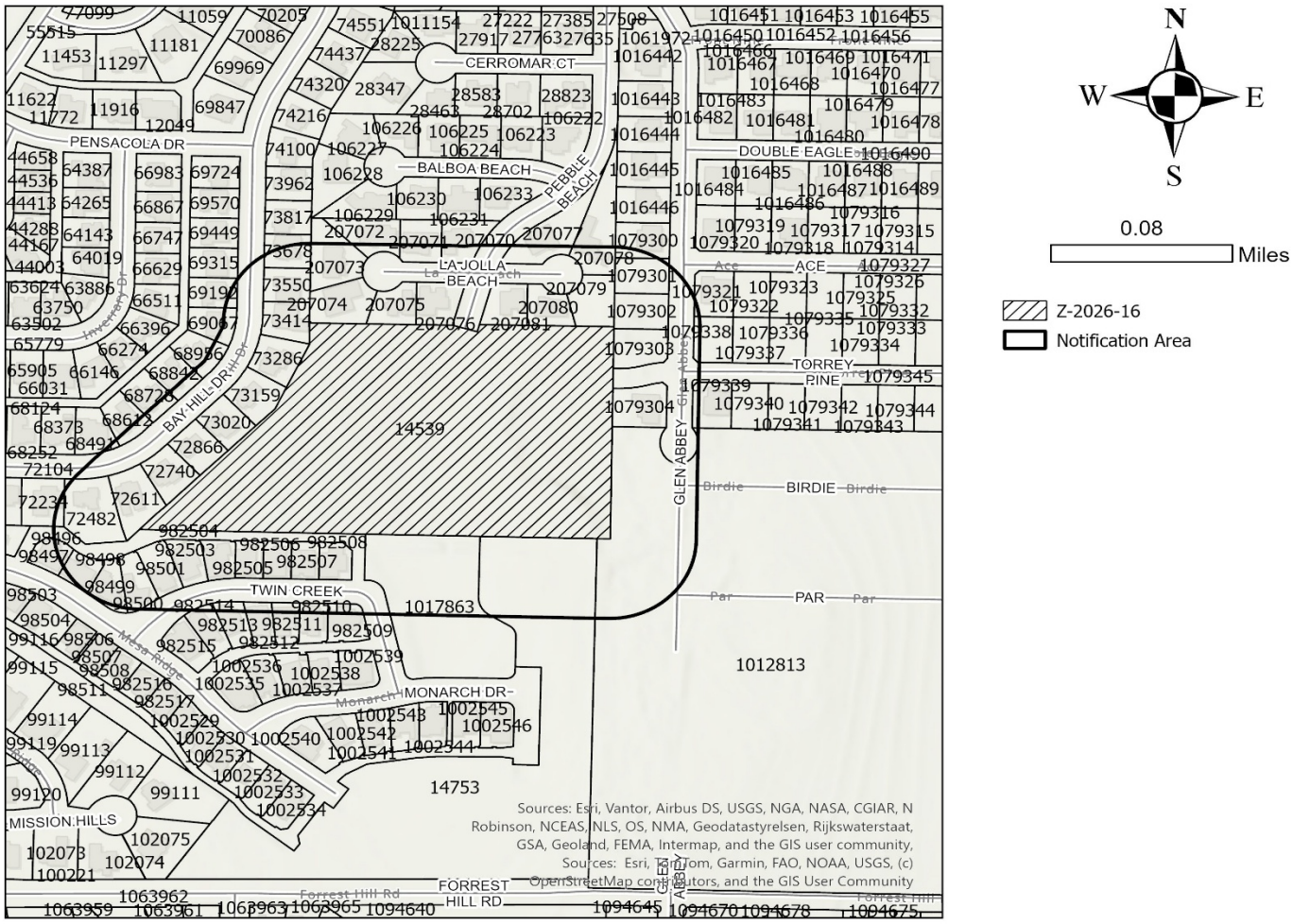
PROPERTY ID Legend: O - Opposed, F - In Favor

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

GILLILAN KENNETH E & MILDRED C	3917 BAY HILL DR	72482	
DAVIS THAD LEE &	3909 BAY HILL DR	72611	
OAKELEY BRIAN E & DOROTHY	3901 BAY HILL DR	72740	
WILLIAMS JEREMY D & HEATHER L	6465 BAY HILL DR	72866	
LINN ANDREW	6457 BAY HILL DR	73020	
DIMAURO JOHN MATTHEW	6449 BAY HILL DR	73159	
SMITH CHRISTOPHER MICHAEL	6441 BAY HILL DR	73286	
WOOTEN BOURDON & SUZANNE ROSE	6433 BAY HILL DR	73414	
HALL MICHAEL LEE & SUSAN N	6425 BAY HILL DR	73550	
BEVILL LARRY G & CHARLENE S	6417 BAY HILL DR	73678	
ABILENE ASSETS LLC	4 MESA RIDGE	98497	**O**
MCCULLOUGH BRAD & CANDICE	6 MESA RIDGE	98498	
HAWTHORNE LOYD F & BRENDA	8 MESA RIDGE	98499	
SHEID BILLY F & BETTY F	2 TWIN CREEK	98500	
ROBERTS STEPHEN FAMILY TRUST	4 TWIN CREEK	98501	
TOUCHON ANTHONY H & BETTY M	3542 LA JOLLA BEACH	207070	**O**
CARDOT JOSEPH JAMES & VICKIE RAE	3550 LA JOLLA BEACH	207071	**O**
GILREATH EDDY JACK & LYNDA	3558 LA JOLLA BEACH	207072	**O**
PYEATT KENAN & CLARISSA C	3566 LA JOLLA BEACH	207073	**O**
3565 LAJOLLA BEACH LLC	3565 LA JOLLA BEACH	207074	
WOODS DARIN A & CANDIS ANIQUE	3557 LA JOLLA BEACH	207075	
CARTER JAMES DAVID & SUSIE ANN	3549 LA JOLLA BEACH	207076	
BOLT CLAYTON	3518 LA JOLLA BEACH	207077	
HYMER JON MITCHELL &	6397 PEBBLE BEACH	207078	**O**
HEIDENHEIMER COLLIN & SYDNEY	3501 LA JOLLA BEACH	207079	**O**
LANE TONY & JENIFER	3517 LA JOLLA BEACH	207080	**O**
PRESTON DUB	3525 LA JOLLA BEACH	207081	**O**
OSBORN STEPHEN M	6 TWIN CREEK	982503	
HANDLEY GARY & DIANA FAMILY TRUST	8 TWIN CREEK	982504	**O**
GODFREY JERRY & LINDA	10 TWIN CREEK	982505	
SKIDMORE HERBERT & CHERYL L	14 TWIN CREEK	982506	
RUNNION ROBERT & KRISTIE	16 TWIN CREEK	982507	**O**
ACKERS GARY	18 TWIN CREEK	982508	
BARNETT DON & LINDA	19 TWIN CREEK	982509	
WALTS CHARLES F & GAY ANN	17 TWIN CREEK	982510	
STEELE ERVIN & DONNA	15 TWIN CREEK	982511	**F**
CAUDLE JON A & DENISE J	11 TWIN CREEK	982512	**O**
MATTHEWS SARAH	9 TWIN CREEK	982513	
WESTBROOK JAMES WALTER &	5 TWIN CREEK	982514	
STOCKARD INVESTMENTS INC	6518 GLEN ABBEY	1012813	
MESA RIDGE VILLAS		1017863	
SWARNA AMEETA KAPU	6434 GLEN ABBEY	1079300	
RIGGS DYLAN & LAUREN BROOKE	6442 GLEN ABBEY	1079301	
ZAP CUSTOM HOMES LLC	6450 GLEN ABBEY	1079302	
MOBILE HOME CONCEPTS	6458 GLEN ABBEY	1079303	**O**
VALENTINE VICTOR & MELISSA LEE	6502 GLEN ABBEY	1079304	
ARMSTRONG RANDY & KASEY	3425 ACE	1079321	
TRAVELSTEAD CHRISTOPHER CHARLES & CELESTE DIANE	3426 TORREY PINE	1079338	
HILLS WALTER & MARGIE	3425 TORREY PINE	1079339	**O**

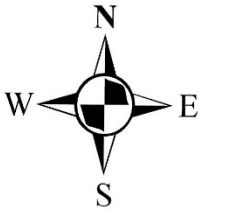
JIM NED HOLDINGS LLC		1098755	**O**

NOTIFICATION MAP



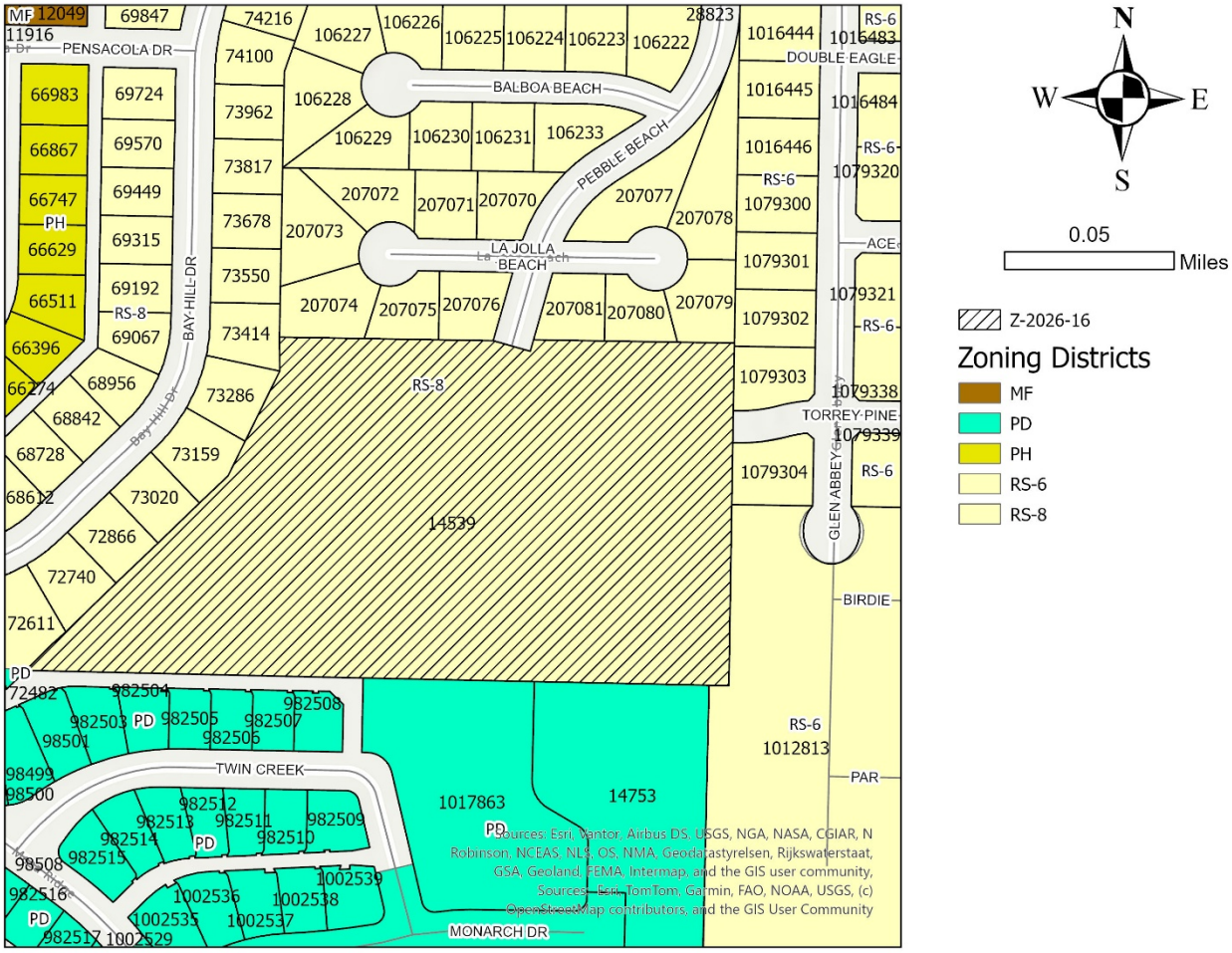
LOCATION MAP





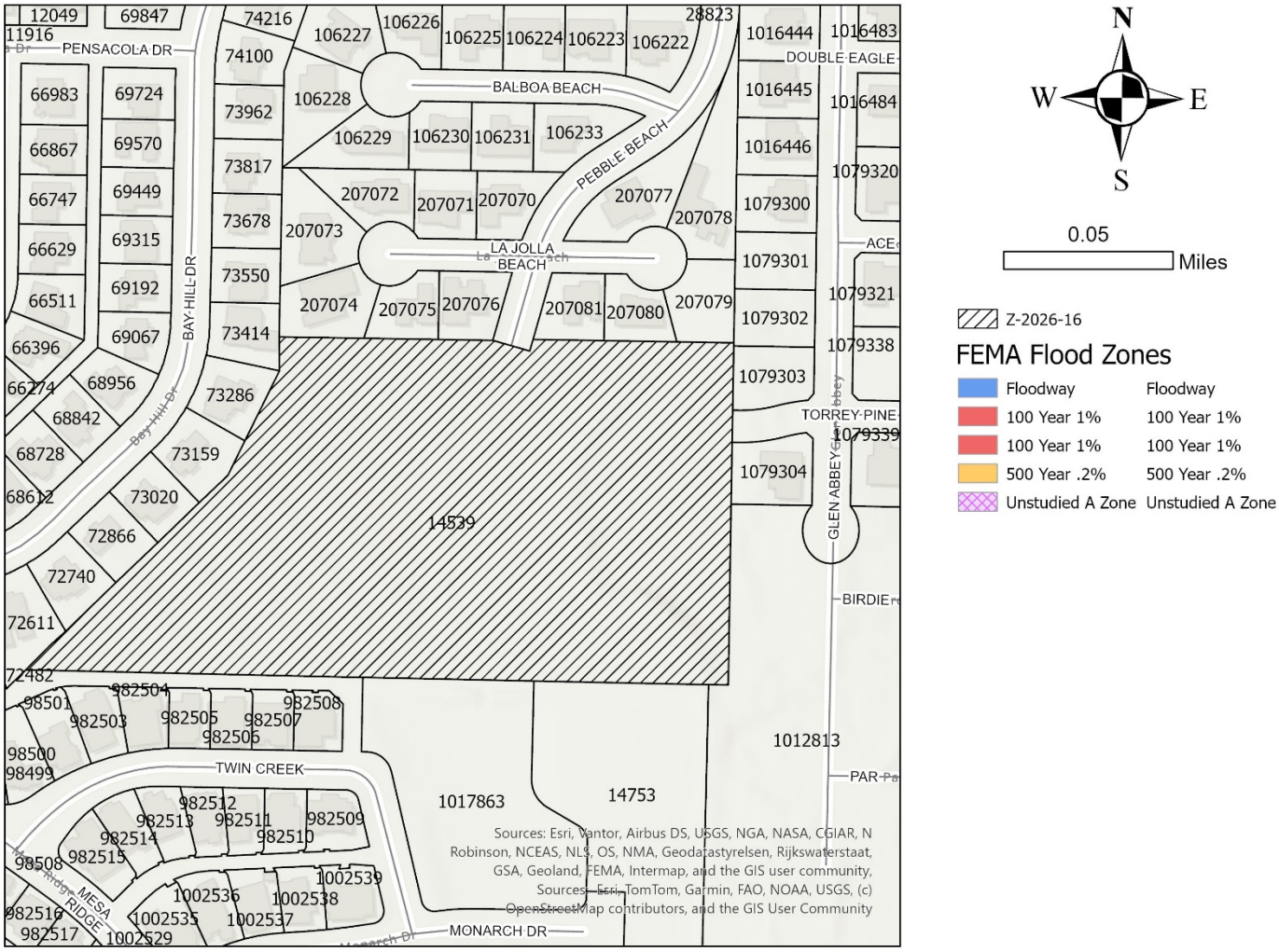
Z-2026-16

ZONING MAP


MF 12049
11916
PENSACOLA DR
69847
74216
106227
106226
106225
106224
106223
106222
28823
1016444
1016483
RS-6
DOUBLE EAGLE
BALBOA BEACH
1016445
1016484
66983
69724
73962
106228
106229
106230
106231
106233
PEBBLE BEACH
1016446
RS-6
1079320
66867
69570
73817
207072
207071
207070
207077
207078
1079300
66747
69449
PH
73678
207073
LA JOLLA BEACH
ACE
66629
69315
1079301
66511
69192
RS-8
73550
207074
207075
207076
207081
207080
207079
1079321
1079302
RS-6
66396
69067
BAY HILL DR
73414
66274
68956
RS-8
1079303
73286
TORREY PINE
1079338
68842
1079339
68728
73159
1079304
RS-6
68612
73020
14539
GLEN ABBEY
72866
72740
BIRDIE
72611
PD
72482
982504
982508
982503
PD
982505
982507
98501
982506
RS-6
1012813
98499
TWIN CREEK
PAR
98500
982512
1017863
14753
982513
982511
982509
PD
982514
982510
98508
982515
1002539
982516
1002536
1002538
PD
1002535
1002537
982517
1002529
MONARCH DR
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

N
W
E
S
0.05
Miles
Z-2026-16
Zoning Districts
MF
PD
PH
RS-6
RS-8

FLOOD MAP


12049
69847
11916
PENSACOLA DR
74216
74100
106227
106226
106225
106224
106223
106222
28823
1016444
1016483
DOUBLE EAGLE
66983
69724
73962
106228
BALBOA BEACH
1016445
1016484
66867
69570
73817
106229
106230
106231
106233
PEBBLE BEACH
1016446
1079320
66747
69449
73678
207072
207071
207070
207077
207078
1079300
66629
69315
73550
207073
LA JOLLA BEACH
1079301
ACE
66511
69192
73414
207074
207075
207076
207081
207080
207079
1079302
1079321
66396
69067
BAY HILL DR
1079303
1079338
66274
68956
73286
68842
TORREY PINE
68728
73159
1079339
1079304
68612
73020
14539
72866
72740
GLEN ABBEY
BIRDIE
72611
72482
982504
98501
982503
982505
982507
982508
982506
1012813
98500
98499
TWIN CREEK
PAR
982512
982513
982511
982509
1017863
14753
982514
982510
98508
982515
1002539
1002536
1002538
982516
1002535
1002537
982517
1002529
MESA RIDGE
MONARCH DR
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

N
W
E
S
0.05
Miles
Z-2026-16
FEMA Flood Zones
Floodway
Floodway
100 Year 1%
100 Year 1%
100 Year 1%
100 Year 1%
500 Year .2%
500 Year .2%
Unstudied A Zone
Unstudied A Zone

Outlook

Re: Pebble Beach Zoning Case

From Teegardin, Mason <Mason.Teegardin@abilenetx.gov>
Date Wed 4/8/2026 1:45 PM
To Littlejohn, Tim <Tim.Littlejohn@abilenetx.gov>

Will do, thank you.

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

From: Littlejohn, Tim <Tim.Littlejohn@abilenetx.gov>
Sent: Wednesday, April 8, 2026 1:37 PM
To: Teegardin, Mason <Mason.Teegardin@abilenetx.gov>
Subject: Fw: Pebble Beach Zoning Case

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

Tim

From: Tal Fillingim <tal@jacobmartin.com>
Sent: Wednesday, April 8, 2026 1:02 PM
To: Littlejohn, Tim <Tim.Littlejohn@abilenetx.gov>
Subject: Pebble Beach Zoning Case

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

TAL FILLINGIM, P.E.
JACOB | MARTIN
3465 Curry Lane
Abilene, TX 79606
Ofc) 325.695.1070
Mbl) 325.370.9624
jacobmartin.com

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-16

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

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

MAR 30 AM 11:21

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

Requestor's Property Zoning:	RS-8	Your Name:	STEELE ERVIN & DONNA	I am in favor ☒
Requestor's Proposed Zoning:	RS-6	Your Address:	15 TWIN CREEK	
Requestor's Parcel ID:	14539	Your Parcel ID:	982511	I am opposed ☐

Signature: Donna Steele

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-16

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

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

APR 17 AM 9:34

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

Requestor's Property Zoning:	RS-8	Your Name:	LOOP TRISTAN & NOELLE	I am in favor ☑
Requestor's Proposed Zoning:	RS-6	Your Address:	3926 BAY HILL DR	
Requestor's Parcel ID:	14539	Your Parcel ID:	68491	I am opposed ☐

Signature: _____

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-16

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

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

APR 1 PM 12:03

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

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

Signature: Jon Caudle

If opposed, please provide comments:

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

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-16

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

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

MAR 30 AM 11:21

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

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

Signature: Gary Handley & Diana Handley

If opposed, please provide comments:

We are against this rezoning as we are concerned that it does not conform to the existing developement in this area.
We feel it will devaluate our Property!

Outlook

Re: Zoning Application Number Z-2026-16

From Teegardin, Mason <Mason.Teegardin@abilenetx.gov>
Date Mon 3/30/2026 6:31 PM
To Rick and Angie Failor <thefailors@gmail.com>; Peggy Manning <peggy@senterrealtors.com>; David Ballard <dballard59@gmail.com>; David Ballard <dballard59@icloud.com>
Cc Planning Services <planning@abilenetx.gov>

Your response has been recorded, thank you.

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

From: Rick and Angie Failor <thefailors@gmail.com>
Sent: Thursday, March 26, 2026 5:57 PM
To: Planning Services <planning@abilenetx.gov>
Cc: David Ballard <dballard59@icloud.com>; David Ballard <dballard59@gmail.com>; Peggy Manning <peggy@senterrealtors.com>
Subject: Zoning Application Number Z-2026-16

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

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

Thank you
Rick Failor

PS Please let me know you received my email.

The Planning and Zoning Commission of the City of Abilene will hold a public hearing on **April 7, 2026, at 1:30 PM** in the Council Chambers. The Council Chambers are located on the second floor of City Hall at 555 Walnut Street in Abilene, Texas. The owner or the owner's agent is requesting to change the zoning of approximately 10.4 Acres from Residential Single-Family (RS-8) to Residential Single-Family (RS-6). Located at 6498 Pebble Beach. Legal description being 10.4 Acres out of the W. E, Vaughn Survey No. 101, Abstract No. 417, and the C. Donovan Survey, Abstract No. 1295, Abilene, Taylor County, Texas.

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

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

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

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

---

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-16

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

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

MAR 31 AM10:26

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

Requestor's Property Zoning:	RS-8	Your Name:	MOBILE HOME	I am in favor ☐
Requestor's Proposed Zoning:	RS-6	Your Address:	6458 GLEN ABBEY	
Requestor's Parcel ID:	14539	Your Parcel ID:	1079303	I am opposed ☒

Signature: _____

Outlook

Re: Zoning application number Z-2026-16

From Teegardin, Mason <Mason.Teegardin@abilenetx.gov>
Date Wed 4/1/2026 9:08 AM
To Kenan Pyeatt <KPyeatt@lithia.com>; Planning Services <planning@abilenetx.gov>
Cc Clarissa Pyeatt Yoga <clarissapyeattyoga@gmail.com>

Received, thank you.

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

From: Kenan Pyeatt <KPyeatt@lithia.com>
Sent: Tuesday, March 31, 2026 5:51 PM
To: Planning Services <planning@abilenetx.gov>
Cc: Kenan Pyeatt <KPyeatt@lithia.com>; Clarissa Pyeatt Yoga <clarissapyeattyoga@gmail.com>
Subject: Zoning application number Z-2026-16

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

Kenan Pyeatt
3566 LaJolla Beach
Abilene Tx 79606

Get Outlook for iOS

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-16

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

MAR 30 AM 11:21

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

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

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

Signature: Jack Gilreath

If opposed, please provide comments:

ORIGINAL ZONING RS-8. DO NOT WANT CHANGE TO RS-6 TO PROVIDE FOR DOWNSIZED HOMES WITH INCREASED DENSITY + TRAFFIC.

CITY OF ABILENE TEXAS

MAR 27 AM 9:58

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

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number Z-2026-16 **March 17, 2026**

The Planning and Zoning Commission of the City of Abilene will hold a public hearing on **April 7, 2026, at 1:30 PM** in the Council Chambers. The Council Chambers are located on the second floor of City Hall at 555 Walnut Street in Abilene, Texas. The owner or the owner's agent is requesting to change the zoning of approximately 10.4 Acres from Residential Single-Family (RS-8) to Residential Single-Family (RS-6). Located at 6498 Pebble Beach. Legal description being 10.4 Acres out of the W. E, Vaughn Survey No. 101, Abstract No. 417, and the C. Donovan Survey, Abstract No. 1295, Abilene, Taylor County, Texas.

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

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

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

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

---

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-16

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

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

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

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

Signature: Anthony H. Touchon 3/24/2026

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-16

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

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

APR 2 AM 10:31

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

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

Signature: Dub L. Preston
Pat Preston

If opposed, please provide comments:

We prefer the zoning to stay as RS8 with larger lots as originally planned. We oppose this change for the following reasons.

1.) Smaller lots would decrease the value of our addition with the assumption that smaller lots equals smaller homes.

2) Smaller lots would create more homes which elevates the issue of increased flooding in an area that is prone to flooding already.

Dirk L. Preston
Pat Preston
3525 La Jolla Beach

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-16

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

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

MAR 30 AM 11:21

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

Requestor's Property Zoning:	RS-8	Your Name:	LANE TONY & JENIFER	I am in favor ☐
Requestor's Proposed Zoning:	RS-6	Your Address:	3517 LA JOLLA BEACH	
Requestor's Parcel ID:	14539	Your Parcel ID:	207080	I am opposed ☑

Signature: Tony K. Lane

If opposed, please provide comments:

Way too small of lots. Already a major drainage problem

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

Outlook

Re: Zoning Application #Z-2026-16

From Teegardin, Mason <Mason.Teegardin@abilenetx.gov>
Date Mon 3/30/2026 1:30 PM
To Collin Heidenheimer <CHeidenheimer@ffin.com>; Planning Services <planning@abilenetx.gov>

Received, thank you.

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

From: Collin Heidenheimer <CHeidenheimer@ffin.com>
Sent: Monday, March 30, 2026 12:57 PM
To: Planning Services <planning@abilenetx.gov>
Subject: Zoning Application #Z-2026-16

Good afternoon

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

Thanks

Collin Heidenheimer
VP Commercial Relationship Manager, NMLS #2228570
Abilene Region
FIRST FINANCIAL BANK | 1801 Antilley Rd. Abilene, TX 79606
O: 325-627-7572 | **M:** 325-668-9989| **E:**cheidenheimer@ffin.com

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-16

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

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

MAR 31 AM 10:27

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

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

Signature: Walter Hills Margie Hills

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-16

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

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

APR 6 AM 9:35

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

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

Signature: Jon Hymer

If opposed, please provide comments:

It will decrease my property value by having higher-density layout. lot sizes. It will increase traffic volume in my neighborhood.

I am opposed

Outlook

Re: Zoning application number Z-2026-16

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

Received, thank you.

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

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

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

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

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

Joseph Cardot
3550 La Jolla Beach
Abilene, TX 79606

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-16

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

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

APR 6 AM 10:47

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

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

Signature: Robert L. Runnion
Kristie Runnion

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-16

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

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

APR 7 AM 10:24

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

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

Signature: _____

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-16

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

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

MAR 31 AM 10:26

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

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

Signature: RPF RICHARD FAILOR

I SENT EMAIL ON THUR 3-26-26 6PM EXPLAINING

Outlook

Re: Zoning Application Number Z-2026-16

From Teegardin, Mason <Mason.Teegardin@abilenetx.gov>
Date Mon 3/30/2026 6:42 PM
To David Ballard <dballard59@gmail.com>; David Ballard <dballard59@icloud.com>
Cc Planning Services <planning@abilenetx.gov>

Thank you,

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

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

From: David Ballard <dballard59@gmail.com>
Sent: Friday, March 27, 2026 12:00 PM
To: Planning Services <planning@abilenetx.gov>
Cc: David Ballard <dballard59@icloud.com>
Subject: Zoning Application Number Z-2026-16

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

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

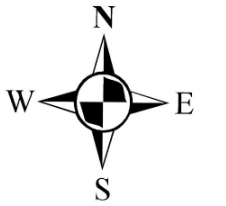
REZONE REQUEST

Case:	Z-2026-16
Owner:	Donald Smith & Seth Gorrie
Agent:	Jacob & Martin
Request:	Change the zoning of approximately 10.4 acres from Residential Single-Family (RS-8) to Residential Single-Family (RS-6).
Location:	6498 Pebble Beach
Notification:	1 in Favor, 15 in Opposition
Planning & Zoning:	April 7, 2026
Council Hearing:	April 23, 2026
	May 14, 2026

CITY OF ABILENE TEXAS

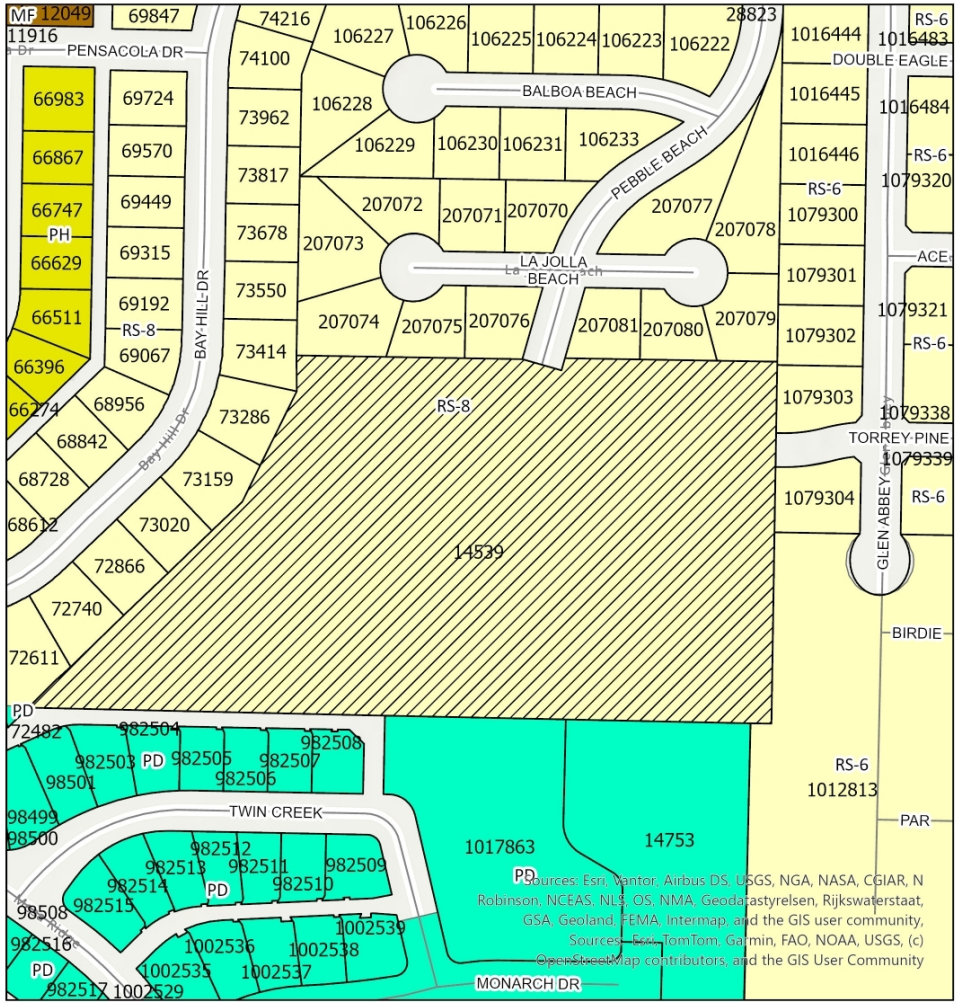
AERIAL LOCATION MAP

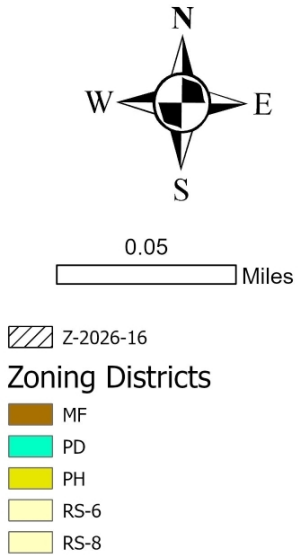




CITY OF ABILENE TEXAS

ZONING MAP





CITY OF ABILENE TEXAS

PROPERTY VIEWS







CITY OF ABILENE TEXAS

USES IN RESIDENTIAL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

P	Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

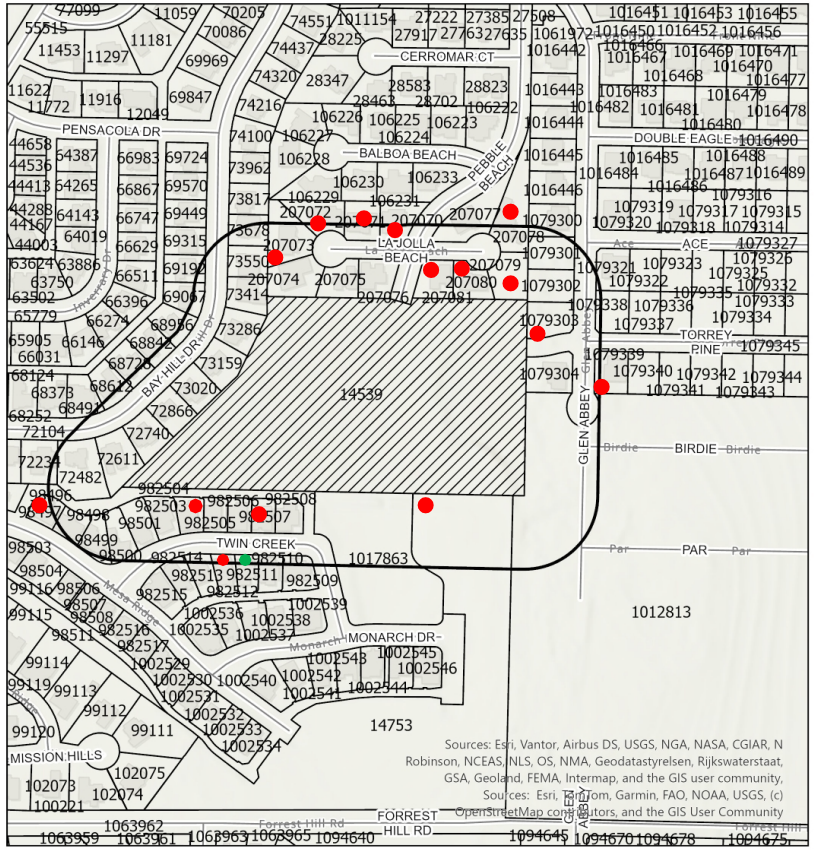
P	Petroleum or Gas Well
P	Urban Garden

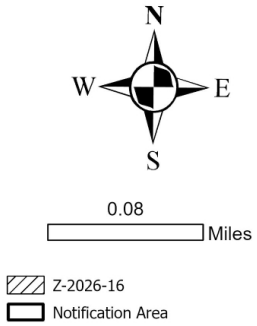
LEGEND

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

CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP





1 - in Favor -

15 - in Opposition

19.75% in opposition

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Planning & Zoning Commission recommended **denial. (5-2 vote)**

The agent appealed the request on April 8.

CITY OF ABILENE TEXAS

Questions?

CITY OF ABILENE

CITY COUNCIL MEMORANDUM
5/14/2026

TO: **Emily Crawford, City Manager**

FROM: **Tim Littlejohn, Director of Planning & Development Services**

ITEM: **18. Ordinance (Final Reading) 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. *(Tim Littlejohn)***

GENERAL INFORMATION

Change the zoning of approximately 0.5 acres from Residential Single Family (RS-8) to Town Home (TH). The subject property was annexed into the City limits in 1951 and has remained residentially zoned since.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommends denial by a vote of 5-2.

ATTACHMENTS:

1. Ordinance
2. Staff Report (7)
3. Appeal Email
4. Zoning Exhibit
5. Metes & Bounds
6. 2381 S 32nd St (1)
7. 2364 S 32nd St
8. 2359 S 32nd St
9. 3102 Monterrey Cr
10. 3101 Monterrey Cr
11. 3051 Monterrey Letter
12. 3051 Monterrey Circle
13. 3043 Monterrey Cr
14. 3035 Monterrey
15. Presentation (18)

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

ORDINANCE NO. _____

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

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

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

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

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

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

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

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

ATTEST:

_____
CITY SECRETARY

_____
MAYOR

APPROVED:

_____
CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

Change the zoning of approximately 0.50 acres from Residential Single Family (RS-8) to Town Home (TH).

Legal description as follows:

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

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

BEGINNING at a found 1/2 inch iron rod at the northwest corner of this tract and said Lot 101, same being at the intersection of the east right of way of Buffalo Gap Road and the south right of way of Monterrey Circle;

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

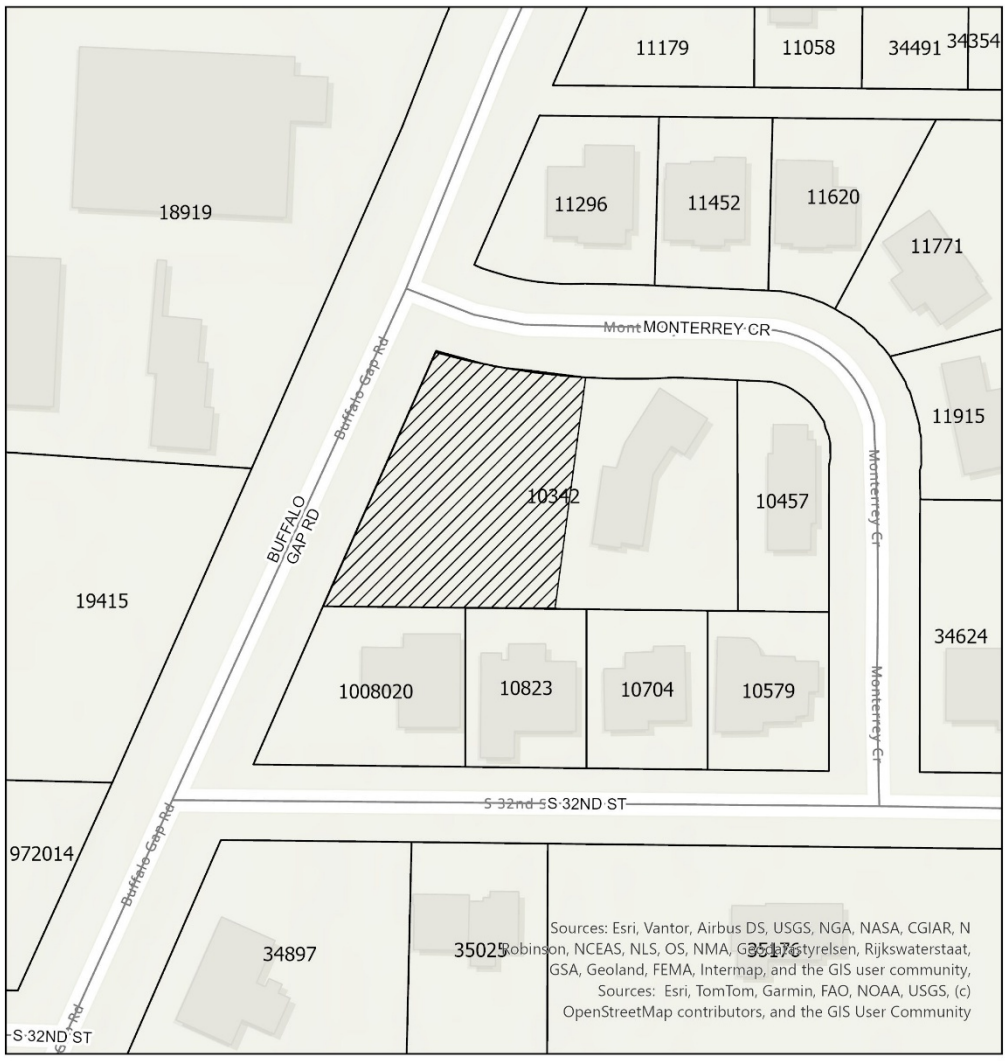
THENCE South 89 degrees 26 minutes 53 seconds East, along the south right of way of Monterrey Circle, a distance of 22.26 feet to a point on the north line of said Lot 101 for the northeast corner of this tract, where a found bent 3/8 inch iron rod at the northeast corner of said Lot 101 bears 104.52’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

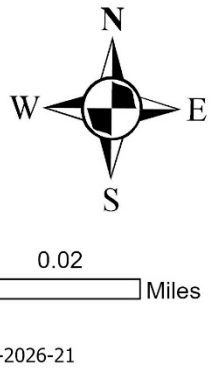
THENCE South 00 degrees 36 minutes 38 seconds West a distance of 154.48 feet to a point on the south line of said Lot 101 for the southeast corner of this tract, where a found galvanized fence corner post in concrete at the southeast corner of said Lot 101 bears 104.52’ S 89°22'19" E, from which a found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

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

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

Located at 3035 Buffalo Gap Road.


11179
11058
34491
34354
18919
11296
11452
11620
11771
MONTERREY CR
11915
10342
10457
19415
34624
1008020
10823
10704
10579
S 32ND ST
972014
34897
35025
35176
BUFFALO GAP RD
Buffalo Gap Rd
Monterrey Cr
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


N
W
E
S
0.02
Miles
Z-2026-21

END

ZONING CASE
Z-2026-21
STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

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

Applicant
Agent: eHT Engineering
Owner: HSNH, LLC

Case Manager
Kera Valois – Planner

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

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

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

Zoning, Existing and Proposed Land Use

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

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

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

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

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

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.
This property will be subject to site plan review; therefore, any and all utilities that are required will be addressed during that time.

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.
None known.

P&Z Recommendation
P&Z recommends **denial by a vote of 5-2**

Attachments

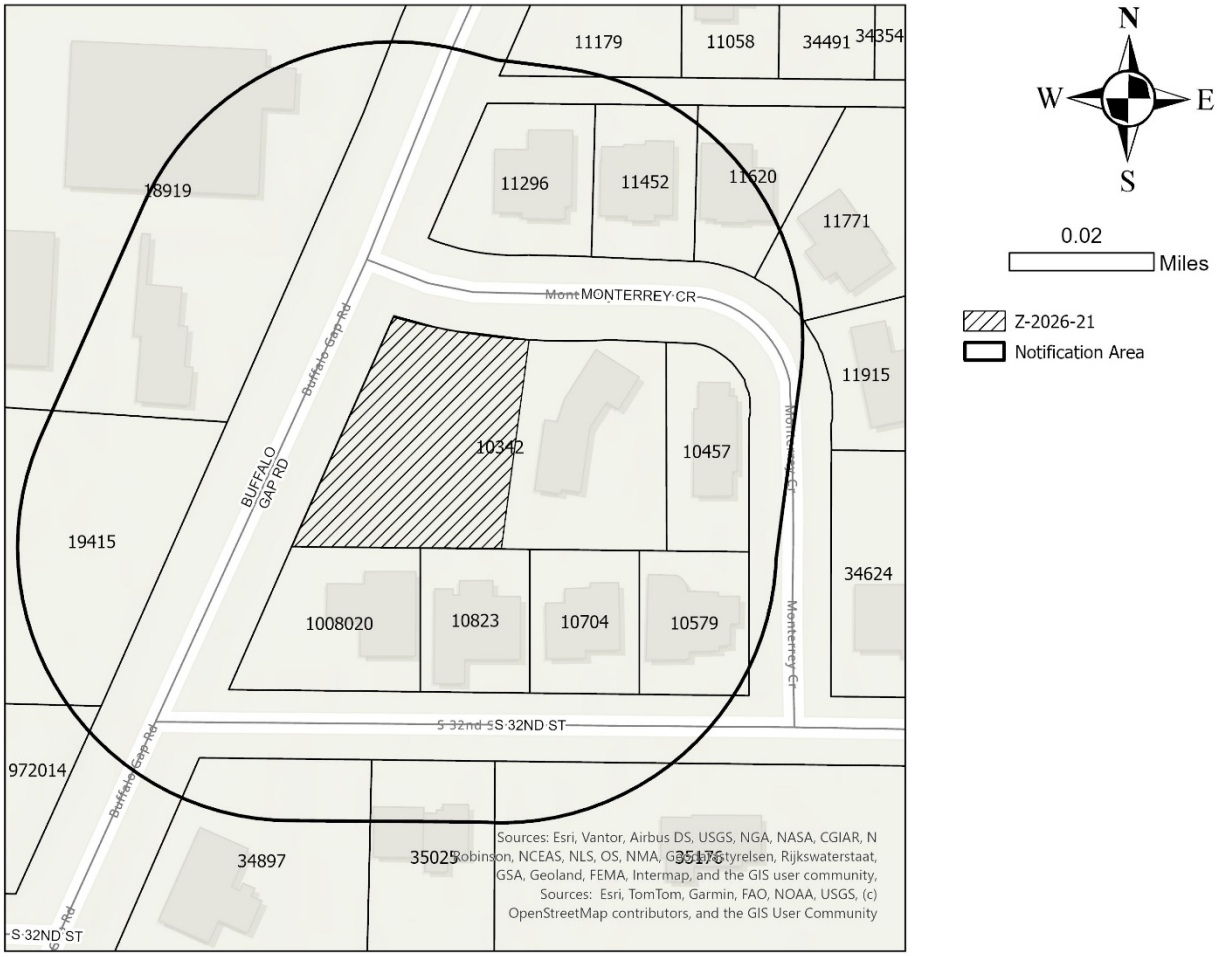
- PowerPoint Presentation
- Metes & Bound
- Zoning Exhibit
- Appeal Email

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

PROPERTY OWNER Legend: O - Opposed, F - In Favor

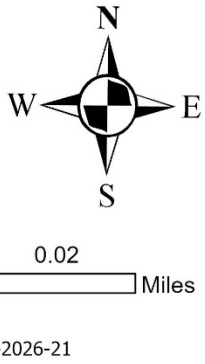
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
AGUIRRE GILBERT & KASHALA	10823	2372 S 32ND ST	
CALVERT CAROLYN WATSON	10342	3035 BUFFALO GAP RD	
COLLINS CARLTON EDWARD	35176	2359 S 32ND ST	O
COOTS PAULA	11179	2381 EDGEMONT DR	
CRAIG BART D & JAN E	11771	3101 MONTERREY CR	O
DURKEE ROBERT STEVEN	10579	2356 S 32ND ST	
HIT VENTURES LLC	11296	3035 MONTERREY CR	O
HOUSLEY NEIL W	10704	2364 S 32ND ST	O
JONES NANCEY BOOTH LIFE EST	11452	3043 MONTERREY CR	O
OROZCO ANDREA	1008020	2380 S 32ND ST	
PAYNE & KING INVESTMENTS LLC	34897	2381 S 32ND ST	F
PEACO REAL ESTATE HOLDINGS LLC	19415	3110 BUFFALO GAP RD	
SD & BR INVESTMENTS LP	972014	3118 BUFFALO GAP RD	
SIMMONS STEVEN P	11620	3051 MONTERREY CR	O
SOUTH POINTE BAPTIST CHURCH	18919	3102 BUFFALO GAP RD	
SOUTH POINTE BAPTIST CHURCH	18919	3050 BUFFALO GAP RD	
STALLS JOE B & VICKY FAULKS	35025	2375 S 32ND ST	
STALLS JOE B & VICKY FAULKS	35025	2375 A S 32ND ST	
THOMASON TRAVIS	10457	3102 MONTERREY CR	O

NOTIFICATION MAP

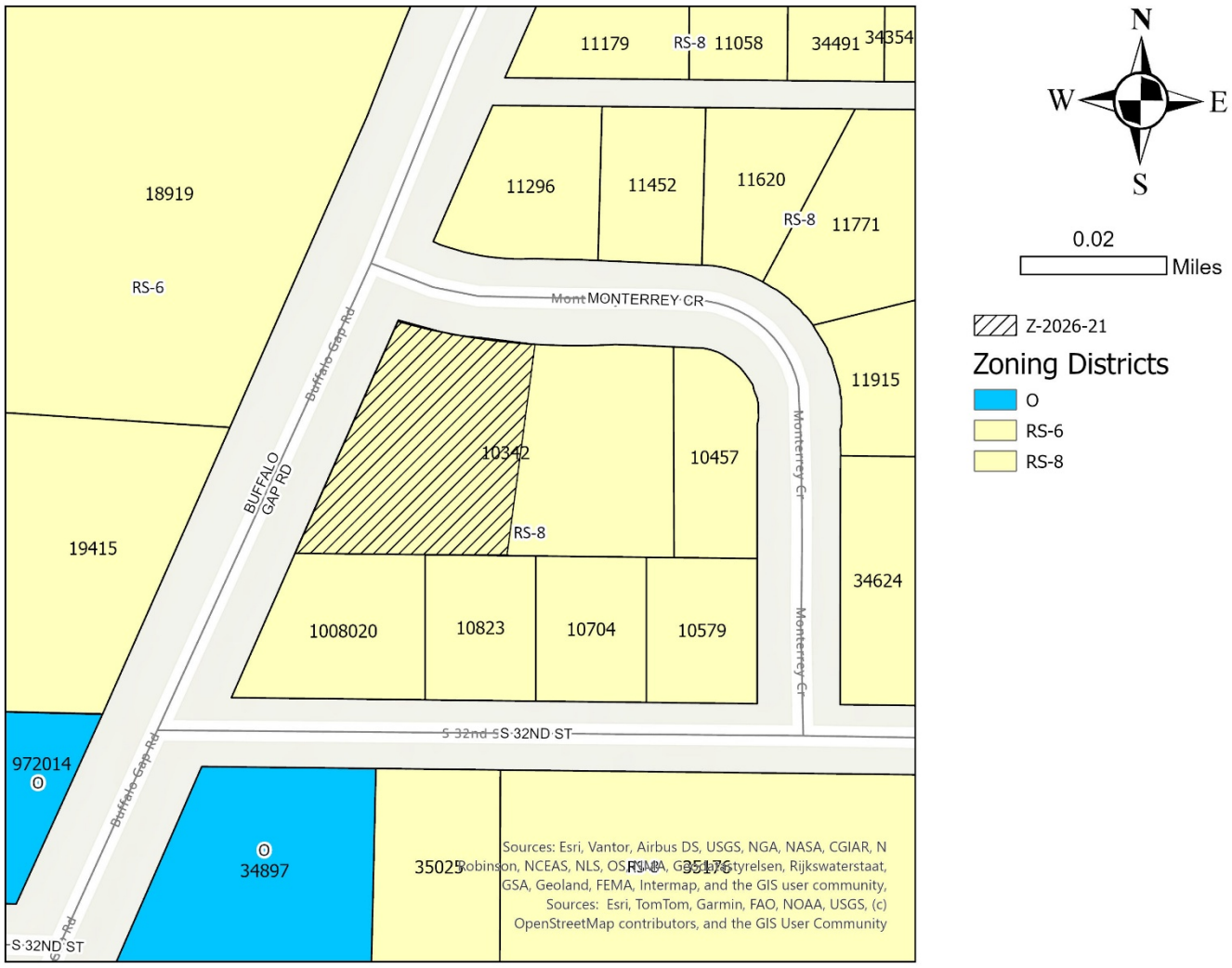


LOCATION MAP



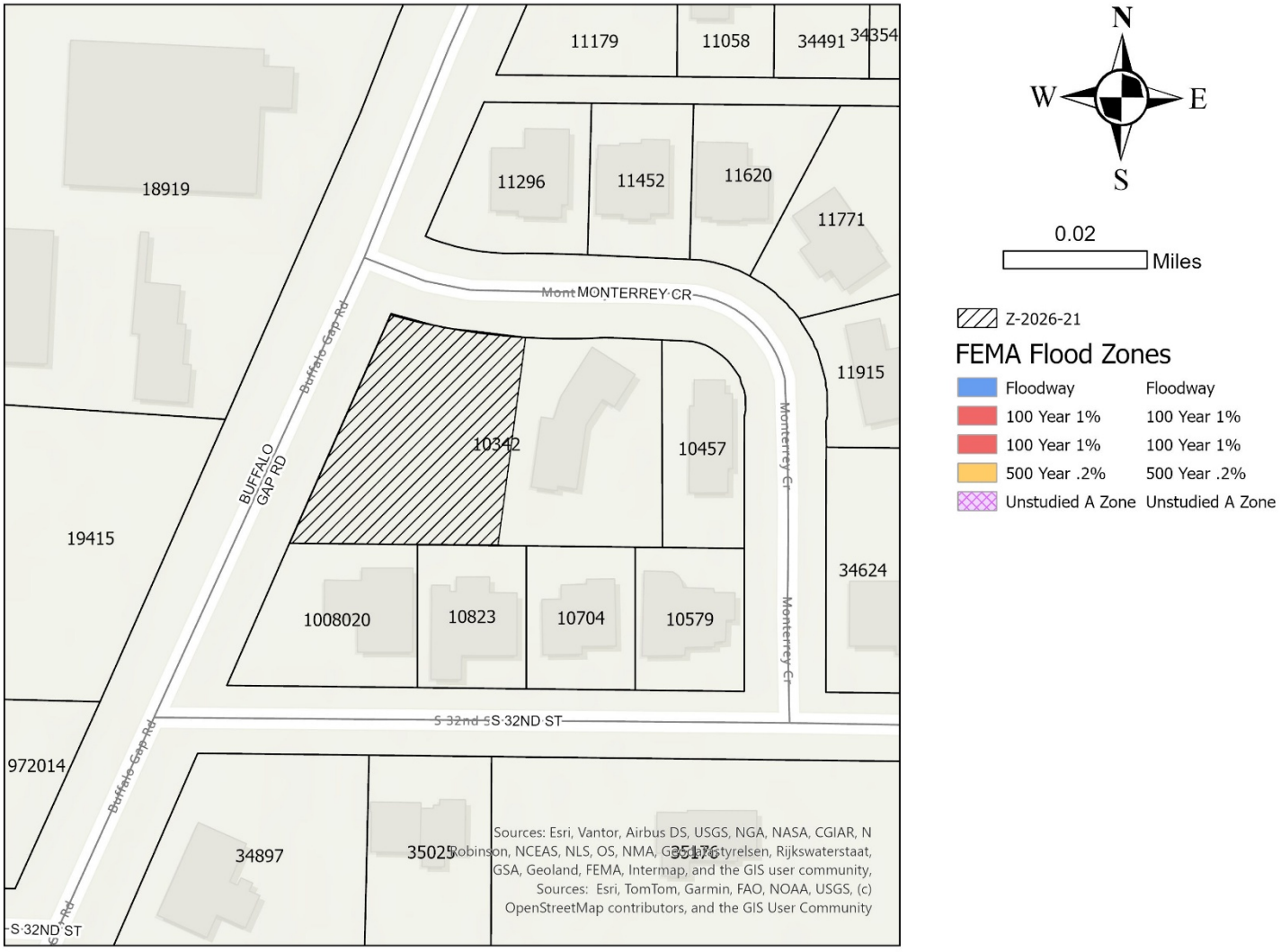


ZONING MAP



Case # Z-2026-21
March 18, 2026

FLOOD MAP


11179
11058
34491
34354
18919
11296
11452
11620
11771
MONTERREY CR
11915
BUFFALO GAP RD
10342
10457
19415
34624
1008020
10823
10704
10579
S 32ND ST
972014
34897
35025
35176
S 32ND ST
N
W
E
S
0.02
Miles
Z-2026-21
FEMA Flood Zones
Floodway
100 Year 1%
100 Year 1%
500 Year .2%
Unstudied A Zone
Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Outlook

Notice of Appeal - Zoning Case Z-2026-21

From BJ Prichard <BJ.Prichard@e-ht.com>
Date Tue 4/14/2026 3:13 PM
To Littlejohn, Tim <Tim.Littlejohn@abilenetx.gov>
Cc Teegardin, Mason <Mason.Teegardin@abilenetx.gov>; Valois, Kera <Kera.Valois@abilenetx.gov>; Planning Services <planning@abilenetx.gov>

Good afternoon, Tim,

Please consider this email our request to appeal Zoning Case Z-2026-21 to City Council for further consideration.

Please let me know if you need any additional information from me at this time.

Respectfully submitted,

Enprotec Hibbs & Todd

Connect with eHT

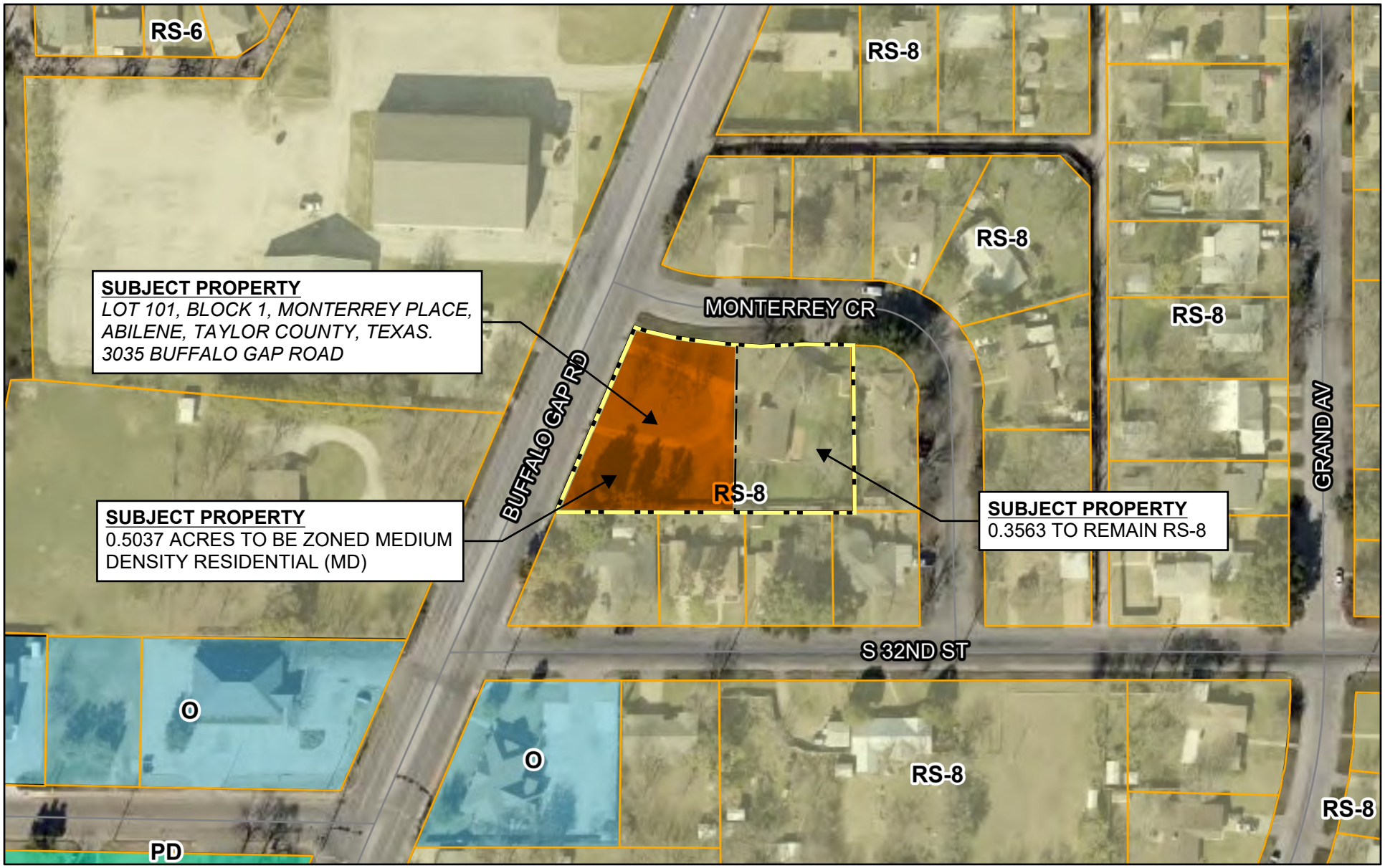
BJ Prichard, PE
Senior Project Manager I Senior Associate

Enprotec / Hibbs & Todd, Inc.
402 Cedar Street I Abilene, TX 79601
T (325) 698-5560 **M** (325) 725-1369
bj.prichard@e-ht.com

www.e-ht.com

Firm Registration Nos: PE 1151 I PG 50103 I RPLS 10011900

EXISTING ZONING CONDITIONS



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

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

Citations

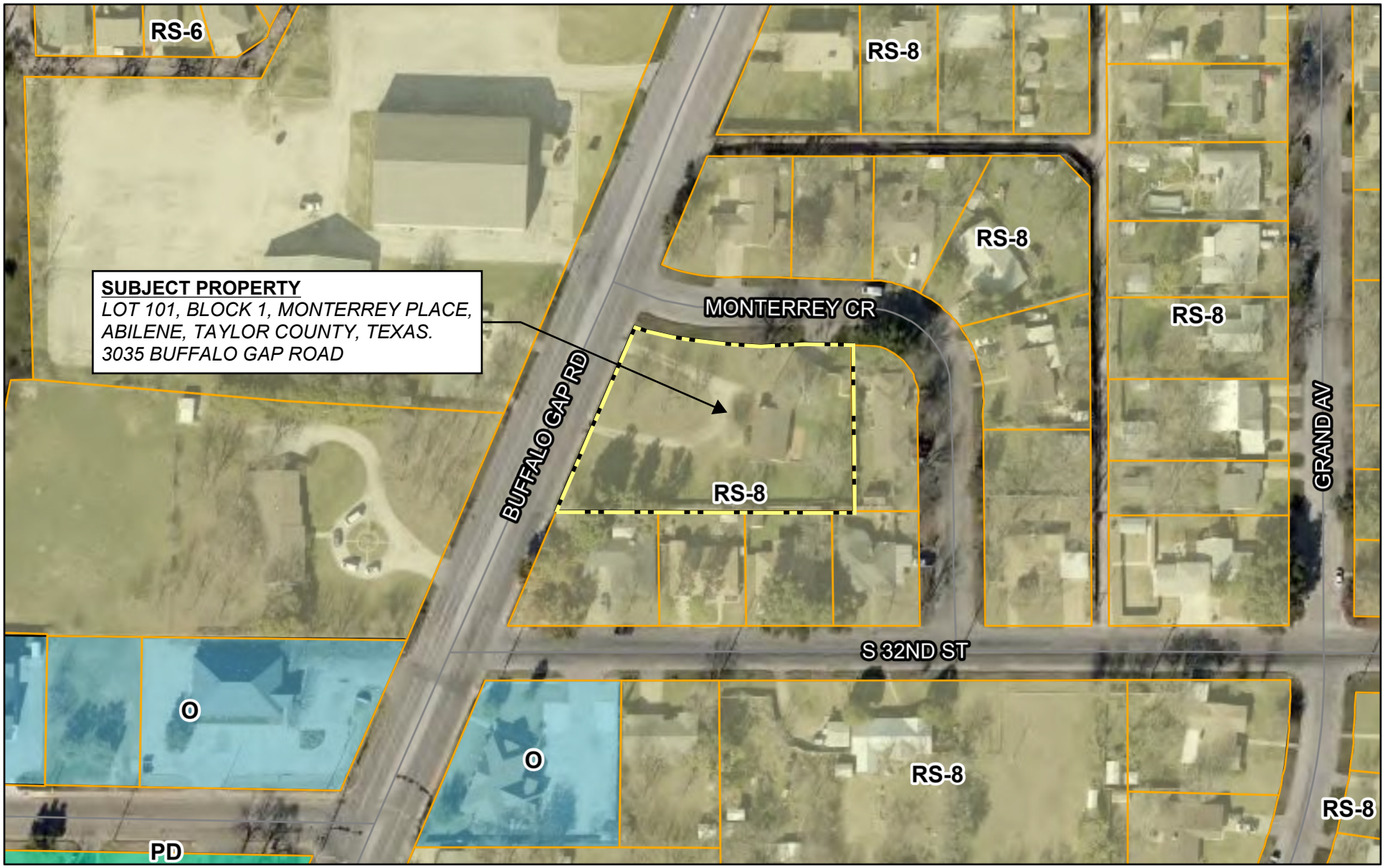
1:1,801

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Vantor

EXISTING ZONING CONDITIONS



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

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

Citations

1:1,801

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Vantor

Enprotec | Hibbs & Todd

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

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

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

BEGINNING at a found 1/2 inch iron rod at the northwest corner of this tract and said Lot 101, same being at the intersection of the east right of way of Buffalo Gap Road and the south right of way of Monterrey Circle;
THENCE, along the south right of way of Monterrey Circle, with a curve turning to the left having a delta angle of 22 degrees 59 minutes 38 seconds, a radius of 197.22 feet, an arc length of 79.15 feet, and a chord bearing South 77 degrees 57 minutes 05 seconds East a distance of 78.62' to a found 3/8 inch iron rod at a corner of said Lot 101 and this tract;
THENCE South 89 degrees 26 minutes 53 seconds East, along the south right of way of Monterrey Circle, a distance of 22.26 feet to a point on the north line of said Lot 101 for the northeast corner of this tract, where a found bent 3/8 inch iron rod at the northeast corner of said Lot 101 bears 104.52' S 89°26'53" E;
THENCE South 00 degrees 36 minutes 38 seconds West a distance of 154.48 feet to a point on the south line of said Lot 101 for the southeast corner of this tract, where a found galvanized fence corner post in concrete at the southeast corner of said Lot 101 bears 104.52' S 89°22'19" E, from which a found 3/8 inch iron rod on the west right of way of Monterrey Circle at the southeast corner of Lot 102, said Block 1, bears 60.00' S 89°22'19" E;
THENCE North 89 degrees 22 minutes 19 seconds West, along the south line of said Lot 101, a distance of 172.36 feet to a found 1/2 inch iron rod on the east right of way of Buffalo Gap Road at the southwest corner of said Lot 101 and this tract;
THENCE North 23 degrees 51 minutes 52 seconds East, along the east right of way of Buffalo Gap Road, a distance of 185.03 feet to the Point of Beginning containing an area of 0.5037 acres. Surveyed in March 2026.



Riley Griffith, RPLS No. 5863

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-21

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

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

APR 10 PM 12:48

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

Requestor's Property Zoning:	RS-8	Your Name:	PAYNE & KING	I am in favor ☑
Requestor's Proposed Zoning:	TH	Your Address:	2381 S 32ND ST	
Requestor's Parcel ID:	10342	Your Parcel ID:	34897	I am opposed ☐

Signature: Dr. Susan Payne

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-21

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

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

APR 2 AM 10:31

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

Requestor's Property Zoning:	RS-8	Your Name:	HOUSLEY NEIL W	I am in favor ☐
Requestor's Proposed Zoning:	TH	Your Address:	2364 S 32ND ST	
Requestor's Parcel ID:	10342	Your Parcel ID:	10704	I am opposed ☑

Signature: Neil Housley

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-21

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

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

APR 24 AM 10:31

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

Requestor's Property Zoning:	RS-8	Your Name:	COLLINS CARLTON	I am in favor ☐
Requestor's Proposed Zoning:	TH	Your Address:	2359 S 32ND ST	
Requestor's Parcel ID:	10342	Your Parcel ID:	35176	I am opposed ☒

Signature: _____

CITY OF ABILENE TEXAS

THOMASON TRAVIS
PO BOX 6203
ABILENE, TX 79608-6203

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number Z-2026-21 **March 18, 2026**

The Planning and Zoning Commission of the City of Abilene will hold a public hearing on **April 7, 2026, at 1:30 PM** in the Council Chambers. The Council Chambers are located on the second floor of City Hall at 555 Walnut Street in Abilene, Texas. The owner or the owner's agent is requesting to Change the Zoning of Approximately 0.5037 Acres from Residential Single Family (RS-8) to Town Home (TH). Located at 3035 Buffalo Gap Road. Legal Description Being Approximately 0.5037 Acre Tract Out of Lot 101, Block 1, Monterrey Place, Abilene, Taylor County, Texas.

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

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

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

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

---

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-21

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

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

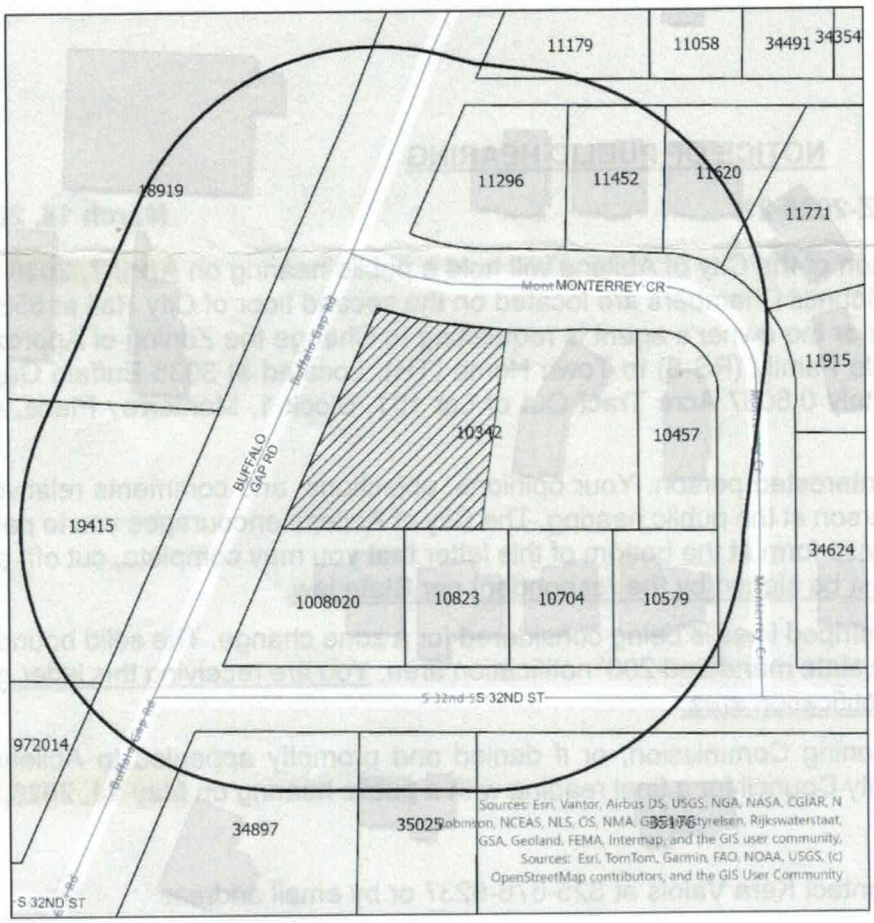
Alternatively, you may email your response to planning@abilenetx.gov.

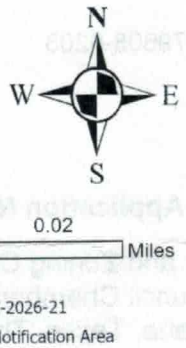
Requestor's Property Zoning:	RS-8	Your Name:	THOMASON TRAVIS	I am in favor ☐
Requestor's Proposed Zoning:	TH	Your Address:	3102 MONTERREY CR	
Requestor's Parcel ID:	10342	Your Parcel ID:	10457	I am opposed ☑

Signature: Thomas Thomason

CITY OF ABILENE TEXAS

Z-2026-21





If opposed, please provide comments: I want it to stay as single family home

CITY OF ABILENE TEXAS

THOMASON TRAVIS
PO BOX 6203
ABILENE, TX 79608-6203

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number Z-2026-17 **March 17, 2026**

The Planning and Zoning Commission of the City of Abilene will hold a public hearing on **April 7, 2026, at 1:30 PM** in the Council Chambers. The Council Chambers are located on the second floor of City Hall at 555 Walnut Street in Abilene, Texas. The owner or the owner's agent is requesting to Change the Zoning of Approximately 0.26 Acres from Residential Single Family (RS-8) to Neighborhood Office (NO). Located at 2380 S 32nd Street. Legal Description Being Lot 106, Block 1, Monterrey Place, Abilene, Taylor County, Texas.

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

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

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

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

---

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-17

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

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

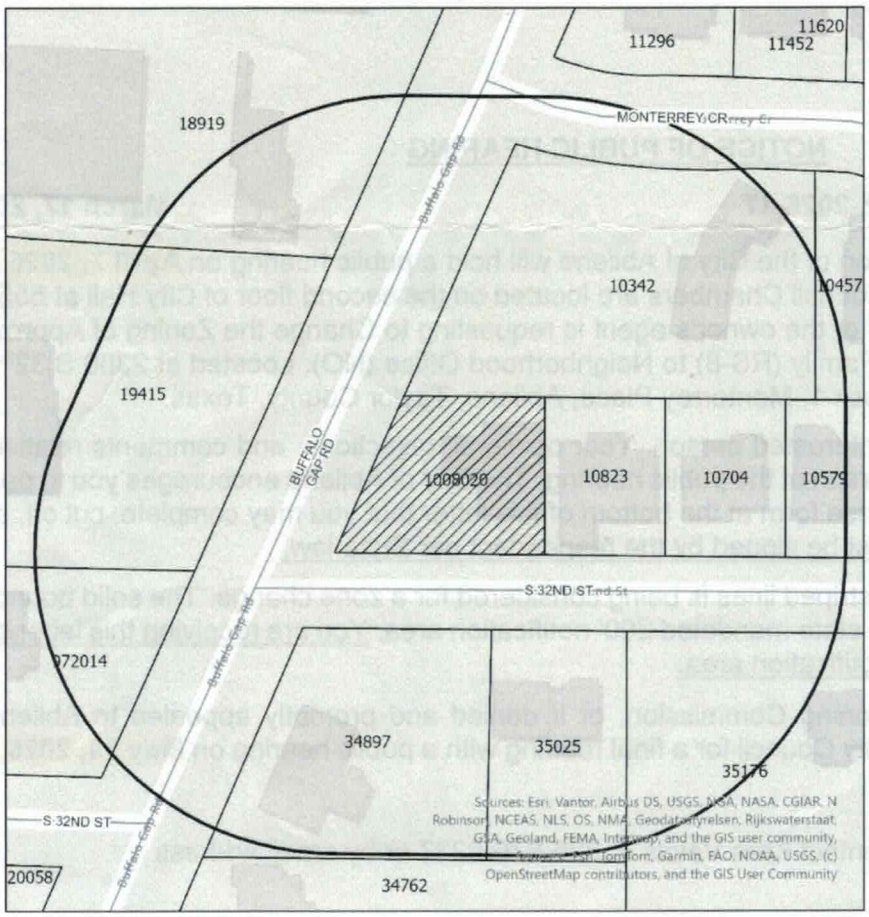
Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Property Zoning:	RS-8	Your Name:	THOMASON TRAVIS	I am in favor ☐
Requestor's Proposed Zoning:	NO	Your Address:	3102 MONTERREY CR	
Requestor's Parcel ID:	10942	Your Parcel ID:	10457	I am opposed ☑

Signature: Thomason Travis

CITY OF ABILENE TEXAS

Z-2026-17





If opposed, please provide comments: I want it to stay a single family home,

CITY OF ABILENE TEXAS

CRAIG BART D & JAN E
3101 MONTERREY CIR
ABILENE, TX 79605-6813

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number Z-2026-21

March 18, 2026

The Planning and Zoning Commission of the City of Abilene will hold a public hearing on **April 7, 2026, at 1:30 PM** in the Council Chambers. The Council Chambers are located on the second floor of City Hall at 555 Walnut Street in Abilene, Texas. The owner or the owner's agent is requesting to Change the Zoning of Approximately 0.5037 Acres from Residential Single Family (RS-8) to Town Home (TH). Located at 3035 Buffalo Gap Road. Legal Description Being Approximately 0.5037 Acre Tract Out of Lot 101, Block 1, Monterrey Place, Abilene, Taylor County, Texas.

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

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

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

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

---

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-21

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

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

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

Requestor's Property Zoning:	RS-8	Your Name:	CRAIG BART D & JAN E	I am in favor ☐
Requestor's Proposed Zoning:	TH	Your Address:	3101 MONTERREY CR	
Requestor's Parcel ID:	10342	Your Parcel ID:	11771	I am opposed ☒

Signature: Bart C Jr Jan Craig

Bart and Jan Craig
3101 Monterrey Cir
Abilene, Texas 79605
Teamcraig93@gmail.com

April 1, 2026

City of Abilene Planning & Zoning Committee,

Sdfsdf

Abilene, Texas79605

RE: Opposition to Rezoning Application 5305 Buffalo Gap

Dear Members of the Planning and Zoning Commission,

We would like to voice our strong opposition to the proposed rezoning of the property located at 3035 Buffalo Gap from Single-Family Residential (R-8) to Townhome (TH). As a resident of the Monterrey Circle Development since 2014, we are deeply concerned about the negative impact a change in zoning would have on our neighborhood. For the past fourteen years we have enjoyed a nice, quiet neighborhood with low traffic and noise. The proposed rezoning poses several threats to the continued peace and enjoyment that a single-family residential neighborhood provides.

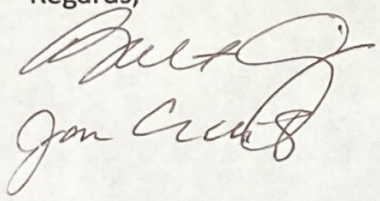
1. A rezoning of this nature would bring a significant increase in traffic. Monterrey Circle is a short, compact and curved street designed to accommodate the use of the 9 houses on it and the traffic that would result from multiple townhomes would create a less desirable place to walk or ride bikes.
2. A rezoning of this nature is not in line with the current use of this neighborhood or the ones in the area. Currently on the west side of Buffalo Gap, the land is primarily single family residential. There are a few commercial properties, a dentist office, real estate office, and an optometrist office. These businesses have not caused a significantly negative impact on the neighborhoods they front. Rezoning the property to townhome is not consistent with the current use of the property or surrounding neighborhoods.
3. Rezoning the property to townhome would negatively impact the property value of our homes. Buyers looking for a quiet neighborhood will be discouraged by a set of townhomes in such close proximity, thus, devaluing our properties. Most home buyers are buying homes to insulate themselves from multi-family housing. Building

townhomes would also change the architectural character of the neighborhood losing the uniform look of a neighborhood with detached homes.

4. The proposed rezoning to townhome is primarily an attempt to capitalize on the housing frenzy in Abilene. This will benefit only the seller and real estate agent of the property, to the detriment of the seven families currently residing on Monterrey Cir. that have invested their time and money caring for the neighborhood and supporting the local economy. People that will rent these townhomes will not have a vested interest in maintaining the area because of the temporary housing environment that townhomes pose.
5. Finally, although temporary, the building of several townhomes on our small street would create a noise and traffic nightmare. The trucks and workers that will be coming in and out of the area will be extremely disruptive to our neighborhood.

We respectfully ask you to refuse the request to rezone this property to townhome allowing this neighborhood to remain a nice, quiet, and inviting place to live.

Regards,



Bart & Jan Craig

April 1, 2026

Dear Members of the Commission,

I am writing to formally express my opposition to the proposed rezoning of the property from single-family residential to multi-family residential.

As a resident of this neighborhood, I have serious concerns regarding the potential impacts such a change would have on our community. Foremost among these is the anticipated increase in housing density, which would likely result in a significant rise in traffic volume. The current infrastructure is designed to support single-family use, and additional congestion could pose safety risks—particularly on our small circular street, which presently serves only six single-family homes.

Additionally, a transition to multi-family housing often introduces a higher proportion of rental units. While rental housing plays an important role in the broader housing market, a substantial and rapid shift in the neighborhood's composition may alter its character and long-term stability. Homeownership has traditionally contributed to consistent property maintenance, long-term investment, and a strong sense of community cohesion.

Property values are also a considerable concern. Many homeowners, myself included, have made significant financial investments based on the existing zoning designation. Rezoning to permit multi-family development could adversely affect property values and undermine the investments residents have made in their homes.

For these reasons, I respectfully urge the Commission to deny the proposed rezoning request. Maintaining the current single-family designation will help preserve neighborhood stability, protect property values, and ensure that infrastructure demands remain consistent with existing capacity.

Thank you for your time and consideration.

Sincerely,

Steven Simmons

3051 Monterrey Circle
Abilene, TX 79605
325-725-3033

APR 6 AM 9:30

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-21

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

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

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

APR 6 AM 9:30

Requestor's Property Zoning:	RS-8	Your Name:	SIMMONS STEVEN P	I am in favor ☐
Requestor's Proposed Zoning:	TH	Your Address:	3051 MONTERREY CR	
Requestor's Parcel ID:	10342	Your Parcel ID:	11620	I am opposed ☒

Signature: Steve Simmons

CITY OF ABILENE TEXAS

JONES NANCY BOOTH LIFE EST
3043 MONTERREY CIRCLE
ABILENE, TX 79605-6811

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number Z-2026-21 **March 18, 2026**

The Planning and Zoning Commission of the City of Abilene will hold a public hearing on **April 7, 2026, at 1:30 PM** in the Council Chambers. The Council Chambers are located on the second floor of City Hall at 555 Walnut Street in Abilene, Texas. The owner or the owner's agent is requesting to Change the Zoning of Approximately 0.5037 Acres from Residential Single Family (RS-8) to Town Home (TH). Located at 3035 Buffalo Gap Road. Legal Description Being Approximately 0.5037 Acre Tract Out of Lot 101, Block 1, Monterrey Place, Abilene, Taylor County, Texas.

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

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

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

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

---

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-21

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

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

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

Requestor's Property Zoning:	RS-8	Your Name:	JONES NANCY BOOTH	I am in favor ☐
Requestor's Proposed Zoning:	TH	Your Address:	3043 MONTERREY CR	
Requestor's Parcel ID:	10342	Your Parcel ID:	11452	I am opposed ☒ X

PLEASE SEE ATTACHED LETTER

Signature: Larry Jones SON AND POWER OF ATTORNEY FOR MY MOTHER NANCY BOOTH JONES

March 31, 2026

Dear Members of the Planning and Zoning Commission,

I am writing to express my opposition to the proposed rezoning of the property currently designated as single-family residential to multi-family residential.

As a resident and stakeholder in this community, I have significant concerns about the potential impacts this change would have on our neighborhood. First and foremost, increased housing density would likely lead to a substantial rise in traffic volume. Our existing infrastructure is designed to accommodate single-family usage, and additional congestion could create safety hazards, and greatly increase the traffic on our small circle street currently consisting of only six residential single family homes.

Additionally, a transition to multi-family housing often brings a higher proportion of rental units. While rental housing serves an important role, a sudden shift in the composition of the neighborhood may alter its character and stability. Homeownership has historically contributed to consistent property maintenance, long-term investment, and community cohesion.

Property values are another serious concern. Many homeowners, including myself, have made significant financial commitments based on the current zoning designation. Rezoning to allow multi-family development may negatively affect property values and undermine the investments residents have made in their homes.

For these reasons, I respectfully urge the Commission to deny the proposed rezoning request. Preserving the current single-family designation will help maintain neighborhood stability, protect property values, and ensure that infrastructure demands remain aligned with existing capacity.

Thank you for your time and consideration of this matter.

Sincerely,

Larry D Jones, Son and Power of Attorney for Nancy Booth Jones Life Est.

3043 Monterrey Circle
Abilene, Texas 79605
325-668-6481

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-21 .

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

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

APR 10 PM 12:49

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

Requestor's Property Zoning:	RS-8	Your Name:	HIT VENTURES LLC	I am in favor ☐
Requestor's Proposed Zoning:	TH	Your Address:	3035 MONTERREY CR	
Requestor's Parcel ID:	10342	Your Parcel ID:	11296	I am opposed ☒

Signature: Hailey Barnett

If opposed, please provide comments: I believe this will negatively affect the home values in the area. I don't think this a proper location for a townhome.

REZONE REQUEST

Case:	Z-2026-21
Agent:	eHT Engineering
Owner:	HSNH, LLC
Request:	Change the zoning of approximately 0.5 acres from Residential Single Family (RS-8) to Town Home (TH).
Location:	Located 3035 Buffalo Gap Road
Notification:	1 in Favor, 7 in Opposition
Planning & Zoning:	April 7, 2026
Council Hearing:	April 23, 2026
	May 14, 2026

CITY OF ABILENE TEXAS

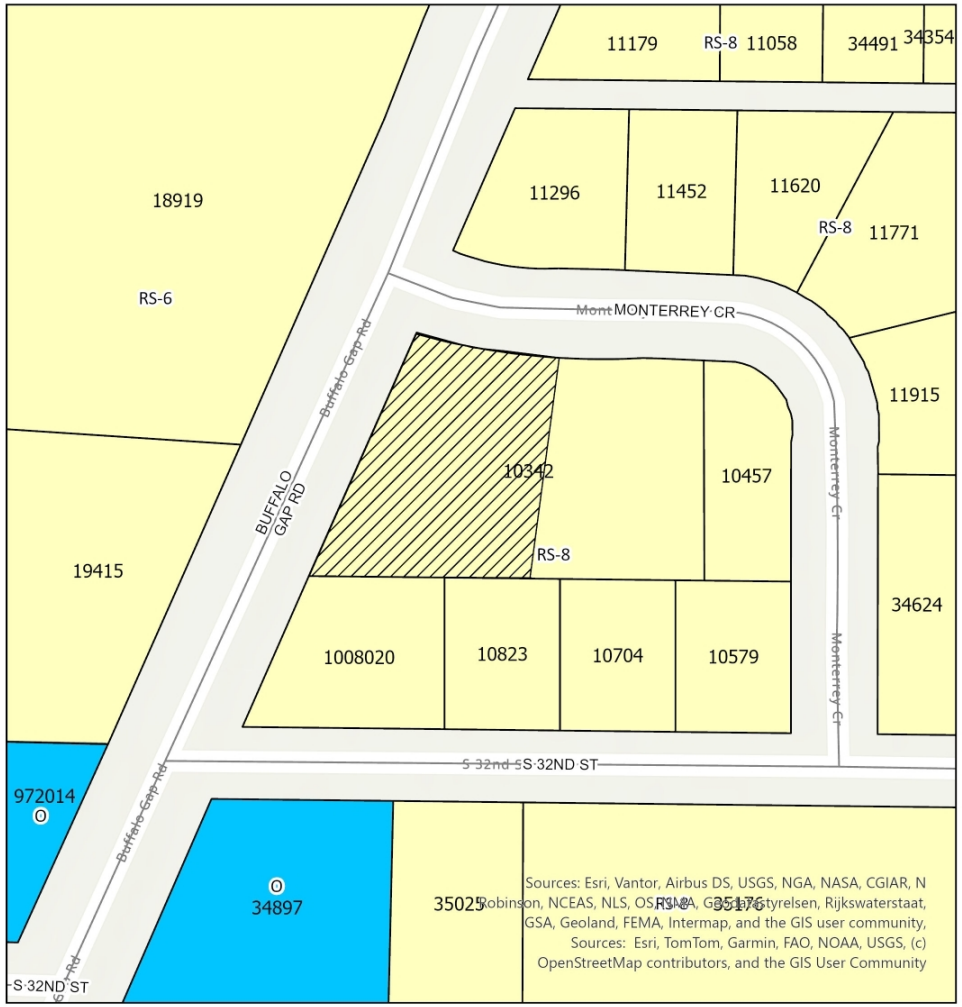
AERIAL LOCATION MAP

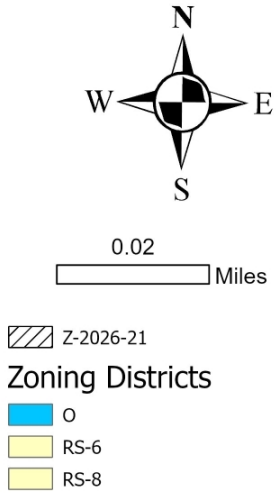




CITY OF ABILENE TEXAS

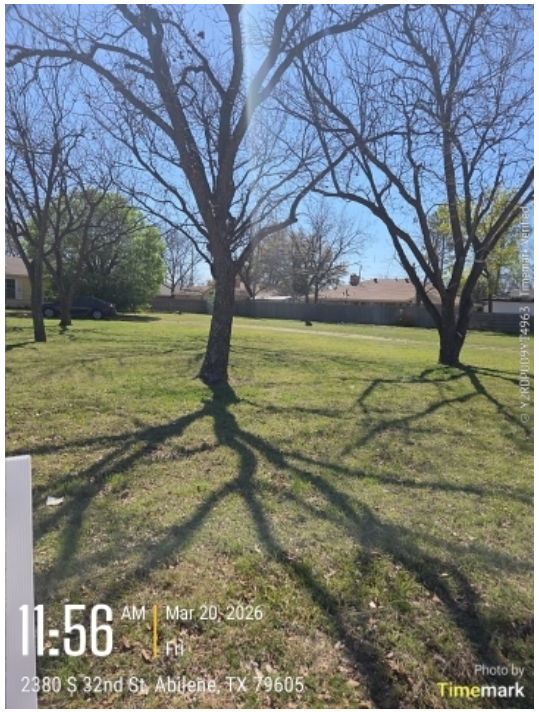
ZONING MAP





CITY OF ABILENE TEXAS

PROPERTY VIEWS







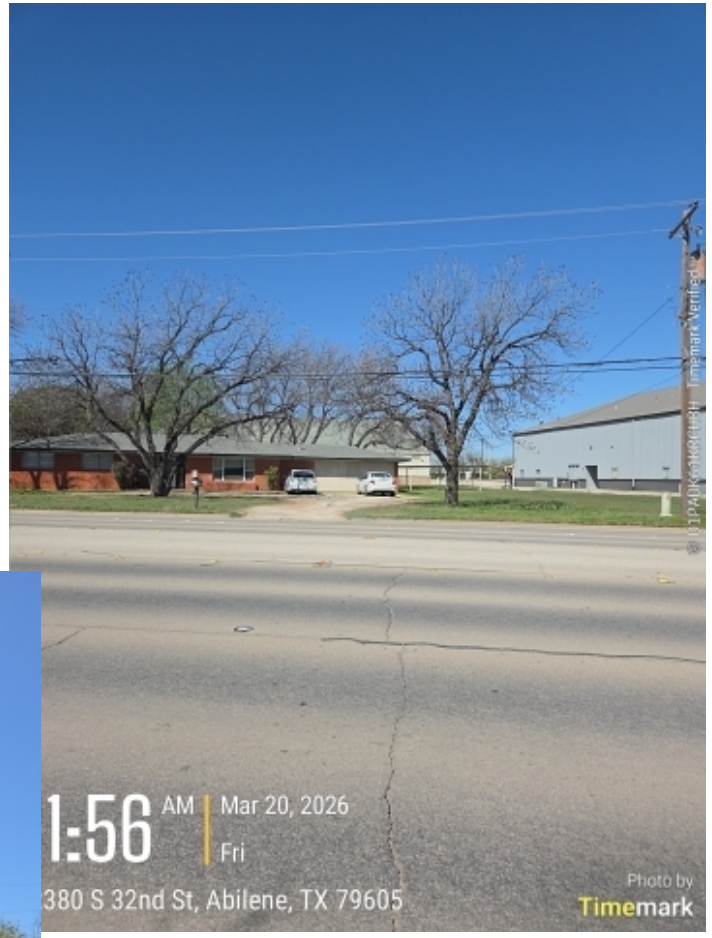


CITY OF ABILENE TEXAS

SURROUNDING PROPERTY VIEWS









CITY OF ABILENE TEXAS

USES IN RESIDENTIAL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

P	Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

P	Petroleum or Gas Well
P	Urban Garden

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 TOWNHOME ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

P	Community Home
P	Fire/Police Station

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

P	Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

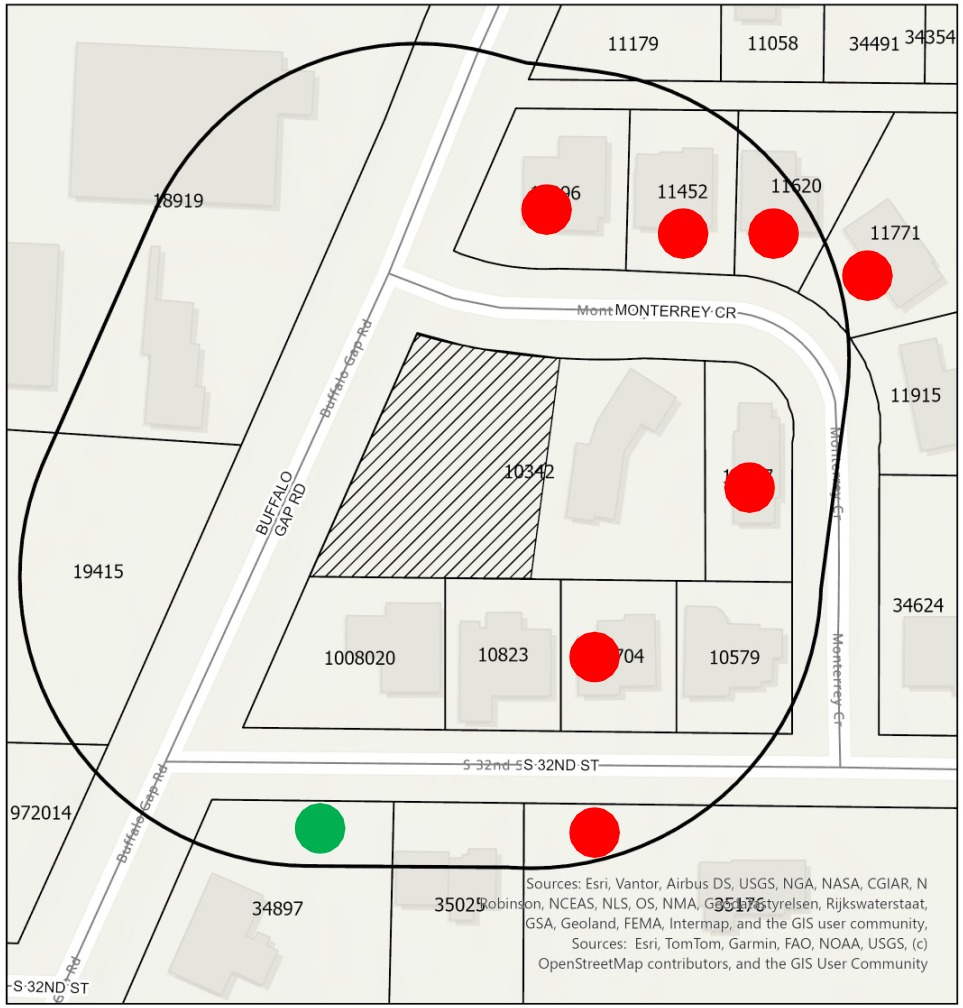
P	Petroleum or Gas Well
P	Urban Garden

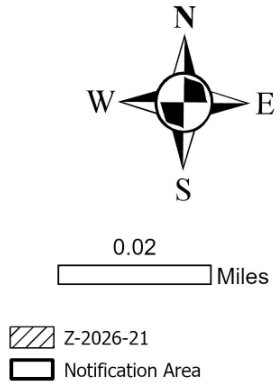
CITY OF ABILENE TEXAS

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





1 - in Favor -

7 - in Opposition –

18.59% in opposition

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Planning & Zonning Commission recommended **denial. (5-2 vote)**

The agent appealed the request on April 14.

