



City of Abilene

Planning and Zoning Commission Agenda

Notice is hereby given of a meeting of the Planning & Zoning Commission of City of Abilene to be held on June 2, 2026 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

INVOCATION

MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving the Minutes from the Regular Meeting Held on May 5, 2026.

ZONING

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

2. **CUP-2026-08:** 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 1.49 Acres Zoned General Commercial (GC) To Allow for Contractor Services. Located At 411 East South 11th Street. Legal Description Being Lot 1 and the West ½ of Lot 2, Brown-Hall-Meyer-Fredeck Subdivision of Lot 1, Block 211 of the Original Town of Abilene, Abilene, Taylor County, Texas. ***(Kera Valois)***
3. **Z-2026-28:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 0.36 Acres from Residential Single-Family (RS-6) to General Commercial (GC) Zoning. Located at 1358, 1366, and 1374 Barrow Street. Legal Description Being BF Horn Subdivision of Harris, Block E, W 100.20' of Lot 10, Lot 9, and Lot 8, Abilene, Taylor County, Texas. ***(Clarissa Ivey)***
4. **Z-2026-29:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 0.48 Acres from Residential Medium Density (MD) to College University (CU) Zoning. Located at 1801 Lincoln Drive. Legal Description Being Lots 6-8, Block 23, Abilene Heights Addition, Abilene, Taylor County, Texas. ***(Adam Holland)***
5. **Z-2026-30:** 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-149). Specifically, to Allow Residential Medium Density (MD) and Patio Home (PH) Uses. Located at 3626 Vogel Avenue. Legal Description Being 6.028 Acres Out of a Tract of Land, Formerly the Continuation of Northwood Addition, Abilene, Taylor County, Texas. ***(Clarissa Ivey)***

6. **Z-2026-32:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 25.0 Acres from Agricultural Open (AO) to Planned Development District (PDD-201). Located at 6926 Military Drive. Legal Description Being 25.0 Acres Out of The H. B. Martin Survey, Abilene, Taylor County, Texas. **(Clarissa Ivey)**
7. **Z-2026-33:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 0.48 Acres from Heavy Commercial (HC) to Residential Single-Family (RS-6) Zoning. Located at 801 N 13th Street and 1226 Mesquite Street. Legal Description Being Lots 1, 2, and 3, Block C, J. Stoddard Johnston's Subdivision of Lot One, Block 200, Original Town of Abilene, Taylor County, Texas. **(Clarissa Ivey)**

EXECUTIVE SESSION

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

ADJOURNMENT

Notice

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

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 22nd day of May, 2026, at 12:50 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC, CMC*

**CITY OF ABILENE, TEXAS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
May 5, 2026, at 1:30 p.m.**

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on May 5, 2026 at 1:31 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas. Chairman Brad Benham was present and presiding, along with **Commissioners** Tyson Strauser, Kevin Halliburton, Chairman Pro Tem, and Zach Sitzes.

Also present were Mr. Michael Rice, Assistant City Manager, Mr. Tim Littlejohn, Director of Planning and Development Services, Mr. Stanley Smith, City Attorney, Ms. Clarissa Ivey, Planner II, Ms. Kera Valois, Planner I, Ms. Melissa Farr, Executive Assistant.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

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

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

AYES: Strauser, Halliburton, Sitzes, Benham

NAYS: None

INVOCATION

Commissioner Halliburton delivered the invocation.

AGENDA ITEMS

TC-2026-02: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from McMurry University to Abandon a Certain Portion of Right-of-way known as Ross Avenue from South 15th Street to Hunt Street and a portion of South 16th Street from Ross Avenue to 140 Feet West to an Alley Running North and South.

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

Chairman Benham opened the public hearing. Mr. Paul Frazier and Ms. Kendra Hanfeld stepped forward. Seeing no one else present and desiring to be heard, the public hearing was closed.

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

STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

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

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

AYES: Strauser, Halliburton, Sitzes, Benham

NAYS: None

Z-2026-23: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from The Owner to Change the Zoning of Approximately 99.38 Acres from Agricultural Open (AO) To a Planned Development District (PDD-199) to allow Residential Medium Density and Residential Single-family uses with amended standards. Located At 4489x Caldwell Road. Legal Description Being A 93.4 Acre Tract of Land of Survey 82 and 82, T & P Railway Company Block 14 and a 5.9 acre tract out of Survey 82-83, Block 14 T & P Railway Company, Abilene, Taylor County, Texas.

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

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

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor with one (1) in opposition.

STAFF RECOMMENDATION: Staff recommends approval.

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

AYES: Strauser, Halliburton, Sitzes, Benham

NAYS: None

Z-2026-24: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from The Owner to Change the Zoning of Approximately 6.86 acres from General Retail (GR) To A Planned Development District (PDD-200). Located At 256 East Beltway. Legal Description Being Lot 34, Block AK, Carriage Hills Addition Section 4A, Abilene, Taylor County, Texas.

Ms. Kera Valois presented this request. 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.

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

Property owners within a 200-foot radius were notified of this request. One (1) response was received in favor with two (2) in opposition.

STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

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

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

AYES: Strauser, Halliburton, Sitzes, Benham

NAYS: None

Z-2026-25: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 1.21 Acres from Residential Single-Family (RS-12) to General Commercial (GC) Zoning. Located on the Southwest Corner of ES 11th Street and Oldham Lane. Legal Description Being 1.210 Acres of Land Out of the Southeast 1/4 of Section 48, Blind Asylum Lands, City of Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The subject property was annexed in 1959 and has remained vacant since. The applicant would like to rezone to General Commercial (GC) to make the property more marketable.

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

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

STAFF RECOMMENDATION: Staff recommends approval.

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

AYES: Strauser, Halliburton, Sitzes, Benham

NAYS: None

Z-2026-27: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from The Owner, To Change the Zoning of Approximately 0.81 Acres from Residential Single Family (RS-6) to General Commercial (GC). Located at 1700, 1718, 1726, and 1742 Ambler Avenue. Legal Description Being Lots 5-8, Block 1, University Place, Abilene, Taylor County, Texas.

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

Chairman Benham opened the public hearing. Mr. Gary Underwood and Ms. Lindsey Vermillion stepped forward. Seeing no one else present and desiring to be heard, the public hearing was closed.

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

STAFF RECOMMENDATION: Staff recommends approval.

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

AYES: Strauser, Halliburton, Sitzes, Benham

NAYS: None

Z-2026-28: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owners to Change the Zoning of Approximately 0.36 Acres from Residential Single-Family (RS-6) to General Commercial (GC) Zoning. Located at 1358, 1366, and 1374 Barrow St. Legal Description Being B F Horn Subdivision of Harris, Block E, Lot 10, Lot W 100.20' of Lot 9, and Lot 8, City of Abilene, Taylor County, Texas. ***TABLED UNTIL JUNE.**

ADJOURNMENT

There being no further discussion, Commissioner Benham adjourned the meeting at 2:31 p.m.