CITY OF ABILENE TEXAS

Questions?

CITY COUNCIL MEMORANDUM
5/14/2026

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

ITEM: **19. Ordinance (Final Reading) 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. *(Tim Littlejohn)***

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

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION
The Planning and Zoning Commission recommends approval, subject to the submitted concept plan and all applicable LDC requirements.

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

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

ORDINANCE NO. _____

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

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

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

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

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

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

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

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

ATTEST:

_____
CITY SECRETARY

_____
MAYOR

APPROVED:

_____
CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

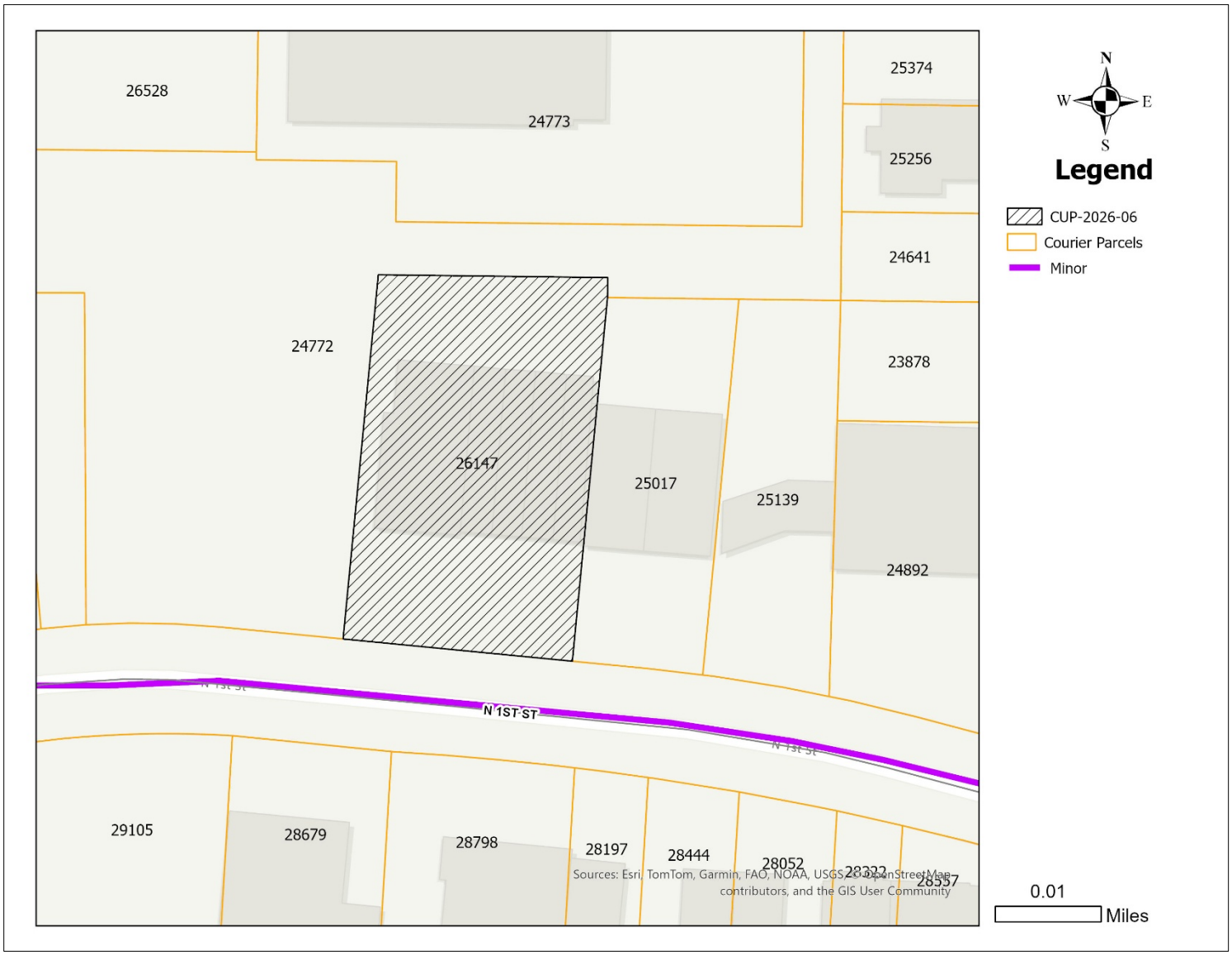
Apply a Conditional Use Permit to approximately 1.11 acres to allow a freight container within General Retail (GR) zoning.

The Conditional Use Permit is subject to the following conditions:

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

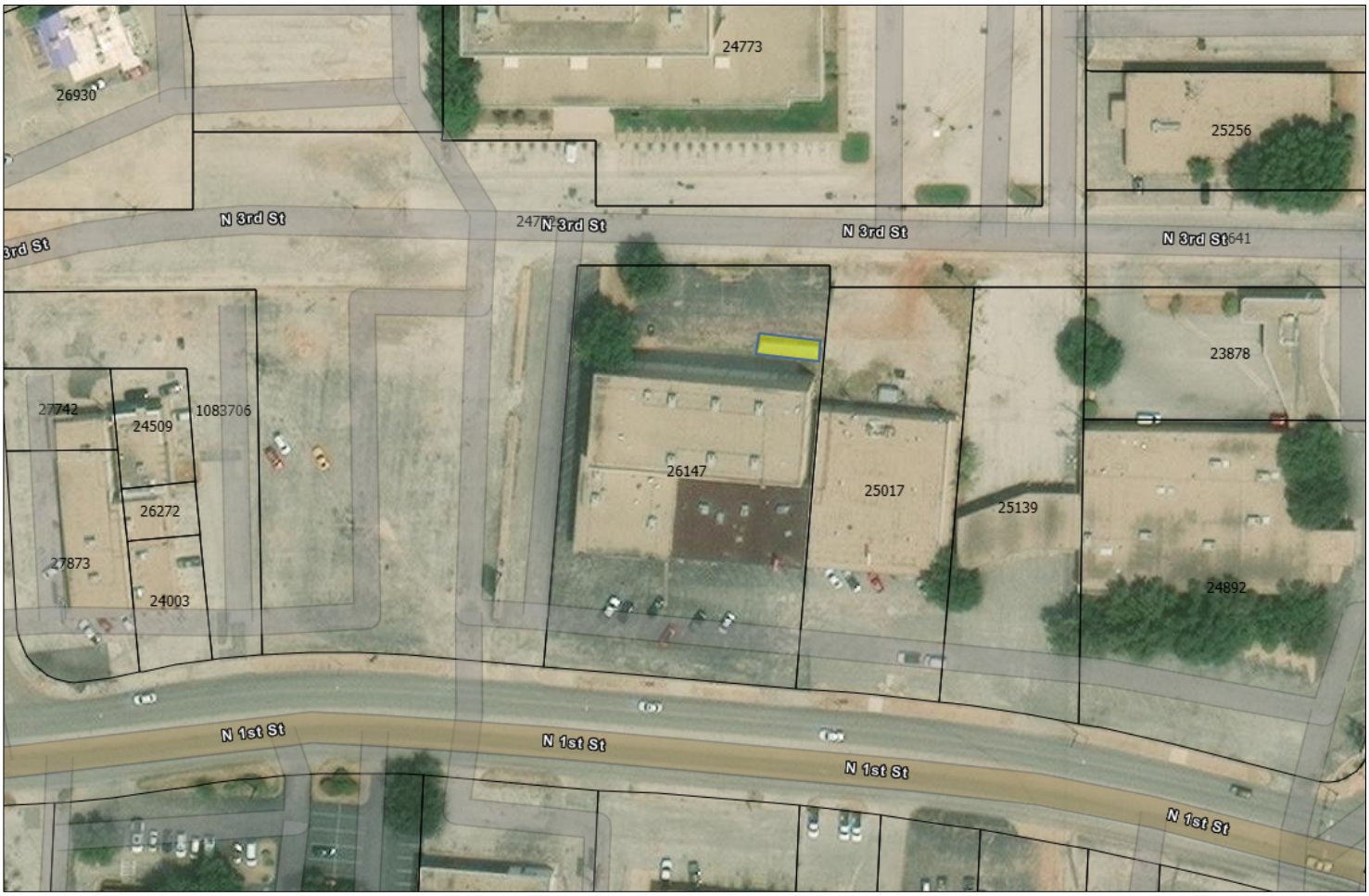
Legal description being Lot 106, Block 1, Westwood Plaza, Abilene, Taylor County, Texas.

Located at 3440 N 1st St



ORDINANCE NO. _____

EXHIBIT B



END

ZONING CASE: CUP-2026-06 STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

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

Applicant
Owner: University Baptist Church
Agent: Tami Shifflet

Case Manager
Clarissa Ivey – Planner

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

Location
Located at 3440 N 1st St
Legal description being, Lot 106, Block 1, Westwood Plaza, Abilene, Taylor County, Texas.

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

Existing Uses/Zoning

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

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

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

(2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.
The freight container as proposed is not appropriate. For the use to be appropriate in the immediate area this will need to be screened from view and painted to match the primary building.

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

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

Planning and Zoning Commission Recommendation
P&Z recommend **approval,** subject to the submitted concept plan and all applicable LDC requirements.

Attachments

- PowerPoint
- Freight Container Requirements

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

Legend: O - Opposed, F - In Favor

-By Property Owner-

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

Legend: O - Opposed, F - In Favor

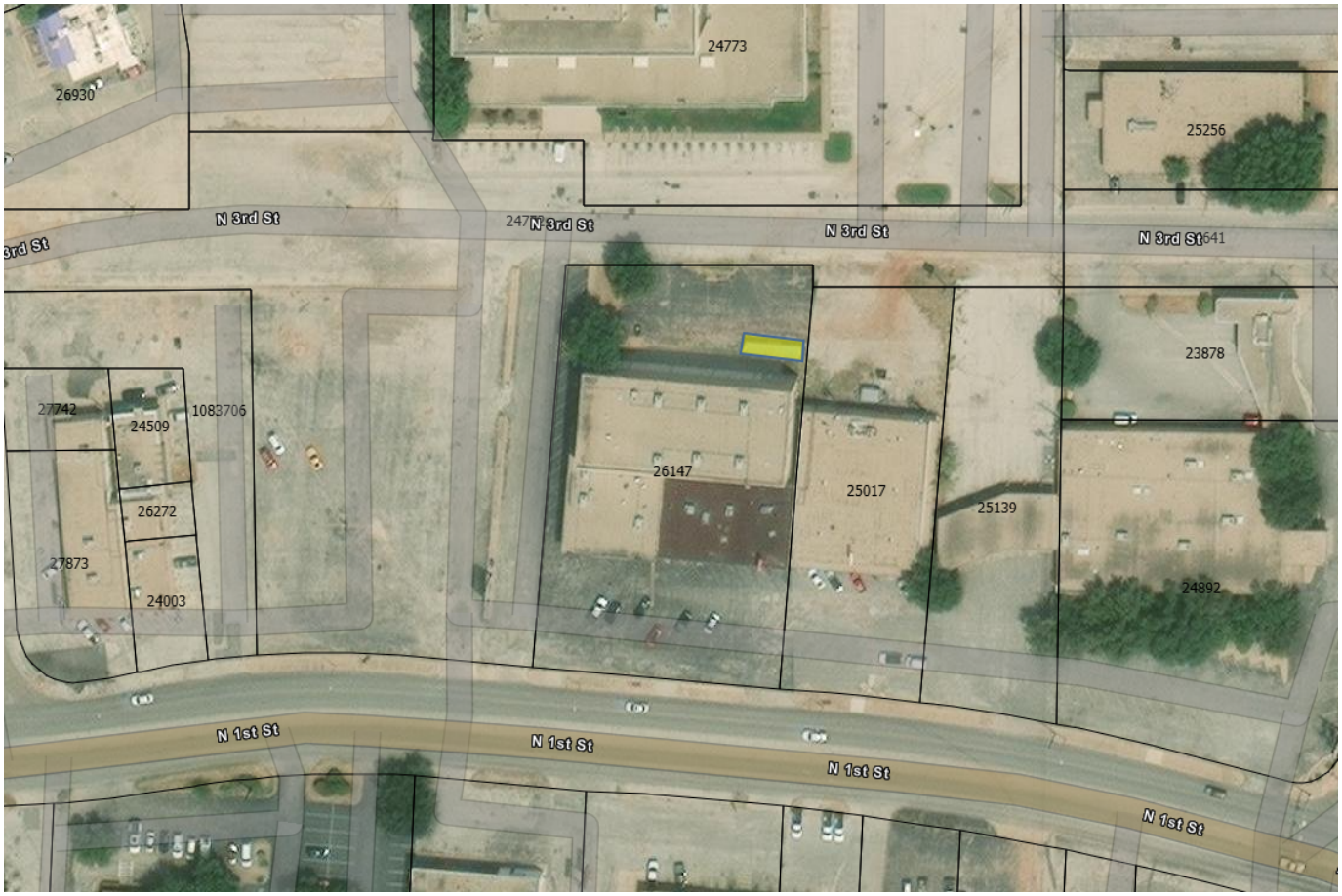
-By Property ID-

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

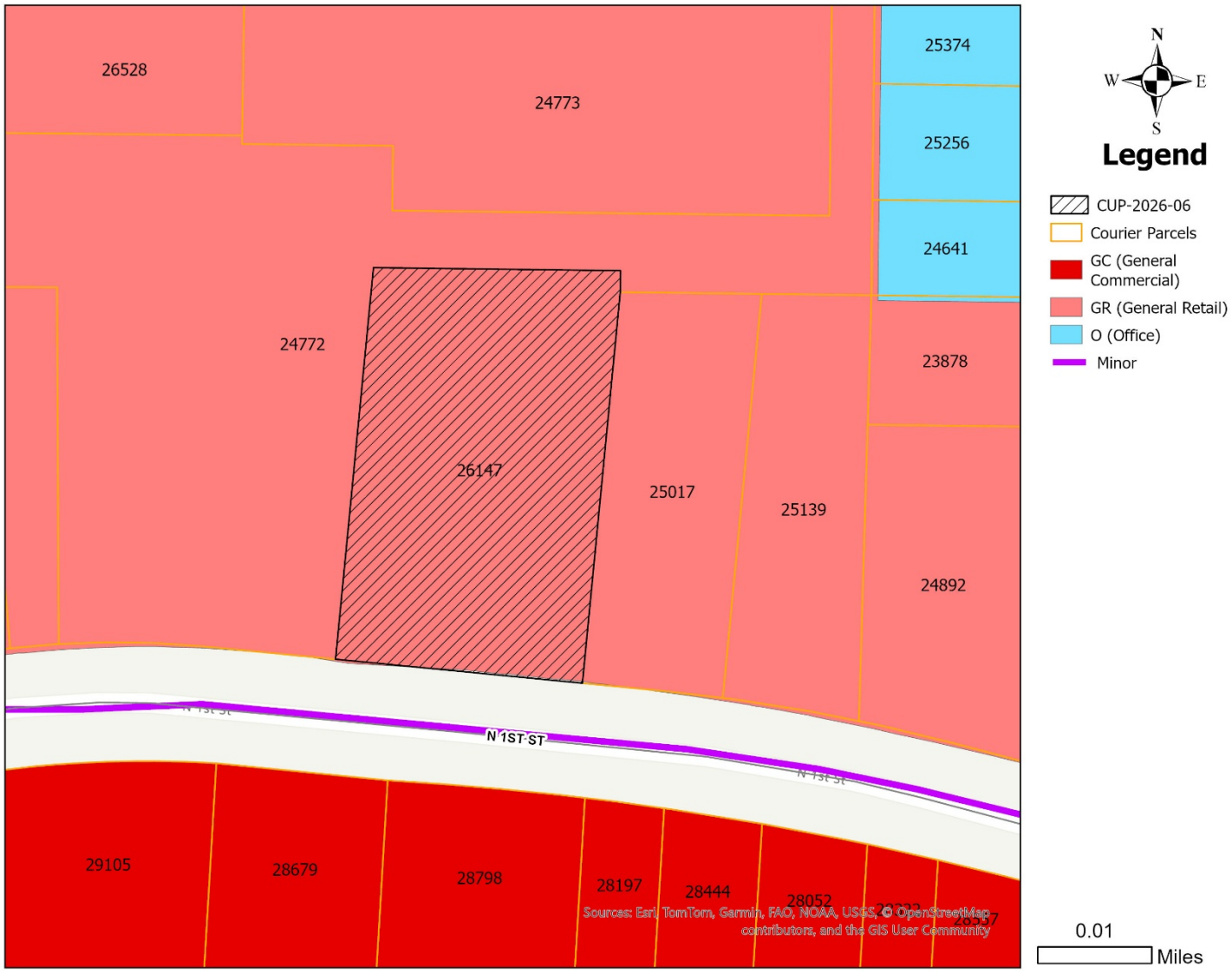
NOTIFICATION MAP



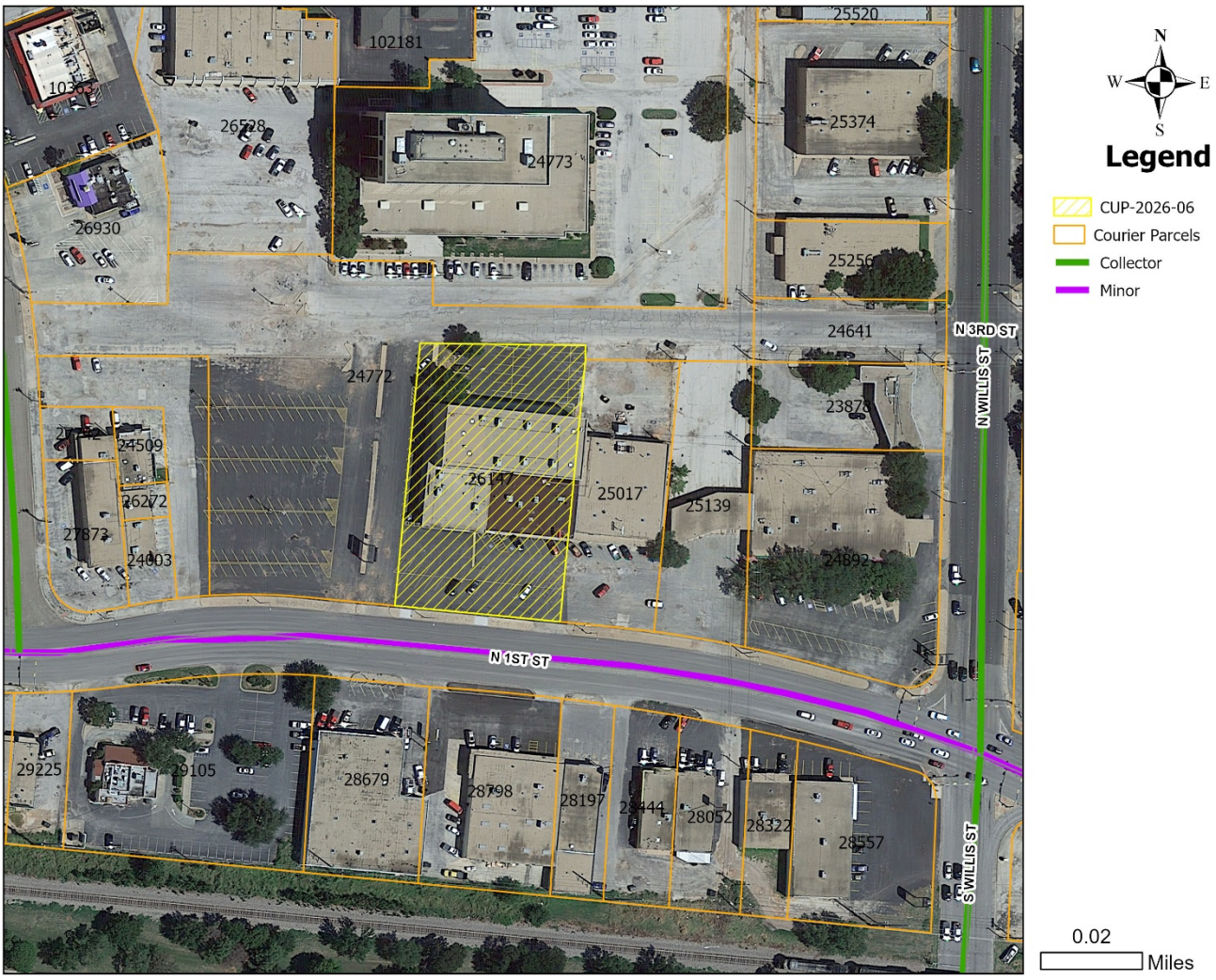
CONCEPT PLAN



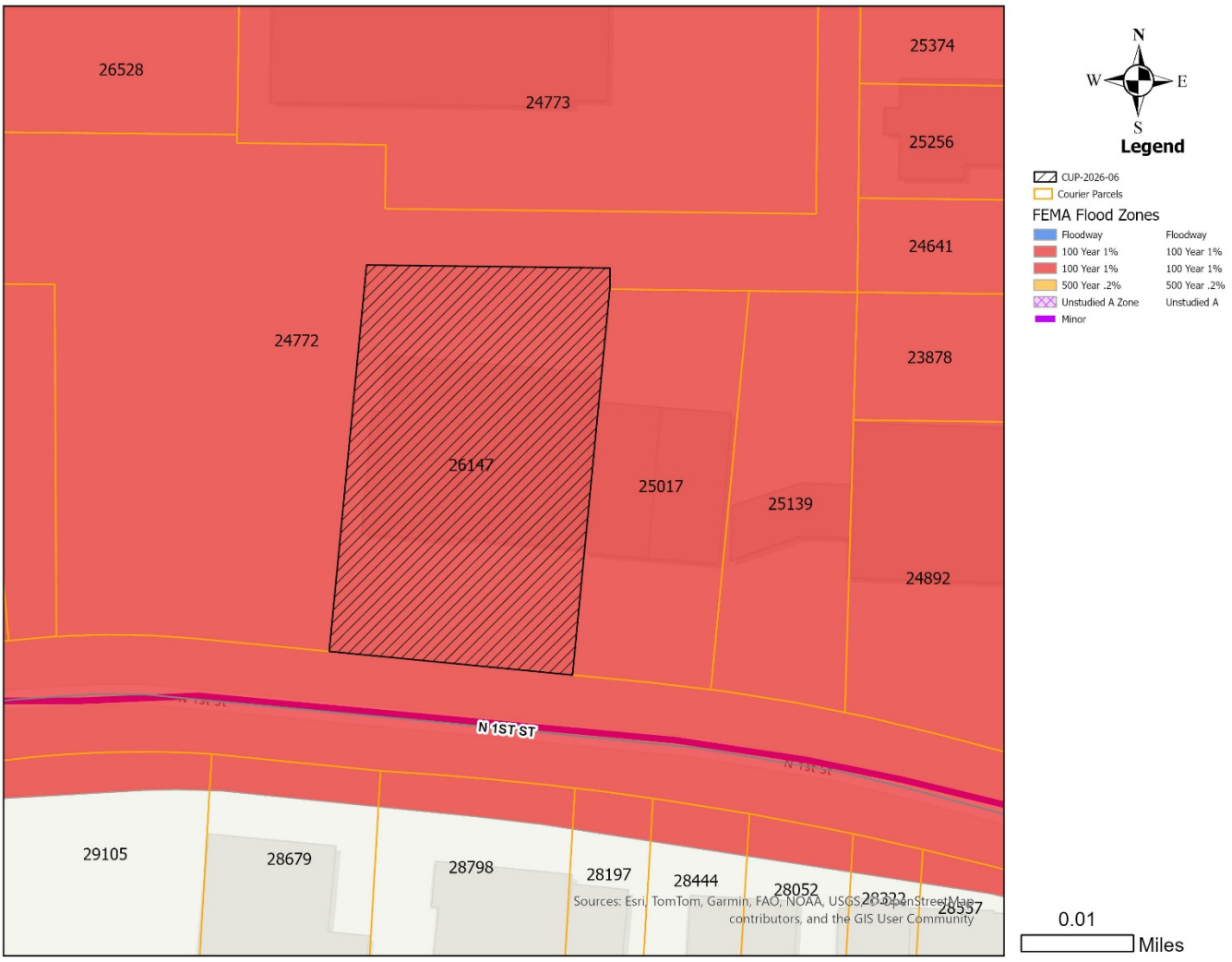
ZONING MAP


26528
24773
25374
25256
24641
24772
23878
26147
25017
25139
24892
N 1ST ST
29105
28679
28798
28197
28444
28052
28357
N
W
E
S
Legend
CUP-2026-06
Courier Parcels
GC (General Commercial)
GR (General Retail)
O (Office)
Minor
0.01
Miles

LOCATION MAP



FLOOD MAP


26528
24773
25374
25256
24641
24772
23878
26147
25017
25139
24892
N 1ST ST
29105
28679
28798
28197
28444
28052
28557
N
W
E
S
Legend
CUP-2026-06
Courier Parcels
FEMA Flood Zones
Floodway
100 Year 1%
100 Year 1%
500 Year .2%
Unstudied A Zone
Minor
Floodway
100 Year 1%
100 Year 1%
500 Year .2%
Unstudied A
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
0.01
Miles

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

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

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

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

MAR 31 AM 10:27

Requestor's Parcel ID:	26147	Your Name:	J & H PAINTING LLC	I am in favor of the request ☒
Requestor's Property Zoning:	GR	Your Property Address:	302 N WILLIS ST	
Requestor's Proposed Zoning:	GR/CUP	Your Parcel ID:	25256	I am opposed to the request ☐

Signature:

(25) *FREIGHT CONTAINER:*

a. *Screening.*

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

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

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

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

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

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

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

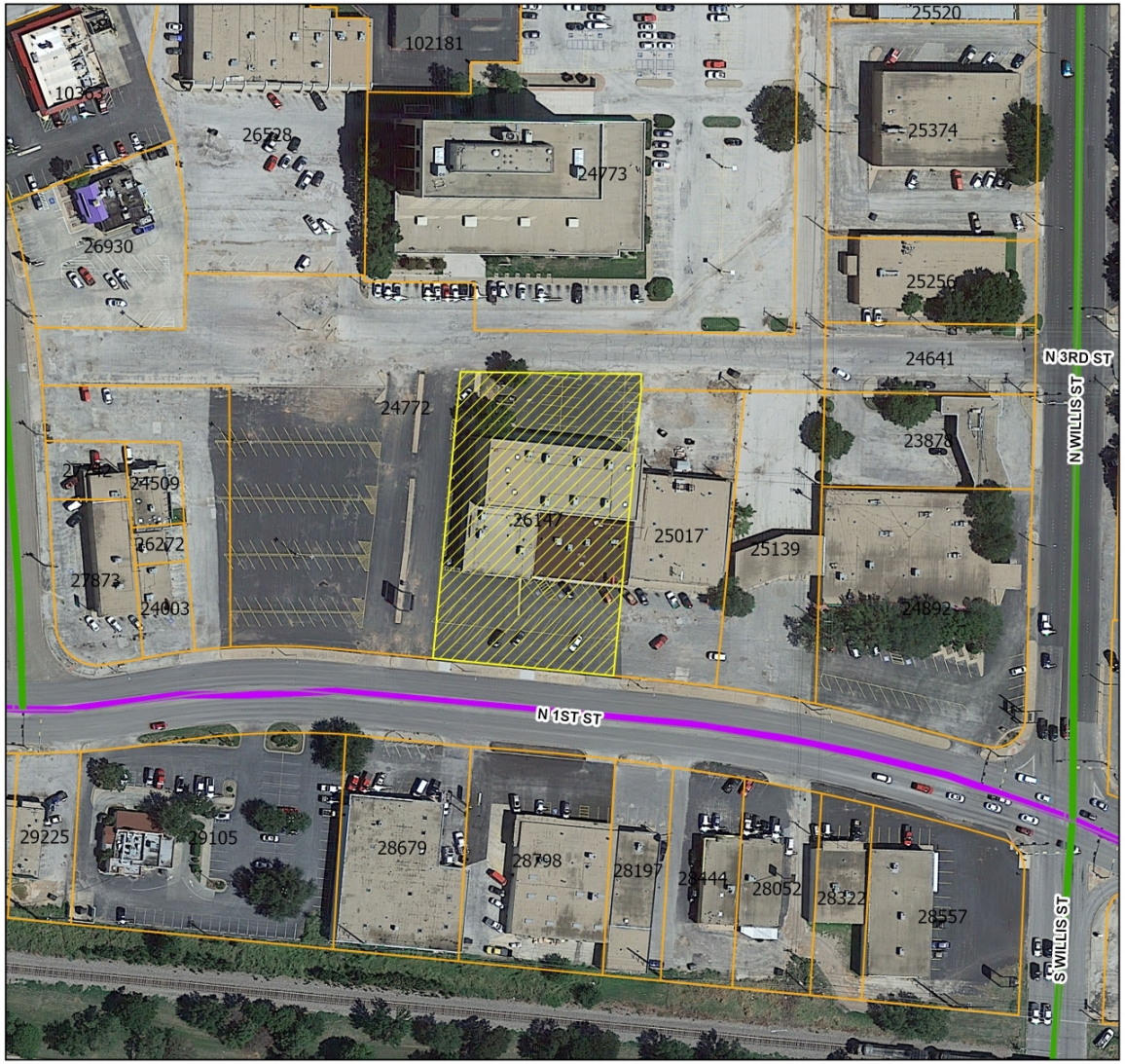

24773
26930
25256
N 3rd St
N 3rd St
N 3rd St
N 3rd St
23878
27742
24509
1083706
26147
25017
25139
26272
27873
24003
24892
N 1st St
N 1st St
N 1st St
N 1st St

CONDITIONAL USE PERMIT

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

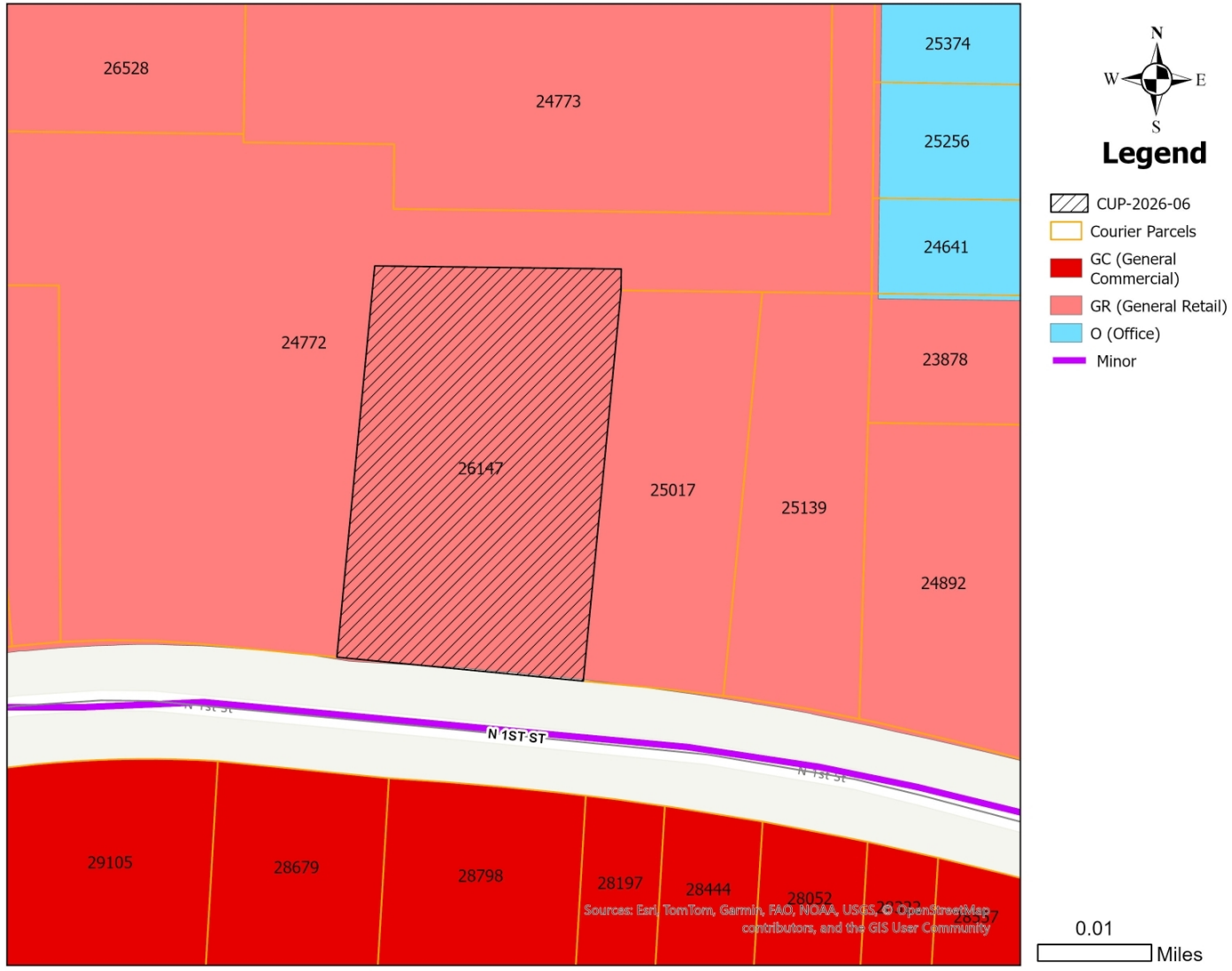
CITY OF ABILENE TEXAS

AERIAL LOCATION MAP



CITY OF ABILENE TEXAS

ZONING MAP



CITY OF ABILENE TEXAS

USES IN GENERAL RETAIL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

P	Petroleum or Gas Well
P	Urban Garden

LEGEND

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

CITY OF ABILENE TEXAS

PROPERTY VIEWS

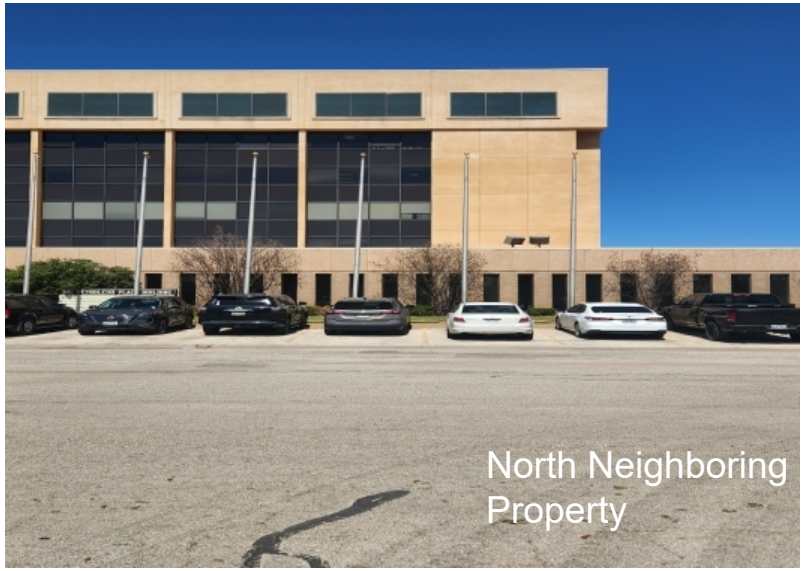






CITY OF ABILENE TEXAS

SURROUNDING PROPERTY VIEWS


North Neighboring Property

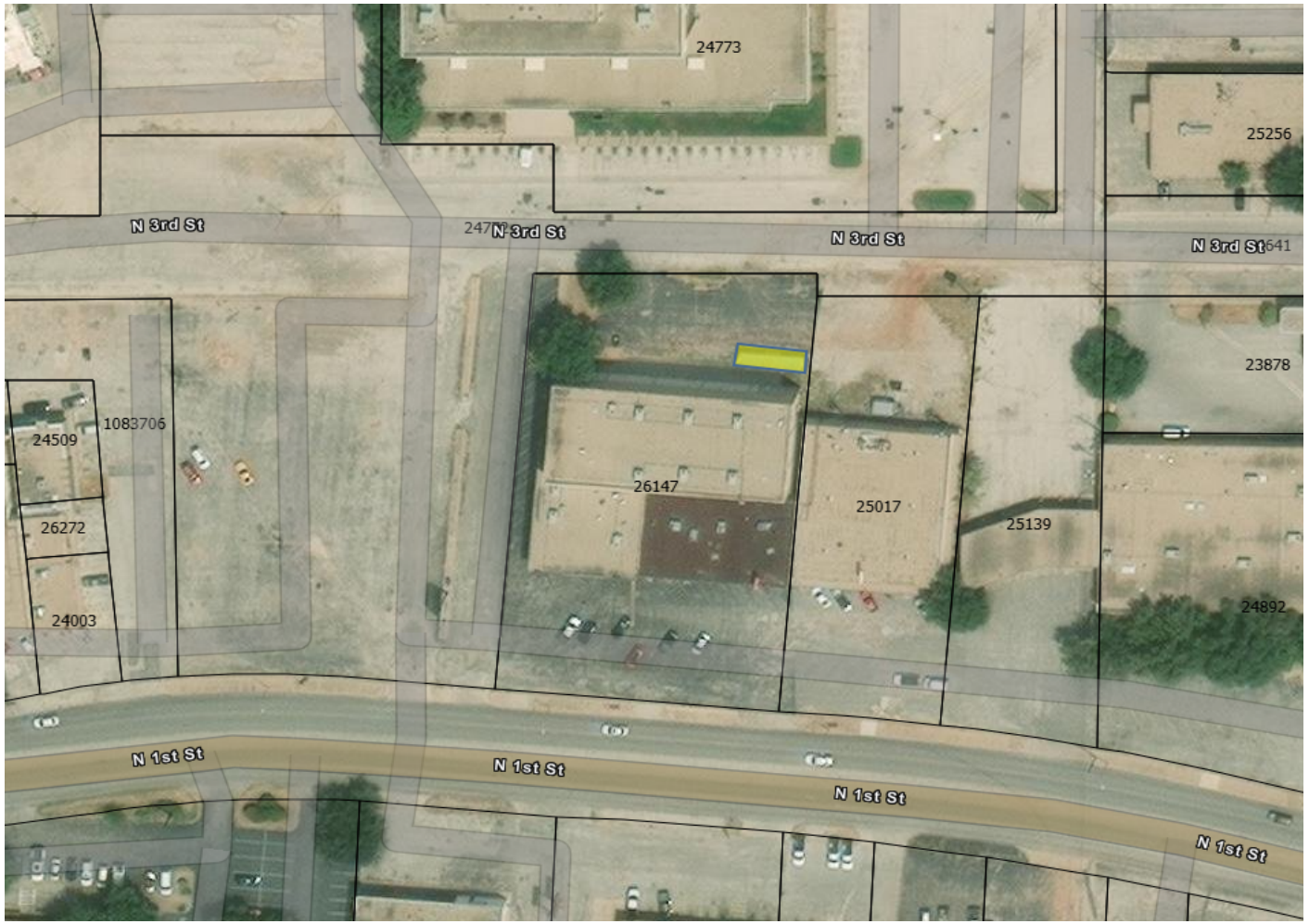


West Neighboring Property


East Neighboring Property

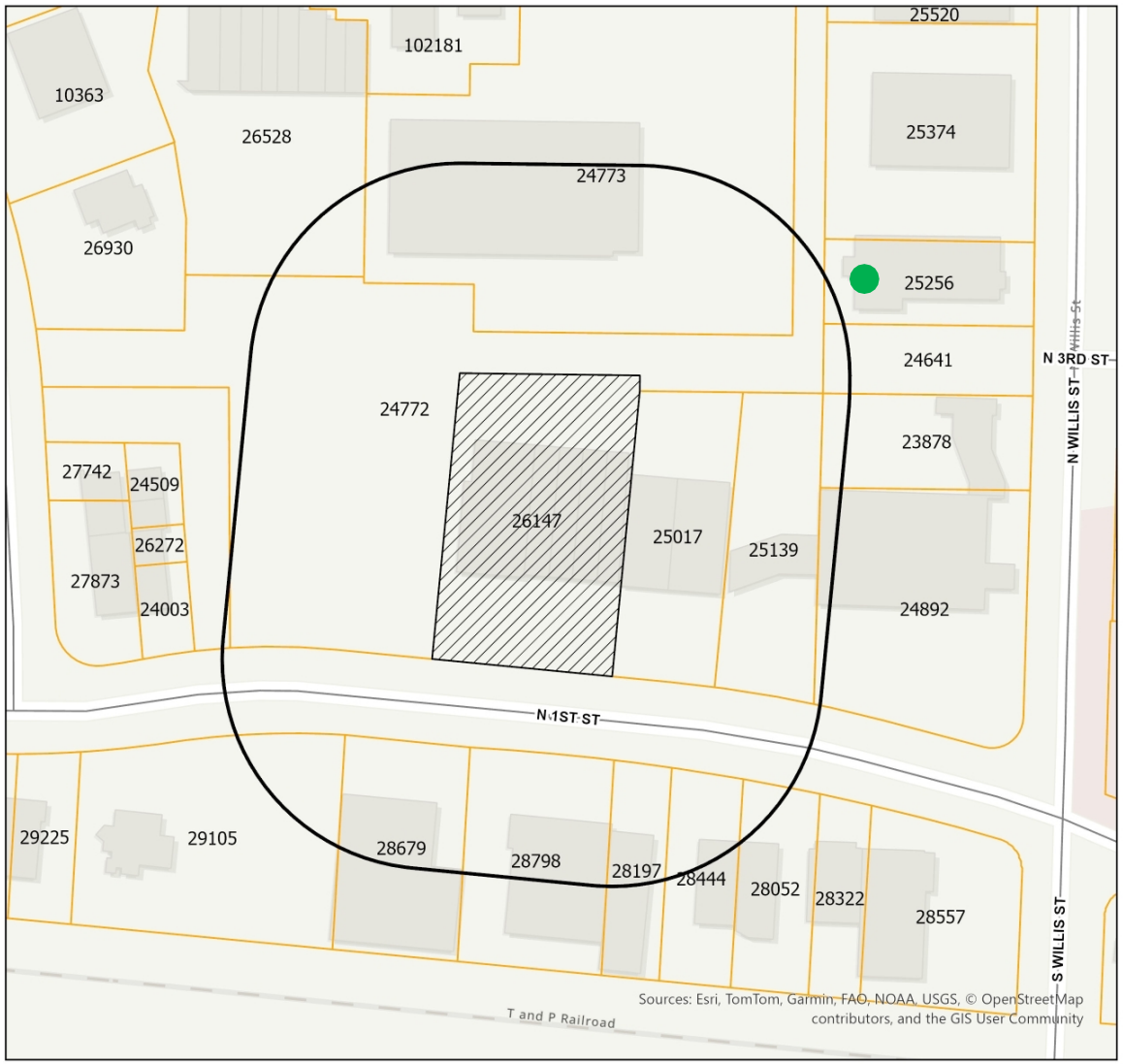
CITY OF ABILENE TEXAS

CONCEPT PLAN



CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP



N
W E
S

Legend

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

0.02 Miles

1 - In Favor-

0- Opposed-

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATION

The proposed request is consistent with:

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

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

CITY OF ABILENE TEXAS

Questions?

CITY OF ABILENE TEXAS

CITY COUNCIL MEMORANDUM
5/14/2026

TO: **Emily Crawford, City Manager**

FROM: **Tim Littlejohn, Director of Planning & Development Services**

ITEM: **20. Ordinance (Final Reading) 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 *(Tim Littlejohn)***

GENERAL INFORMATION

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

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommends approval.

ATTACHMENTS:

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

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

ORDINANCE NO. _____

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

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

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

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

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

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

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

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

ATTEST:

_____
CITY SECRETARY

_____
MAYOR

APPROVED:

_____
CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

Apply a Conditional Use Permit to approximately 2,293.33 acres zoned Agricultural Open (AO) to allow for Utility Generation, subject to the Concept Plan provided in Exhibit B.

Legal description as follows:

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

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

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

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

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

-SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACTS-

- VOLUME 743, PAGE 621, DEED RECORDS JONES COUNTY, FRENCH ROBERTSON PRISON
- VOLUME 30, PAGE 435, OFFICIAL PUBLIC RECORDS JONES COUNTY, ABILENE PRISON SITE 85.87 ACRE TRACT OUT OF SECTION #3, BLIND ASYLUM LANDS, JONES COUNTY, TEXAS
- VOLUME 22, PAGE 250, OFFICIAL PUBLIC RECORDS JONES COUNTY, F. M. HIGHWAY 3522, CSJ 0974-08-00, PARCEL #7 OUT OF SECTION #3, BLIND ASYLUM LANDS, AND SECTION #'S 52, 53, AND 54, BLOCK 14, T. AND P. RAILWAY COMPANY LANDS, JONES COUNTY, TEXAS.

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

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

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

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

THENCE S 84°2812711 W ACROSS SECTION NUMBER 54 (S-A-1892}, BLOCK 14, T. AND P. RAILWAY COMPANY, FOR A DISTANCE OF 1708.78' TO A POINT ON THE JONES/SHACKELFORD COUNTY LINE FOR THE NORTHWEST CORNER OF A 237.4 ACRE A.C.U. TRACT AS DESCRIBED IN VOLUME 266, PAGE 601, AND AN ELL CORNER OF THIS TRACT. FROM THIS POINT1 A 4 1/2 INCH PIPE FENCE CORNER POST (FENCES EAST AND SOUTH) BEARS S 84°28'27" WAT 0.4' AND A SPIKE AND WASHER SET IN THE APPROXIMATE CENTERLINE OF JONES COUNTY ROAD 299 BEARS s 88°34'05" w AT 2s.02'.

THENCE S 00°36'4611 W ALONG THE JONES/SHACKELFORD COUNTY LINE, BEING THE FENCED EAST RIGHT OF WAY OF JONES COUNTY ROAD 229, AT 2095' PASS A PILE OF STONES RECOVERED FOR COUNTY LINE MONUMENT 28 (NO STONES FOUND TO BE MARKED), CONTINUE SAME COURSE FOR A TOTAL DISTANCE OF 4387.911 TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET FOR THE SOUTHWEST CORNER OF A CALLED 161 ACRE A.C.U. TRACT AS DESCRIBED IN VOLUME 2661 PAGE 601, AND AN ELL CORNER OF THIS TRACT. FROM THIS 1/2 INCH REBAR, A SPIKE AND WASHER SET IN THE APPROXIMATE CENTERLINE OF JONES COUNTY ROAD 299 BEARS N 89°24'27" WAT 32.71'. THIS 1/2 INCH REBAR BEING THE NORTHWEST CORNER OF THE SHOTWELL TRACT AS CONVEYED TO THE CITY OF ABILENE IN A JUDGEMENT RECORDED IN SHACKELFORD COUNTY DEED RECORDS VOLUME 205, PAGE 320, AND BEING THE NORTHWEST CORNER OF LOT 28, BLOCK 59 OF THE SAM LAZARUS

SUBDIVISION OF THE SHORTHORN PASTURE, AS RECORDED IN SHACKELFORD COUNTY DEED RECORDS VOLUME 28, PAGE 25.

THENCE N 84°17'14"11 E ACROSS SECTION NUMBER 59 (S-A-644), BLOCK 14, T. AND P. RAILWAY COMPANY, FOR A DISTANCE OF 1869.10' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET ON THE SOUTH LINE OF A CALLED 161 ACRE A.C.U. TRACT AS DESCRIBED IN VOLUME 266, PAGE 601, FOR THE NORTHEAST CORNER OF LOT 28, BLOCK 59 OF THE SAM LAZARUS SUBDIVISION OF THE SHORTHORN PASTURE AND A NORTHEAST CORNER OF THIS TRACT. FROM THIS 1/2 INCH REBAR, A CEDAR FENCE POST (FENCES SOUTH, EAST, AND WEST) BEARS S 04°44'25" EAT 1.8'.

THENCE S 04°44'12"511 E ACROSS SECTION NUMBER 59 {S-A-644}, BLOCK 14, T. AND P. RAILWAY COMPANY, FOR A DISTANCE OF 3064.65' TO A PINE FENCE POST (FENCES NORTH, EAST, AND WEST} IDENTIFIED BY A PK NAIL WITH A WASHER MARKED "SHEPPARD 3697 MARK" RECOVERED FOR AN ELL CORNER OF SECTION NUMBER 59(S-A-644) AND THE NORTHWEST CORNER OF SECTION NUMBER 60 (S-A-1916}, BOTH OF BLOCK 14, T. AND P. RAILWAY COMPANY, AND FOR THE SOUTHEAST CORNER OF SECTION NUMBER 9 (S-A-1168} AND THE NORTH EAST CORNER OF SECTION NUMBER 10 (S-A-966), BOTH OF BLIND ASYLUM LANDS, THIS CEDAR POST BEING THE SOUTHEAST CORNER OF LOT 28, BLOCK 59 OF THE SAM LAZARUS SUBDIVISION OF THE SHORTHORN PASTURE AND OF THIS TRACT.

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

THENCE N 00°36'44"11 E ALONG THE JONES/SHACKELFORD COUNTY LINE FOR A DISTANCE OF 1381.92' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET FOR THE NORTHEAST CORNER OF THE CALLED 99.9 ACRE POWERS TRACT *AS* DESCRIBED IN INSTRUMENT 230437, THE SOUTHEAST OF THE BRADY TRACT AS DESCRIBED IN VOLUME 468, PAGE 16, AND AN ELL CORNER OF THIS TRACT.

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

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

THENCE N 00°41'35"11 E ALONG THE COMMON LINE BETWEEN SECTION NUMBER 8 (J-A-613) AND SECTION NUMBER 9 (J-A-1187), BOTH OF THE BLIND ASYLUM LANDS, FOR A DISTANCE OF 716.90' TO A FENCE POST (FENCE WEST), THIS POST BEING THE EASTERNMOST NORTHEAST CORNER OF A 440 . 2 ACRE CITY OF ABILENE TRACT AS RECORDED IN VOLUME 209, PAGE 20, THE SOUTHEAST CORNER OF THE CALLED 23 ACRE COWDEN TRACT AS DESCRIBED IN VOLUME 450, PAGE 565, AND AN ELL CORNER OF THIS TRACT.

THENCE N 88°29'4011 W ACROSS SECTION NUMBER 8 (J-A-613), BLIND ASYLUM LANDS, FOR A DISTANCE OF 1250.85' TO A 1/2 INCH REBAR IN A STONE MOUND RECOVERED FOR AN ELL CORNER OF A 440.2 ACRE CITY OF ABILENE TRACT AS RECORDED IN VOLUME 209, PAGE 20, AND AN ELL CORNER OF THIS TRACT.

THENCE N 00°45'0811 E ACROSS SECTION NUMBER 8 {J-A-613), BLIND ASYLUM LANDS, FOR A DISTANCE OF 433.74' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET FOR AN ELL CORNER OF A 440.2 ACRE CITY OF ABILENE TRACT AS RECORDED IN VOLUME 209, PAGE 20, AND AN ELL CORNER OF THIS TRACT.

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

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

THENCE N 89°45'3411 W ACROSS SECTION NUMBER 8 (J-A-535, J-A-538), BLIND ASYLUM LANDS, FOR A DISTANCE OF 2112.66' TO A POINT 500' EAST OF THE EAST RIGHT-OF-WAY OF JONES COUNTY ROAD 311, THIS POINT BEING DESCRIBED IN CITY OF ABILENE ORDINANCE 24-1990 AS BEING 500' EAST OF JONES COUNTY ROAD 302.

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

THENCE N 00°33105" E PARRELL TO THE EAST RIGHT-OF-WAY OF JONES COUNTY ROAD 311 FOR A DISTANCE OF 4164.21' TO A POINT 500'

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

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

THENCE N 00°28108" E ALONG THE EAST BOUNDARY OF THE 316.36 ACRE FRENCH ROBERTSON PRISON TRACT FOR A DISTANCE OF 402.60' TO A POINT FOR THE SOUTHWEST CORNER OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT.

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

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

THENCE N 00°28'0811 E ALONG THE EAST BOUNDARY OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT FOR A DISTANCE OF 2641.50' TO A POINT ON THE SOUTH RIGHT-OF-WAY OFF. M. HIGHWAY 3522 FOR THE NORTHEAST CORNER OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT. FROM THIS POINT, THE P.C. OF A CURVE BEARS S 48°08'11” E AT 3.3’.

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

THENCE FOLLOWING A CURVE TO THE LEFT ALONG THE SOUTH RIGHT-OF-WAY OFF. M. HIGHWAY 3522 HAVING A RADIUS OF 1095.92' *1* AN ARC LENGTH OF 783.71', A CHORD BEARING OF N 68°39'55" WAND WITH A CHORD LENGTH OF 767.12' TO A CONCRETE RIGHT-OF-WAY MARKER RECOVERED FOR THE END OF THIS CURVE.

THENCE N 89°09'0711 W ALONG THE NORTH BOUNDARY OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT AND THE SOUTH RIGHT-OF-WAY OF F. M. HIGHWAY 3522 FOR A DISTANCE OF 1.99' TO A POINT FOR THE NORTHWEST CORNER OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT AND THE NORTHEAST CORNER OF THE 316.36 ACRE FRENCH ROBERTSON PRISON TRACT.

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

AS FOLLOWS:

THENCE N 00°27153" E FOR A DISTANCE OF 750.00' TO A POINT 700' NORTH OF THE NORTH RIGHT-OF-WAY OF FARM TO MARKET HIGHWAY 3522.

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

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

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

THENCE N 85°27133" E ACROSS SECTION NUMBER 52 (J-A-1190, J-A-1662), BLOCK 14, T. AND P. RAILWAY COMPANY, FOR A DISTANCE OF 2973.601 TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET IN COUNTY ROAD 301 FOR A SOUTHEAST CORNER OF A CALLED 320.07 ACRE TRACT IN THE NAME OF 234 HAMBY, LLC., THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION NUMBER 52 (J-A-1662}, BLOCK 14, T. AND P. RAILWAY COMPANY, FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT AND BEING ON THE COMMON LINE BETWEEN SECTION NUMBER 51 (J-A-397) AND SECTION NUMBER 52 (J-A-1662}, BOTH OF BLOCK 14, T. AND P. RAILWAY COMPANY.

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

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

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

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

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

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

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

THENCE N 00°26148" E ACROSS SECTION NUMBER 7 (J-A-533, J-A-724} AND SECTION NUMBER 4 (J-A-531, J-A-542), BOTH OF THE BLIND ASYLUM LANDS, AT 1930' CROSS DEADMAN'S CREEK, CONTINUE COURSE FOR A DISTANCE OF 3697.68' TO A 6 INCH PIPE FENCE CORNER POST (FENCES EAST AND SOUTH} RECOVERED FOR THE NORTHWEST CORNER OF THE WOOTEN TRACT DESCRIBED IN VOLUME 448, PAGE 445, AND THE WESTERNMOST NORTHWEST CORNER OF THIS TRACT.

THENCE S 89°2014311 E ACROSS SECTION NUMBER 4 (J-A-531), BLIND ASYLUM LANDS, FOR A DISTANCE OF 2659.46' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697", THIS 1/2 INCH REBAR SET FOR THE NORTHEAST CORNER OF THE WOOTEN TRACT DESCRIBED IN VOLUME 448, PAGE 445, AND AN ELL CORNER OF THIS TRACT, BEING ON THE COMMON LINE BETWEEN SECTION NUMBER 3 (J-A-530) AND SECTION NUMBER 4 (J-A-531), BOTH OF BLIND ASYLUM LANDS. FROM THIS 1/2 INCH REBAR, A COTTON SPINDLE RECOVERED IN THE APPROXIMATE

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

THENCE N 00°28'0811 E ALONG THE COMMON LINE BETWEEN SECTION NUMBER 3 (J-A-530, J-A-1696) AND SECTION NUMBER 4 (J-A-519, J-A-531), BLIND ASYLUM LANDS, BEING ALSO UP JONES COUNTY ROAD 311, FOR A DISTANCE OF 476.13' TO A POINT, THIS POINT BEING ON THE LINE AS DESCRIBED IN CITY OF ABILENE ORDINANCE 24-1990 AS CROSSING JONES COUNTY ROAD 302.

THENCE S 89°11'3711 E ALONG THE SOUTHERN EDGE OF THE DELINEATED CITY OF ABILENE ANNEXATION AS DESCRIBED IN CITY OF ABILENE ORDINANCE 24-1990 FOR A DISTANCE OF 34.15' TO THE POINT OF BEGINNING AND HAVING AN AREA OF 228.55 ACRES.

STATE OF TEXAS
JONES COUNTY

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

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

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

THENCE S 89°45'45" E FOR A DISTANCE OF 2637.67' TO A½" REBAR WITH CAP M..ll.,.RKED "SHEPPARD 3697" SET FOR THE NORTHWEST CORNER OF A CITY OF ABILENE 23 ACRE TRACT AS DESCRIBED IN VOLUME 450, PAGE 565, THE NORTHEAST CORNER OF AFORESAID SOUTHWEST QUARTER OF SECTION 8 AND THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT.

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

THENCE S 89°16'26" E FOR A DISTANCE OF 1402.80' TO A½" REBAR WITH CAP MARKED "SHEPPARD 3697" SET FOR AN ELL CORNER OF SAID 23 ACRE TRACT, THE NORTHEAST CORNER OF AFORESAID 80 ACRE TRACT AND AN ELL CORNER OF THIS TRACT.

THENCE S 00°43'34" W FOR A DISTANCE OF 433.82' TO A½" REBAR WITH CAP MARKED "SHEPPARD 3697" SET IN A RECOVERED PILE OF ROCKS FOR THE SOUTHWEST

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

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

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

THENCE N 89°19'35" W ALONG THE NORTH LINE OF SHADY CREEK ESTATES SECTION II, AT 764.6' PASS 0.75' NORTH OF A RECOVERED REBAR, AT 1054.2' PASS 0.92' SOUTH OF A RECOVERED REBAR, AT 1344.6' PASS 0. 85’ NORTH OF A RECOVERED REBAR, AT 1633.8' PASS OVER A RECOVERED REBAR, AT 2000.56' PASS 2.75' NORTH OF A RECOVERED REBAR AND CONTINUE FOR A TOTAL DISTANCE OF 2045.60' TO A½" REBAR WITH CAP MARKED "SHEPPARD 3697" SET FOR THE SOUTHEAST CORNER OF AFORESAID 3.749 ACRE TRACT AND THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT. FROM THIS POINT A FENCE CORNER BEARS N 85°2C'33" W AT 45.1'.

THENCE N 06Ql7'29" W FOR A DISTANCE OF 589.65' TO A½" REBAR WITH CAP MARKED "SHEPPARD 3697" SET ON THE EAST BOUNDARY LINE OF SAID 3.749 ACRE TRACT.

THENCE N 04°10'00" W FOR A DISTANCE OF 106.30' TO A½" REBAR WITH CAP MARKED "SHEPPARD 3697" SET ON THE EAST BOUNDARY LINE OF SAID 3.749 ACRE TRACT.

THENCE N 02°05'00" W FOR A DISTANCE OF 87.30' TO A½" REBAR WITH CAP MARKED "SHEPPARD 3697" SET ON THE EAST BOUNDARY LINE OF SAID 3.749 ACRE TRACT.

THENCE N 05°09'00" W FOR A DISTANCE OF 112.00' TO A½" REBAR WITH CAP MARKED "SHEPPARD 3697" SET ON THE EAST BOUNDARY LINE OF SAID 3. 749 ACRE TRACT.

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

THENCE N 45°29'50" W FOR A DISTANCE OF 98.72' TO A½" REBAR WITH CAP MARKED "SHEPPARD 3697" SET ON THE NORTH BOUNDARY LINE OF SAID 3.749 ACRE TRACT

THENCE N 43°49'00" W FOR A DISTANCE OF 37.90' TO A½" REBAR WITH CAP MARKED "SHEPPARD 3697" SET ON THE NORTH BOUNDARY LINE OF SAID 3.749 ACRE TRACT.

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

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

THENCE N 06°19'50" E ALONG COUNTY ROAD 306 FOR A DISTANCE OF 831. 07' TO A COTTON SPINDLE SET FOR AN ANGLE POINT IN THE WEST LINE OF SAID 5.9007 ACRE TRACT AND OF THIS TRACT.

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

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

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

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

AND

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

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

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

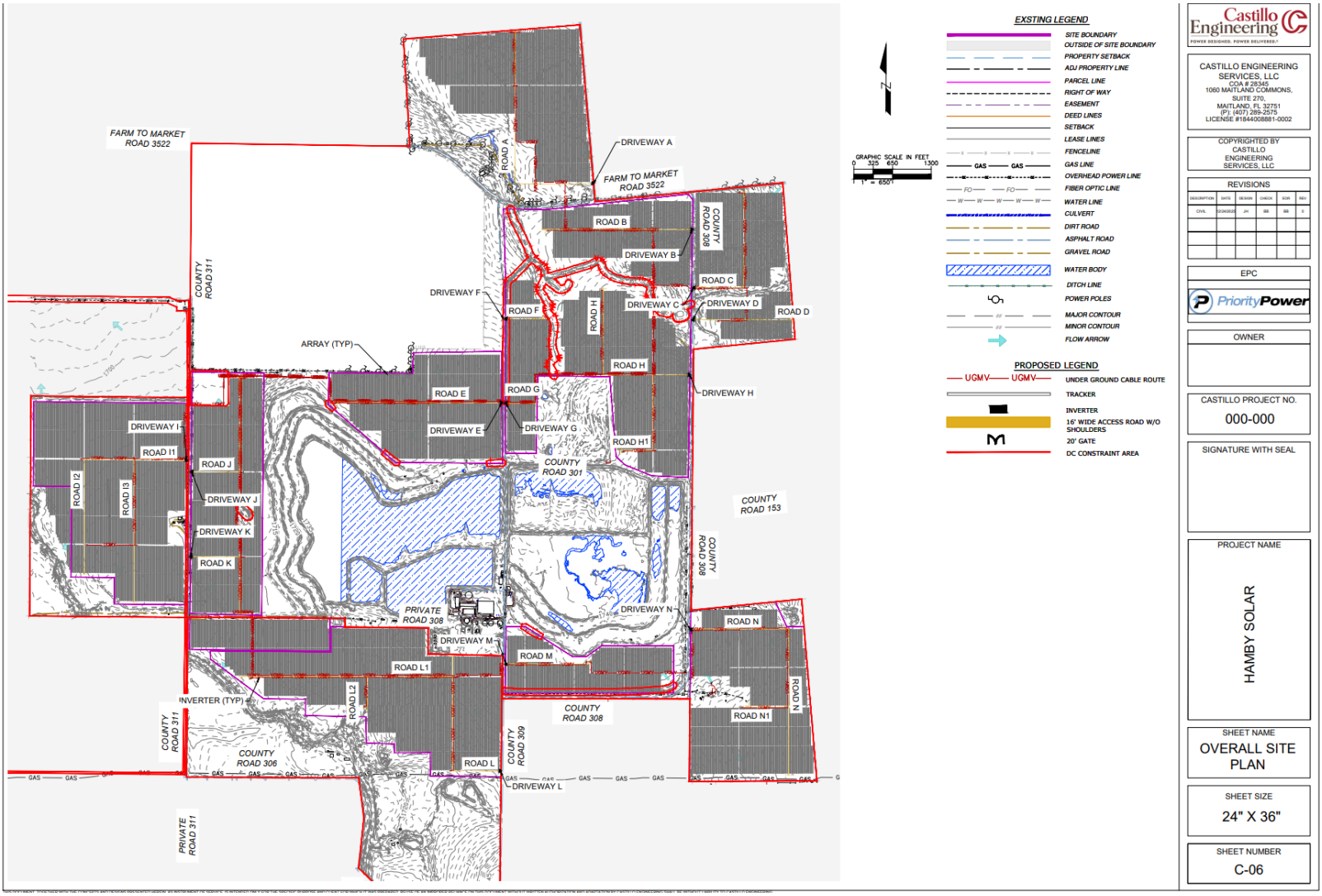
THENCE North 89 degrees 49 minutes 46 seconds East, a distance of 485.92 feet to a point for corner;

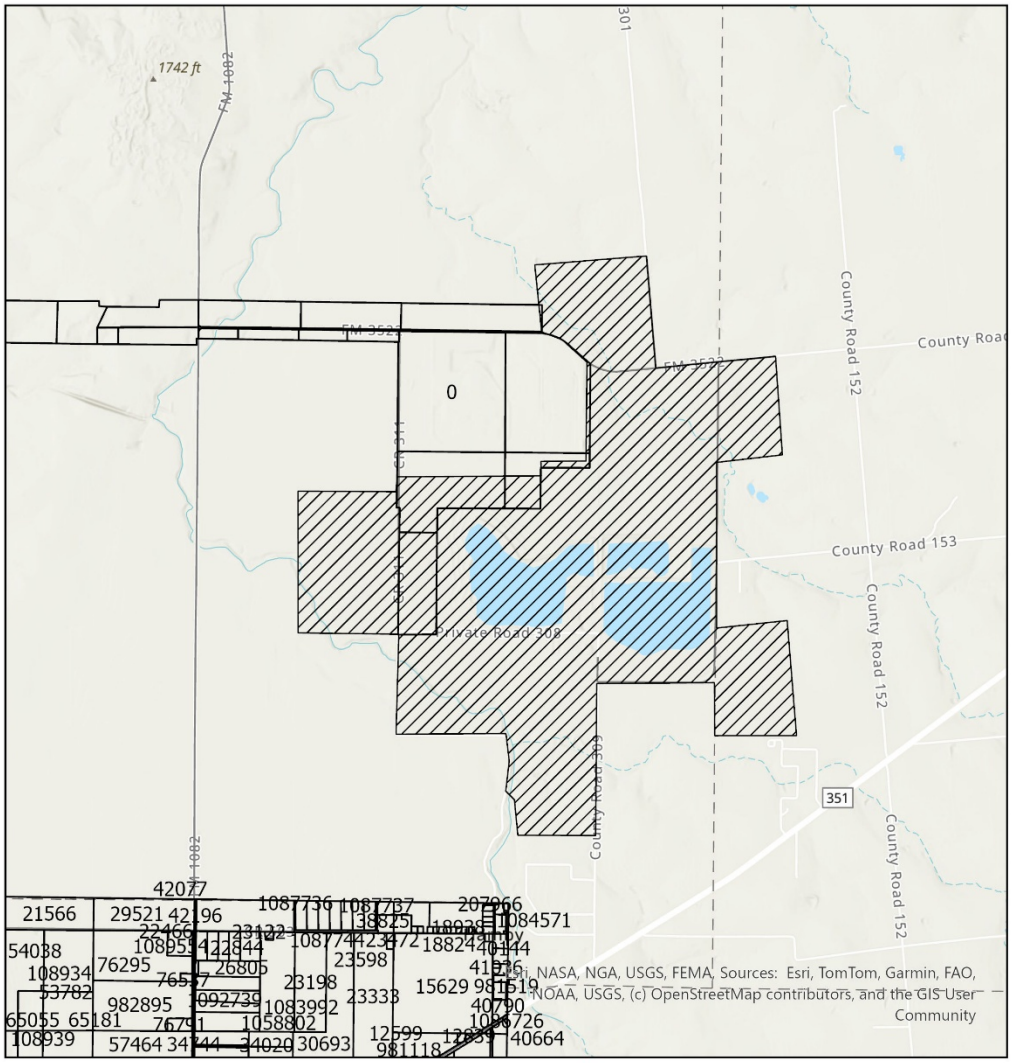
THENCE South 00 degrees 33 minutes 05 seconds West, a distance of 4,093.65 feet to a point for corner;

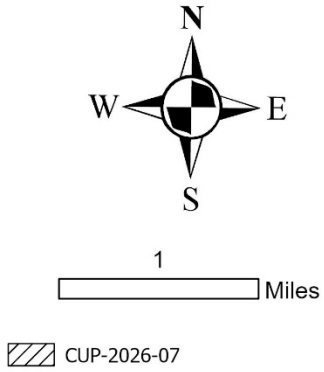
THENCE North 89 degrees 29 minutes 21 seconds West, a distance of 485.11 feet to the **POINT OF BEGINNING** and containing 45 acres of land, more or less.

ORDINANCE NO. _____

EXHIBIT B




1742 ft
FM 1082
FM 352
FM 3127
County Road 152
County Road 153
Private Road 308
County Road 309
351
0
Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community


N
W
E
S
1
Miles
CUP-2026-07

END

ZONING CASE: CUP-2026-07 STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

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

Applicant
Owner: City of Abilene

Case Manager
Mason Teegardin – Planning Division Manager

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

Location
Legal Description being 1,802.91 acres known by the City of Abilene as the Hamby 'A' Tract, located in Jones and Shackelford Counties, 440.20 acres of Sections 8 and 11 and approximately 50.22 acres of Sections 3 and 8, Blind Asylum Lands, Jones County, Texas.

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

Existing Uses/Zoning

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

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

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

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

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.
Upon development, the subject property will have adequate access to all required utilities.

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

Planning & Zoning Commission Recommendation
P&Z recommends **approval.**

Attachments

- PowerPoint

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

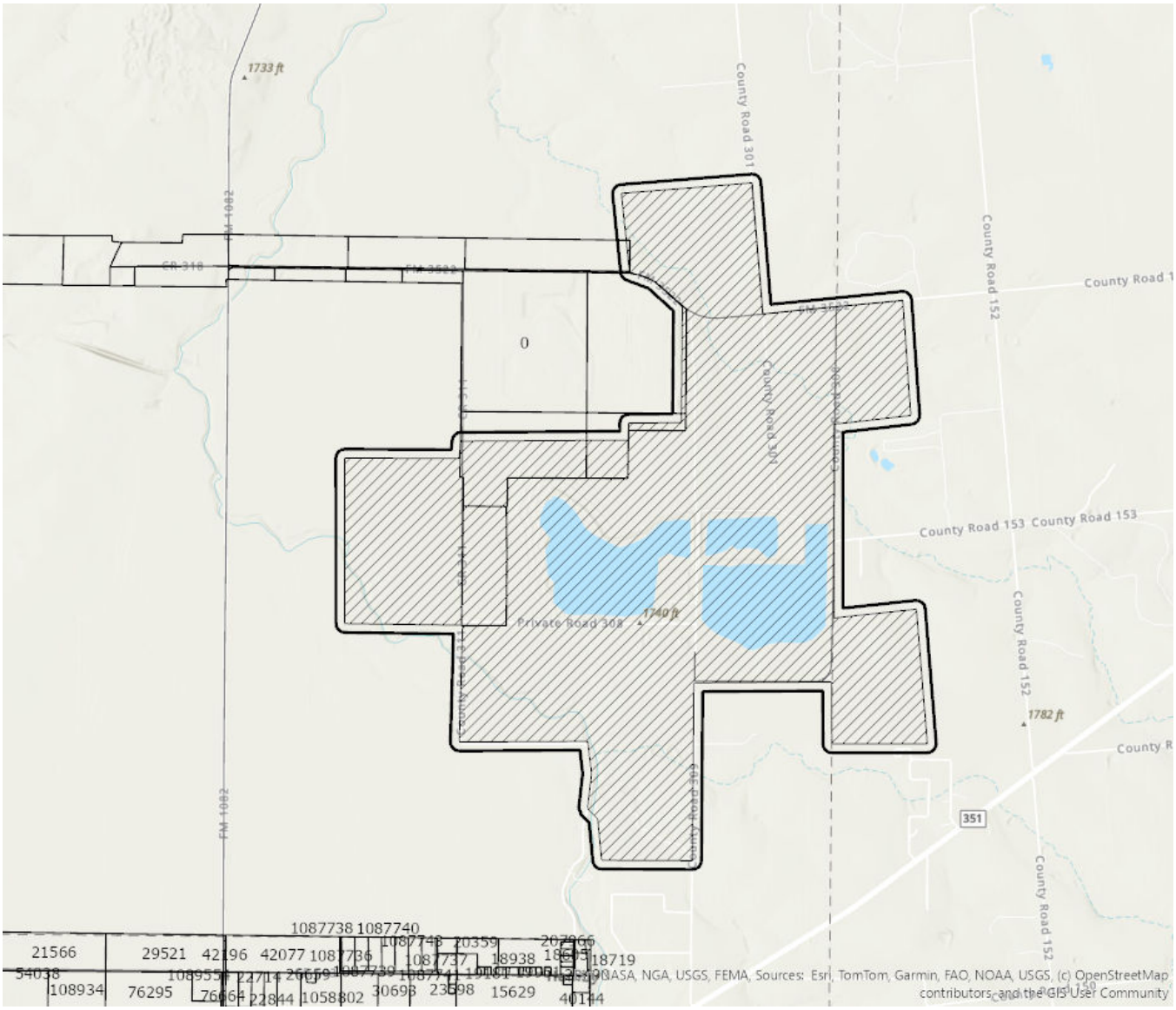
Legend: O - Opposed, F - In Favor

Property Owner

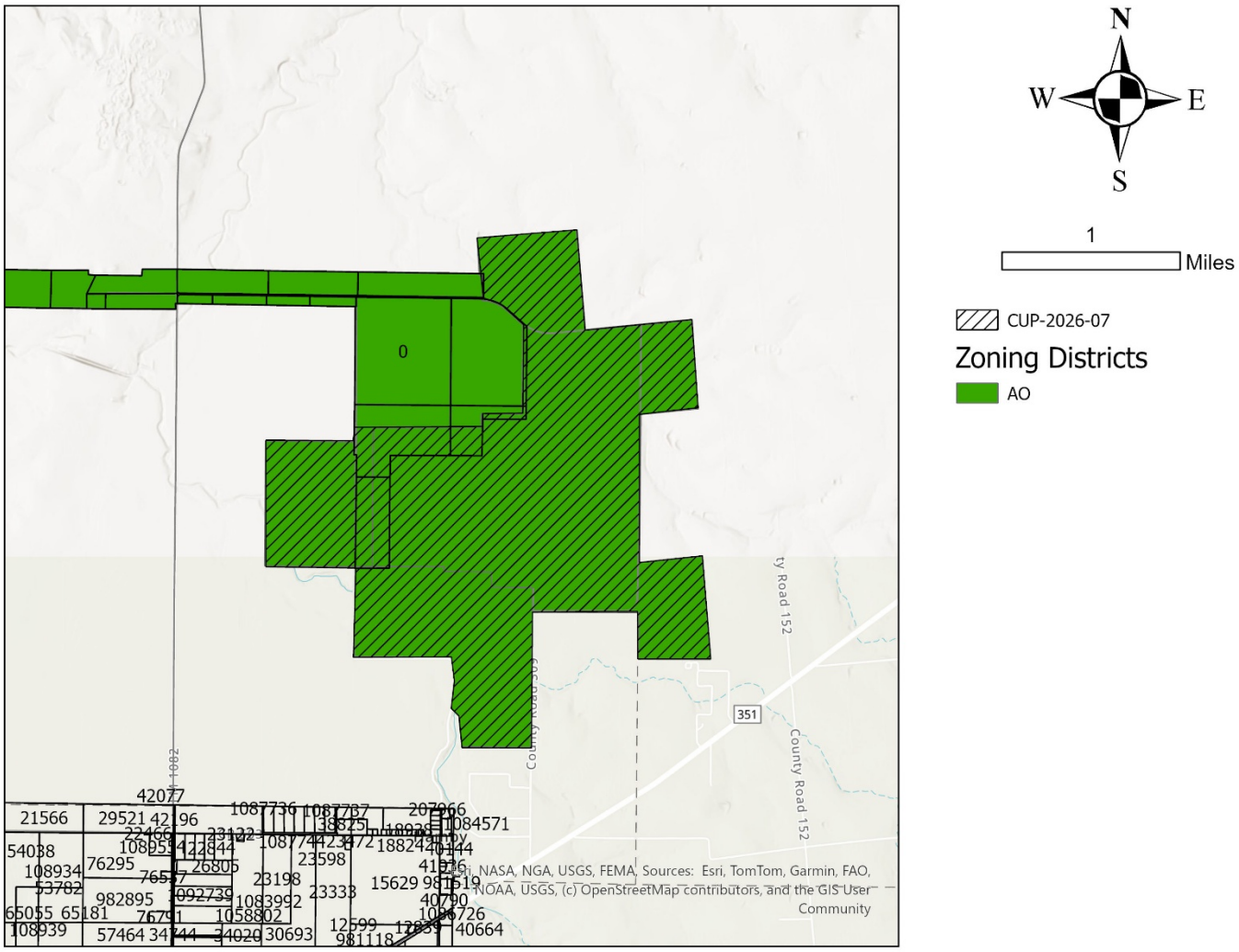
Property Owner	Situs	Response
JOSEPH JOEL & LORELEI	20319 CR 304	
WILLIAMS JAMES D & NANCY S	PO BOX 5334	O
WATTS MARSHA ANNE	11532 CR 306	
LEVERICH SHERRI CHEREE	19421 CR 311	
EMMONS CLYDE H ENT	13349 LIME RIDGE DR	
FRANKE RANDALL & KATHY	18314 FM 1082	O
RUTLEDGE JUDY ANN	14451 CR 421	
CATON THOMAS H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

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

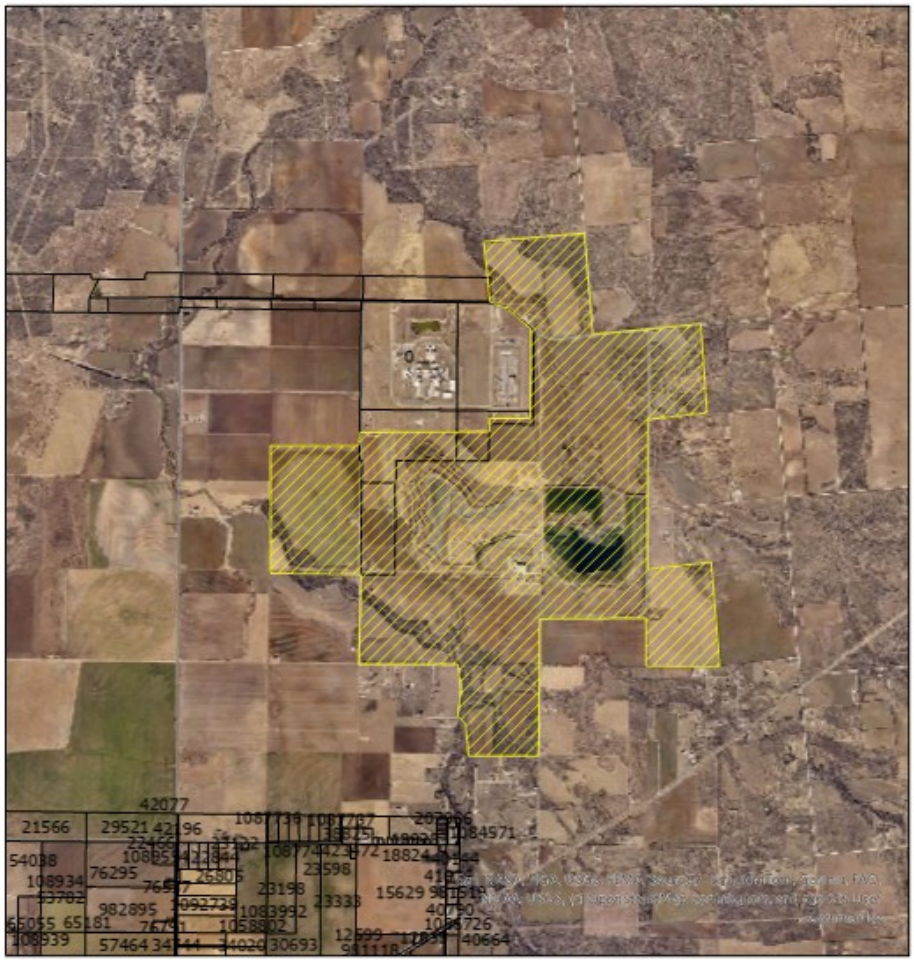
NOTIFICATION MAP



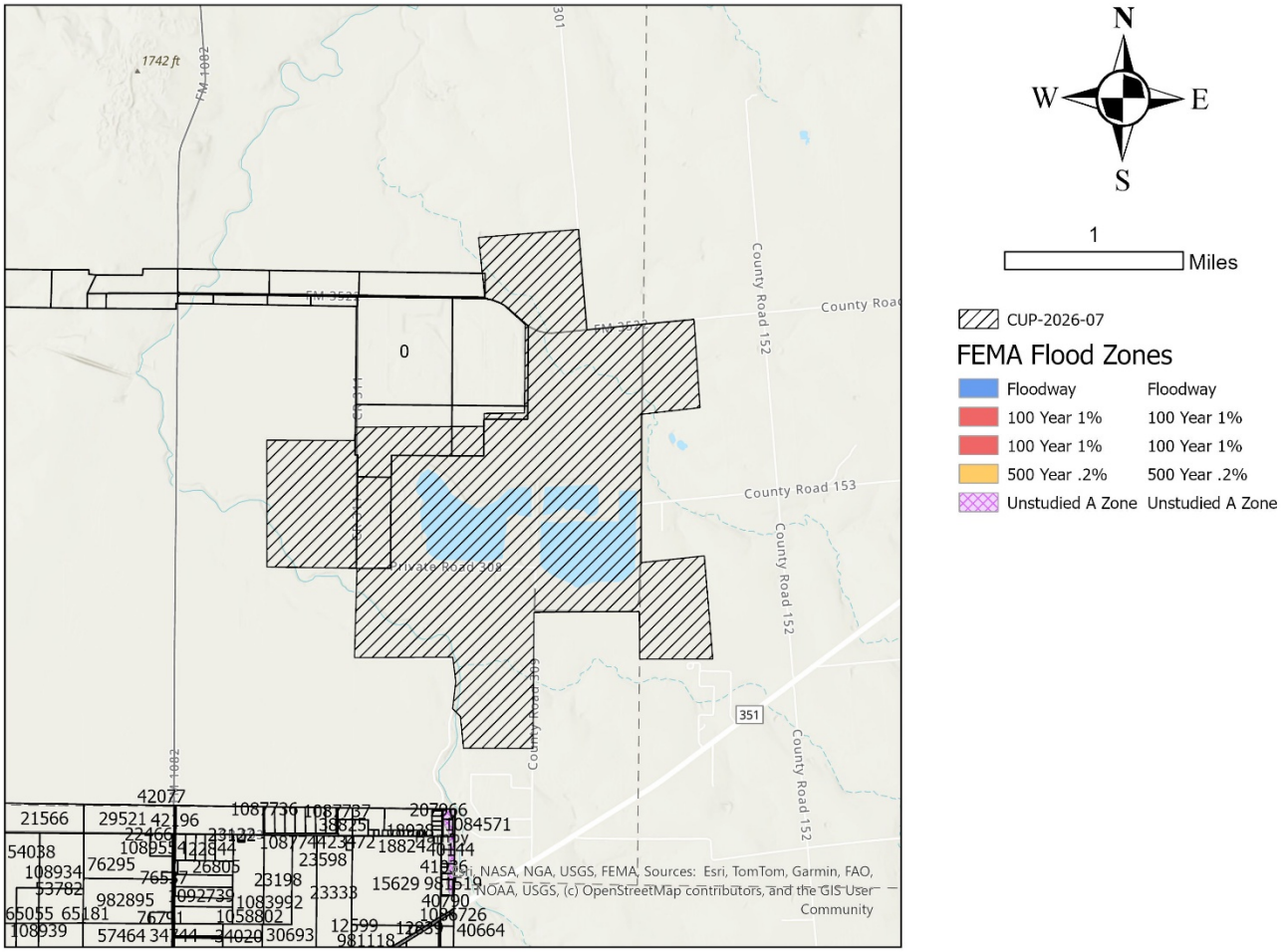
ZONING MAP


N
W
E
S
1
Miles
CUP-2026-07
Zoning Districts
AO
0
351
County Road 152
County Road 152
Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

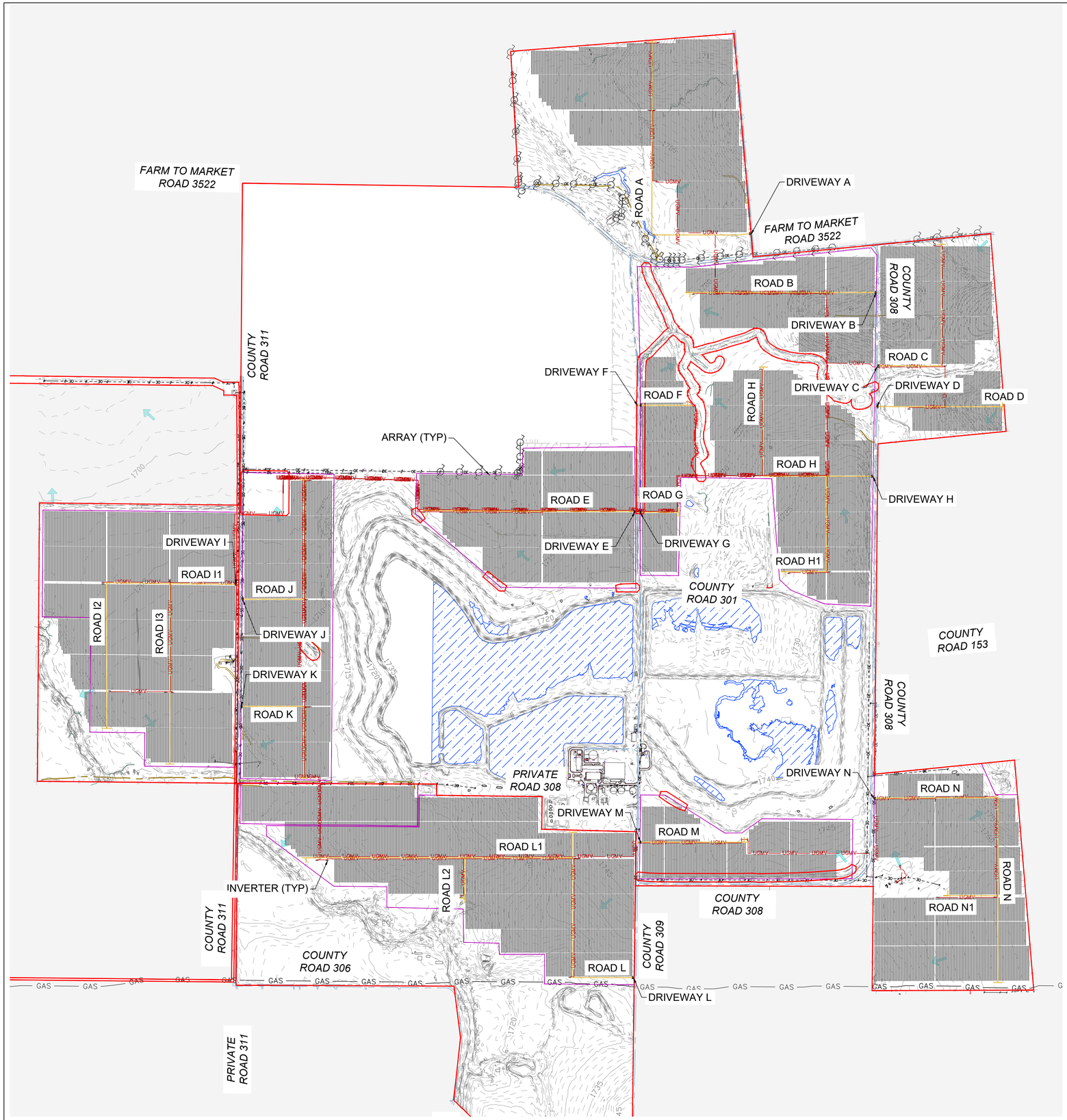
LOCATION MAP



FLOOD MAP



N
W
E
S
1
Miles
CUP-2026-07
FEMA Flood Zones
Floodway
Floodway
100 Year 1%
100 Year 1%
100 Year 1%
100 Year 1%
500 Year .2%
500 Year .2%
Unstudied A Zone
Unstudied A Zone
County Road 152
County Road 153
Private Road 308
351
Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



GRAPHIC SCALE IN FEET
0 325 650 1300
1" = 650'

EXSTING LEGEND

- SITE BOUNDARY
- OUTSIDE OF SITE BOUNDARY
- PROPERTY SETBACK
- ADJ PROPERTY LINE
- PARCEL LINE
- RIGHT OF WAY
- EASEMENT
- DEED LINES
- SETBACK
- LEASE LINES
- FENCELINE
- GAS LINE
- OVERHEAD POWER LINE
- FIBER OPTIC LINE
- WATER LINE
- CULVERT
- DIRT ROAD
- ASPHALT ROAD
- GRAVEL ROAD
- WATER BODY
- DITCH LINE
- POWER POLES
- MAJOR CONTOUR
- MINOR CONTOUR
- FLOW ARROW

PROPOSED LEGEND

- UNDER GROUND CABLE ROUTE
- TRACKER
- INVERTER
- 16' WIDE ACCESS ROAD W/O SHOULDERS
- 20' GATE
- DC CONSTRAINT AREA

Castillo Engineering
POWER DESIGNED. POWER DELIVERED.®

CASTILLO ENGINEERING SERVICES, LLC
COA # 28345
1060 MAITLAND COMMONS,
SUITE 270,
MAITLAND, FL 32751
(P): (407) 289-2575
LICENSE #1844008881-0002

COPYRIGHTED BY CASTILLO ENGINEERING SERVICES, LLC

REVISIONS

DESCRIPTION	DATE	DESIGN	CHECK	EOR	REV
CIVIL	12/24/2025	JH	BB	BB	0

EPC

PriorityPower

OWNER

CASTILLO PROJECT NO.