APPROVED

Mr. Brad Benham, Chairman

ZONING CASE CUP-2026-08 STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: June 2, 2026
 City Council 1st Read: June 25, 2026
 City Council 2nd Read: July 9, 2026

Applicant

Winifred Campbell

Owner

Overhead Door Company of Abilene

Case Manager

Kera Valois – Planner

Request

A Conditional Use Permit to allow contractor services in General Commercial (GC) zoning.

Location

The subject property is located at 411 ES 11th Street. Legal description being approximately 1.49 acres and being all of Lot 1 and the West ½ of Lot 2, Brown-Hall-Meyer-Fredeck Subdivision of Lot 1, Block 211 of the Original Town of Abilene, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City limits in 1957. The applicant is proposing to use the property for their business, Overhead Door Company of Abilene.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	GC	Commercial
East	GC	House/Abilene Pecan
South	AO	School
West	GC	Commercial

Criteria Assessment

Staff has reviewed the request based upon the factors established in Section 1.4.3.5, Criteria for Approval of the Land Development Code. These factors are identified and addressed below:

- 1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan.**

The proposed request is consistent with the Comprehensive Plan.

- 2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.**

The proposed use is consistent with the requirements in General Commercial zoning.

- 3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods and includes improvements either on-site or within the public rights-of-way to mitigate development-related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.**

The proposed use is compatible with surrounding developments and staff does not believe the use will create adverse impacts.

- 4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**

The proposed use is located on an arterial street and is compatible with the surrounding General Commercial uses. Staff does not believe the use will be hazardous or conflict with the existing and anticipated traffic.

- 5. The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.**

The proposed use does not generate a level of traffic that would adversely affect the existing road network in the vicinity of the subject site.

- 6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.**

The applicant will be using the existing structure. There are not any proposed additions at this time. There should be no adverse effects on the neighboring properties.

- 7. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.**

The proposed use is compatible with the surrounding uses at this location.

Staff Recommendation

Staff recommends **approval** of the Conditional Use Permit subject to the Plan of Operation.

Attachments

- Plan of Operation
- Concept Plan
- PowerPoint Presentation

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on May 15, 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 IND SCHOOL DIST	43463	1240 LAKESIDE DR	
AD 3 PROPERTY LLC	45750	358 ES 11 TH ST	
BILLINGS CYNTHIA KAY	41978	449 ES 11 TH ST	
CHRISTIAN DORA SUE	45471	418 ES 11 TH ST	
CHRISTIAN DORA SUE TRUST	46013	426 ES 11 TH ST	
CHRISTIAN DORA SUE TRUST	46013	434 ES 11 TH ST	
LATOUR COMMERCIAL PROPERTIES LLC	45624	402 ES 11 TH ST	
MC PHAIL MIKE	43228	365 ES 11 TH ST	
MC PHAIL MIKE	43228	401 A ES 11 TH ST	
MC PHAIL MIKE	43228	401 B ES 11 TH ST	
MC PHAIL MIKE	43228	363 ES 11 TH ST	
MC PHAIL MIKE	43228	361 ES 11 TH ST	
MC PHAIL MIKE	43228	401 ES 11 TH ST	
MC PHAIL MIKE	43349	349 ES 11 TH ST	
MC PHAIL MIKE	42222	457 ½ ES 11 TH ST	
MC PHAIL MIKE	42222	457 ES 11 TH ST	
OVERHEAD DOOR COMPANY OF ABILENE INC	41848	411 ES 11 TH ST	Applicant

PROPERTY ID

Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
OVERHEAD DOOR COMPANY OF ABILENE INC	41848	411 ES 11 TH ST	Applicant
BILLINGS CYNTHIA KAY	41978	449 ES 11 TH ST	
MC PHAIL MIKE	42222	457 1/2 ES 11 TH ST	
MC PHAIL MIKE	42222	457 ES 11 TH ST	
MC PHAIL MIKE	43228	365 ES 11 TH ST	
MC PHAIL MIKE	43228	401 A ES 11 TH ST	
MC PHAIL MIKE	43228	401 B ES 11 TH ST	
MC PHAIL MIKE	43228	363 ES 11 TH ST	
MC PHAIL MIKE	43228	361 ES 11 TH ST	
MC PHAIL MIKE	43228	401 ES 11 TH ST	
MC PHAIL MIKE	43349	349 ES 11 TH ST	
ABILENE IND SCHOOL DIST	43463	1240 LAKESIDE DR	
CHRISTIAN DORA SUE	45471	418 ES 11 TH ST	
LATOUR COMMERCIAL PROPERTIES LLC	45624	402 ES 11 TH ST	
AD 3 PROPERTY LLC	45750	358 ES 11 TH ST	
CHRISTIAN DORA SUE TRUST	46013	426 ES 11 TH ST	
CHRISTIAN DORA SUE TRUST	46013	434 ES 11 TH ST	

NOTIFICATION MAP



PLAN OF OPERATION

CUP PLAN OF OPERATION

**RESIDENTIAL AND COMMERCIAL SALES AND REPAIR OF GARAGE DOORS
AND GATES**

HOURS OF OPERATION : 8:00 A.M. – 5:00 PM

DAYS OF OPERATION : MONDAY-FRIDAY

INVENTORY AND VEHICLES KEPT IN BUILDING BEHIND LOCKED GATE

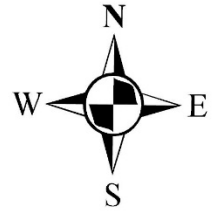
INSTALLATION AND REPAIRS COMPLETED ON CUSTOMER PROPERTY

The Genuine. The Original.



**Overhead Door Company of Abilene
411 E. South 11th
Abilene, Tx 79602-4003
325-695-2070**

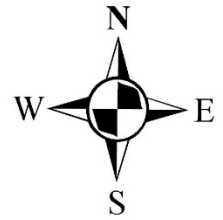
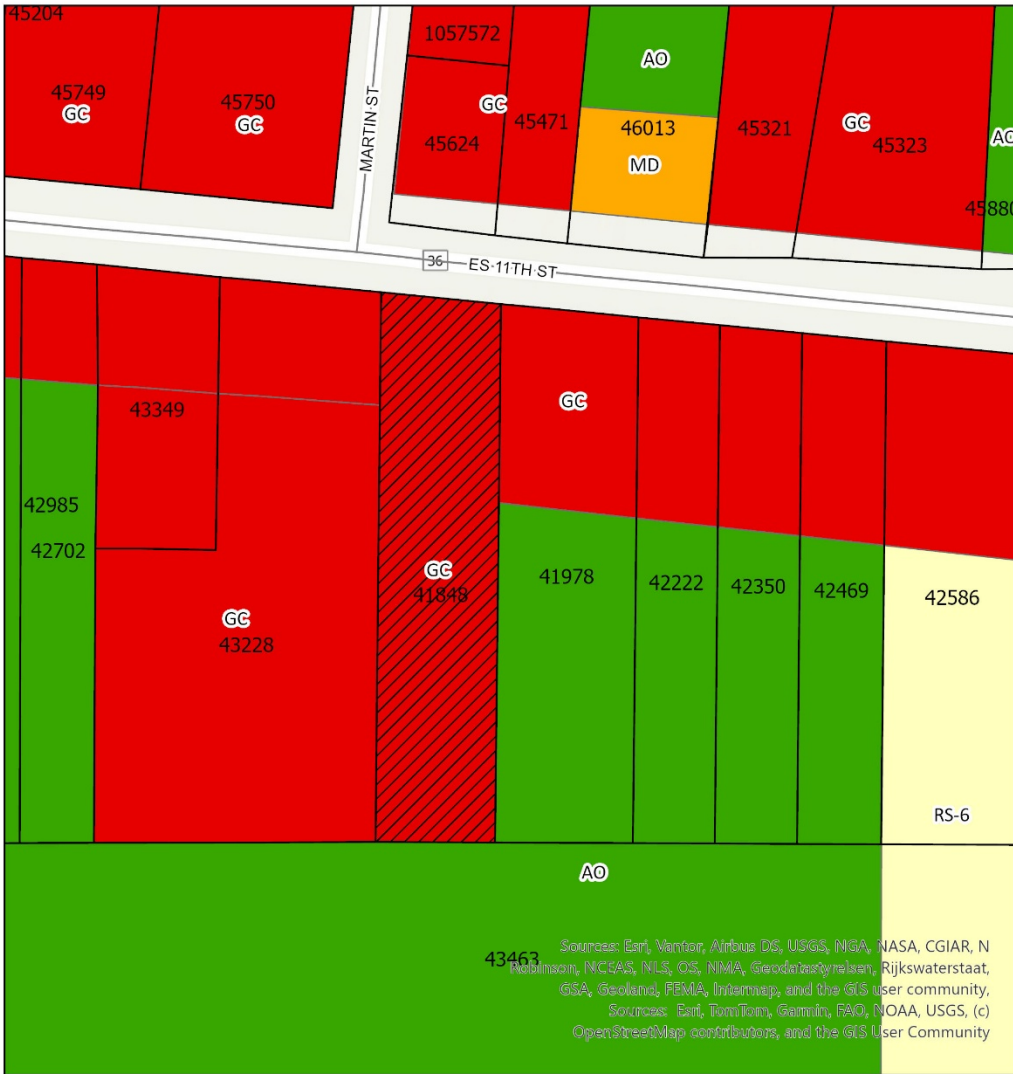
LOCATION MAP



0.04 Miles

 CUP-2026-08

ZONING MAP



0.04

Miles

CUP-2026-08

Zoning Districts

- AO
- GC
- MD
- RS-6

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

FLOOD MAP



0.04

Miles

CUP-2026-08

FEMA Flood Zones

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

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

CUP PLAN OF OPERATION

**RESIDENTIAL AND COMMERCIAL SALES AND REPAIR OF GARAGE DOORS
AND GATES**

HOURS OF OPERATION : 8:00 A.M. – 5:00 PM

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INVENTORY AND VEHICLES KEPT IN BUILDING BEHIND LOCKED GATE

INSTALLATION AND REPAIRS COMPLETED ON CUSTOMER PROPERTY

The Genuine. The Original.



**Overhead Door Company of Abilene
411 E. South 11th
Abilene, Tx 79602-4003
325-695-2070**

11th St.

Commercial
560 sq Office Building
Yr Built: 1960
Wood Frame, Brick Facade
Asphalt and Gravel Roof (replaced 2021 per listing agent)

980 sq Warehouse
Yr Built: 1960
Cinder Block
Metal Roof

3,120 sq Warehouse
Yr Built: Unknown
Metal Red Iron Building
Metal Roof

1,365 sq Storage
Yr Built: Unknown
Wood Frame
Metal Roof

2,088 sq Carport
Yr Built: Unknown
Metal Roof

2,404 sq Storage
Yr Built: Unknown
Cinder Block Metal Exterior
Metal Roof

1,442 sq Carport
Yr Built: Unknown
Metal Roof

1,382 sq Storage
Yr Built: Unknown
Cinder Block Metal Exterior
Metal Roof

7,210 sq Shed
Yr Built: Unknown
Metal Roof

Legend

- Warehouse 9,251 SF
- Office 2,560 SF
- Property Boundary 1.78 AC
- Shed 7,210 SF

E South 11th St

Earth

200 ft





CONDITIONAL USE PERMIT

Case: CUP-2026-08

Applicant: Winifred Campbell

Owner: Overhead Door Company of Abilene

Request: A Conditional Use Permit to allow contractor services within General Commercial (GC) zoning.

Location: 411 ES 11th Street

Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: June 2, 2026

Council Hearing: June 25, 2026
July 9, 2026



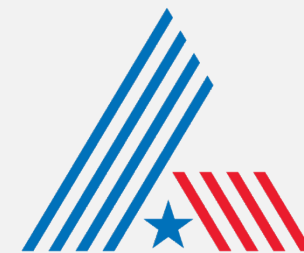


AERIAL LOCATION MAP



0.04
Miles

 CUP-2026-08



CITY OF
ABILENE
TEXAS

Sources: Esri, DeLorme, Airbus DS, USGS, NGA, NASA, IGNAR, N
Ponsen, NCEAS, NLS, OS, NIMA, Geodetic system, Wikawiki, etc.
GSA, Geoland, FEMA, Intermap, and the GIS user community.
Sources: Esri, TomTom, Garmin, FIO, NOAA, USGS, etc.
OpenStreetMap contributors, and the GIS User Community



ZONING MAP



- CUP-2026-08
- Zoning Districts**
- AO
- GC
- MD
- RS-6

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





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)

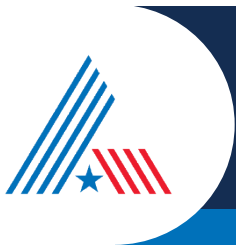
TRANSPORTATION, COMMUNICATION AND UTILITIES:

- 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

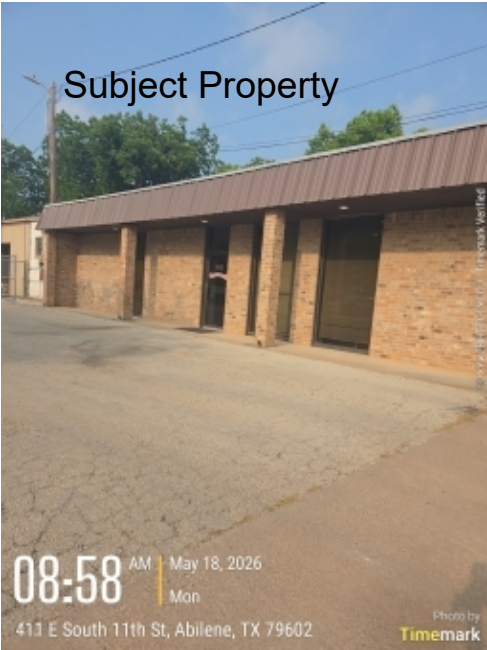
- P Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)
- C Permitted as a Conditional Use Permit, Requiring Approval by City Council
- TP Permitted by Temporary Permit Only,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