000-000

SIGNATURE WITH SEAL

PROJECT NAME

HAMBY SOLAR

SHEET NAME

OVERALL SITE PLAN

SHEET SIZE

24" X 36"

SHEET NUMBER

C-06

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AN IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY CASTILLO ENGINEERING SHALL BE WITHOUT LIABILITY TO CASTILLO ENGINEERING

ZONING NOTIFICATION RESPONSE FORM CASE: CUP-2026-07

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

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

APR 6 AM 9:30

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

Requestor's Property Zoning: AO

Requestor's Proposed Zoning: AO/CUP

I am in favor ☐

I am opposed ☑

Signature: James D. Williams

THE WHITTEN LAW FIRM, PC

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

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

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

April 1, 2026

VIA EMAIL

City of Abilene
Planning Services
planning@abilenetx.gov

Re: Zoning Application Number CUP-2026-07

To whom it may concern:

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

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

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

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

Sincerely,

THE WHITTEN LAW FIRM, PC

By: Charles C. Self, III

CCS:ema
Enclosure(s)

VIA EMAIL
March 31, 2026

City of Abilene
Planning Services
planning@abilenetx.gov

Re: Zoning Application Number CUP-2026-07

To whom it may concern:

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

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

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

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

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

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

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

By: 

Randall Franke
18314 FM 1082
Abilene, Texas 79601

ZONING NOTIFICATION RESPONSE FORM CASE: CUP-2026-07

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

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

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

Requestor's Property Zoning: AO

Requestor's Proposed Zoning: AO/CUP

I am in favor ☐

I am opposed ☑

Signature: Randall Franke

ZONING NOTIFICATION RESPONSE FORM CASE: CUP-2026-07

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

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

APR 17 AM 9:34

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

Requestor's Property Zoning: AO

Requestor's Proposed Zoning: AO/CUP

I am in favor ☐

I am opposed ☒

Signature: Carolyn Haines

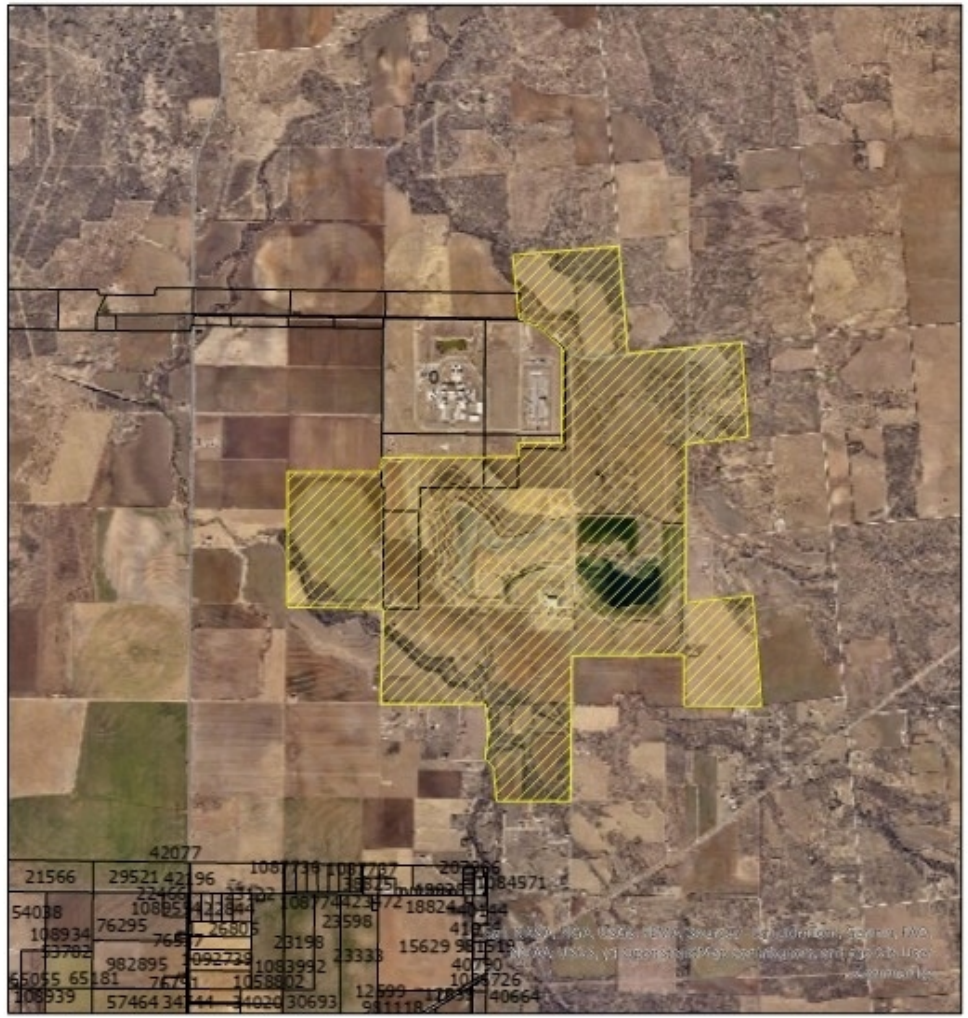
14043 CR 301, Abilene 79601

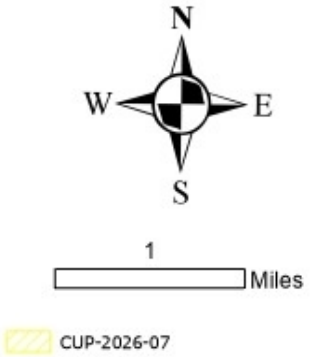
CONDITIONAL USE PERMIT

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

CITY OF ABILENE TEXAS

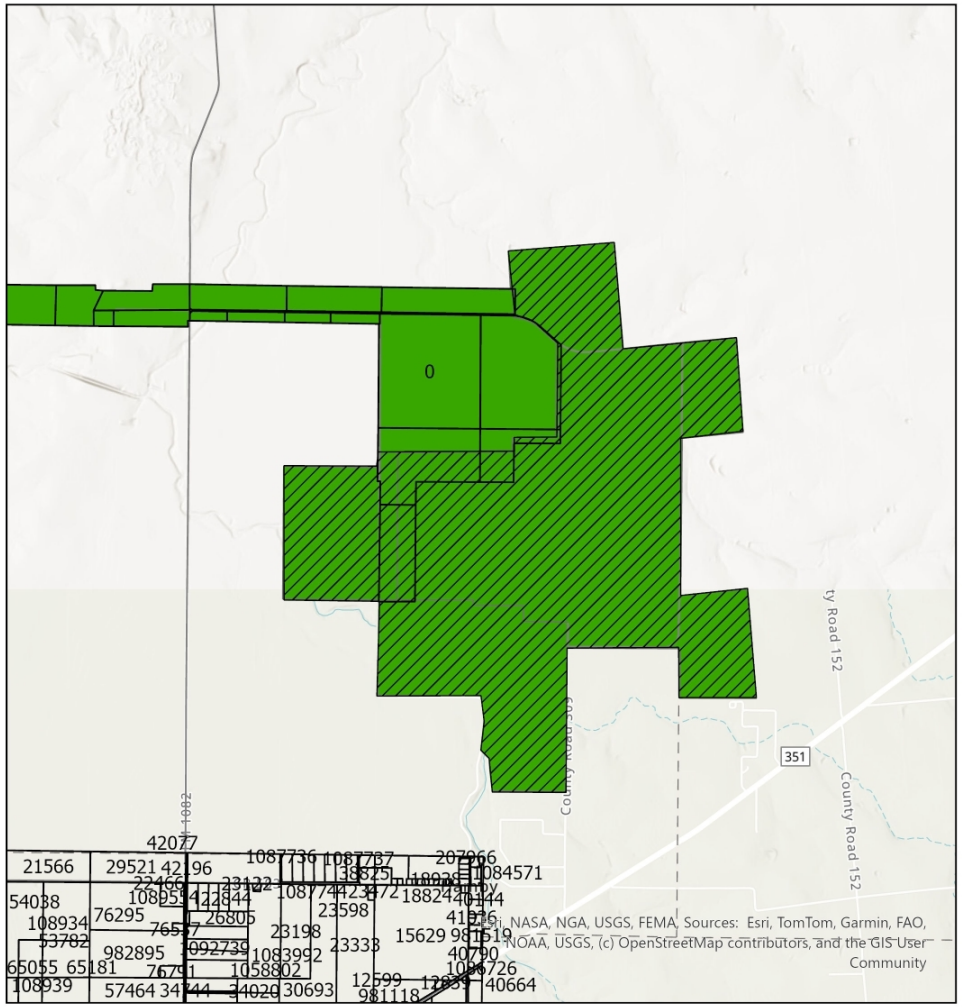
AERIAL LOCATION MAP





CITY OF ABILENE TEXAS

ZONING MAP



N

W E

S

1

Miles

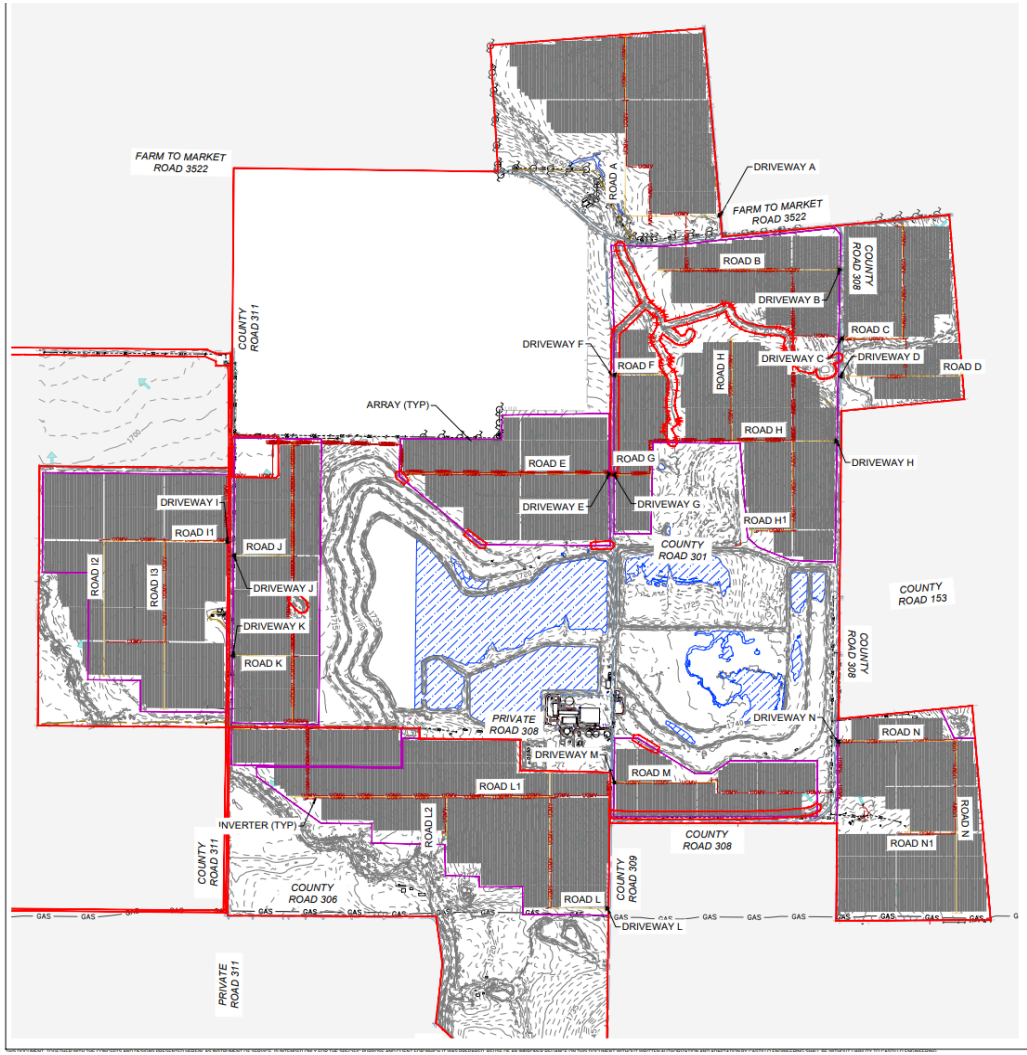
CUP-2026-07

Zoning Districts

AO

CITY OF ABILENE TEXAS

CONCEPT PLAN



GRAPHIC SCALE IN FEET
0 325 650 1300
1" = 650'

EXSTING LEGEND

- SITE BOUNDARY
- OUTSIDE OF SITE BOUNDARY
- PROPERTY SETBACK
- ADJ PROPERTY LINE
- PARCEL LINE
- RIGHT OF WAY
- EASEMENT
- DEED LINES
- SETBACK
- LEASE LINES
- FENCELINE
- GAS LINE
- OVERHEAD POWER LINE
- FIBER OPTIC LINE
- WATER LINE
- CULVERT
- DIRT ROAD
- ASPHALT ROAD
- GRAVEL ROAD
- WATER BODY
- DITCH LINE
- POWER POLES
- MAJOR CONTOUR
- MINOR CONTOUR
- FLOW ARROW

PROPOSED LEGEND

- UGMV UGMV — UNDER GROUND CABLE ROUTE
- TRACKER
- INVERTER
- 16' WIDE ACCESS ROAD W/O SHOULDERS
- 20' GATE
- DC CONSTRAINT AREA

Castillo Engineering
POWER DESIGNED. POWER DELIVERED.

CASTILLO ENGINEERING SERVICES, LLC
COA # 28345
1060 MAITLAND COMMONS,
SUITE 270,
MAITLAND, FL 32751
(P) (407) 289-2575
LICENSE #1844008881-0002

COPYRIGHTED BY CASTILLO ENGINEERING SERVICES, LLC

REVISIONS

DESCRIPTION	DATE	DESIGN	CHECK	EOR	REV
CIVIL	2/24/2023	JH	BB	BB	0

EPC
PriorityPower

OWNER

CASTILLO PROJECT NO.
000-000

SIGNATURE WITH SEAL

PROJECT NAME
HAMBY SOLAR

SHEET NAME
OVERALL SITE PLAN

SHEET SIZE
24" X 36"

SHEET NUMBER
C-06

CITY OF ABILENE TEXAS

USES IN AGRICULTURAL OPEN ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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

LEGEND

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

CITY OF ABILENE TEXAS

PROPERTY & SURROUNDING VIEWS

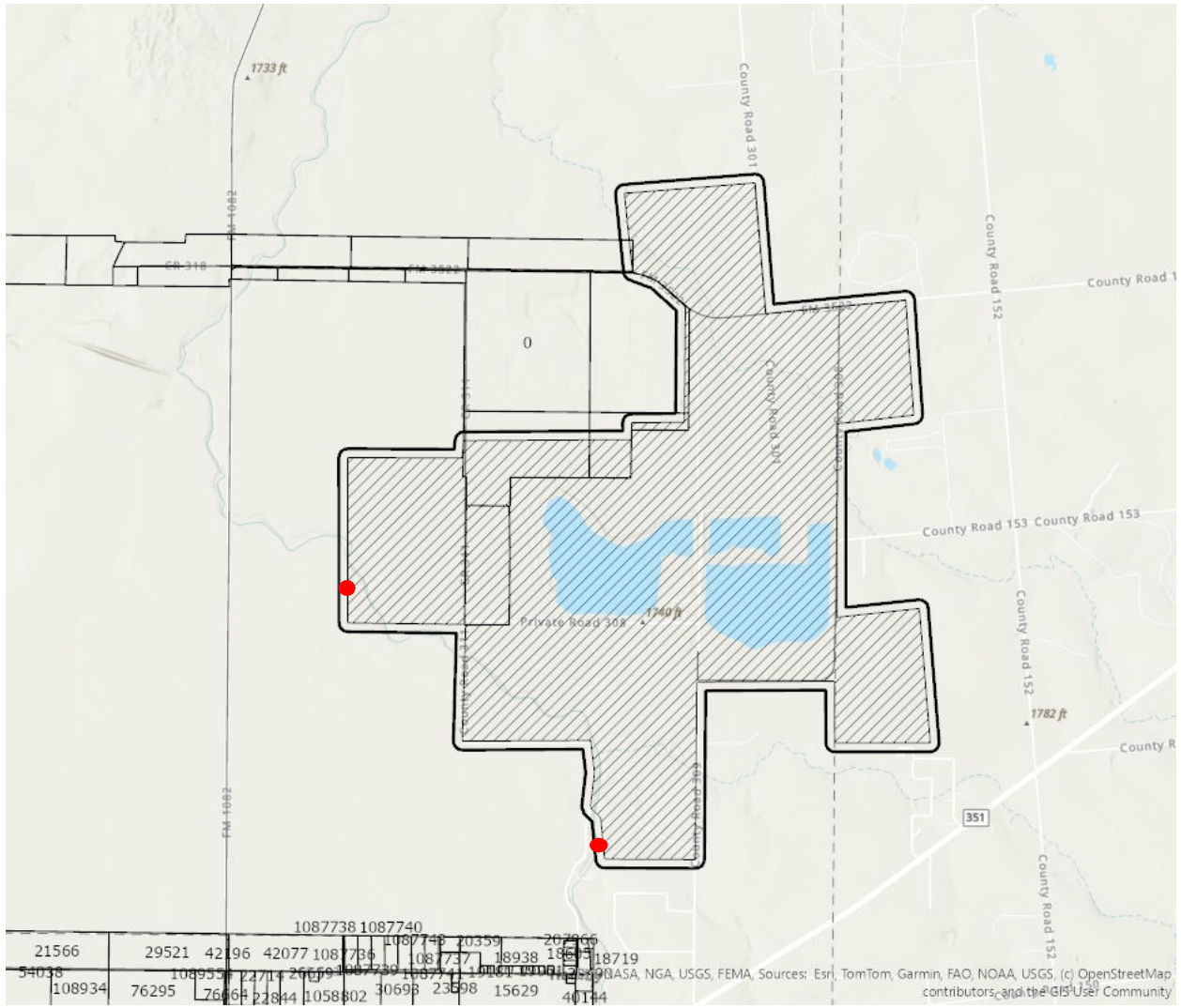






CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP



0 - In Favor-

2- Opposed-

5.38% in opposition

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATION

The proposed request is consistent with:

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

P&Z recommends **approval.**

CITY OF ABILENE TEXAS

Questions?

CITY COUNCIL MEMORANDUM
5/14/2026

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

ITEM: **21. Ordinance (Final Reading) 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 *(Tim Littlejohn)***

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

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION
The Planning and Zoning Commission recommends approval with conditions as recommended by Staff.

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

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

ORDINANCE NO. _____

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

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

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

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

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

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

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing to be held at the Council Chambers in City Hall at 555 Walnut St. Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance.

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

ATTEST:

_____
CITY SECRETARY

_____
MAYOR

APPROVED:

_____
CITY ATTORNEY

ORDINANCE NO._____

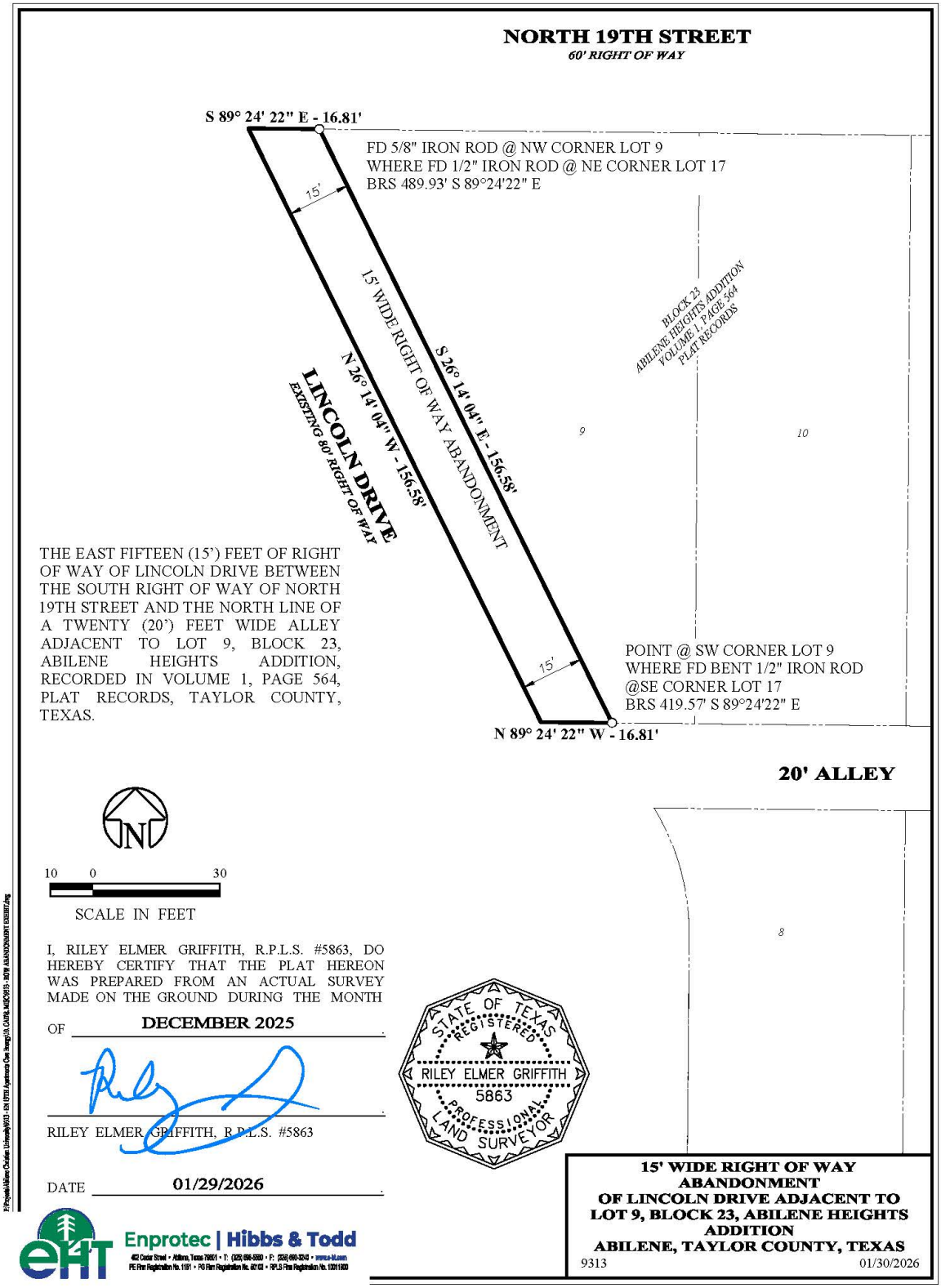
EXHIBIT “A”

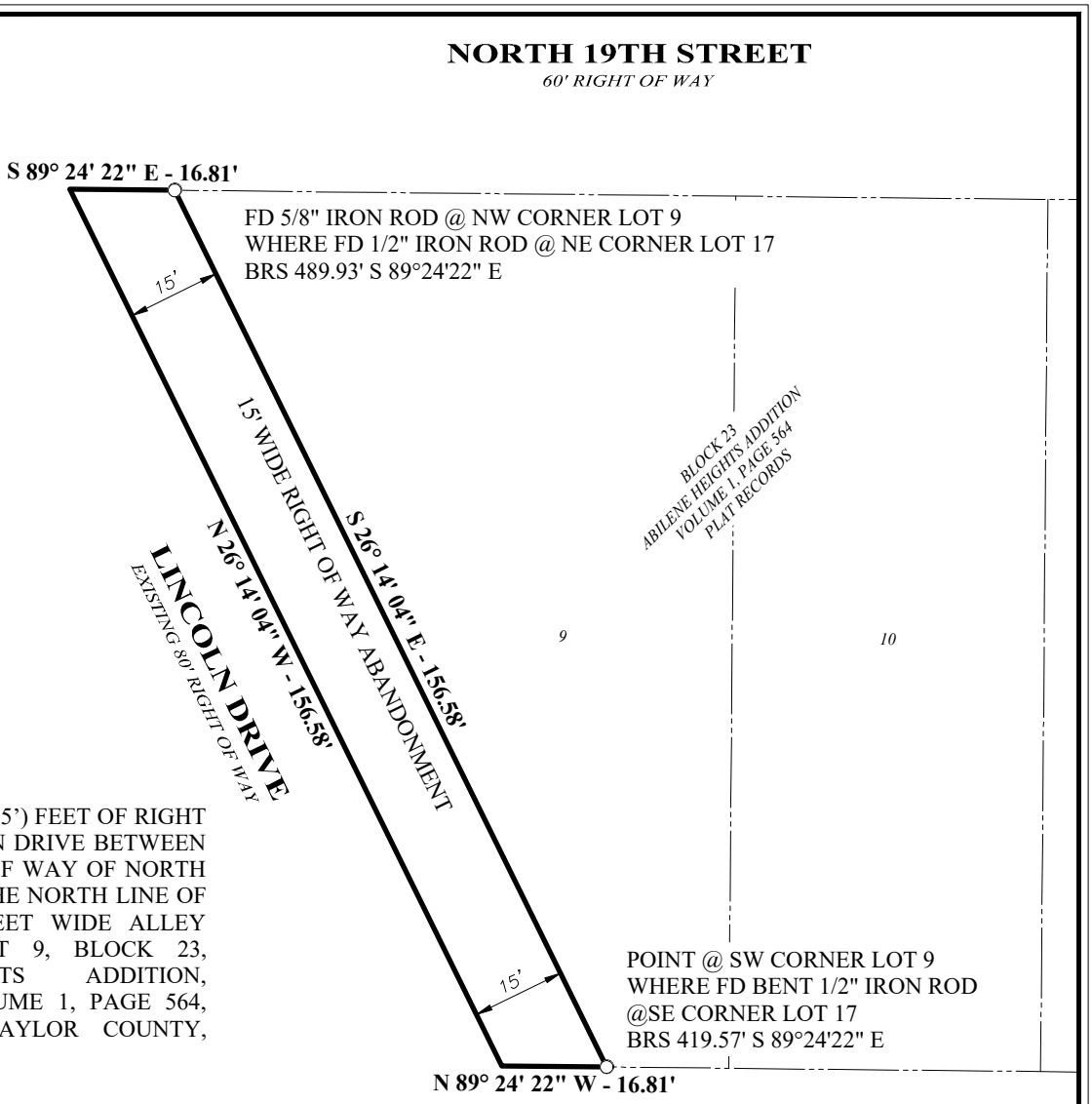
The City of Abilene hereby abandons the following portion of right-of-way:

The east fifteen (15’) feet of right-of-way of Lincoln Drive between the south right-of-way of North 19th Street and the north line of a twenty (20’) feet wide alley adjacent to Lot 9, Block 23, Abilene Heights Addition, Abilene, Texas; subject to the following conditions.

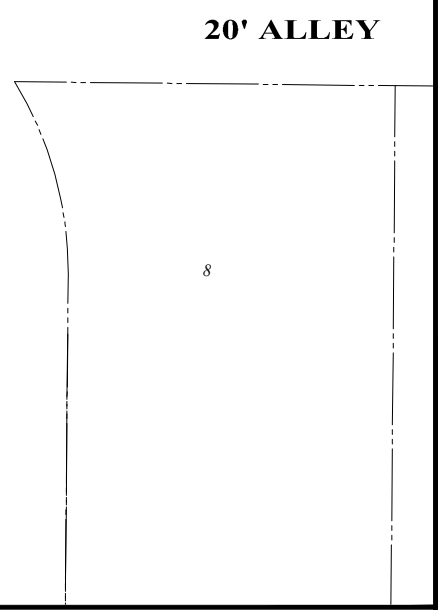
1. The subject right-of-way, and all adjoining properties, shall be platted in accordance with the City of Abilene’s Standards. A plat must be recorded within one (1) year from the date of approval.
2. The property owners shall grant easements for all existing utilities or relocate them at the owners’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

ORDINANCE NO._____





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



N

10 0 30

SCALE IN FEET

I, RILEY ELMER GRIFFITH, R.P.L.S. #5863, DO HEREBY CERTIFY THAT THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND DURING THE MONTH OF DECEMBER 2025.

RILEY ELMER GRIFFITH, R.P.L.S. #5863

DATE 01/29/2026.

STATE OF TEXAS
REGISTERED
RILEY ELMER GRIFFITH
5863
PROFESSIONAL
LAND SURVEYOR

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

9313 01/30/2026

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

P:\Projects\Abilene Christian University\9313 - EN 19TH Apartments Core Energy 10, CAD\8. MISC 9313 - ROW ABANDONMENT EXHIBIT.dwg



2" CI WATERLINE
10" CI WATERLINE
NORTH 19TH STREET
60' RIGHT OF WAY
EAST NORTH 19TH STREET
60' R.O.W
6" VC SEWERLINE
MANHOLE
RIM:1698.39
INV:1691.60 (IN-SE)
INV:1691.43 (OUT-W)
15' WIDE RIGHT OF WAY ABANDONMENT
10" CI WATERLINE
LINCOLN DRIVE LN DRIVE
75' R.O.W
0' RIGHT OF WAY
BLOCK 23
ABILENE HEIGHTS ADDITION
VOLUME 1, PAGE 564
PLAT RECORDS
AVENUE D
60' R.O.W
6" C-900 WATERLINE
8" VC SEWERLINE
BENCHMARK
POINT NUMBER: 3
DESC: BM CP X
NORTHING: 6,855,794.2150
EASTING: 1,593,425.1540
ELEVATION: 1701.06
MANHOLE
RIM:1701.34
INV:1696.01 (IN-E)
INV:1696.09 (IN-SE)
INV:1695.94 (OUT-NW)
6" C-900 WATERLINE
20' ALLEY
8" VC SEWERLINE
BLOCK 23
ABILENE HEIGHTS ADDITION
VOLUME 1, PAGE 564
PLAT RECORDS
BLOCK 23
ABILENE HEIGHTS ADDITION
REPLAT
CABINET 2, SLIDE 4-A
PLAT RECORDS
BENCHMARK
POINT NUMBER: 1
DESC: BM CP IRS
NORTHING: 6,855,754.8340
EASTING: 1,593,560.3100
ELEVATION: 1706.61
MANHOLE
RIM:1714.05
TOP OF PIPE: 1709.71
6" VC SEWERLINE

ZONING NOTIFICATION RESPONSE FORM CASE: TC-2026-01

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

APR 2 AM10:31

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

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

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

Signature: Donald L. Cobb
Kara Nan Shaun Cobb

ZONING CASE TC-2026-01 STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

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

Applicant
Agent: eHT Engineering
Owner: ACU

Case Manager
Kera Valois – Planner

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

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

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

This request was reviewed by the Development Review Committee (DRC).

Zoning, Existing and Proposed Land Use

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

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

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

(2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.
The proposed zoning would be appropriate as it would be consistent with the surrounding uses.

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.
This property will be subject to site plan review; therefore, any and all utilities that are required will be addressed during that time.

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.
None known.

P&Z Recommendation
P&Z recommends **approval** of this request with conditions:

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

Attachments

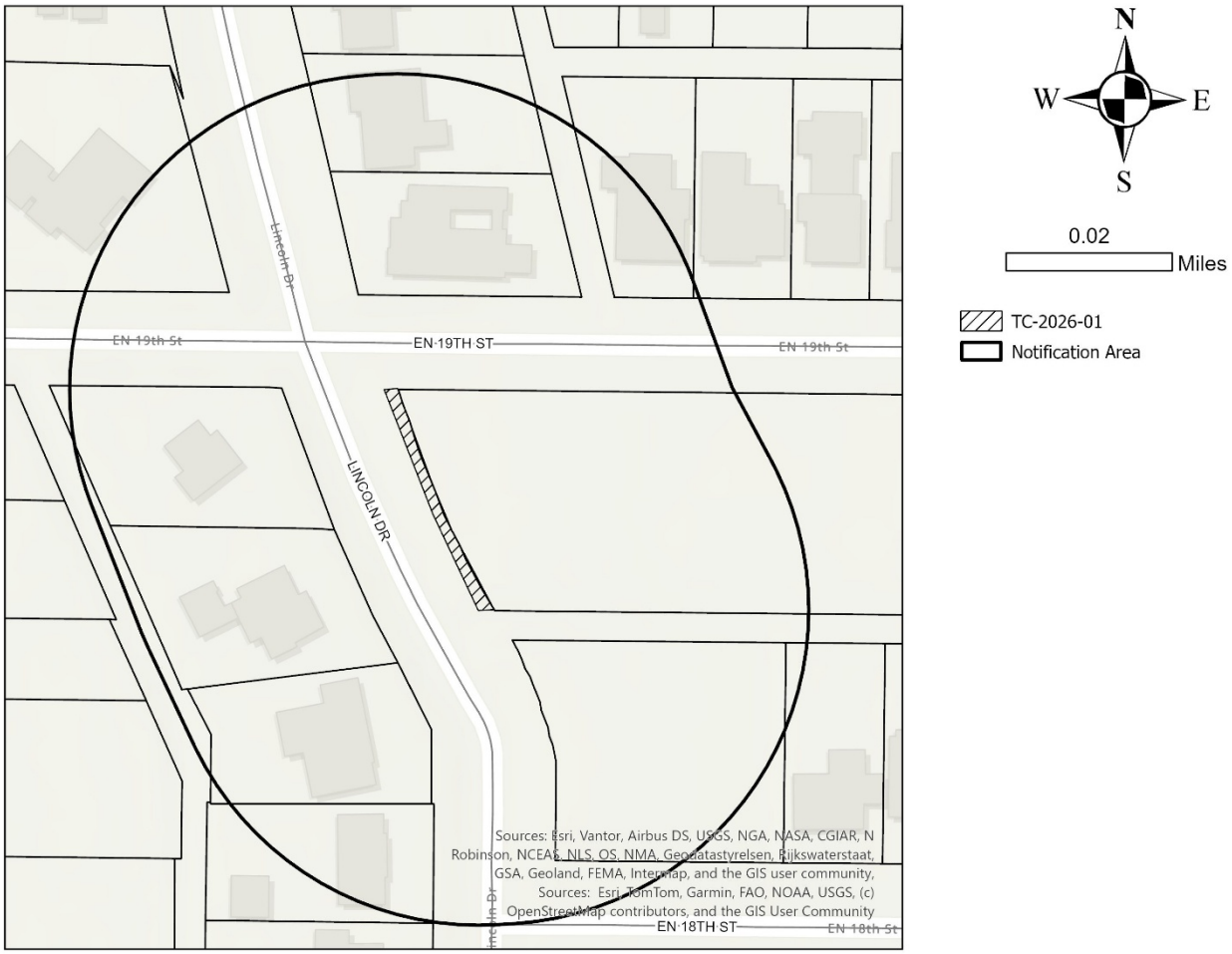
- PowerPoint Presentation
- Exhibit
- DRC Comments

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

PROPERTY OWNER Legend: O - Opposed, F - In Favor

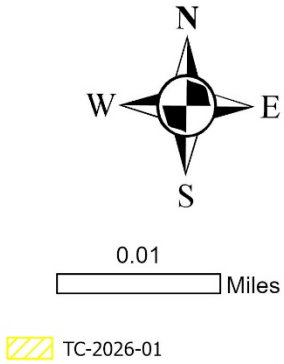
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
ABILENE CHRISTIAN UNIVERSITY	27106	525 EN 19TH ST	
ABILENE CHRISTIAN UNIVERSITY	26986	1801 LINCOLN DR	
BRIGGS KENNETH O & VICKIE L	49081	534 EN 19TH ST	
COBB DONALD L & KARA NAN SHAVER	49211	526 EN 19TH ST	F
EIDSON TYLER & ASIA &	24057	526 EN 18TH ST	
ISENHOWER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

NOTIFICATION MAP

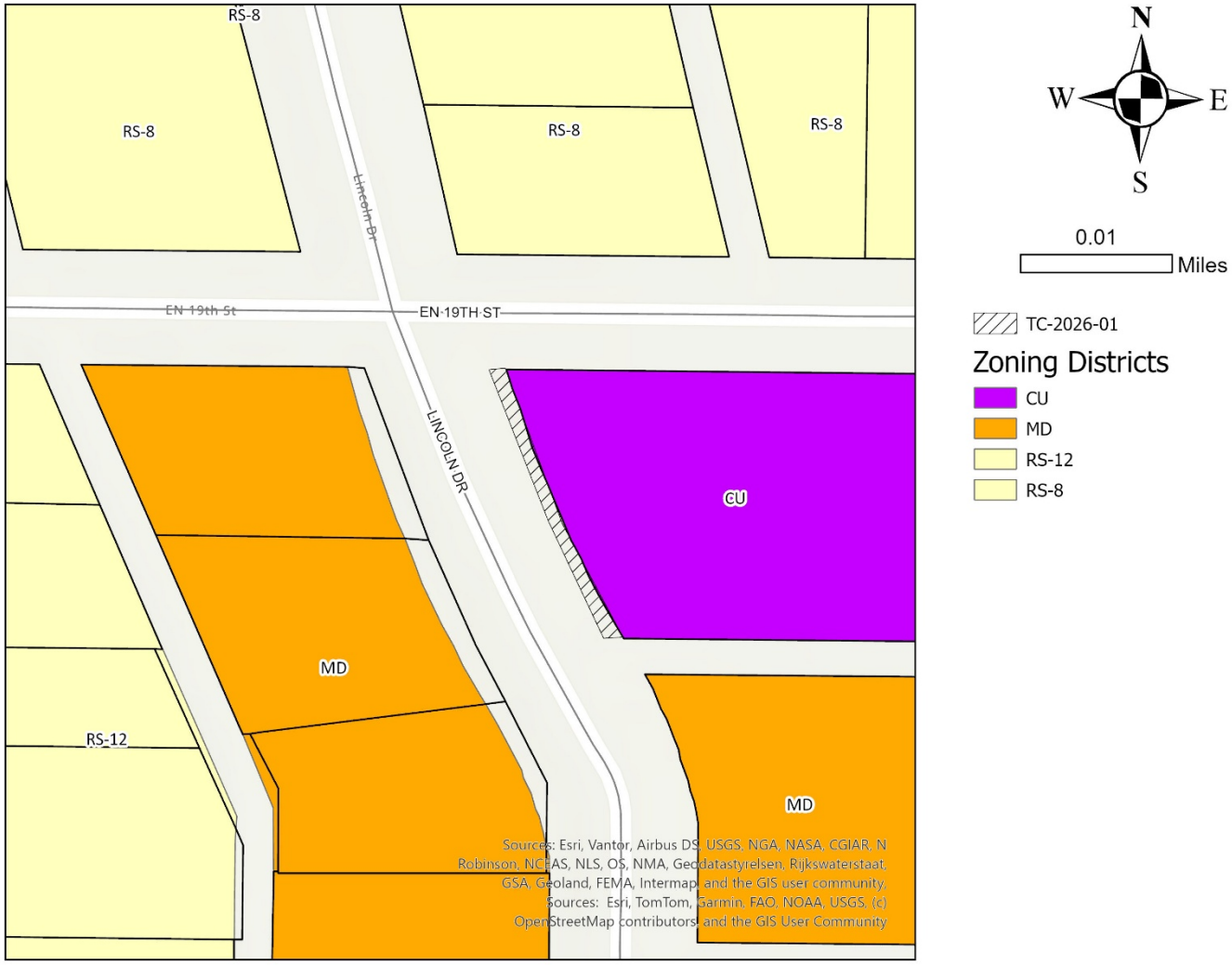


LOCATION MAP

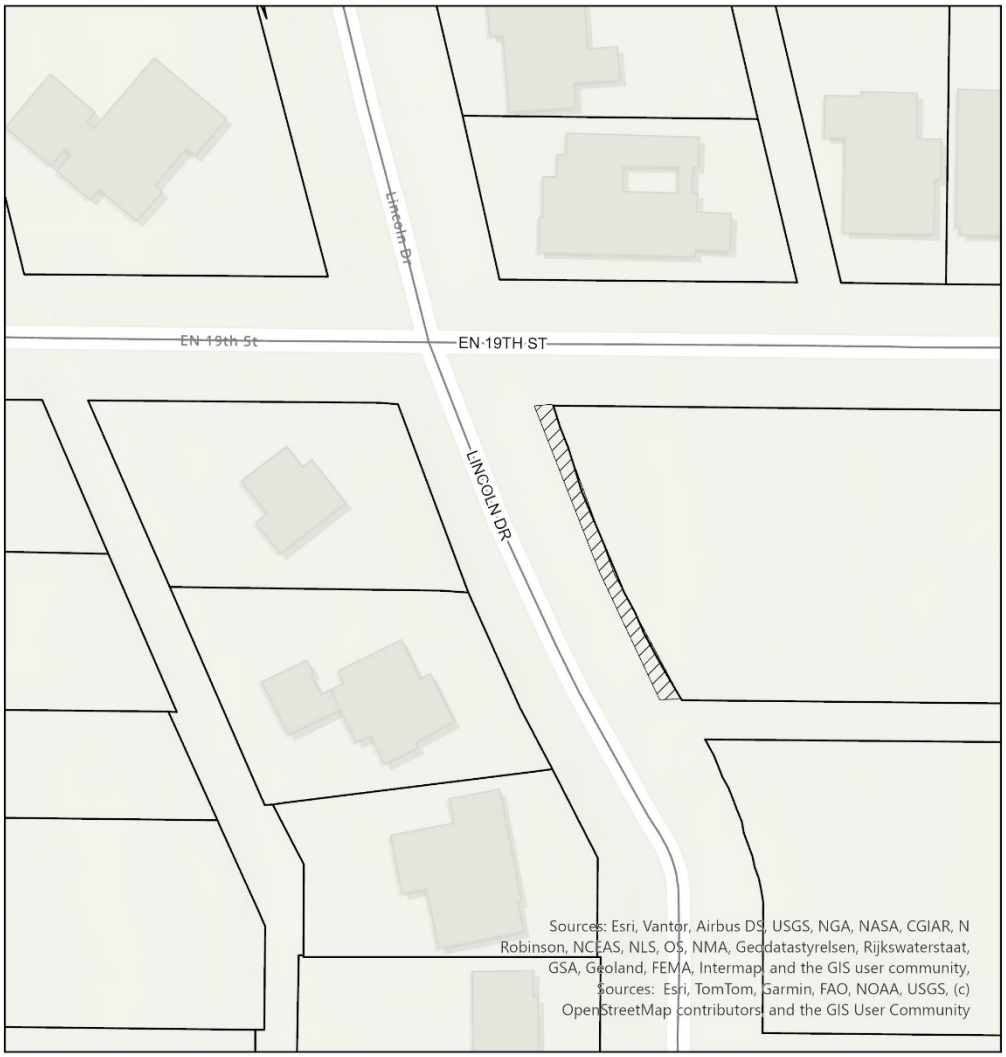


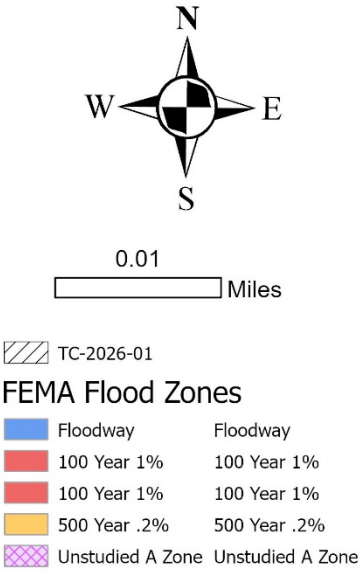


ZONING MAP


RS-8
RS-8
RS-8
RS-8
Lincoln Dr
EN 19th St
EN·19TH·ST
LINCOLN DR
CU
MD
RS-12
MD
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
N
W
E
S
0.01
Miles
TC-2026-01
Zoning Districts
CU
MD
RS-12
RS-8

FLOOD MAP


Lincoln Dr
EN 19th St
EN 19TH ST
LINCOLN DR
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


N
W
E
S
0.01
Miles
TC-2026-01
FEMA Flood Zones
Floodway
Floodway
100 Year 1%
100 Year 1%
100 Year 1%
100 Year 1%
500 Year .2%
500 Year .2%
Unstudied A Zone
Unstudied A Zone

REZONE REQUEST

Case:	TC-2026-01
Agent:	eHT Engineering
Owner:	ACU
Request:	Abandon 15’ of public right-of-way along Lincoln Drive
Location:	Located 525 EN 19th Street
Notification:	1 in Favor, 0 in Opposition
Planning & Zoning:	April 7, 2026
Council Hearing:	April 23, 2026
	May 14, 2026

CITY OF ABILENE TEXAS

AERIAL LOCATION MAP



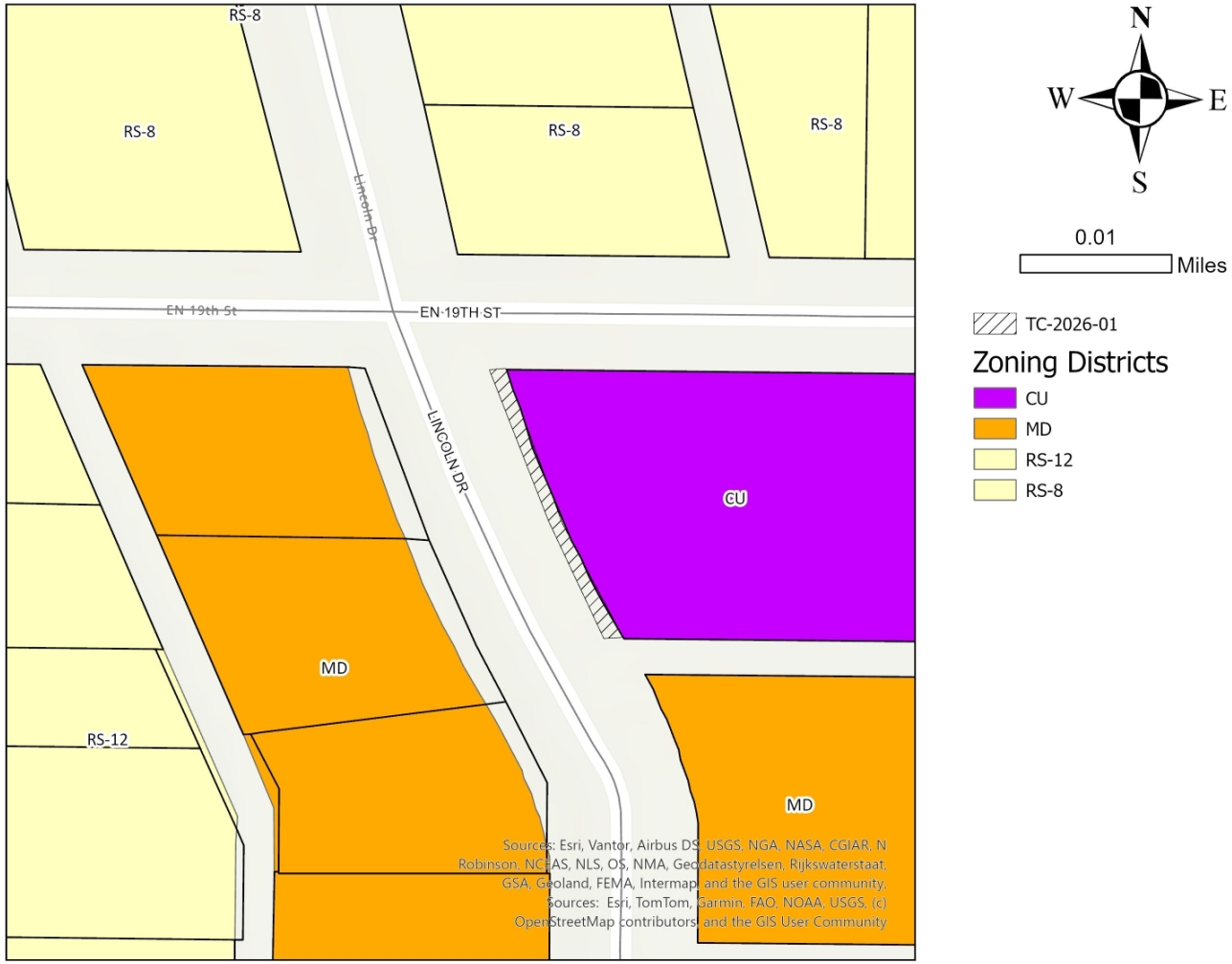
N
W E
S

0.01
Miles

TC-2026-01

CITY OF ABILENE TEXAS

ZONING MAP



N
W E
S

0.01
Miles

TC-2026-01

Zoning Districts
- CU
- MD
- RS-12
- RS-8

CITY OF ABILENE TEXAS

PROPERTY VIEWS







CITY OF ABILENE TEXAS

SURROUNDING PROPERTY VIEWS







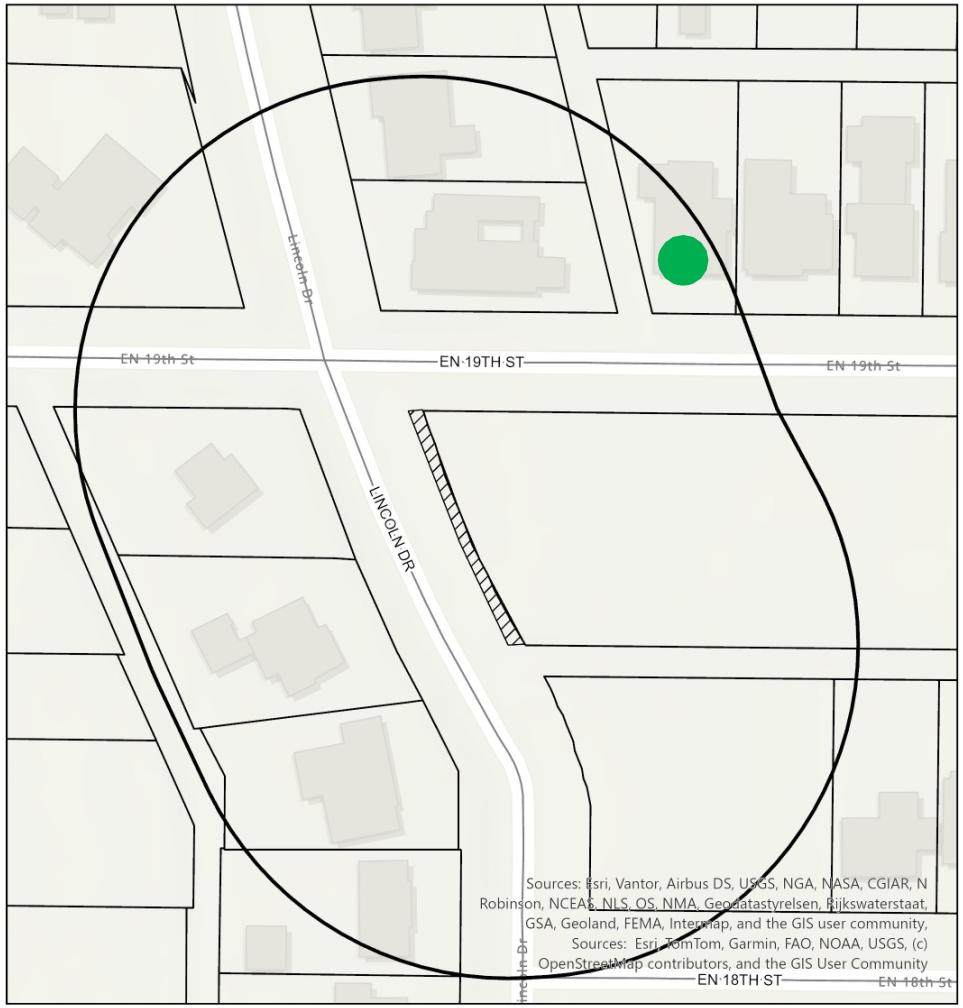
CITY OF ABILENE TEXAS

ROW ABANDONMENT EXHIBIT



CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP



N
W E
S

0.02
Miles

TC-2026-01
Notification Area

1 - in Favor -
0 - in Opposition –

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

P&Z recommends **approval 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.

CITY OF ABILENE TEXAS

Questions?

CITY COUNCIL MEMORANDUM
5/14/2026

TO: **Emily Crawford, City Manager**

FROM: **Tim Littlejohn, Director of Planning & Development Services**

ITEM: **22. Ordinance (Final Reading) 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. *(Tim Littlejohn)***

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

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION
The Planning and Zoning Commission recommends approval.

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

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

ORDINANCE NO. _____

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

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

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

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

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

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

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

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

ATTEST:

_____
CITY SECRETARY

_____
MAYOR

APPROVED:

_____
CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

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

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

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

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

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

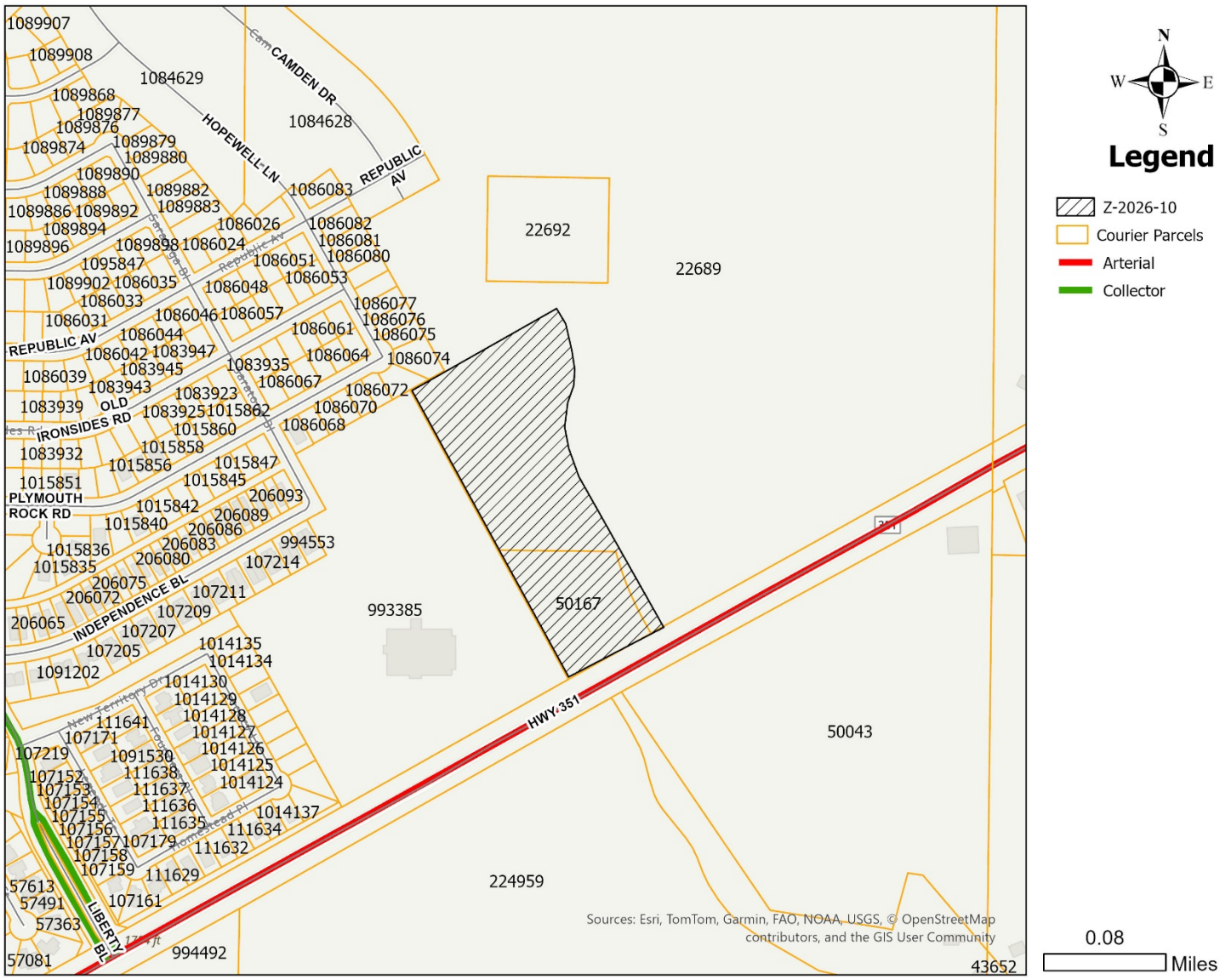
THENCE continuing over and across the interior of said 181.994 acre tract and the remainder of said 253.733 acre tract, and along the easterly line of this tract, and southerly along said curve to the right, for an **arc length distance of 318.50 feet** to a point for corner of this tract, and being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

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

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

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

Located at 2637 Old Ironsides Rd



END



SCALE 1" = 300'

PROJECT # 25506

JACOB MARTIN

TBPE FIRM # 2448 | TBAE FIRM # BR 2261 | TBPELS FIRM # 10194493

ZONING CASE
Z-2026-10
STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

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

Applicant
Owner: Johnny Trotter
Agent: Jacob & Martin, LLC

Case Manager
Clarissa Ivey – Planner

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

Location
2637 Old Ironsides Road
Legal description being a 11.10-acre Tract of Land Out of The Southeast-quarter Of Section No. 21, Blind Asylum Lands, Abstract No. 1040, and the Northeast-quarter Of Section No. 25, Blind Asylum Lands, Abstract No. 1009, Abilene, Taylor County, Texas.

Background
The property was annexed in 1982 and rezoned to Residential-Single Family (RS-6) in 2021 as part of a 242-acre rezone proposal, with the intention of developing the entire site in Residential-Single Family. Today, the property owner is requesting that a portion of the acreage be rezoned to the Patio Home (PH) district, which allows for the development of detached single-family houses on compact lots.

Zoning, Existing and Proposed Land Use

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

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

(1) Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use and Development Plan Map, as amended.
The proposed zoning change is consistent with the intent of the Comprehensive Plan. The properties lie within a suburban character area in which low to moderate density residential neighborhoods are supported.

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

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.
This property will be subject to platting. Any improvements that may be required will be addressed during this review.

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.
None known.

Planning and Zoning Commission Recommendation
P&Z recommends **approval.**

Attachments

- Metes & Bounds
- Presentation
- Zoning Exhibit

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

PROPERTY OWNER Legend: O - Opposed, F - In Favor

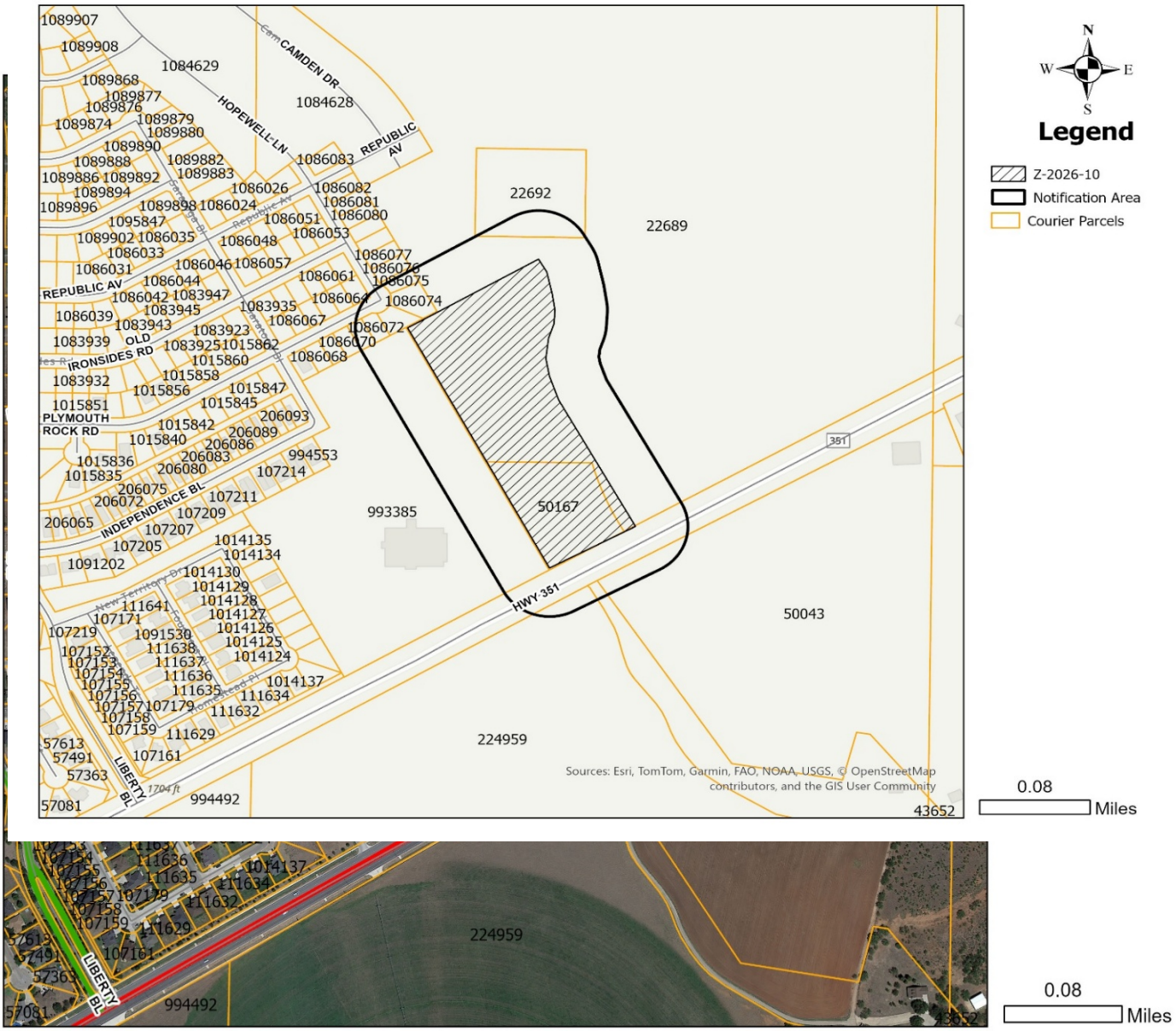
Property Owner	Property ID	Situs	Response
BELTWAY PARK BAPTIST	993385	2850 HWY 351	
BLANKENSHIP DOUGLAS	1086074	3201 HOPEWELL LN	O
COLEMAN EDWARD LEON & SHIRLEY ANN	1086070	2625 PLYMOUTH ROCK RD	
KENNAMER DANA	1086072	2641 PLYMOUTH ROCK RD	O
KERLEY LEISHA	1086075	3209 HOPEWELL LN	O
LORD KEVIN TIMOTHY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

VARNER PIPE LLC	50043	3197 HWY 351	

PROPERTY ID Legend: O - Opposed, F - In Favor

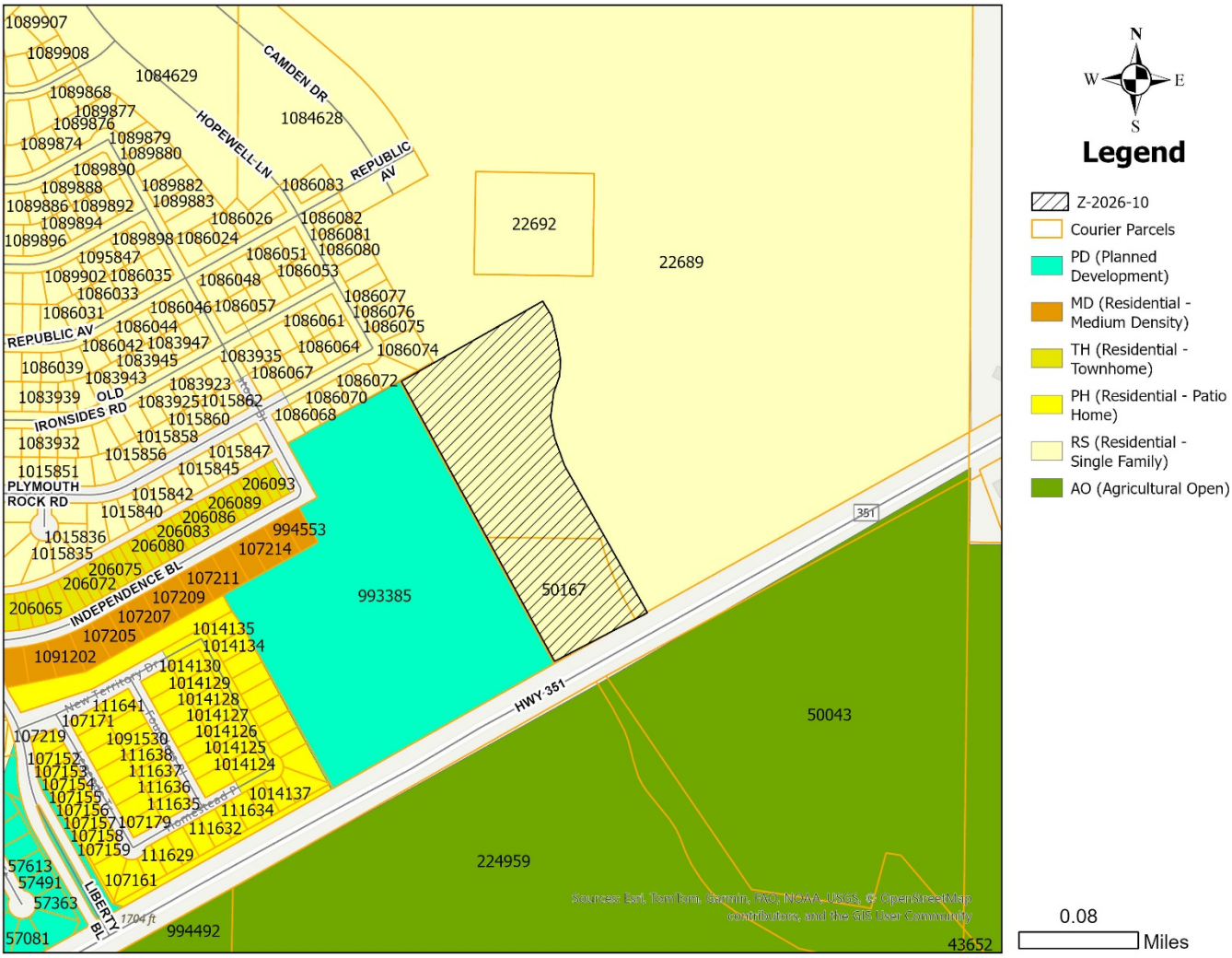
Property Owner	Property ID	Situs	Response
TROTTER JOHNNY	22689	2637 OLD IRONSIDES RD	Case
TROTTER JOHNNY	22692		F
VARNER PIPE LLC	50043	3197 HWY 351	
TROTTER JOHNNY	50167		F
TROTTER JOHNNY	224959		F
BELTWAY PARK BAPTIST	993385	2850 HWY 351	
VARNER GARY & LINDA R	1016377	3051 HWY 351	
LORD KEVIN TIMOTHY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

NOTIFICATION MAP



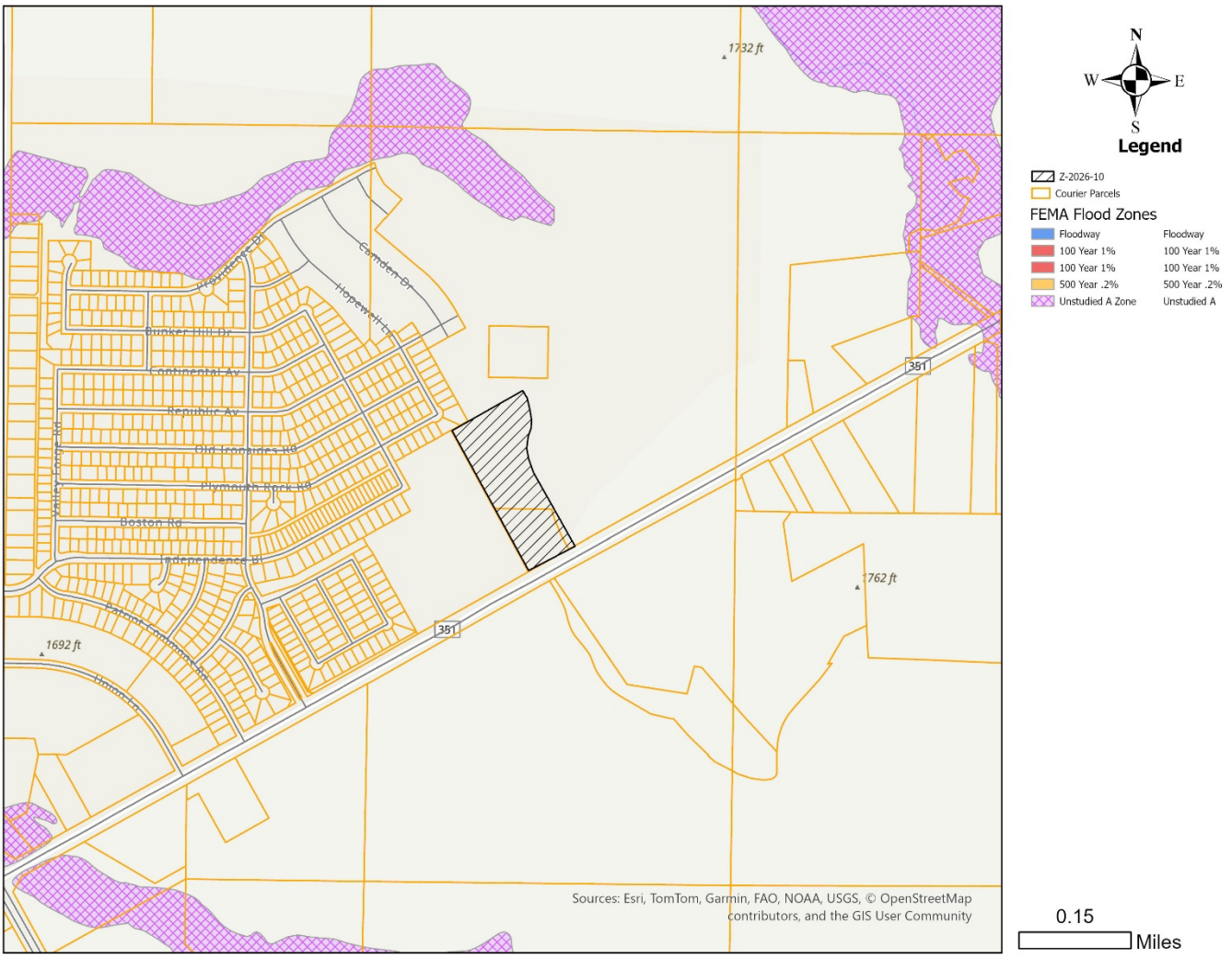
LOCATION MAP

ZONING MAP



Legend
Z-2026-10
Courier Parcels
PD (Planned Development)
MD (Residential - Medium Density)
TH (Residential - Townhome)
PH (Residential - Patio Home)
RS (Residential - Single Family)
AO (Agricultural Open)
0.08
Miles
N
S
E
W
CAMDEN DR
HOPEWELL LN
REPUBLIC AV
OLD IRONSIDES RD
PLYMOUTH ROCK RD
INDEPENDENCE BL
HWY 351
LIBERTY BL
22692
22689
993385
50167
50043
224959
994553
994492
43652

FLOOD MAP



1732 ft
Providence Dr
Camden Dr
Hopewell Ln
Bunker Hill Dr
Continental Av
Republic Av
Old Ironsides Rd
Plymouth Rock Rd
Boston Rd
Independence Bl
Valley Forge Rd
Patriot Commons Rd
Union Ln
1692 ft
1762 ft
351
351
N
W
E
S
Legend
Z-2026-10
Courier Parcels
FEMA Flood Zones
Floodway
100 Year 1%
100 Year 1%
500 Year .2%
Unstudied A Zone
Floodway
100 Year 1%
100 Year 1%
500 Year .2%
Unstudied A
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
0.15
Miles

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

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

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

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

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

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

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

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

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

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

CITY OF ABILENE TEXAS

TROTTER JOHNNY
3409 FM 1058
HEREFORD, TX 79045-7417

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number Z-2026-10 **March 18, 2026**

The Planning and Zoning Commission of the City of Abilene will hold a public hearing on **April 7, 2026, at 1:30 PM** in the Council Chambers. The Council Chambers are located on the second floor of City Hall at 555 Walnut Street in Abilene, Texas. The owner or the owner's agent is requesting to change the zoning of approximately 11.10 acres from Residential Single-Family (RS-6) to Patio Home (PH). Located at 2637 Old Ironsides Rd. Legal description being an 11.10 Acre Tract of Land Out of The Southeast-quarter Of Section No. 21, Blind Asylum Lands, Abstract No. 1040, and the Northeast-quarter Of Section No. 25, Blind Asylum Lands, Abstract No. 1009, Abilene, Taylor County, Texas.

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

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

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

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

---

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-10

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

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

APR 2 AM10:31

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

Requestor's Property Zoning:	RS-6	Your Name:	TROTTER JOHNNY	I am in favor ☒
Requestor's Proposed	PH	Your Address:		
Requestor's Parcel ID:	50167/22689	Your Parcel ID:	224959	I am opposed ☐

Signature: _____

Thursday, March 26, 2026

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

Name/Signature: Alan Blankenship

Address: 3201 Hopewell Ln Abilene, TX 79601

Name/Signature: Moira Rawson

Address: 2649 Plymouth Rocks Rd

Name/Signature: Leisha Kerley

Address: 3209 Hopewell Lane, Abil TX

Name/Signature: Dana Kennamer

Address: ~~320~~ 2641 Plymouth Rock 79601

Name/Signature: Theresa Slayton

Address: 2525 Plymouth Rock Rd.

Name/Signature:

Address:

Name/Signature:

Address:

Name/Signature:

Address:

Name/Signature:

Address:

Name/Signature:

Address:

Name/Signature:

Address:

Name/Signature:

Address:

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

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-10

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

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

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

Requestor's Property Zoning:	RS-6	Your Name:	BLANKENSHIP DOUGLAS	I am in favor ☐
Requestor's Proposed	PH	Your Address:	3201 HOPEWELL LN	
Requestor's Parcel ID:	50167/22689	Your Parcel ID:	1086074	I am opposed ☒

Signature: _____

Alan Blankenship
3201 Hopewell Ln
Abilene, TX 79601

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

Wednesday, March 25, 2026

RE: Zoning Application Number Z-2026-10

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

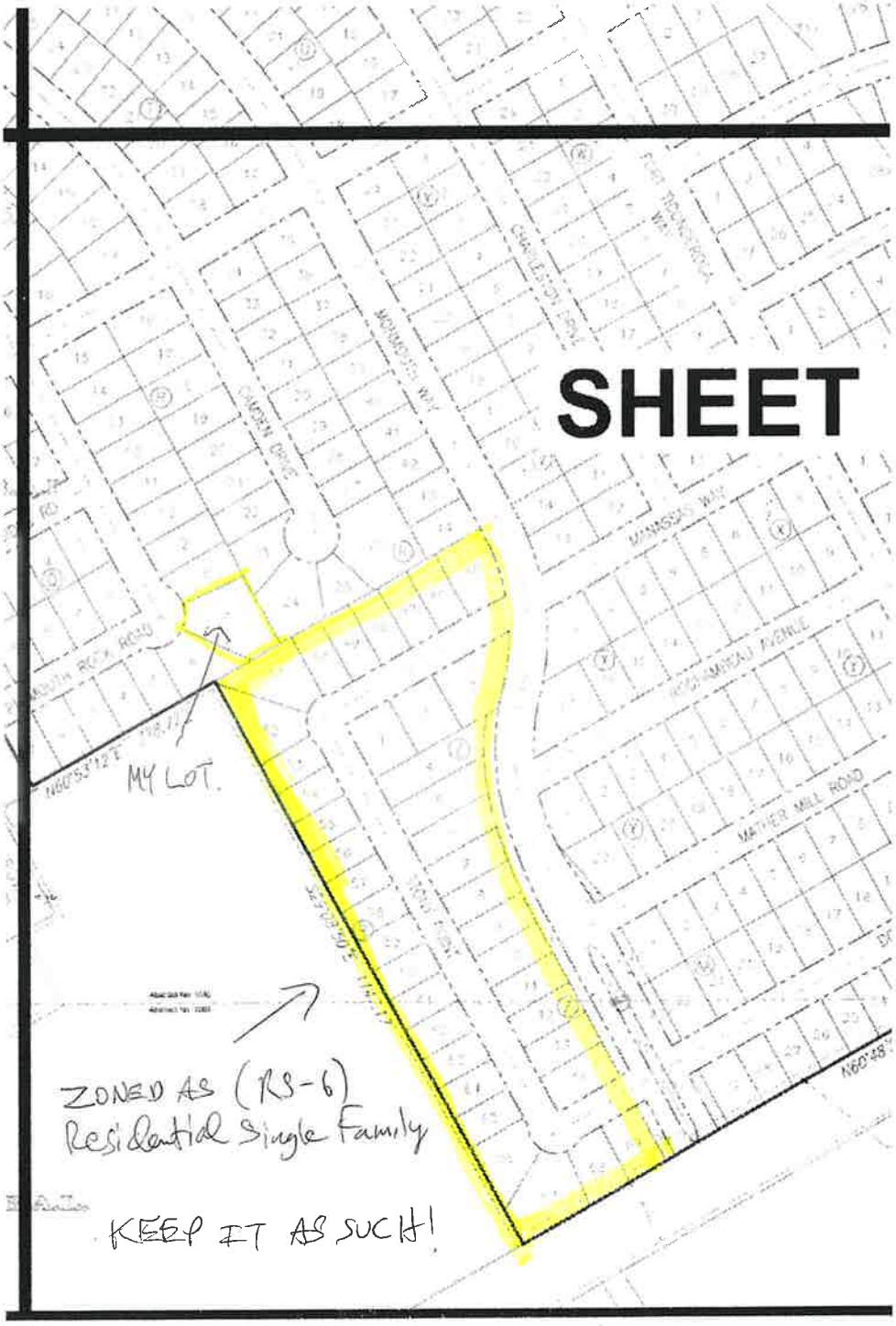
Say what you mean and mean what you say. Don't put profits over people and community. **Don't bait and switch**. Most importantly**, do unto others as you'd have them do unto you**.

Do the right thing.

Thank you for your time and consideration in this matter.

Sincerely,

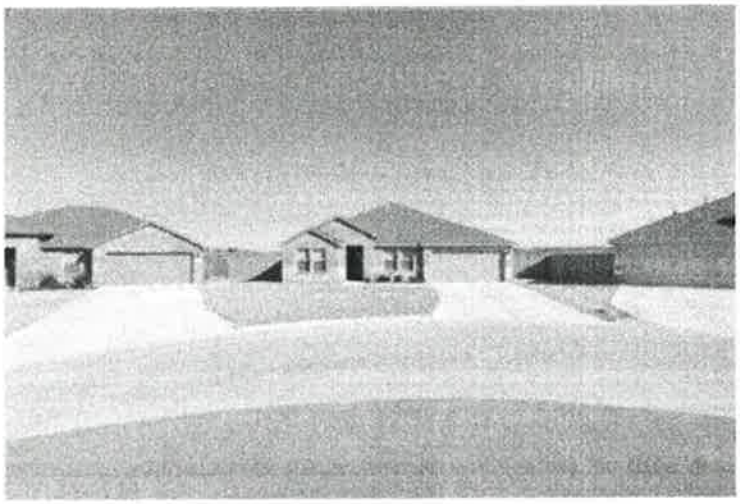
Alan Blankenship, OD


SHEET
MY LOT.
ZONED AS (RS-6)
Residential Single Family
KEEP IT AS SUCH!
SOUTH ROCK ROAD
MONMOUTH WAY
MANASSAS WAY
MATHER MILL ROAD
N60°55'12"E
N60°55'

10:22 61%

3201 Hop...
homes.com

Homes.com



NOT LISTED FOR SALE

3201 Hopewell Ln
Abilene, TX 79601
North College Neighborhood
Est. Value: **$334,000 - $353,000**

4	2	2,188	$156/Sq Ft
Beds	Baths	Sq Ft	Est. Value

About This Home

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

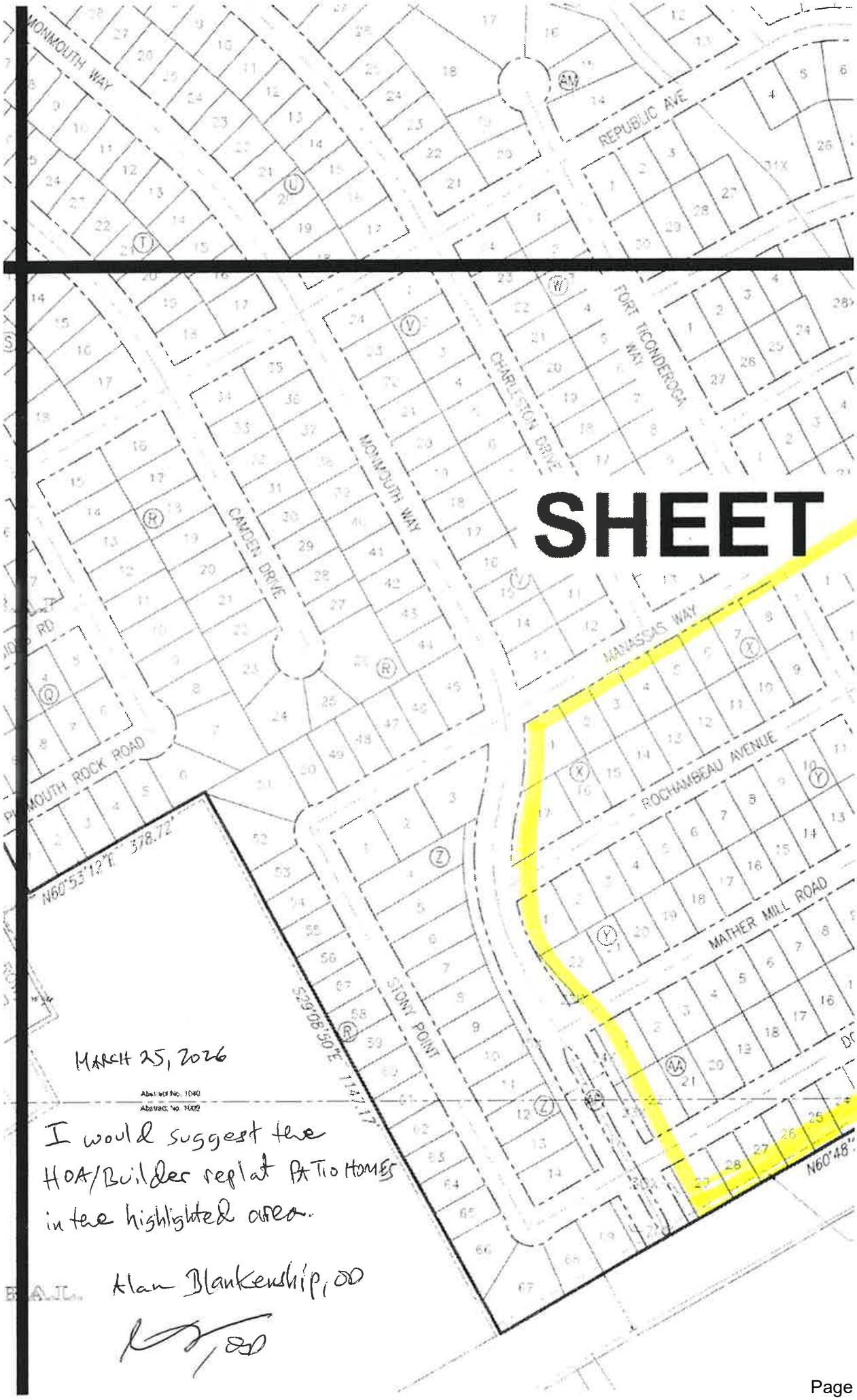
See All

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

Ownership History

Current Owners · Feb 2023 - Present

See Similar Homes for Sale


MONMOUTH WAY
REPUBLIC AVE
FORT TICONDEROGA WAY
CHARLESTON DRIVE
MONMOUTH WAY
CAMDEN DRIVE
MANASSAS WAY
ROCHAMBEAU AVENUE
MATHER MILL ROAD
STONY POINT
PLYMOUTH ROCK ROAD
N60°53'12"E 378.72'
S29°06'50"E 114.17'
N60°48'
SHEET
MARCH 25, 2026
I would suggest the HOA/Builder replat PATIO HOMES in the highlighted area.
Alan Blankenship, OD

Alan Blankenship
3201 Hopewell Ln
Abilene, TX 79601

APR 1 12:04

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

Wednesday, March 25, 2026

RE: Zoning Application Number Z-2026-10

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

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

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

Sincerely,

Alan Blankenship, OD

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

Mortgage and Sales Lawsuits

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

NCLC+3

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

allaboutlawyer.com+2

Construction Defect Lawsuits

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

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

  1

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

  1

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

- 1 Source

Scope and Implications

The lawsuits collectively cover **multiple states and thousands of homeowners**, including fi rst-
time buyers, veterans, and participants in federal housing programs. Allegations include:

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

- Breach of warranty and fraudulent practices
  Homeowners may be entitled to **financial restitution, including potential triple dama ges under RICO**, and injunctive relief to prevent continued deceptive practices.

3

-

3 Sources

Current Status

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

allaboutlawyer.com+1

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

Outlook

Zoning. Z-2026-10

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

Leisha Kerley
3209 Hopewell Lane
Abilene Texas 79601

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

Yahoo Mail: Search, Organize, Conquer

REZONE REQUEST

Case:	Z-2026-10
Owner:	Johnny Trotter
Agent:	Jacob & Martin, LLC
Request:	Change the zoning of approximately 11.10 acres from Residential Single-family (RS-6) To Patio Home (PH)
Location:	2637 Old Ironsides Rd
Notification:	3 in Favor, 4 in Opposition
Planning & Zoning:	April 7, 2026
Council Hearing:	April 23, 2026
	May 14, 2026

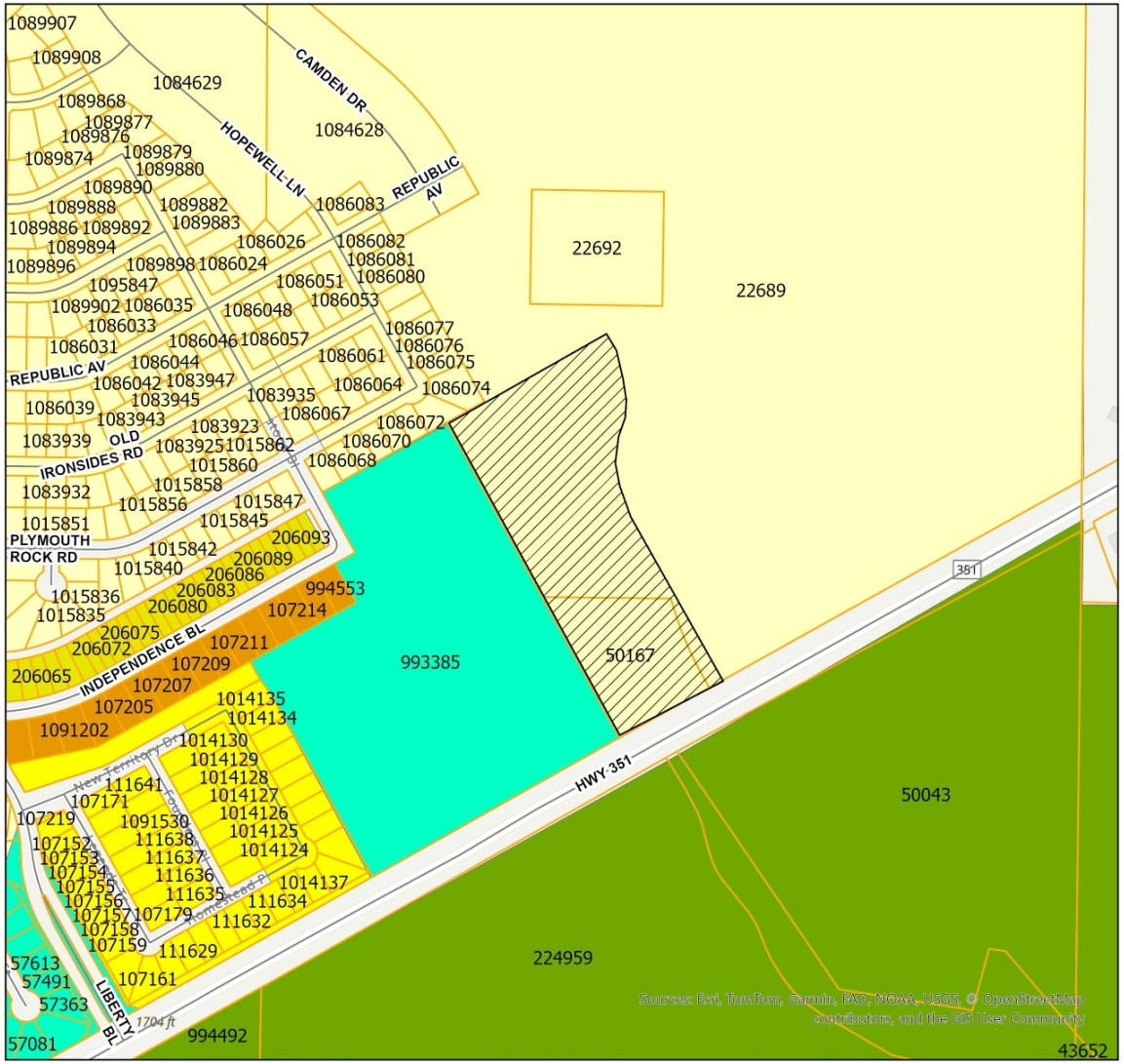
CITY OF ABILENE TEXAS

AERIAL LOCATION MAP



CITY OF ABILENE TEXAS

ZONING MAP



N
W E
S

Legend

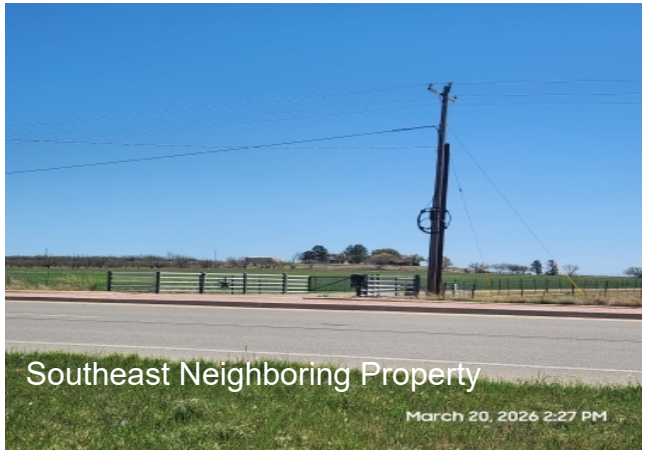
- Z-2026-10
- Courier Parcels
- PD (Planned Development)
- MD (Residential - Medium Density)
- TH (Residential - Townhome)
- PH (Residential - Patio Home)
- RS (Residential - Single Family)
- AO (Agricultural Open)

0.08 Miles

CITY OF ABILENE TEXAS

PROPERTY VIEWS











CITY OF ABILENE TEXAS

USES IN RESIDENTIAL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

P	Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

P	Petroleum or Gas Well
P	Urban Garden

LEGEND

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

CITY OF ABILENE TEXAS

USES IN PATIO HOME ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

P	Community Home
P	Fire/Police Station

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

P	Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

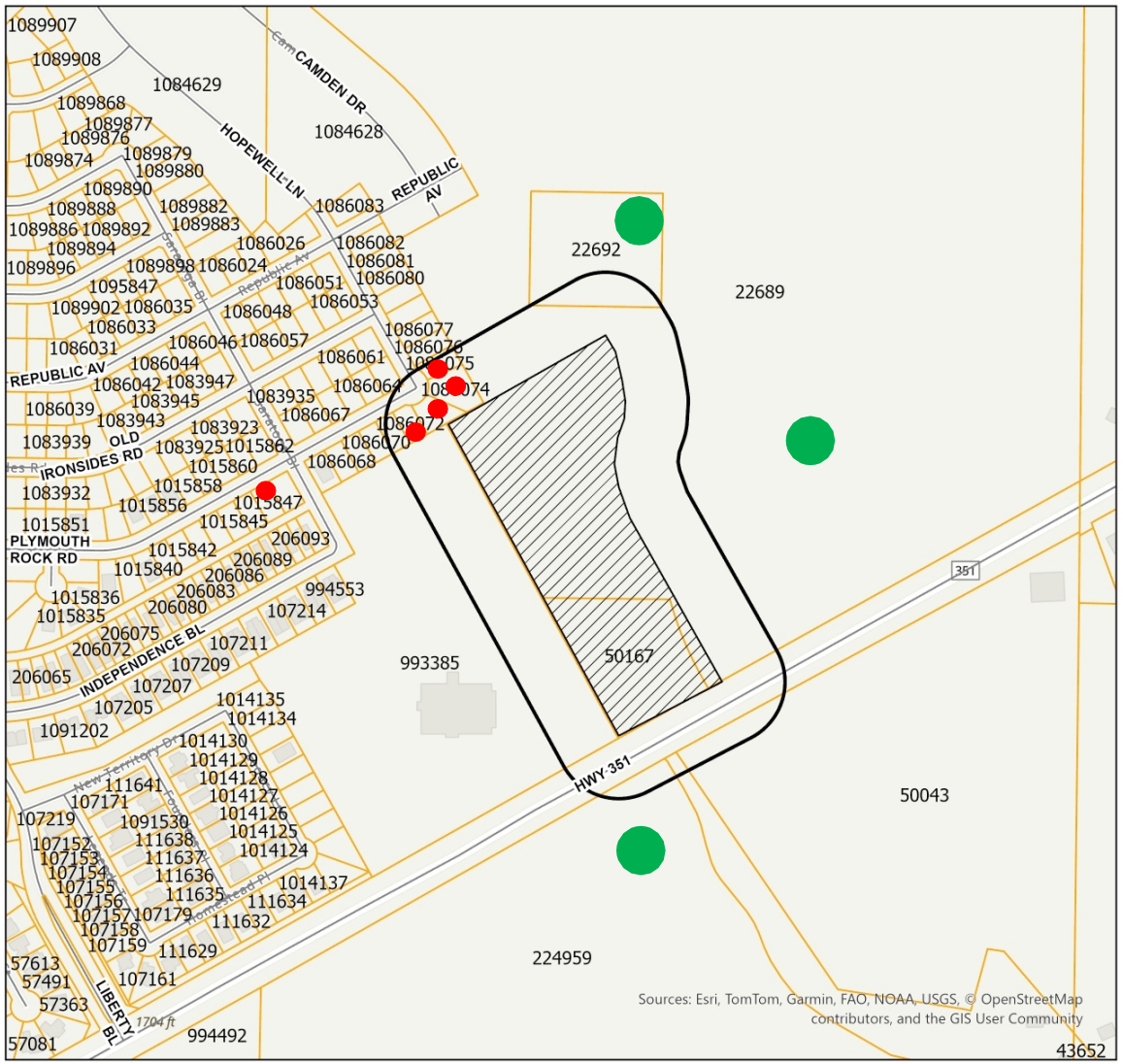
P	Petroleum or Gas Well
P	Urban Garden

LEGEND

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

CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP



N
W E
S

Legend

- Z-2026-10
- Notification Area
- Courier Parcels

0.08 Miles

3 - in Favor -

4 - in Opposition -

5.16% Opposition

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

P&Z Recommendation: **Approval**

CITY OF ABILENE TEXAS

Questions?

CITY COUNCIL MEMORANDUM
5/14/2026

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

ITEM: **23. Ordinance (Final Reading) 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. *(Tim Littlejohn)***

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

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION
The Planning and Zoning Commission recommends approval.