PROPERTY VIEWS

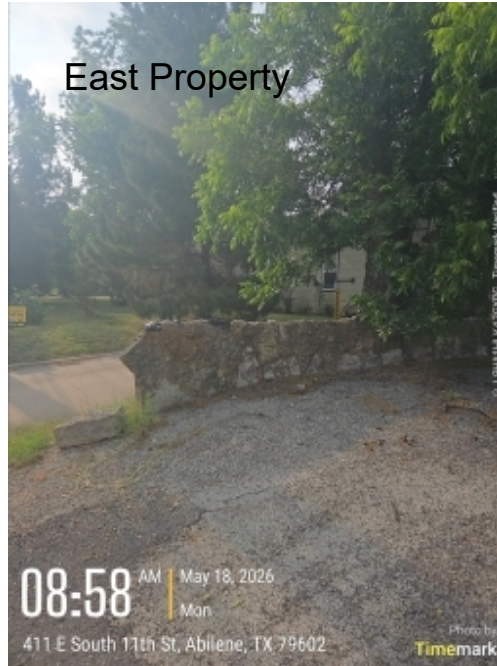
Subject Property



North Property



East Property



West Property





PLAN OF OPERATION

CUP PLAN OF OPERATION

RESIDENTIAL AND COMMERCIAL SALES AND REPAIR OF GARAGE DOORS
AND GATES

HOURS OF OPERATION : 8:00 A.M. – 5:00 PM

DAYS OF OPERATION : MONDAY-FRIDAY

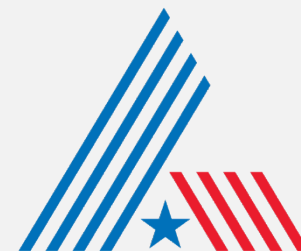
INVENTORY AND VEHICLES KEPT IN BUILDING BEHIND LOCKED GATE

INSTALLATION AND REPAIRS COMPLETED ON CUSTOMER PROPERTY

The Genuine. The Original.



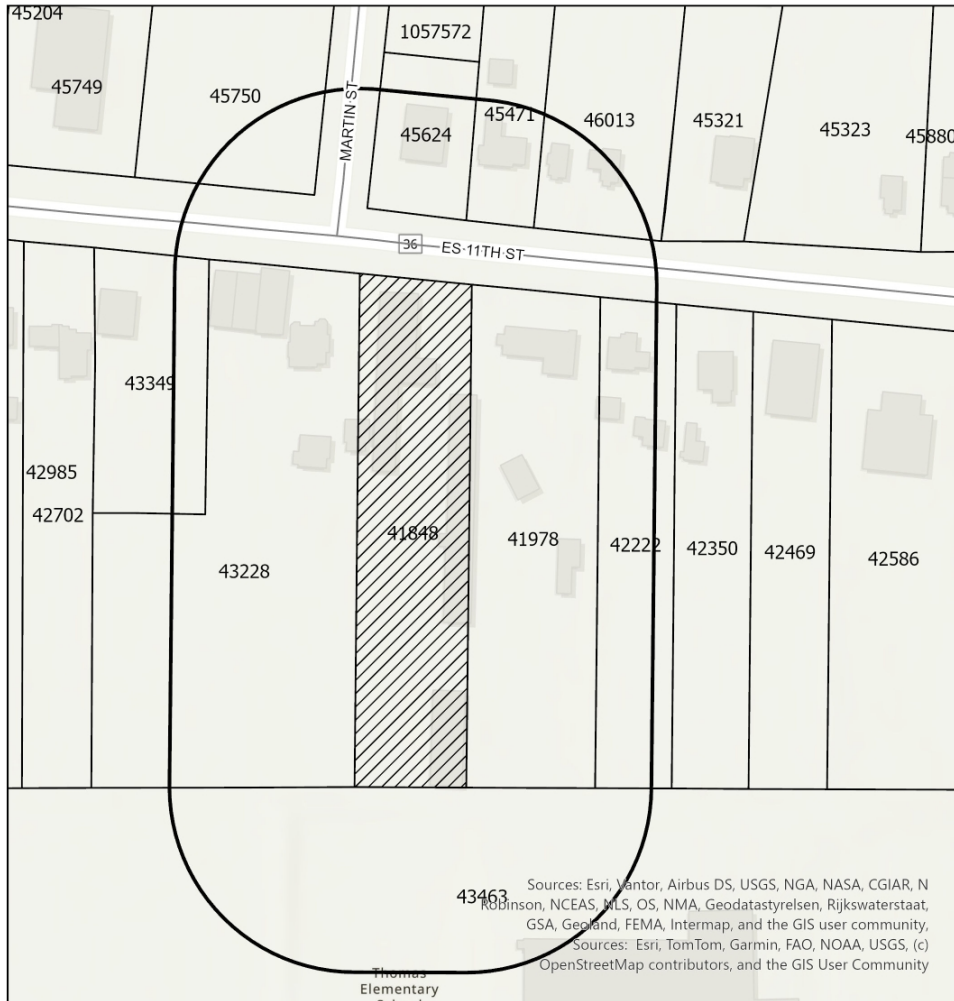
Overhead Door Company of Abilene
411 E. South 11th
Abilene, Tx 79602-4003
325-695-2070



CITY OF
ABILENE
T E X A S



NOTIFICATION AREA MAP



Sources: Esri, Lantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, MLS, 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



- CUP-2026-08
- Notification Area

- 0 - In Favor-
- 0 - Opposed-





FINDINGS AND RECOMMENDATION

The proposed request is consistent with:

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

Staff recommends **approval subject to the Plan of Operation.**





Questions?



ZONING CASE

Z-2026-28

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: June 2, 2026
 City Council 1st Reading: June 25, 2026
 City Council 2nd Reading: July 9, 2026

Applicant

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

Case Manager

Clarissa Ivey – Planner

Request

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

Location

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

Background

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

Zoning, Existing and Proposed Land Use

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

Criteria Assessment

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

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

The proposed use is consistent with the Comprehensive Plan as the proposed zoning will place commercial uses right along Barrow St (arterial street).

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

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

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

The properties are currently served by existing infrastructure.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- PowerPoint Presentation

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on May 15, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER			Legend: O - Opposed, F - In Favor
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
BEST WINSTON O'NEAL	76621	3134 COLLEGE ST	
BUTT H E GROCERY COMPANY	36700	1365 BARROW ST	
BUTT H E GROCERY COMPANY	36700	2990 S 14TH ST	
BUTT H E GROCERY COMPANY	36700	1389 BARROW ST	
BUTT H E GROCERY COMPANY	36700	3098 S 14TH ST	
BUTT H E GROCERY COMPANY	36700	1345 BARROW ST	
BUTT H E GROCERY COMPANY	36700	1389 B BARROW ST	
BUTT H E GROCERY COMPANY	36700	2998 S 14TH ST	
CITY OF ABILENE	76041	3101 S-13TH ST	
Confidential Owner	11200	1373 SAMMONS ST	
DULIN DIANNE FLINT	10959	1357 SAMMONS ST	F
GGTPF LLC	76382	3118 COLLEGE ST	
GGTPF LLC	76255	3110 COLLEGE ST	
GGTPF LLC	75886	3109 S 13TH ST	
GIGATT LLC	1017315	1390 BARROW ST	
GREEN MORGAN D & CYNTHIA	10598	1374 SAMMONS ST	
HAGEMANN ALICE VELASQUEZ	11930	1358 BARROW ST	
HOBBS RANDY & TERI	11796	1366 BARROW ST	
IMPACT GROUP EQUITIES LLC	75753	3117 S 13TH ST	
KNIFFEN STEPHEN B ETAL	11074	1365 SAMMONS ST	F
LOFTIN JEFF	76501	3126 COLLEGE ST	
MARTINEZ VOLA IRENE MONTEZ	76750	3142 COLLEGE ST	
PARK CHOONG DEUK	76138	3102 COLLEGE ST	
PATTERSON PAUL F JR	43683	3132 S 14TH ST	

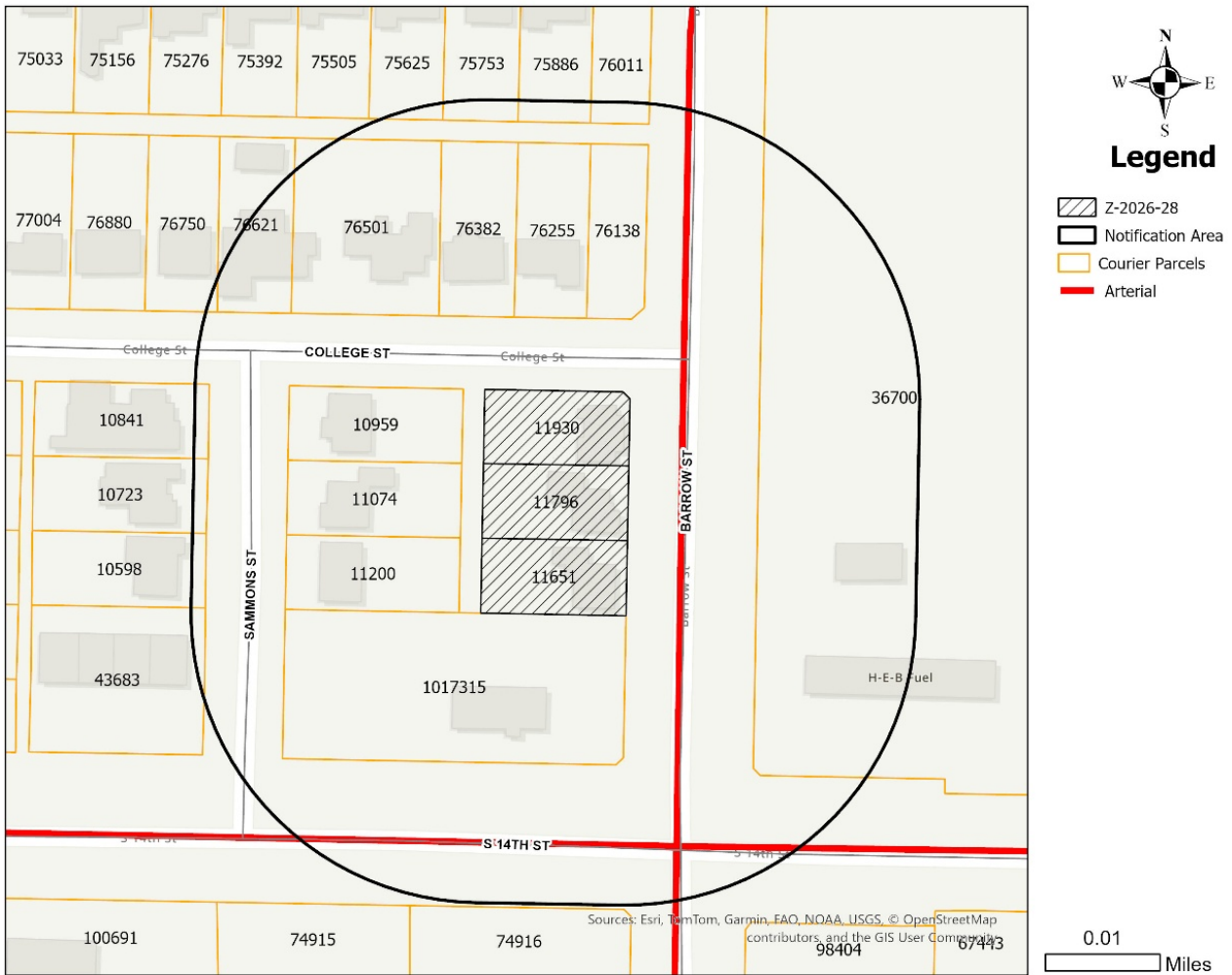
PATTERSON PAUL F JR	43683	3136 S 14TH ST	
PATTERSON PAUL F JR	43683	3134 S 14TH ST	
PATTERSON PAUL F JR	43683	3130 S 14TH ST	
PRUITT STEVE	75625	3125 S 13TH ST	
TEDFORD MARSHALL & SUSAN E	10841	1358 SAMMONS ST	
TEXAS MIDWEST HOLDINGS LLC	10723	1366 SAMMONS ST	
WOMACK FRANCES	11651	1374 BARROW ST	