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

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

ORDINANCE NO. _____

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

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

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

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

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

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

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

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

ATTEST:

_____
CITY SECRETARY

_____
MAYOR

APPROVED:

_____
CITY ATTORNEY

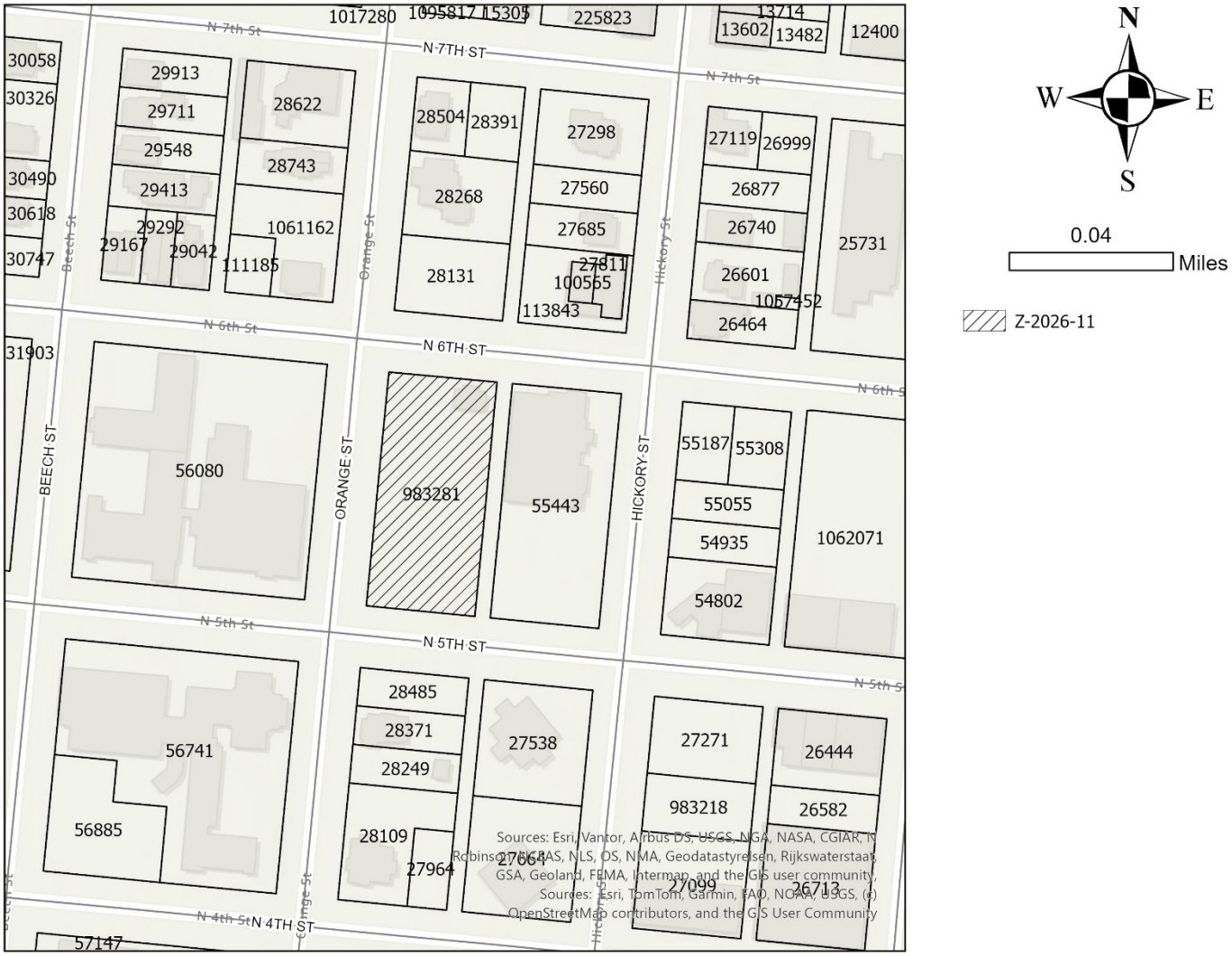
ORDINANCE NO. _____

EXHIBIT A

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

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

Located at 1333 N 6th Street



ORDINANCE NO. _____

EXHIBIT B

(Base Zoning Districts/Land Uses/Development Standards)

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

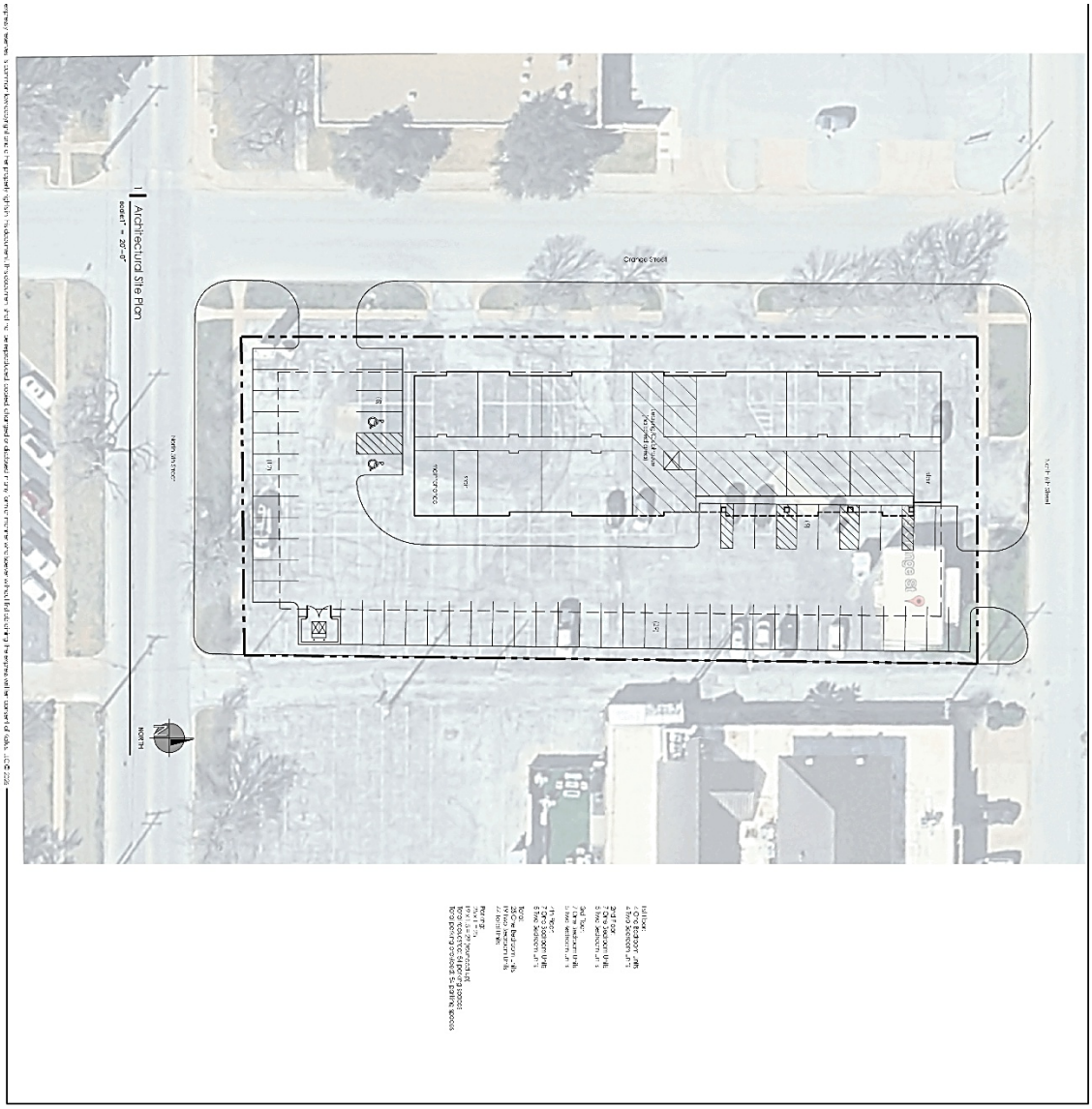
Specific Modifications: This Planned Development District shall be subject to the requirements of the Central Business (CB) zoning district, except as modified below:

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

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

ORDINANCE NO. _____

EXHIBIT C



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

Not for Regulatory Approval, Permitting, or Construction

Steven R. Traeger
Cert. No. 22742

1661 Hingham Drive
Austin, Texas 78737
Voice: 512.407.8880
Firm Reg. No. BR 792

KATUS DESIGN GROUP

02/03/2026

Project No.
24-D-314

Sheet Title
Architectural Site Plan

Drawing No.
A0.1

END

ZONING CASE
Z-2026-11
STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

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

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

Case Manager
Kera Valois – Planner

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

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

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

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

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

Zoning, Existing and Proposed Land Use

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

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

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

(2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.
The proposed zoning would be appropriate as it would be consistent with the surrounding uses.

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.
This property will be subject to site plan review; therefore, any and all utilities that are required will be addressed during that time.

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.
None known.

P&Z Recommendation
P&Z recommends **approval.**

Attachments

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

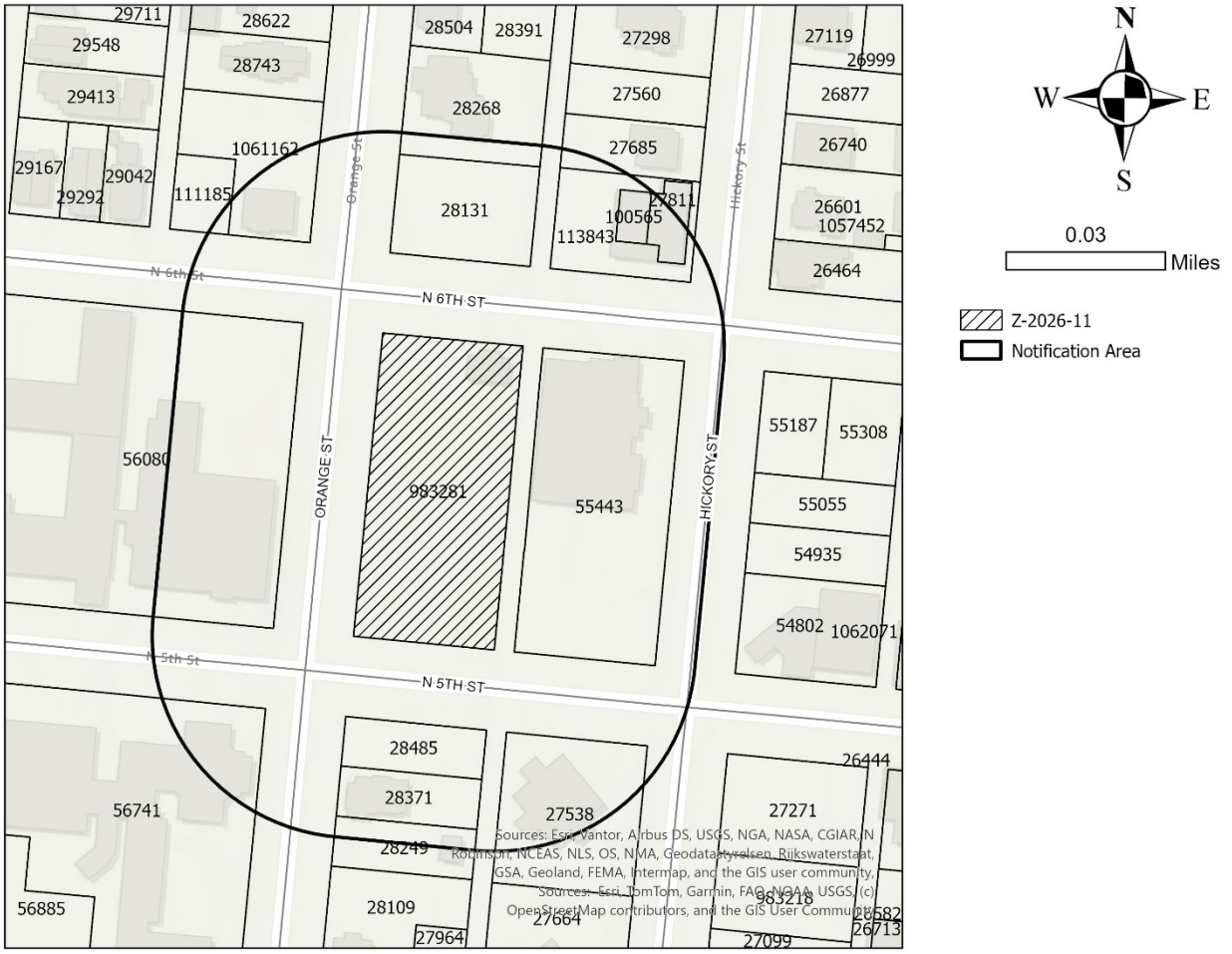
Notification
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 20, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified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

PROPERTY OWNER Legend: O - Opposed, F - In Favor

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

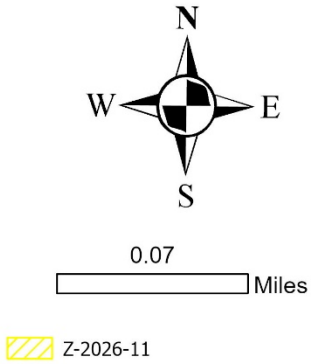
REINMUND REAL ESTATE LLC	100565		O
REINMUND REAL ESTATE LLC	113843	602 HICKORY ST	O
ST PAUL METHODIST CHURCH	56080	542 BEECH ST	
ST PAUL METHODIST CHURCH	56080	525 BEECH ST	
ST PAUL METHODIST CHURCH	56080	525 B BEECH ST	
VALDEZ JUAN & ROSA ADRIANA	28268	609 ORANGE ST	
ZACHARY MARK & SHANNON	28131	1346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

NOTIFICATION MAP



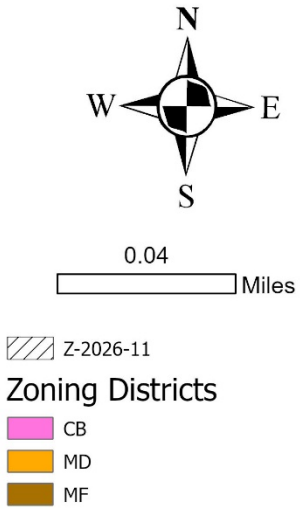
LOCATION MAP





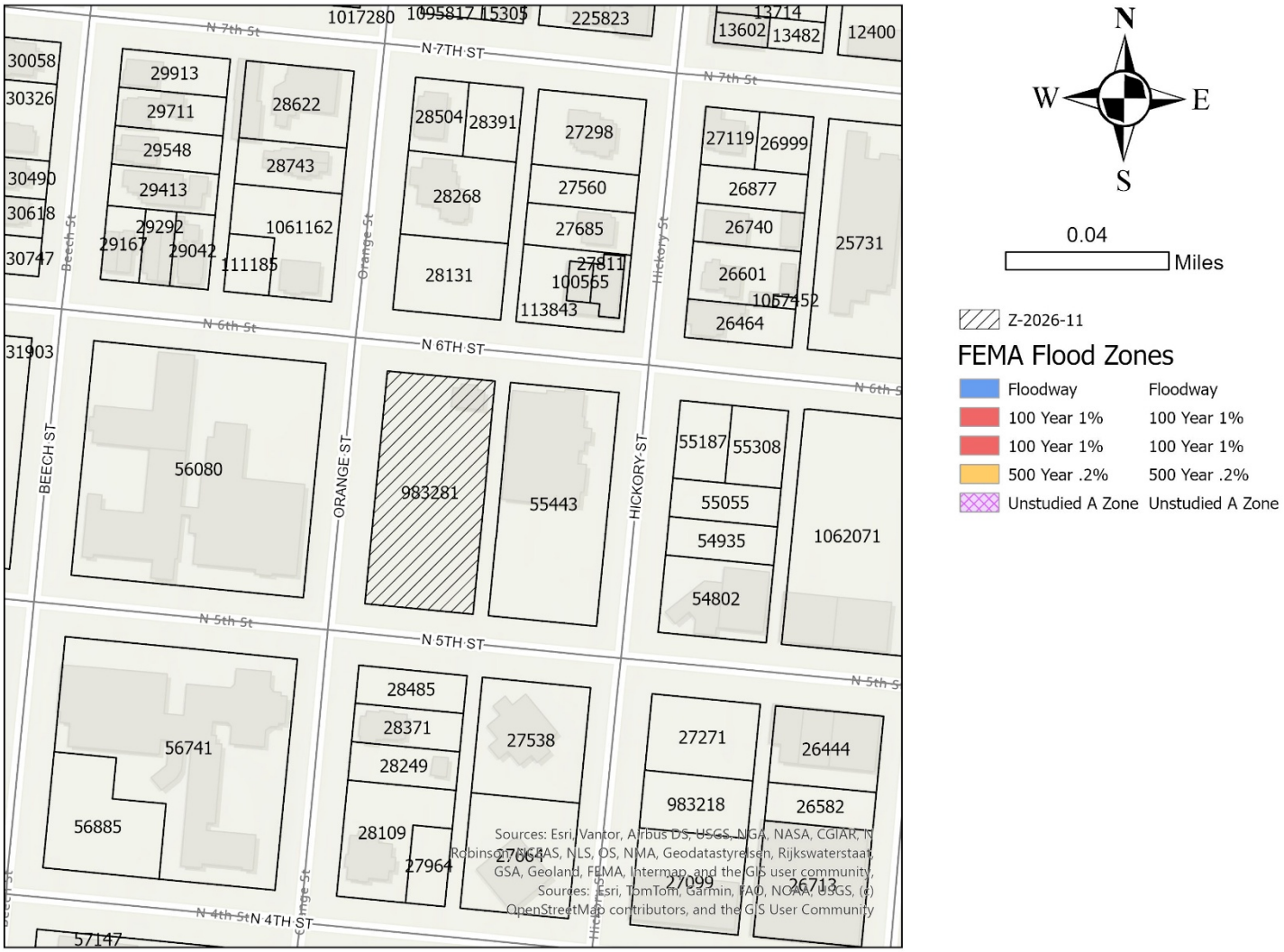
ZONING MAP





Case # Z-2026-11
March 19, 2026

FLOOD MAP


N
W
E
S
0.04
Miles
Z-2026-11
FEMA Flood Zones
Floodway
Floodway
100 Year 1%
100 Year 1%
100 Year 1%
100 Year 1%
500 Year .2%
500 Year .2%
Unstudied A Zone
Unstudied A Zone
N 7th St
N 7TH ST
N 6th St
N 6TH ST
N 5th St
N 5TH ST
N 4th St
N 4TH ST
BEECH ST
ORANGE ST
HICKORY ST
1017280
225823
13714
13602
13482
12400
30058
30326
30490
30618
30747
29913
29711
29548
29413
29292
29167
29042
28622
28743
1061162
111185
28504
28391
28268
28131
27298
27560
27685
27811
100565
113843
27119
26999
26877
26740
26601
1067452
26464
25731
31903
56080
983281
55443
55187
55308
55055
54935
54802
1062071
56741
56885
28485
28371
28249
28109
27964
27538
27664
27271
983218
27099
26444
26582
26713
57147
Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N
Robinson, IGN, KadAS, 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

RESOLUTION NO. 40-2026

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

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

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

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

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

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

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

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

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

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

(c) The Governing Body has held a hearing at which public comment may be made on the proposed construction project in accordance with Texas Government Code §2306.67071(b) and Texas Administrative Code §11.204(4)(B); and

(d) After due consideration of the information provided by the Applicant and after the public hearing on the proposed renovation and redevelopment project, the City of Abilene, acting through its Governing Body, supports and does not object to the application by Applicant to the TDHCA for 2026 9% Competitive HTC for the purpose of the construction of the Parker Terrace Senior Apartments for the proposed use.

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

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

ADOPTED this 12th day of February, 2026

ATTEST:

Shawna Atkinson, City Secretary

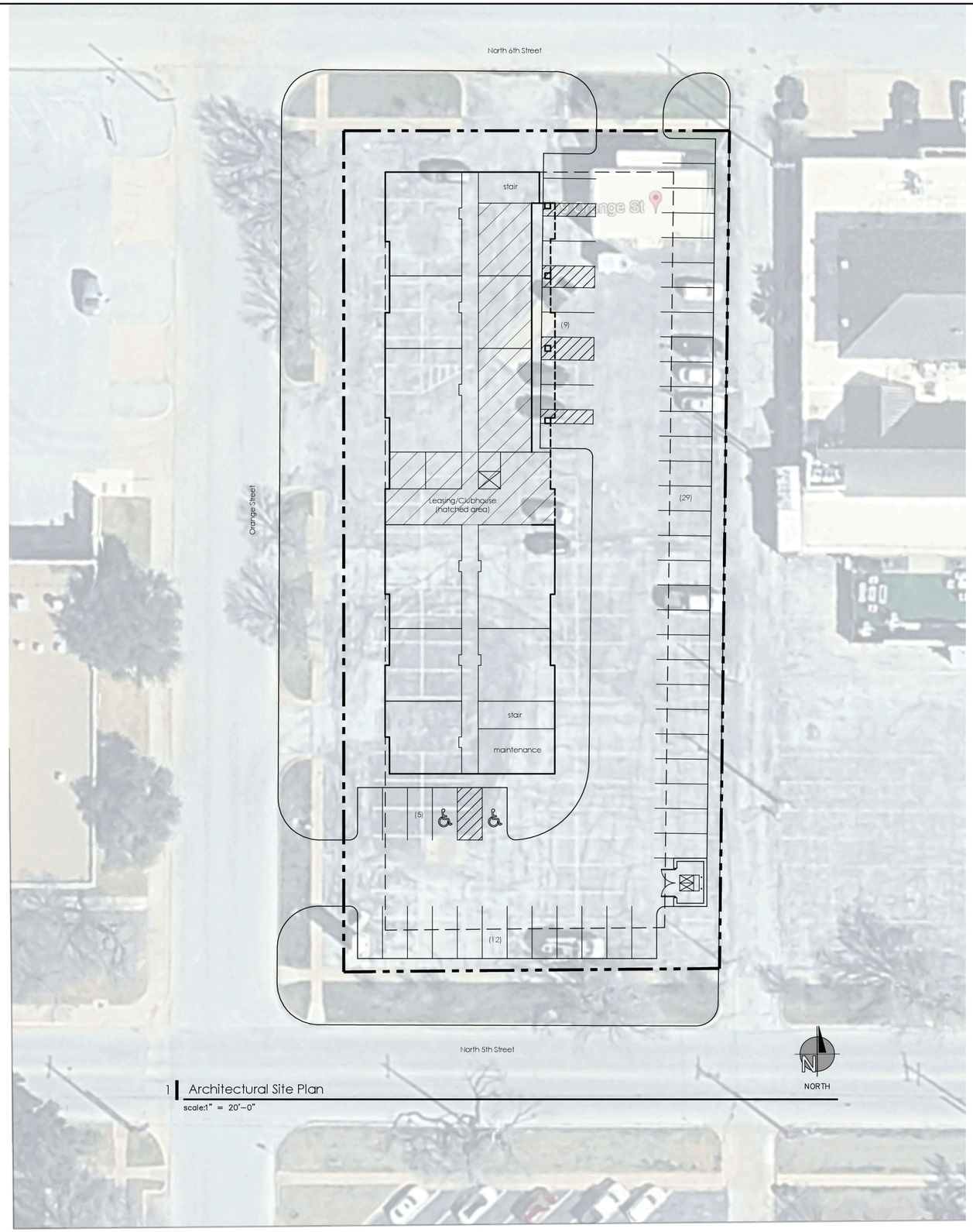
Weldon Hurt, Mayor

APPROVED:

Stanley Smith, City Attorney

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

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



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

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

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

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

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

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

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

KATUS
DESIGN GROUP

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

Not for Regulatory Approval, Permitting, or Construction

Steven R. Zoerner
Cert. No. 22742

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

Date:
02/03/2026
Revisions:

Project No:
26-D-314
Sheet Title:
Architectural Site Plan
Concept #4
Sheet No:
A0.1

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

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

Outlook

Zone Notification Response Case:Z-2026-11

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

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

I am opposed

Requestor's Property Zoning: CB
Requestor's Propsosed Zoning: PDD
Requestor's Property ID: 983281
Parcel ID: 100565
--
Thank you!
Cheryl C. Johnson, DDS

BACCHUS & VAUGHAN NEUROLOGY ASSOCIATES, LLP
602 Hickory St., West Suite – Abilene, Texas 79601
Phone 325-704-5120 – Fax 325-704-5123
Joanne N. Bacchus, M.D. – Daniel J. Vaughan, M.D.

April 2, 2026

To Whom It May Concern:

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

Sincerely,

Daniel J. Vaughan, M.D.
Neurology

DJV:rss

Letter to the Abilene Planning & Development Commission

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

April 2, 2026

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

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

Outlook

Case Z-2026-11

From Victoria Carter <vcarter@abileneattorney.com>
Date Thu 4/2/2026 11:27 AM
To Planning Services <planning@abilenetx.gov>

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

To the Planning & Zoning Commission:

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

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

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

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

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

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

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

I respectfully request denial.

Victoria Carter
Carter Law Firm
618 Hickory Steet
Abilene, Texas 79601
vcarter@abileneattorney.com
Office: (325) 677-5290
Cell: (325) 721-9800

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-11

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

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

MAR 31 AM 10:26

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

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

Signature: _____

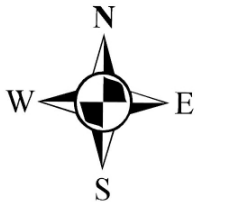
REZONE REQUEST

Case:	Z-2026-11
Agent:	Woda Cooper Development, Inc
Owner:	Marble Orchard Properties, LLC
Request:	Change the zoning of approximately 0.96 acres from Central Business (CB) to a Planned Development District (PDD-196).
Location:	Located 1333 N 6th Street
Notification:	0 in Favor, 4 in Opposition
Planning & Zoning:	April 7, 2026
Council Hearing:	April 23, 2026
	May 14, 2026

CITY OF ABILENE TEXAS

AERIAL LOCATION MAP





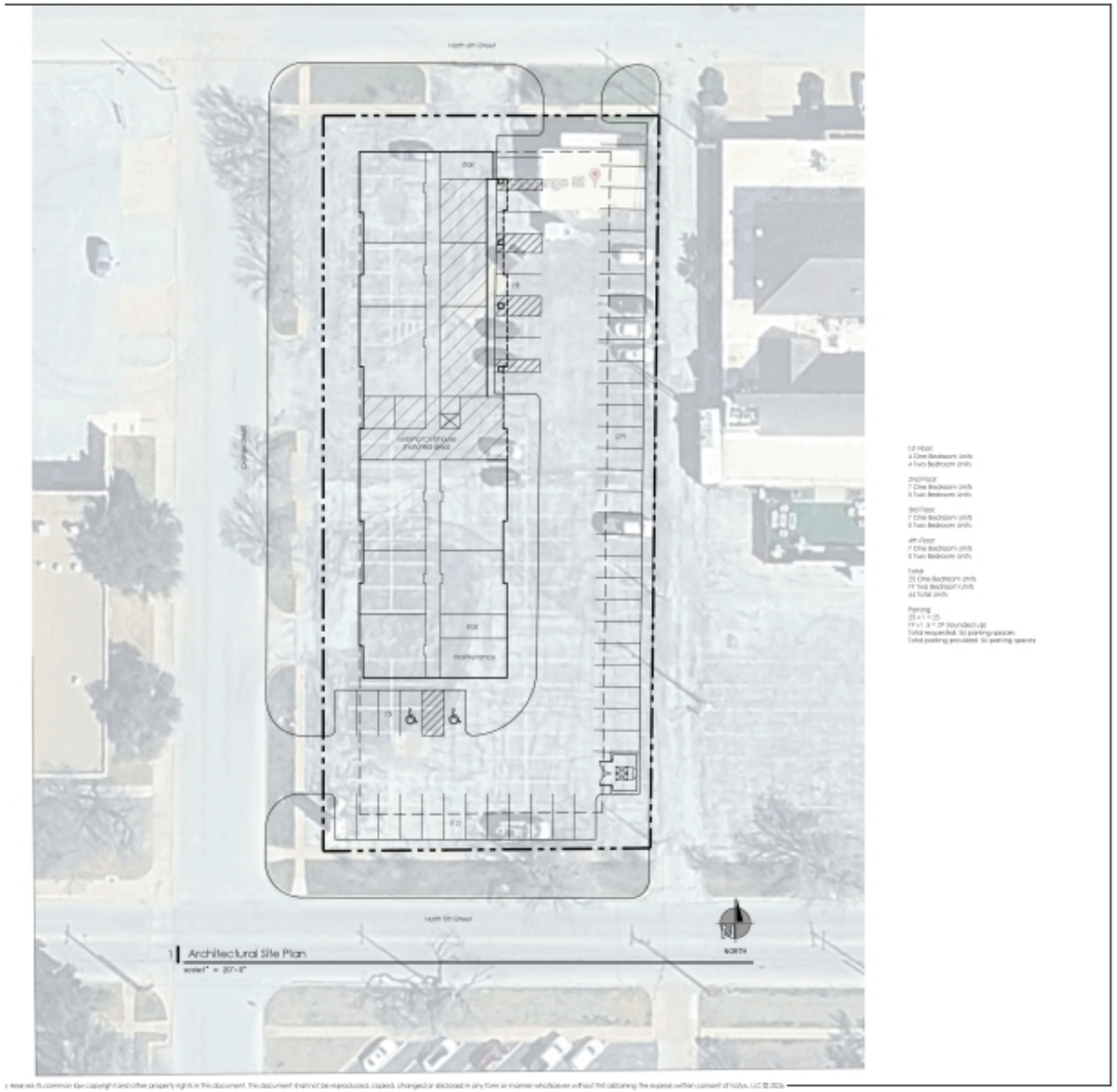
CITY OF ABILENE TEXAS

ZONING MAP



CITY OF ABILENE TEXAS

CONCEPT PLAN



KATUS
DESIGN GROUP

Not for Regulatory Approval, Permitting, or Construction

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

02/03/2026

24-O-314

Architectural Site Plan Concept #4

A0.1

CITY OF ABILENE TEXAS

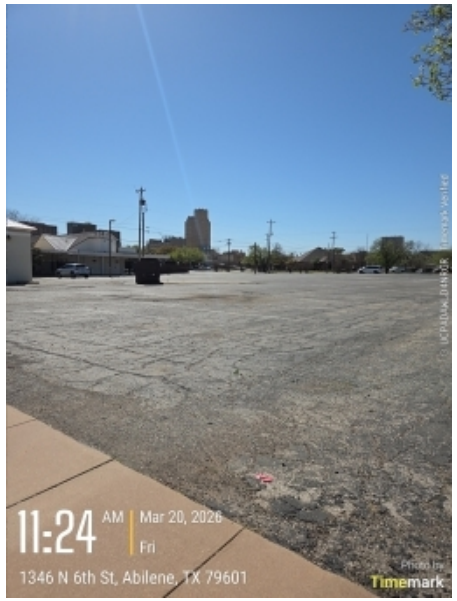
SPECIFIC MODIFICATIONS

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

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

CITY OF ABILENE TEXAS

PROPERTY VIEWS







CITY OF ABILENE TEXAS

SURROUNDING PROPERTY VIEWS







CITY OF ABILENE TEXAS

USES IN CENTRAL BUSINESS ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

P	Funeral Home/ Mortuary/Morgue
P	Laundry/Dry Cleaning Services & Facilities
P	Office (general, professional, financial)
P	Personal Services
P	Printing, Copying, Reproduction, Publishing
C	Repair and Maintenance Services - Automobile/Small Truck (minor)
P	Repair and Maintenance Services (indoor)
C	Storage - Self-Service Units
C	Tattoo Parlor*
P	Veterinary Service (small animals)

RESOURCE PRODUCTION AND EXTRACTION USES:

P	Petroleum or Gas Well
P	Urban Garden

TRADE – RETAIL USES:

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

TRADE – WHOLESALE USES:

C	Wholesaling and Storage (indoor)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

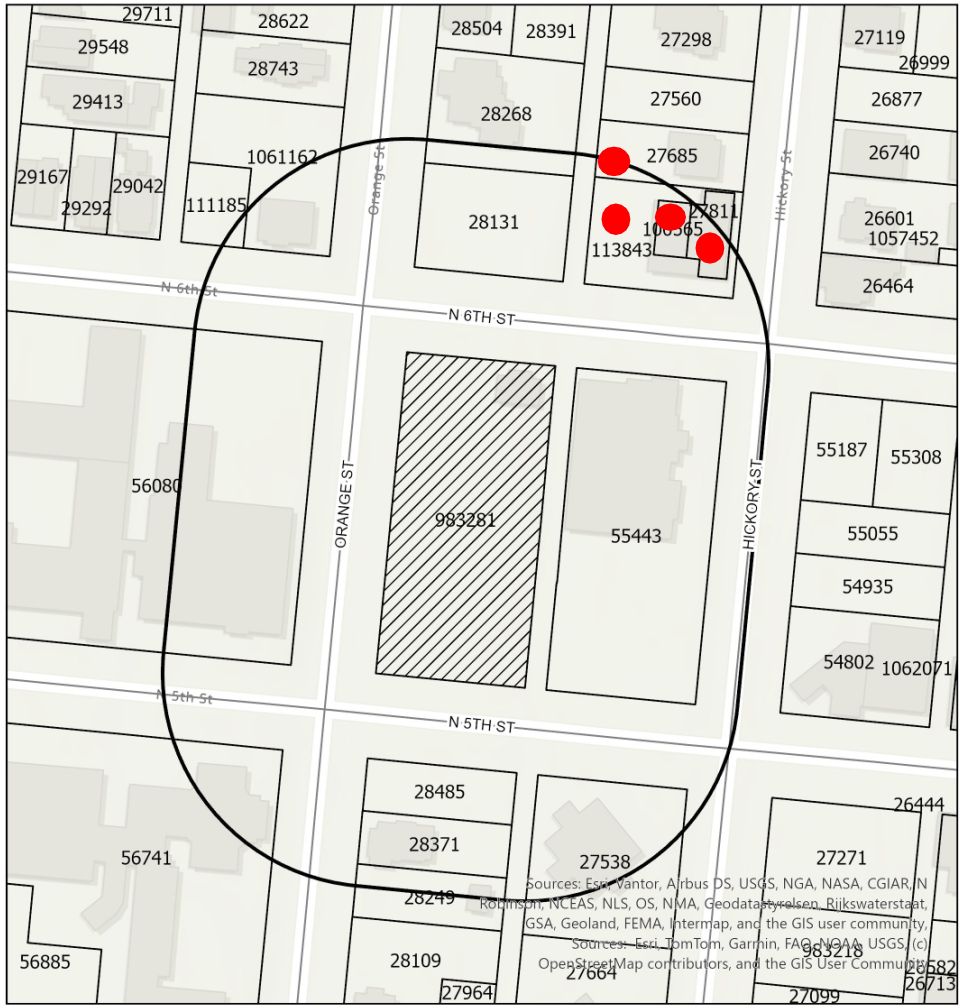
P	Automobile Parking Lot or Structure - Commercial
P	Broadcast Studio
P	Passenger Ground Transportation Terminal
P	Public Utility Facility

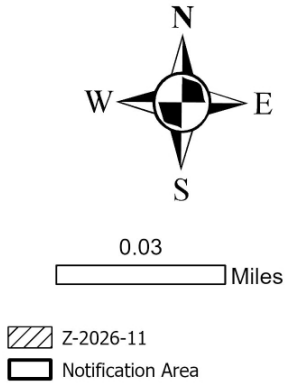
CITY OF ABILENE TEXAS

LEGEND

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

NOTIFICATION AREA MAP





0 - in Favor -

4 - in Opposition –

4.32% in opposition

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

P&Z Recommendation: **Approval**

CITY OF ABILENE TEXAS

Questions?

CITY OF ABILENE TEXAS

CITY OF ABILENE

CITY COUNCIL MEMORANDUM
5/14/2026

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

ITEM: **24. Ordinance (Final Reading) Z-2026-12: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request from the Owner, to Change the Zoning of Approximately 34.8 Acres from General Retail (GR) to Multi-Family (MF). Located at 6157 HWY 277 S. *(Tim Littlejohn)***

GENERAL INFORMATION

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

Because the rezoning to Multi-Family from General Retail will create more residential development, a supermajority vote is not required under State law.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommends approval.

ATTACHMENTS:

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

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

ORDINANCE NO. _____

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

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

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

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

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

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

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

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

ATTEST:

_____
CITY SECRETARY

_____
MAYOR

APPROVED:

_____
CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

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

Legal description as follows:

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

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

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

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

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

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

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

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

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

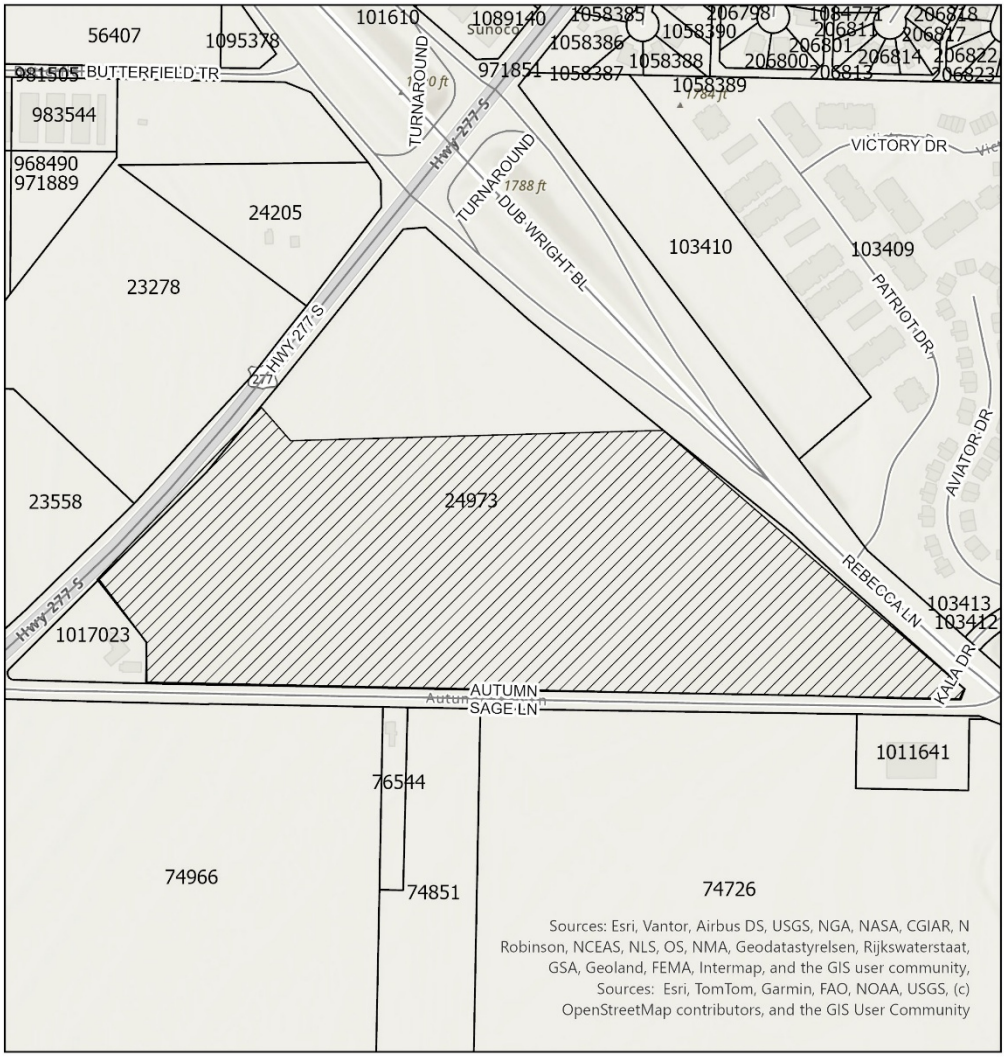
THENCE S 48° 29' 29" E an approximate distance of 511.68 feet;

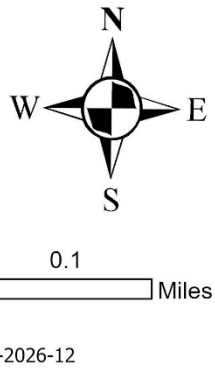
THENCE S 22° 34' 38" W an approximate distance of 37.00 feet;

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

This description was prepared for the purposes of a zoning request and does not represent a survey made upon the ground. Dated: January 27, 2026

Located at 6157 HWY 277 S.


56407
1095378
101610
1089140
1058385
206798
1084771
206818
1058390
206811
206817
1058386
206801
206814
206822
981505
BUTTERFIELD TR
971851
1058387
1058388
206800
206813
206823
1058389
983544
968490
971889
24205
23278
TURNAROUND
Hwy-277-S
TURNAROUND
1788 ft
DUB WRIGHT BL
103410
103409
VICTORY DR
PATRIOT DR
AVIATOR DR
HWY-277-S
23558
24973
REBECCA LN
103413
103412
KAIA DR
Hwy-277-S
1017023
AUTUMN
SAGE LN
1011641
76544
74966
74851
74726
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


N
W
E
S
0.1
Miles
Z-2026-12

END

ZONE CHANGE APPLICATION EXHIBIT

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

NOTES:
SCALE: 1" = 300'

– ZONING REQUEST MF FROM GR

NOT PLATTED
4.25 ACRES
OWNER: PAMY HOLDINGS, LTD.
(CCFN 2011-5329)

NOT PLATTED
OWNER: PAMY HOLDINGS, LTD.
(CCFN 2014-4500)

NOT PLATTED
23.596 ACRES
OWNER: PAUL & MYRA JOHNSON
(CCFN 2022-10016)

U.S. HIGHWAY 277

DUB WRIGHT BOULEVARD (FM 3438)/ REBECCA LANE

AMENDED QUAIL HOLLOW BLOCK 1, LOT 2 OWNER: WESTERN AH 406 LTD (VOL. 2537, PG. 275)

AMENDED QUAIL HOLLOW BLOCK 1, LOT 3 OWNER: WESTERN AH 406 LTD (VOL. 2537, PG. 275)

AMENDED QUAIL HOLLOW BLOCK 1, LOT 1 OWNER: WESTERN AH 406 LTD (VOL. 2537, PG. 275)

KALA DRIVE

AUTUMN SAGE LANE

N: 6832168.34
E: 1566554.14

R=5779.58'
L=639.12'
Δ=6°20'09"
CH=638.80'
CB=N42°30'29"E

R=3879.72'
L=349.74'
Δ=5°09'54"
CH=349.62'
CB=S45°54'32"E

S50°29'11"E 141.65'

S88°56'54"E 1344.54'

S54°00'26"E 168.80'

S48°29'29"E 511.68'

N39°22'42"W 204.42'

N2°24'39"W 155.78'

POINT OF BEGINNING
NORTHING: 6,831,498.66
EASTING: 1,564,805.14

N88°56'54"W 2506.08'

S22°34'38"W 37.00'

NOT PLATTED
1.90 ACRES
OWNER: CAPS METHODIST CHURCH
(VOL. 651, PG. 126)

NOT PLATTED
99.47 ACRES
OWNER: QUEEN BEE ENTERPRISES, LLC.
(CORRECTED IN CCFN 2025-11755)

NOT PLATTED
OWNER: ESTATE OF PERRYANN HINSHAW
(CCFN 2021-22999)

NOT PLATTED
OWNER: DONALD JAY DRUESEDOW, ET AL.
(CCFN 2013-12832)

NOT PLATTED
165.06 ACRES
OWNER: WEATHERBEE RANCH, LLC.
(CCFN 2010-00004856)

AUTUMN SAGE ADDITION
LOT 1, BLK A
(CAB. 4, SL. 315)
OWNER: OPG AUTUMN SAGE PARTNERS, LLC.
(CCFN 201707968)

VICINITY MAP
NOT TO SCALE



SCALE: 1" = 300'

0 150' 300' 600'

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

ZONING CASE
Z-2026-12
STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

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

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

Case Manager
Mason Teegardin – Planning Division Manager

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

Location
Located at 6157 HWY 277 S. Legal description being 34.8 acres located within Samuel J. Ricker Survey Number 45, Abstract Number 163, Abilene, Taylor County, Texas.

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

Zoning, Existing and Proposed Land Use

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

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

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

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

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.
This property will be subject to platting. Any improvements that may be required will be addressed during this review.

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.
None known.

Planning & Zoning Commission Recommendation
P&Z recommends **approval.**

Attachments

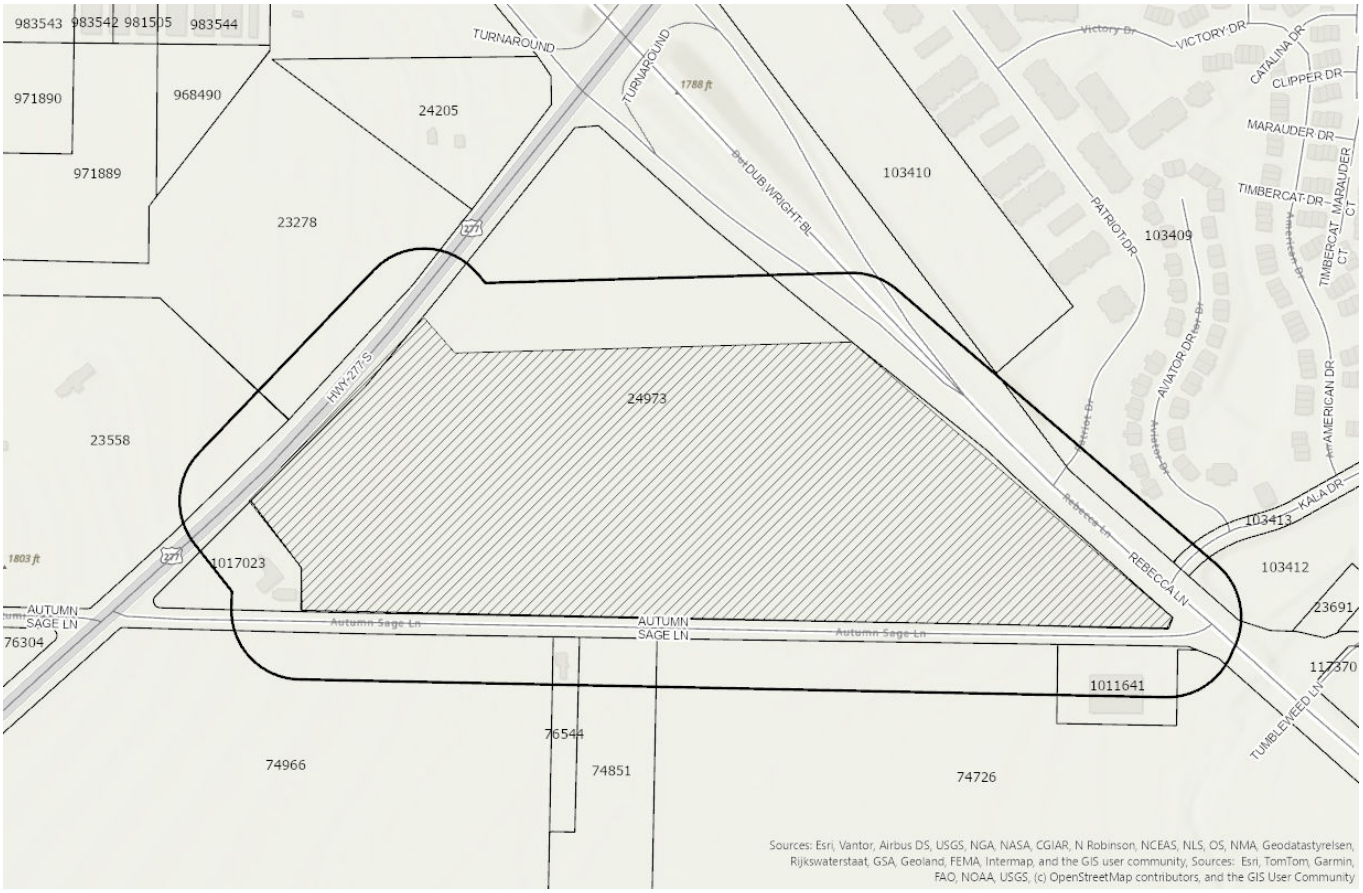
- Metes & Bounds
- Presentation
- Zoning Exhibit

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

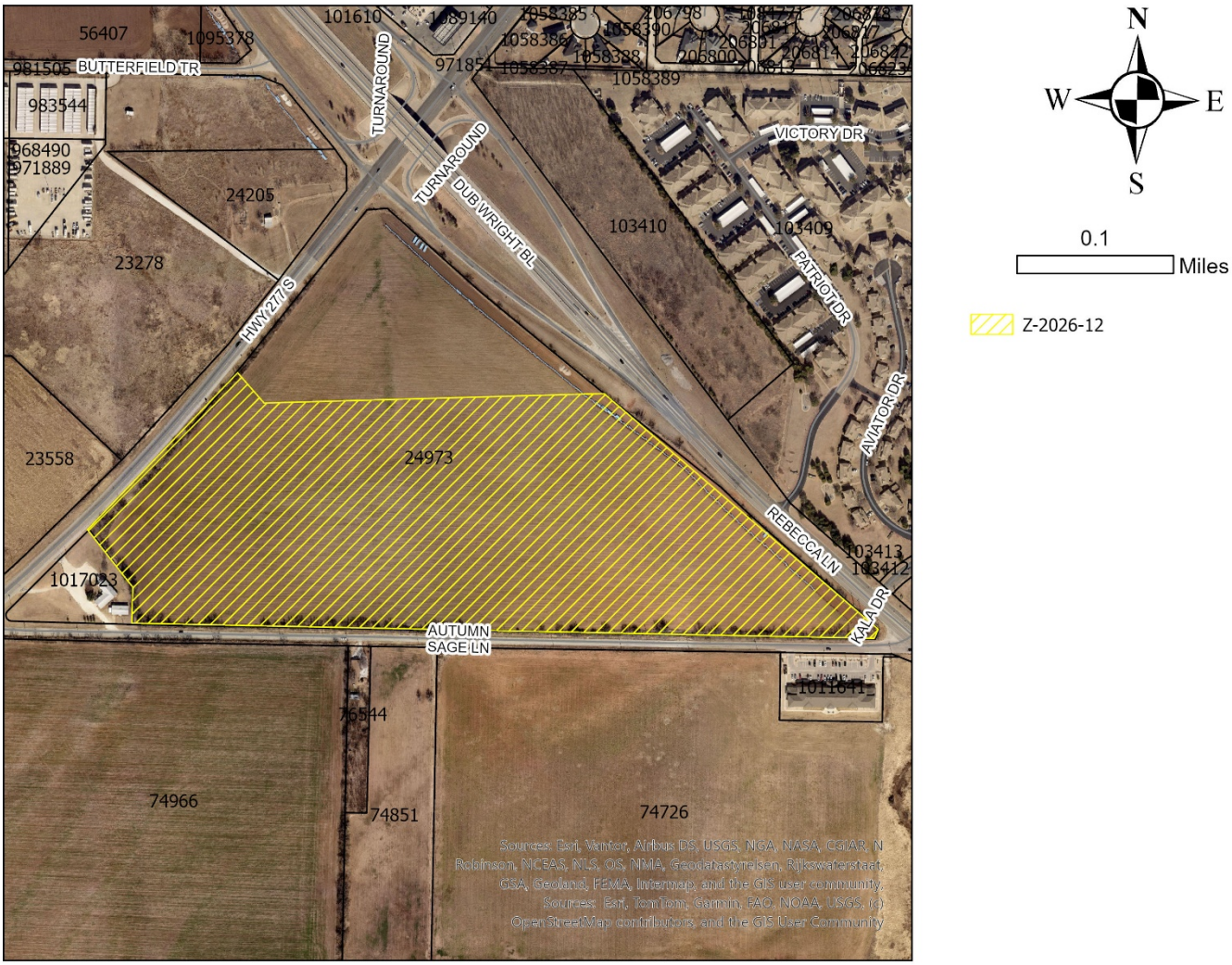
PROPERTY OWNER Legend: O - Opposed, F - In Favor

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

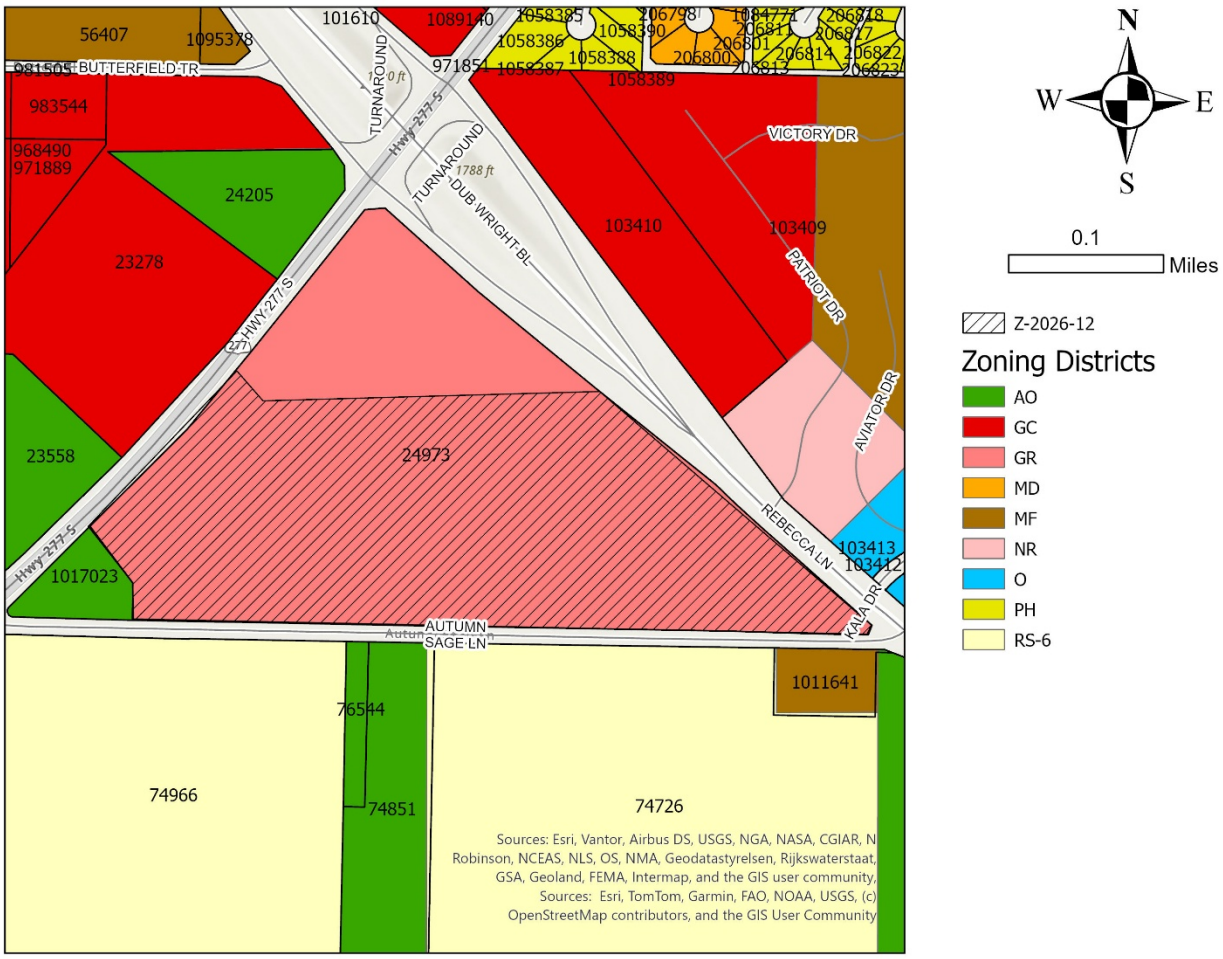
NOTIFICATION MAP



LOCATION MAP

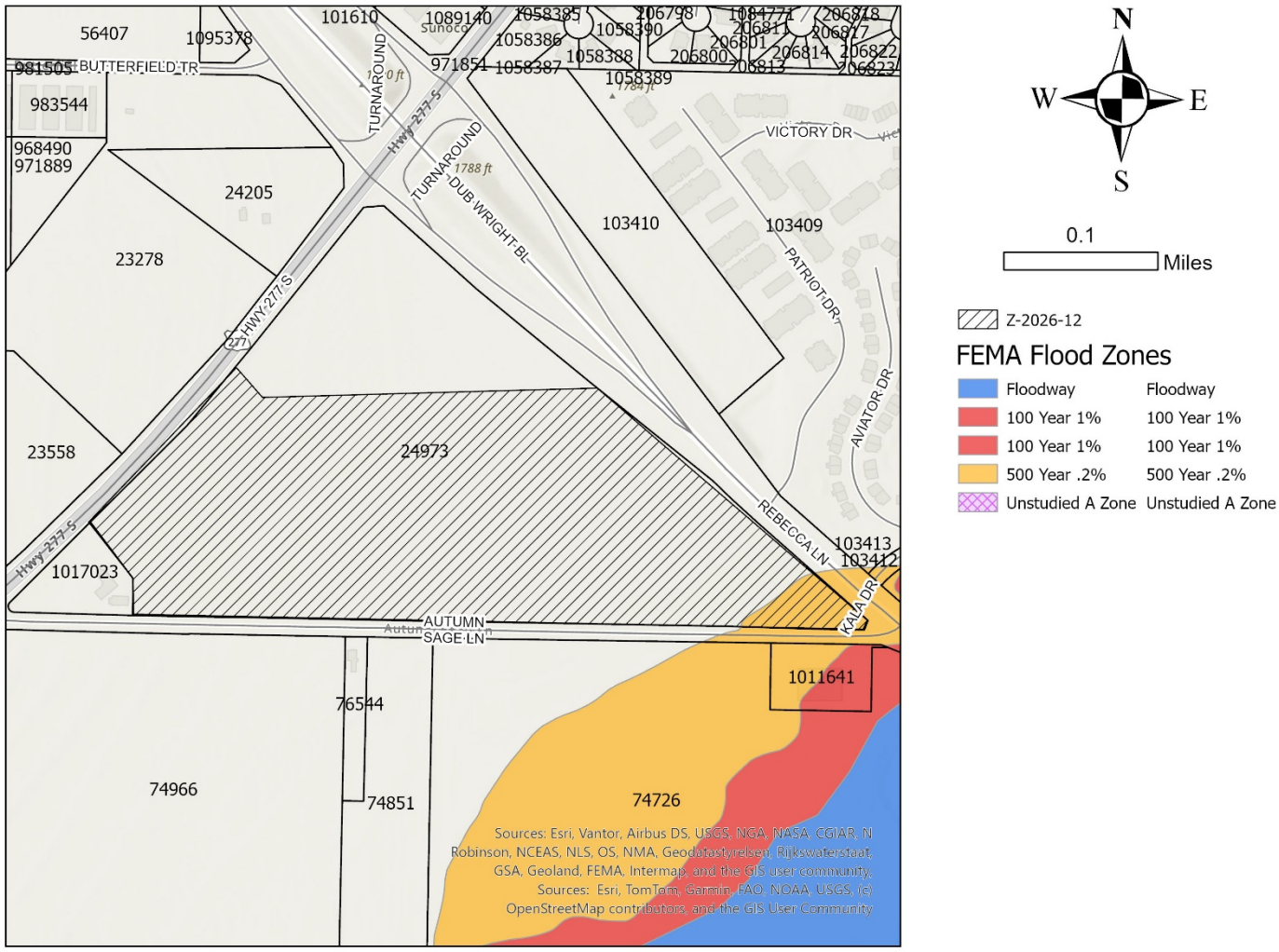


ZONING MAP



56407
1095378
101610
1089140
1058385
1058386
1058387
1058388
1058389
1058390
206798
206800
206801
206811
206813
206814
206817
206818
206822
206823
981505
BUTTERFIELD TR
983544
968490
971889
24205
23278
23558
1017023
24973
103410
103409
103413
103412
1011641
76544
74966
74851
74726
TURNAROUND
Hwy 277 S
DUB WRIGHT BL
1788 ft
VICTORY DR
PATRIOT DR
AVIATOR DR
REBECCA LN
KALA DR
AUTUMN
SAGE LN
N
W
E
S
0.1
Miles
Z-2026-12
Zoning Districts
AO
GC
GR
MD
MF
NR
O
PH
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, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

FLOOD MAP



56407
1095378
101610
1089140
1058385
1058386
1058387
1058388
1058389
1058390
206798
206800
206801
206811
206813
206814
206817
206818
206822
206823
981505
BUTTERFIELD TR
983544
968490
971889
24205
23278
23558
1017023
24973
103410
103409
103413
103412
1011641
76544
74966
74851
74726
TURNAROUND
Hwy 277 S
DUB WRIGHT BL
VICTORY DR
PATRIOT DR
AVIATOR DR
REBECCA LN
KALA DR
AUTUMN
SAGE LN
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
N
W
E
S
0.1
Miles
Z-2026-12
FEMA Flood Zones
Floodway
100 Year 1%
100 Year 1%
500 Year .2%
Unstudied A Zone
Floodway
100 Year 1%
100 Year 1%
500 Year .2%
Unstudied A Zone

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Dated: January 27, 2026

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-12

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

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

MAR 31 AM 10:26

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

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

Signature: Kelly Barnett



Z-2026-12

CITY OF ABILENE TEXAS

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-12

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

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

APR 6 AM 9:35

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

Requestor's Property Zoning:	GR	Your Name:	PAMY HOLDINGS LTD	I am in favor ☑
Requestor's Proposed Zoning:	MF	Your Address:	6309 BUTTERFIELD TR	
Requestor's Parcel ID:	24973	Your Parcel ID:	23278	I am opposed ☐

Signature: Paul Johnson

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-12

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

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

APR 6 AM 9:32

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

Requestor's Property Zoning:	GR	Your Name:	JOHNSON PAUL A &	I am in favor ☑
Requestor's Proposed Zoning:	MF	Your Address:	6508 HWY 277 S	
Requestor's Parcel ID:	24973	Your Parcel ID:	23558	I am opposed ☐

Signature: Paul Johnson

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-12

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

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

APR 6 AM 9:30

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

Requestor's Property Zoning:	GR	Your Name:	QUEEN BEE	I am in favor ☐
Requestor's Proposed Zoning:	MF	Your Address:		
Requestor's Parcel ID:	24973	Your Parcel ID:	74966	I am opposed ☒

Signature: Jane Estes Weatherbee

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-12

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

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

APR 5 AM 9:30

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

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

Signature: Jane Estes Weatherbee

REZONE REQUEST

Case:	Z-2026-12
Owner:	TX 360 Senior Housing GP, LLC
Agent:	Tyler Apple, AMD Engineering
Request:	Change the zoning of approximately 34.8 acres from General Retail (GR) to Multi-Family (MF).
Location:	6157 HWY 277 S
Notification:	3 in Favor, 2 in Opposition
Planning & Zoning:	April 7, 2026
Council Hearing:	April 23, 2026
	May 14, 2026

CITY OF ABILENE TEXAS

AERIAL LOCATION MAP

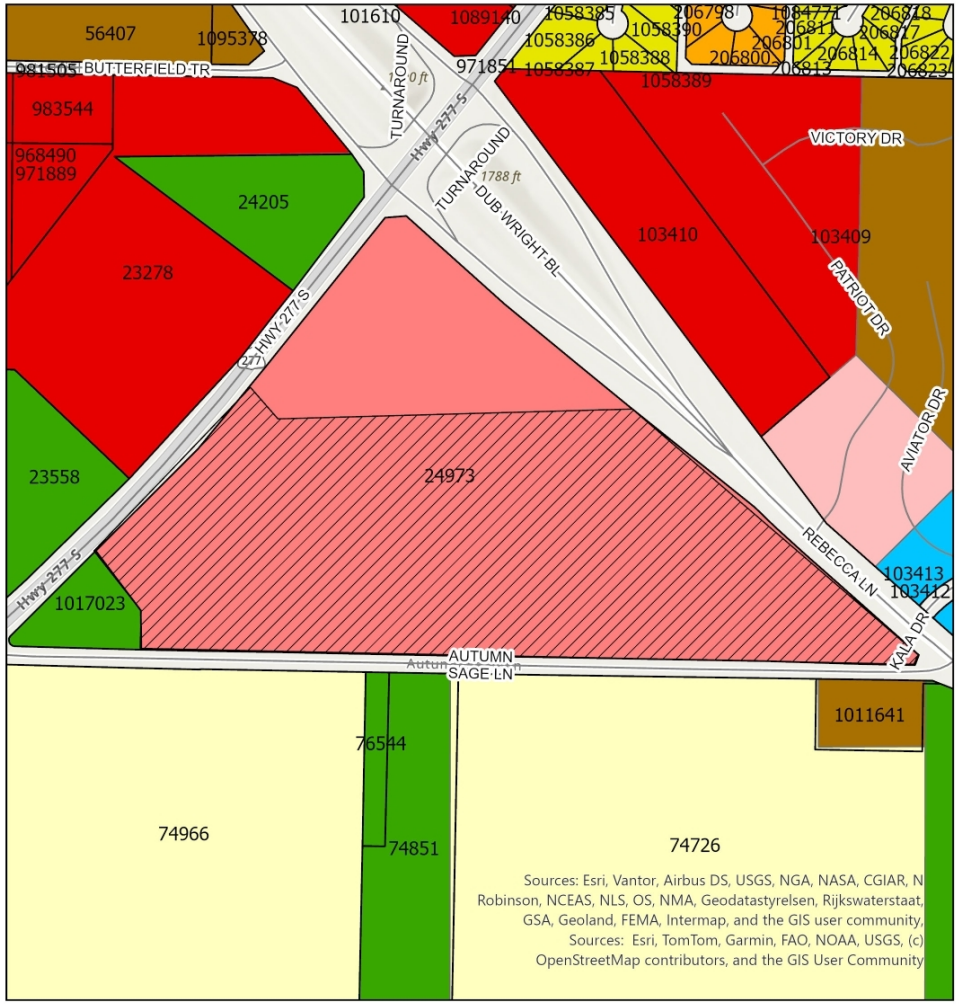


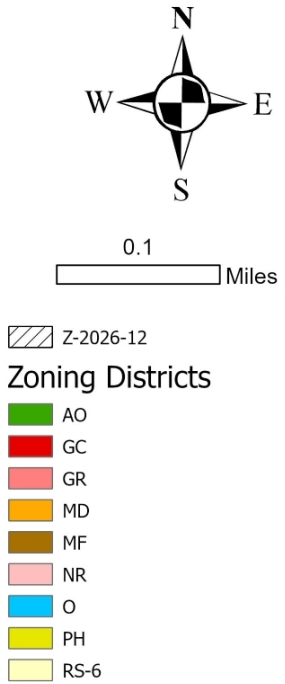


Z-2026-12

CITY OF ABILENE TEXAS

ZONING MAP





CITY OF ABILENE TEXAS

PROPERTY VIEWS







CITY OF ABILENE TEXAS

USES IN GENERAL RETAIL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

P	Petroleum or Gas Well
P	Urban Garden

LEGEND

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

CITY OF ABILENE TEXAS

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:

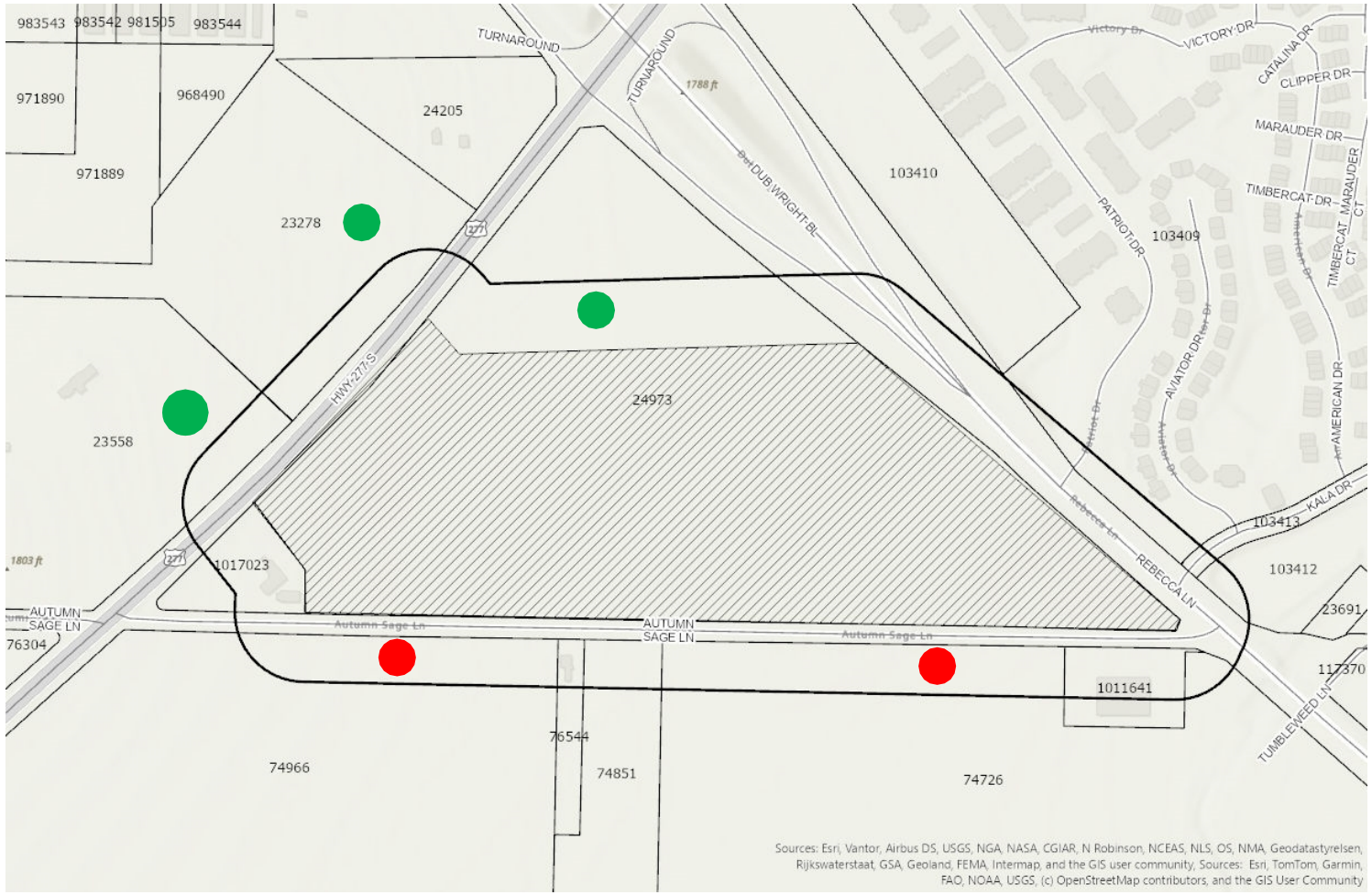
P	Petroleum or Gas Well
P	Urban Garden

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**

CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP



3 - in Favor

2 - in Opposition

21.18% in opposition

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

P&Z recommends **approval.**

CITY OF ABILENE TEXAS

Questions?

CITY COUNCIL MEMORANDUM
5/14/2026

TO: **Emily Crawford, City Manager**

FROM: **Tim Littlejohn, Director of Planning & Development Services**

ITEM: **25. Ordinance (Final Reading) Z-2026-13: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Amend the Terms and Conditions of a Planned Development District (PDD-104). Specifically, to Allow General Commercial Within Specific Portions of the PDD. Located on the West Side of Oldham Lane between S. 27th St. and Loop 322. *(Tim Littlejohn)***

GENERAL INFORMATION

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

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommends approval.

ATTACHMENTS:

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

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

ORDINANCE NO. _____

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

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

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

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

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

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

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

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

ATTEST:

_____
CITY SECRETARY

_____
MAYOR

APPROVED:

_____
CITY ATTORNEY

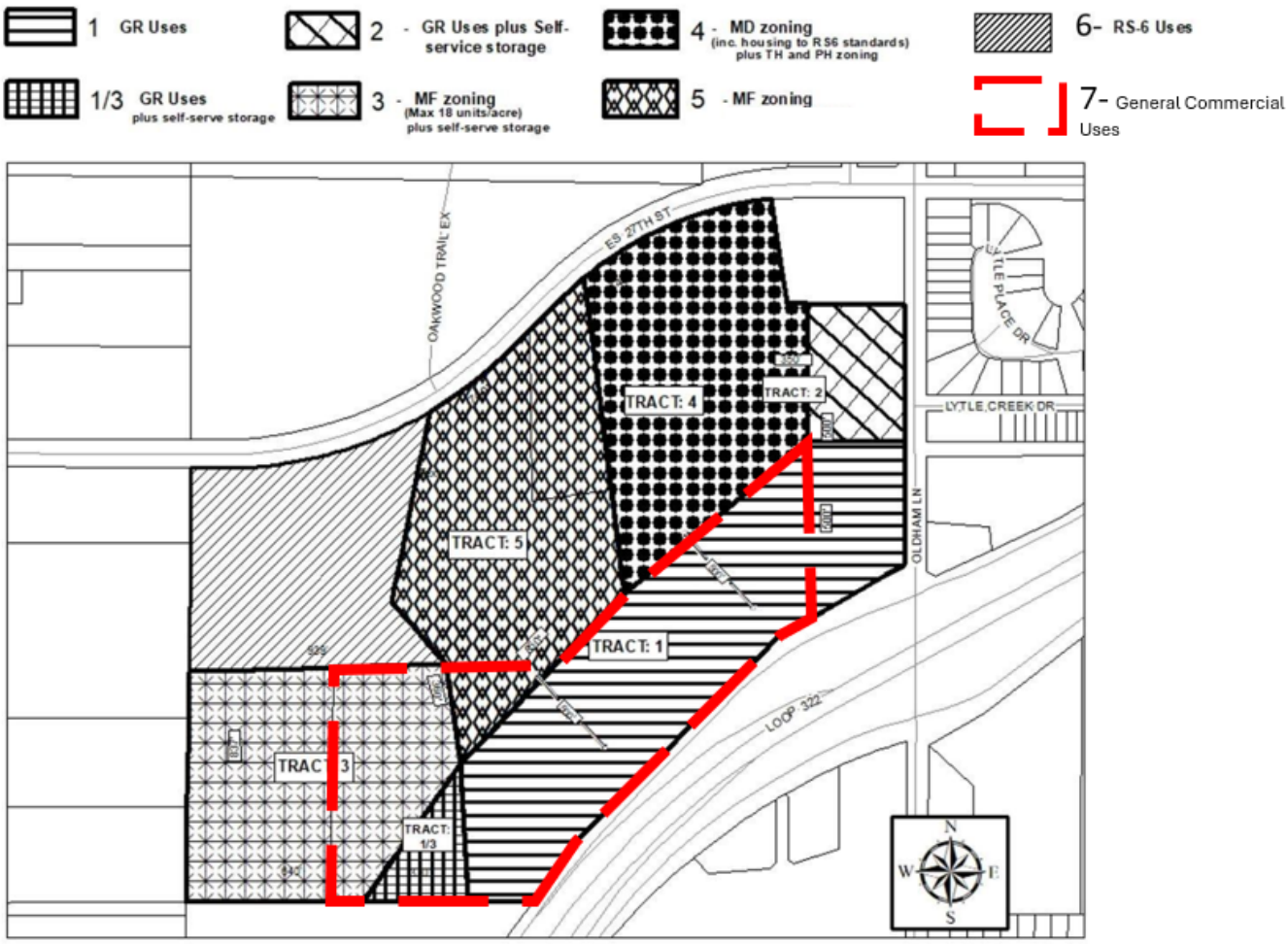
ORDINANCE NO. _____

EXHIBIT A

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

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

Exhibit B



END

ZONING CASE
Z-2026-13
STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

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

Applicant
Agent: Civetta Solutions
Owner: Weatherbee Construction

Case Manager
Adam Holland – Planner

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

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

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

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	PDD-104	Multifamily/Single family Residence
East	PDD-104/GC	Retail sales
South	GC	Retail Sales Large Vehicles and Equipment
West	PDD-104/AO	Vacant

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

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

(2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.
The proposed zoning would be appropriate as it would be consistent with the surrounding uses.

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.
This property is unplatted and will need to plat prior to development can take place on this property. At that time utilities will be extended to the property.

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.
None known.

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

Attachments

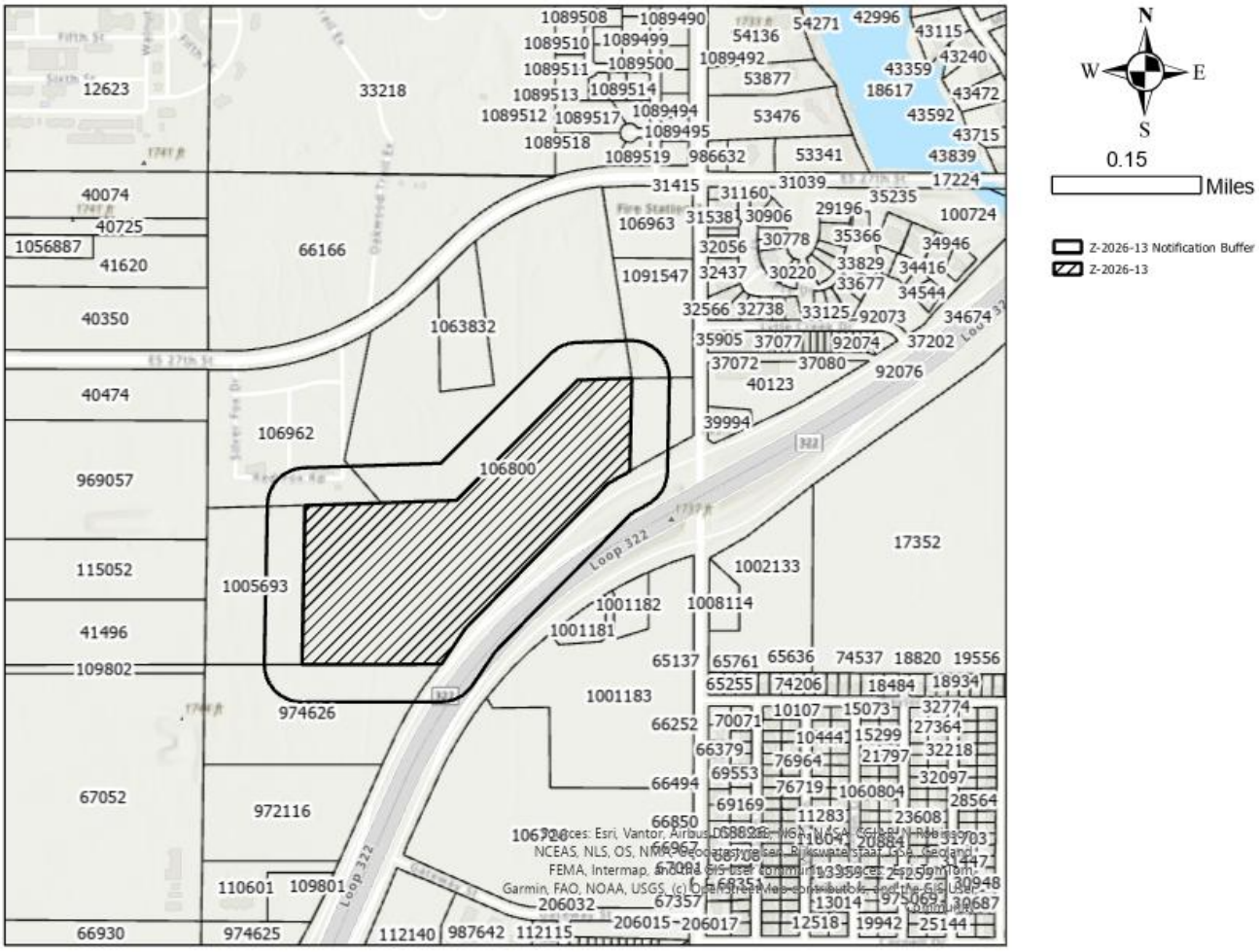
- PowerPoint Presentation
- Concept Plan
- Supporting Documents

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

PROPERTY OWNER Legend: O - Opposed, F - In Favor

OWNER	PROP_ID	SITUS	RESPONSE
WEST CENTRAL TEXAS COUNCIL	974626		
TRINITY BAPTIST CHURCH	1005693		
WEATHERBEE CONSTRUCTION INC	106962	665 ES 27TH ST	
WEATHERBEE CONSTRUCTION INC	106800		
DENMARK STORAGE LLC	1091547	3201 OLDHAM LN	

NOTIFICATION MAP

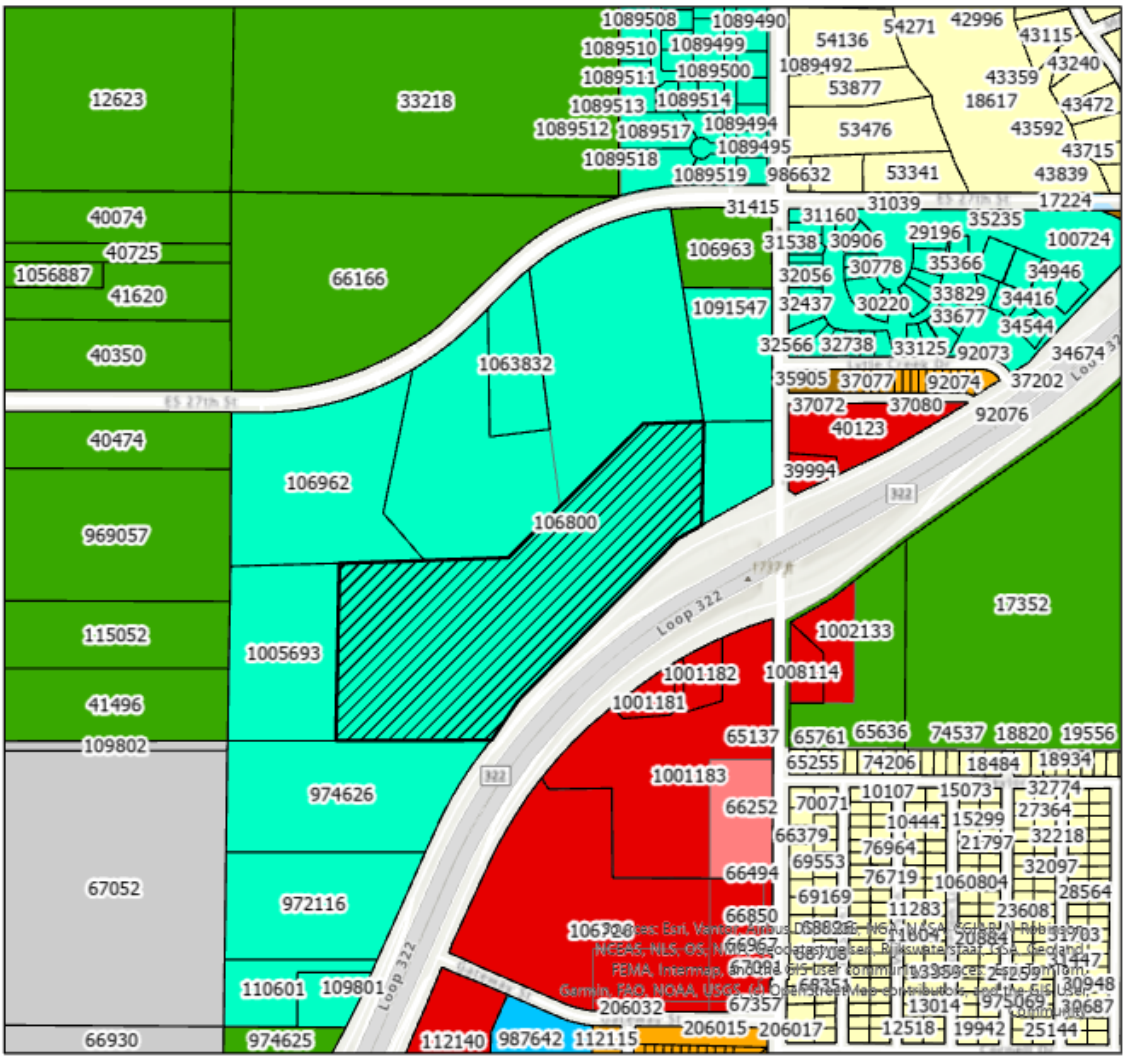


Case # Z-2026-13
March 12, 2026

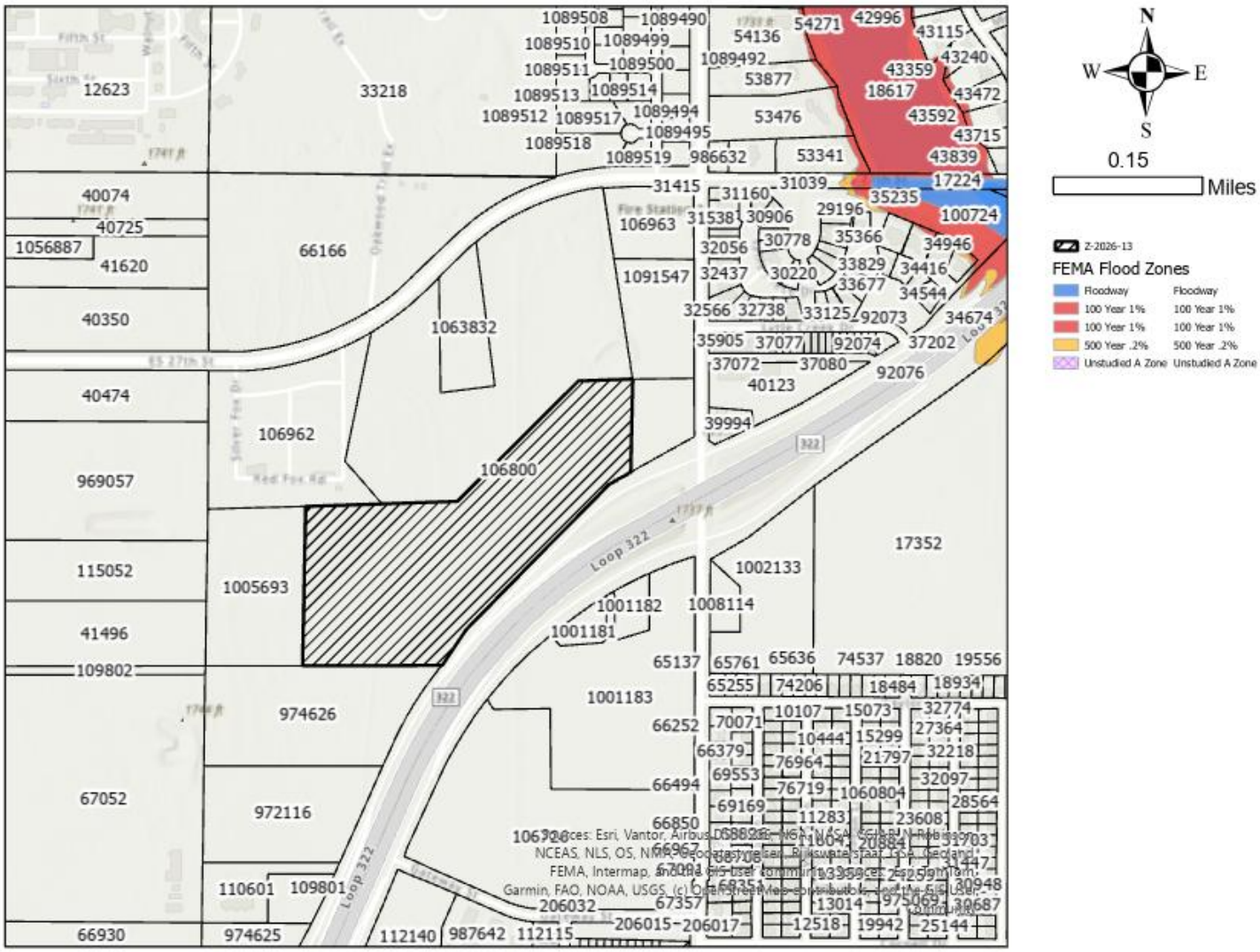
LOCATION MAP



ZONING MAP


1089508
1089490
1089510
1089499
1089500
1089511
1089513
1089514
1089512
1089517
1089494
1089495
1089518
1089519
986632
12623
33218
40074
40725
1056887
41620
40350
66166
106963
1091547
1063832
40474
106962
969057
106800
115052
1005693
41496
109802
974626
67052
972116
110601
109801
66930
974625
112140
987642
112115
206032
206015
206017
67357
54271
42996
54136
43115
1089492
43240
53877
43359
18617
43472
53476
43592
43715
53341
43839
31415
31039
17224
31160
35235
31538
30906
29196
100724
30778
35366
32056
34946
32437
30220
33829
34416
33677
34544
32566
32738
33125
92073
34674
35905
37077
92074
37202
37072
37080
92076
40123
39994
17352
1002133
1001182
1008114
1001181
65137
65761
65636
74537
18820
19556
65255
74206
18484
18934
1001183
66252
70071
10107
15073
32774
10444
15299
27364
66379
76964
21797
32218
69553
76719
1060804
32097
66494
69169
28564
11283
236081
66850
31703
31447
30948
13014
975069
30687
12518
19942
25144
Loop 322
N
W
E
S
0.15
Miles
Z-2026-13
Zoning Districts
AO
GC
GR
LI
MD
MF
O
PD
RS-12
RS-6

FLOOD MAP


N
W
E
S
0.15
Miles
Z-2026-13
FEMA Flood Zones
Floodway
100 Year 1%
100 Year 1%
500 Year .2%
Unstudied A Zone
Floodway
100 Year 1%
100 Year 1%
500 Year .2%
Unstudied A Zone
Loop 322
Fire Station
Sources: Esri, Vantor, Airbus DS, USGS, NGA, USDA, USFWS, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Application for Planned Development and Zoning Map Amendments

Applicant: Nx3 Properties, LLC
Current Owner: Weatherbee Construction, Inc.
Current Zoning: Planned Development District 104 (Exhibit 2)

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

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

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

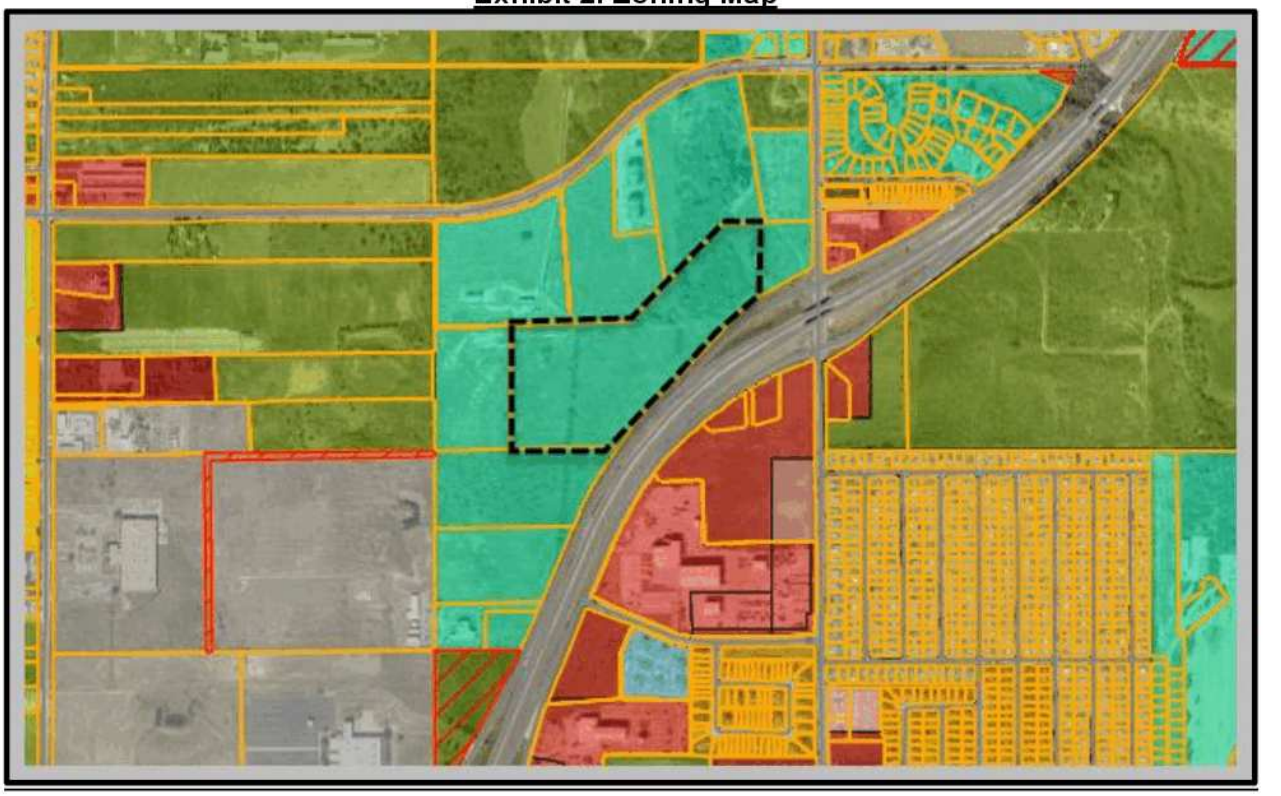
Supporting Goals, Objectives, Policies and Regulations
In accordance with the Connect Abilene 2040 Comprehensive Plan, this application supports the principles of Growth and Prosperity. The Plan identifies the frontage along Loop 322 as a corridor for Highway Commercial development, characterized by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

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

Zoning Map Amendment Criteria for Approval Analysis (Section 1.4.1.4)
1. Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use and Development Plan map, as amended.