PROPERTY ID

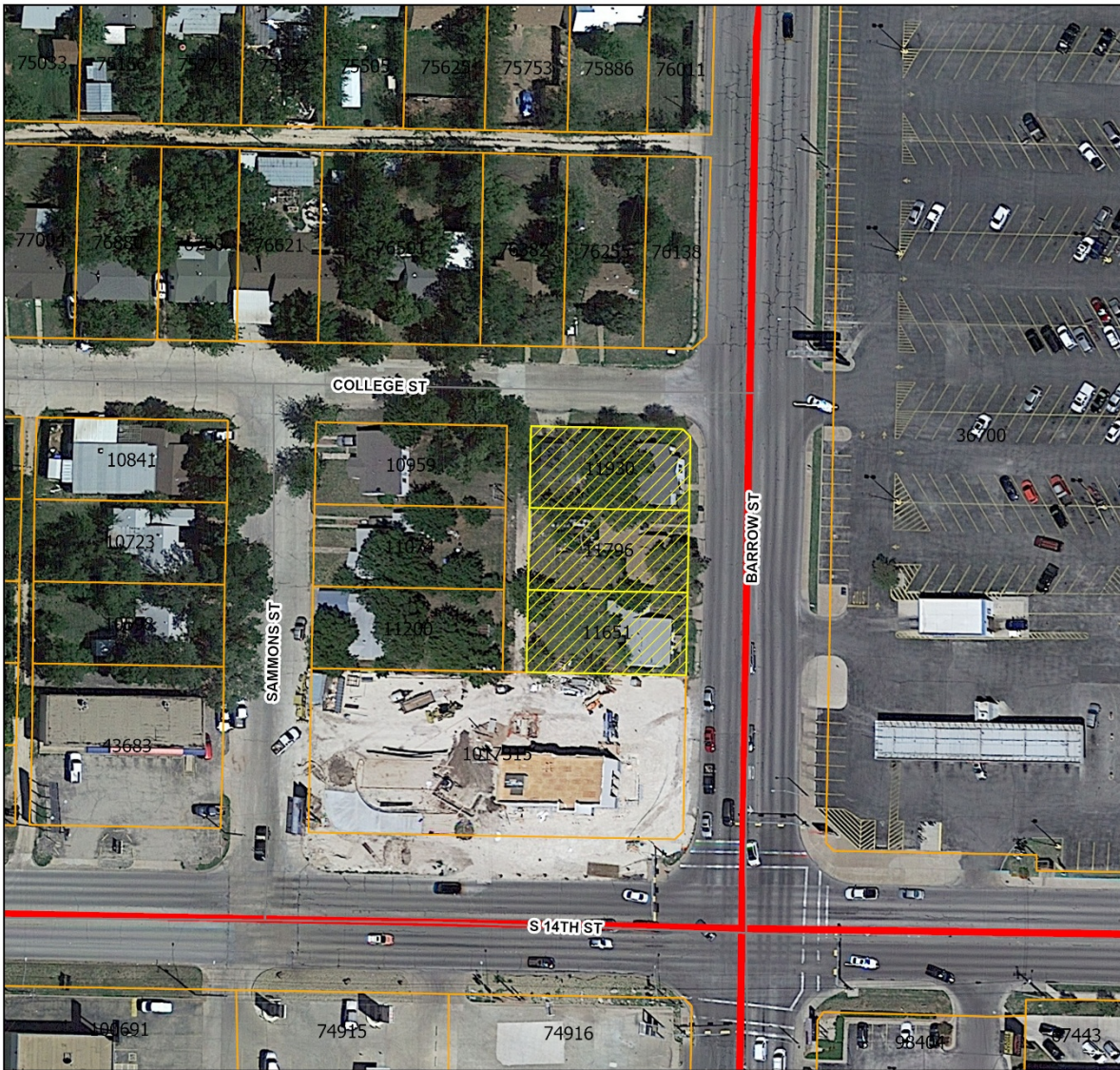
Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
GREEN MORGAN D & CYNTHIA	10598	1374 SAMMONS ST	
TEXAS MIDWEST HOLDINGS LLC	10723	1366 SAMMONS ST	
TEDFORD MARSHALL & SUSAN E	10841	1358 SAMMONS ST	
DULIN DIANNE FLINT	10959	1357 SAMMONS ST	F
KNIFFEN STEPHEN B ETAL	11074	1365 SAMMONS ST	F
Confidential Owner	11200	1373 SAMMONS ST	
WOMACK FRANCES	11651	1374 BARROW ST	
HOBBS RANDY & TERI	11796	1366 BARROW ST	
HAGEMANN ALICE VELASQUEZ	11930	1358 BARROW ST	
BUTT H E GROCERY COMPANY	36700	1365 BARROW ST	
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BUTT H E GROCERY COMPANY	36700	1345 BARROW ST	
BUTT H E GROCERY COMPANY	36700	1389 B BARROW ST	
BUTT H E GROCERY COMPANY	36700	2998 S 14TH ST	
PATTERSON PAUL F JR	43683	3132 S 14TH ST	
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PATTERSON PAUL F JR	43683	3134 S 14TH ST	
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PRUITT STEVE	75625	3125 S 13TH ST	
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PARK CHOONG DEUK	76138	3102 COLLEGE ST	
GGTPF LLC	76255	3110 COLLEGE ST	
GGTPF LLC	76382	3118 COLLEGE ST	
LOFTIN JEFF	76501	3126 COLLEGE ST	
BEST WINSTON O'NEAL	76621	3134 COLLEGE ST	
MARTINEZ VOLA IRENE MONTEZ	76750	3142 COLLEGE ST	
GIGATT LLC	1017315	1390 BARROW ST	

NOTIFICATION MAP



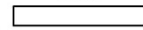
LOCATION MAP



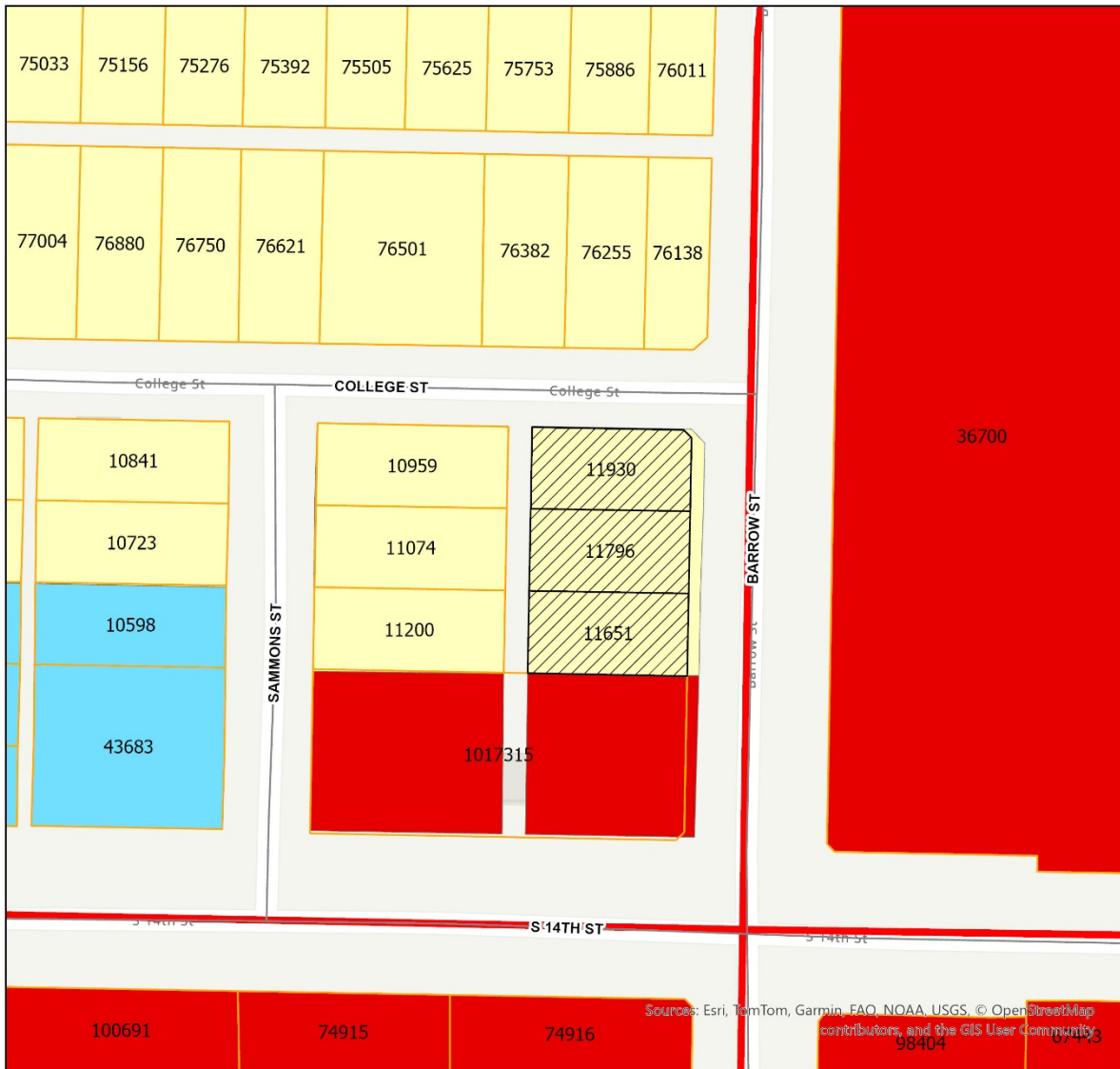
Legend

-  Z-2026-28
-  Courier Parcels
-  Arterial







0.01 Miles



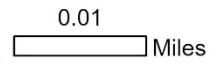
ZONING MAP



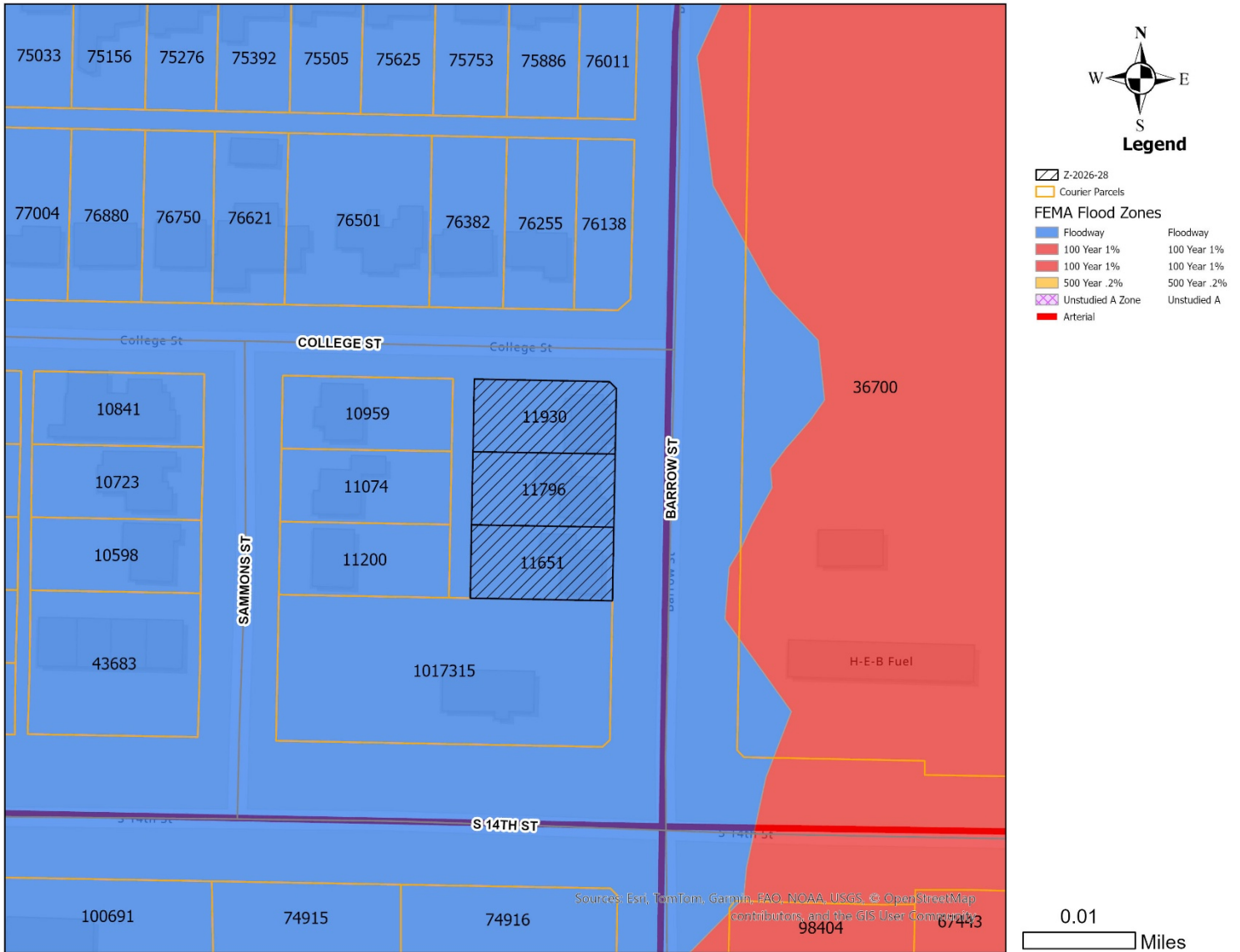
Legend

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

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



FLOOD MAP



ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-28

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. 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 29 PM 2:32

Requestor's Property Zoning:	RS-6	Your Name:	DULIN DIANNE FLINT	I am in favor <input checked="" type="checkbox"/>
Requestor's Proposed Zoning:	GC	Your Address:	1357 SAMMONS ST	
Requestor's Parcel ID:	11930	Your Parcel ID:	10959	I am opposed <input type="checkbox"/>
	11796			
	11651			

Signature: *Dianne J. Dulin*



HAGEMANN ALICE VELASQUEZ
624 WOODACRE DR
GRAND PRAIRIE, TX 75052-6142

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number Z-2026-28

April 15, 2026

The Planning and Zoning Commission of the City of Abilene will hold a public hearing on **May 5, 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 1.21 acres from Residential Single-Family (RS-6) to General Commercial (GC). Located at 1358, 1366, and 1374 Barrow St. Legal description being B F Horn Subdivision of Harris, Block E, Lot 10, Lot W 100.20' of Lot 9, and Lot 8, City of Abilene, Taylor County, Texas.