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

Exhibit 2: Zoning Map



Application Requirements Per Section 1.4.2.2

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

Planned Development (PD) District Applicability (Section 2.3.4.5)

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

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

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

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

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

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

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

Exhibit 1: Location Map

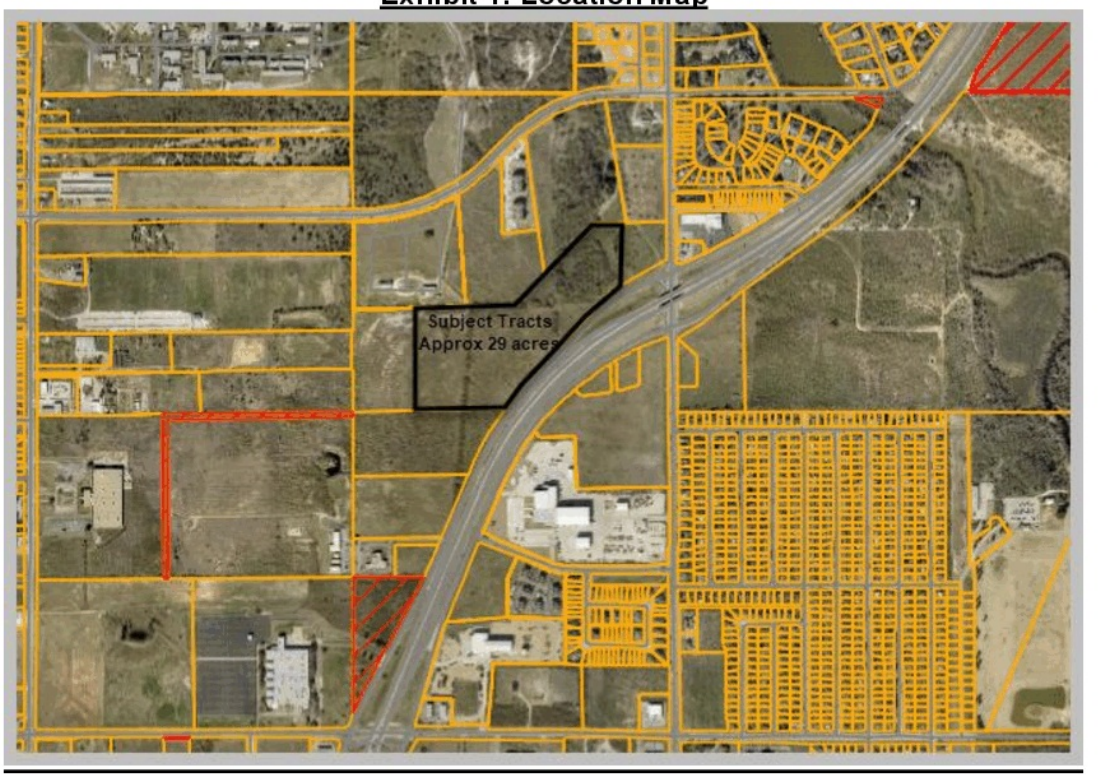
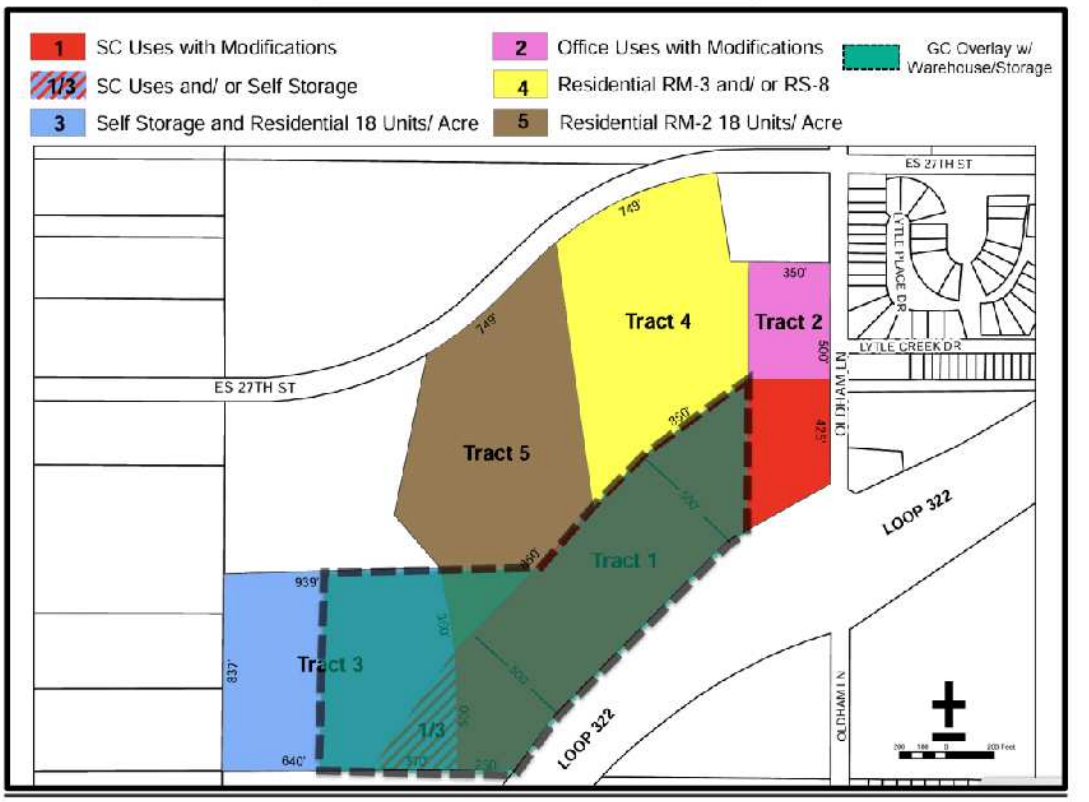


Exhibit 3: Graphic Concept Plan



REZONE REQUEST

Case:	Z-2026-13
Agent:	Civetta Solutions
Owner:	Weatherbee Construction
Request:	Amend the terms of Planned Development District 104 to allow for General Commercial uses in Tract 1 and 3
Location:	Located near the northwest intersection of Oldham Ln and Loop 322
Notification:	0 in Favor, 0 in Opposition
Planning & Zoning:	April 7, 2026
Council Hearing:	April 23, 2026 May 14, 2026

CITY OF ABILENE TEXAS

AERIAL LOCATION MAP

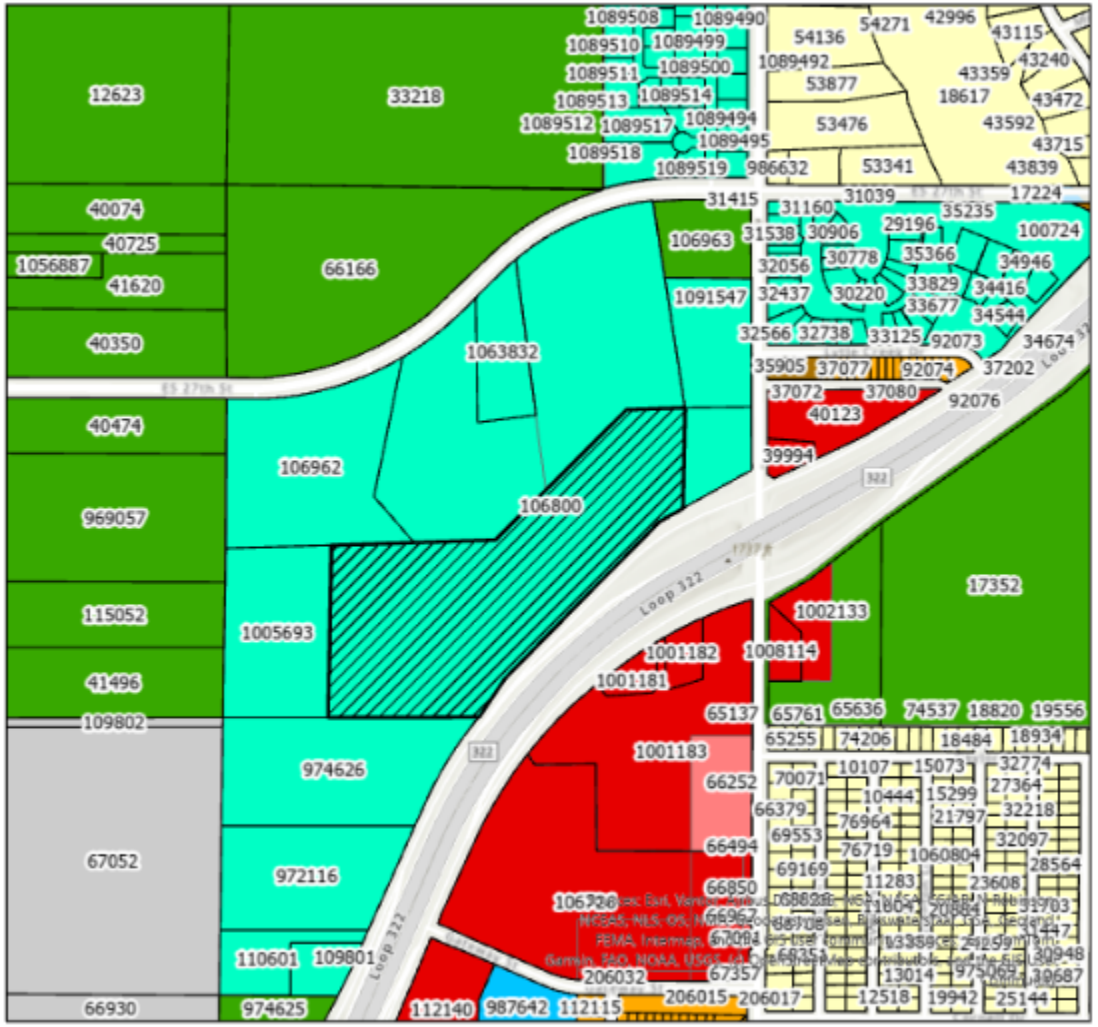


N
W E
S
0.06
Miles

Z-2026-13

CITY OF ABILENE TEXAS

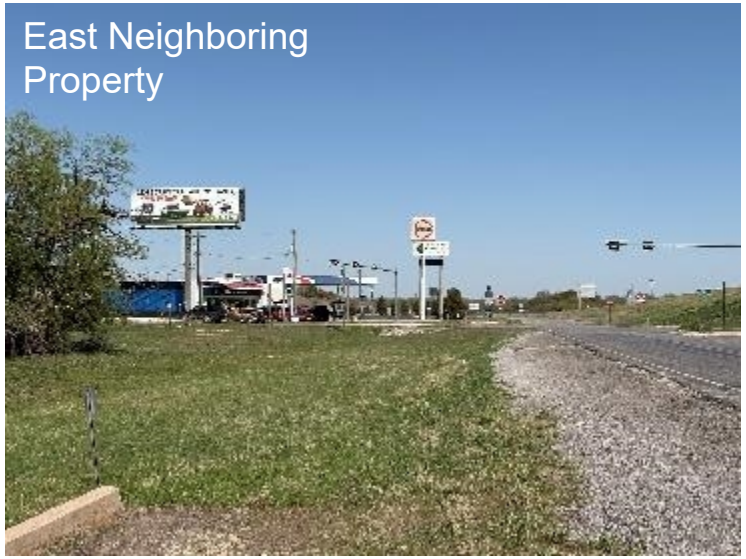
ZONING MAP



CITY OF ABILENE TEXAS

PROPERTY VIEWS


South Neighboring Property


East Neighboring Property


Subject Property


Subject Property

CITY OF ABILENE TEXAS

USES IN GENERAL RETAIL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

P	Petroleum or Gas Well
P	Urban Garden

CITY OF ABILENE TEXAS

LEGEND

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

USES IN GENERAL COMMERCIAL ZONING

RESIDENTIAL USES:

P	Hotel/Motel
C	Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

P	Petroleum or Gas Well
P	Urban Garden

TRADE – WHOLESALE USES:

C	Wholesaling and Storage (indoor)

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

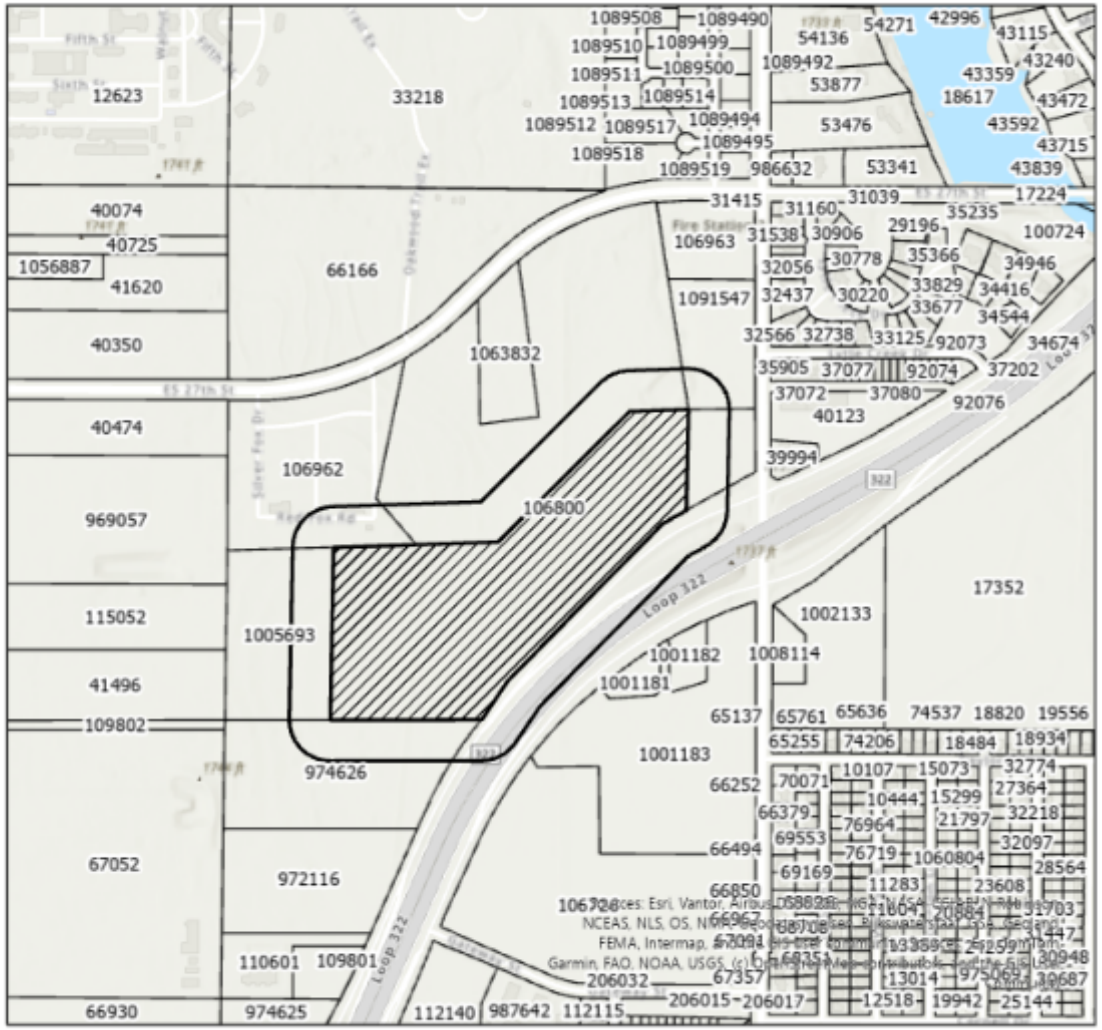
C	Antenna Tower - Commercial
P	Automobile Parking Lot or Structure - Commercial
P	Broadcast Studio
P	Passenger Ground Transportation Terminal
P	Pressure Control Station
P	Public Utility Facility

CITY OF ABILENE TEXAS

LEGEND

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



CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

P&Z recommends **approval.**

CITY OF ABILENE TEXAS

Questions?

CITY OF ABILENE TEXAS

CITY COUNCIL MEMORANDUM
5/14/2026

TO: **Emily Crawford, City Manager**

FROM: **Tim Littlejohn, Director of Planning & Development Services**

ITEM: **26. Ordinance (Final Reading) 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. *(Tim Littlejohn)***

GENERAL INFORMATION

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

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommends approval with conditions. Staff recommend amending section 4.d. and 4.e. to read as follows:

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

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

ATTACHMENTS:

1. Staff Report
2. ordinance - final
3. Revised Concept Plan (EXHIBIT B)
4. Metes & Bounds
5. 1341 Cypress St
6. 1342 Cedar St
7. 1301 Cedar
8. Presentation

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

ZONING CASE
Z-2026-14
STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

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

Applicant
Agent: eHT
Owner: Habitat for Humanity

Case Manager
Adam Holland – Planner

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

Location
Located at 1321 Cedar Street.

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

Zoning, Existing and Proposed Land Use

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

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

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

(2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.
The proposed zoning would be appropriate as it would be consistent with the surrounding uses. The property is currently zoned Multifamily residential, and the use is similar to permitted uses in that zoning classification.

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

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.
None known.

Planning and Zoning Commission Recommendation
The Planning and Zoning Commission recommends **approval with conditions.**

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

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

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

Attachments

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

Notification
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 18, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER Legend: O - Opposed, F - In Favor

OWNER	PROP_ID	SITUS	Response
VG PARTNERS LTD	19017	1310 CYPRESS ST	
SERIES 1301	17980	1301 CYPRESS ST	
MC FADIN T E	20038	1342 1/2 CEDAR ST	F
MC FADIN T E	20038	1342 CEDAR ST	
TORRES ERNEST JR	17266	1357 CYPRESS ST	
SILLER MARIA	18457	1325 CYPRESS ST	
TEXAS MIDWEST HOLDINGS LLC	16112	1364 CEDAR ST	
DESANTOS JUAN M &	22016	1120 N 13TH ST	
ORTIZ ARMANDO	21645	1130 N 13TH ST	
LOPEZ DAVID & MARIA DANIELA	19777	1322 CEDAR ST	
HARRIGER CHARLES RAYMOND	17517	1401 CYPRESS ST	
LOPEZ DAVID & MARIA DANIELA	20171	1310 CEDAR ST	
CORPIAN GARY LEE & MARILU LEE	28167	1241 CEDAR ST	O
SERIES 1309	18226	1309 CYPRESS ST	

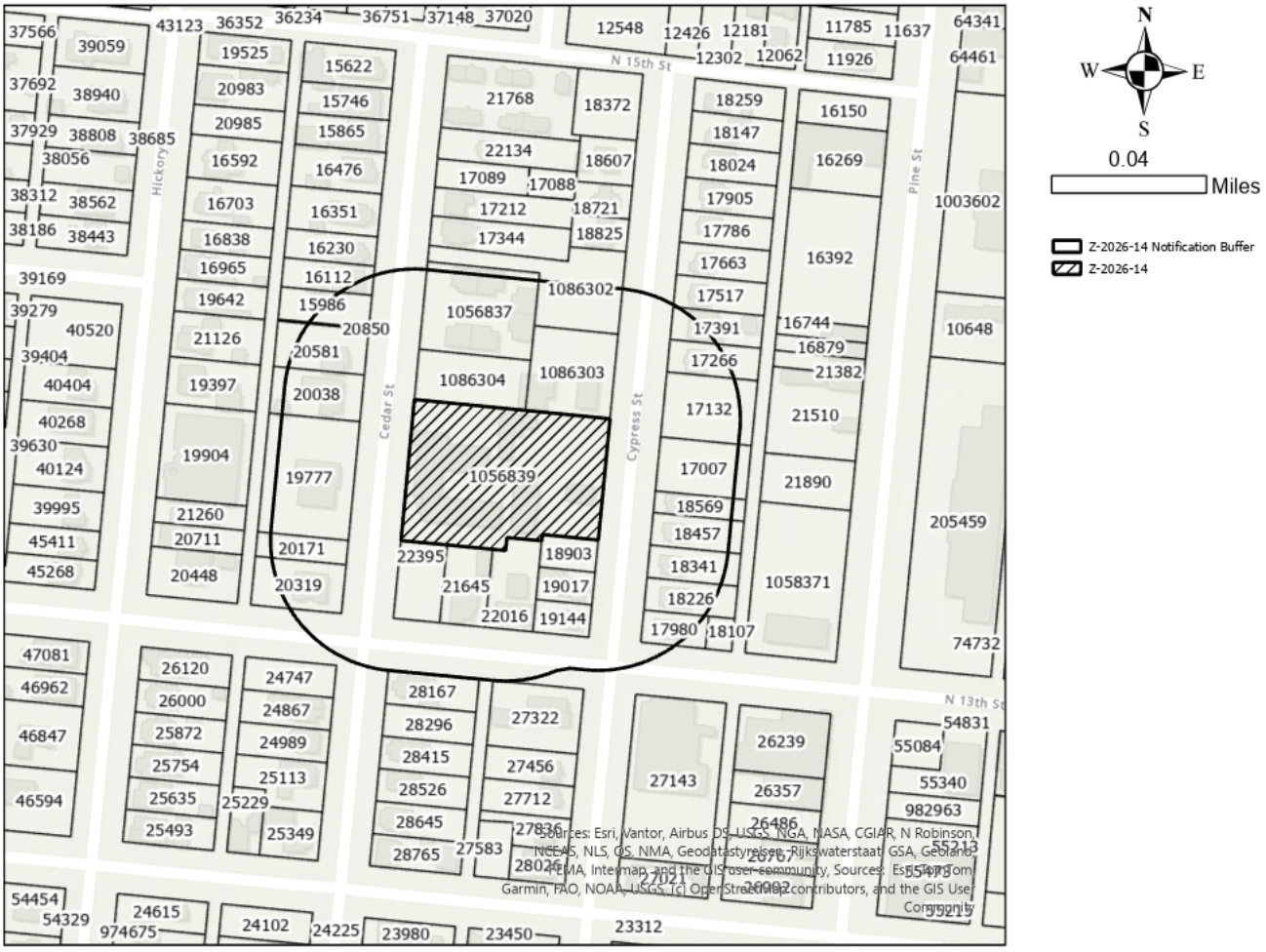
BEATRIZ HECTOR	20319	1302 CEDAR ST	
E P THOMAS FAMILY	20581	1350 CEDAR ST	
BARICUATRO ROWENA VILLARIN	18903	1318 CYPRESS ST	
ABILENE IMPROVEMENT CORP	17007	1341 CYPRESS ST	F
GOMEZ JOSE JUSTO	19144	1302 CYPRESS ST	
POPE JOHN MICHAEL	18569	1333 CYPRESS ST	
TEXAS MIDWEST HOLDINGS LLC	20850		
VASQUEZ WILLIE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

Prop ID Legend: O - Opposed, F - In Favor

OWNER	PROP_ID	SITUS	Response
TEXAS MIDWEST HOLDINGS LLC	15986	1358 CEDAR ST	
TEXAS MIDWEST HOLDINGS LLC	16112	1364 CEDAR ST	
ABILENE IMPROVEMENT CORP	17007	1341 CYPRESS ST	F
TORRES ERNEST JR	17132	1349 CYPRESS ST	
TORRES ERNEST JR	17266	1357 CYPRESS ST	
VASQUEZ WILLIE CRUZ	17391	1365 CYPRESS ST	
HARRIGER CHARLES RAYMOND	17517	1401 CYPRESS ST	
SERIES 1301	17980	1301 CYPRESS ST	
SERIES 1309	18226	1309 CYPRESS ST	
KCAP RE FUND II LLC	18341	1317 CYPRESS ST	
SILLER MARIA	18457	1325 CYPRESS ST	
POPE JOHN MICHAEL	18569	1333 CYPRESS ST	

BARICUATRO ROWENA VILLARIN	18903	1318 CYPRESS ST	
VG PARTNERS LTD	19017	1310 CYPRESS ST	
GOMEZ JOSE JUSTO	19144	1302 CYPRESS ST	
LOPEZ DAVID & MARIA DANIELA	19777	1322 CEDAR ST	
MC FADIN T E	20038	1342 1/2 CEDAR ST	F
MC FADIN T E	20038	1342 CEDAR ST	
LOPEZ DAVID & MARIA DANIELA	20171	1310 CEDAR ST	
BEATRIZ HECTOR	20319	1302 CEDAR ST	
E P THOMAS FAMILY	20581	1350 CEDAR ST	
TEXAS MIDWEST HOLDINGS LLC	20850		
ORTIZ ARMANDO	21645	1130 N 13TH ST	
DESANTOS JUAN M &	22016	1120 N 13TH ST	
KASHWITNA ARLO ENTERPRISES LLC	22395	1301 CEDAR ST	O
KASHWITNA ARLO ENTERPRISES LLC	22395	1303 CEDAR ST	O
CORPIAN GARY LEE & MARILU LEE	28167	1241 CEDAR ST	O
J & K PROPERTY INVESTMENT, LLC	1056837	1325 CEDAR ST APT 6	
J & K PROPERTY INVESTMENT, LLC	1056837	1325 CEDAR ST APT 4	
J & K PROPERTY INVESTMENT, LLC	1056837	1325 CEDAR ST APT 1	
J & K PROPERTY INVESTMENT, LLC	1056837	1325 CEDAR ST APT 2	
J & K PROPERTY INVESTMENT, LLC	1056837	1325 CEDAR ST APT 5	
J & K PROPERTY INVESTMENT, LLC	1056837	1325 CEDAR ST APT 3	
J & K PROPERTY INVESTMENT, LLC	1056837	1325 CEDAR ST	
HABITAT FOR HUMANITY	1056839	1354 CYPRESS ST	
HABITAT FOR HUMANITY	1056839	1326 CYPRESS ST	
HABITAT FOR HUMANITY	1056839	1321 CEDAR ST	
KX WEALTH FUND I LLC	1086302		
KX WEALTH FUND I LLC	1086303	1358 CYPRESS ST	
KX WEALTH FUND I LLC	1086304		

NOTIFICATION MAP

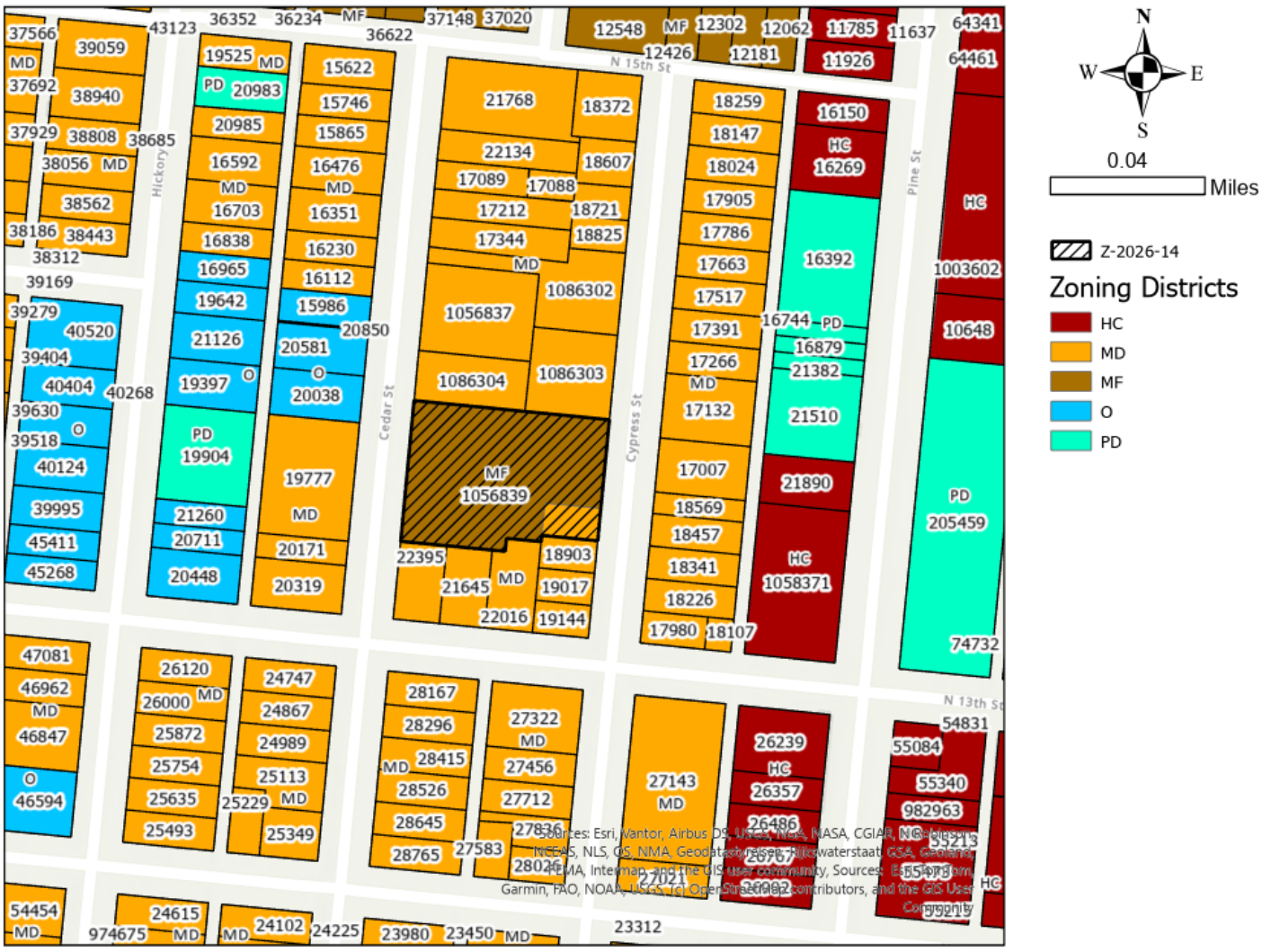


LOCATION MAP

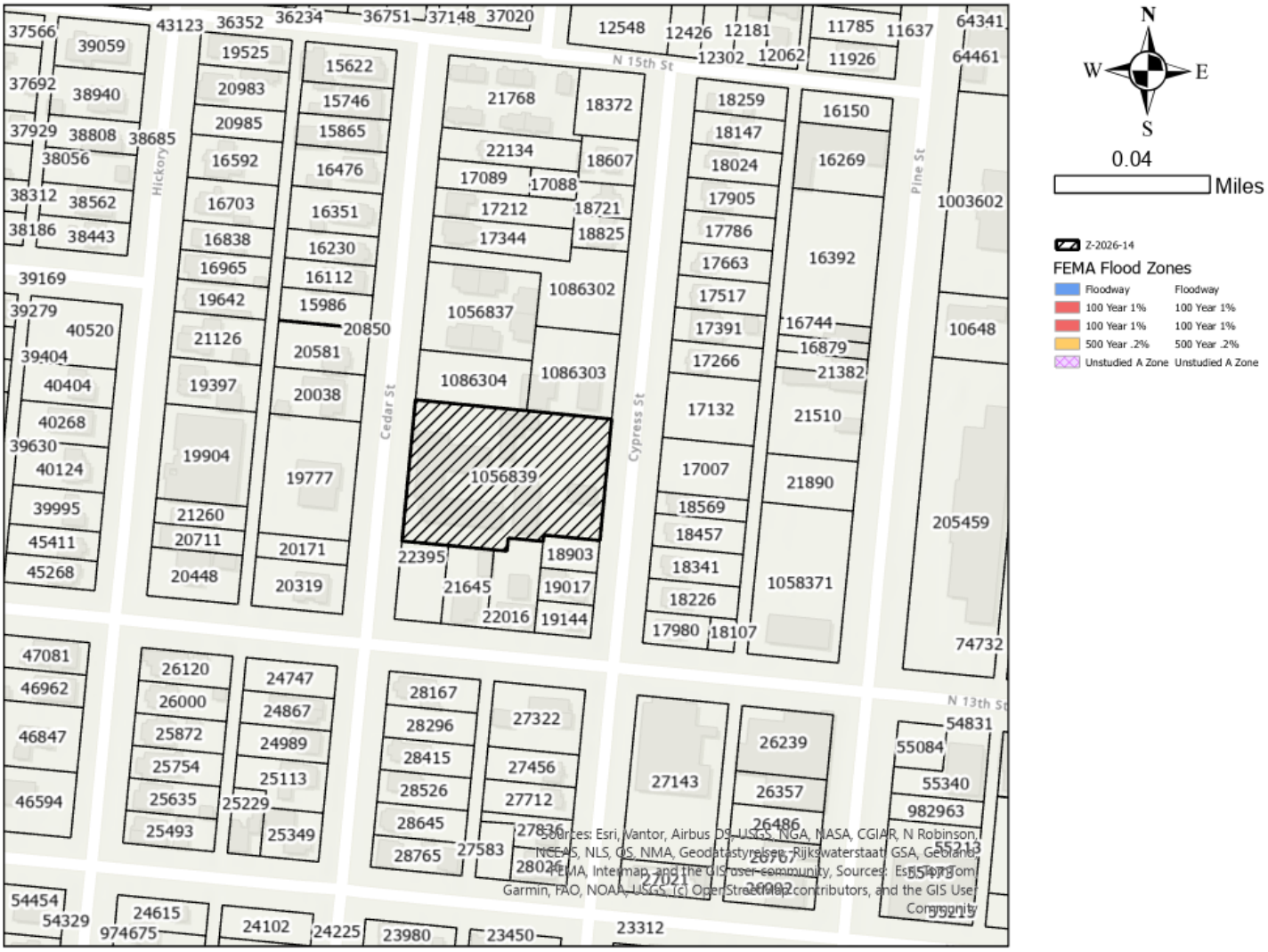


Case # Z-2026-14
March 23, 2026

ZONING MAP


N
W
E
S
0.04
Miles
Z-2026-14
Zoning Districts
HC
MD
MF
O
PD
N 15th St
N 13th St
Hickory
Cedar St
Cypress St
Pine St
Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS User Community, Sources: Esri, Garmin, FAO, NOAA, USGS, and OpenStreetMap contributors, and the GIS User Community

FLOOD MAP


N
W
E
S
0.04
Miles
Z-2026-14
FEMA Flood Zones
Floodway
100 Year 1%
100 Year 1%
500 Year .2%
Unstudied A Zone
Floodway
100 Year 1%
100 Year 1%
500 Year .2%
Unstudied A Zone
N 15th St
N 13th St
Hickory
Cedar St
Cypress St
Pine St
1056839
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

ORDINANCE NO. _____

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

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

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

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

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

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

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

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

ATTEST:

_____
CITY SECRETARY

_____
MAYOR

APPROVED:

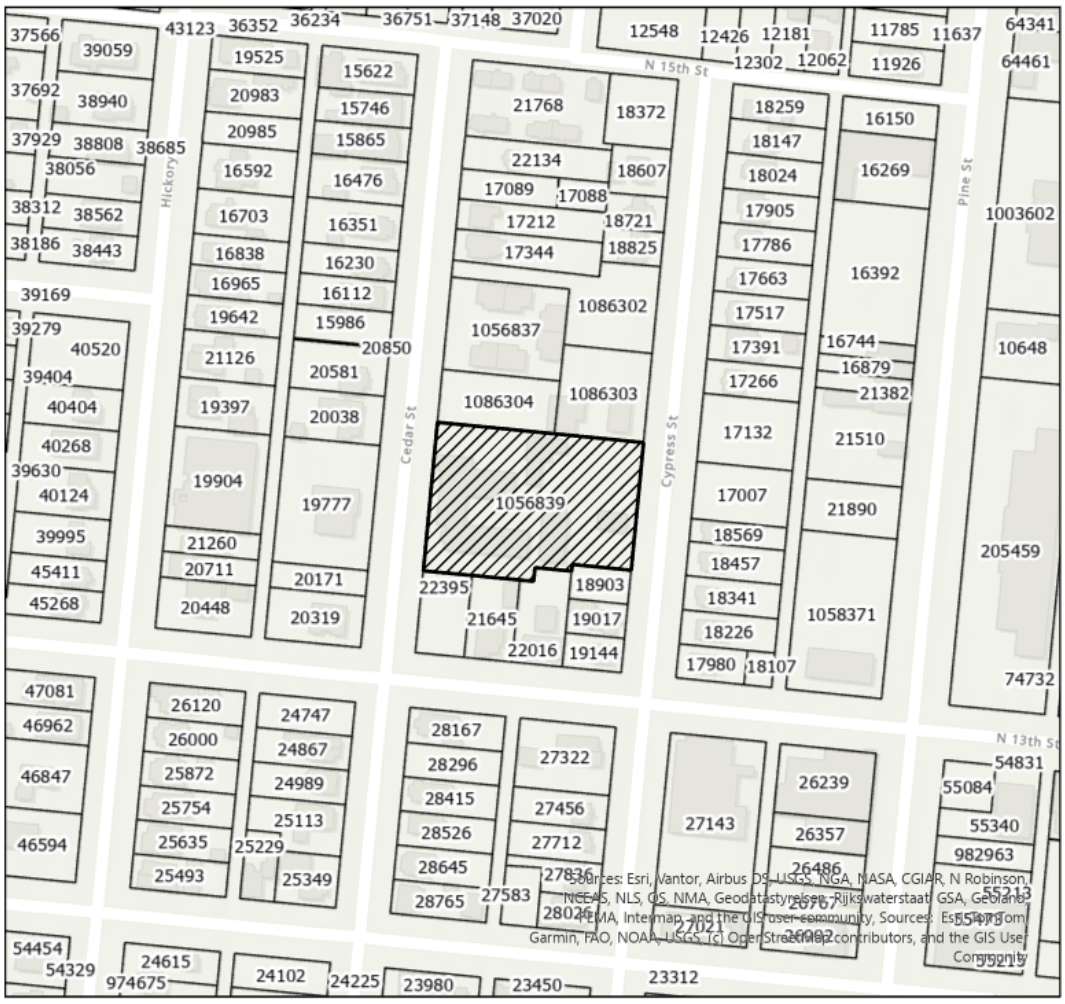
_____
CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

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

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



Located at 1321 Cedar Street

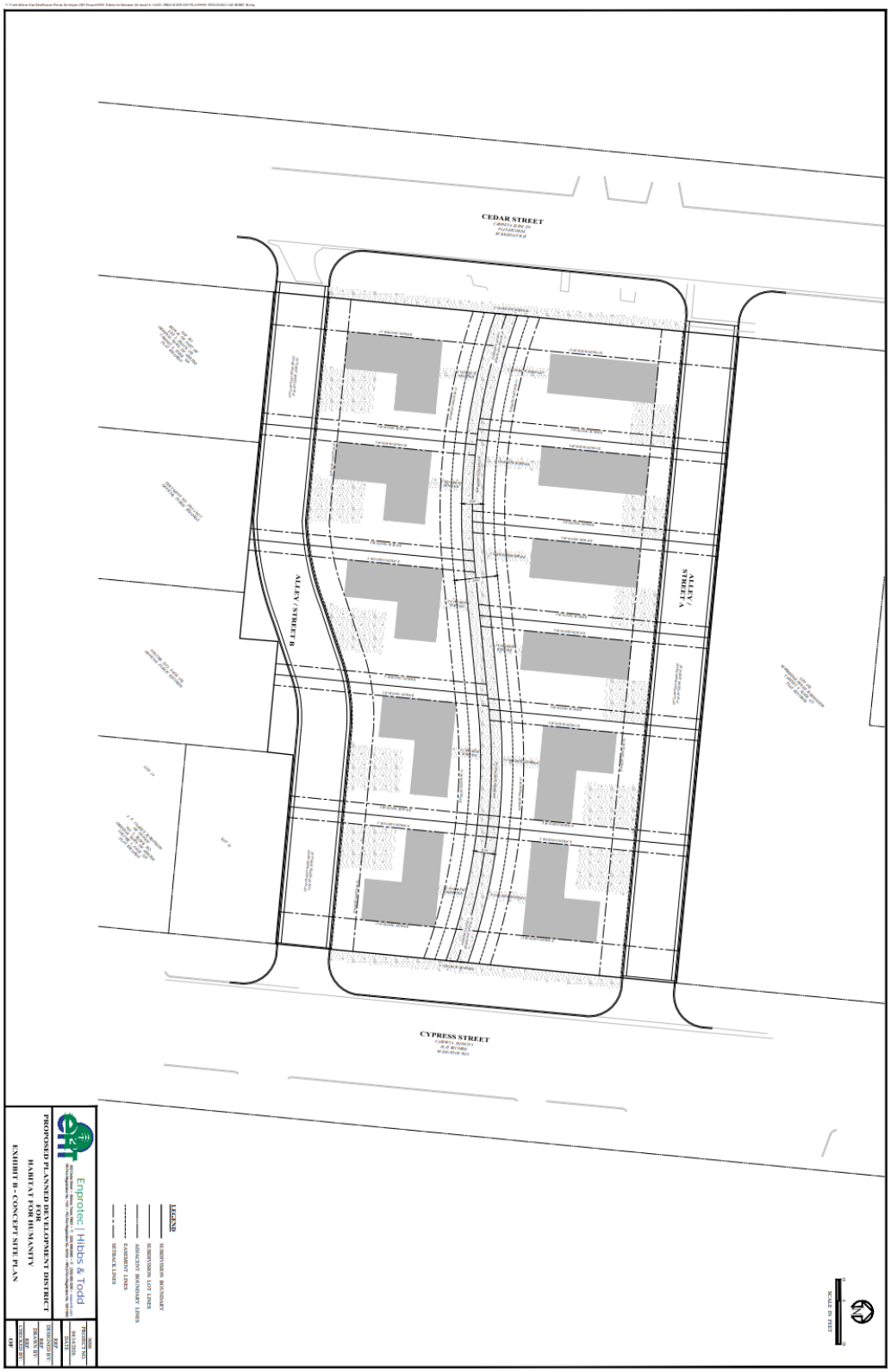
ORDINANCE NO. _____

EXHIBIT B
Base Zoning District, Land Uses, and Development Standards

1. Base Zoning Classification. The base zoning classification for the proposed Planned Development District (PDD-197) shall be Multi-Family Residential (MF). The following residential uses shall be allowed: Bed & Breakfast, Dwelling - Patio Home, and Group Home.
2. Proposed Patio Home Development Standards: Patio home developments under the jurisdiction of PDD-197 shall meet the requirements of the City of Abilene Land Development Code, Section 2.3.2.6 Residential Single-Family Patio Home (PH) District except as modified below:
    a. The property shall develop in accordance with the provisions noted within Exhibit B and the Concept Plan provided in Exhibit C.
    b. Site Layout and Building Requirements:
        i. Maximum Density of Dwelling Units per Acre: no maximum standard
        ii. Minimum Lot Size:
            - Area (square feet): 4,000 square feet.
            - Width (feet): 40 feet.
            - Depth (feet): 90 feet.
        iii. Setbacks:
            - Front Setback (Measured from the centerline of the central sidewalk): 15 feet.
            - Rear Setback (Measured from the adjacent public access & utility easement line): 10 feet.
            - Side Setback (measured from the lot lines): 5 feet (minimum). *Note - There shall be no less than 10 feet of separation between dwellings).
            - Side setback from Cedar Street and Cypress Street shall be a minimum of 15 feet.
            - No minimum garage setback.
            - Refer to Driveway Requirements in Item 3 - Parking Driveways below.
            - Maximum Lot Coverage: 90%.
3. Parking and Driveways:
    a. Each proposed dwelling unit shall have a paved driveway. Driveway shall be a minimum of 24-feet (long) by 20-feet (wide) in dimension and provide enough space to park two (2) vehicles. Driveways shall accommodate parked vehicles such that no portion of the parked vehicle encroaches into the adjacent public access and utility easements.
    b. No parking shall be permitted within the public access and utility easements.
    c. Carports shall be permitted. Carports shall meet the setback requirements noted above.
4. Public Access and Utility Easements:
    a. Storage of personal property, trash, debris, and any other materials is not permitted in the designated public access and utility easements. These easements shall remain open and full access at all times.
    b. Alleys constructed within the public access easements shall be paved with either hot mix asphalt concrete (HMAC) or reinforced concrete paving. Alley pavements shall meet all applicable Design Standards for local, residential streets.
    c. Paved Alleys shall have a minimum width (face of curb to face of curb) of 26-feet.
    d. Pavement (except for driveways) and utilities (water and sewer) within the public access and utility easements are public and shall meet all applicable City of Abilene Design Standards and requirements.
    e. Central Sidewalk. In reference to Exhibit C, the central 10-foot wide concrete sidewalk is considered to be a public sidewalk and has been placed in a public access easement. Sidewalk construction shall meet all applicable City of Abilene Design Standards.

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

EXHIBIT C



END



LEGEND

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

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

PROPOSED PLANNED DEVELOPMENT DISTRICT FOR HABITAT FOR HUMANITY

EXHIBIT B - CONCEPT SITE PLAN

9098	PROJECT NO.
04/14/2026	DATE
RRP	DESIGNED BY:
RRP	DRAWN BY:
RRP	CHECKED BY:
OF	

V:\Vault\Abilene Dat\Dwg\Projects\Private Developers\2025 Projects\9098 - Habitat for Humanity (50 Acres)\10. CAD's, PRELIM SITE DEV PLAN\9098 - PHDD 2026.02.16 (EXHIBIT B).dwg

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

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

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

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

THENCE North 05 degrees 30 minutes 12 seconds East, along the east right of way of Cedar Street, a distance of 216.86 feet to a point for the northwest corner of said Lot 303 and this tract, same being the southwest corner of Lot 302, A Replat of Marbridge House Subdivision of Lot 2, Block 202, Original Town of Abilene, recorded in Cabinet 4, Slide 427, Plat Records, Taylor County, Texas, where a found 1/2 inch iron rod with plastic cap marked "AES 4130" bears 0.7' N 08°17'37" E, and where a found 1/2 inch iron rod in the east right of way of Cedar Street at the northwest corner of said Lot 302 bears 233.1' N 05°30'12" E;

THENCE South 84 degrees 28 minutes 25 seconds East, along the south boundary line of said Lot 302, a distance of 301.46 feet to a set 1/2 inch iron rod with plastic cap marked "H&T" for the northeast corner of said Lot 303 and this tract, same being at the southeast corner of said Lot 302;

THENCE South 05 degrees 36 minutes 10 seconds West a distance of 186.85 feet to a found 1/2 inch iron rod with plastic cap marked "RPLS 4130" at the southeast corner of said Lot 303 and this tract, same being at the northeast corner of Lot 13, J.F. Clark's Subdivision out of No. 2, Block 202, Original Town of Abilene, recorded in Volume 1, Page 220, Plat Records;

THENCE North 84 degrees 41 minutes 06 seconds West a distance of 88.06 feet to a found 1/2 inch iron rod with plastic cap marked "RPLS 4130" at an angle point in the south boundary line of said Lot 303 and this tract, same being at the northwest corner of said Lot 13;

THENCE South 06 degrees 30 minutes 14 seconds West a distance of 12.05 feet to a found 1/2 inch iron pipe at an interior corner in the south boundary line of said Lot 303 and this tract, same being at the northeast corner of a tract recorded in Volume 2512, Page 550, Official Public Records, Taylor County, Texas;

THENCE North 84 degrees 36 minutes 57 seconds West a distance of 51.55 feet to a found 1/2 inch iron rod with unreadable red, plastic cap at an angle point in the south boundary line of said Lot 303 and this tract, same being at an interior corner in the north boundary line of said tract recorded in Volume 2512, Page 550;

THENCE South 04 degrees 47 minutes 12 seconds West a distance of 17.75 feet to a found 1/2 inch iron rod with unreadable red, plastic cap at an interior corner in the south boundary line of said Lot 303 and this tract, same being at an angle point in the north boundary line of said tract recorded in Volume 2512, Page 550;

THENCE North 84 degrees 23 minutes 22 seconds West, at 91.4' passing a found 3/8 inch iron rod at the northeast corner of said Lot 201, continuing a total distance of 161.55 feet to the Point of Beginning
containing an area of 1.419 acres. Surveyed in April 2025.

CITY OF ABILENE TEXAS

ABILENE IMPROVEMENT CORP
400 PINE STSTE 500
ABILENE, TX 79601-5137

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number Z-2026-14 **March 17, 2026**

The Planning and Zoning Commission of the City of Abilene will hold a public hearing on **April 7, 2026, at 1:30 PM** in the Council Chambers. The Council Chambers are located on the second floor of City Hall at 555 Walnut Street in Abilene, Texas. The owner or the owner's agent is requesting to Change the Zoning of Approximately 1.42 Acres from Residential Multifamily to Planned Development District (PDD-197) Zoning. The use of the proposed PDD is for a Patio Home Development. Located at 1321 Cedar St. Legal Description Being Lot 303, Marbridge House Subdivision, Abilene, Taylor County, Texas.

This public hearing is open to any interested person. Your opinions, objections, and comments relative to this may be expressed in writing, or in person at the public hearing. The City of Abilene encourages you to participate in this process. You will find a response form at the bottom of this letter that you may complete, cut off, and mail to the City. All written responses must be signed by the respondent per State law.

The area highlighted on the map by striped lines is being considered for a zone change. The solid boundary line surrounding the highlighted area is a state mandated 200' notification area. You are receiving this letter because your address is located within this notification area.

If approved by the Planning and Zoning Commission, or if denied and promptly appealed to Abilene's City Council, this case will be heard by City Council for a final reading with a public hearing on **May 14, 2026, at 8:30 AM** in the Council Chambers.

If you have any questions, please contact Adam Holland at 325-676-6237 or by email address planning@abilenetx.gov

---

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-14

You may indicate your position on this request by detaching this sheet at the dotted line and returning it to the address below. Additional comment space is provided on the back of this response form. You may also attach additional sheets if needed. All correspondence must be signed and include your name and address. All responses must be received within 5 days of the meeting to be placed in the agenda packet. Please mail the response form to:

Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.

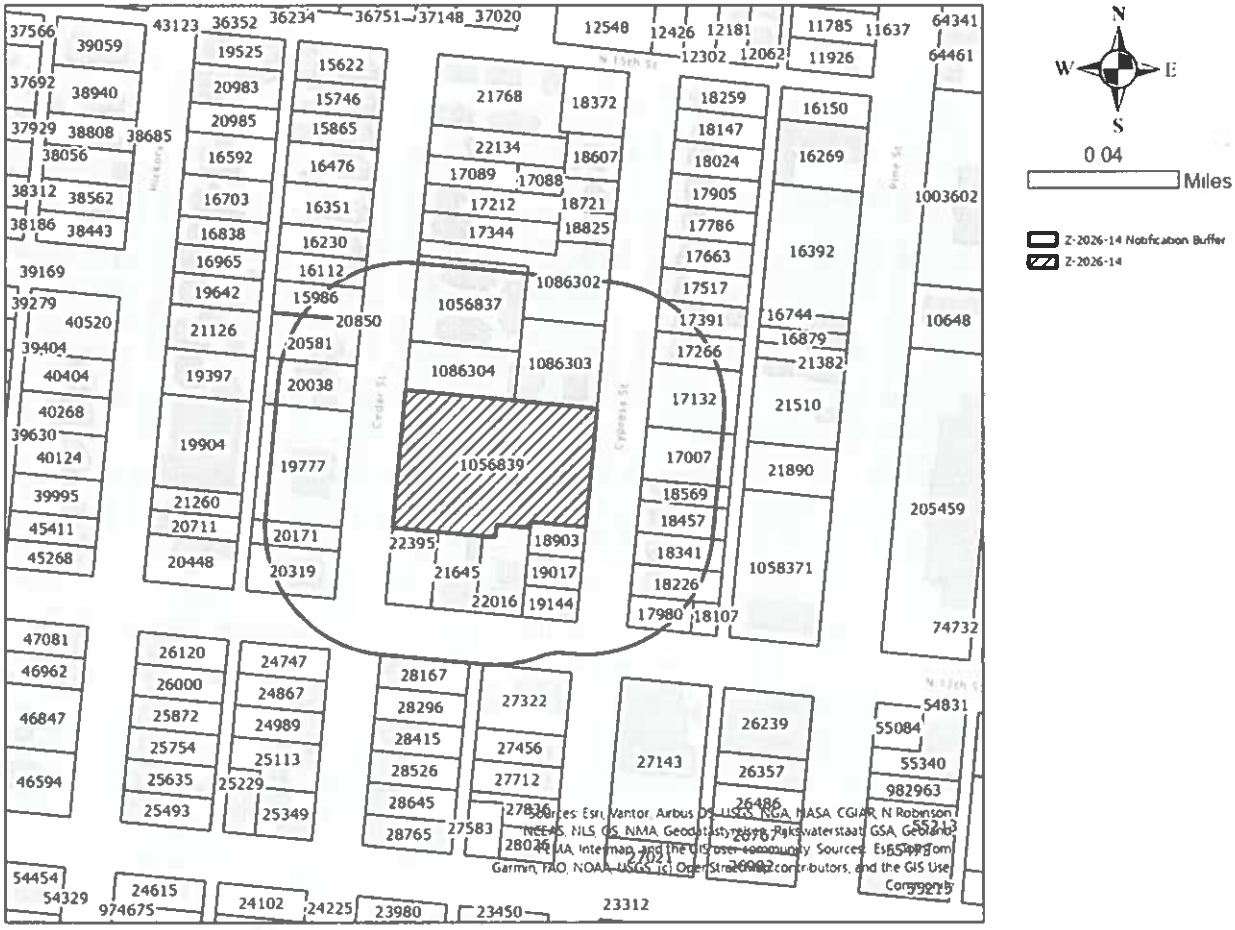
Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Property Zoning:	MF, MD	Your Name:	ABILENE IMPROVEMENT CORP	I am in favor ☑
Requestor's Proposed Zoning:	PDD-197	Your Address:	1341 CYPRESS ST	
Requestor's Parcel ID:	1056839	Your Parcel ID:	17007	I am opposed ☐

Signature: [signature] M/ MC ADMINISTRATOR

CITY OF ABILENE TEXAS

Z-2026-14



If opposed, please provide comments:

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-14

You may indicate your position on this request by detaching this sheet at the dotted line and returning it to the address below. Additional comment space is provided on the back of this response form. You may also attach additional sheets if needed. All correspondence must be signed and include your name and address. All responses must be received within 5 days of the meeting to be placed in the agenda packet. Please mail the response form to:

Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.

MAR 31 AM10:26

Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Property Zoning:	MF, MD	Your Name:	MC FADIN T E	I am in favor ☒
Requestor's Proposed Zoning:	PDD-197	Your Address:	1342 1/2 CEDAR ST	
Requestor's Parcel ID:	1056839	Your Parcel ID:	20038	I am opposed ☐

Signature: T E McFadin

ING NOTIFICATION RESPONSE FORM CASE: Z-2026-14

You may indicate your position on this request by detaching this sheet at the dotted line and returning it to the address below. Additional comment space is provided on the back of this response form. You may also attach additional sheets if needed. All correspondence must be signed and include your name and address. All responses must be received within 5 days of the meeting to be placed in the agenda packet. Please mail the response form to:

Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.

APR 15 AM 9:27

Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Property Zoning:	MF, MD	Your Name:	KASHWITNA ARLO ENTERPRISES LLC	I am in favor ☐
Requestor's Proposed Zoning:	PDD-197	Your Address:	1301 CEDAR ST	
Requestor's Parcel ID:	1056839	Your Parcel ID:	22395	I am opposed ☒

Signature: _____

If opposed, please provide comments:

A multi family development could erode the calmness of this peaceful neighborhood and add unnecessary congestion to the area. In addition it would add to noise levels, reduced privacy and undermine already in place parking for residents. The construction alone stands to be disruptive to community members and raise the already high property tax that citizens are struggling to afford. I object to the change because of the possible negative community impact, public safety and the possible attraction of more crime to the area.

REZONE REQUEST

Case:	Z-2026-14
Agent:	eHT
Owner:	Habitat for Humanity
Request:	Create a Planned Development District to allow for a new subdivision of
patio	homes with specific standards.
Location:	Located at 1321 Cedar St.
Notification:	1 in Favor, 2 in Opposition
Planning & Zoning:	April 7, 2026
Council Hearing:	April 23, 2026
	May 14, 2026

CITY OF ABILENE TEXAS

AERIAL LOCATION MAP



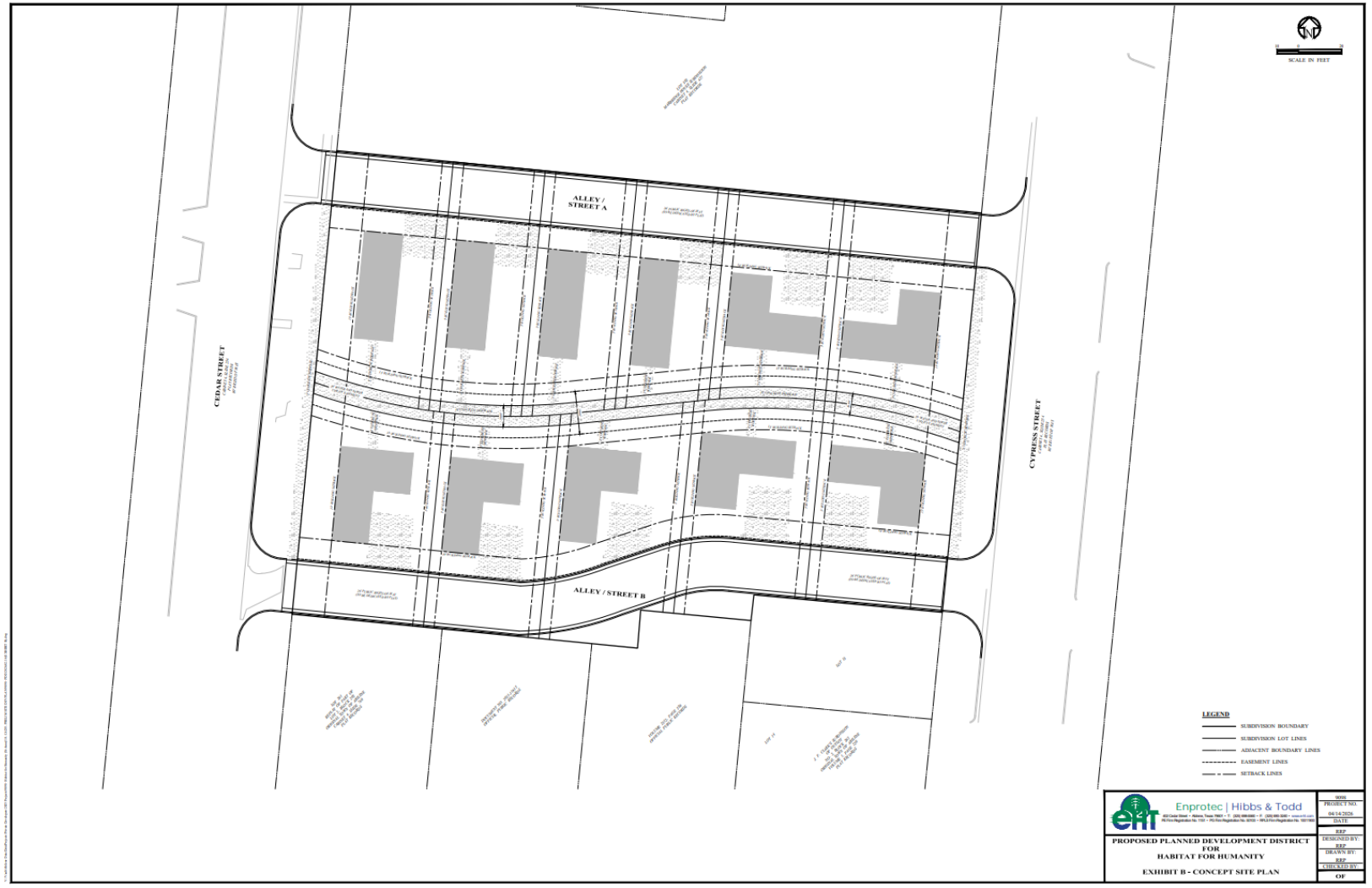
CITY OF ABILENE TEXAS

ZONING MAP



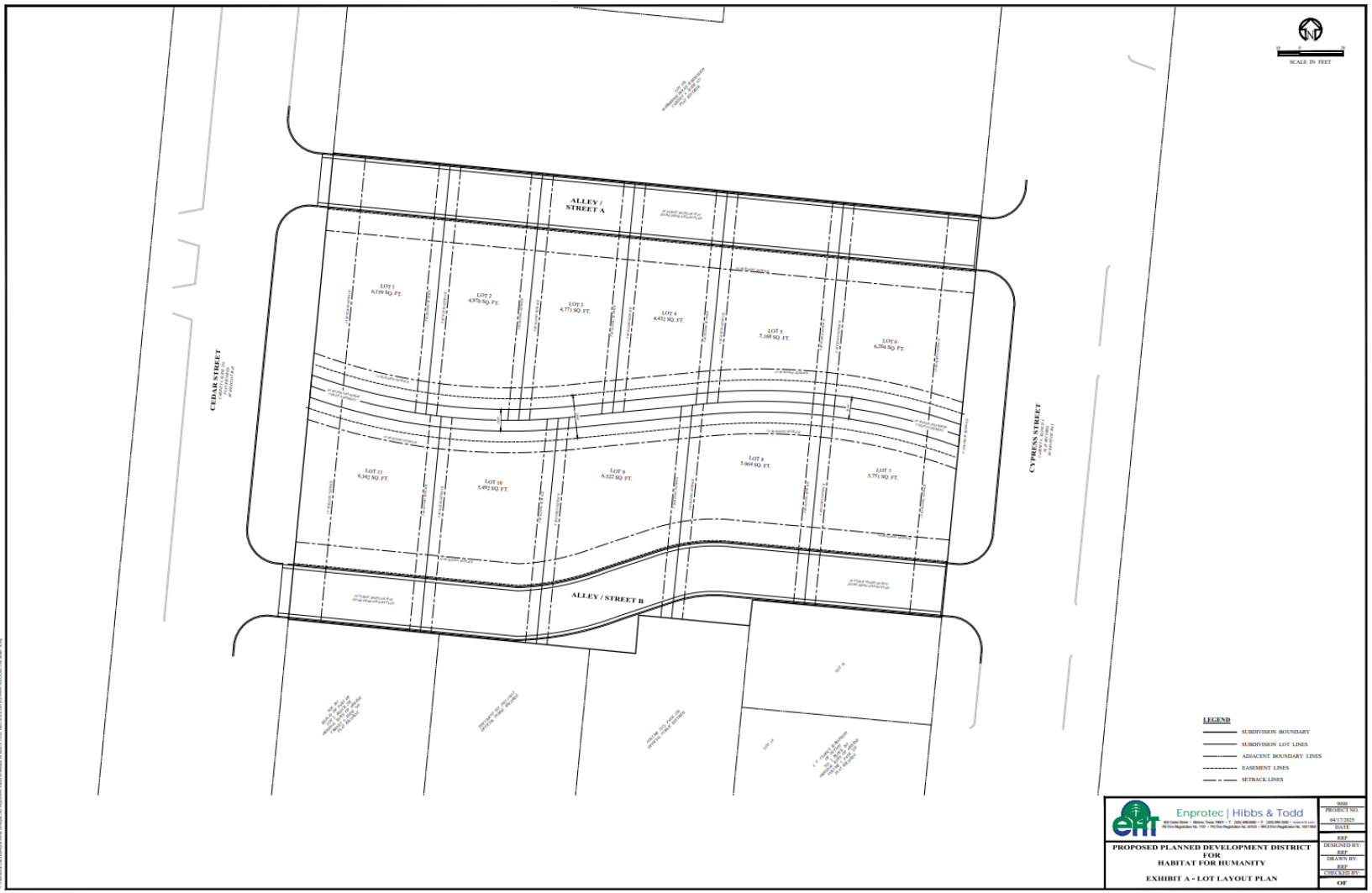
CITY OF ABILENE TEXAS

CONCEPT SITE PLAN



CITY OF ABILENE TEXAS

LOT LAYOUT PLAN



CITY OF ABILENE TEXAS

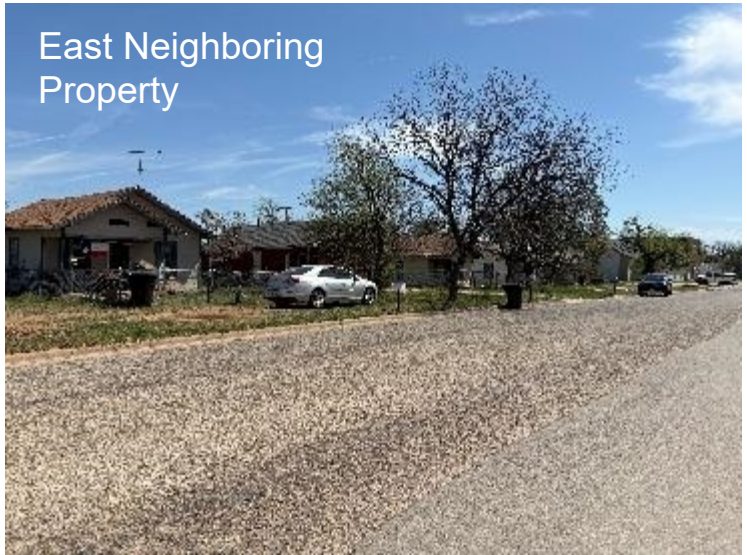
PROPERTY VIEWS





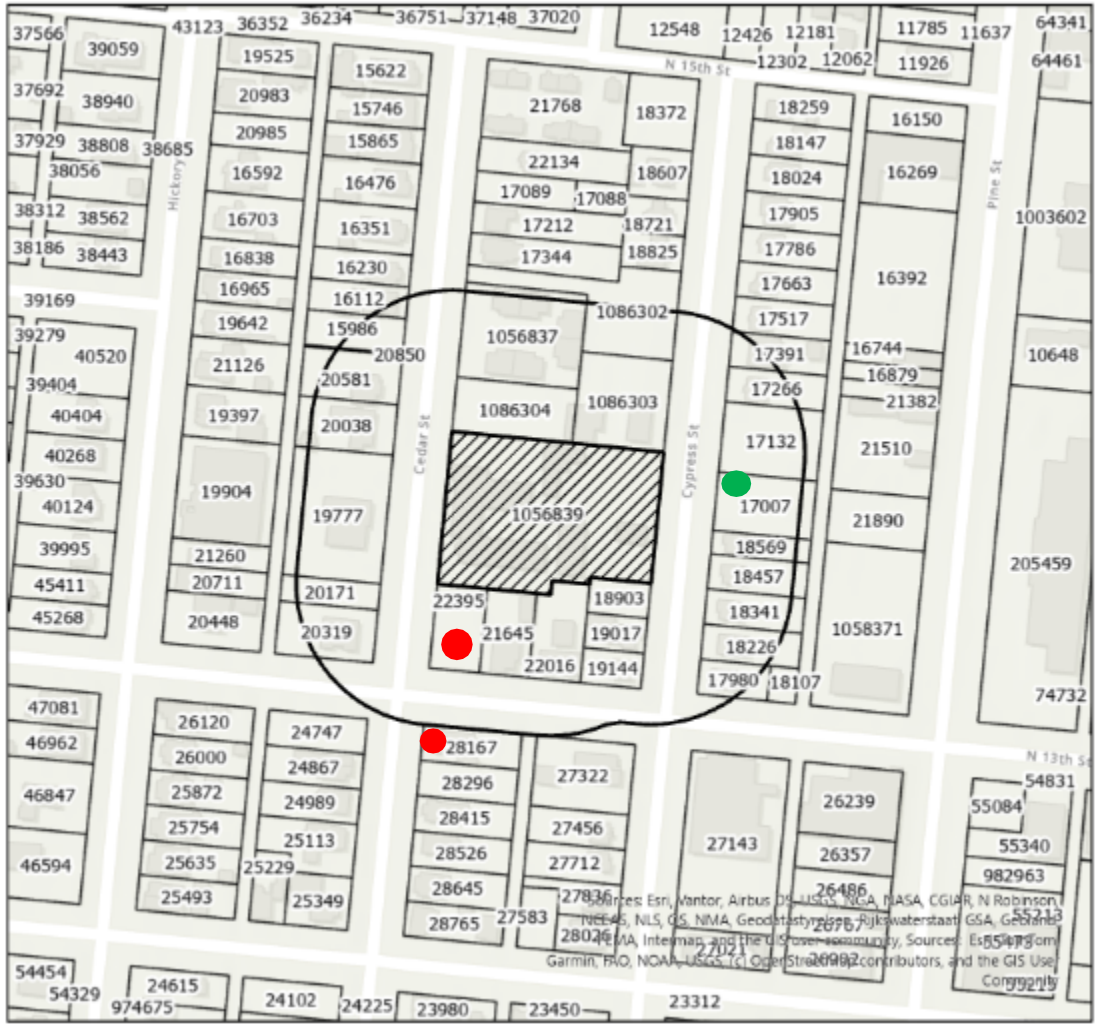


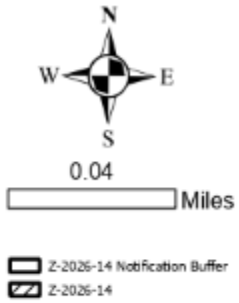




CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP





1 - in Favor -

2 - in Opposition –

2.63% Opposition

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATIONS

The request is consistent with:

- The *Comprehensive Plan;*
- The surrounding uses and zoning;
- Generally accepted planning principals; and
- The Criteria for Approval in the LDC.

Planning and Zoning Commission Recommendation: **Approval with the following conditions:**

Amending section 4.d. and 4.e. to read as follows:

- 4.d. Pavement (except for driveways) and utilities (water and sewer) within the public access and utility easements are public and shall meet all applicable City of Abilene Design Standards and requirements.
- 4.e. Central Sidewalk. In reference to Exhibit B, the central 10-foot-wide concrete sidewalk is considered to be a public sidewalk and has been placed in a public access easement. Sidewalk construction shall meet all applicable City of Abilene Design Standards.

CITY OF ABILENE TEXAS

Questions?

CITY OF ABILENE TEXAS

CITY COUNCIL MEMORANDUM
5/14/2026

TO: **Emily Crawford, City Manager**

FROM: **Tim Littlejohn, Director of Planning & Development Services**

ITEM: **27. Ordinance (Final Reading) 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. *(Tim Littlejohn)***

GENERAL INFORMATION

The property was annexed in 1959 and currently has a residence and a shop. The shop has been previously used for automotive fabrication and machining. PDD-39 was designed to allow the residence and the shop to be on the same lot, to follow RS-6 standards and specifically allow automotive modification and repairs. The applicant is proposing to add welding, small parts fabrication, and firearms modification to the existing uses.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommends approval.

ATTACHMENTS:

1. PDD-39 Ordinance AM1
2. Staff Report
3. 1011091
4. Presentation

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, CONCERNING PDD-104 AND ORDINANCE 24-2006; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 2 (Zoning Regulations) of the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit A, attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars ($2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PASSED ON FIRST READING the 23rd day of April, 2026.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 14th day of May, 2026.

ATTEST:

_____
CITY SECRETARY

_____
MAYOR

APPROVED:

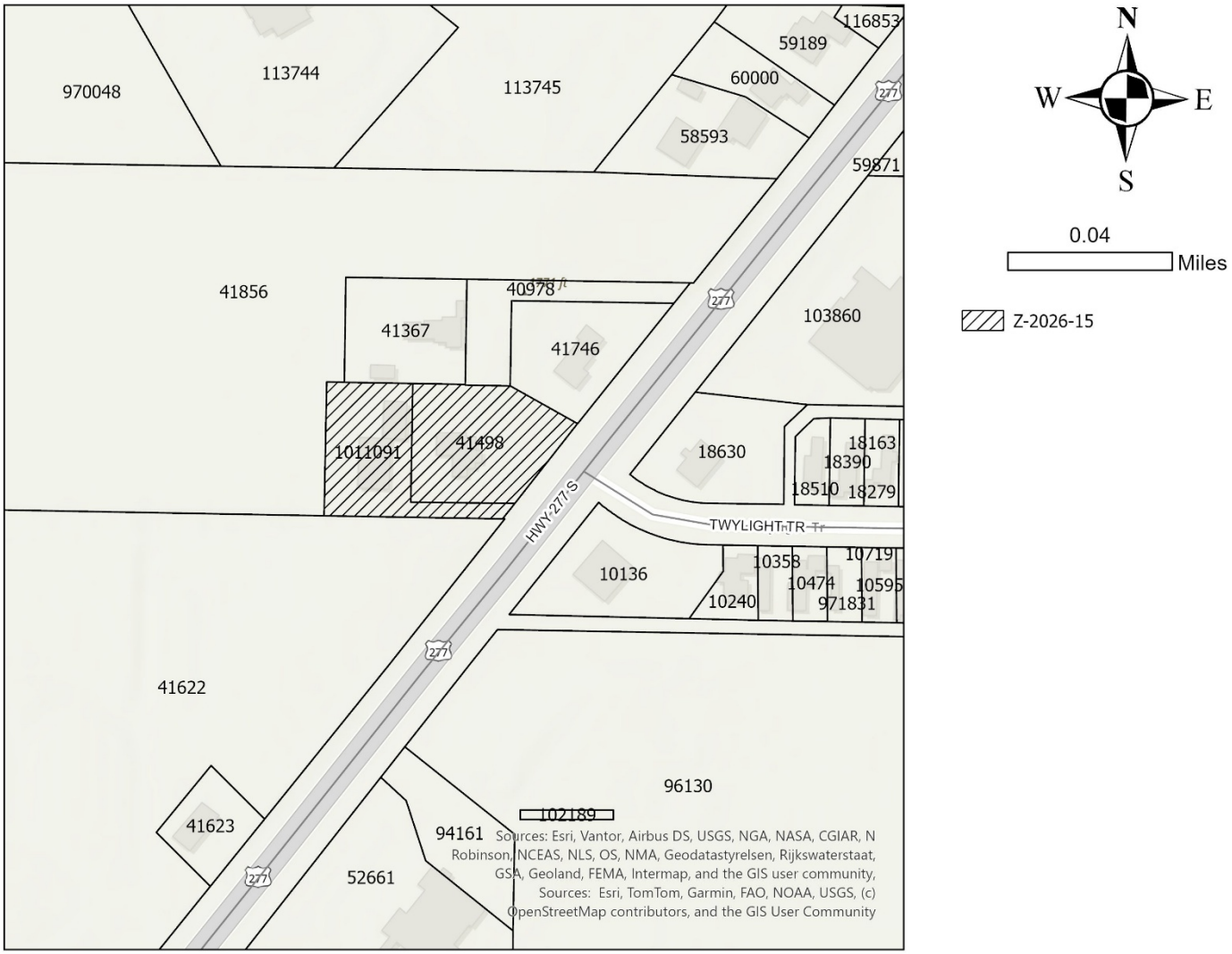
_____
CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

Amend Specific Modifications A(1).

Add: The use of small parts fabrication, welding, and firearm modification is permitted within Tracts 1 & 2.



END

ZONING CASE
Z-2026-15
STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

Scheduled Hearings
Planning & Zoning Commission: April 7, 2026
City Council 1st Reading: April 23, 2026
City Council 2nd Reading: May 14, 2026

Applicant
Owner: Luke Weems

Case Manager
Mason Teegardin – Planning Division Manager

Request
Amend the Terms and Conditions of a Planned Development (PDD-39). Specifically, to add welding, small parts fabrication, and firearm modification as permitted uses.

Location
Located at 5550 HWY 277 S. Legal description being 1.4 acres out of the William Bishop Survey No. 43, Abilene, Taylor County, Texas.

Background
The property was annexed in 1959 and currently has a residence and a shop. The shop has been previously used for automotive fabrication and machining. PDD-39 was designed to allow the residence and the shop to be on the same lot, to follow RS-6 standards and specifically allow automotive modification and repairs. The applicant is proposing to add welding, small parts fabrication, and firearms modification to the existing uses.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	AO, RS-6	Residences
East	O, PD	Offices/Monument Sales
South	AO	Cemetery
West	PH	Vacant

Criteria Assessment
Section 1.4.1.4 of Abilene's Land Development Code states that, in making a determination regarding a requested zoning change, the Planning and Zoning Commission and the City Council may consider the following factors:

(1) Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use and Development Plan Map, as amended.
The proposed zoning change is consistent with the intent of the Comprehensive Plan and the intent of the PDD.

(2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.

The proposed use would be appropriate in the surrounding area and would be less intense as the previous automotive use.

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.

This property is in accordance with all required utilities.

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.

None known.

Planning & Zoning Commission Recommendation

P&Z recommends **approval.**

Attachments

- Presentation
- Original Ordinance

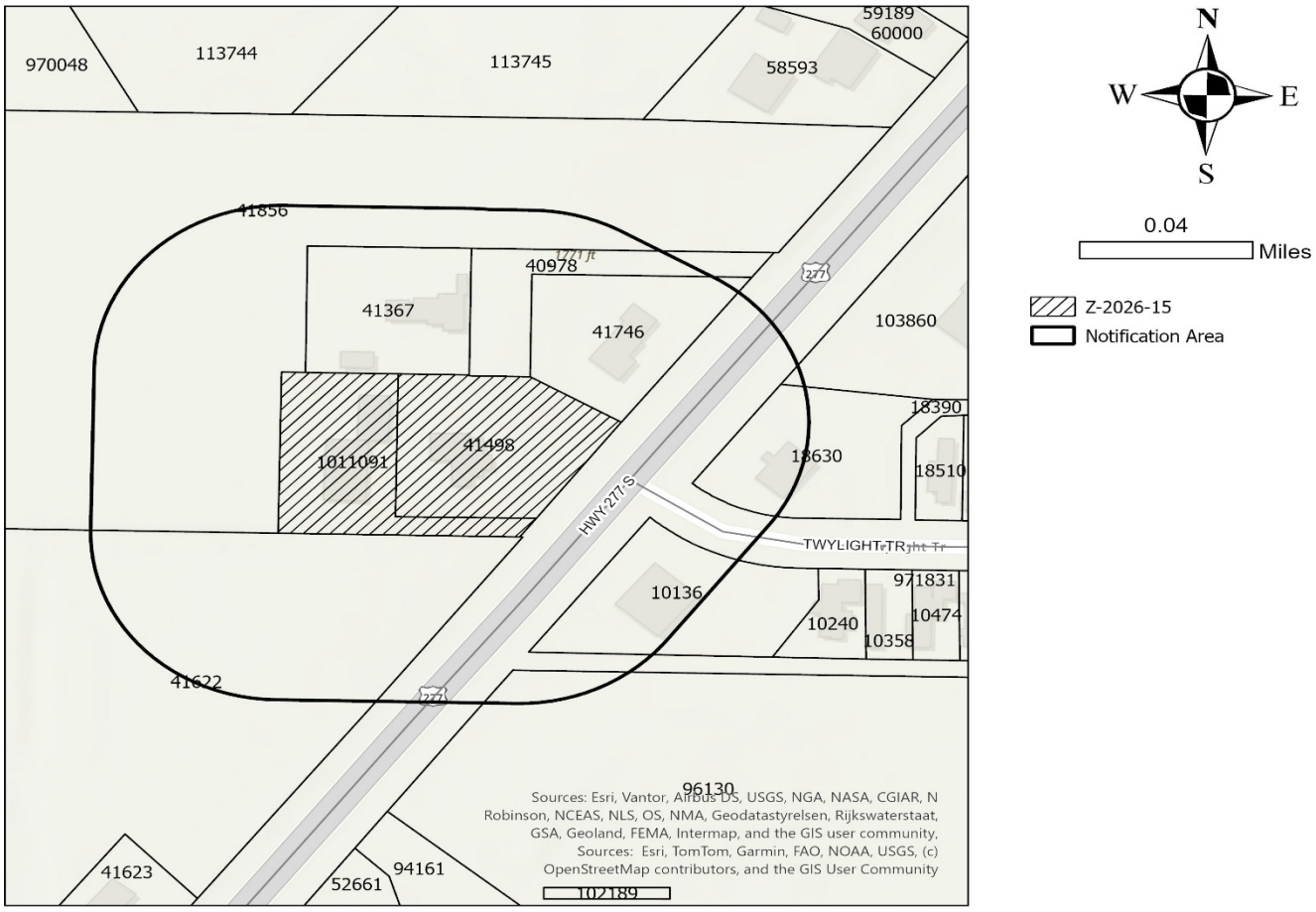
Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 20, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

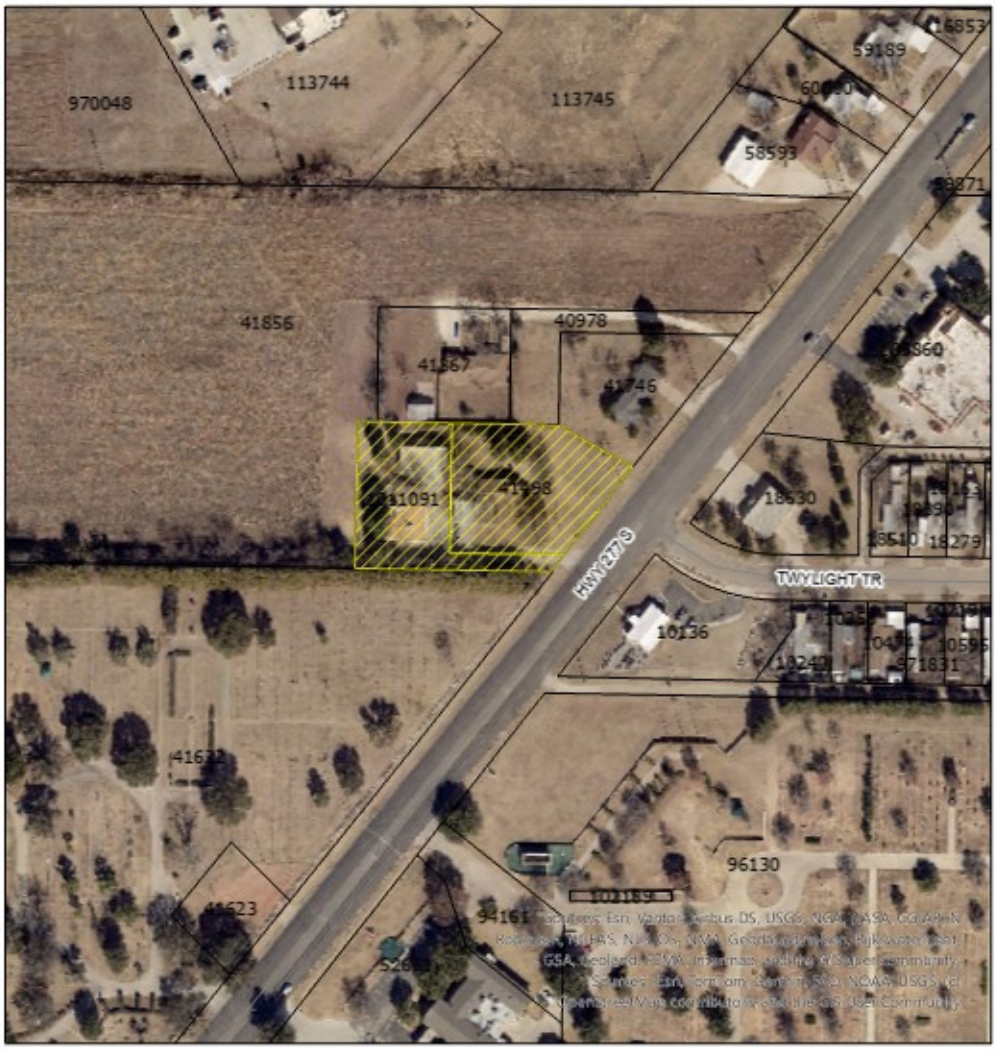
PROPERTY OWNER Legend: O - Opposed, F - In Favor

OWNER	SITUS	PROP_ID	RESPONSE
DADDYMAC & CICI PROPERTY LLC	5533 HWY 277 S	18630	
FAITH DELIVERANCE COMMUNITY	5501 HWY 277 S	103860	
LEGACY FUNERAL HOLDINGS LLC	5726 HWY 277 S	41622	
DIRECTORS CEMETERY (TEXAS) INC	5617 HWY 277 S	96130	
ATHENS MONUMENT LLC	5601 HWY 277 S	10136	
BROWDER EDDIE		1011091	
TOWNE ALICE JANE	5526 HWY 277 S	41746	
WEST JARROD	5550 HWY 277 S	41498	
HOLLINGSWORTH PATTIE	5534 HWY 277 S	40978	
TOWNE SCOTT ARTHUR	5542 HWY 277 S	41367	
WHITNEY ENTERPRISE LLC		41856	

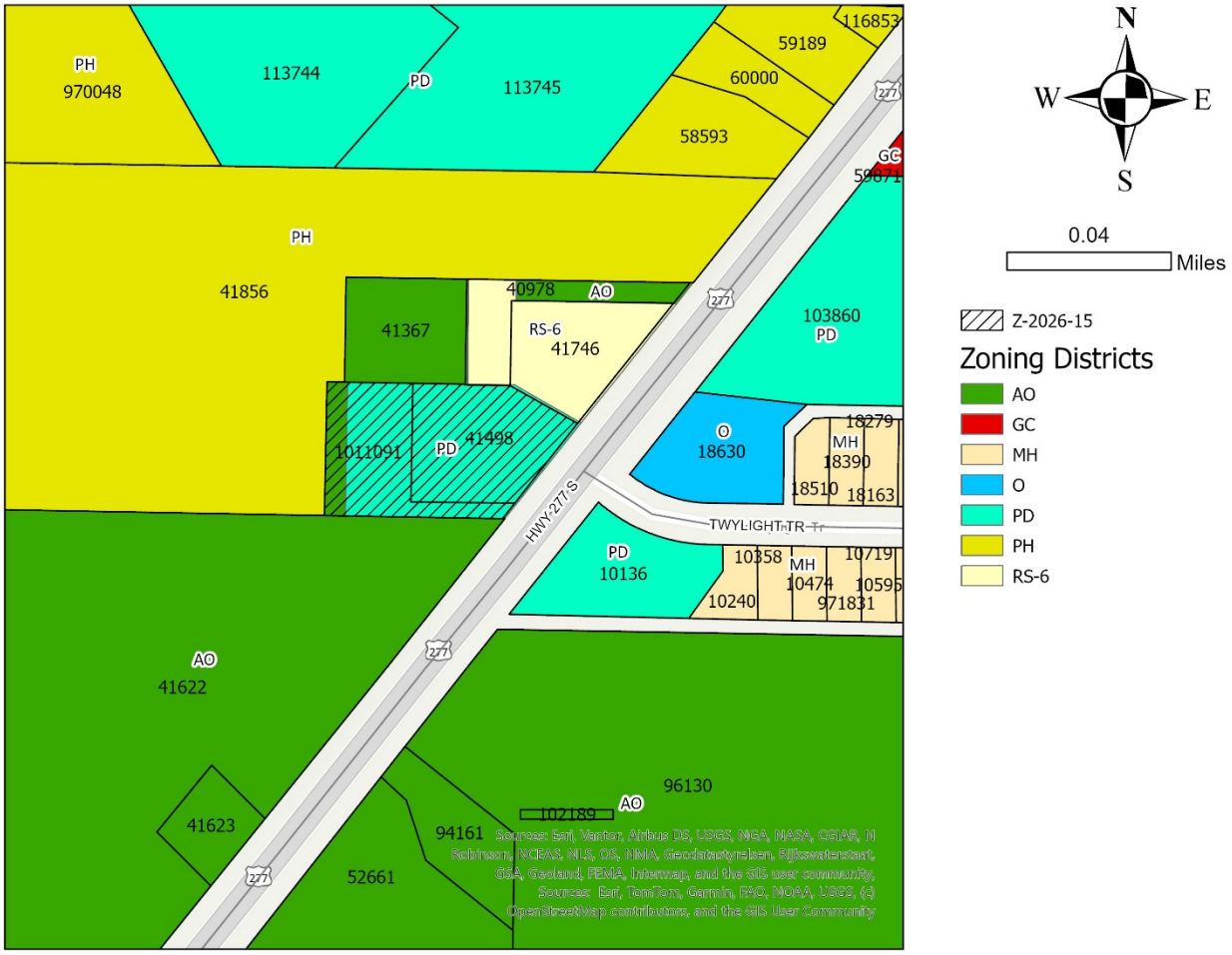
NOTIFICATION MAP



LOCATION MAP

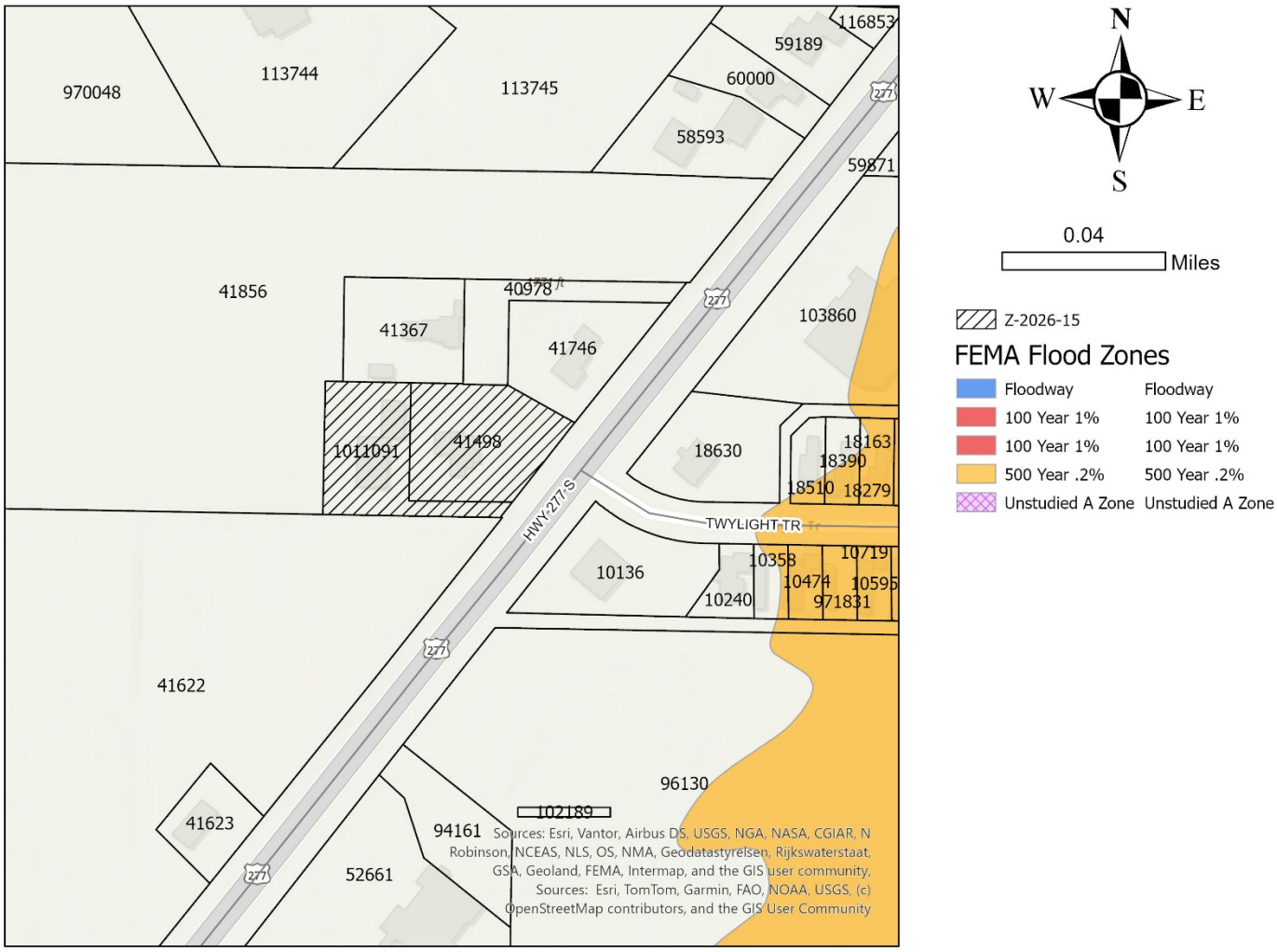


ZONING MAP



Case # Z-2026-15
March 23, 2026

FLOOD MAP


116853
59189
970048
113744
113745
60000
277
58593
59871
41856
40978
277
103860
41367
41746
1011091
41498
18630
18163
18390
18510
18279
HWY-277-S
TWYLIGHT TR
10719
10358
10136
10474
10595
10240
971831
277
41622
96130
102189
41623
94161
277
52661
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
N
W
E
S
0.04
Miles
Z-2026-15
FEMA Flood Zones
Floodway
Floodway
100 Year 1%
100 Year 1%
100 Year 1%
100 Year 1%
500 Year .2%
500 Year .2%
Unstudied A Zone
Unstudied A Zone

CATION RESPONSE FORM CASE: Z-2026-15

your position on this request by detaching this sheet at the dotted line and returning it to the address
nal comment space is provided on the back of this response form. You may also attach additional sheets if
correspondence must be signed and include your name and address. All responses must be received within 5
ne meeting to be placed in the agenda packet. Please mail the response form to:

Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.

MAR 30 AM 10:22

Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Property Zoning:	PDD-39	Your Name:	BROWDER EDDIE	I am in favor ☑
Requestor's Proposed Zoning:	PDD-39	Your Address:		
Requestor's Parcel ID:	41498 & 1011091	Your Parcel ID:	1011091	I am opposed ☐

Signature: Eddie L Browder

REZONE REQUEST

Case: Z-2026-15

Owner: Luke Weems

Request: Amend the Terms and Conditions of a Planned Development (PDD-39). Specifically, to add welding, small parts fabrication, and firearm modification as permitted uses.

Location: 5550 HWY 277 S

Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: April 7, 2026

Council Hearing: April 23, 2026

May 14, 2026

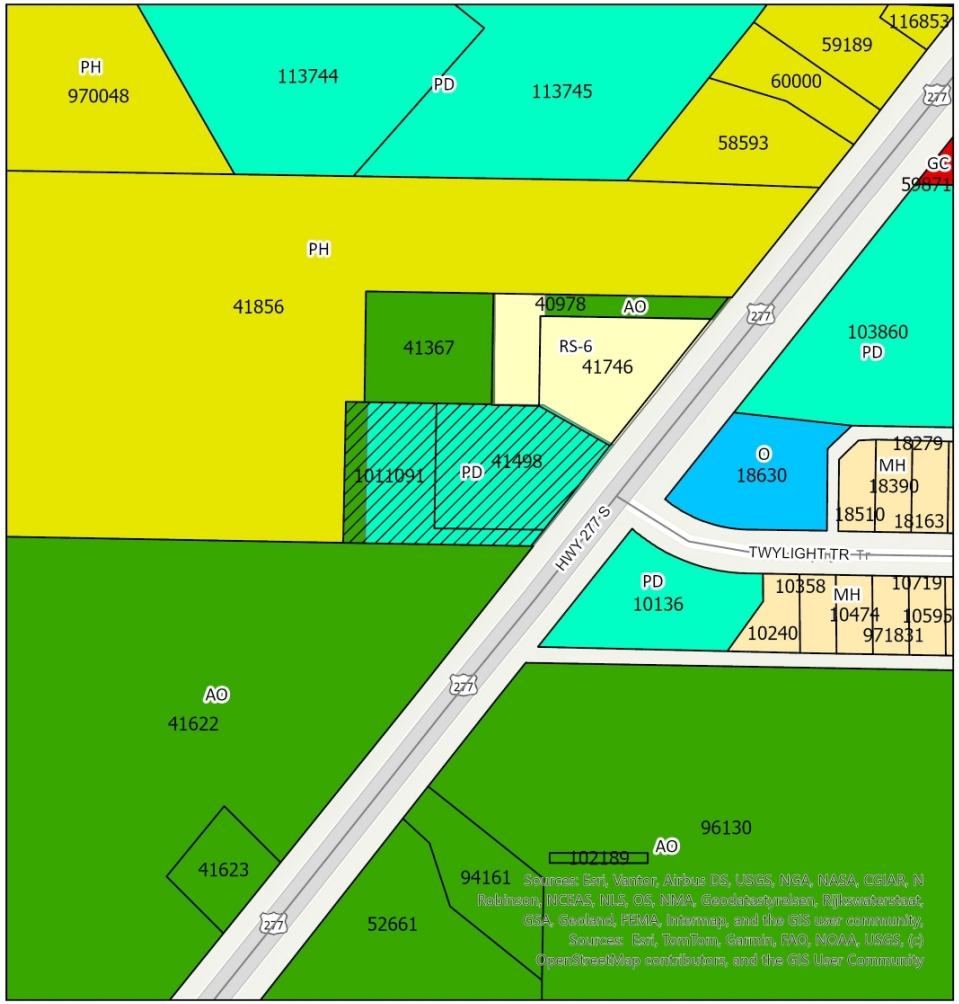
CITY OF ABILENE TEXAS

AERIAL LOCATION MAP



CITY OF ABILENE TEXAS

ZONING MAP





0.04 Miles

Z-2026-15

Zoning Districts

- AO
- GC
- MH
- O
- PD
- PH
- RS-6

CITY OF ABILENE TEXAS

PROPERTY VIEWS

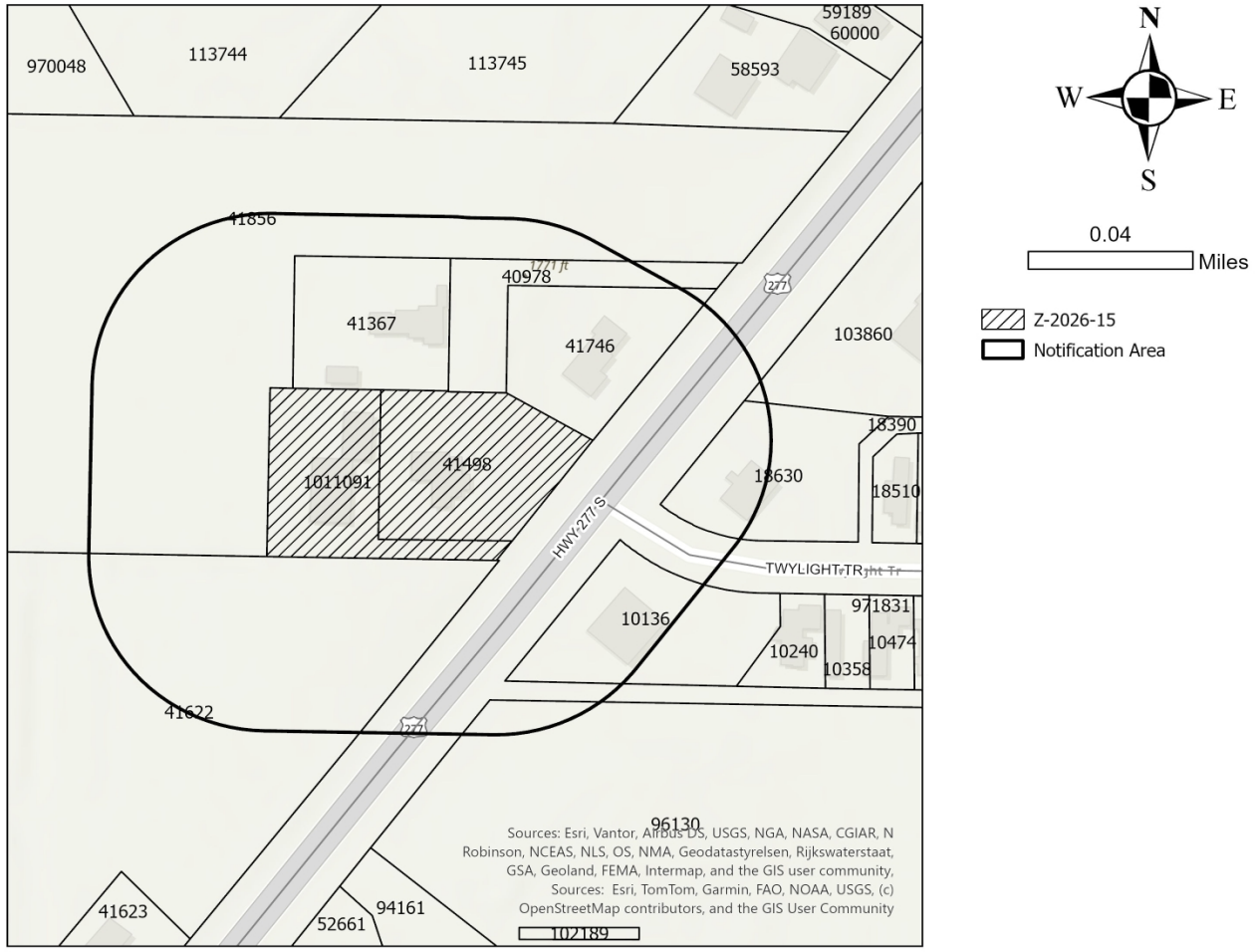






CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP



0 - in Favor -

0 - in Opposition -

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATIONS

The request is consistent with:

- The *Comprehensive Plan;*
- The surrounding uses and zoning;
- Generally accepted planning principals; and
- The Criteria for Approval in the LDC.

P&Z recommends **approval.**

CITY OF ABILENE TEXAS

Questions?

CITY COUNCIL MEMORANDUM
5/14/2026

TO: **Emily Crawford, City Manager**

FROM: **Tim Littlejohn, Director of Planning & Development Services**

ITEM: **28. Ordinance (Final Reading) 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. *(Tim Littlejohn)***

GENERAL INFORMATION

The subject property was annexed into the City limits in 1951 and has remained residentially zoned since. The subject property is currently being renovated to be used as an office.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommends approval.

ATTACHMENTS:

1. Ordinance
2. Staff Report
3. 2381 S 32nd St
4. 2359 S 32nd St
5. 2364 S 32nd St
6. Presentation

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING A CERTAIN PROPERTY; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 2 (Zoning Regulations) of the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit A, attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars ($2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PASSED ON FIRST READING the 23rd day of April, 2026.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 14th day of May, 2026.

ATTEST:

_____
CITY SECRETARY

_____
MAYOR

APPROVED:

_____
CITY ATTORNEY

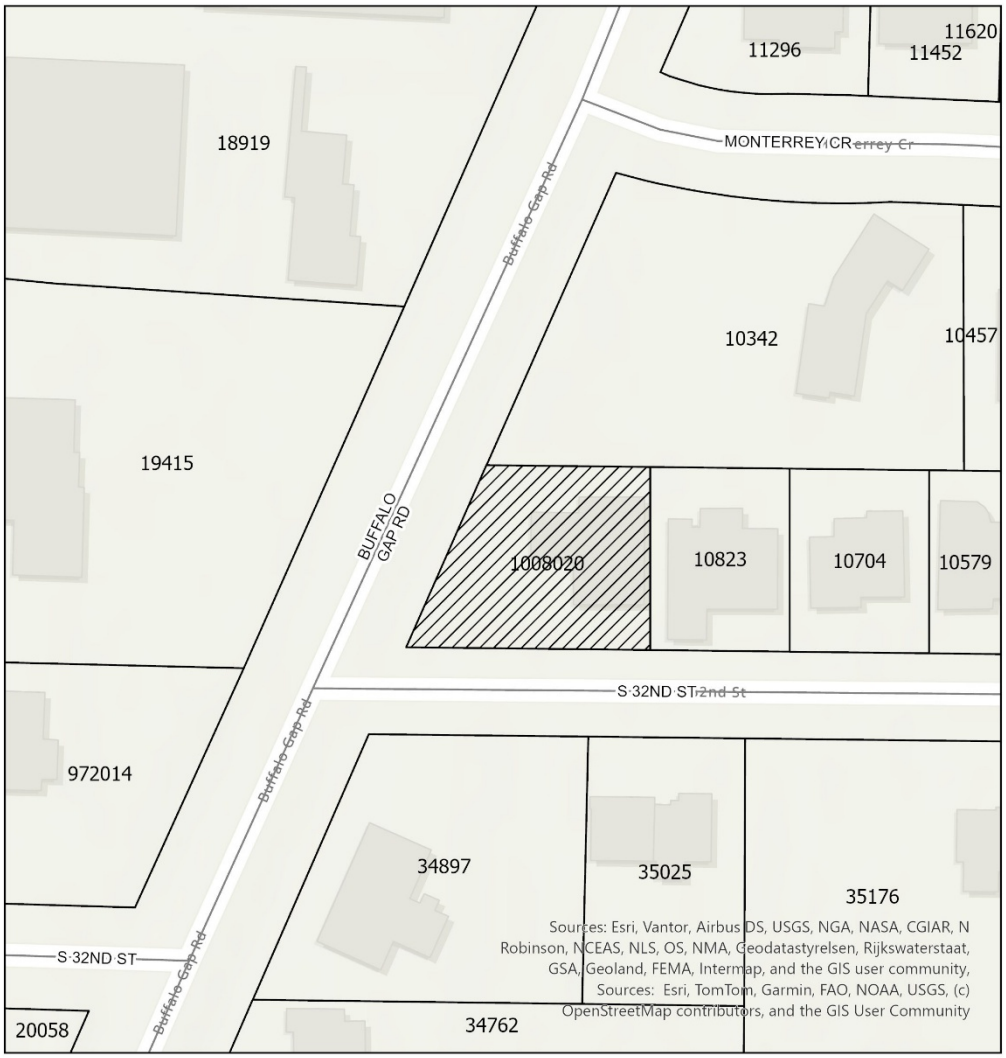
ORDINANCE NO. _____

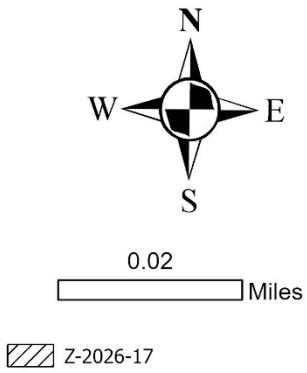
EXHIBIT A

Change the zoning of approximately 0.26 acres from Residential Single Family (RS-8) to Neighborhood Office (NO).

Legal description being Lot 106, Block 1, Monterrey Place, Abilene, Taylor County, Texas.

Located at 2380 S 32nd Street.





END

ZONING CASE
Z-2026-17
STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

Scheduled Hearings
Planning & Zoning Commission: April 7, 2026
City Council 1st Reading: April 23, 2026
City Council 2nd Reading: May 14, 2026

Applicant
Owner: Kevin and Katie Parnell (K3HP Holdings LLC)

Case Manager
Kera Valois – Planner

Request
Change the zoning of approximately 0.26 acres from Residential Single Family (RS-8) to Neighborhood Office (NO).

Location
Located at 2380 S 32nd Street. Legal description being Lot 106, Block 1, Monterrey Place, Abilene, Taylor County, Texas.

Background
The subject property was annexed into the City limits in 1951 and has remained residentially zoned since. The subject property is currently being renovated to be used as an office.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	RS-8	Residence (Rezone request for TH)
East	RS-8	Residence
South	O	Office
West	RS-6	Abilene Community Residence

Criteria Assessment
Section 1.4.1.4 of Abilene's Land Development Code states that, in making a determination regarding a requested zoning change, the Planning and Zoning Commission and the City Council may consider the following factors:

(1) Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use and Development Plan Map, as amended.
The proposed use is consistent with the Comprehensive Plan.

(2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.
The proposed zoning would be appropriate as it would be consistent with the surrounding uses.

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.
This property has access to utilities.

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.
None known.

P&Z Recommendation
P&Z recommends **approval.**

Attachments

- PowerPoint Presentation

Notification
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 20, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER Legend: O - Opposed, F - In Favor

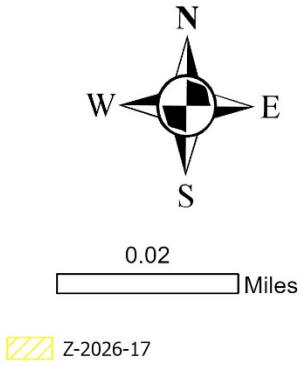
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
AGUIRRE GILBERT & KASHALA	10823	2372 S 32ND ST	
CALVERT CAROLYN WATSON	10342	3035 BUFFALO GAP RD	
COLLINS CARLTON EDWARD	35176	2359 S 32ND ST	O
DURKEE ROBERT STEVEN	10579	2356 S 32ND ST	
HOUSLEY NEIL W	10704	2364 S 32ND ST	O
OROZCO ANDREA	1008020	2380 S 32ND ST	
PAYNE & KING INVESTMENTS LLC	34897	2381 S 32ND ST	F
PEACO REAL ESTATE HOLDINGS LLC	19415	3110 BUFFALO GAP RD	
SD & BR INVESTMENTS LP	972014	3118 BUFFALO GAP RD	
SOUTH POINTE BAPTIST CHURCH	18919	3102 BUFFALO GAP RD	
SOUTH POINTE BAPTIST CHURCH	18919	3050 BUFFALO GAP RD	
STALLS JOE B & VICKY FAULKS	35025	2375 S 32ND ST	
STALLS JOE B & VICKY FAULKS	35025	2375 A S 32ND ST	
THOMASON TRAVIS	10457	3102 MONTERREY CR	

NOTIFICATION MAP

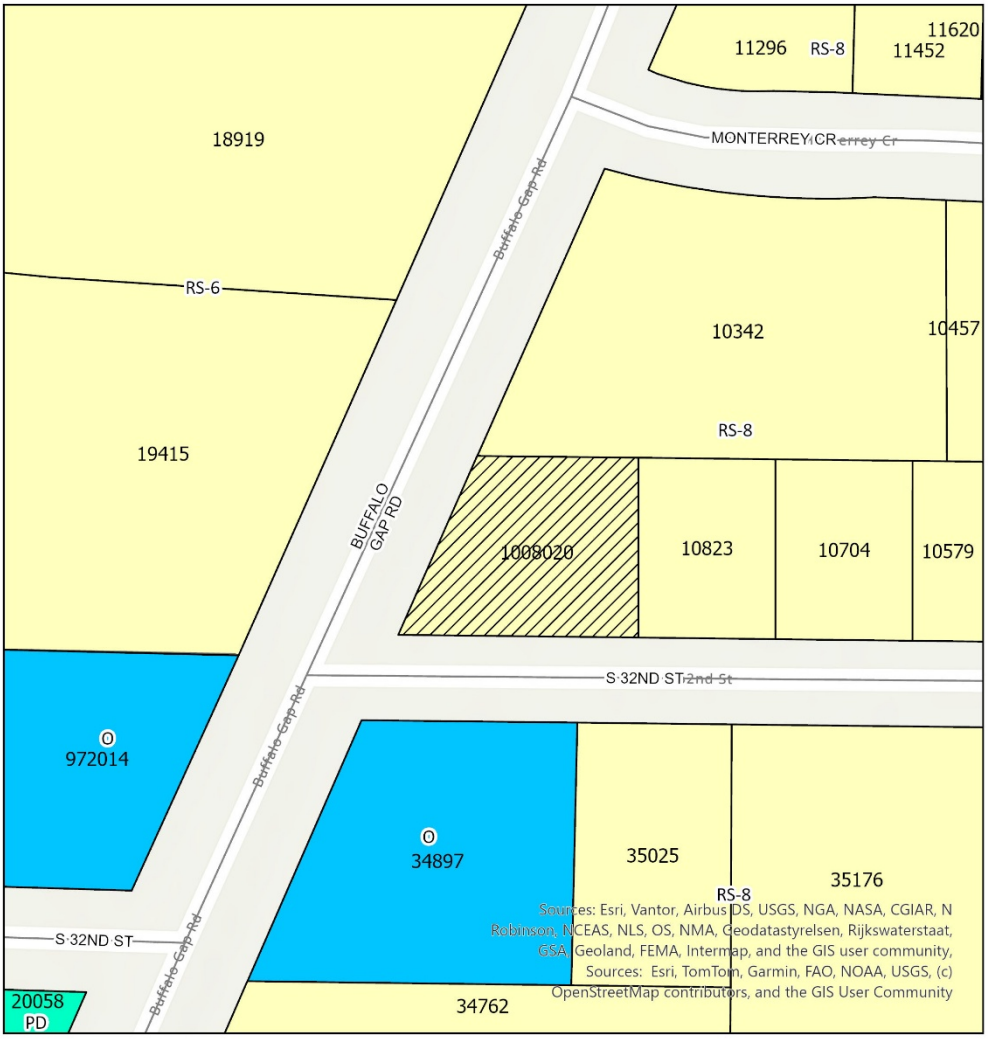


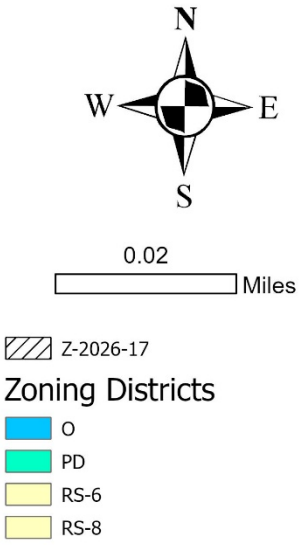
LOCATION MAP





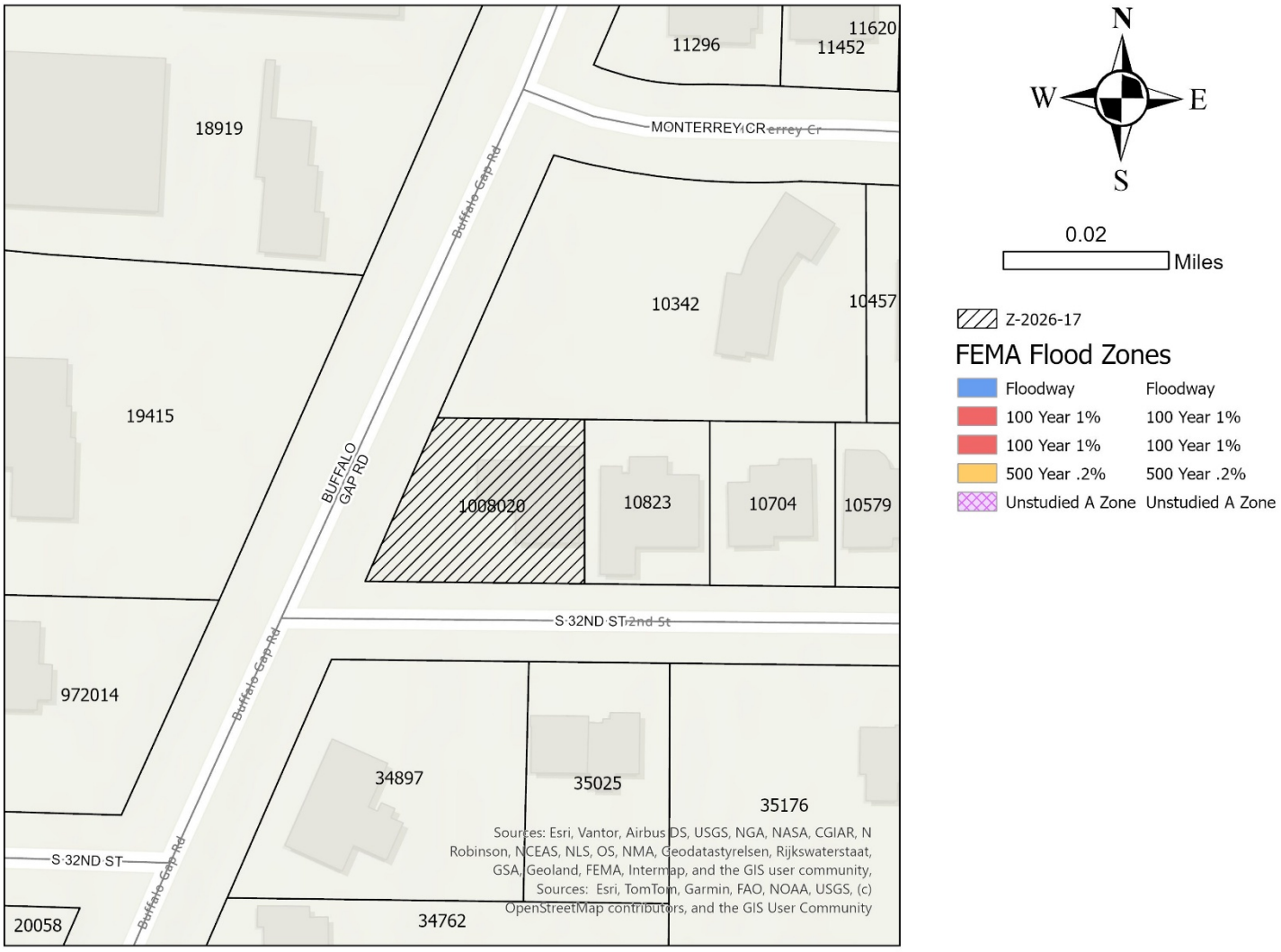
ZONING MAP





Case # Z-2026-17
March 18, 2026

FLOOD MAP


11620
11296
11452
18919
MONTERREY CR
Buffalo Gap Rd
10342
10457
19415
BUFFALO GAP RD
1008020
10823
10704
10579
S 32ND ST
2nd St
Buffalo Gap Rd
972014
34897
35025
35176
S 32ND ST
Buffalo Gap Rd
20058
34762
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
N
W
E
S
0.02
Miles
Z-2026-17
FEMA Flood Zones
Floodway
Floodway
100 Year 1%
100 Year 1%
100 Year 1%
100 Year 1%
500 Year .2%
500 Year .2%
Unstudied A Zone
Unstudied A Zone

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-17

You may indicate your position on this request by detaching this sheet at the dotted line and returning it to the address below. Additional comment space is provided on the back of this response form. You may also attach additional sheets if needed. All correspondence must be signed and include your name and address. All responses must be received within 5 days of the meeting to be placed in the agenda packet. Please mail the response form to:

Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.

APR 10 PM 12:48

Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Property Zoning:	RS-8	Your Name:	PAYNE & KING	I am in favor ☑
Requestor's Proposed Zoning:	NO	Your Address:	2381 S 32ND ST	
Requestor's Parcel ID:	10942	Your Parcel ID:	34897	I am opposed ☐

Signature: Dr. Susan Payne

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-17

You may indicate your position on this request by detaching this sheet at the dotted line and returning it to the address below. Additional comment space is provided on the back of this response form. You may also attach additional sheets if needed. All correspondence must be signed and include your name and address. All responses must be received within 5 days of the meeting to be placed in the agenda packet. Please mail the response form to:

Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.

APR 2 AM10:31

Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Property Zoning:	RS-8	Your Name:	COLLINS CARLTON	I am in favor ☐
Requestor's Proposed Zoning:	NO	Your Address:	2359 S 32ND ST	
Requestor's Parcel ID:	10942	Your Parcel ID:	35176	I am opposed ☒

Signature: _____

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-17

You may indicate your position on this request by detaching this sheet at the dotted line and returning it to the address below. Additional comment space is provided on the back of this response form. You may also attach additional sheets if needed. All correspondence must be signed and include your name and address. All responses must be received within 5 days of the meeting to be placed in the agenda packet. Please mail the response form to:

Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.

APR 2 AM10:31

Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Property Zoning:	RS-8	Your Name:	HOUSLEY NEIL W	I am in favor ☐
Requestor's Proposed Zoning:	NO	Your Address:	2364 S 32ND ST	
Requestor's Parcel ID:	10942	Your Parcel ID:	10704	I am opposed ☑

Signature: Neil Housley

REZONE REQUEST

Case: Z-2026-17

Owner: Kevin and Katie Parnell (K3HP Holdings LLC)

Request: Change the zoning of approximately 0.26 acres from Residential Single Family (RS-8) to Neighborhood Office (NO).

Location: Located 2380 S 32nd Street

Notification: 1 in Favor, 2 in Opposition

Planning & Zoning: April 7, 2026

Council Hearing: April 23, 2026

May 14, 2026

CITY OF ABILENE TEXAS

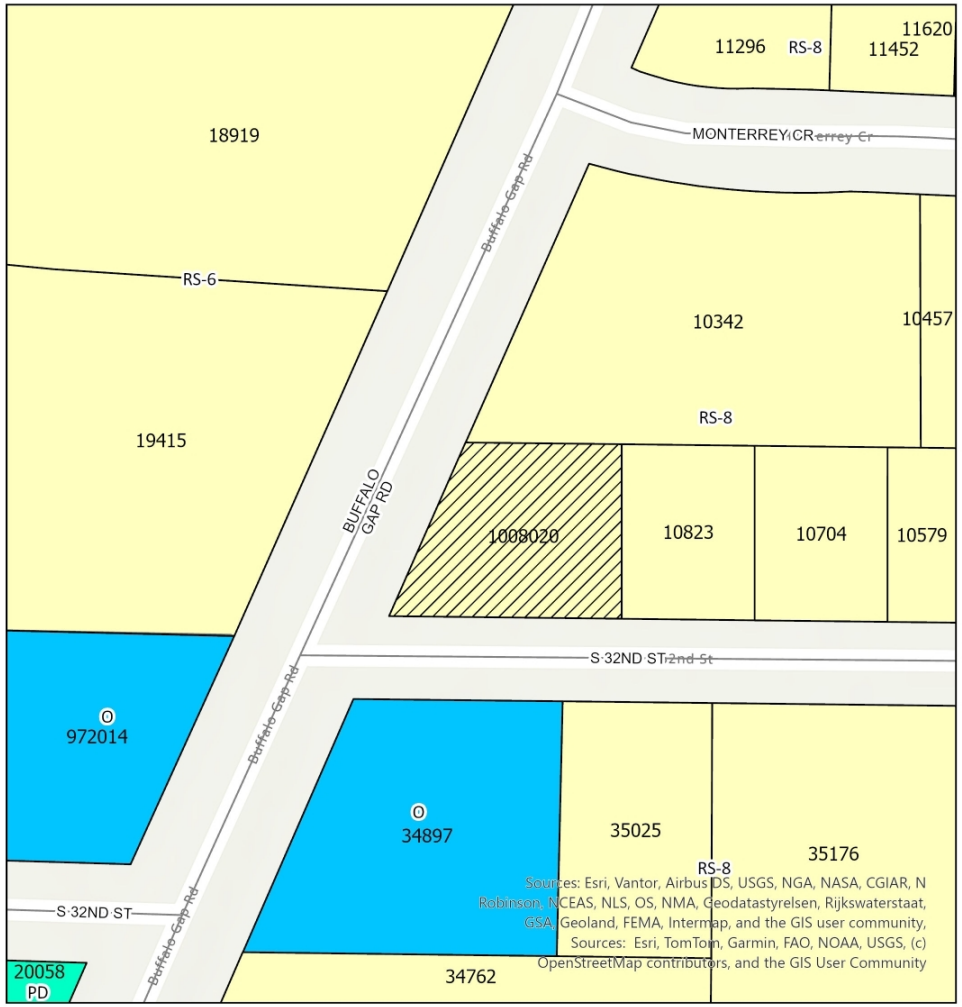
AERIAL LOCATION MAP

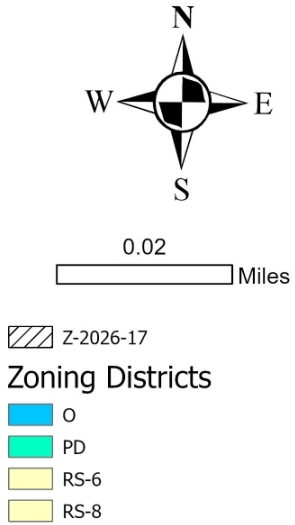




CITY OF ABILENE TEXAS

ZONING MAP





CITY OF ABILENE TEXAS

PROPERTY VIEWS

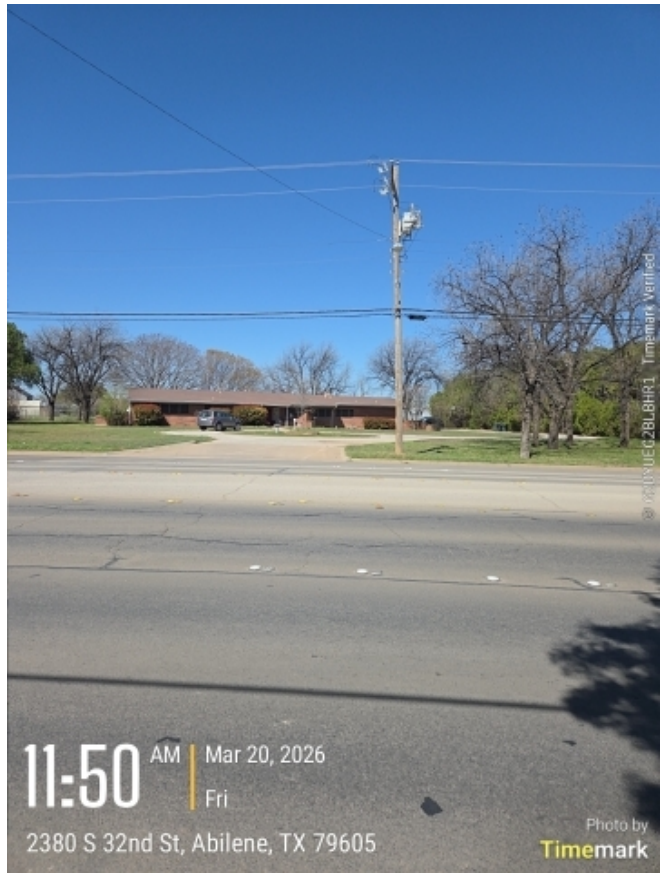




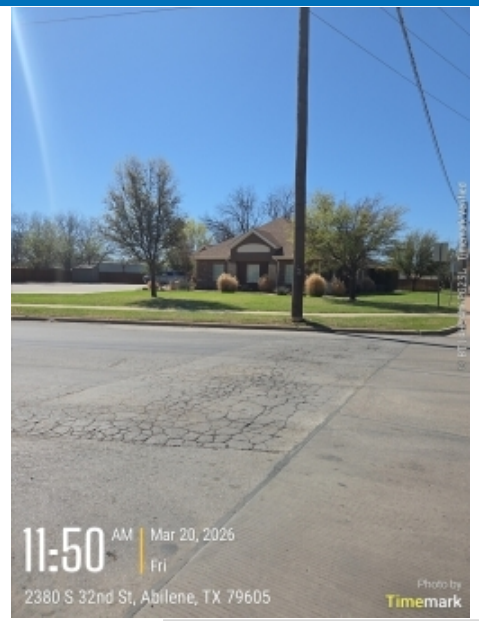


CITY OF ABILENE TEXAS

SURROUNDING PROPERTY VIEWS







CITY OF ABILENE TEXAS

USES IN RESIDENTIAL ZONING

RESIDENTIAL USES:

C	Bed & Breakfast
C	Dwelling – Duplex
P	Dwelling – Industrialized Housing Unit
P	Dwelling – Single-Family Detached
C	Group Home

ACCESSORY AND INCIDENTAL USES:

P	Accessory Structure (Also see Division 4 of this article)
P	Antenna, Non-Commercial/Amateur
P/C	Day Care Operation – Home-Based
P	Dwelling – Accessory
TP	Field Office or Construction Office (temporary)
P	Garage Sale
P	Home Occupation
C	Mobile Home (temporary security residence)
P	Recreation Building, Multipurpose
P	Recreation Equipment, Mobile (storage & parking)
TP	Subdivision Sales Office (temporary)
P	Swimming Pool, Private (accessory to residential use)
P	Tennis Court, Private (accessory to residential use)
P/SE	Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

C	Civic, Social, and Fraternal Organization
C	Recreation – Outdoors (active)
P	Recreation – Outdoors (passive)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

P	Community Home
P	Fire/Police Station
C	Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

P	Church or Place of Worship
P	School: Public/Private

TRANSPORTATION, COMMUNICATION AND UTILITIES:

P	Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

P	Petroleum or Gas Well
P	Urban Garden

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 NEIGHBORHOOD OFFICE ZONING

RESIDENTIAL USES:

P	Bed & Breakfast
P	Dwelling – Duplex
P	Dwelling – Industrialized Housing Unit
P	Dwelling – Institutional
C	Dwelling – Multiple-Family
P	Dwelling – Single-Family Detached

ACCESSORY AND INCIDENTAL USES:

P	Accessory Structure (Also see Division 4 of this article)
P	Antenna, Non-Commercial/Amateur
P	ATM's, Self-Serve Kiosks, and Similar Facilities
P/C	Day Care Operation – Home-Based
TP	Field Office or Construction Office (temporary)
P	Garage Sale
P	Home Occupation
C	Mobile Home (temporary security residence)
P	Recreation Building, Multipurpose
P	Recreation Equipment, Mobile (storage & parking)
P	Subdivision Sales Office (temporary)
P	Swimming Pool, Private (accessory to residential use)
P	Tennis Court, Private (accessory to residential use)
P/SE	Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

P	Civic, Social, and Fraternal Organization
C	Cultural Facilities
P	Recreation – Outdoors (passive)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

P	Fire/Police Station
C	Medical/Dental Laboratory
P	Post Office

EDUCATIONAL AND RELIGIOUS USES:

C	Arts School
P	Church or Place of Worship
C	Day-Care Operation - Center-Based
P	School: Public/Private

SERVICE:

P	Office (general, professional, financial)
P	Personal Services
C	Printing, Copying, Reproduction, Publishing

TRADE – RETAIL USES:

P	ATM's, Self-Serve Kiosks, and Similar Facilities
P/C	Restaurant, Fast Food
P/C	Restaurant, Standard

TRANSPORTATION, COMMUNICATION AND UTILITIES:

P	Automobile Parking Lot or Structure - Commercial
C	Broadcast Studio
P	Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

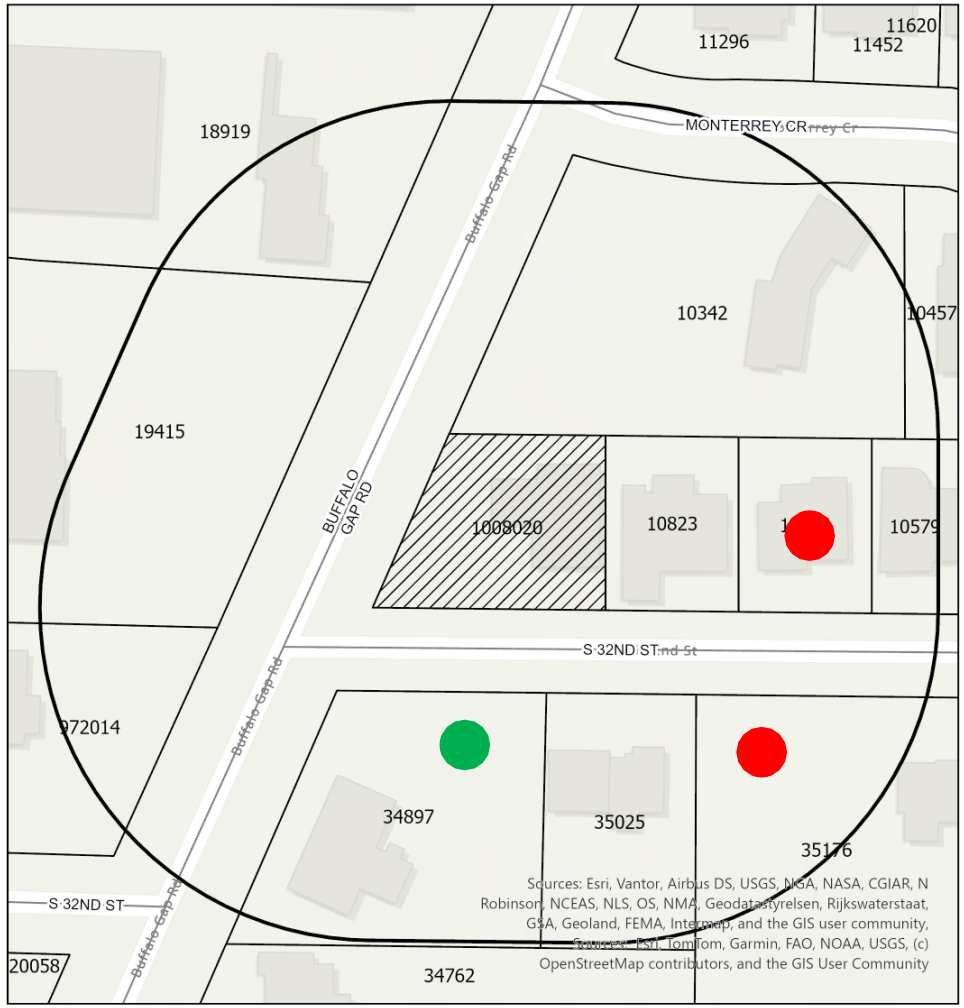
P	Petroleum or Gas Well
P	Urban Garden

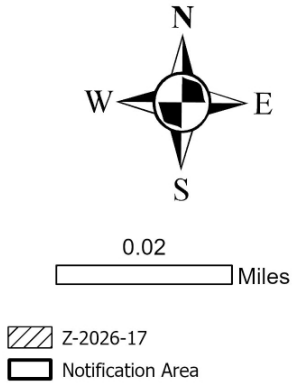
CITY OF ABILENE TEXAS

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





1 - in Favor -

2 - in Opposition –

10.03% in opposition

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATIONS

The request is consistent with:

- The *Comprehensive Plan;*
- The surrounding uses and zoning;
- Generally accepted planning principals; and
- The Criteria for Approval in the LDC.

P&Z Recommendation: **Approval**

CITY OF ABILENE TEXAS

Questions?

CITY OF ABILENE TEXAS

CITY COUNCIL MEMORANDUM
5/14/2026

TO: **Emily Crawford, City Manager**
FROM: **Tim Littlejohn, Director of Planning & Development Services**

ITEM: **29. Ordinance (Final Reading) 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. *(Tim Littlejohn)***

GENERAL INFORMATION
The owner of the property would like to create a planned development to allow for residential and commercial uses within the same lot. All current uses are to remain on their respective lots, while the remaining of the property is replatted to accommodate more lots with the possibility of just residential or commercial, or both. The PDD also looks to set specific building material standards, as well as setbacks and signage amongst other use specific restrictions.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION
The Planning and Zoning Commission recommends approval.

ATTACHMENTS:
1. Ordinance
2. Staff Report
3. Permitted Uses PDD-198
4. Concept Plan
5. Applicant submitted regulations
6. 1209 Ben Richey Dr
7. 1213 Ben Richey Dr
8. 1217 Ben Richey Dr_
9. 1233 Ben Richey Drive
10. Applicant - Favor
11. 909 Petroleum Drive
12. 1225 Ben Richey Drive
13. Presentation

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING A CERTAIN PROPERTY; CREATING A PLANNED DEVELOPMENT DISTRICT (PDD-198); CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 2 (Zoning Regulations) of the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit A, attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars ($2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PASSED ON FIRST READING the 23rd day of April, 2026.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 14th day of May, 2026.

ATTEST:

_____
CITY SECRETARY

_____
MAYOR

APPROVED:

_____
CITY ATTORNEY

ORDINANCE NO. _____
EXHIBIT A

Change the zoning classification of the following described land from General Commercial (GC) and Heavy Commercial (HC) to a Planned Development District (PDD-198) subject to the requirements set out in Exhibit B, Permitted Uses set out in Exhibit C, and the Concept Plan shown in Exhibit D.

Legal description as follows:

BEGINNING AT A 1/2 INCH IRON ROD WITH A DAMAGED CAP (N:6829804.37 E: 1585379.88) RECOVERED ON THE SOUTH RIGHT-OF-WAY OF PETROLEUM DRIVE (60' R.O.W.) FOR THE NORTHWEST CORNER OF LOT 502, BLOCK A, THREE PALMS ADDITION, AND THE NORTHEAST CORNER OF LOT 401, BLOCK A, THREE PALMS ADDITION FOR THE NORTHWEST CORNER OF BLOCK B AND OF THIS ADDITION.

THENCE S 89°38'23" E ALONG THE SOUTH RIGHT-OF-WAY OF PETROLEUM DRIVE FOR A DISTANCE OF 123.29' TO A 5/8 INCH REBAR WITH A CAP MARKED "SHEPPARD 3697" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT.

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 388.38', AN ARC LENGTH OF 223.69', A CHORD BEARING OF S 72°59'24" E AND HAVING A CHORD LENGTH OF 220.61' TO A 5/8 INCH REBAR WITH A CAP MARKED "SHEPPARD 3697" SET FOR THE BEGINNING OF A CURVE TO THE LEFT.

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 448.38', AN ARC LENGTH OF 258.25', A CHORD BEARING OF S 72°59'24" E AND HAVING A CHORD LENGTH OF 254.69' TO A 5/8 INCH REBAR WITH A CAP MARKED "SHEPPARD 3697" SET FOR THE END OF THIS CURVE.

THENCE S 89°29"24" E ALONG THE SOUTH RIGHT-OF-WAY OF PETROLEUM DRIVE FOR A DISTANCE OF 96.00' TO A 5/8 INCH REBAR WITH A CAP MARKED "SHEPPARD 3697" SET FOR THE BEGINNING OF A CURVE TO THE LEFT.

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2836.92', AN ARC LENGTH OF 217.03', A CHORD BEARING OF N 88°19'06" E AND HAVING A CHORD LENGTH OF 216.98' TO A 5/8 INCH REBAR WITH A CAP MARKED "SHEPPARD 3697" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT.

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2375.82', AN ARC LENGTH OF 199.73', A CHORD BEARING OF N 88°32'06" E AND HAVING A CHORD LENGTH OF 199.67' TO A 5/8 INCH REBAR WITH A CAP MARKED "SHEPPARD 3697" SET FOR THE END OF THIS CURVE.

THENCE S 89°03'03" E ALONG THE SOUTH RIGHT-OF-WAY OF PETROLEUM DRIVE FOR A DISTANCE OF 473.56' TO A 5/8 INCH REBAR WITH A CAP MARKED "SHEPPARD 3697" SET FOR THE NORTHWEST CORNER OF LOT 102, SECTION 3, BLOCK F, SOUTH TREADAWAY AND INDUSTRIAL BLVD PLAZA ADDITION, AND AN ELL CORNER OF THIS ADDITION.

THENCE S 00°55'45" W FOR A DISTANCE OF 366.09' TO A 5/8 INCH REBAR WITH A CAP MARKED "SHEPPARD 3697" SET FOR THE SOUTHWEST CORNER OF LOT 102, SECTION 3,

BLOCK F, SOUTH TREADAWAY AND INDUSTRIAL BLVD PLAZA ADDITION, AND AN ELL CORNER OF THIS ADDITION.

THENCE N 89°59'22" E FOR A DISTANCE OF 735.32' TO A 5/8 INCH REBAR WITH A CAP MARKED “SHEPPARD 3697” SET FOR THE SOUTHEAST CORNER OF LOT 10, SECTION 3, BLOCK C, SOUTH TREADAWAY AND INDUSTRIAL BLVD PLAZA ADDITION, AND AN ELL CORNER OF THIS ADDITION.

THENCE S 00°51'31" W, CROSSING BUTTONWILLOW CREEK, FOR A DISTANCE OF 261.92' TO A 5/8 INCH REBAR WITH A CAP MARKED “SHEPPARD 3697” SET FOR THE BEGINNING OF A CURVE TO THE RIGHT.

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 329.64', AN ARC LENGTH OF 201.70', A CHORD BEARING OF S 16°37'30" E AND HAVING A CHORD LENGTH OF 198.57' TO A 5/8 INCH REBAR WITH A CAP MARKED “SHEPPARD 3697” SET FOR THE END OF THIS CURVE.

THENCE S 00°59'02" W FOR A DISTANCE OF 280.12' TO A POINT ON THE NORTH RIGHT-OF-WAY OF BEN RICHEY DRIVE (60' R.O.W.) FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK A, BAACKS ADDITION, AND THE SOUTHEAST CORNER OF THIS ADDITION. FROM THIS POINT, A CHAIN LINK FENCE CORNER POST BEARS N 57°22'07” E AT 0.18'/

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 260.45', AN ARC LENGTH OF 233.39', A CHORD BEARING OF N 63°41'21" W AND HAVING A CHORD LENGTH OF 225.66' TO A 5/8 INCH REBAR WITH A CAP MARKED “SHEPPARD 3697” SET FOR THE END OF THIS CURVE.

THENCE N 38°01'01" W FOR A DISTANCE OF 14.31' TO A 5/8 INCH REBAR WITH A CAP MARKED “SHEPPARD 3697” SET FOR THE BEGINNING OF A CURVE TO THE LEFT.

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 442.00', AN ARC LENGTH OF 401.01', A CHORD BEARING OF N 64°00'30" W, AND WITH A CHORD LENGTH OF 387.40' TO A 5/8 INCH REBAR WITH A CAP MARKED “SHEPPARD 3697” SET FOR THE END OF THIS CURVE.

THENCE N 89°59'58" W ALONG THE NORTH RIGHT-OF-WAY OF BEN RICHEY DRIVE FOR A DISTANCE OF 1680.55' TO A 1/2 INCH REBAR RECOVERED FOR THE SOUTHEAST CORNER OF LOT 103, BLOCK A, THREE PALMS ADDITION, AND THE SOUTHWEST CORNER OF THIS ADDITION.

THENCE N 00°04'22" E FOR A DISTANCE OF 324.38' TO A 1/2 INCH REBAR RECOVERED FOR THE NORTHEAST CORNER OF LOT 103, BLOCK A, THREE PALMS ADDITION, AND AN ANGLE POINT OF THIS ADDITION.

THENCE N 80°30'10" W, AT 148.01' PASS AN IRON ROD WITH A CAP MARKED “4885” SET AS A REFERENCE MARKER, CONTINUE FOR A TOTAL DISTANCE OF 157.86' TO A POINT ON THE LEFT BANK OF BUTTONWILLOW CREEK.

THENCE N 32°25'51" E FOR A DISTANCE OF 75.52' TO A 5/8 INCH REBAR WITH A CAP MARKED “SHEPPARD 3697” SET ON THE LEFT BANK OF BUTTONWILLOW CREEK FOR AN ANGLE POINT IN THIS ADDITION.

THENCE N 61°57'03" E FOR A DISTANCE OF 20.19' TO AN IRON ROD WITH A CAP MARKED “GEOTEX” RECOVERED ON THE LEFT BANK OF BUTTONWILLOW CREEK FOR AN ANGLE POINT IN THIS ADDITION.

THENCE N 00°23'00” E, CROSSING BUTTONWILLOW CREEK, FOR A DISTANCE OF 285.13' TO A 1/2 INCH REBAR WITH A CAP MARKED “SHEPPARD 3697” RECOVERED FOR THE NORTHEAST CORNER OF LOT 303, THREE PALMS ADDITION, AND THE SOUTHEAST CORNER OF LOT 501, BLOCK A, THREE PALMS ADDITION.

THENCE N 00°13'56” E FOR A DISTANCE OF 111.59' TO A 1/2 INCH REBAR WITH A CAP MARKED “AES” RECOVERED FOR THE NORTHEAST CORNER OF LOT 501, THREE PALMS ADDITION, AND AN ANGLE POINT OF THIS ADDITION.

THENCE N 88°28'52” W FOR A DISTANCE OF 7.36' TO A 1/2 INCH REBAR WITH A CAP MARKED “AES” RECOVERED FOR THE SOUTHEAST CORNER OF LOT 401, THREE PALMS ADDITION, AND FOR AN ANGLE POINT OF THIS ADDITION.

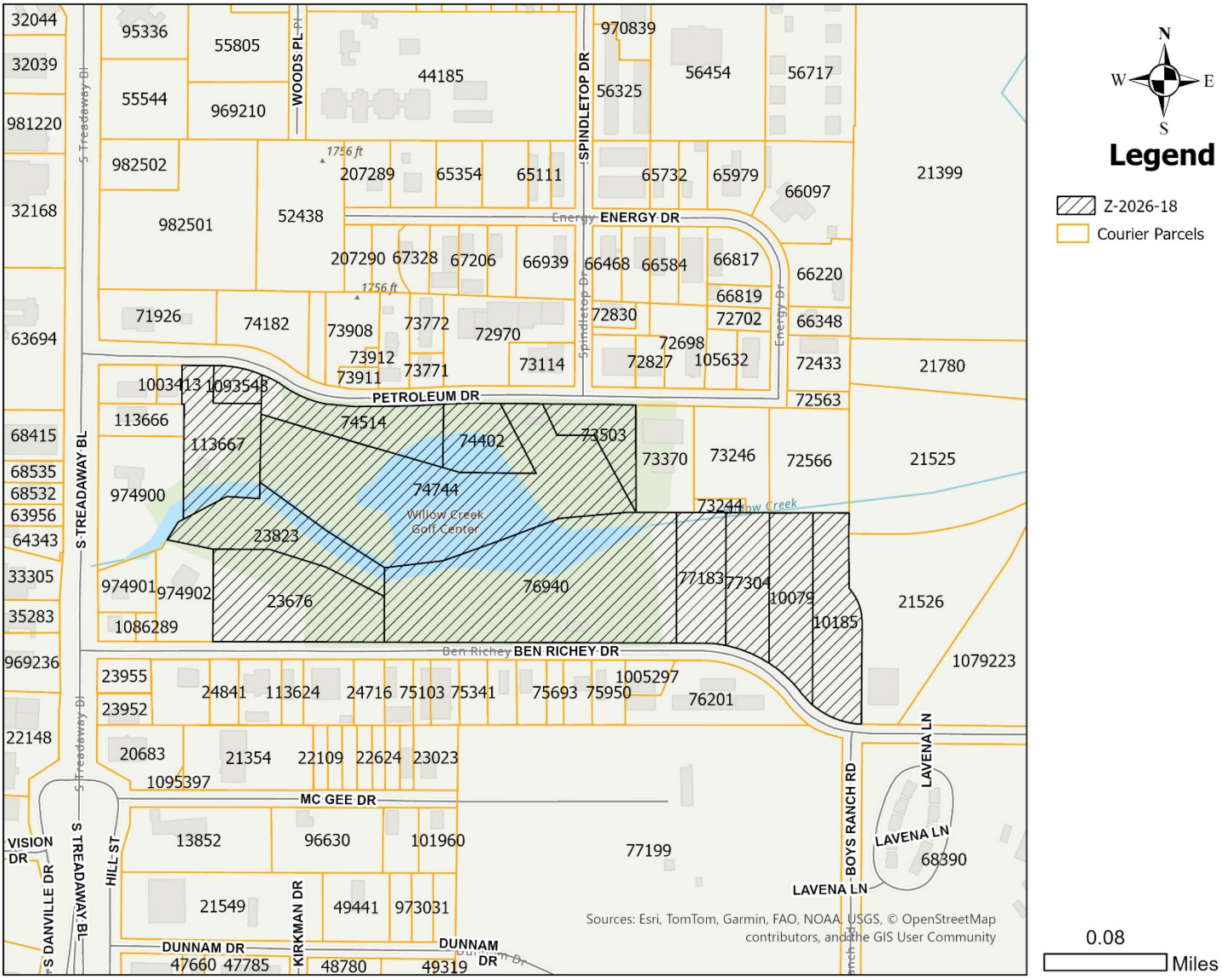
THENCE N 00°15'18” E FOR A DISTANCE OF 133.53' TO THE POINT OF BEGINNING AND HAVING AN AREA OF 1697819 SQUARE FEET, OR 38.977
ACRES.

ALL BEARINGS AND DISTANCES ARE GRID NAD 83, TEXAS NORTH CENTRAL ZONE 4202 AS BASED UPON RTK NETWORK. CGSF: 0.99979

I, MAXEY SHEPPARD, A REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, HEREBY CERTIFY THAT THE FOREGOING DESCRIPTION AND ATTACHED PLAT REPRESENTS A SURVEY COMPLETED ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE 24 DAY OF NOVEMBER 2025.

ORDINANCE NO. _____

Located along the 1100 - 1400 Block of Ben Richey Dr. and the 1100 - 1400 Block of Petroleum Dr.



ORDINANCE NO. _____

EXHIBIT B

(Base Zoning Districts/Land Uses/General Standards)

Purpose: The purpose of this Planned Development District (PDD-198) is to cohesively incorporate non-residential and residential uses both within the same lot and/or adjacent.

Specific Modifications: This Planned Development District shall be subject to the requirements of the Mixed Use (MX) zoning district, except as modified below:

- Maximum height for any structures 38-feet
- Building setbacks 15-feet front property line setback, 5-feet interior setback, and 0-foot rear setback.
- Maximum lot coverage not to exceed 75% of total lot size
- Hours of operation for non-residential uses Monday-Sunday 7:00AM-12:30AM
- Maximum of 6 dwellings per platted lot
- Sidewalks and bicycle facilities are not required for any platted lot
- Permitted uses as listed in exhibit A

Except as otherwise specified in and allowed by this ordinance, the use and development of this subject property shall be governed by regulations applicable to the Mixed Use (MX) zoning classification.

PDD-198 General Standards: The general standards applicable to development with the district, with or without reference to the base district, including:

1) Exterior building materials shall be 80% masonry on all sides of the structure.
2) Chain-link or Wrought Iron fences only will be allowed.
   a) Chain-link fences can have plastic or metal slats that are inserted for privacy.
   b) Masonry or rock base of fence shall be no higher than 18” with masonry or rock pillars no higher than 5-feet. (Goal is to not obstruct golf course views).
3) Mailboxes must be constructed with the same building materials as the primary dwelling unit.
4) No farm animals (chickens, roosters, pigs, horses, cows, and any other farm animals) will be allowed. Dogs and cats will not be allowed to be outdoors unattended between the hours of 9:00pm to 7:00am.
5) Landscaping shall be xeriscape within this district.

Exhibit C

Permitted Uses	PDD-198	Parking
Residential Uses		
Dwelling-Multiple-Family*	P	3/2 dwelling units
Bed & Breakfast	P	1/guest room + 1
Dwelling Single Family Detached	P	2/dwelling unit
Accessory & Incidental Uses		
Accessory Structure*	P	
Dwelling Accessory*	P	1/dwelling unit
Hobby Shop	P	
Home Occupation*	P	none
Itinerant Business*	TP	
Manufacturing (incidental)*	P	
Recreation Building, Multipurpose*	P	1/500 SF
Swimming Pool, Private or Public	P	
Tennis Court, Private or Public*	P	
Cultural & Recreation Uses		
Art Gallery	P	
Cultural Facilities	P	1/4 seating capacity +1/500 SF other
Recreation outdoors (active)	P	1/8 seating capacity
Recreation outdoors (passive)	P	
Recreation and Commercial Entertainment indoor	P	1/4 seating capacity
Government, Health, Safety, and Welfare Uses		
Ambulance Service	P	1/500 SF + 1/2 ambulances
Fire/Police Station	P	1/500 SF
Medical/Dental Laboratory	P	1/500 SF
Post Office	P	1/500 SF
Surgical Center	P	
Educational & Religious Uses		
Arts School	P	1/classroom +1/5 students
Church or Place of Worship	P	1/5 seating capacity of sanctuary
Educational & Scientific Research	P	1/500 SF
School: Public/Private	P	1/classroom & 1/5 seats of assembly
Trade/Business School	P	1/classroom & 1/5 students
Service		
Electrical Appliance Repair, with no outdoor storage	P	
Office (general, professional, financial)	P	1/500 SF
Personal Services	P	1/500 SF
Printing, Copying, Reproduction, Publishing	P	1/500 SF
Storage-Self Service Units	P	1/500 SF office + 1/3,000 SF warehouse
Taxidermist	P	1/500 SF
Veterinary Service, Small Animal (no animals boarded onsite)	P	1/500 SF
Trade-Retail Uses		
ATMs, Self-Serve Kiosks, and Similar Facilities	P	
Liquor Store (Off-premises consumption) Defined under Liquor Store*	P	1/500 SF
Liquor Store (On-premises consumption) Defined under Liquor Store*	P	1/5 persons at max. occupancy
Restaurant Brewpub	P	1/125 SF; 10 minimum
Restaurant Fast Food	P	1/125 SF; 10 minimum
Restaurant Fast Food with Drive Thru	C	1/125 SF; 10 minimum
Restaurant Standard	P	1/125 SF
Retail Sales/Rental (indoor)	P	1/500 SF
Transportation, Communication, & Utilities		
Broadcast Studio	P	1/500 SF

Exhibit C

Trade-Wholesale Uses		
Liquor Wholesales/Distribution	P	1/500 SF office + 1/2,000 SF warehouse
Resource Production & Extraction		
Urban Garden*	P	

LEGEND: P=Permitted, C=Conditional Use Permit, Requires a Temporary Permit, *=Conditions apply

Requirements Applicable to Specific Land Uses

1) **Multi-Family Dwellings:** Maximum number of units allowed is 6 units per platted lot. Setbacks will still apply as 15' on front, 5' on each side, and 0' on back.

2) **Accessory Structure and Dwelling Accessory:**
   a) Shall be permitted only in rear and side yards and shall be constructed of same building materials and architectural quality as the primary structure.
   b) Carports and patio covers are required to adhere to this requirement.
   c) Shall not extend beyond the front building line. No wall of an accessory building shall be placed within six feet (6') of the wall of any other structure existing or under other structure existing or under construction on the same lot. In no case shall any portion of an accessory building be placed construction on an adjacent lot.
   d) All permitted accessory buildings require a Site Plan.
   e) A main structure must exist on the same lot on which an accessory building is located.
   f) Side setback requirements shall be the same as for the main building. The rear setback shall be no less than five feet (5') from the rear property line.

3) **Home Occupation:**
   a) The home occupation shall be conducted by members of the family residing on the premises and shall have no more than one (1) employee who does not reside on the premises.
   b) The home occupation may be conducted in the home or a detached accessory structure. When operated within the home: The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five percent (25%) of the floor area of the dwelling unit shall be used in the conduct of the Home Occupation. When operated within a detached accessory building: There is no restriction to the amount of floor area used for the home occupation.
   c) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation.

d) Prohibited Home Occupations:
   i) Animal clinic
   ii) Automobile Repair
   iii) Clinic which includes drug, alcohol, and rehab
   iv) Commercial stable
   v) Hospital
   vi) Kennel
   vii) Palm reading
   viii) Printing establishment

4) Itinerant Business: Any itinerant business must meet all of the following conditions:

a) Location. The itinerant business must be located on property that has been approved for such itinerant business activity

b) Permission. The itinerant business must have written permission of the property owner.

c) Permit, Number, and Timeframe. A Temporary Permit issued by the Building Official must be obtained. No more than one (1) itinerant business may be on a property at one time. No parcel may have an itinerant business on-site for more than thirty-six (36) days in a calendar year. The thirty-six (36) days may be used at one time or may be divided in anyway. A permit for an itinerant business does not take the place of other approvals or permits that may be required by other City departments or governmental agencies, e.g., Fire Department, Health Department, etc. The permit must include all of the following information:
   i) Written proof of the property owner's permission.
   ii) Address of the property where the activity will take place.
   iii) Dates and hours of operation.
   iv) Complete description of business activity.
   v) Responsible party's name, address and telephone number.
   vi) Health Department approval if applicable.

d) Setback. Any tent, trailer or other structure housing the itinerant business must be set back a minimum of ten feet (10') from all property lines.

e) Businesses Prohibited. The following businesses shall be prohibited from obtaining an itinerant business permit:
   i) Sales of knives, firearms or other weapons.
   ii) Sales of live animals.

5) Manufacturing (Incidental): An Establishment where manufacturing (light) uses are conducted exclusively indoors and are incidental to a principal land use such as retail sales on the same site. In

no case shall such use exceed 15% of the building square footage and the manufactured product should be primarily sold on the same lot.

6) **Recreation Building, Multipurpose:** Parking off-street parking spaces equaling one (1) per five hundred (500) square feet of floor area of the recreation building, excluding locker rooms and bathrooms.

7) **Tennis Court, Private (accessory to residential use):** shall meet performance standards regulating exterior illumination within the Land Development Code (LDC) and shall be located within a fenced yard or be enclosed by a fence at least six (6) feet in height.

8) **Liquor Store (off-premises consumption):** All structures housing a liquor store off-premises consumption use shall meet all of the requirements prescribed for liquor store on-premises consumption use.

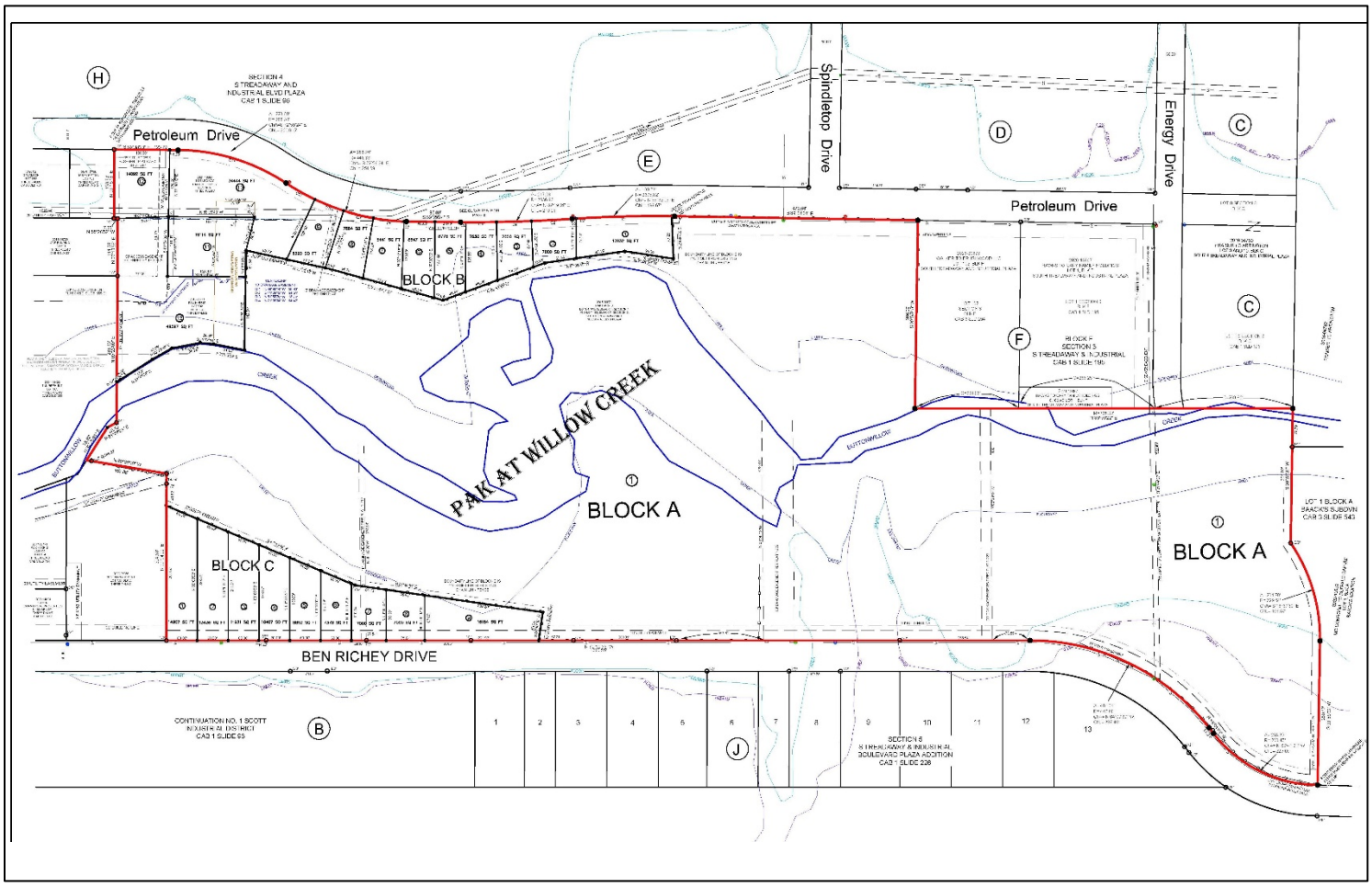
9) **Liquor Store (on-premises consumption):** Distances Required. All structures housing a liquor store on-premises consumption use must be located at least three hundred feet (300') from any lot used primarily for church and school.

10) **Urban Garden:** Within this PD such use is permitted by right, the following criteria shall be met:

a) A water meter will be allowed for the cultivation and growing of plants or vegetation material even when a primary structure does not exist.
b) No on-site sales of plant material shall be permitted.
c) Only mechanical equipment designed for household use may be stored in an approved storage accessory structure to match same building and architectural quality as primary structure.

ORDINANCE NO. _____

EXHIBIT C



END

ZONING CASE
Z-2026-18
STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

Scheduled Hearings
Planning & Zoning Commission: April 7, 2026
City Council 1st Reading: April 23, 2026
City Council 2nd Reading: May 14, 2026

Applicant
Owner: PAK Harris Enterprises, Ltd
Agent: Kevin Phillips

Case Manager
Clarissa Ivey – Planner

Request
Create a Planned Development District to allow the mixed use of residential uses and commercial uses.

Location
Along the 1100 - 1400 Block of Ben Richey Dr. and the 1100 - 1400 Block of Petroleum Dr.
Legal description being Lot 103, Section 3, Block F, South Treadaway And Industrial Blvd Plaza Addition, Lots 4 & 5, Section 4, Block F, South Treadaway And Industrial Blvd Plaza Addition, Lots 1-9, Section 5, Block K, South Treadaway And Industrial Blvd Plaza Addition, Lot 5, Block A, Scott Industrial District, The Remainder Of Continuation 1, Scott Industrial District, And Lot 502, Block A, Three Palms Addition, Abilene, Taylor County, Texas.

Background
The owner of the property would like to create a planned development to allow for residential and commercial uses within the same lot. All current uses are to remain on their respective lots, while the remaining of the property is replatted to accommodate more lots with the possibility of just residential or commercial, or both. The PDD is primary set out to meet Mixed Use (MX) zoning standards while also setting specific building material standards, as well as setbacks and signage amongst other use specific restrictions.

PDD-198 specific modification from base zoning.

- Maximum height for any structures 38’
- Building setbacks 15’ from front property line, 5’ interior setback, and 0’ rear setback.
- Maximum lot coverage not to exceed 75%
- Hours of operation for commercial uses Monday-Sunday 7:00AM-12:30AM
- Maximum of 6 dwellings per lot
- Sidewalks and bicycle facilities are not required for any platted lot
- Permitted uses as listed in exhibit A

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	LI	Retail and contractor services.
East	HI / HC	Contractor services
South	LI	Retail
West	HC / GC	Offices/Spa

Criteria Assessment
Section 1.4.1.4 of Abilene's Land Development Code states that, in making a determination regarding a requested zoning change, the Planning and Zoning Commission and the City Council may consider the following factors:

(1) Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use and Development Plan Map, as amended.
The proposed commercial uses are consistent with the Comprehensive Plan.

(2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.
The PDD aims to establish a distinctive niche intended for live/work properties. By doing this the properties are being marketed to a very specific group of people who value the ability to conduct business wherever they live.

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.
This property is being re-platted and is served by all utilities.

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.
None known.

Planning and Zoning Commission Recommendation
P&Z recommends **approval.**

Attachments

- PowerPoint Presentation
- Concept Plan
- PDD Language

Notification
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 20, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER Legend: O - Opposed, F - In Favor

Property Owner	Property ID	Situs	Response
1433 LEGACY LLC	1093543		
A I G R INC A TEXAS CORP	25092	1309 BEN RICHEY DR	
ABILENE ASSET MANAGEMENT LLC	77199	4750 BOYS RANCH RD	
ABILENE ASSET MANAGEMENT LLC	77199	1366 DUNNAM DR	
ABILENE ASSET MANAGEMENT LLC	77199	1343 DUNNAM DR	
ABILENE ASSET MANAGEMENT LLC	77199	1280 DUNNAM DR	
ABILENE ASSET MANAGEMENT LLC	77199	1227 DUNNAM DR	
ABILENE ASSET MANAGEMENT LLC	77199	1208 DUNNAM DR	
ABILENE ASSET MANAGEMENT LLC	77199	1142 DUNNAM DR	
ABILENE ASSET MANAGEMENT LLC	77199	1141 DUNNAM DR	

ABILENE ASSET MANAGEMENT LLC	77199	1056 DUNNAM DR	
ABILENE ASSET MANAGEMENT LLC	77199	1057 DUNNAM DR	
ABILENE ASSET MANAGEMENT LLC	77199	957 DUNNAM DR	
ABILENE ASSET MANAGEMENT LLC	77199	4810 BOYS RANCH RD	
ABILENE ASSET MANAGEMENT LLC	77199	1173 MC GEE DR	
ABILENE ASSET MANAGEMENT LLC	77199	1064 MC GEE DR	
ABILENE ASSET MANAGEMENT LLC	77199	1067 MC GEE DR	
ABILENE ASSET MANAGEMENT LLC	77199	1117 MC GEE DR	
ABILENE ASSET MANAGEMENT LLC	77199	1014 MC GEE DR	
ABILENE ASSET MANAGEMENT LLC	77199	1015 MC GEE DR	
ABILENE ASSET MANAGEMENT LLC	77199	1005 MC GEE DR	
ABILENE ASSET MANAGEMENT LLC	77199	1116 MC GEE DR	
ABILENE ASSET MANAGEMENT LLC	77199	1174 MC GEE DR	
ABILENE ASSET MANAGEMENT LLC	77199	954 DUNNAM DR	
ARRINGTON RICHARD SHANE &	72566	901 PETROLEUM DR	
ARRINGTON RICHARD SHANE &	21525		
BEAM BILL S	73771	1250 PETROLEUM DR	
BETTIS TERRY L & CLAUDIA	1003413	1517 PETROLEUM DR	
BOYD CHARLES DBA BOYD FENCE & WELDING	75452	1225 BEN RICHEY DR	O
BROWN STEVEN K	74986	1257 BEN RICHEY DR	
BROWN STEVEN K	24716	1265 BEN RICHEY DR	
BRUSHWOOD LLC	73370	1009 PETROLEUM DR	
BUFFALO GAP INTRUMENTATION AND ELECTRICAL CO	21526	888 BEN RICHEY DR	
BUMGUARDNER CLINT	73772	1250 B PETROLEUM DR	
BUMGUARDNER CLINT W	73639	1302 PETROLEUM DR	
CARY FAMILY HOLDINGS LLC	73244	917 PETROLEUM DR	O
CARY FAMILY HOLDINGS LLC	73246	909 PETROLEUM DR	O
~~CITY OF ABILENE~~	~~68390~~	~~501 BEN RICHEY DR~~	
~~CITY OF ABILENE~~	~~68390~~	~~806 LAVENA LN~~	
~~CITY OF ABILENE~~	~~68390~~	~~810 LAVENA LN~~	
~~CITY OF ABILENE~~	~~68390~~	~~814 LAVENA LN~~	
~~CITY OF ABILENE~~	~~68390~~	~~818 LAVENA LN~~	
~~CITY OF ABILENE~~	~~68390~~	~~822 LAVENA LN~~	
~~CITY OF ABILENE~~	~~68390~~	~~832 LAVENA LN~~	
~~CITY OF ABILENE~~	~~68390~~	~~836 LAVENA LN~~	
~~CITY OF ABILENE~~	~~68390~~	~~840 LAVENA LN~~	
~~CITY OF ABILENE~~	~~68390~~	~~844 LAVENA LN~~	
~~CITY OF ABILENE~~	~~68390~~	~~848 LAVENA LN~~	
~~CITY OF ABILENE~~	~~68390~~	~~819 LAVENA LN~~	
COMO ABILENE LLC	1005297	1181 BEN RICHEY DR	
DEBORAHS COLLECTION INC	73114	1102 PETROLEUM DR	
EKDAHL REAL ESTATE LLC	1086289		
GEE PLAN ROOM INC	73911	1350 PETROLEUM DR	
GEE PLAN ROOM INC	73912	1342 PETROLEUM DR	
GEE PLAN ROOM INC	73908	1358 PETROLEUM DR	
GRACE GAUGE INVESTMENTS LLC	24841	1501 BEN RICHEY DR	
GRACE GAUGE INVESTMENTS LLC	24074	1509 BEN RICHEY DR	

HAWKS WES & SHERRY	72698	910 PETROLEUM DR	
HUNT GILBERT O & JONES DIANE	75572	1217 BEN RICHEY DR	F
J & H PAINTING LLC	75826	1209 BEN RICHEY DR	F
J AND H PAINTING LLC	75693	1213 BEN RICHEY DR	F
J MOOS MANAGEMENT CO	72970	4374 SPINDLETOP DR	
J MOOS MANAGEMENT CO	72970	1230 PETROLEUM DR	
J MOOS MANAGEMENT CO	72970	1234 PETROLEUM DR	
J MOOS MANAGEMENT CO	72970	4380 SPINDLETOP DR	
J MOOS MANAGEMENT CO	72970	1126 PETROLEUM DR	
JACKSON STEVANIE	75341	1233 BEN RICHEY DR	F
JACKSON STEVANIE	75220	1241 BEN RICHEY DR	F
JACKSON STEVANIE	75103	1249 BEN RICHEY DR	F
MB RENTALS LLC	74182	1450 PETROLEUM DR	
MB RENTALS LLC	71926	4333 S TREADAWAY BL	
MORRIS HENDERSON TARYN NINI	72826	920 PETROLEUM DR	
PAK HARRIS ENTERPRISES LTD	77304	1002 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	76940	1236 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	76940	1220 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	76940	1120 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	76940	1166 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	74514	1301 PETROLEUM DR	F
PAK HARRIS ENTERPRISES LTD	73503	1125 PETROLEUM DR	F
PAK HARRIS ENTERPRISES LTD	10185	902 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	77183	1026 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	113667	4353 S TREADAWAY BL	F
PAK HARRIS ENTERPRISES LTD	74055	1402 PETROLEUM DR	F
PAK HARRIS ENTERPRISES LTD	23823	1302 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	10079	926 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	74402	1201 PETROLEUM DR	F
PAK HARRIS ENTERPRISES LTD	23676	1474 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	74744	1149 PETROLEUM DR	F
PAK HARRIS ENTERPRISES LTD	974901	4465 S TREADAWAY BL	F
PAK HARRIS ENTERPRISES LTD	76201	1001 BEN RICHEY DR	F
PERFORMANCE WHOLESALE LLC	24963	1465 BEN RICHEY DR	
REST MANAGEMENT PROPERTIES LLC	974902	1510 BEN RICHEY DR	
SCF RC FUNDING IV LLC	113666	4349 S TREADAWAY BL	
SHOOK MARKLIN ROBERT	1079223	401 BEN RICHEY DR	
SPURLOCK MARK	107137	4341 S TREADAWAY BL	
TAYLOR JAMES DEAN	72827	914 PETROLEUM DR	
TKN BREHUNT LLC	974900	4357 S TREADAWAY BL	
WOODRIDGE INVESTMENTS LP	75950	1201 BEN RICHEY DR	
WOODRIDGE INVESTMENTS LP	113624	1333 BEN RICHEY DR	

By Property ID

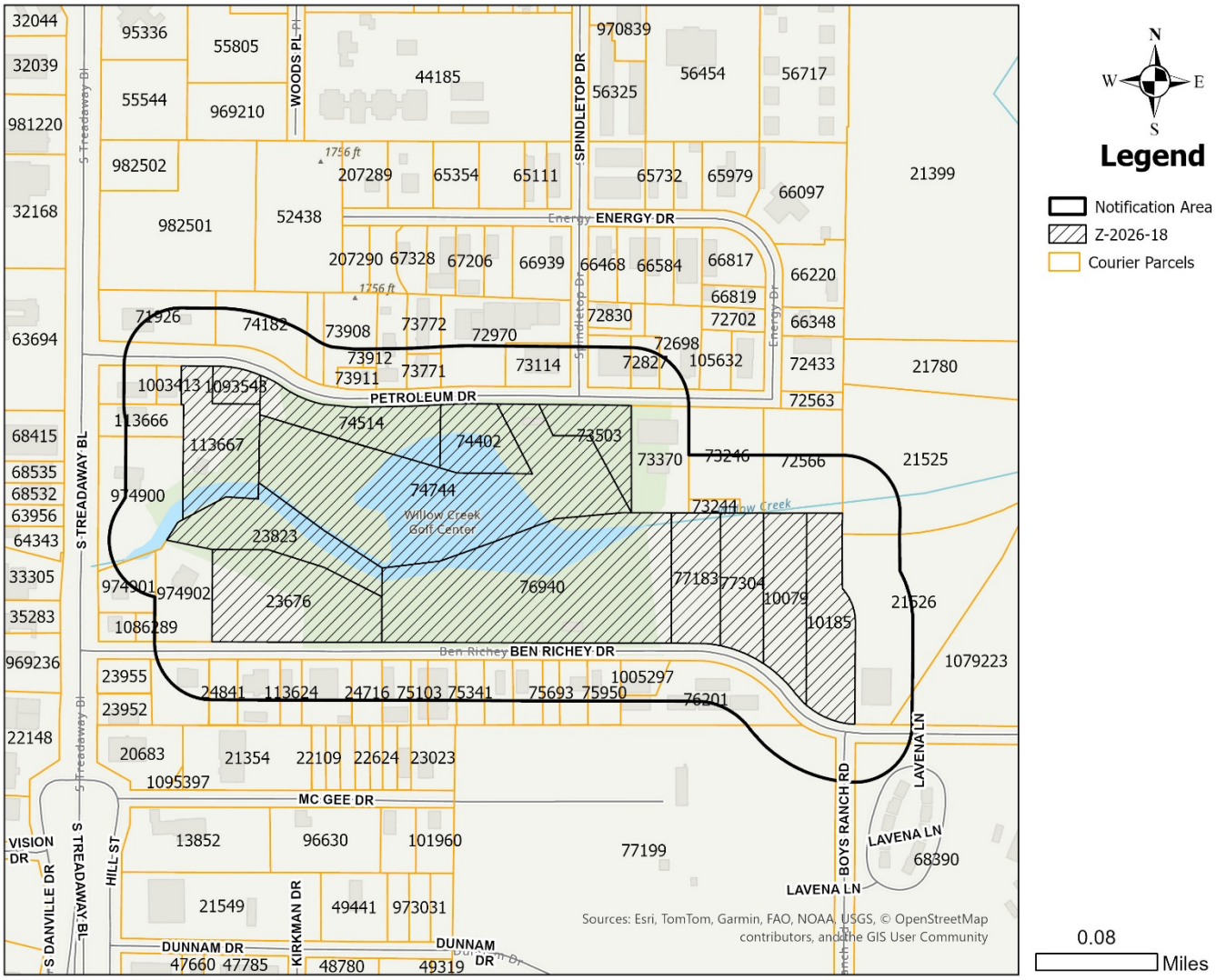
Legend: O - Opposed, F - In Favor

Property Owner	Property ID	Situs	Response
PAK HARRIS ENTERPRISES LTD	10079	926 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	10185	902 BEN RICHEY DR	F
ARRINGTON RICHARD SHANE &	21525		

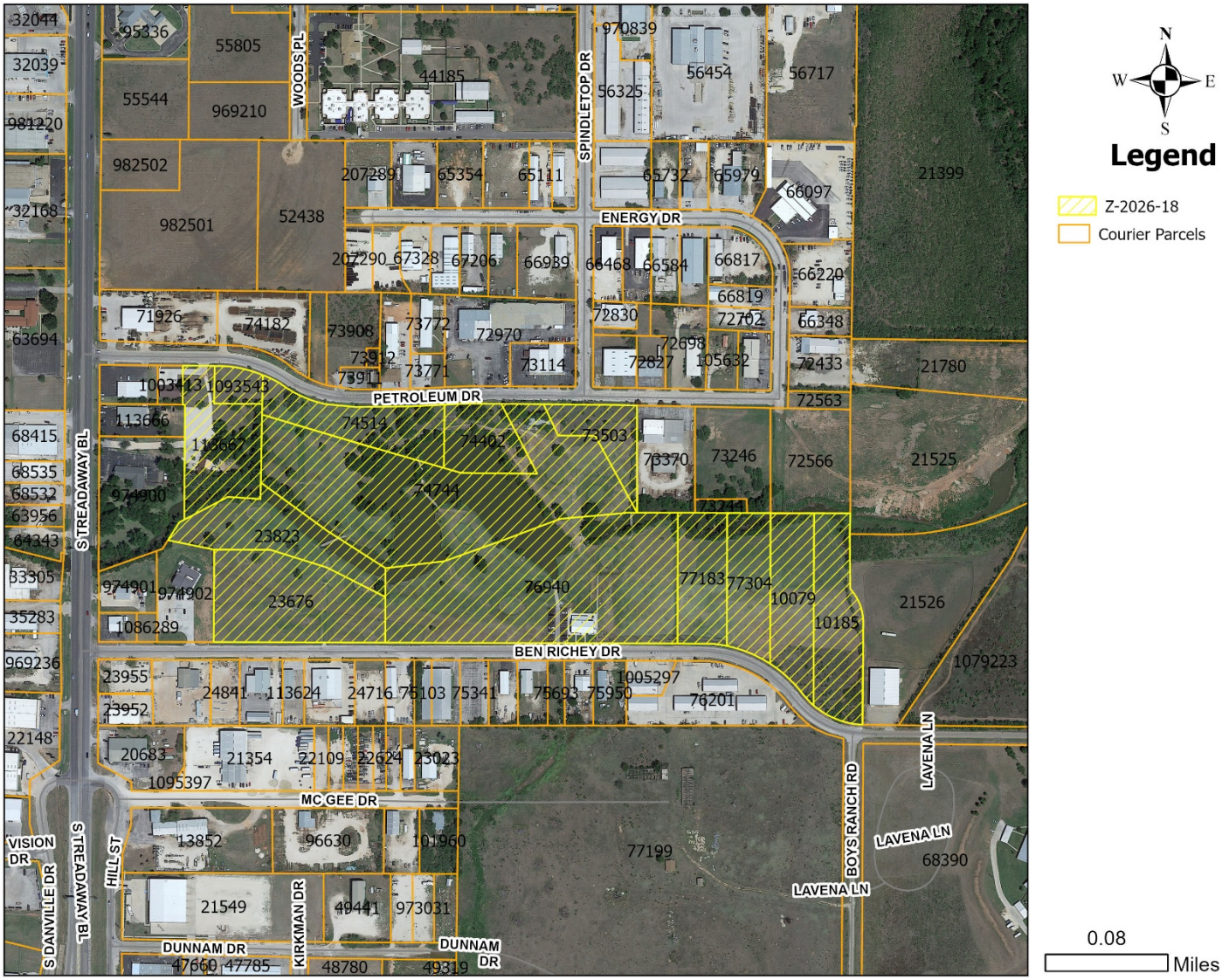
BUFFALO GAP INTRUMENTATION AND ELECTRICAL CO	21526	888 BEN RICHEY DR	
PAK HARRIS ENTERPRISES LTD	23676	1474 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	23823	1302 BEN RICHEY DR	F
GRACE GAUGE INVESTMENTS LLC	24074	1509 BEN RICHEY DR	
BROWN STEVEN K	24716	1265 BEN RICHEY DR	
GRACE GAUGE INVESTMENTS LLC	24841	1501 BEN RICHEY DR	
PERFORMANCE WHOLESALE LLC	24963	1465 BEN RICHEY DR	
A I G R INC A TEXAS CORP	25092	1309 BEN RICHEY DR	
~~CITY OF ABILENE~~	~~68390~~	~~501 BEN RICHEY DR~~	
~~CITY OF ABILENE~~	~~68390~~	~~806 LAVENA LN~~	
~~CITY OF ABILENE~~	~~68390~~	~~810 LAVENA LN~~	
~~CITY OF ABILENE~~	~~68390~~	~~814 LAVENA LN~~	
~~CITY OF ABILENE~~	~~68390~~	~~818 LAVENA LN~~	
~~CITY OF ABILENE~~	~~68390~~	~~822 LAVENA LN~~	
~~CITY OF ABILENE~~	~~68390~~	~~832 LAVENA LN~~	
~~CITY OF ABILENE~~	~~68390~~	~~836 LAVENA LN~~	
~~CITY OF ABILENE~~	~~68390~~	~~840 LAVENA LN~~	
~~CITY OF ABILENE~~	~~68390~~	~~844 LAVENA LN~~	
~~CITY OF ABILENE~~	~~68390~~	~~848 LAVENA LN~~	
~~CITY OF ABILENE~~	~~68390~~	~~819 LAVENA LN~~	
MB RENTALS LLC	71926	4333 S TREADAWAY BL	
ARRINGTON RICHARD SHANE &	72566	901 PETROLEUM DR	
HAWKS WES & SHERRY	72698	910 PETROLEUM DR	
MORRIS HENDERSON TARYN NINI	72826	920 PETROLEUM DR	
TAYLOR JAMES DEAN	72827	914 PETROLEUM DR	
J MOOS MANAGEMENT CO	72970	4374 SPINDLETOP DR	
J MOOS MANAGEMENT CO	72970	1230 PETROLEUM DR	
J MOOS MANAGEMENT CO	72970	1234 PETROLEUM DR	
J MOOS MANAGEMENT CO	72970	4380 SPINDLETOP DR	
J MOOS MANAGEMENT CO	72970	1126 PETROLEUM DR	
DEBORAHS COLLECTION INC	73114	1102 PETROLEUM DR	
CARY FAMILY HOLDINGS LLC	73244	917 PETROLEUM DR	O
CARY FAMILY HOLDINGS LLC	73246	909 PETROLEUM DR	O
BRUSHWOOD LLC	73370	1009 PETROLEUM DR	
PAK HARRIS ENTERPRISES LTD	73503	1125 PETROLEUM DR	F
BUMGUARDNER CLINT W	73639	1302 PETROLEUM DR	
BEAM BILL S	73771	1250 PETROLEUM DR	
BUMGUARDNER CLINT	73772	1250 B PETROLEUM DR	
GEE PLAN ROOM INC	73908	1358 PETROLEUM DR	
GEE PLAN ROOM INC	73911	1350 PETROLEUM DR	
GEE PLAN ROOM INC	73912	1342 PETROLEUM DR	
PAK HARRIS ENTERPRISES LTD	74055	1402 PETROLEUM DR	F
MB RENTALS LLC	74182	1450 PETROLEUM DR	
PAK HARRIS ENTERPRISES LTD	74402	1201 PETROLEUM DR	F
PAK HARRIS ENTERPRISES LTD	74514	1301 PETROLEUM DR	F
PAK HARRIS ENTERPRISES LTD	74744	1149 PETROLEUM DR	F
BROWN STEVEN K	74986	1257 BEN RICHEY DR	
JACKSON STEVANIE	75103	1249 BEN RICHEY DR	F

JACKSON STEVANIE	75220	1241 BEN RICHEY DR	F
JACKSON STEVANIE	75341	1233 BEN RICHEY DR	F
BOYD CHARLES DBA BOYD FENCE & WELDING	75452	1225 BEN RICHEY DR	O
HUNT GILBERT O & JONES DIANE	75572	1217 BEN RICHEY DR	F
J AND H PAINTING LLC	75693	1213 BEN RICHEY DR	F
J & H PAINTING LLC	75826	1209 BEN RICHEY DR	F
WOODRIDGE INVESTMENTS LP	75950	1201 BEN RICHEY DR	
PAK HARRIS ENTERPRISES LTD	76201	1001 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	76940	1236 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	76940	1220 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	76940	1120 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	76940	1166 BEN RICHEY DR	F
PAK HARRIS ENTERPRISES LTD	77183	1026 BEN RICHEY DR	F
ABILENE ASSET MANAGEMENT LLC	77199	4750 BOYS RANCH RD	
ABILENE ASSET MANAGEMENT LLC	77199	1366 DUNNAM DR	
ABILENE ASSET MANAGEMENT LLC	77199	1343 DUNNAM DR	
ABILENE ASSET MANAGEMENT LLC	77199	1280 DUNNAM DR	
ABILENE ASSET MANAGEMENT LLC	77199	1227 DUNNAM DR	
ABILENE ASSET MANAGEMENT LLC	77199	1208 DUNNAM DR	
ABILENE ASSET MANAGEMENT LLC	77199	1142 DUNNAM DR	
ABILENE ASSET MANAGEMENT LLC	77199	1141 DUNNAM DR	
ABILENE ASSET MANAGEMENT LLC	77199	1056 DUNNAM DR	
ABILENE ASSET MANAGEMENT LLC	77199	1057 DUNNAM DR	
ABILENE ASSET MANAGEMENT LLC	77199	957 DUNNAM DR	
ABILENE ASSET MANAGEMENT LLC	77199	4810 BOYS RANCH RD	
ABILENE ASSET MANAGEMENT LLC	77199	1173 MC GEE DR	
ABILENE ASSET MANAGEMENT LLC	77199	1064 MC GEE DR	
ABILENE ASSET MANAGEMENT LLC	77199	1067 MC GEE DR	
ABILENE ASSET MANAGEMENT LLC	77199	1117 MC GEE DR	
ABILENE ASSET MANAGEMENT LLC	77199	1014 MC GEE DR	
ABILENE ASSET MANAGEMENT LLC	77199	1015 MC GEE DR	
ABILENE ASSET MANAGEMENT LLC	77199	1005 MC GEE DR	
ABILENE ASSET MANAGEMENT LLC	77199	1116 MC GEE DR	
ABILENE ASSET MANAGEMENT LLC	77199	1174 MC GEE DR	
ABILENE ASSET MANAGEMENT LLC	77199	954 DUNNAM DR	
PAK HARRIS ENTERPRISES LTD	77304	1002 BEN RICHEY DR	F
SPURLOCK MARK	107137	4341 S TREADAWAY BL	
WOODRIDGE INVESTMENTS LP	113624	1333 BEN RICHEY DR	
SCF RC FUNDING IV LLC	113666	4349 S TREADAWAY BL	
PAK HARRIS ENTERPRISES LTD	113667	4353 S TREADAWAY BL	F
TKN BREHUNT LLC	974900	4357 S TREADAWAY BL	
PAK HARRIS ENTERPRISES LTD	974901	4465 S TREADAWAY BL	F
REST MANAGEMENT PROPERTIES LLC	974902	1510 BEN RICHEY DR	
BETTIS TERRY L & CLAUDIA	1003413	1517 PETROLEUM DR	
COMO ABILENE LLC	1005297	1181 BEN RICHEY DR	
SHOOK MARKLIN ROBERT	1079223	401 BEN RICHEY DR	
EKDAHL REAL ESTATE LLC	1086289		
1433 LEGACY LLC	1093543		

NOTIFICATION MAP

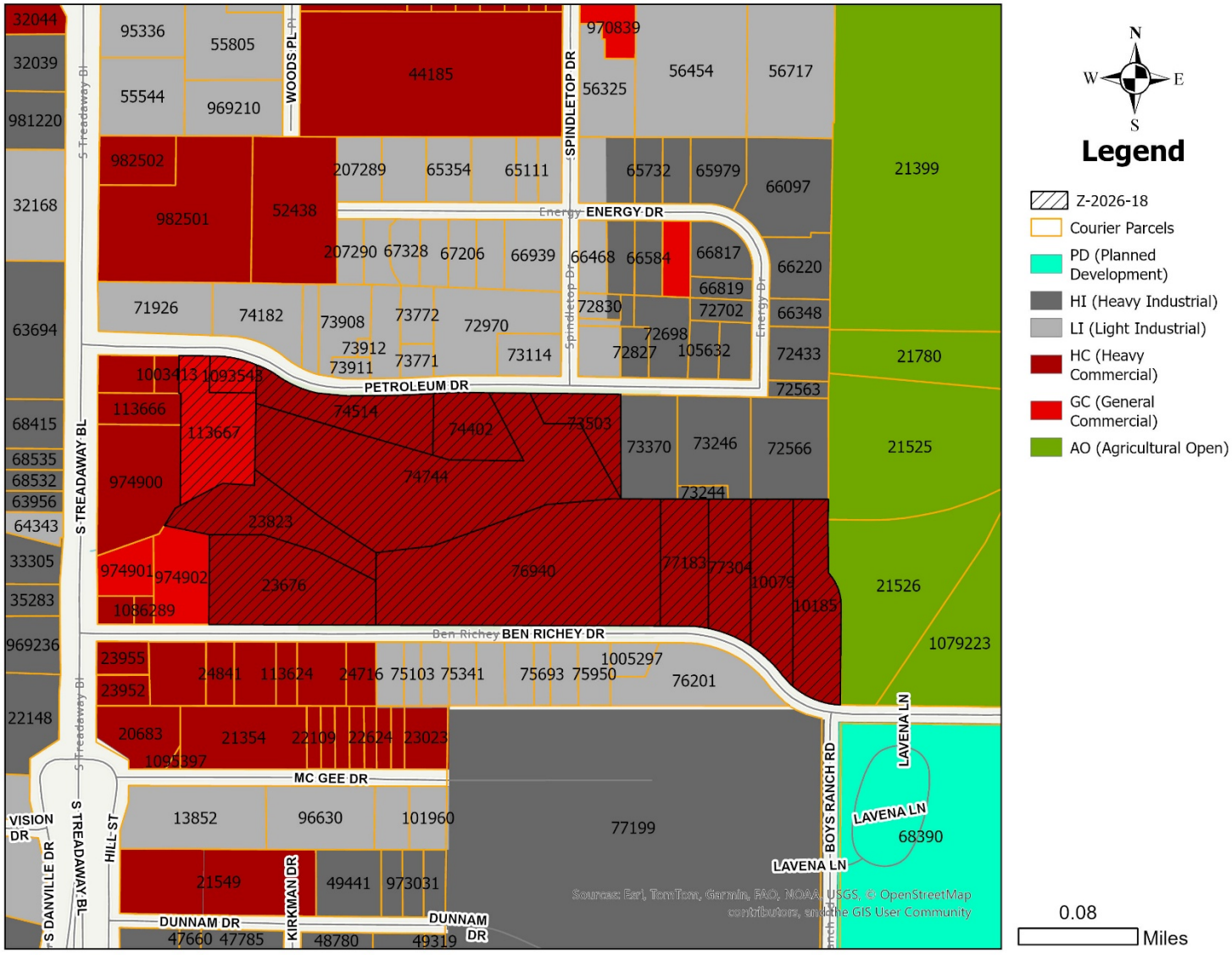


LOCATION MAP



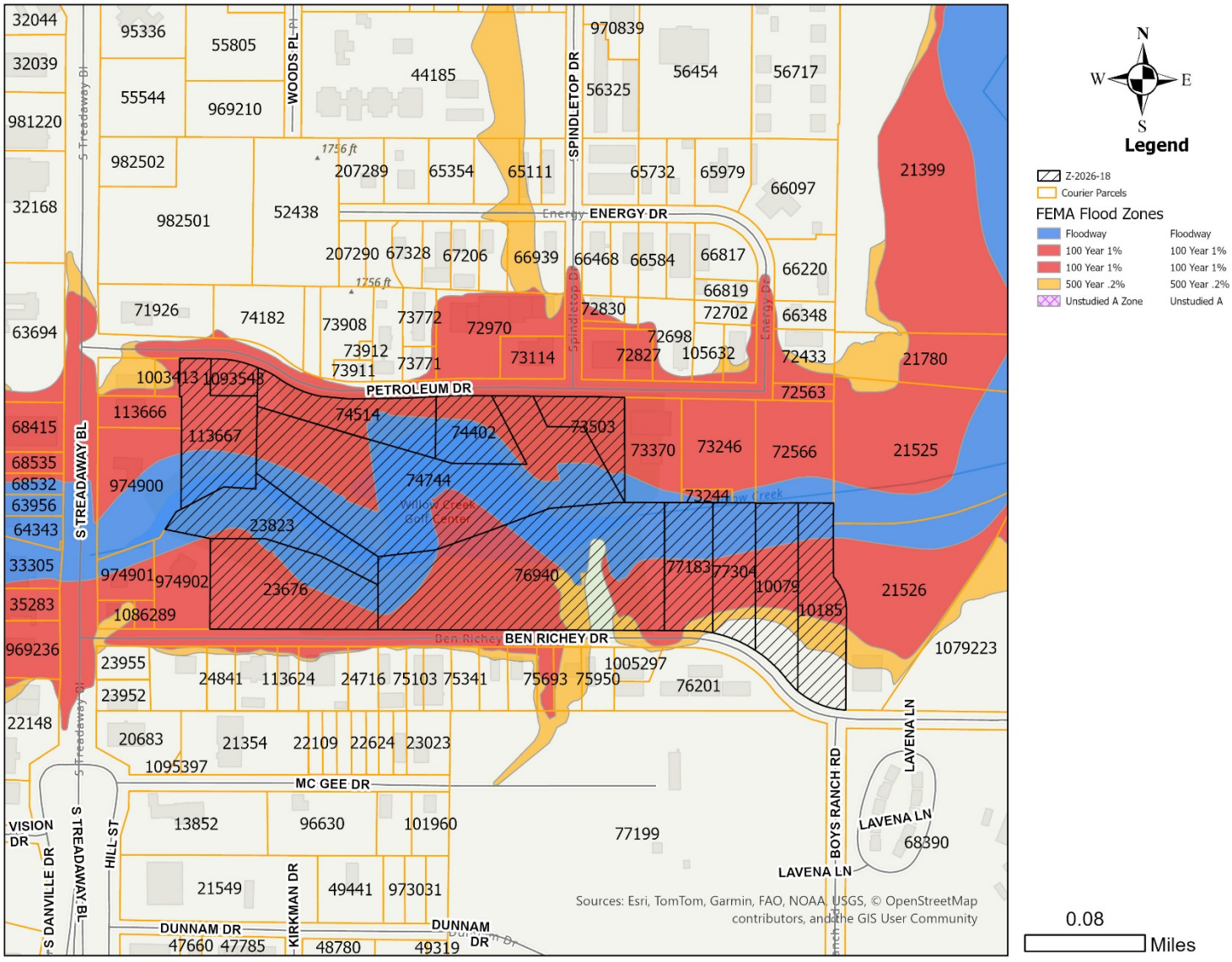
Case # Z-2026-18
March 23, 2026

ZONING MAP



Case # Z-2026-18
March 23, 2026

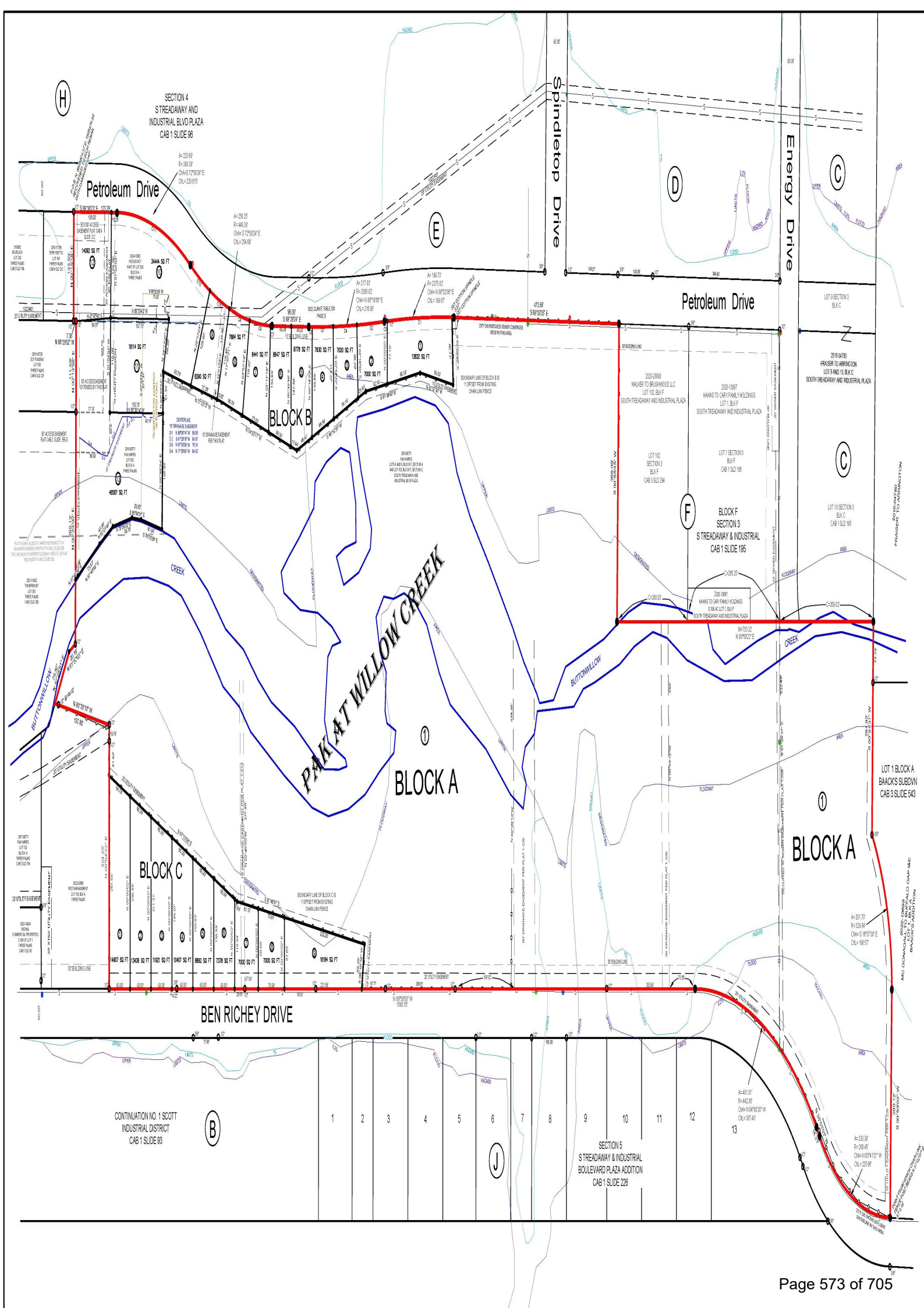
FLOOD MAP



Case # Z-2026-18
March 23, 2026

Permitted Uses	PDD-198	Parking
Residential Uses		
Dwelling-Multiple-Family*	P	3/2 dwelling units
Bed & Breakfast	P	1/guest room + 1
Dwelling Single Family Detached	P	2/dwelling unit
Accessory & Incidental Uses		
Accessory Structure*	P	
Dwelling Accessory*	P	1/dwelling unit
Hobby Shop	P	
Home Occupation*	P	none
Itinerant Business*	TP	
Manufacturing (incidental)*	P	
Recreation Building, Multipurpose*	P	1/500 SF
Swimming Pool, Private or Public	P	
Tennis Court, Private or Public*	P	
Cultural & Recreation Uses		
Art Gallery	P	
Cultural Facilities	P	1/4 seating capacity +1/500 SF other
Recreation outdoors (active)	P	1/8 seating capacity
Recreation outdoors (passive)	P	
Recreation and Commercial Entertainment indoor	P	1/4 seating capacity
Government, Health, Safety, and Welfare Uses		
Ambulance Service	P	1/500 SF + 1/2 ambulances
Fire/Police Station	P	1/500 SF
Medical/Dental Laboratory	P	1/500 SF
Post Office	P	1/500 SF
Surgical Center	P	
Educational & Religious Uses		
Arts School	P	1/classroom +1/5 students
Church or Place of Worship	P	1/5 seating capacity of sanctuary
Educational & Scientific Research	P	1/500 SF
School: Public/Private	P	1/classroom & 1/5 seats of assembly
Trade/Business School	P	1/classroom & 1/5 students
Service		
Electrical Appliance Repair, with no outdoor storage	P	
Office (general, professional, financial)	P	1/500 SF
Personal Services	P	1/500 SF
Printing, Copying, Reproduction, Publishing	P	1/500 SF
Storage-Self Service Units	P	1/500 SF office + 1/3,000 SF warehouse
Taxidermist	P	1/500 SF
Veterinary Service, Small Animal (no animals boarded onsite)	P	1/500 SF
Trade-Retail Uses		
ATMs, Self-Serve Kiosks, and Similar Facilities	P	
Liquor Store (Off-premises consumption) Defined under Liquor Store*	P	1/500 SF
Liquor Store (On-premises consumption) Defined under Liquor Store*	P	1/5 persons at max. occupancy
Restaurant Brewpub	P	1/125 SF; 10 minimum
Restaurant Fast Food	P	1/125 SF; 10 minimum
Restaurant Fast Food with Drive Thru	C	1/125 SF; 10 minimum
Restaurant Standard	P	1/125 SF
Retail Sales/Rental (indoor)	P	1/500 SF
Transportation, Communication, & Utilities		
Broadcast Studio	P	1/500 SF
Trade-Wholesale Uses		
Liquor Wholesales/Distribution	P	1/500 SF office + 1/2,000 SF warehouse
Resource Production & Extraction		
Urban Garden*	P	

LEGEND: P=Permitted, C=Conditional Use Permit, Requires a Temporary Permit, *=Conditions apply


Petroleum Drive
Spindletop Drive
Energy Drive
Petroleum Drive
SECTION 4
S TREADAWAY AND
INDUSTRIAL BLVD PLAZA
CAB 1 SLIDE 98
BLOCK B
BLOCK A
BLOCK C
BLOCK A
BLOCK F
SECTION 3
S TREADAWAY & INDUSTRIAL
CAB 1 SLIDE 195
PAK AT WILLOW CREEK
BUTTONWILLOW CREEK
BEN RICHEY DRIVE
LOT 1 BLOCK A
BAACK'S SUBDVN
CAB 3 SLIDE 543
CONTINUATION NO. 1 SCOTT
INDUSTRIAL DISTRICT
CAB 1 SLIDE 93
SECTION 5
S TREADAWAY & INDUSTRIAL
BOULEVARD PLAZA ADDITION
CAB 1 SLIDE 226

Mixed Use Zoning and Planned Development Zoning

Items specific to the Ordinance for PAK at Willow Creek Rezone. Ordinance establishing a PD district shall incorporate the district regulations and shall set forth the following:

1) Mixed Use Zoning overlaid, together with the permitted additions and changes in this Planned Development Ordinance as shown in Exhibit A.
2) The purpose of this Planned Development Ordinance is to allow for the mixed use of residential use, commercial use, and accessory use on the same platted lot or next to each other on separate platted lots.
3) The general standards applicable to development with the district, with or without reference to the base district, including:
    a) Exterior building materials shall be 80% masonry on all sides of the structure
    b) Maximum height for any structures shall be no more than 38'.
    c) Chain-link or Wrought Iron fences only will be allowed. Chain-link fences can have plastic or metal slats that are inserted for privacy. Masonry or rock base of fence shall be no higher than 18" with masonry or rock pillars no higher than 5'. (Goal is to not obstruct golf course views).
    d) Mailboxes must be constructed with the same building materials as the primary dwelling unit.
    e) Only monument signage will be allowed.
    f) Building setbacks shall be 15' on front, 5' on each side, and 0' on back.
    g) No farm animals (chickens, roosters, pigs, horses, cows, and any other farm animals) will be allowed. Dogs and cats will not be allowed to be outdoors unattended between the hours of 9:00pm to 7:00am.

h) Block B Lots 1-3 and Block C Lots 7-9 shall be considered compatible with lot size and can be developed with this PD Zoning District as long as setbacks are met; 15’ on front, 5’ on each side, and 0’ on back.

i) The total area of building coverage on a lot shall not exceed 75% of the total lot size.

k) Landscaping shall be zero scaping within this district.

l) Hours of operation shall be Monday-Sunday from 7:00am-12:30am for all commercial uses.

m) Sidewalks and bicycle facilities are not required for any platted lot within this district.

n) Two signs allowed per street frontage per platted lot as follows:

1) one (1) unanimated, non-illuminated, accessory identification sign having an area of not over twelve (12) square feet flat against a wall, door, or window

2) one (1) unanimated, non-illuminated monument sign with a face on each side of an area not more than twelve (12) square feet.

4) Specific Standards applicable to development with the district, with or without reference to the base district are as follows:

a) **Multi-Family Dwellings:** Maximum number of units allowed in this MX zoning is 6 units per platted lot. Setbacks will still apply as 15’ on front, 5’ on each side, and 0’ on back.

b) A**ccessory Structure and Dwelling Accessory:**

1) Shall be permitted only in rear and side yards and shall be constructed of same building materials and architectural quality as the primary structure.

a) Carports and patio covers are required to adhere to

this requirement.

2) Shall not extend beyond the front building line. No wall of an accessory building shall be placed within six feet (6') of the wall of any other structure existing or under other structure existing or under construction on the same lot. In no case shall any portion of an accessory building be placed within six feet (6') of any portion of any structure existing or under construction on an adjacent lot.

3) Accessory buildings that are two hundred (200) square feet or less in size do not require a building permit, but must meet all applicable requirements.

4) All permitted accessory buildings require a Site Plan.

5) A main structure must exist on the same lot on which an accessory building is located.

6) Side setback requirements shall be the same as for the main building. The rear setback shall be no less than five feet (5') from the rear property line.

c) Home Occupation:

1) The home occupation shall be conducted by members of the family residing on the premises, and shall have no more than one (1) employee who does not reside on the premises.

2) The home occupation may be conducted in the home or a detached accessory structure. When Operated Within the Home: The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five percent (25%) of the floor area of the dwelling unit shall be used in the conduct of the

Home Occupation. When operated within a detached accessory building: There is no restriction to the amount of floor area used for the home occupation.

3) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation

4) Prohibited Home Occupations

a) Animal clinic

b) Automobile Repair

c) Clinic which includes drug, alcohol, and rehab

d) Commercial stable

e) Hospital

f) Kennel

g) Palm reading

m) Printing establishment

d) **Itinerant Business**: Any itinerant business must meet all of the following conditions:

1) Location. The itinerant business must be located on property that has been approved for such itinerant business activity

2) Permission. The itinerant business must have written permission of the property owner.

3) Permit, Number, and Timeframe. A Temporary Permit issued by the Building Official must be obtained. No more than one (1) itinerant business may be on a property at one time. No parcel may have an itinerant business on-site for more than thirty-six (36) days in a calendar year. The thirty-six (36) days may be used at one time or may be divided in anyway. A

permit for an itinerant business does not take the place of other approvals or permits that may be required by other City departments or governmental agencies, e.g., Fire Department, Health Department, etc. The permit must include all of the following information:

a. Written proof of the property owner's permission.

b. Address of the property where the activity will take place.

c. Dates and hours of operation.

e. Complete description of business activity.

f. Responsible party's name, address and telephone number.

g. Health Department approval if applicable.

4) Setback. Any tent, trailer or other structure housing the itinerant business must be set back a minimum of ten feet (10') from all property lines.

5) Businesses Prohibited. The following businesses shall be prohibited from obtaining an itinerant business permit:

a. Sales of knives, firearms or other weapons.

b. Sales of live animals.

e) **Manufacturing (Incidental)**: An Establishment where manufacturing (light) uses are conducted exclusively indoors and are incidental to a principal land use such as retail sales on the same site. In no case shall such use exceed 15% of the building square footage and the manufactured product should be primarily sold on the same lot.

f) **Recreation Building, Multipurpose**: Parking off-street parking spaces equaling one (1) per five hundred (500) square feet of floor area of the recreation building, excluding locker rooms and bathrooms.

g) **Tennis Court, Private (accessory to residential use)**: shall meet performance standards regulating exterior illumination within Chapter 4, Article 2, Division 7 and shall be located within a fenced yard or be enclosed by a fence at least six

(6) feet in height.

h) **Liquor Store (off-premises consumption)**: All structures housing a liquor store off-premises consumption use shall meet all of the requirements prescribed for liquor store on-premises consumption use.

i) **Liquor Store (on-premises consumption)**: Distances Required. All structures housing a liquor store on-premises consumption use must be located at least three hundred feet (300') from any lot used primarily for church and school

j) **Urban Garden**: Within this PD such use is permitted by right, the following criteria shall be met:

1. A water meter will be allowed for the cultivation and growing of plants or vegetation material even when a primary structure does not exist.
2. No on-site sales of plant material shall be permitted.
3. Only mechanical equipment designed for household use may be stored in an approved storage accessory structure to match same building and architectural quality as primary structure.

5) Uses allowed in this district are as follows:

1. Accessory Dwelling or Structure
2. Ambulance Service
3. Antique Shop
4. Art Gallery
5. Arts School
6. Attached carport or patio cover
7. ATM, Self-Service Kiosk, and Similar Facilities
8. Bakery, Retail Trade
9. Banking Services
10. Bed and Breakfast
11. Blueprinting and/or Photocopying Services
12. Broadcast Studio

13. Church or Place of Worship
14. Commercial Trade School
15. Cultural Facilities
16. Department Stores
17. Dwelling Unit
18. Dwelling, multi-family
19. Dwelling, single-family
20. Educational and scientific res
21. Electrical Appliance repair, with no outdoor storage
22. Golf Course
23. Grocery Store, Convenience-type
24. Grocery Store, Supermarket
25. Hardware Store
26. Hobby Shop
27, Home Improvement Center, with no outdoor storage
28. Home Occupations
29. Itinerant Business, with temporary permit
30. Liquor Store
31. Liquor Wholesale/Distribution
32. Manufacturing (incidental)
33. Medical and Dental Clinic or Office
34. Medical or Dental Laboratory
35. Office (general, professional, or financial)
36. Park or playground
37. Personal Services
38. Post Office
39. Printing, Copying, Reproduction, Publishing
40. Public Safety Facility

41. Recreation, outdoors (active)
42. Recreation, outdoors (passive)
43. Recreation and maintenance services (indoor)
44. Residential
45. Restaurant, Brewpub
46. Restaurant, fast-food (Conditional use for drive-thru)
47. Restaurant, standard
48. Retail Business, General
49. Retail Sales/Rental (indoor)
50. School-Public, Private, or Denominational
51. Secondhand Merchandise Store
52. Shopping Center
53. Storage, Self Service Units
54. Surgical Center
55. Swimming Pool, Private or Public
56. Tennis Court, Private or Public
57. Theater or Playhouse (indoor)
58. Trade/Business School
59. Urban Garden
60. Variety Store
61. Veterinary Service, Small Animal (no animals boarded onsite)

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-18

You may indicate your position on this request by detaching this sheet at the dotted line and returning it to the address below. Additional comment space is provided on the back of this response form. You may also attach additional sheets if needed. All correspondence must be signed and include your name and address. All responses must be received within 5 days of the meeting to be placed in the agenda packet. Please mail the response form to:

Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.

MAR 31 AM10:27

Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Property Zoning:	GC&HC	Your Name:	J & H PAINTING LLC	I am in favor ☒
Requestor's Proposed Zoning:	PDD-198	Your Address:	1209 BEN RICHEY DR	
Requestor's Parcel ID:	Various	Your Parcel ID:	75826	I am opposed ☐

Signature: _____

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-18

You may indicate your position on this request by detaching this sheet at the dotted line and returning it to the address below. Additional comment space is provided on the back of this response form. You may also attach additional sheets if needed. All correspondence must be signed and include your name and address. All responses must be received within 5 days of the meeting to be placed in the agenda packet. Please mail the response form to:

Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.

MAR 31 AM 10:27

Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Property Zoning:	GC&HC	Your Name:	J AND H PAINTING LLC	I am in favor ☒
Requestor's Proposed Zoning:	PDD-198	Your Address:	1213 BEN RICHEY DR	
Requestor's Parcel ID:	Various	Your Parcel ID:	75693	I am opposed ☐

Signature: _____

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-18

You may indicate your position on this request by detaching this sheet at the dotted line and returning it to the address below. Additional comment space is provided on the back of this response form. You may also attach additional sheets if needed. All correspondence must be signed and include your name and address. All responses must be received within 5 days of the meeting to be placed in the agenda packet. Please mail the response form to:

Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.

MAR 31 AM10:27

Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Property Zoning:	GC&HC	Your Name:	HUNT GILBERT O &	I am in favor ☒
Requestor's Proposed Zoning:	PDD-198	Your Address:	1217 BEN RICHEY DR	
Requestor's Parcel ID:	Various	Your Parcel ID:	75572	I am opposed ☐

Signature: _____

CITY OF ABILENE TEXAS

JACKSON STEVANIE
2601 S ELMWOOD
ABILENE, TX 79605-5649

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number Z-2026-18 **March 18, 2026**

The Planning and Zoning Commission of the City of Abilene will hold a public hearing on **April 7, 2026, at 1:30 PM** in the Council Chambers. The Council Chambers are located on the second floor of City Hall at 555 Walnut Street in Abilene, Texas. The owner or the owner's agent is requesting to change the zoning of approximately 38.97 acres from General Commercial (GC) and Heavy Commercial (HC) to Planned Development District (PDD-198). Located Along The 1100 - 1400 Block of Ben Richey Dr. And The 1100 - 1400 Block of Petroleum Dr. Legal Description Being Lot 103, Section 3, Block F, South Treadaway And Industrial Blvd Plaza Addition, Lots 4 & 5, Section 4, Block F, South Treadaway And Industrial Blvd Plaza Addition, Lots 1-9, Section 5, Block K, South Treadaway And Industrial Blvd Plaza Addition, Lot 5, Block A, Scott Industrial District, The Remainder Of Continuation 1, Scott Industrial District, And Lot 502, Block A, Three Palms Addition, Abilene, Taylor County, Texas.

This public hearing is open to any interested person. Your opinions, objections, and comments relative to this may be expressed in writing, or in person at the public hearing. The City of Abilene encourages you to participate in this process. You will find a response form at the bottom of this letter that you may complete, cut off, and mail to the City. All written responses must be signed by the respondent per State law.

The area highlighted on the map by striped lines is being considered for a zone change. The solid boundary line surrounding the highlighted area is a state mandated 200' notification area. You are receiving this letter because your address is located within this notification area.

If approved by the Planning and Zoning Commission, or if denied and promptly appealed to Abilene's City Council, this case will be heard by City Council for a final reading with a public hearing on **May 14, 2026, at 8:30 AM** in the Council Chambers.

If you have any questions, please contact Clarissa Ivey at 325-676-6237 or by email address planning@abilenetx.gov

---

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-18

You may indicate your position on this request by detaching this sheet at the dotted line and returning it to the address below. Additional comment space is provided on the back of this response form. You may also attach additional sheets if needed. All correspondence must be signed and include your name and address. All responses must be received within 5 days of the meeting to be placed in the agenda packet. Please mail the response form to:

Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.

APR 10 PM 12:48

Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Property Zoning:	GC&HC	Your Name:	JACKSON STEVANIE	I am in favor ☑
Requestor's Proposed Zoning:	PDD-198	Your Address:	1233 BEN RICHEY DR	
Requestor's Parcel ID:	Various	Your Parcel ID:	75341	I am opposed ☐

Signature: Jackson

CITY OF ABILENE TEXAS

PAK HARRIS ENTERPRISES LTD
PO BOX 5615
ABILENE, TX 79608-5615

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number Z-2026-18 **March 18, 2026**

The Planning and Zoning Commission of the City of Abilene will hold a public hearing on **April 7, 2026, at 1:30 PM** in the Council Chambers. The Council Chambers are located on the second floor of City Hall at 555 Walnut Street in Abilene, Texas. The owner or the owner's agent is requesting to change the zoning of approximately 38.97 acres from General Commercial (GC) and Heavy Commercial (HC) to Planned Development District (PDD-198). Located Along The 1100 - 1400 Block of Ben Richey Dr. And The 1100 - 1400 Block of Petroleum Dr. Legal Description Being Lot 103, Section 3, Block F, South Treadaway And Industrial Blvd Plaza Addition, Lots 4 & 5, Section 4, Block F, South Treadaway And Industrial Blvd Plaza Addition, Lots 1-9, Section 5, Block K, South Treadaway And Industrial Blvd Plaza Addition, Lot 5, Block A, Scott Industrial District, The Remainder Of Continuation 1, Scott Industrial District, And Lot 502, Block A, Three Palms Addition, Abilene, Taylor County, Texas.

This public hearing is open to any interested person. Your opinions, objections, and comments relative to this may be expressed in writing, or in person at the public hearing. The City of Abilene encourages you to participate in this process. You will find a response form at the bottom of this letter that you may complete, cut off, and mail to the City. All written responses must be signed by the respondent per State law.

The area highlighted on the map by striped lines is being considered for a zone change. The solid boundary line surrounding the highlighted area is a state mandated 200' notification area. You are receiving this letter because your address is located within this notification area.

If approved by the Planning and Zoning Commission, or if denied and promptly appealed to Abilene's City Council, this case will be heard by City Council for a final reading with a public hearing on **May 14, 2026, at 8:30 AM** in the Council Chambers.

If you have any questions, please contact Clarissa Ivey at 325-676-6237 or by email address planning@abilenetx.gov

---

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-18

You may indicate your position on this request by detaching this sheet at the dotted line and returning it to the address below. Additional comment space is provided on the back of this response form. You may also attach additional sheets if needed. All correspondence must be signed and include your name and address. All responses must be received within 5 days of the meeting to be placed in the agenda packet. Please mail the response form to:

Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.

Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Property Zoning:	GC&HC	Your Name:	PAK HARRIS	I am in favor ☑
Requestor's Proposed Zoning:	PDD-198	Your Address:	1301 PETROLEUM DR	
Requestor's Parcel ID:	Various	Your Parcel ID:	74514	I am opposed ☐

Signature: _____

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-18

You may indicate your position on this request by detaching this sheet at the dotted line and returning it to the address below. Additional comment space is provided on the back of this response form. You may also attach additional sheets if needed. All correspondence must be signed and include your name and address. All responses must be received within 5 days of the meeting to be placed in the agenda packet. Please mail the response form to:

Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.

APR 8 AM 9:49

Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Property Zoning:	GC&HC	Your Name:	CARY FAMILY HOLDINGS	I am in favor ☐
Requestor's Proposed Zoning:	PDD-198	Your Address:	909 PETROLEUM DR	
Requestor's Parcel ID:	Various	Your Parcel ID:	73246	I am opposed ☒

Signature: _____

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-18

You may indicate your position on this request by detaching this sheet at the dotted line and returning it to the address below. Additional comment space is provided on the back of this response form. You may also attach additional sheets if needed. All correspondence must be signed and include your name and address. All responses must be received within 5 days of the meeting to be placed in the agenda packet. Please mail the response form to:

Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.

MAR 30 AM 11:22

Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Property Zoning:	GC&HC	Your Name:	BOYD CHARLES DBA	I am in favor ☐
Requestor's Proposed Zoning:	PDD-198	Your Address:	1225 BEN RICHEY DR	
Requestor's Parcel ID:	Various	Your Parcel ID:	75452	I am opposed ☒

Signature: _____

If opposed, please provide comments:

At the moment it is a golf course, restaurant and venue. Spa, medical type clinic and another type of venue north of creek. The area high lighted is natural and appealing to the eye. Yes, it could use a little landscaping and attention to detail, but not Heavy Commercial

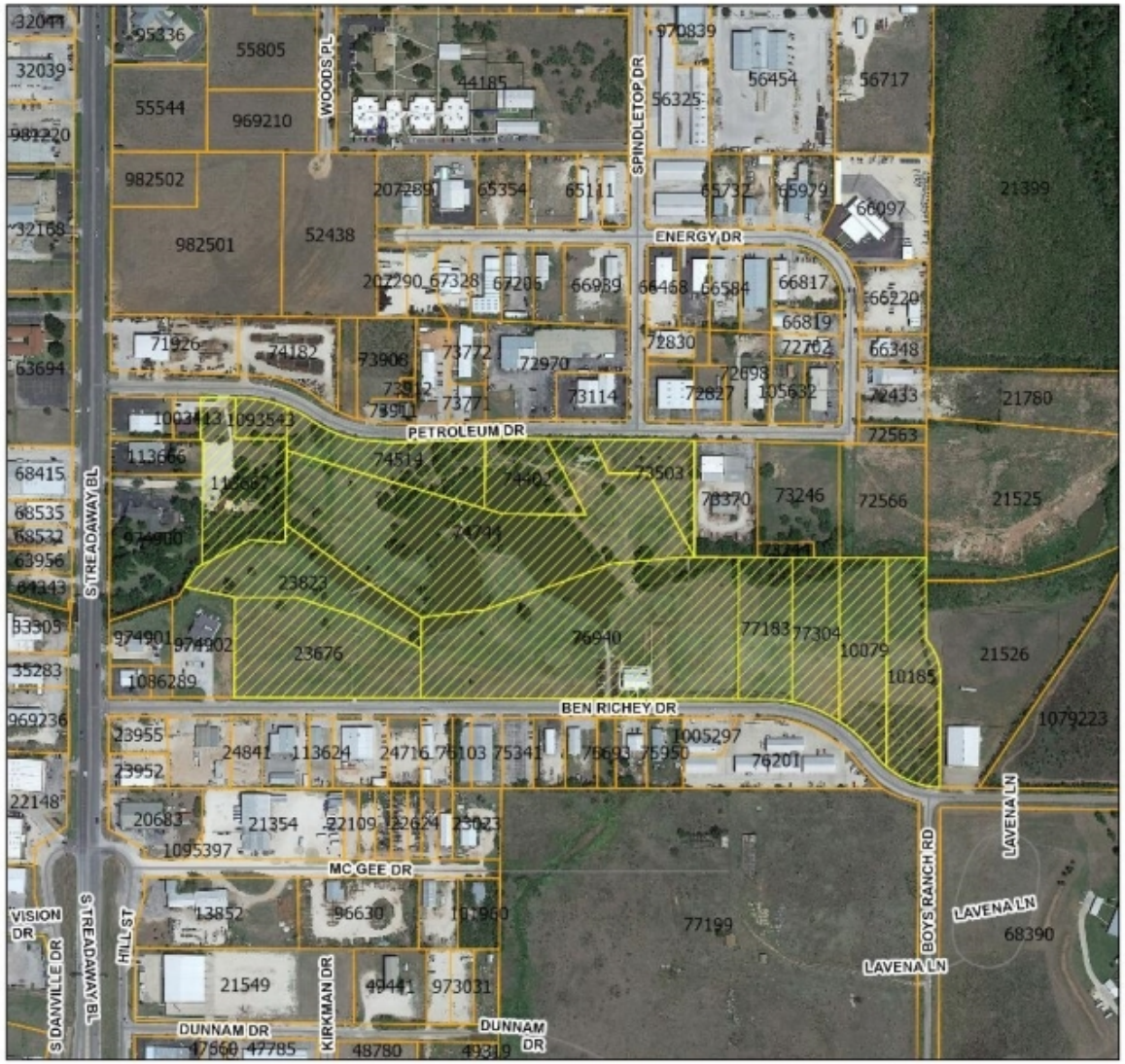
Thank You. GB

REZONE REQUEST

Case:	Z-2026-18
Agent:	Kevin Phillips
Owner:	PAK Harris Enterprises, Ltd.
Request:	Create PDD-198 to allow the mixed use of residential uses and commercial uses within the same lot
Location:	Along the 1100 - 1400 Block of Ben Richey Dr. and the 1100 - 1400 Block of Petroleum Dr.
Notification:	9 in Favor, 3 in Opposition
Planning & Zoning:	April 7, 2026
Council Hearing:	April 23, 2026
	May 14, 2026

CITY OF ABILENE TEXAS

AERIAL LOCATION MAP



N
W E
S

Legend

Z-2026-18

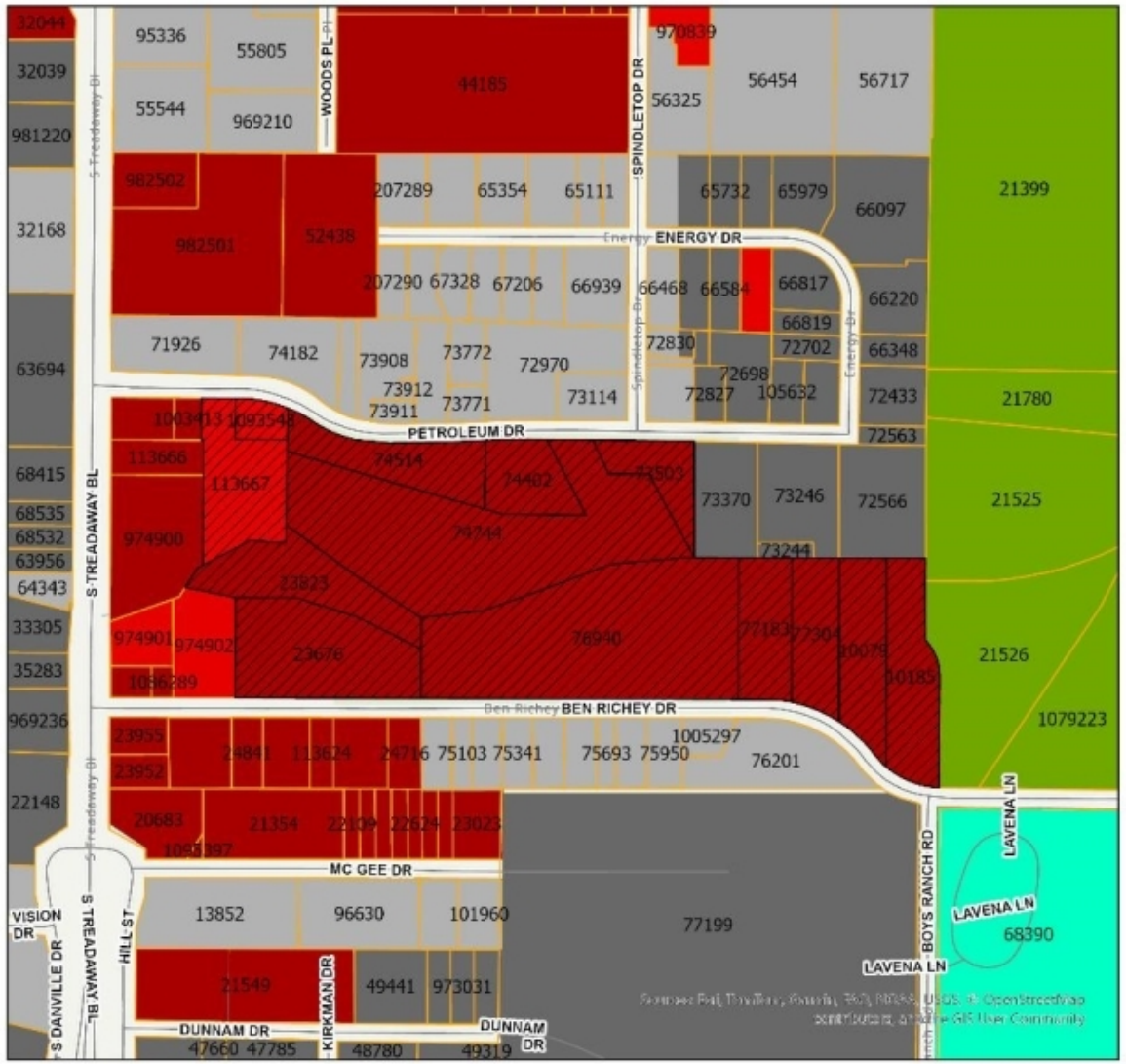
Courier Parcels

0.08

Miles

CITY OF ABILENE TEXAS

ZONING MAP

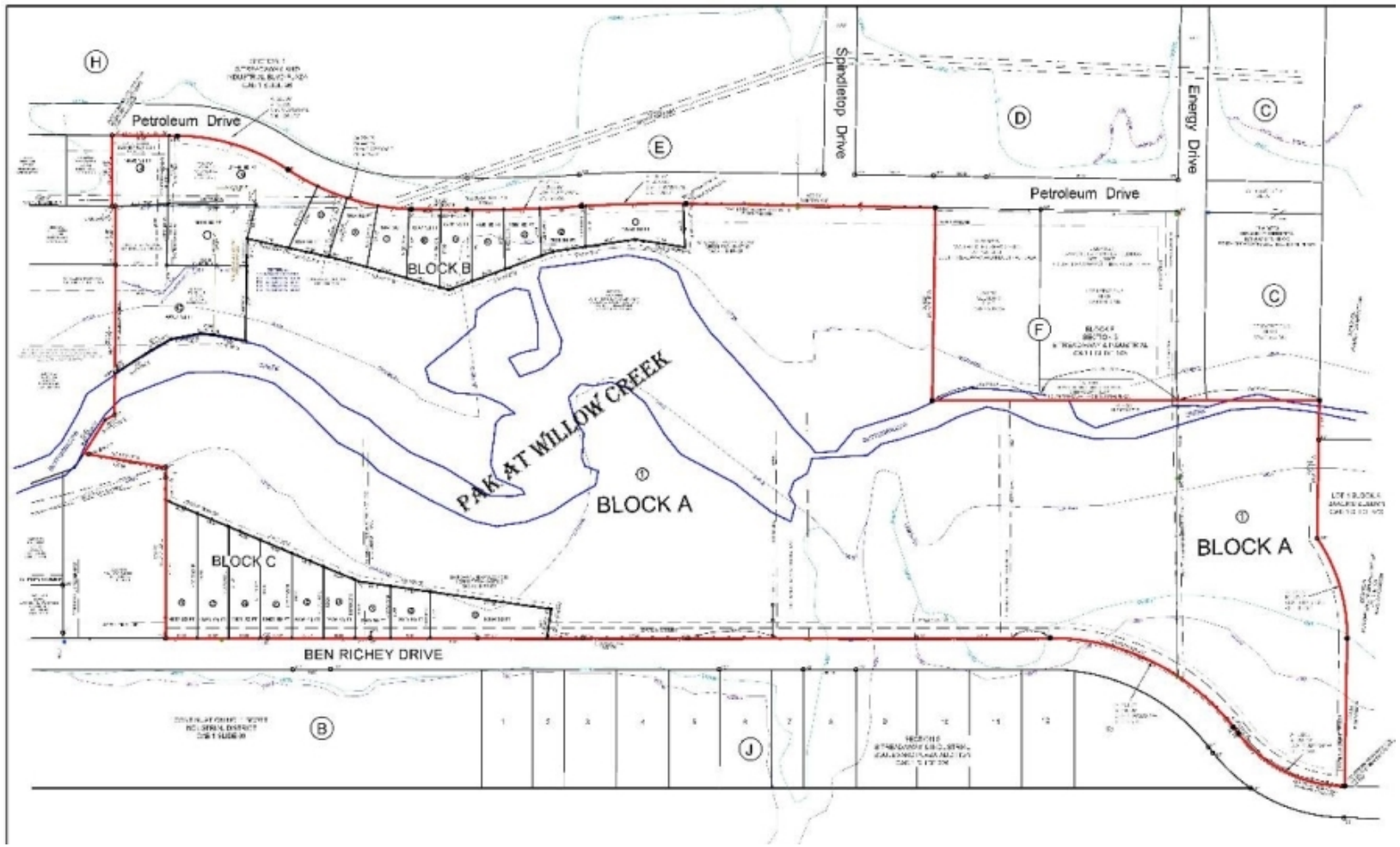




0.08 Miles

CITY OF ABILENE TEXAS

CONCEPT PLAN



CITY OF ABILENE TEXAS

PDD-198 SPECIFIC MODIFICATIONS

- Maximum height for any structures 38’
- Building setbacks 15’ from front property line, 5’ interior setback, and 0’ rear setback.
- Maximum lot coverage not to exceed 75%
- Hours of operation for commercial uses Monday-Sunday 7:00AM-12:30AM
- Maximum of 6 dwellings per lot
- Sidewalks and bicycle facilities are not required for any platted lot
- Permitted uses as listed in exhibit A

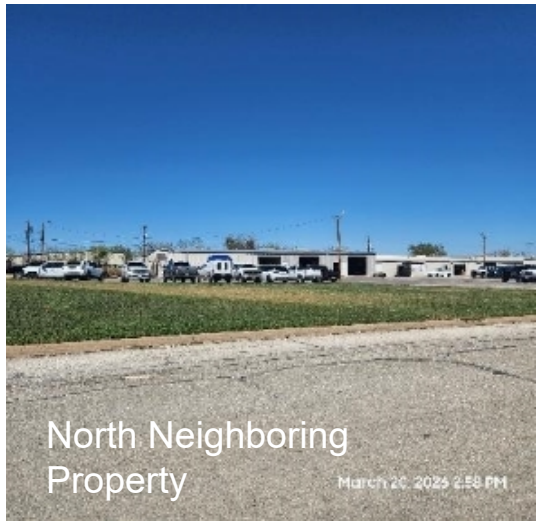
CITY OF ABILENE TEXAS

PROPERTY VIEWS







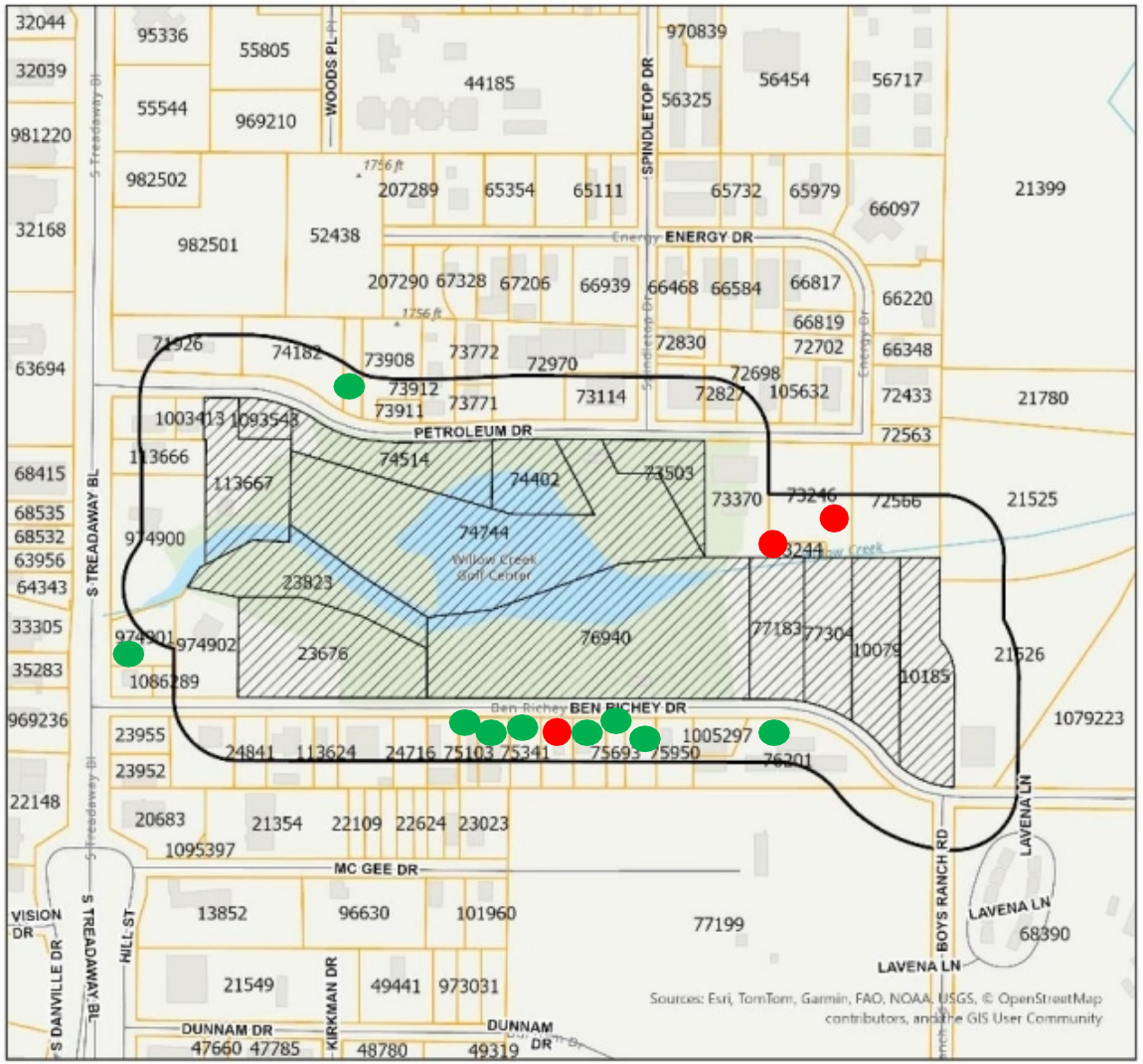






CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP



N
W E
S

Legend

- Notification Area
- Z-2026-18
- Courier Parcels

0.08 Miles

9 - in Favor -

3 - in Opposition –

2.36% Opposed

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATIONS

The request is consistent with:

- The *Comprehensive Plan;*
- The surrounding uses and zoning;
- Generally accepted planning principals; and
- The Criteria for Approval in the LDC.

P&Z recommendation: **Approval**

CITY OF ABILENE TEXAS

Questions?

CITY OF ABILENE TEXAS

CITY COUNCIL MEMORANDUM
5/14/2026

TO: **Emily Crawford, City Manager**

FROM: **Tim Littlejohn, Director of Planning & Development Services**

ITEM: **30. Ordinance (Final Reading) 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. *(Tim Littlejohn)***

GENERAL INFORMATION

The subject property was annexed into the City limits in 1986. The owner would like to rezone to create a new single-family subdivision.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

Staff recommend approval.

ATTACHMENTS:

1. Ordinance
2. Staff Report
3. Maplequity Partners (Sanctum Strg)
4. 6425 Butterfield Trail
5. 6610 Butterfield Trail
6. 6533 Inverness Street
7. Presentation

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING A CERTAIN PROPERTY; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 2 (Zoning Regulations) of the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit A, attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars ($2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PASSED ON FIRST READING the 23rd day of April, 2026.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 14th day of May, 2026.

ATTEST:

_____
CITY SECRETARY

_____
MAYOR

APPROVED:

_____
CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

Change the zoning of approximately 28.87 acres from Agricultural Open (AO) to Residential Single-family (RS-6).

Legal description being as follows:

Being 28.875 acres and being out of a 14.99 acre tract and a 15.0 acre tract, described in Deed to 06 Leasing LLC, dated August 15, 2019, of record in Instrument No. 2019-13819, Official Public Records of Taylor county, Texas, out of a 30 acre tract out of a 146. 77 acre tract, out of the John Adams Survey No. 44, Taylor County, Texas, said 28.875 acres being more fully described as follows:

Beginning at a found 1/2" rebar, on the line of Hampton Hills Section 1, of record in Cabinet 1, Slide 562, Plat records of Taylor County, Texas, for the Northeast comer of a 30 acre tract, described in Deed to Wes Hawks, of record in Instrument No. 2017-21128, Official Public Records of Taylor County, Texas, the Northwest comer of said 15.0 acre tract and the Northwest comer of this tract, from which the Northwest comer of said John Adams Survey bears of record West 692.3';

THENCE S89°59'21"E, along the South line of said Hampton Hills, a distance of 691.56' to a found½" for the Northwest corner of a 30 acre tract, described in Volume 920, Page 545, Deed Records of Taylor County, Texas, the Northeast corner of said 14. 99 acre tract and the Northeast corner of this tract;

THENCE S00°16'44"W a distance of 1609.28' to a point, on the West side of a 3" cedar post, for the Northeast corner of a 1.134 acre tract, described in Volume 2732, Page 669, Official Public Records of Taylor County, Texas, and the Northerly Southeast corner of this tract;

THENCE N89°49'32"W a distance of 176.97' to a point, for the Northwest corner of said 1.134 acre tract and an interior corner of this tract;

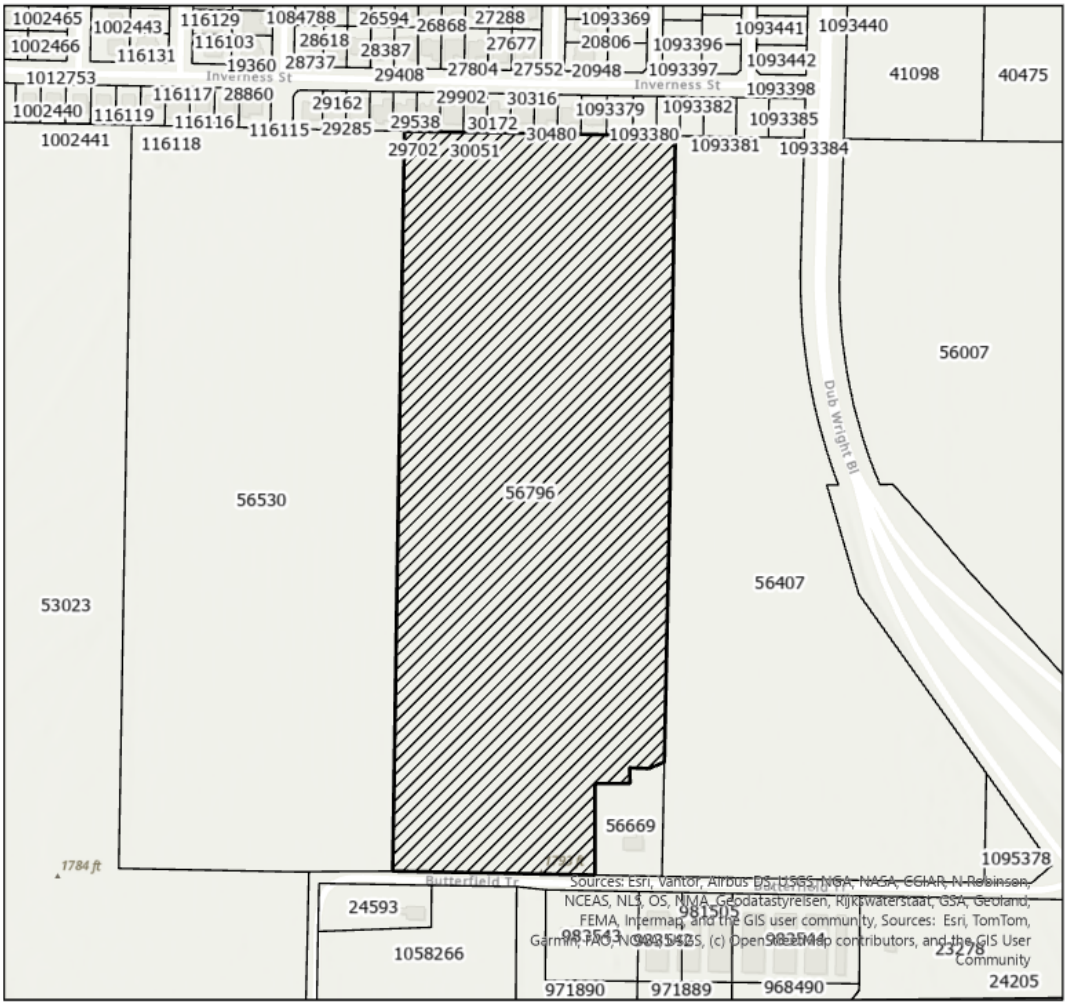
THENCE S00°35'05"E, at 281.12' passing a found½" rebar, and continuing for a total distance of282.67' to a point, on the North line of Butterfield Trail, for the Southwest comer of said 1.134 acre tract and the Southerly Southeast corner of this tract;

THENCE N89°49'32"W, along the North line of said Butterfield Trail, a distance of 518.37' to a point, for the Southeast corner of said Hawks 30 acres the Southwest corner of said 15.0 acre tract and the Southwest corner of this tract;

THENCE N0015'52"E, at 1.4' passing a found 1/2" rebar and continuing for a total distance of 1889.96' to the point of beginning and containing 28.875 acres of land more or less.

ORDINANCE NO. _____

Located at 6610 Butterfield Trail


1002465
1002443
116129
1084788
26594
26868
27288
1093369
1093441
1093440
1002466
116131
116103
28618
28387
27677
20806
1093396
1093442
19360
28737
29408
27804
27552
20948
1093397
41098
40475
1012753
Inverness St
Inverness St
1093398
116117
28860
29162
29902
30316
1093379
1093382
1093385
1002440
116119
116116
116115
29285
29538
30172
30480
1093380
1093381
1093384
1002441
116118
29702
30051
56007
Dub Wright Bl
56530
56796
56407
53023
56669
1095378
1784 ft
Butterfield Tr
24593
1058266
971890
971889
968490
23278
24205
Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

END

ZONING CASE
Z-2026-19
STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

Scheduled Hearings
Planning & Zoning Commission: April 7, 2026
City Council 1st Reading: April 23, 2026
City Council 2nd Reading: May 14, 2026

Applicant
Agent: eHT
Owner: Paul Johnson

Case Manager
Adam Holland – Planner

Request
Change the zoning of 28.87 acres from Agricultural Open to Residential Single-family (RS-6)

Location
Located at 6610 Butterfield Trail

Background
The subject property was annexed into the City limits in 1986. The owner would like to rezone to create a new single-family subdivision.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	RS-6	Single family Residence
East	MF	Vacant
South	GC/AO	Vacant/Self-storage
West	AO	Vacant

Criteria Assessment
Section 1.4.1.4 of Abilene's Land Development Code states that, in making a determination regarding a requested zoning change, the Planning and Zoning Commission and the City Council may consider the following factors:

(1) Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use and Development Plan Map, as amended.
The proposed use is consistent with the Comprehensive Plan.

(2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.
The proposed zoning would be appropriate as it would be consistent with the surrounding uses.

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.
This property is unplatted and will need to plat prior to development can take place on this property. At that time utilities will be extended to the property.

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.
None known.

Planning and Zoning Commission Recommendation
The Planning and Zoning Commission recommends **approval.**

Attachments
- PowerPoint Presentation

Notification
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 20, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER Legend: O - Opposed, F - In Favor

OWNER	PROP_ID	SITUS	RESPONSE
ALLSUPS GEORGE D LF EST & CHAMPION MAXINE ET AL	56669	6550 BUTTERFIELD TR	
ARNETT MONICA S SELF	29538	6641 INVERNESS ST	
BACA DWAYNE A & MELINDA R	29902	6625 INVERNESS ST	
BURKS TINA STACEY	28122	6634 INVERNESS ST	
COOK CHARLES	1001265	6626 INVERNESS ST	O
DIMAOALA LESNER	29285	6657 INVERNESS ST	
DUONG TUHIEN NGUYEN	30172	6609 INVERNESS ST	
FENNER PATRICK JAMES & DEBRA DENISE	30609	6573 INVERNESS ST	
GOBIN WALTER C JR	30480	6581 INVERNESS ST	
GRAY TROY	24593	6649 BUTTERFIELD TR	
GUTHRIE CHRISTOPHER SHAWN &	28498	6658 INVERNESS ST	
HAMPTON HILLS LLC	1093398	3072 GLENNSTER ST	
HAMPTON HILLS LLC	1093398	3074 GLENNSTER ST	
HAWKS WES	56530	6648 BUTTERFIELD TR	
JOHNSON PAUL	56796	6610 BUTTERFIELD TR	F
KKP INVESTMENTS LLC	56407	6310 BUTTERFIELD TR	
KNIGHT ESTER G TRUST	30316	6601 INVERNESS ST	
LEMIEUX STEVEN K	27552	6602 INVERNESS ST	
LOPEZ MANUEL ALEXIS & TIESHA DENISE	30051	6617 INVERNESS ST	
MAPLEQUITY PARTNERS LP	983542		F
MARINE MARK C	29162	6671 INVERNESS ST	
MAURER RANDALL	30736	6565 INVERNESS ST	

MC CUSKER THOMAS J & SANDRA R	**28262**	**6642 INVERNESS ST**	
PALMER DONNALYNN P	**28387**	**6650 INVERNESS ST**	
PAMY HOLDINGS LTD	**983543**	**6425 BUTTERFIELD TR**	**F**
PAMY HOLDINGS LTD	**971890**	**6549 BUTTERFIELD TR**	**F**
PRADHAN RAMESH K &	**20948**	**3141 SUTHERLAND ST**	
QUEEN BEE ENTERPRISES LLC	**1093382**	**6533 INVERNESS ST**	O
QUEEN BEE ENTERPRISES LLC	**1093381**	**6541 INVERNESS ST**	**O**
QUEEN BEE ENTERPRISES LLC	**1093380**	**6549 INVERNESS ST**	**O**
QUEEN BEE ENTERPRISES LLC	**1093379**	**6557 INVERNESS ST**	**O**
QUEEN BEE ENTERPRISES LLC	**1093397**	**3089 LYNN LN**	**O**
QUEEN BEE ENTERPRISES LLC	**1093367**	**3088 LYNN LN**	**O**
QUEEN BEE ENTERPRISES LLC	**1093384**	**6519 INVERNESS ST**	**O**
QUEEN BEE ENTERPRISES LLC	**1093384**	**6517 INVERNESS ST**	**O**
QUEEN BEE ENTERPRISES LLC	**1093383**	**6525 INVERNESS ST**	**O**
QUEEN BEE ENTERPRISES LLC	**1093383**	**6527 INVERNESS ST**	**O**
ROONEY MICHAEL S & LISA E	**27677**	**6610 INVERNESS ST**	
SHARP TOM	**1058266**		
SMITH WILLIAM MARK & MARGARET ANN	**29702**	**6633 INVERNESS ST**	
SULLIVAN ANDREW CLAYTON	**27804**	**6618 INVERNESS ST**	
VALADEZ RAUL L & CHRISTINA M	**29408**	**6649 INVERNESS ST**	

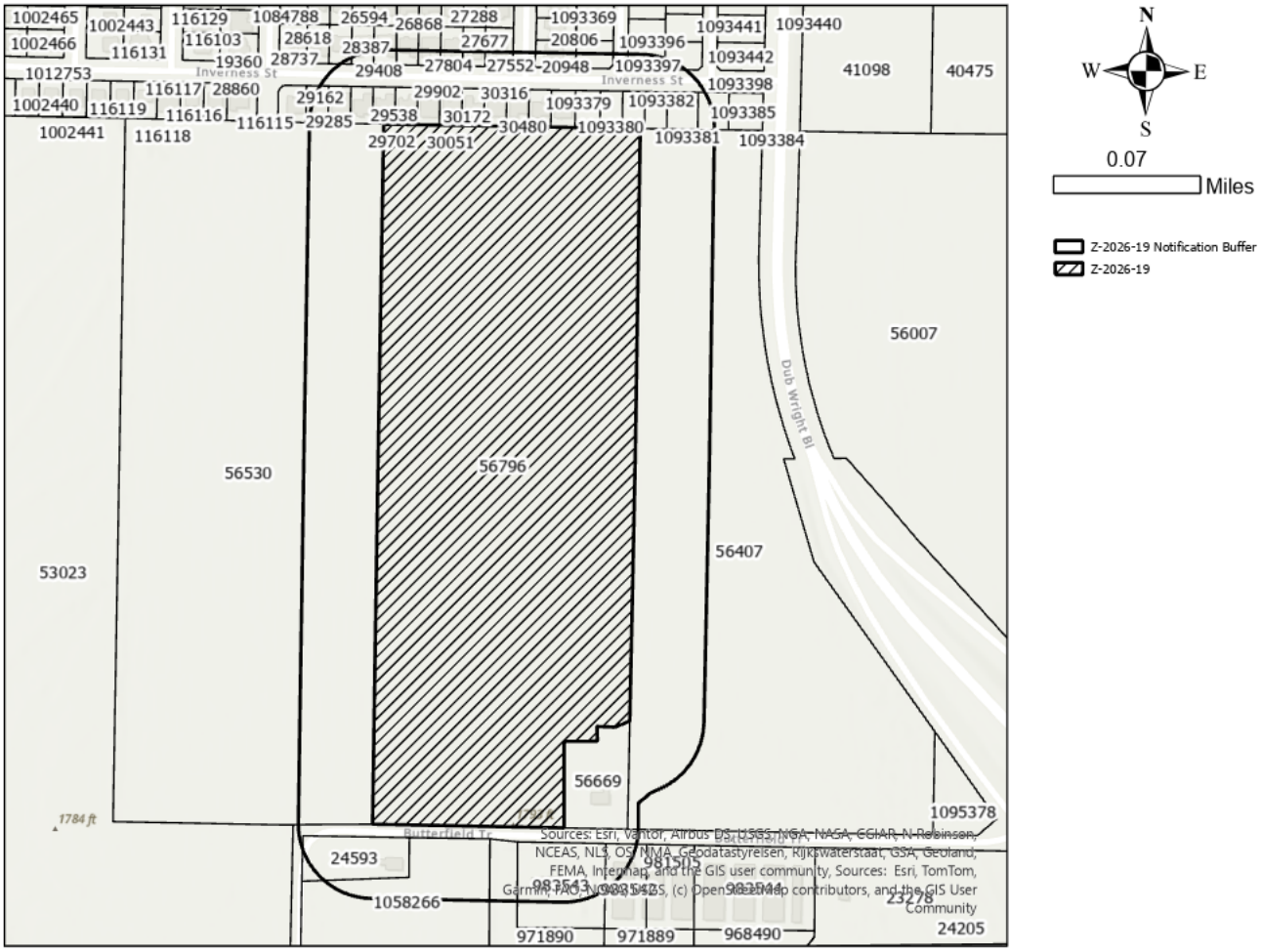
PROP ID

OWNER	PROP_ID	SITUS	RESPONSE
PRADHAN RAMESH K &	**20948**	**3141 SUTHERLAND ST**	
GRAY TROY	**24593**	**6649 BUTTERFIELD TR**	
LEMIEUX STEVEN K	**27552**	**6602 INVERNESS ST**	
ROONEY MICHAEL S & LISA E	**27677**	**6610 INVERNESS ST**	
SULLIVAN ANDREW CLAYTON	**27804**	**6618 INVERNESS ST**	
BURKS TINA STACEY	**28122**	**6634 INVERNESS ST**	
MC CUSKER THOMAS J & SANDRA R	**28262**	**6642 INVERNESS ST**	
PALMER DONNALYNN P	**28387**	**6650 INVERNESS ST**	

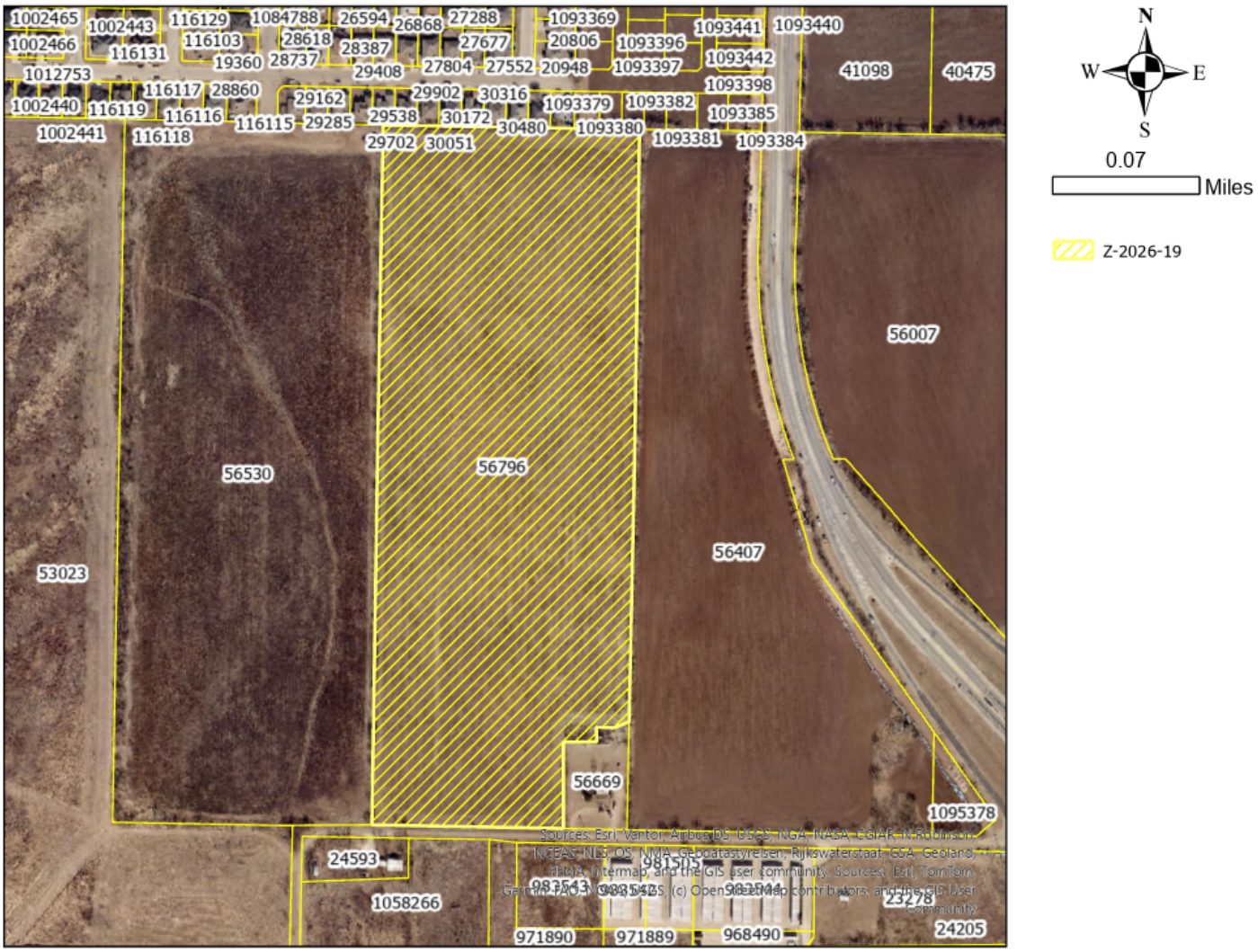
GUTHRIE CHRISTOPHER SHAWN &	28498	6658 INVERNESS ST	
MARINE MARK C	29162	6671 INVERNESS ST	
DIMAOALA LESNER	29285	6657 INVERNESS ST	
VALADEZ RAUL L & CHRISTINA M	29408	6649 INVERNESS ST	
ARNETT MONICA S SELF	29538	6641 INVERNESS ST	
SMITH WILLIAM MARK & MARGARET ANN	29702	6633 INVERNESS ST	
BACA DWAYNE A & MELINDA R	29902	6625 INVERNESS ST	
LOPEZ MANUEL ALEXIS & TIESHA DENISE	30051	6617 INVERNESS ST	
DUONG TUHIEN NGUYEN	30172	6609 INVERNESS ST	
KNIGHT ESTER G TRUST	30316	6601 INVERNESS ST	
GOBIN WALTER C JR	30480	6581 INVERNESS ST	
FENNER PATRICK JAMES & DEBRA DENISE	30609	6573 INVERNESS ST	
MAURER RANDALL	30736	6565 INVERNESS ST	
KKP INVESTMENTS LLC	56407	6310 BUTTERFIELD TR	
HAWKS WES	56530	6648 BUTTERFIELD TR	
ALLSUPS GEORGE D LF EST & CHAMPION MAXINE ET AL	56669	6550 BUTTERFIELD TR	
JOHNSON PAUL	56796	6610 BUTTERFIELD TR	F
PAMY HOLDINGS LTD	971890	6549 BUTTERFIELD TR	F
MAPLEQUITY PARTNERS LP	983542		F
PAMY HOLDINGS LTD	983543	6425 BUTTERFIELD TR	F
COOK CHARLES	1001265	6626 INVERNESS ST	O
SHARP TOM	1058266		
QUEEN BEE ENTERPRISES LLC	1093367	3088 LYNN LN	O
QUEEN BEE ENTERPRISES LLC	1093379	6557 INVERNESS ST	O
QUEEN BEE ENTERPRISES LLC	1093380	6549 INVERNESS ST	O
QUEEN BEE ENTERPRISES LLC	1093381	6541 INVERNESS ST	O
QUEEN BEE ENTERPRISES LLC	1093382	6533 INVERNESS ST	O
QUEEN BEE ENTERPRISES LLC	1093383	6525 INVERNESS ST	O
QUEEN BEE ENTERPRISES LLC	1093383	6527 INVERNESS ST	O
QUEEN BEE ENTERPRISES LLC	1093384	6519 INVERNESS ST	O
QUEEN BEE ENTERPRISES LLC	1093384	6517 INVERNESS ST	O
QUEEN BEE ENTERPRISES	1093397	3089 LYNN LN	O

LLC			
HAMPTON HILLS LLC	**1093398**	**3072 GLENNSTER ST**	
HAMPTON HILLS LLC	**1093398**	**3074 GLENNSTER ST**	

NOTIFICATION MAP

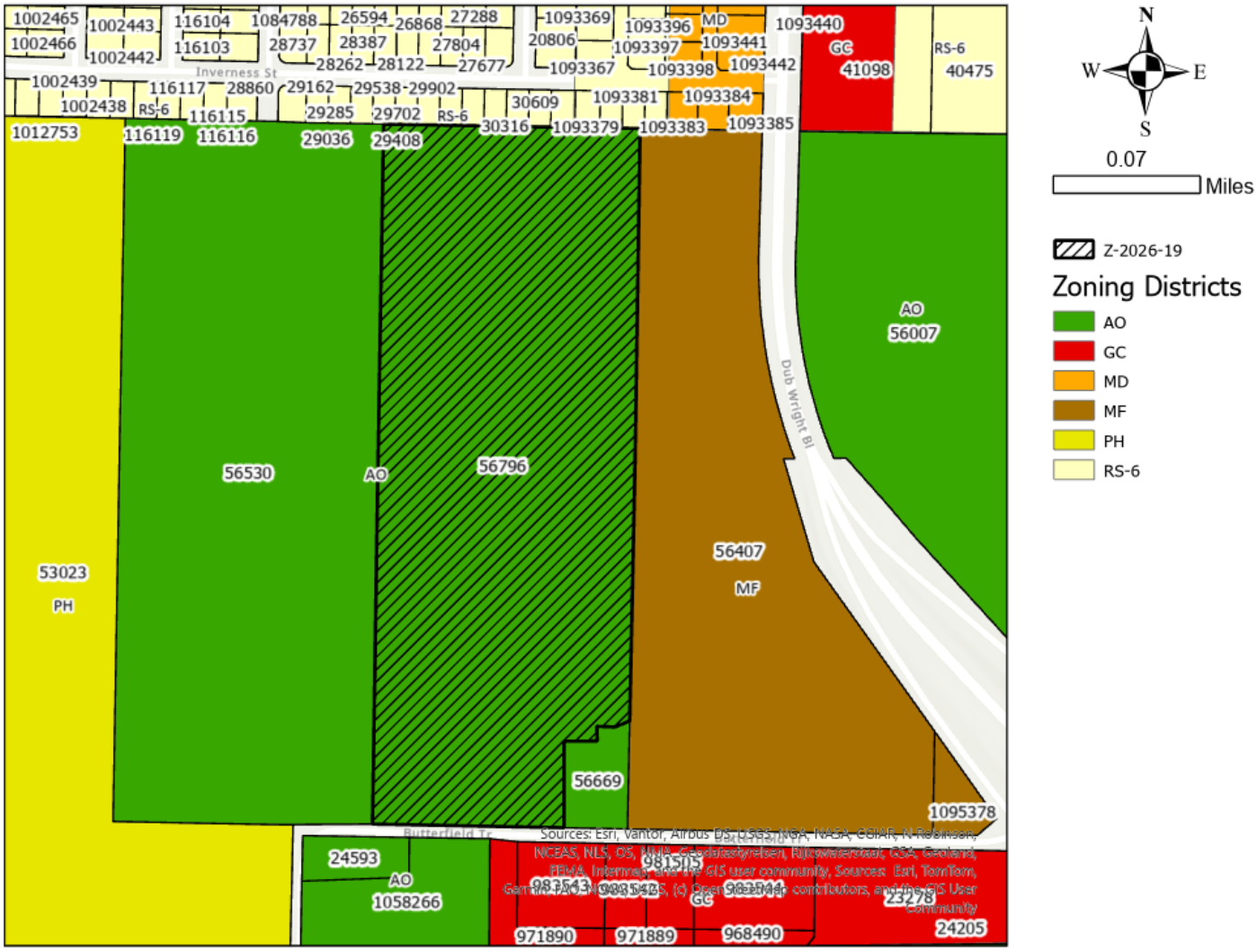


LOCATION MAP



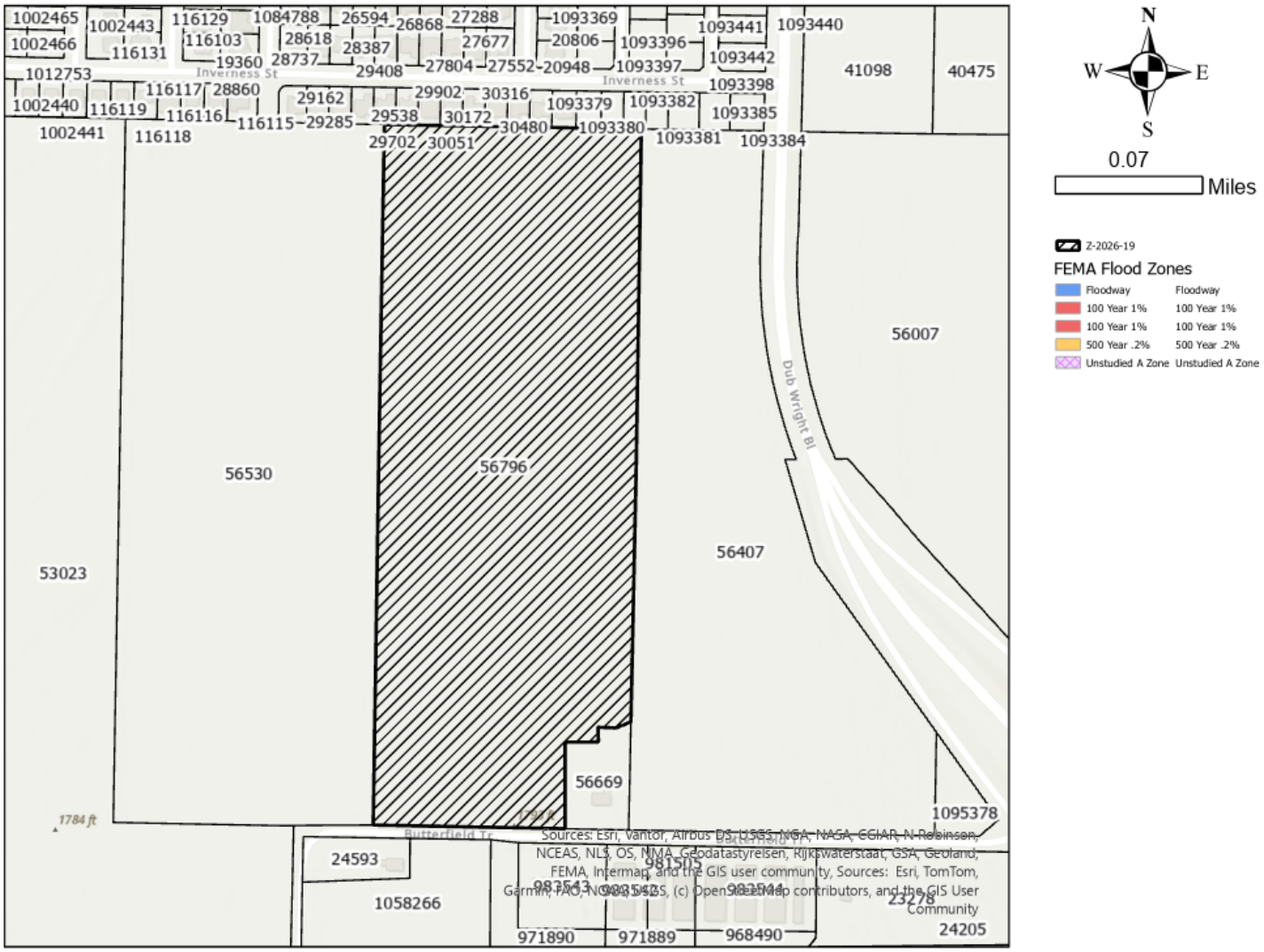
Case # Z-2026-19
March 23, 2026

ZONING MAP



Case # Z-2026-19
March 23, 2026

FLOOD MAP


1002465
1002443
116129
1084788
26594
26868
27288
1093369
1093441
1093440
1002466
116131
116103
28618
28387
27677
20806
1093396
1093442
19360
28737
29408
27804
27552
20948
1093397
1012753
Inverness St
Inverness St
1093398
41098
40475
1002440
116119
116117
28860
29162
29902
30316
1093379
1093382
1093385
116116
116115
29285
29538
30172
30480
1093380
1093381
1093384
1002441
116118
29702
30051
56007
Dub Wright Bl
56530
56796
56407
53023
56669
1095378
1784 ft
1784 ft
Butterfield Tr
24593
1058266
981505
983543
983544
971890
971889
968490
23278
24205
Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, RijkswaterstaatGSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community
N
W
E
S
0.07
Miles
Z-2026-19
FEMA Flood Zones
Floodway
Floodway
100 Year 1%
100 Year 1%
100 Year 1%
100 Year 1%
500 Year .2%
500 Year .2%
Unstudied A Zone
Unstudied A Zone

Outlook

Zoning application number Z-2026-19

From Mark Ameerali - Sanctum Storage <mark@sanctumstorage.com>
Date Mon 3/30/2026 5:52 PM
To Planning Services <planning@abilenetx.gov>

Dear Mr. Holland,

I received a letter regarding the zoning application referenced above. I'm emailing to express my support of the same. I am in favor of the proposed rezoning from AO to RS-6 of parcel ID 56796.

Sincerely,

Mark Ameerali CFA, CFP
Manager | Sanctum Storage

(325) 270-0949
mark@sanctumstorage.com
[//www.sanctumstorage.com]www.sanctumstorage.com

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-19

You may indicate your position on this request by detaching this sheet at the dotted line and returning it to the address below. Additional comment space is provided on the back of this response form. You may also attach additional sheets if needed. All correspondence must be signed and include your name and address. All responses must be received within 5 days of the meeting to be placed in the agenda packet. Please mail the response form to:

Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.

APR 6 PM 9:32

Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Property Zoning:	AO	Your Name:	PAMY HOLDINGS LTD	I am in favor ☑
Requestor's Proposed Zoning:	RS-6	Your Address:	6425 BUTTERFIELD TR	
Requestor's Parcel ID:	56796	Your Parcel ID:	983543	I am opposed ☐

Signature: Paul Johnson

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-19

You may indicate your position on this request by detaching this sheet at the dotted line and returning it to the address below. Additional comment space is provided on the back of this response form. You may also attach additional sheets if needed. All correspondence must be signed and include your name and address. All responses must be received within 5 days of the meeting to be placed in the agenda packet. Please mail the response form to:

Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.

APR 6

Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Property Zoning:	AO	Your Name:	JOHNSON PAUL	I am in favor ☑
Requestor's Proposed Zoning:	RS-6	Your Address:	6610 BUTTERFIELD TR	
Requestor's Parcel ID:	56796	Your Parcel ID:	56796	I am opposed ☐

Signature: Paul Johnson

You may indicate your position on this request by detaching this sheet at the dotted line and returning it to the address below. Additional comment space is provided on the back of this response form. You may also attach additional sheets if needed. All correspondence must be signed and include your name and address. All responses must be received within 5 days of the meeting to be placed in the agenda packet. Please mail the response form to:

APR 5 AM 9:52

Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.

Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Property Zoning:	AO	Your Name:	QUEEN BEE ENTERPRISES LLC	I am in favor ☐
Requestor's Proposed Zoning:	RS-6	Your Address:	6533 INVERNESS ST	
Requestor's Parcel ID:	56796	Your Parcel ID:	1093382	I am opposed ☒

Signature: Jane Estes Weatherbee

REZONE REQUEST

Case:	Z-2026-19
Agent:	eHT
Owner:	Paul Johnson
Request:	Change the zoning of 28.87 acres from Agricultural Open (AO) to Residential Single-family (RS-6)
Location:	Located at 6610 Butterfield Trail
Notification:	3 in Favor, 8 in Opposition
Planning & Zoning:	April 7, 2026
Council Hearing:	April 23, 2026
	May 14, 2026

CITY OF ABILENE TEXAS

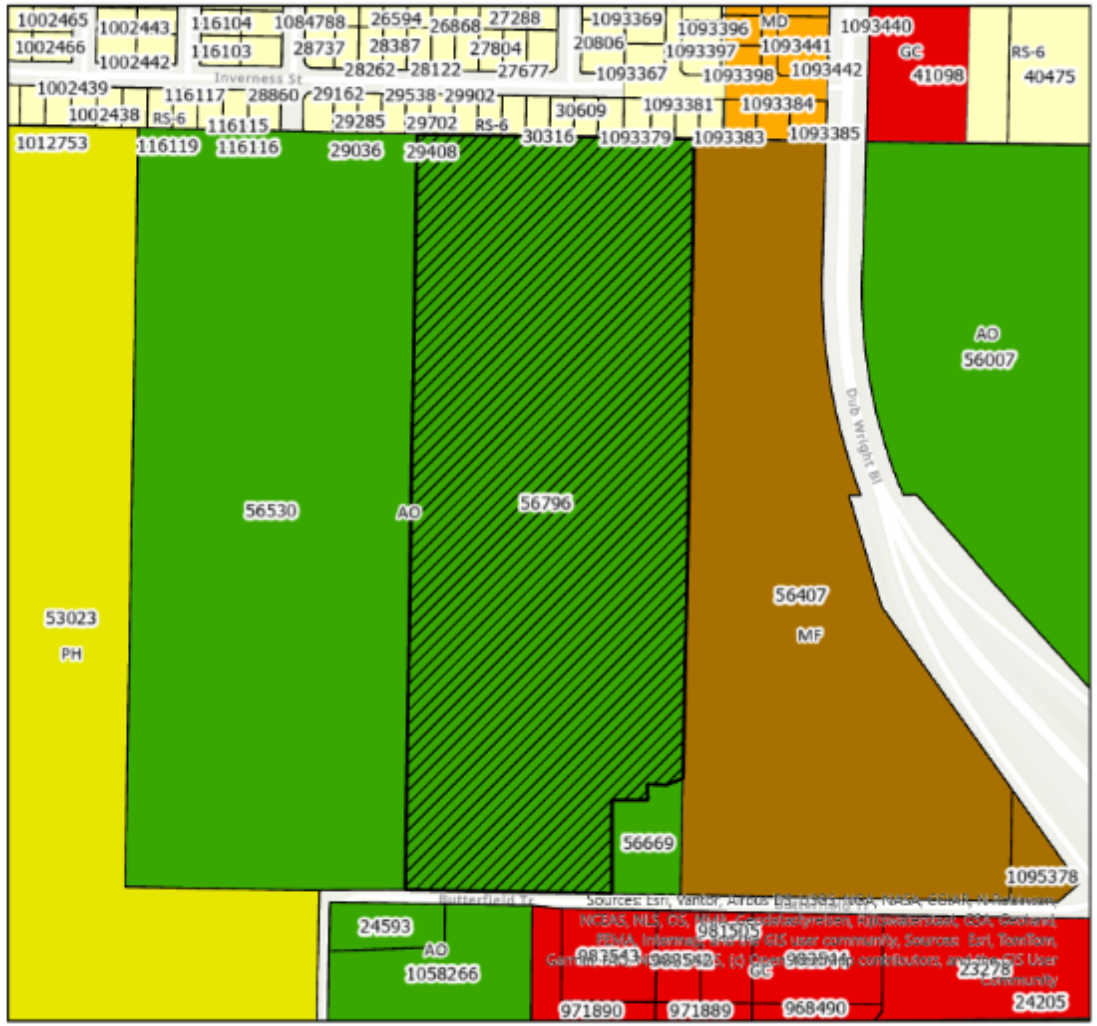
AERIAL LOCATION MAP





CITY OF ABILENE TEXAS

ZONING MAP





Z-2026-19

Zoning Districts

- AO
- GC
- MD
- MF
- PH
- RS-6

CITY OF ABILENE TEXAS

PROPERTY VIEWS









CITY OF ABILENE TEXAS

USES IN AGRICULTURAL OPEN ZONING

RESIDENTIAL USES:

C	Bed & Breakfast
P	Dwelling– Industrialized Housing Unit
P	Dwelling – Single-Family Detached
C	Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

P	Accessory Structure (Also see Division 4 of this article)
P	Antenna, Non-Commercial/Amateur
P	Animal Lot
P/C	Day Care Operation – Home-Based*
P	Dwelling – Accessory*
TP	Field Office or Construction Office (temporary)*
P	Freight Container*
P	Garage Sale
P	Home Occupation
C	Mobile Home (permanent security residence)
C	Mobile Home (temporary security residence)
TP	Subdivision Sales Office (temporary)
P	Swimming Pool, Private (accessory to residential use)
P	Tennis Court, Private (accessory to residential use)
P/SE	Wind Energy Conversion Systems*

CULTURAL AND RECREATIONAL USES:

P	Civic, Social, and Fraternal Organization
P	Fairgrounds/Rodeo
C	Motorized Racing
C	Recreation – Outdoors (active)
P	Recreation – Outdoors (passive)
P	Zoo

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

P	Community Home
C	Correction, Detention, or Penal Facilities
P	Fire/Police Station
C	Military and Armed Forces Reserve Center
C	Sanitary Landfill

EDUCATIONAL AND RELIGIOUS USES:

C	Cemetery, Crematorium, and Mausoleum
P	Church or Place of Worship
P	School: Public/Private

SERVICE:

C	Kennel (with outdoor pens)
P	Kennel (without outdoor pens)
P	Veterinary Service (all size animals)

TRADE – RETAIL USES:

C	Liquor Store (on premises consumption) (Defined under Liquor Store)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

C	Airport, Heliport and Flying Field Terminals – Commercial
C	Antenna Tower – Commercial
P	Public Utility Facility
C	Utility Generation, Production, Treatment

RESOURCE PRODUCTION AND EXTRACTION USES:

P	Farming, Ranching & Livestock, Hatchery
C	Mining
C	Petroleum or Gas Well
P	Urban Garden

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:

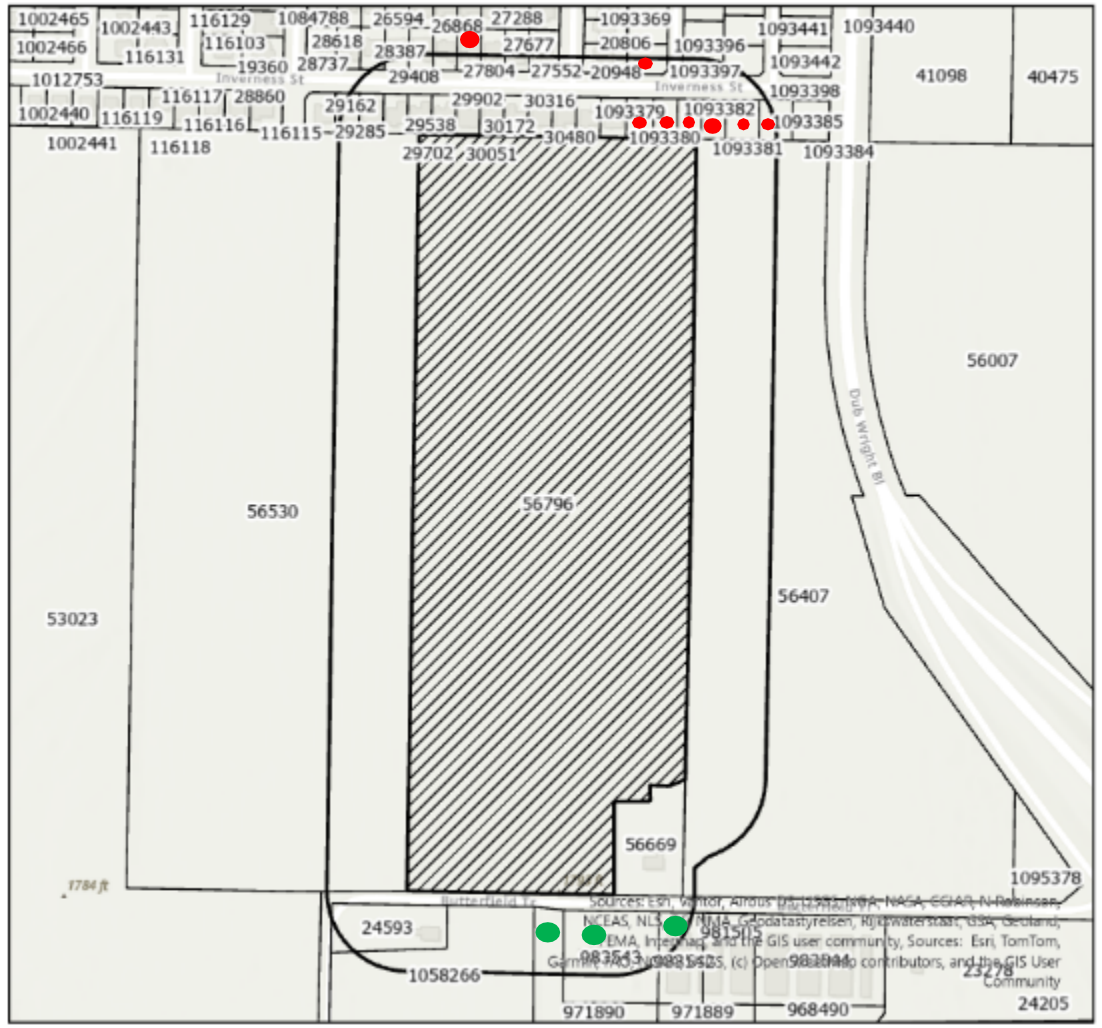
P	Petroleum or Gas Well
P	Urban Garden

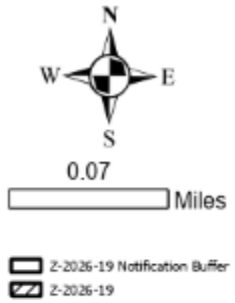
CITY OF ABILENE TEXAS

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





3 - in Favor -

8 - in Opposition –

3.76% Opposition

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATIONS

The request is consistent with:

- The *Comprehensive Plan;*
- The surrounding uses and zoning;
- Generally accepted planning principals; and
- The Criteria for Approval in the LDC.

P&Z recommends **approval.**

CITY OF ABILENE TEXAS

Questions?

CITY OF ABILENE TEXAS

CITY OF ABILENE

CITY COUNCIL MEMORANDUM
5/14/2026

TO: **Emily Crawford, City Manager**

FROM: **Tim Littlejohn, Director of Planning & Development Services**

ITEM: **31. Ordinance (Final Reading) 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. *(Tim Littlejohn)***

GENERAL INFORMATION
The subject property was annexed into the City limits in 1957. The owner intends to allow General Commercial uses to make the property more marketable.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION
The Planning and Zoning Commission recommends approval.

ATTACHMENTS:
1. Ordinance
2. Staff Report
3. 334 ES 11th Street
4. Presentation

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING A CERTAIN PROPERTY; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 2 (Zoning Regulations) of the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit A, attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars ($2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PASSED ON FIRST READING the 23rd day of April, 2026.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 14th day of May, 2026.

ATTEST:

_____
CITY SECRETARY

_____
MAYOR

APPROVED:

_____
CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

Change the zoning of approximately 2.20 acres from Agricultural Open (AO) and General Commercial (GC) to General Commercial (GC).

Legal description being lot 205, Block 212, OT Abilene Subdivision

Located in the 300 block of East South 11th



END

ZONING CASE
Z-2026-20
STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

Scheduled Hearings
Planning & Zoning Commission: April 7, 2026
City Council 1st Reading: April 23, 2026
City Council 2nd Reading: May 14, 2026

Applicant
Owner: Hitesh Israni

Case Manager
Adam Holland – Planner

Request
Change the zoning of approximately 2.20 acres from Agricultural Open and General Commercial to General Commercial.

Location
Located at the 300 block of East South 11th Street.

Background
The subject property was annexed into the City limits in 1957. The owner intends to allow General Commercial uses to make the property more marketable.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	PDD-22	Vacant
East	GC	Contractor Service
South	HC	Retail Sales/services
West	GC	Office

Criteria Assessment
Section 1.4.1.4 of Abilene's Land Development Code states that, in making a determination regarding a requested zoning change, the Planning and Zoning Commission and the City Council may consider the following factors:

(1) Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use and Development Plan Map, as amended.
The proposed use is consistent with the Comprehensive Plan.

(2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.
The proposed zoning would be appropriate as it would be consistent with the surrounding uses.

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.
This property is served by all utilities.

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.
None known.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission recommends **approval.**

Attachments

- PowerPoint Presentation

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 20, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

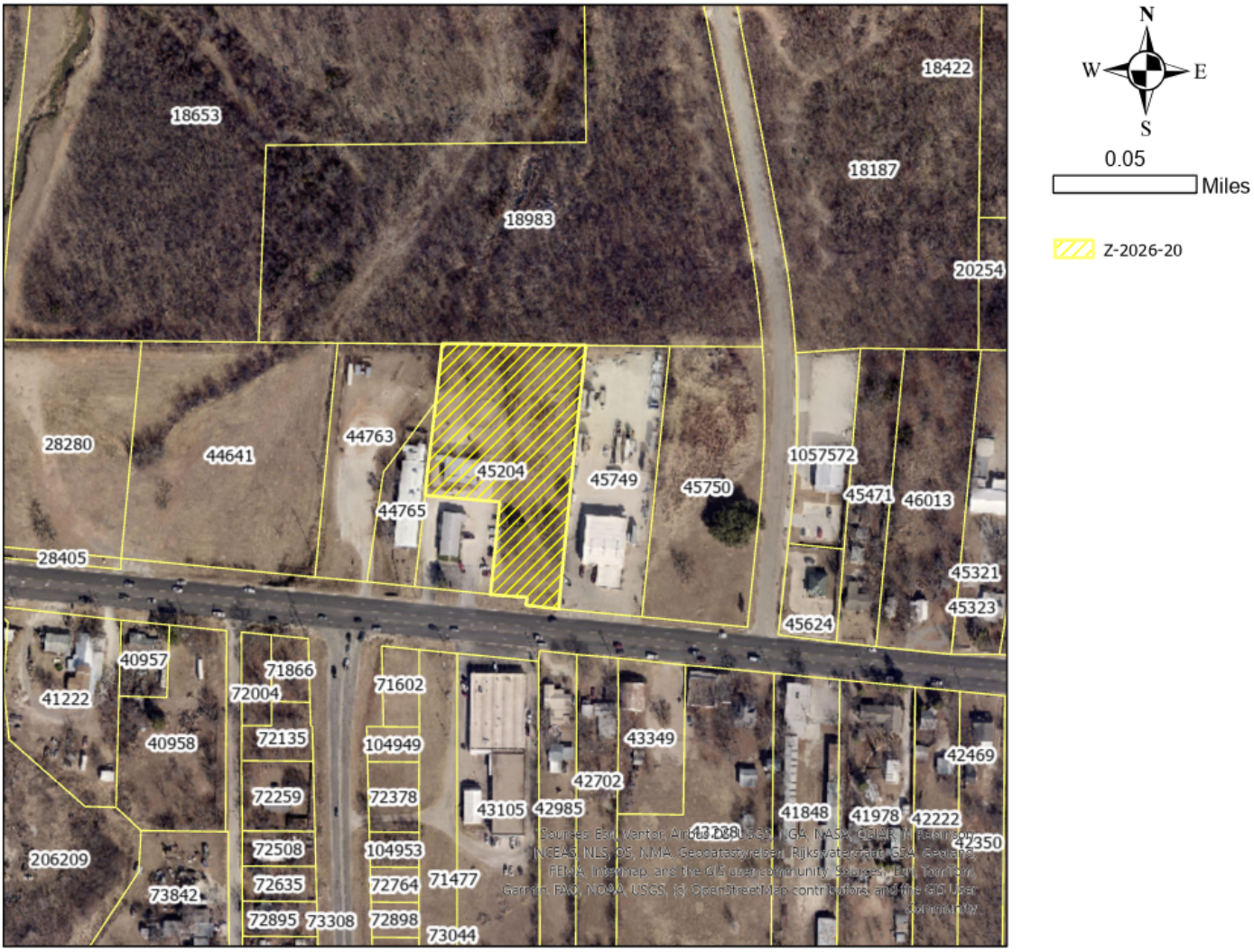
PROPERTY OWNER Legend: O - Opposed, F - In Favor

OWNER	PROP_ID	SITUS	RESPONSE
HILLIS HOMER H JR	43105	301 ES 11TH ST	
HILLIS HOMER H JR	71477	249 ES 11TH ST	
HARTNESS COREY & PEREZ ALYSSIA ADRIANNA &	42985	309 ES 11TH ST	
MC PHAIL MIKE	43349	349 ES 11TH ST	
WALKER BRUCE & LINDA	42702	341 ES 11TH ST	
WALKER BRUCE & LINDA	42702	315 ES 11TH ST	
AMERICAN LEGION	44765	302 ES 11TH ST	
PRAIRIE ROCK LLC	18983		
AMERICAN LEGION	44763	300 ES 11TH ST	
CITY OF ABILENE	44641	170 ES 11TH ST	
HILLIS HOMER H JR	71602	241 ES 11TH ST	
ISRANI HOLDINGS LLC	45204	318 ES 11TH ST	
ROYAL ELECTRIC CO OF ABL	45749	334 ES 11TH ST	F
SAR SAM & VONG YOKKIM	45750	358 ES 11TH ST	

NOTIFICATION MAP



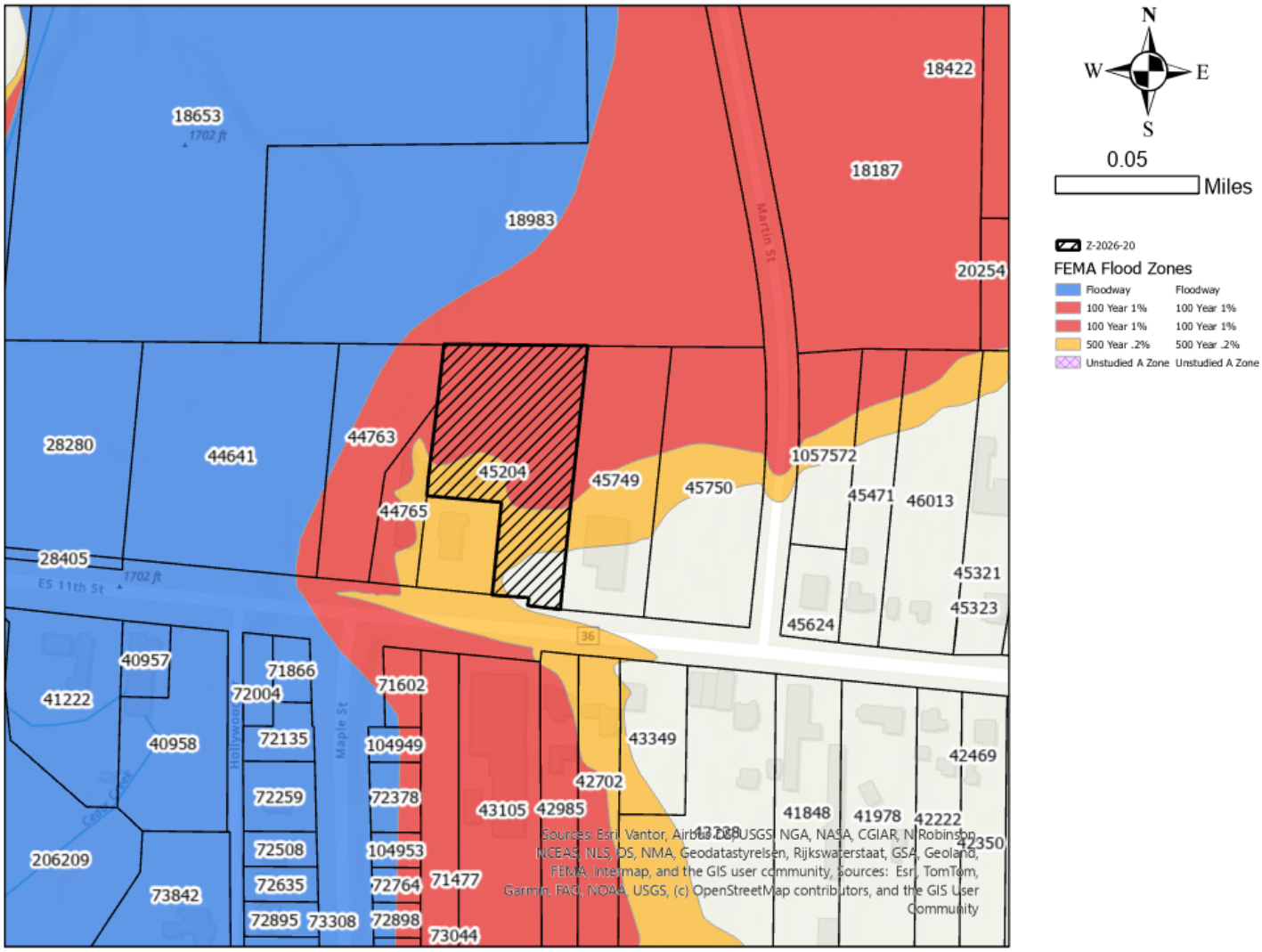
LOCATION MAP



ZONING MAP


HI
18653
AO
18983
PD
18422
PD
18187
AO
20254
Martin St
1057572
28280
HI
44641
44763
45204
45749
GC
45750
GC
45471
AO
46013
GC
28405
44765
GC
ES 11th St
1702 ft
45321
MD
45323
45624
36
40957
41222
71866
72004
71602
104949
RS-6
71477
72135
40958
LI
72259
HI
LI
Hollywood
Maple St
72378
HC
43105
42985
42702
43349
GC
GC
42469
41848
41978
42222
42350
43228
206209
72508
104953
72635
72764
73842
72895
73308
72898
RS-6
73044
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
N
W
E
S
0.05
Miles
Z-2026-20
Zoning Districts
AO
GC
HC
HI
LI
MD
PD
RS-6

FLOOD MAP


N
W
E
S
0.05
Miles
Z-2026-20
FEMA Flood Zones
Floodway
Floodway
100 Year 1%
100 Year 1%
100 Year 1%
100 Year 1%
500 Year .2%
500 Year .2%
Unstudied A Zone
Unstudied A Zone
18653
1702 ft
18422
18187
18983
Martin St
20254
28280
44641
44763
45204
45749
45750
1057572
45471
46013
44765
28405
1702 ft
ES 11th St
45321
45323
45624
36
40957
71866
72004
71602
41222
72135
104949
43349
42469
40958
Hollywood
Maple St
42702
72259
72378
43105
42985
41848
41978
42222
42350
Cedar Creek
206209
72508
104953
72635
72764
71477
73842
72895
73308
72898
73044
Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-20

You may indicate your position on this request by detaching this sheet at the dotted line and returning it to the address below. Additional comment space is provided on the back of this response form. You may also attach additional sheets if needed. All correspondence must be signed and include your name and address. All responses must be received within 5 days of the meeting to be placed in the agenda packet. Please mail the response form to:

Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.

APR 6 P 3:32

Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Property Zoning:	AO, GC	Your Name:	ROYAL ELECTRIC CO OF ABL	I am in favor ☑
Requestor's Proposed Zoning:	GC	Your Address:	334 ES 11TH ST	
Requestor's Parcel ID:	45204	Your Parcel ID:	45749	I am opposed ☐

Signature: Marty Burleson

REZONE REQUEST

Case: Z-2026-20

Owner: Hitesh Israni

Request: Change the zoning of approximately 2.20 acres from GC and AO to GC.

Location: 300 Block of ES 11th Street.

Notification: 1 in Favor, 0 in Opposition

Planning & Zoning: April 7, 2026

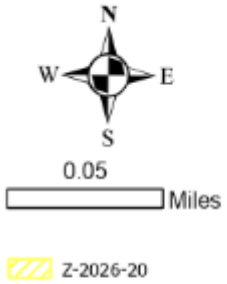
Council Hearing: April 23, 2026

May 14, 2026

CITY OF ABILENE TEXAS

AERIAL LOCATION MAP





CITY OF ABILENE TEXAS

ZONING MAP



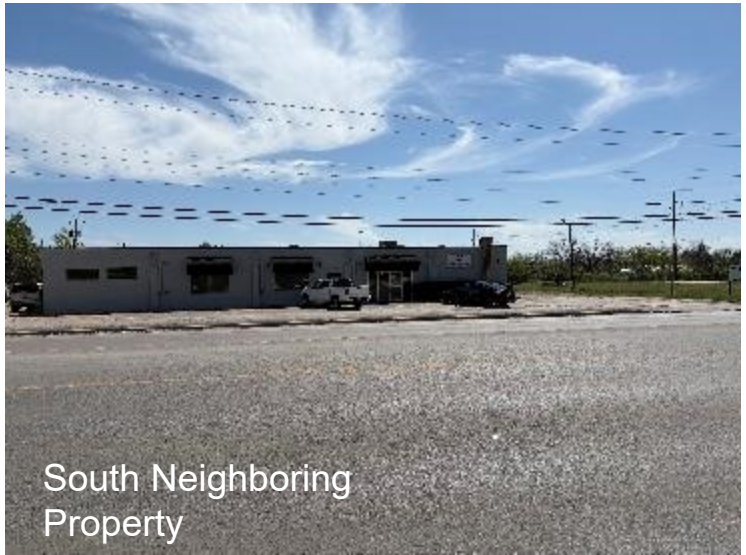
CITY OF ABILENE TEXAS

PROPERTY VIEWS


Subject Property


East Neighboring Property


West Neighboring Property


South Neighboring Property

CITY OF ABILENE TEXAS

USES IN AGRICULTURAL OPEN ZONING

RESIDENTIAL USES:

C	Bed & Breakfast
P	Dwelling– Industrialized Housing Unit
P	Dwelling – Single-Family Detached
C	Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

P	Accessory Structure (Also see Division 4 of this article)
P	Antenna, Non-Commercial/Amateur
P	Animal Lot
P/C	Day Care Operation – Home-Based*
P	Dwelling – Accessory*
TP	Field Office or Construction Office (temporary)*
P	Freight Container*
P	Garage Sale
P	Home Occupation
C	Mobile Home (permanent security residence)
C	Mobile Home (temporary security residence)
TP	Subdivision Sales Office (temporary)
P	Swimming Pool, Private (accessory to residential use)
P	Tennis Court, Private (accessory to residential use)
P/SE	Wind Energy Conversion Systems*

CULTURAL AND RECREATIONAL USES:

P	Civic, Social, and Fraternal Organization
P	Fairgrounds/Rodeo
C	Motorized Racing
C	Recreation – Outdoors (active)
P	Recreation – Outdoors (passive)
P	Zoo

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

P	Community Home
C	Correction, Detention, or Penal Facilities
P	Fire/Police Station
C	Military and Armed Forces Reserve Center
C	Sanitary Landfill

EDUCATIONAL AND RELIGIOUS USES:

C	Cemetery, Crematorium, and Mausoleum
P	Church or Place of Worship
P	School: Public/Private

SERVICE:

C	Kennel (with outdoor pens)
P	Kennel (without outdoor pens)
P	Veterinary Service (all size animals)

TRADE – RETAIL USES:

C	Liquor Store (on premises consumption) (Defined under Liquor Store)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

C	Airport, Heliport and Flying Field Terminals – Commercial
C	Antenna Tower – Commercial
P	Public Utility Facility
C	Utility Generation, Production, Treatment

RESOURCE PRODUCTION AND EXTRACTION USES:

P	Farming, Ranching & Livestock, Hatchery
C	Mining
C	Petroleum or Gas Well
P	Urban Garden

CITY OF ABILENE TEXAS

LEGEND

P	**Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)**
C	**Permitted as a Conditional Use Permit, Requiring Approval by City Council**
TP	**Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment**

USES IN GENERAL COMMERCIAL ZONING

RESIDENTIAL USES:

P	Hotel/Motel
C	Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

P	Accessory Structure (Also see Division 4 of this article)
P	Antenna, Non-Commercial/Amateur
P	ATM's, Self-Serve Kiosks, and Similar Facilities
P	Drive-Thru Facility
TP	Field Office or Construction Office (temporary)
C	Freight Container
P	Fuel Sales
TP	Itinerant Business
P	Manufacturing (incidental)
C	Mobile Home (permanent security residence)
TP	Mobile Home (temporary security residence)
C	Mobile Home or Temporary Building (office for sales and service)
P	Recycling Collection Point
C	Travel Trailers (accessory to hospitals)
P/SE	Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

P	Civic, Social, and Fraternal Organization
P	Cultural Facilities
P	Drive-in Theater
P	Recreation – Outdoors (active)
P	Recreation – Outdoors (passive)
P	Recreation and Commercial Entertainment – Indoor

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

P	Ambulance Service
P	Fire/Police Station
C	Homeless/Emergency Shelter
P	Hospital
P	Medical/Dental Laboratory
P	Post Office
C	Rehabilitation Facility
P	Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

P	Arts School
C	Cemetery, Crematorium, and Mausoleum
P	Church or Place of Worship
P	Day-Care Operation - Center-Based
P	Educational and Scientific Research
P	School: Public/Private
P	Trade/Business School
P	University/College

SERVICE:

P/C	Automobile Wash
C	Contractor Services
P	Funeral Home/ Mortuary/Morgue
C	Kennel (With Outdoor Pens)
P	Kennel (Without Outdoor Pens)
P	Laundry, Dry Cleaning, Dyeing, and Linen Service (no retail customers)
P	Laundry/Dry Cleaning Services & Facilities
P	Office (general, professional, financial)
P	Personal Services
P	Printing, Copying, Reproduction, Publishing
C	Recycling Collection and Processing Center
P	Repair and Maintenance Services - Automobile/Small Truck (major)
P	Repair and Maintenance Services - Automobile/Small Truck (minor)
P	Repair and Maintenance Services (indoor)
C	Repair and Maintenance Services (outdoors)
P	Storage - Self-Service Units
P	Tattoo Parlor
P	Taxidermist
P	Veterinary Service (small animals)

RESOURCE PRODUCTION AND EXTRACTION USES:

P	Petroleum or Gas Well
P	Urban Garden

TRADE – WHOLESALE USES:

C	Wholesaling and Storage (indoor)

TRADE – RETAIL USES:

C	Aircraft and Accessories
P	ATM's, Self-Serve Kiosks, and Similar Facilities
P	Fuel Sales
P	Liquor Store (Off Premises Consumption) *(Defined under Liquor Store)*
P	Liquor Store (On Premises Consumption) *(Defined under Liquor Store)*
P	Restaurant, Brew Pub
P	Restaurant, Fast Food
P	Restaurant, Standard
P	Retail Sales/Rental (automobile/small truck)
P	Retail Sales/Rental (indoor)
P	Retail Sales/Rental (outdoors, non-vehicle)
C	Retail Sales/Rental (trucks and other large vehicles and equipment)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

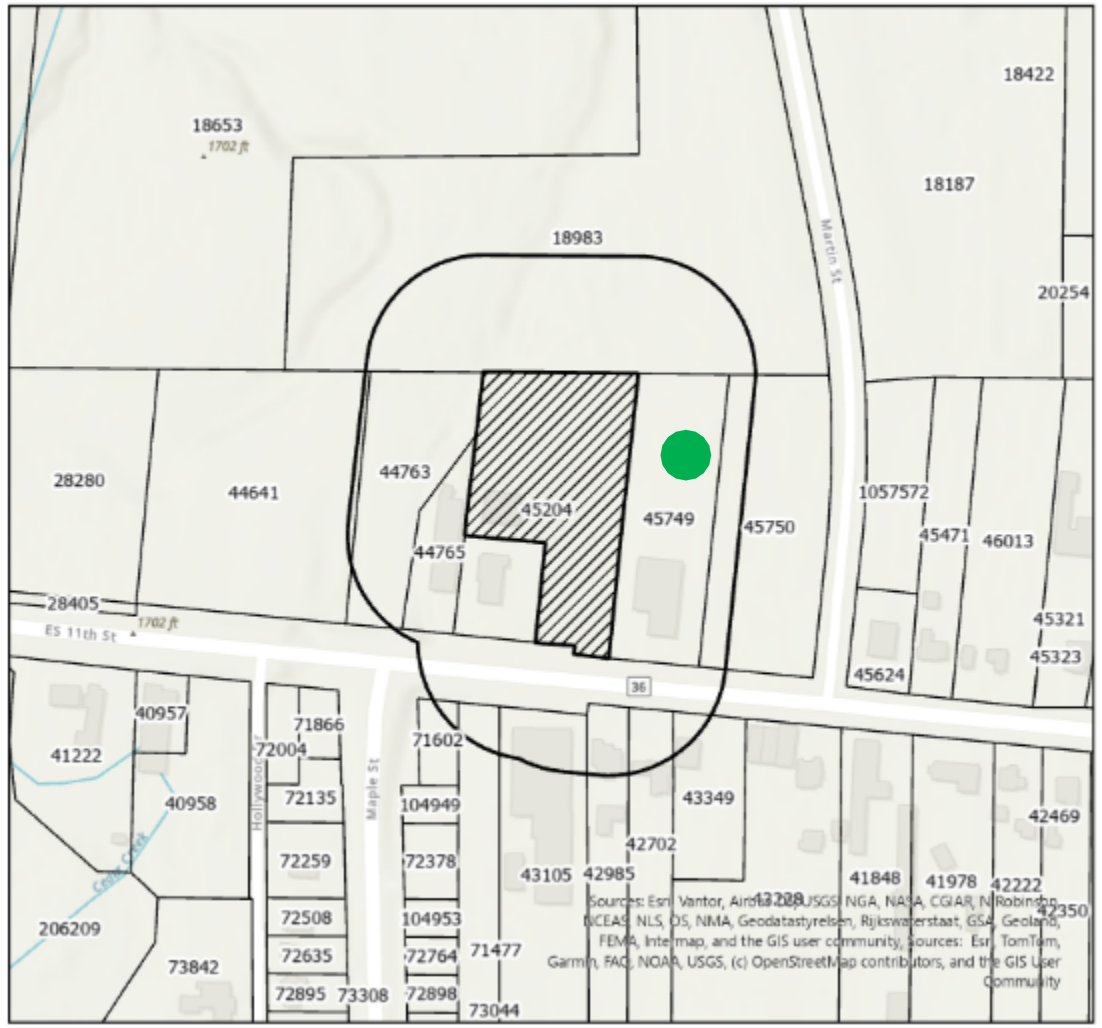
C	Antenna Tower - Commercial
P	Automobile Parking Lot or Structure - Commercial
P	Broadcast Studio
P	Passenger Ground Transportation Terminal
P	Pressure Control Station
P	Public Utility Facility

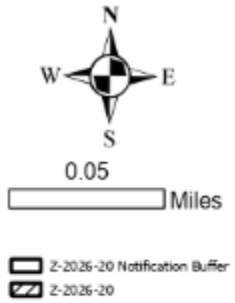
CITY OF ABILENE TEXAS

LEGEND

P	**Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)**
C	**Permitted as a Conditional Use Permit, Requiring Approval by City Council**
TP	**Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment**

NOTIFICATION AREA MAP





1 - in Favor -

0 - in Opposition –

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATIONS

The request is consistent with:

- The *Comprehensive Plan;*
- The surrounding uses and zoning;
- Generally accepted planning principals; and
- The Criteria for Approval in the LDC.

P&Z recommends **approval.**

CITY OF ABILENE TEXAS

Questions?

CITY OF ABILENE TEXAS

CITY COUNCIL MEMORANDUM
5/14/2026

TO: **Emily Crawford, City Manager**
FROM: **Tim Littlejohn, Director of Planning & Development Services**

ITEM: **32. Ordinance (Final Reading) 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. *(Tim Littlejohn)***

GENERAL INFORMATION

The property was annexed in 1959 and a home built in 1960. However, it wasn't until 1994 that the property was rezoned to PD-55 with the intention of developing the property into a commercial site. The development never started, and the PD expired.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommends approval.

ATTACHMENTS:

1. Ordinance
2. Staff Report
3. 15-1994 - PDD-55
4. Presentation

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING A CERTAIN PROPERTY; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 2 (Zoning Regulations) of the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit A, attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars ($2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PASSED ON FIRST READING the 23rd day of April, 2026.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 14th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 14th day of May, 2026.

ATTEST:

_____
CITY SECRETARY

_____
MAYOR

APPROVED:

_____
CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

Change the zoning of approximately 3.58-acres from a Planned Development (PD-55) to General Commercial (GC) zoning.

Legal description as follows:

6164 Hartford St

A parcel of land lying and being situated in Taylor County, Texas, and Being a part of Lot No. 5 of the Anderson and Berry Subdivision of the Alexander Thompson Survey No. 37 in Taylor County, Texas, and described as follows;
BEGINNING at a stake in the W.B. line of said Lot No. 5, 847 feet north of its S.W corner, and being at the intersection of the W.B. line of said Lot with the N.B. line of Hartford Street for S.W. corner of this tract;
THENCE East with the N.B. line of said Hartford Street 313.05 feet to a stake for S.E. corner of this tract;

THENCE North parallel with W.B. line of said Lot 5, 417.42 feet to a stake for N.E. corner of this tract;

THENCE West parallel with S.B. line of said Lot 5, 313.05 feet to a stake in the W.B. line for the N.W. corner thence south, 417.42 feet to the Place of Beginning and containing 2.57 acres more or less; filed of record Deed Records Vol. 1258, Page 201.

6156 Hartford St

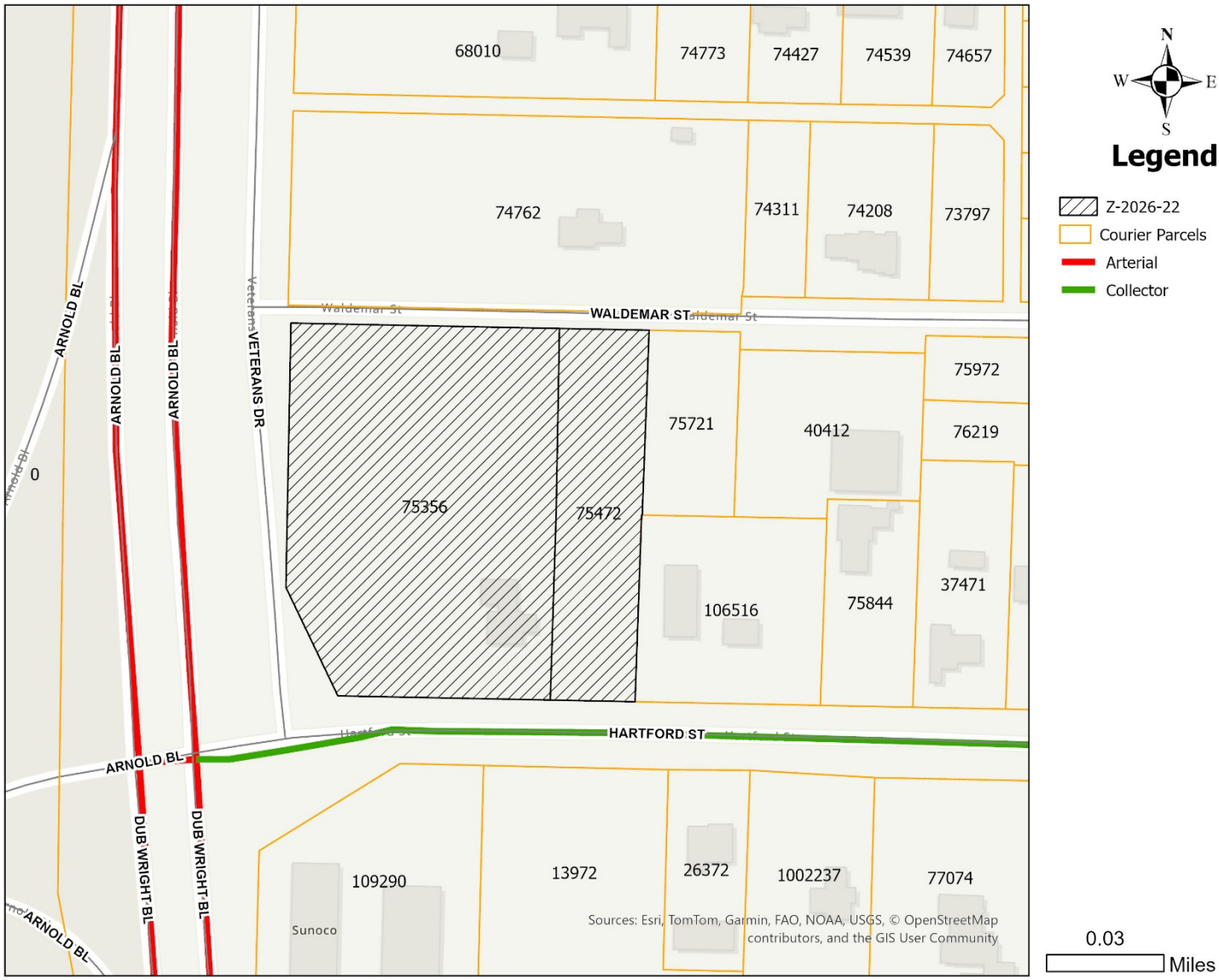
One (1) acre of land out of No.5, Subdivision of Alexander Thompson Survey No. 37 in Taylor County, Texas, and being more fully described in Warranty Deed Volume 472, Page 479, Deed records, Taylor County, Texas, described as follows:
Beginning 847 ft. North and 313.5 ft. East of the Southwest corner of said Lot No.5, a stake set for the Southwest corner of this tract;
Thence East 104.35 ft. to a stake set for the Southeast corner of this tract;

Thence North 417.42 ft.to a stake set for the Northeast corner of this tract;

Thence West 104.32 to a stake set for the Northwest corner of this tract;

Thence South 417.42 ft. to a place of beginning and containing 1 acre of land.

Located at 6156 and 6164 Hartford St.



END

ZONING CASE
Z-2026-22
STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

Scheduled Hearings
Planning & Zoning Commission: April 7, 2026
City Council 1st Reading: April 23, 2026
City Council 2nd Reading: May 14, 2026

Applicant
Owner: David Phillips
Agent: PAK Harris

Case Manager
Clarissa Ivey – Planner

Request
Change the zoning of approximately 3.58-acres from a Planned Development (PD-55) to General Commercial (GC) zoning.

Location
Located at 6156 and 6164 Hartford St.
Legal description being 3.58 acres out of Lot No. 5 of the Anderson and Berry Subdivision of the Alexander Thompson Survey No. 37, Abilene, Taylor County, Texas.

Background
The property was annexed in 1959 and a home built in 1960. However, it wasn't until 1994 that the property was rezoned to PD-55 with the intention of developing the property into a commercial site. The development never started, and the PD expired.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	RS-6	Vacant
East	RS-6	Residential
South	GR	Convenience Store
West	Dyess	Air Base

Criteria Assessment
Section 1.4.1.4 of Abilene's Land Development Code states that, in making a determination regarding a requested zoning change, the Planning and Zoning Commission and the City Council may consider the following factors:

(1) Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use and Development Plan Map, as amended.
The proposed zoning change is consistent with the Comprehensive Plan.

(2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.

The proposed use would be appropriate in the surrounding area.

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.

This property will be subject to platting. Any improvements that may be required will be addressed during this review.

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.

None known.

Planning and Zoning Commission Recommendation

P&Z recommends **approval.**

Attachments

- PowerPoint Presentation
- PDD-55 ordinance

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 20, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

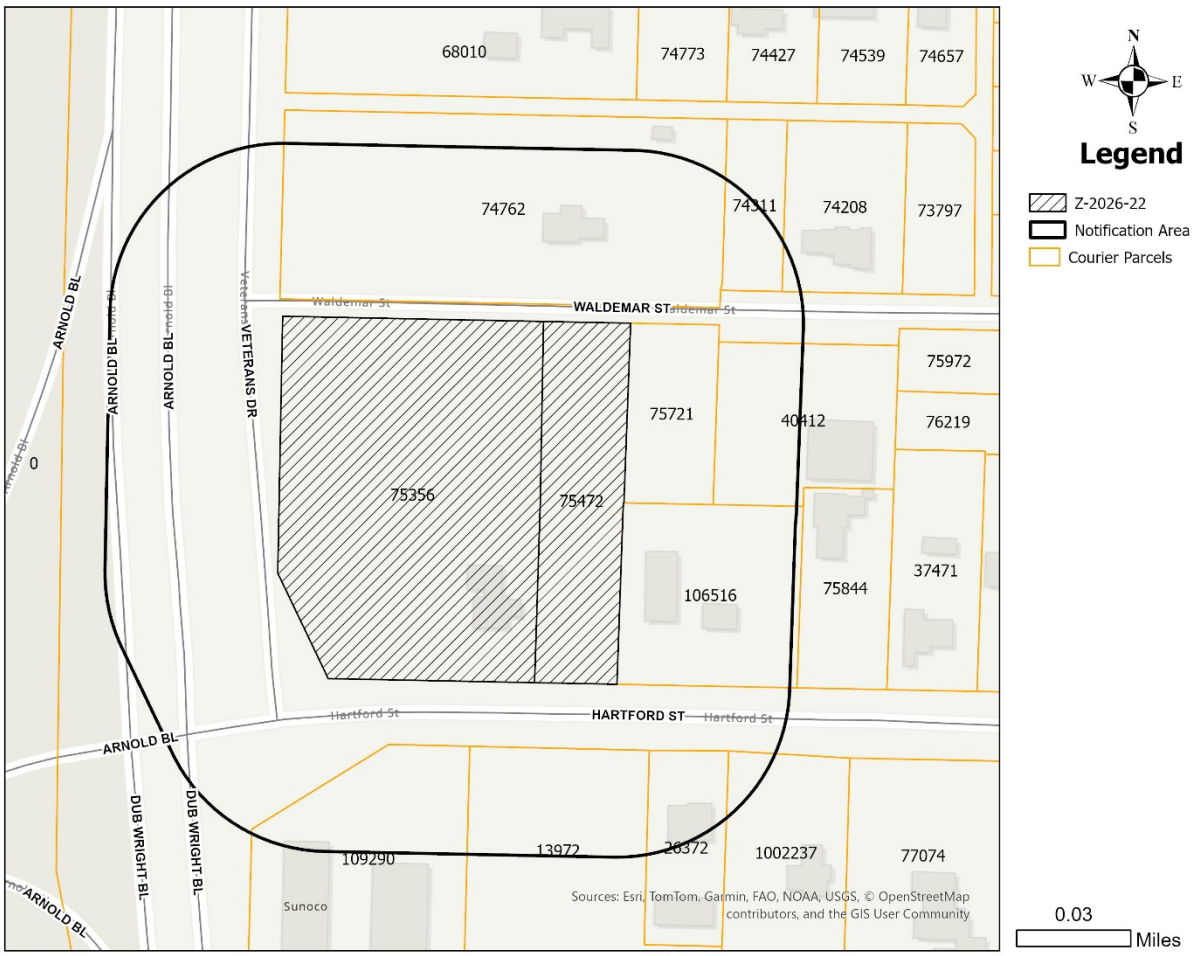
PROPERTY OWNER Legend: O - Opposed, F - In Favor

Property Owner	Property ID	Situs	Response
CENICEROS ARIEL	40412	6143 WALDEMAR ST	
COOK RICHARD P & NICOLE L	1002237	6133 HARTFORD ST	
HALF LTD	109290	1409 DUB WRIGHT BL	
JACKSON IDA ANITA	106516	6150 HARTFORD ST	
LUJAN JOSE LUIS	75721	6149 WALDEMAR ST	
MATTHEWS ANGELA A	74311	6202 WALDEMAR ST	
MATTHEWS SHANE W & BLANCA	74208	6134 WALDEMAR ST	
MITCHELL GLENN VINCENT & TERESA	13972	6149 HARTFORD ST	
MITCHELL GLENN VINCENT & TERESA	26372	6141 HARTFORD ST	
PHILLIPS DAVID	75356	6164 HARTFORD ST	
PHILLIPS DAVID L	75472	6156 HARTFORD ST	
TEXAS HOLDING & LEASING LLC	74762	6210 WALDEMAR ST	
TEXAS HOLDING & LEASING LLC	74762	6216 WALDEMAR ST	

PROPERTY ID Legend: O - Opposed, F - In Favor

Property Owner	Property ID	Situs	Response
MITCHELL GLENN VINCENT & TERESA	13972	6149 HARTFORD ST	
MITCHELL GLENN VINCENT & TERESA	26372	6141 HARTFORD ST	
CENICEROS ARIEL	40412	6143 WALDEMAR ST	
MATTHEWS SHANE W & BLANCA	74208	6134 WALDEMAR ST	
MATTHEWS ANGELA A	74311	6202 WALDEMAR ST	
TEXAS HOLDING & LEASING LLC	74762	6210 WALDEMAR ST	
TEXAS HOLDING & LEASING LLC	74762	6216 WALDEMAR ST	
PHILLIPS DAVID	75356	6164 HARTFORD ST	
PHILLIPS DAVID L	75472	6156 HARTFORD ST	
LUJAN JOSE LUIS	75721	6149 WALDEMAR ST	
JACKSON IDA ANITA	106516	6150 HARTFORD ST	
HALF LTD	109290	1409 DUB WRIGHT BL	
COOK RICHARD P & NICOLE L	1002237	6133 HARTFORD ST	

NOTIFICATION MAP

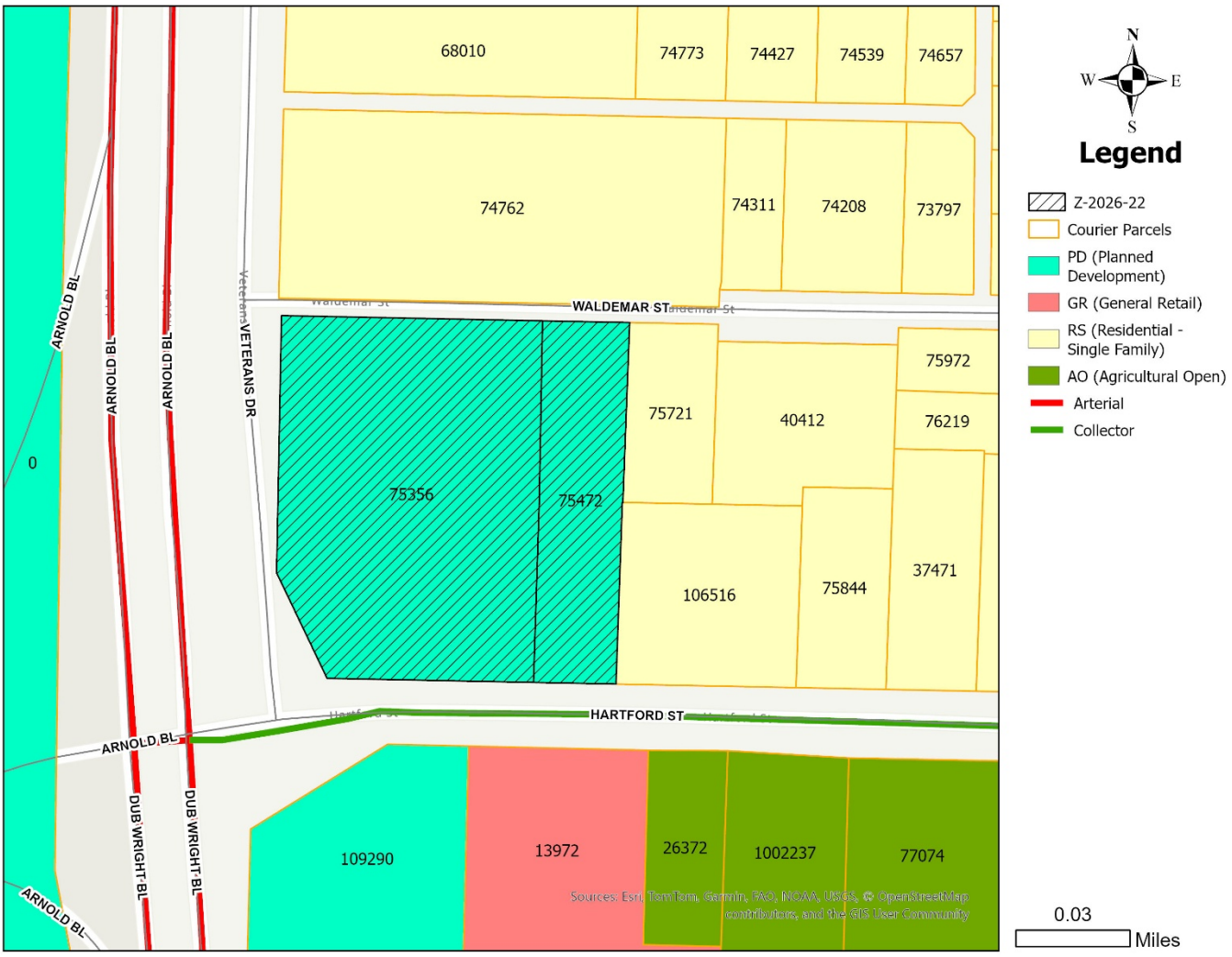


LOCATION MAP

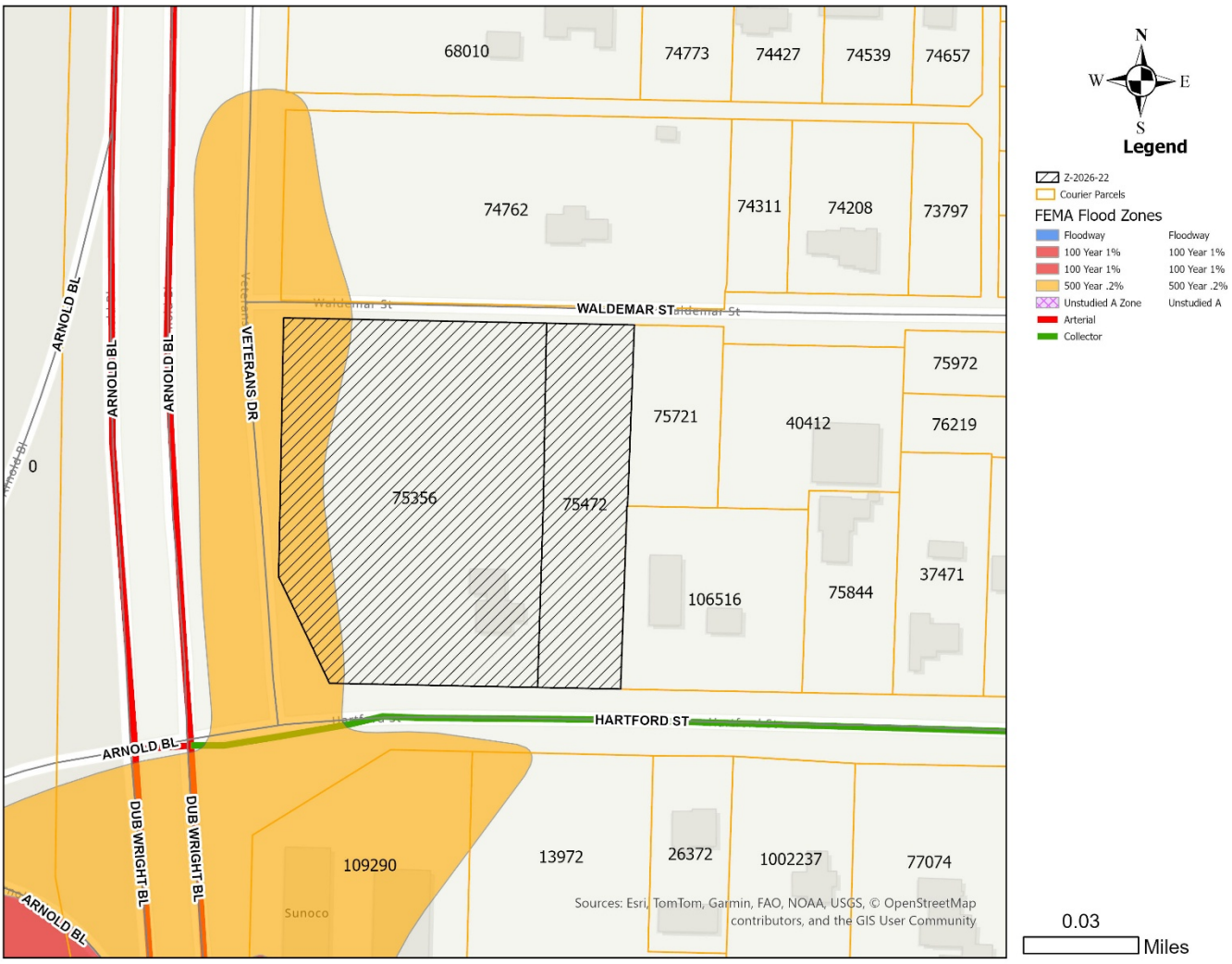


Case # Z-2026-22
March 23, 2026

ZONING MAP


68010
74773
74427
74539
74657
74762
74311
74208
73797
WALDEMAR ST
VETERANS DR
ARNOLD BL
75972
75721
40412
76219
75356
75472
106516
75844
37471
HARTFORD ST
109290
13972
26372
1002237
77074
DUB WRIGHT BL
0
N
W
E
S
Legend
Z-2026-22
Courier Parcels
PD (Planned Development)
GR (General Retail)
RS (Residential - Single Family)
AO (Agricultural Open)
Arterial
Collector
0.03
Miles

Flood Map


68010
74773
74427
74539
74657
74762
74311
74208
73797
75972
75721
40412
76219
75356
75472
106516
75844
37471
109290
13972
26372
1002237
77074
WALDEMAR ST
HARTFORD ST
ARNOLD BL
VETERANS DR
DUB WRIGHT BL
Sunoco
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
N
W
E
S
Legend
Z-2026-22
Courier Parcels
FEMA Flood Zones
Floodway
100 Year 1%
100 Year 1%
500 Year .2%
Unstudied A Zone
Arterial
Collector
Floodway
100 Year 1%
100 Year 1%
500 Year .2%
Unstudied A
0.03
Miles

ORDINANCE NO. 15-1994

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, "ZONING," OF THE ABILENE MUNICIPAL CODE, CONCERNING PDD #55 PLANNED DEVELOPMENT DISTRICT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 23, Subpart E, known as the Zoning Ordinance of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars ($2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PASSED ON FIRST READING this 14 day of April A.D. 19 94.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 3 day of April, 1994, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 9:00 a.m., on the 28 day of April, 1994, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 28 day of April, A.D. 19 94.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. 15-1994

Exhibit "A"

PART 1: Land Title. Title to land not dedicated to public use and services or for utility purposes and not otherwise designated for development purposes shall remain in the owner thereof, his heirs, assigns, lessees and successors in interest and shall not be the responsibility of the City of Abilene for any purpose.

PART 2: Development Specifications. All development in the Planned Development District shall be in accordance with the maps, topographical and drainage plans, utility plans, architectural drawings, site plan, plat, and any other required plans filed in connection with this requested Planned Development District and are hereby incorporated by reference and included as part of this ordinance.

Further, all agreements, provisions, or covenants which govern the use, maintenance, and continued protection of this P.D.D. are hereby incorporated by reference and included as part of this ordinance.

All use and development within the Planned Development District must be in compliance with the general Comprehensive Zoning Ordinance of the City of Abilene except as otherwise specifically provided herein.

PART 3: Building Specifications. All structures in the herein said Planned Development District shall be constructed in accordance with all pertinent building and construction codes of the City of Abilene.

PART 4: Zoning. That Chapter 23, Subpart E, Abilene Municipal Code, known as the Zoning Ordinance of the City of Abilene, is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: From RS-6 (Residential Single Family) District to PDC (Planned Development Commercial) District.

That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PART 5: Legal Description. The legal description of this P.D.D. is as follows:

A parcel of land lying and being situated in Taylor County, Texas, and Being a part of Lot No. 5 of the Anderson and Berry Subdivision of the Alexander Thompson Survey No. 37 in Taylor County, Texas, and described as follows:

BEGINNING at a stake in the W.B. line of said Lot No. 5, 847 feet north of its S.W corner, and being at the intersection of the W.B. line of said Lot with the N.B. line of Hartford Street for S.W. corner of this tract;

THENCE East with the N.B. line of said Hartford Street 313.05 feet to a stake for S.E. corner of this tract;

THENCE North parallel with W.B. line of said Lot 5, 417.42 feet to a stake for N.E. corner of this tract;

THENCE West parallel with S.B. line of said Lot 5, 313.05 feet to a stake in the W.B. line for the N.W. corner thence south, 417.42 feet to the Place of Beginning and containing 2.57 acres more or less; filed of record Deed Records Vol. 1258, Page 201.

PART 6: Purpose. The purpose of the Planned Development District request is to allow for development of a large tract which has not developed under present zoning and development procedures. The intention is to achieve the following:

A. Provide for quality development that will be aesthetically pleasing to dignitaries and the general public who may use Hartford Street or Dub Wright Boulevard to reach the main gate of Dyess Air Force Base.

B. Create an environment which is visually and functionally compatible with adjacent land use.

C. Promote economical and efficient land use, an improved level of amenities, appropriate variety in physical development, creative design, and a better urban environment.

PART 7: Specific Modifications. The following regulations shall govern the use and development of the Planned Development Commercial district.

A. Subdivision Requirement

Formal resubdivision of the property shall occur prior to development.

B. Permitted Uses

The activities permitted by right of use within the PDC are contained within Attachment "B".

C. Building Area, Height, Placement and Materials

1. All principal structures shall be located within the building envelope formed by building setback lines described below:

- 75 feet north from the south property line (adjacent to Hartford)
- 45 feet east from the west property line (adjacent to Vapor Trail)

This building envelope may be varied from upon approval of alternative means of building arrangement by the Site Plan Review Committee.

2. Gas pumps and pump canopy shall be allowed outside of the above-described envelope but shall be located no closer than 50 feet from the property line relative to Hartford Street; 25 feet from all other property lines.

3. Maximum building height permitted for structures shall be thirty (30) feet.

4. Building(s) of exterior sheet metal construction shall not be permitted. Exterior building materials shall consist of 70% brick, masonry, stucco or high quality tilt concrete aggregate construction.

D. Screening

Screening shall be required as follows:

1. Screening and landscaping shall be placed and maintained along the property lines adjacent to Hartford Street and Vapor Trail. Said screening and/or landscaping shall be located entirely on private property.

2. Except where intersected by permitted driveway entrance, the above-mentioned landscaped areas shall be at least ten (10) feet wide located entirely on private property. Landscaping shall mean the planting and maintenance of living materials such as grass, trees or shrubs.

3. Any truck maneuvering, loading and unloading areas provided must be designed and screened according to the conditions described in Section 23-320 of the Zoning Ordinance of the City of Abilene.

4. Facilities for power, air conditioning and solid waste handling, as well as off-street loading and open storage shall be screened from view outside the tract in question, by an opaque wall or fence at least six (6) feet in height. Off-street parking and maneuvering areas shall be screened from adjacent residential tracts by an opaque wall or fence at least six (6) feet in height.

E. Sign Control

1. Only one wall sign shall be permitted per business and shall be placed flush against the wall of the building and encompass no more than 25% of wall front.

2. Each business will also be allowed one (1) free-standing (pole) sign which is no greater than 30 feet in height, with no less than 8 feet grade clearance and no greater than 150 square feet in area.

F. Driveways

1. Two driveways will be allowed onto Vapor Trail and one driveway onto Hartford Street. No driveway will be permitted closer than 100 feet from the southwest corner of the tract involved. A 200 foot separation will be required between the two driveways allowed on Vapor Trail. Minimum driveway width is 24 feet with a maximum width of 30 feet.

2. The above conditions do not apply to the current driveway arrangement for the residential lot known as Lot 1, Block 1, Trinity Baptist Church Subdivision located at the southeast corner of this PDD. If, however, the above-mentioned Lot 1 is changed from residential to commercial use, the driveway stipulations in paragraph 1 above will apply, e.g., one driveway onto Hartford Street.

PART 8: Schedule. Construction and development of the Planned Development District established hereby shall begin no later that twelve (12) months from the effective date of this ordinance. If development does not proceed within this time frame, the Planning and Zoning Commission shall recommend to the City Council that the proposed development be rezoned to its former status.

-END-

ORDINANCE NO. 15-1994

EXHIBIT "B"

Permitted Uses by Right:

EDUCATION AND RELIGIOUS USES:
Art, Music, and Dancing Schools
Church or Place of Worship

OFFICE-TYPE USES:
Accounting, Auditing, Tax and Bookkeeping Services
Adjustment and Collection Services
Advertising Services
Appraisal Services
Architectural and Planning Services
Business Associations
Consumer and Mercantile Credit Reporting Services
Detective Services
Employment Services
Engineering Services
Educational and Scientific Research Offices
Government Administration Offices
Insurance Agents, Carriers, and Brokers
Legal Services
Medical or Dental Office or Clinic
Office Space (general/unspecified)
Protective and Security Services
Real Estate Agent, Brokers, and Management
Security and Commodity Brokers, Dealers, and Exchanges
Social Service Organization Office
Stenographic, Duplicating and Mailing Services
Telephone Answering
Title Abstractors

SERVICES (OTHER THAN OFFICE-TYPE):
Banking Services
Banking Services (remote automatic)
Beauty and Barber Services
Credit Unions
Financing and Loan Services
Fur Repair and Storage Services
Health Club or Physical Fitness Services
Interior Decorating Services
Key and Lock Repair
Laundry and Dry Cleaning (self-service)
Photographic Services
Savings and Loan Associations
Shoe Repair, Shoe Shining and Hat Cleaning Services
Tailoring (custom)
Trading Stamp Services
Travel Arranging and Ticket Services
Watch, Clock and Jewelry Repair Service

TRADE-RETAIL USES:

Antiques
Bakery Products (on-premise sales)
Bicycles (includes servicing)
Book and Stationery
Cameras and Photographic Supplies
China, Glassware, and Metalware
Clothing and Apparel Accessories
Coins and Stamps
Dairy Products (on-premise sales)
Drug Store/Pharmacy
Fruits and Vegetables (inside sales)
Furriers and Fur Apparel
Gasoline (with conditions)
Gifts, Novelties, Souvenirs
Grocery Store (convenience type)
Hobby and Craft Supplies
Jewelry
Keys and Locks
Liquor Store Off-Premise Consumption (beer/wine) (with conditions and special exceptions)
Meats and Fish
Music Supplies and/or Records
Newspapers and Magazines
Office Supplies and Equipment
Optical Goods
Pets and Pet Supplies
Plant Material (flowers and household plants)
Restaurants, Standard (NOT DRIVE IN - FAST FOOD)
Shoes
Sporting Goods and Athletic Equipment
Tobacco Products
Variety Stores

ORDINANCE NO. 48-2013

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, PART "LAND DEVELOPMENT CODE," OF THE ABILENE MUNICIPAL CODE, AMENDING PD-55 A PLANNED DEVELOPMENT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 23, part known as the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars ($500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PASSED ON FIRST READING this 26th day of August A.D. 2013.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 16th day of August, 2013, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m., on the 7th day of October, 2013, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 7th day of October, A.D. 2013.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

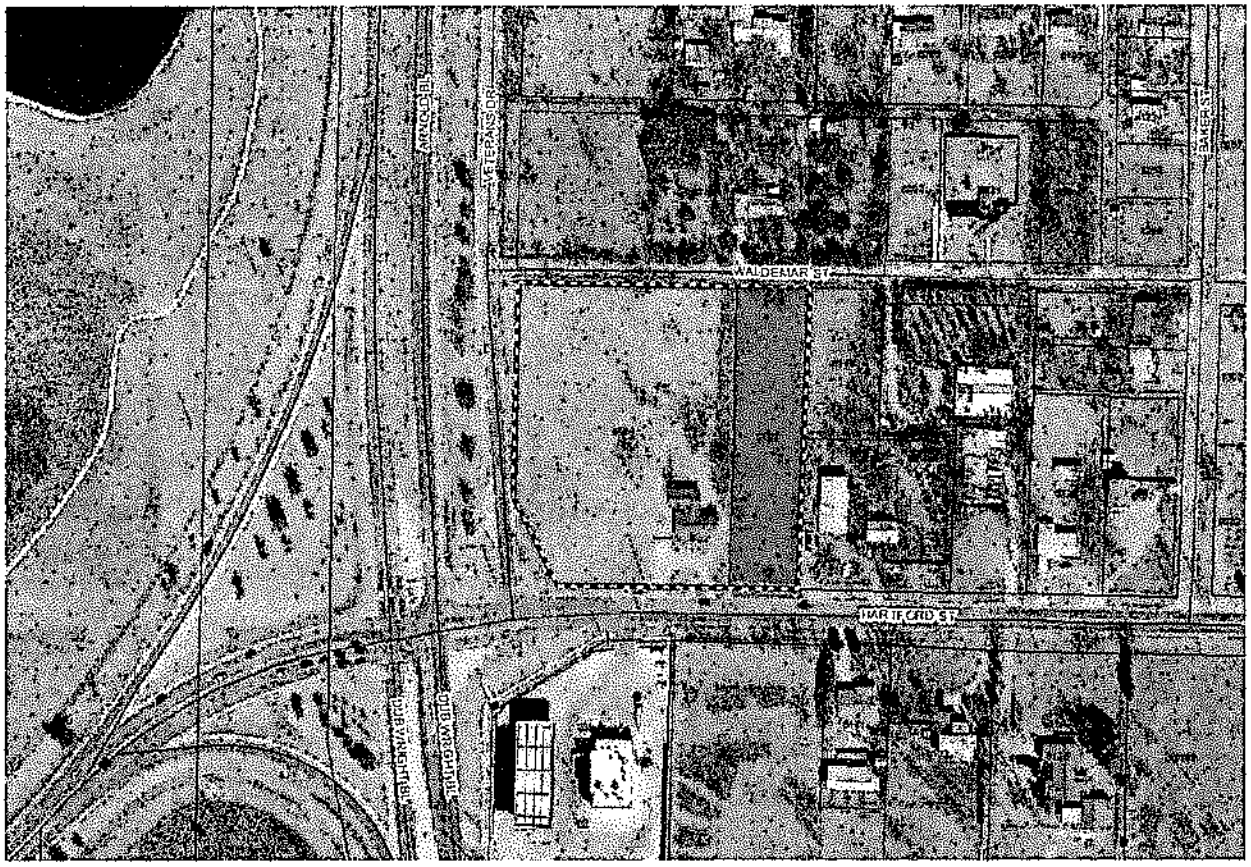
ORDINANCE NO. 48-2013

Exhibit "A"

1st Amendment to Ordinance No. 15-1994

Amend PART 5: Legal Description.

AMEND: Include 6156 Hartford St into the PD boundary.



- END -

REZONE REQUEST

Case:	Z-2026-22
Owner:	David Phillips
Agent:	PAK Harris
Request:	Change the zoning of approximately 3.58-acres from a Planned Development (PD-55) to General Commercial (GC)
Location:	6156 and 6164 Hartford St
Notification:	0 in Favor, 0 in Opposition
Planning & Zoning:	April 7, 2026
Council Hearing:	April 23, 2026
	May 14, 2026

CITY OF ABILENE TEXAS

AERIAL LOCATION MAP



CITY OF ABILENE TEXAS

ZONING MAP



N
W E
S

Legend

- Z-2026-22
- Courier Parcels
- PD (Planned Development)
- GR (General Retail)
- RS (Residential - Single Family)
- AO (Agricultural Open)
- Arterial
- Collector

0.03 Miles

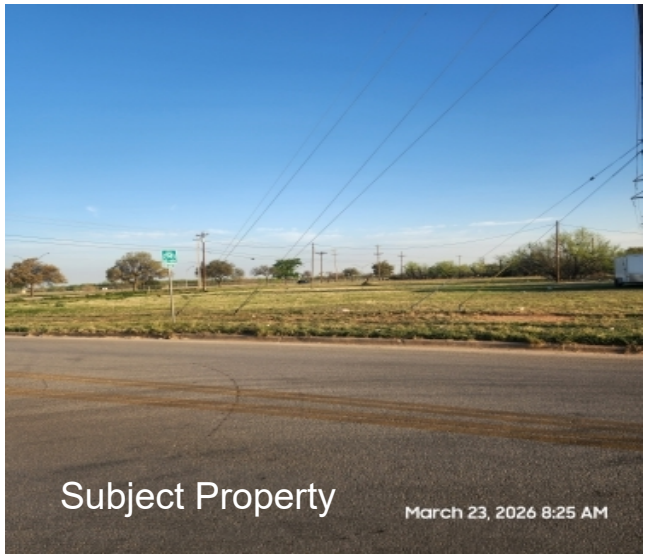
CITY OF ABILENE TEXAS

PROPERTY VIEWS









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:

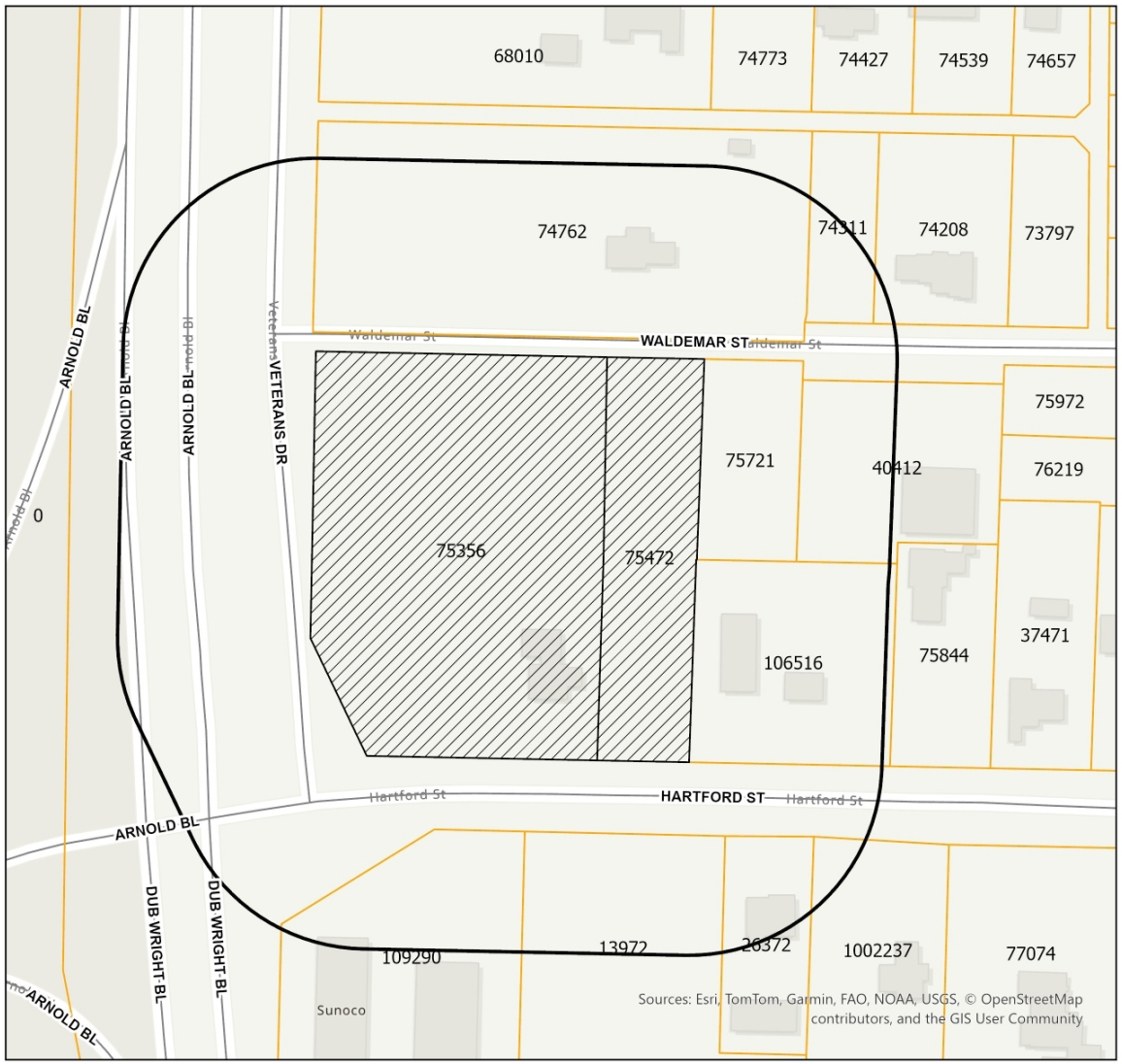
C	Antenna Tower - Commercial
P	Automobile Parking Lot or Structure - Commercial
P	Broadcast Studio
P	Passenger Ground Transportation Terminal
P	Pressure Control Station
P	Public Utility Facility

LEGEND

P	**Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)**
C	**Permitted as a Conditional Use Permit, Requiring Approval by City Council**
TP	**Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment**

CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP



N
W E
S

Legend

- Z-2026-22
- Notification Area
- Courier Parcels

0.03 Miles

0 - in Favor -

0 - in Opposition -

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATIONS

The request is consistent with:

- The *Comprehensive Plan;*
- The surrounding uses and zoning;
- Generally accepted planning principals; and
- The Criteria for Approval in the LDC.

P&Z Recommendation: **Approval**

Questions?

CITY OF ABILENE TEXAS

CITY COUNCIL MEMORANDUM
5/14/2026

TO: **Honorable Mayor & Members of City Council**
FROM: **Stanley Smith, City Attorney**

ITEM: **33. The City Council of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections:**

GENERAL INFORMATION

The City Council of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections: 551.071 (Consultation with Attorney)

1. City of Abilene v. 3118 South 22nd Street, Abilene, Texas, et al.; Cause No. 11968-D, In the 350th Judicial District Court, Taylor County, Texas; filed October 11, 2019
2. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-20-007028, In the 459th Judicial District Court, Travis County, Texas; filed November 18, 2020
3. Alton H. Smith, Jr. and Alicia Malorie Smith v. City of Abilene, Texas; Cause No. 51055-A, In the 42nd Judicial District Court, Taylor County, Texas; filed March 11, 2021
4. Steve Van Horne, et al. v. City of Abilene, et al.; Cause No. 12530-D, In the 350th Judicial District Court, Taylor County, Texas; filed September 7, 2021
5. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-21-006299, In the 250th Judicial District Court, Travis County, Texas; filed October 20, 2021
6. Richard Scheriger, et al. v. City of Abilene; Cause No. CV33253, In the 90th Judicial District Court, Stephens County, Texas, filed April 21, 2023
7. PFAS Litigation
8. Ginger Robertson v. City of Abilene and Abilene Zoological Society; Cause No. 13179-D, In the 350th Judicial District Court, Taylor County, Texas; filed December 5, 2023
9. City of Dallas, et al, v. Disney DTC, LLC, et al., Cause No. DC-22-09128, In the 14th Judicial District Court, Dallas County, Texas, filed August 3, 2022
10. Patricia Anderson v. City of Abilene; Cause No. 51867-A, IN the 42nd Judicial District Court, Taylor County, Texas; filed March 1, 2024
11. Mary Lou Gonzales v. City of Abilene, Board of Building Standards; Cause No. 29156-B; In the District Court, 104th Judicial District, Taylor County, Texas; filed April 10, 2024
12. Bouldin Pat Crofton v. City of Abilene, Board of Building Standards; Cause No. 52175-A, In the 42nd Judicial Court, Taylor County, Texas; filed May 9, 2025
13. Tracey Freeman v. City of Abilene, Case No. 13596-D; In the District Court of Taylor County, 350th Judicial District, filed on July 8, 2025
14. Victor Lynn Lee v. Erin Stamey, et al., Case No. 5:25-cv-00590-XR; In the United States District Court, Western District of Texas, San Antonio Division; filed May 28, 2025
15. Brennon and Brittany Manske, et al. v. City of Abilene, et al.; Case No. 1:25-cv-00172-H, In the United States District Court, Northern District of Texas, Abilene Division, filed September 5, 2025
16. Kevin Young v. Matthew Clopton; Case No. 1:24-CV-00113-H, In the United States District Court, Northern District of

Texas, Abilene Division, filed July 16, 2024
17. Ishmael Jaimes v. City of Abilene; Civil Action No. 1:25-cv-00249-H; In the United States District Court, Northern District of Texas, Abilene Division; filed November 13, 2025
18. Joseph Jarrell Turner v. H Haught, Case No. 1:25-CV-00201-BU; In the United States District Court, Northern District of Texas, Abilene Division; filed October 16, 2025
19. Foco Capital LLC v. City of Abilene, Texas; Cause No. 29,758-B, In the 104th Judicial District Court, Taylor County, Texas; filed on April 21, 2026
20. Noise Ordinance & Nuisance Laws
21. Collective Bargaining

B. 551.072 (Deliberations about Real Property)

C. 551.073 (Deliberations about Gifts and Donations)

D. 551.074 (Personnel Matters)
1. City Council may consider appointment, employment, compensation, reassignment, duties, discipline, or dismissal of public officers or employees, City Manager, City Attorney, Municipal Court Judge, City Secretary, and City Board and Commission Members
2. City of Abilene Boards and Commissions may be discussed, as needed for (re)appointment

E. 551.076 (Deliberations about Security Devices)

F.551.087 (Business Prospect/Economic Development)

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

ATTACHMENTS:
None

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

CITY COUNCIL MEMORANDUM
5/14/2026

TO: **Honorable Mayor & Members of City Council**
FROM: **Shawna Atkinson, City Secretary**

ITEM: **34.**

Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Appointing Members to Various Boards and Commissions per the City Charter *(Shawna Atkinson)*

- **Parks & Recreation Board**
- **Visual Arts Jury**

GENERAL INFORMATION
The item provides for reappointment of members as well as appointing members to certain boards and commissions.

FUNDING/FISCAL IMPACT
No cost consideration to the city.

STAFF AND/OR BOARD RECOMMENDATION
(Re)Appointment

ATTACHMENTS:
1. B&C Resolution
2. Exhibit A
3. B&C Presentation Slide

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, APPOINTING MEMBERS TO VARIOUS BOARDS AND COMMISSIONS AS REQUIRED BY THE CHARTER OF THE CITY OF ABILENE AND STATUTES OF THE STATE OF TEXAS

WHEREAS, the Charter of the City of Abilene and the Statutes of the State of Texas require that certain Boards and Commissions be established with a portion of the memberships thereof to be filled by appointment each year; and

WHEREAS, the City Council is of the opinion that the following members should be appointed to the designated Boards and Commissions, and has requested the Mayor to appoint same with the approval of the Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That the list of Members is attached hereto as Exhibit A, shall be in all things, approved.

PART 2: That this resolution shall take effect immediately from and after its passage.

PASSED this 14th day of May, 2026.

ATTEST:

_____
Shawna Atkinson, City Secretary

_____
Weldon Hurt, Mayor

APPROVED:

_____
Stanley Smith, City Attorney

RESOLUTION NO. _____
EXHIBIT "A"

Board	Term End Date
Parks & Recreation Board	
Robyn Wertheim [Reappointment]	May 2029
Risha Sanders [New]	May 2029
Michael Homer [Reappointment]	May 2029
Visual Arts	
Mike Warren [Reappointment]	May 2029
Leah Doty [Reappointment]	May 2029
Will Duncan [New]	May 2029

Resolution: Appointing Member(s) to Various Boards and Commissions per the City Charter

- Parks & Recreation Board
  - Robyn Wertheim[Reappointment]
  - Risha Sanders [New]
  - Michael Homer [Reappointment]
- Visual Arts Jury
  - Mike Warren [Reappointment]
  - Leah Doty [Reappointment]
  - Will Duncan [New]

CITY OF ABILENE TEXAS

CITY COUNCIL MEMORANDUM
5/14/2026

TO: **Honorable Mayor and City Council Members**
FROM: **Misty Mayo, CEO Development Corporation of Abilene**

ITEM: **35. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving a Development Corporation of Abilene, Inc. Amended Budget for Fiscal Year 2026 (*Misty Mayo*)**

GENERAL INFORMATION

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

ATTACHMENTS:
1. 2026-05 DCOA Amended FY26 Budget - City Resolution
2. 2026-05 DCOA Amended FY26 Budget
3. 2026-05 DCOA Amended FY26 Budget Presentation

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS APPROVING THE DEVELOPMENT CORPORATION OF ABILENE, INC.'S ("DCOA") AMENDED FISCAL YEAR 2026 BUDGET.

WHEREAS, on April 23, 2026, the DCOA approved amendments to the Fiscal Year 2026 Budget (the "**Amended FY26 Budget**"), a copy of which is set forth on **Exhibit A**, attached hereto and fully incorporated herein; and

WHEREAS, the DCOA requests that the City of Abilene approve the Amended FY26 Budget.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1. The City of Abilene hereby approves the Amended FY26 Budget.

PART 2. The City of Abilene's approval of the DCOA's Amended FY26 Budget, as set forth in this Resolution, is the City of Abilene's approval of the DCOA's programs and expenditures, as set forth in the Amended FY26 Budget, as required by the Texas Local Government Code and the DCOA's Bylaws.

PART 3. This Resolution takes effect immediately upon its adoption.

ADOPTED this 14th day of May, 2026.

ATTEST:

_____
Shawna Atkinson, City Secretary

_____
Weldon Hurt, Mayor

APPROVED:

_____
Stanley Smith, City Attorney

Exhibit A

	Budget Category	Approved FY 2026 Budget	Proposed FY 2026 Amended Budget	$ Change Compared to the Approved FY 2026 Budget
1	Sales Tax Revenue	$15,391,618	$21,791,618	$6,400,000
2	Lease Revenue	$3,266,518	$3,816,518	$550,000
3	Investment & Interest Income	$129,380	$379,380	$250,000
4	Other Revenues	$0	$500,000	$500,000
5	**Total Revenue**	**$18,787,516**	**$26,487,516**	**$7,700,000**

	Operating Expense	Approved FY 2026 Budget	Proposed FY 2026 Amended Budget	$ Change Compared to the Approved FY 2026 Budget
6	Employee Salaries & Benefits	$1,986,325	$1,986,325	$0
7	Business Insurance	$684,144	$684,144	$0
8	IT Software, Cybersecurity & Equipment	$190,743	$190,743	$0
9	Marketing & Brand Management	$1,539,162	$1,539,162	$0
10	Office Furniture, Equipment, and Supplies	$137,000	$137,000	$0
11	Professional Education & Training	$125,000	$125,000	$0
12	Consulting & Strategic Studies	$402,000	$402,000	$0
13	Facilities & Land Management	$1,057,800	$1,057,800	$0
14	Property Taxes	$16,896	$16,896	$0
15	Utilities	$82,280	$82,280	$0
16	**Total Operating Expenses (Lines 6-15)**	**$6,221,349**	**$6,221,349**	**$0**

	Operating Expense	Approved FY 2026 Budget	Proposed FY 2026 Amended Budget	$ Change Compared to the Approved FY 2026 Budget
17	Military Affairs Initiatives - Dyess AFB Retention	$437,000	$437,000	$0
18	Abilene Regional Growth Alliance	$300,000	$300,000	$0
19	Small Business Development Council	$253,000	$253,000	$0
20	Abilene Regional Airport Business Development	$100,000	$100,000	$0
21	Workforce Development Initiatives	$400,000	$400,000	$0
22	Business Retention & Expansion Initiatives	$900,000	$900,000	$0
23	**Total Operating Expenses (Lines 17-22)**	**$2,390,000**	**$2,390,000**	**$0**

24	**TOTAL OPERATING EXPENSES (Line 16 + Line 23)**	**$8,611,349**	**$8,611,349**	**$0**

25	**Amount Reserved for Incentives & Capital Expenditures (Line 5 minus Line 25)**	**$10,176,167**	**$17,876,167**	**$7,700,000**

	FY 2026 Incentives & Capital Expenditures Budget	Approved FY 2026 Budget	Proposed FY 2026 Amended Budget	$ Change Compared to the Approved FY 2026 Budget
26	FY 2026 Business Development Incentives	$3,719,825	$3,719,825	$0
27	FY 2026 Capital Improvement Projects	$2,000,000	$2,000,000	$0
28	FY 2026 Land Acquisition & Improvements	$4,456,342	$12,156,342	$7,700,000
29		**$10,176,167**	**$17,876,167**	**$7,700,000**

Taxpayer Impact Statement

Section 551.043(c) of the Texas Government Code now requires that a taxpayer impact statement be included in the notice of a meeting at which a governmental body will discuss or adopt a budget. The Development Corporation of Abilene, Inc. does not levy a tax rate, and therefore, a comparison of the property tax bill would show no changes to the estimate of the property tax bill.

PROPOSED AMENDED
FY 2026 Budget

	Budget Category	Approved FY 2026 Budget	Proposed FY 2026 Amended Budget	$ Change Compared to the Approved FY 2026 Budget
1	Sales Tax Revenue	$15,391,618	$21,791,618	$6,400,000
2	Lease Revenue	$3,266,518	$3,816,518	$550,000
3	Investment & Interest Income	$129,380	$379,380	$250,000
4	Other Revenues	$0	$500,000	$500,000
5	**Total Revenue**	**$18,787,516**	**$26,487,516**	**$7,700,000**

	Operating Expense	Approved FY 2026 Budget	Proposed FY 2026 Amended Budget	$ Change Compared to the Approved FY 2026 Budget
6	Employee Salaries & Benefits	$1,986,325	$1,986,325	$0
7	Business Insurance	$684,144	$684,144	$0
8	IT Software, Cybersecurity & Equipment	$190,743	$190,743	$0
9	Marketing & Brand Management	$1,539,162	$1,539,162	$0
10	Office Furniture, Equipment, and Supplies	$137,000	$137,000	$0
11	Professional Education & Training	$125,000	$125,000	$0
12	Consulting & Strategic Studies	$402,000	$402,000	$0
13	Facilities & Land Management	$1,057,800	$1,057,800	$0
14	Property Taxes	$16,896	$16,896	$0
15	Utilities	$82,280	$82,280	$0
16	**Total Operating Expenses (Lines 6-15)**	**$6,221,349**	**$6,221,349**	**$0**

	Operating Expense	Approved FY 2026 Budget	Proposed FY 2026 Amended Budget	$ Change Compared to the Approved FY 2026 Budget
17	Military Affairs Initiatives - Dyess AFB Retention	$437,000	$437,000	$0
18	Abilene Regional Growth Alliance	$300,000	$300,000	$0
19	Small Business Development Council	$253,000	$253,000	$0
20	Abilene Regional Airport Business Development	$100,000	$100,000	$0
21	Workforce Development Initiatives	$400,000	$400,000	$0
22	Business Retention & Expansion Initiatives	$900,000	$900,000	$0
23	**Total Operating Expenses (Lines 17-22)**	**$2,390,000**	**$2,390,000**	**$0**

24	**TOTAL OPERATING EXPENSES (Line 16 + Line 23)**	**$8,611,349**	**$8,611,349**	**$0**

25	**Amount Reserved for Incentives & Capital Expenditures (Line 5 minus Line 25)**	**$10,176,167**	**$17,876,167**	**$7,700,000**

	FY 2026 Incentives & Capital Expenditures Budget	Approved FY 2026 Budget	Proposed FY 2026 Amended Budget	$ Change Compared to the Approved FY 2026 Budget
26	FY 2026 Business Development Incentives	$3,719,825	$3,719,825	$0
27	FY 2026 Capital Improvement Projects	$2,000,000	$2,000,000	$0
28	FY 2026 Land Acquisition & Improvements	$4,456,342	$12,156,342	$7,700,000
29		**$10,176,167**	**$17,876,167**	**$7,700,000**

Taxpayer Impact Statement

Section 551.043(c) of the Texas Government Code now requires that a taxpayer impact statement be included in the notice of a meeting at which a governmental body will discuss or adopt a budget. The Development Corporation of Abilene, Inc. does not levy a tax rate, and therefore, a comparison of the property tax bill would show no changes to the estimate of the property tax bill.

DevelopAbilene
DEVELOPMENT CORPORATION OF ABILENE



DEVELOPING ABILENE. **TOGETHER.**

Abilene City Council | Proposed Fiscal Year 2026 Budget Amendment
Misty Mayo, President and CEO

The DCOA owns and manages land and facilities throughout the community to ensure companies can expand with speed and certainty.

Great Lakes Cheese is located in the DCOA's Access Business Park.

DevelopAbilene
DEVELOPMENT CORPORATION OF ABILENE

OUR VISION

The Vision of the Development Corporation of Abilene is to build the future Abilene.

OUR MISSION

The Mission of the Development Corporation of Abilene is to lead economic growth in Abilene by attracting and sustaining industries that support job creation, foster strong business, and ensure a prosperous community.



ECONOMIC DEVELOPMENT STRATEGIC PLAN

DevelopAbilene
DEVELOPMENT CORPORATION OF ABILENE

BUSINESS ATTRACTION

Promote Abilene as the premier location for business.

Strengthen Abilene's competitive advantage by activating strategies that attract consistent and sustainable investment for the community.

BUSINESS RETENTION & EXPANSION

Influence business growth in the community.

Create a culture that engages existing targeted-industry businesses as the catalyst for sustaining and growing our economic base.

WORKFORCE DEVELOPMENT

Implement innovative workforce initiatives to support Type A Companies.

Initiate new innovative approaches to broaden workforce capacity, creating a sustainable pipeline of available workforce and support systems for existing and future Type A Companies.

MARKETING & BRAND MANAGEMENT

Market the community aggressively and proactively.

Develop a robust marketing strategy for DevelopAbilene encompassing communication systems and strategic research to support all initiatives of the DCOA under a highly recognizable brand.

REAL ESTATE

Prioritize real estate assets that spur Abilene's future growth.

Lead industry development initiatives and strategic projects that most effectively impact long-term economic development success.

EFFECTIVE OPERATIONS

Ensure DCOA's effectiveness to continue long-term success and impact for Abilene in economic development.

Establish sustainable mission-critical operations that maximize the DCOA's effectiveness in implementing strategies aligned with the Mission.



The Development Corporation of Abilene partners with companies to create jobs, grow the tax base, and build a stronger future for Abilene.

Strategic Real Estate Acquisition. Sustainable Growth.

Available land and buildings are a competitive advantage for Abilene in attracting company expansions.

Proposed Amended Fiscal Year 2026 Budget

Budget Category	Approved FY 2026 Budget	Proposed FY 2026 Amended Budget	$ Change Compared to the Approved FY 2026 Budget
Sales Tax Revenue	$15,391,618	$21,791,618	$6,400,000
Lease Revenue	$3,266,518	$3,816,518	$550,000
Investment & Interest Income	$129,380	$379,380	$250,000
Other Revenues	$0	$500,000	$500,000
Total Revenue	**$18,787,516**	**$26,487,516**	**$7,700,000**

Total Operating Expenses	**$8,611,349**	**$8,611,349**	**$0**

FY 2026 Incentives & Capital Expenditures Budget	Approved FY 2026 Budget	Proposed FY 2026 Amended Budget	$ Change Compared to the Approved FY 2026 Budget
FY 2026 Business Development Incentives	$3,719,825	$3,719,825	$0
FY 2026 Capital Improvement Projects	$2,000,000	$2,000,000	$0
FY 2026 Land Acquisition & Improvements	$4,456,342	$12,156,342	$7,700,000
	$10,176,167	**$17,876,167**	**$7,700,000**

DevelopAbilene
DEVELOPMENT CORPORATION OF ABILENE

The DCOA has played a key role in the creation or retention of

1 OF EVERY 3 ABILENE JOBS

The Perryman Report - Economist Ray Perryman
Annual Impact of DCOA



Misty Mayo
President and CEO
Development Corporation of Abilene
Misty.Mayo@DevelopAbilene.com

The DCOA owns & operates Five Points Business Park, Access Business Park, and additional assets.
Available land is a competitive advantage for Abilene in attracting company expansions.

CITY COUNCIL
MEMORANDUM
5/14/2026

TO: **Honorable Mayor & Members of City Council**
FROM: **Misty Mayo, CEO Development Corporation of Abilene**

ITEM: **36. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving Project Beadline for the Development Corporation of Abilene, Inc.** ***(Misty Mayo)***

GENERAL INFORMATION
Approval of Development Corporation of Abilene, Inc.'s Incentive for Project Beadline

FUNDING/FISCAL IMPACT
An incentive package for Project Beadline in an amount up to $1,300,000

STAFF AND/OR BOARD RECOMMENDATION
Approval of Development Corporation of Abilene, Inc.'s Incentive for Project Beadline

ATTACHMENTS:
1. 2026-05 DCOA Project Beadline - City Resolution
2. 2026-05 DCOA Project Beadline Presentation

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS APPROVING THE DEVELOPMENT CORPORATION OF ABILENE, INC.'S ("DCOA") INCENTIVE FOR PROJECT BEADLINE ("COMPANY").

WHEREAS, on April 23, 2026, the DCOA approved Resolution No. DCOA-2026.09 (the "**DCOA Resolution**") authorizing, among other items, the DCOA's President to enter into an agreement with the Company for an incentive for Project Beadline in an amount up to $1,300,000 (the "**Incentive**") in exchange for the Company's retention of 3 full-time employees ("**FTEs**") and creation of 24 new FTEs for total employment of 27 FTEs over a period of up to 4 years; and,

WHEREAS, the DCOA requests that the City of Abilene approve the DCOA's Incentive with the Company as set forth in the DCOA Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1. The City of Abilene hereby authorizes, in exchange for the Company's retention of 3 FTEs and creation of 24 new FTEs for total employment of 27 FTEs over a period of up to 4 years, the DCOA to provide the Company with an Incentive in an amount not to exceed $1,300,000, and take other actions under the terms and as set forth in the DCOA Resolution.

PART 2. The DCOA's budget is hereby amended to include the expenditures described herein.

PART 3. This Resolution takes effect immediately upon its adoption.

ADOPTED this 14th day of May, 2026.

ATTEST:

_____
Shawna Atkinson, City Secretary

_____
Weldon Hurt, Mayor

APPROVED:

_____
Stanley Smith, City Attorney


DevelopAbilene
DEVELOPMENT CORPORATION OF ABILENE
DEVELOPING ABILENE. TOGETHER.
Abilene City Council | Project Beadline
Misty Mayo, President and CEO
The DCOA hosts corporate site selection consultants in Abilene to showcase the competitive advantages to operating a business in Abilene.

DevelopAbilene
DEVELOPMENT CORPORATION OF ABILENE

OUR VISION

The Vision of the Development Corporation of Abilene is to build the future Abilene.

OUR MISSION

The Mission of the Development Corporation of Abilene is to lead economic growth in Abilene by attracting and sustaining industries that support job creation, foster strong business, and ensure a prosperous community.



ECONOMIC DEVELOPMENT STRATEGIC PLAN

DevelopAbilene
DEVELOPMENT CORPORATION OF ABILENE

BUSINESS ATTRACTION

Promote Abilene as the premier location for business.

Strengthen Abilene's competitive advantage by activating strategies that attract consistent and sustainable investment for the community.

BUSINESS RETENTION & EXPANSION

Influence business growth in the community.

Create a culture that engages existing targeted-industry businesses as the catalyst for sustaining and growing our economic base.

WORKFORCE DEVELOPMENT

Implement innovative workforce initiatives to support Type A Companies.

Initiate new innovative approaches to broaden workforce capacity, creating a sustainable pipeline of available workforce and support systems for existing and future Type A Companies.

MARKETING & BRAND MANAGEMENT

Market the community aggressively and proactively.

Develop a robust marketing strategy for DevelopAbilene encompassing communication systems and strategic research to support all initiatives of the DCOA under a highly recognizable brand.

REAL ESTATE

Prioritize real estate assets that spur Abilene's future growth.

Lead industry development initiatives and strategic projects that most effectively impact long-term economic development success.

EFFECTIVE OPERATIONS

Ensure DCOA's effectiveness to continue long-term success and impact for Abilene in economic development.

Establish sustainable mission-critical operations that maximize the DCOA's effectiveness in implementing strategies aligned with the Mission.

DevelopAbilene
DEVELOPMENT CORPORATION OF ABILENE

OUR VISION

The Vision of the Development Corporation of Abilene is to build the future Abilene.

OUR MISSION

The Mission of the Development Corporation of Abilene is to lead economic growth in Abilene by attracting and sustaining industries that support job creation, foster strong business, and ensure a prosperous community.





The Development Corporation of Abilene partners with companies to create jobs, grow the tax base, and build a stronger future for Abilene.

Project **Beadline**

DevelopAbilene
DEVELOPMENT CORPORATION OF ABILENE

Industry – Wholesale and Distribution of Industrial Supplies
- Company services manufacturing, medical, and food and beverage industries

Project Type – Local, Existing Company – Business Retention & Expansion

Project Summary
- **Total Capital Investment = $15.3 Million**
- **Real Estate Impact**
  - Company will invest $15.3 million to build a 40,000 square foot facility
- Abilene location will service a 100-mile radius
- **Jobs Created = 24 FTEs***
- **Jobs Retained = 3 FTEs***
  - Company established a temporary facility in Abilene
- **Incentive Package – $1.3 Million**
  - In exchange for the company's $15.3 million investment

**FTE – Full Time Equivalent, is the unit of measure equivalent to an individual's hours worked in a year. 8 hours per day X 5 days per week = 40 hours per week. 40 hours X 52 weeks per year = 2,080 hours*

Development Corporation of Abilene

BOARD OF DIRECTORS



Tracy Howle | Chair
Senior Vice President,
First Financial Bank



Shea Hall | Board Member
Abilene Business Owner



Buddy Napier | Vice Chair
President,
HGN Operating



Mark Colman | Board Member
President,
Rentech Boiler Systems



Floyd Miller | Secretary & Treasurer
Financial Advisor,
Osaic Wealth, Inc.

PRESIDENT & CEO



Misty Mayo
President and CEO
Development
Corporation
of Abilene

The DCOA has played a key role in the creation or retention of

1 OF EVERY 3 ABILENE JOBS

The Perryman Report - Economist Ray Perryman
Annual Impact of DCOA



Misty Mayo
President and CEO
Development Corporation of Abilene
Misty.Mayo@DevelopAbilene.com

The DCOA owns & operates Five Points Business Park, Access Business Park, and additional assets.
Available land is a competitive advantage for Abilene in attracting company expansions.

CITY COUNCIL MEMORANDUM
5/14/2026

TO: **Honorable Mayor & Members of City Council**
FROM: **Misty Mayo, CEO Development Corporation of Abilene**

ITEM: **37. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving Project Revamp for the Development Corporation of Abilene, Inc.** ***(Misty Mayo)***

GENERAL INFORMATION
Approval of Development Corporation of Abilene, Inc.'s Incentive for Project Revamp

FUNDING/FISCAL IMPACT
An incentive package for Project Revamp in an amount up to $2,900,000

STAFF AND/OR BOARD RECOMMENDATION
Approval of Development Corporation of Abilene, Inc.'s Incentive for Project Revamp

ATTACHMENTS:
1. 2026-05 DCOA Project Revamp - City Resolution
2. 2026-05 DCOA Project Revamp Presentation

BACKUP DOCUMENTATION UPDATED? No UPDATED ON:

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS APPROVING THE DEVELOPMENT CORPORATION OF ABILENE, INC.'S ("DCOA") INCENTIVE FOR PROJECT REVAMP ("COMPANY").

WHEREAS, on April 23, 2026, the DCOA approved Resolution No. DCOA-2026.10 (the "**DCOA Resolution**") authorizing, among other items, the DCOA's President to enter into an agreement with the Company for an incentive for Project Revamp in an amount up to $2,900,000 (the "**Incentive**") in exchange for the Company's retention of 130 full-time employees ("**FTEs**") and creation of 340 new FTEs for total employment of 470 FTEs over a period of up to 5 years; and,

WHEREAS, the DCOA requests that the City of Abilene approve the DCOA's Incentive with the Company as set forth in the DCOA Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1. The City of Abilene hereby authorizes, in exchange for the Company's retention of 130 FTEs and creation of 340 new FTEs for total employment of 470 FTEs over a period of up to 5 years, the DCOA to provide the Company with an Incentive in an amount not to exceed $2,900,000, and take other actions under the terms and as set forth in the DCOA Resolution.

PART 2. The DCOA's budget is hereby amended to include the expenditures described herein.

PART 3. This Resolution takes effect immediately upon its adoption.

ADOPTED this 14th day of May, 2026.

ATTEST:

_____
Shawna Atkinson, City Secretary

_____
Weldon Hurt, Mayor

APPROVED:

_____
Stanley Smith, City Attorney


DevelopAbilene
DEVELOPMENT CORPORATION OF ABILENE
DEVELOPING ABILENE. TOGETHER.
Abilene City Council | Project Revamp
Misty Mayo, President and CEO
The DCOA strengthens the Abilene economy by supporting the growth of local, existing primary employers.

DevelopAbilene
DEVELOPMENT CORPORATION OF ABILENE

OUR VISION

The Vision of the Development Corporation of Abilene is to build the future Abilene.

OUR MISSION

The Mission of the Development Corporation of Abilene is to lead economic growth in Abilene by attracting and sustaining industries that support job creation, foster strong business, and ensure a prosperous community.



ECONOMIC DEVELOPMENT STRATEGIC PLAN

DevelopAbilene
DEVELOPMENT CORPORATION OF ABILENE

BUSINESS ATTRACTION

Promote Abilene as the premier location for business.

Strengthen Abilene's competitive advantage by activating strategies that attract consistent and sustainable investment for the community.

BUSINESS RETENTION & EXPANSION

Influence business growth in the community.

Create a culture that engages existing targeted-industry businesses as the catalyst for sustaining and growing our economic base.

WORKFORCE DEVELOPMENT

Implement innovative workforce initiatives to support Type A Companies.

Initiate new innovative approaches to broaden workforce capacity, creating a sustainable pipeline of available workforce and support systems for existing and future Type A Companies.

MARKETING & BRAND MANAGEMENT

Market the community aggressively and proactively.

Develop a robust marketing strategy for DevelopAbilene encompassing communication systems and strategic research to support all initiatives of the DCOA under a highly recognizable brand.

REAL ESTATE

Prioritize real estate assets that spur Abilene's future growth.

Lead industry development initiatives and strategic projects that most effectively impact long-term economic development success.

EFFECTIVE OPERATIONS

Ensure DCOA's effectiveness to continue long-term success and impact for Abilene in economic development.

Establish sustainable mission-critical operations that maximize the DCOA's effectiveness in implementing strategies aligned with the Mission.



The Development Corporation of Abilene partners with companies to create jobs, grow the tax base, and build a stronger future for Abilene.

Project **Revamp**

DevelopAbilene
DEVELOPMENT CORPORATION OF ABILENE

Industry – Manufacturing – Industrial
- Company provides engineering, fabrication, and construction services for large-scale industrial and energy facilities

Project Type – Local, Existing Company – Business Retention & Expansion

Project Summary
- **Total Capital Investment = $16.7 Million**
- **Real Estate Impact**
  - Company owns and operates 1 location in Abilene
  - Company will invest $16.7 million to purchase and re-develop an additional location in Abilene
- **Expansion will:**
  - Purchase and renovate a new building for the company's Texas Headquarters in Abilene
  - Relocate 2 lines of businesses to Abilene
- **Jobs Created = 340 FTEs***
- **Jobs Retained = 130 FTEs***
- **Incentive Package – $2.9 Million**
  - In exchange for the company's $16.7 million investment

**FTE – Full Time Equivalent, is the unit of measure equivalent to an individual's hours worked in a year. 8 hours per day X 5 days per week = 40 hours per week. 40 hours X 52 weeks per year = 2,080 hours*

Development Corporation of Abilene

BOARD OF DIRECTORS



Tracy Howle | Chair
Senior Vice President,
First Financial Bank



Shea Hall | Board Member
Abilene Business Owner



Buddy Napier | Vice Chair
President,
HGN Operating



Mark Colman | Board Member
President,
Rentech Boiler Systems



Floyd Miller | Secretary & Treasurer
Financial Advisor,
Osaic Wealth, Inc.

PRESIDENT & CEO



Misty Mayo
President and CEO
Development
Corporation
of Abilene

The DCOA has played a key role in the creation or retention of

1 OF EVERY 3 ABILENE JOBS

The Perryman Report - Economist Ray Perryman
Annual Impact of DCOA



Misty Mayo
President and CEO
Development Corporation of Abilene
Misty.Mayo@DevelopAbilene.com

The DCOA owns & operates Five Points Business Park, Access Business Park, and additional assets.
Available land is a competitive advantage for Abilene in attracting company expansions.