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 **June 11, 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-2026-28

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. 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:	HAGEMANN ALICE VELASQUEZ	I am in favor <input checked="" type="checkbox"/>
Requestor's Proposed Zoning:	GC	Your Address:	1358 BARROW ST	
Requestor's Parcel ID:	11930 11796 11651	Your Parcel ID:	11930	I am opposed <input type="checkbox"/>

Signature: Alice V. Hagemann

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-28

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. Please mail the response form to:

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

APR 29 AM 10:25

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

Requestor's Property Zoning:	RS-6	Your Name:	KNIFFEN STEPHEN B	I am in favor <input checked="" type="checkbox"/>
Requestor's Proposed Zoning:	GC	Your Address:	ETAL 1365 SAMMONS ST	
Requestor's Parcel ID:	11930	Your Parcel ID:	11074	I am opposed <input type="checkbox"/>
	11796			
	11651			

Signature: Stephen B Kniffen



REZONE REQUEST

Case: Z-2026-28

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

Agent: Jack Oduro

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

Location: 1358, 1366, and 1374 Barrow St

Notification: 2 in Favor, 0 in Opposition

Planning & Zoning: June 2, 2026

Council Hearing: June 25, 2026
July 9, 2026







AERIAL LOCATION MAP



Legend

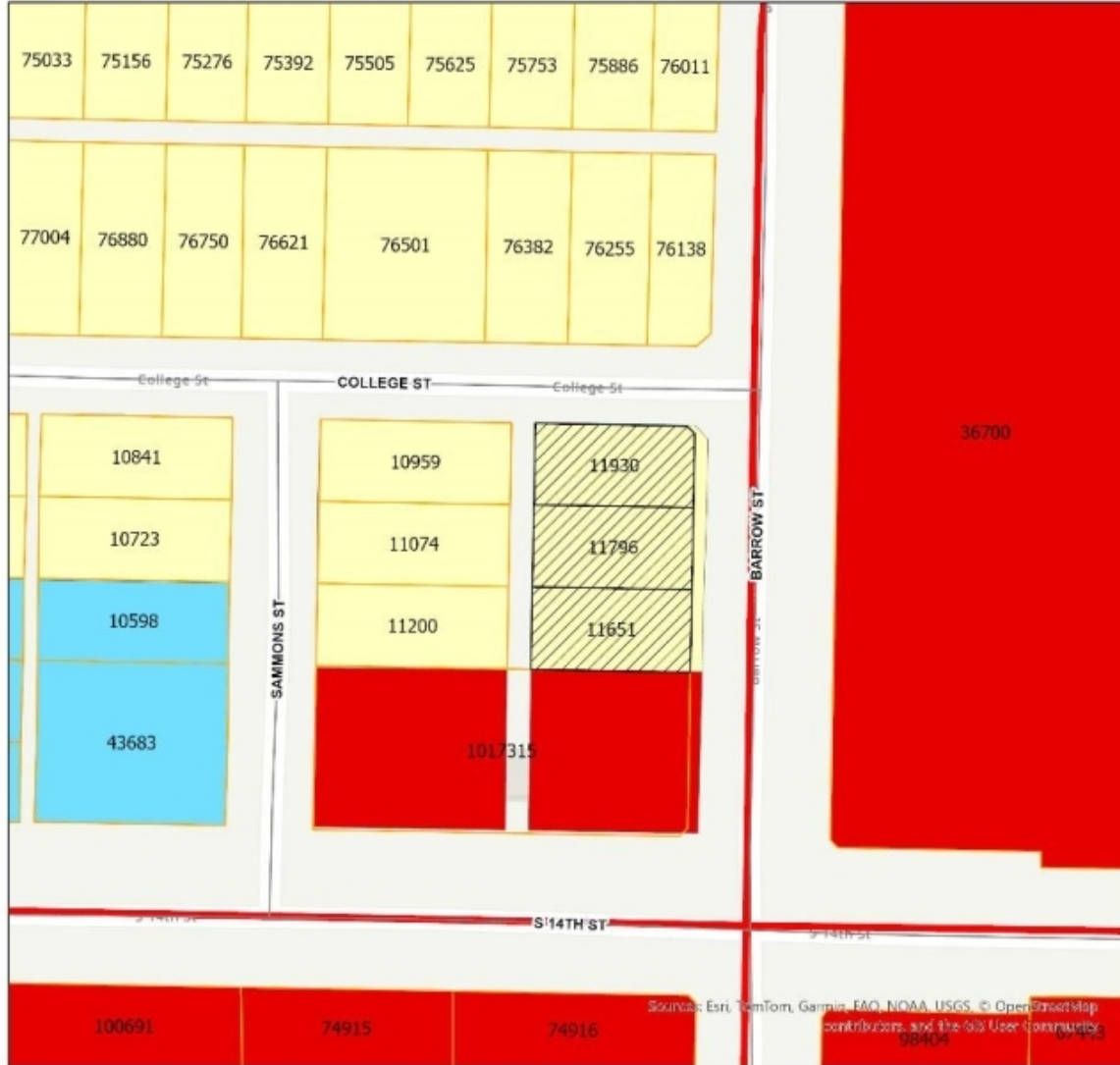
-  Z-2026-28
-  Courier Parcels
-  Arterial

0.01 Miles





ZONING MAP



Legend

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

0.01 Miles



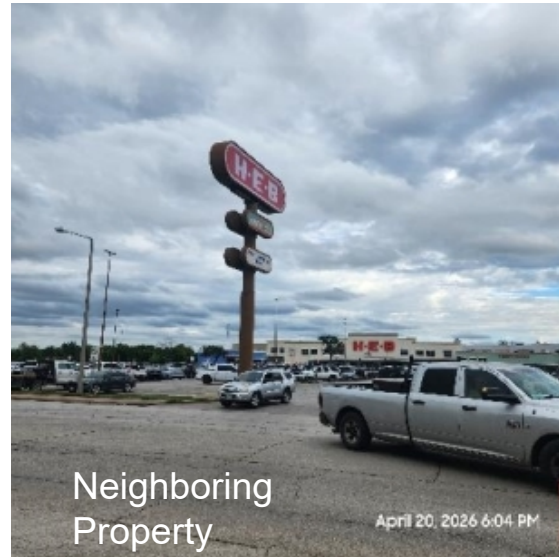


PROPERTY VIEWS





NEIGHBORING VIEWS





USES IN RESIDENTIAL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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





USES IN GENERAL COMMERCIAL ZONING

RESIDENTIAL USES:

- P Hotel/Motel
- C Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

TRADE – WHOLESALE USES:

- C Wholesaling and Storage (indoor)

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

LEGEND

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





NOTIFICATION AREA MAP



Legend

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

2 - in Favor -

0 - in Opposition -





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff recommends **approval**.





Questions?



ZONING CASE

Z-2026-29

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: June 2, 2026
 City Council 1st Reading: June 11 2026
 City Council 2nd Reading: June 25, 2026

Applicant

Agent: eHT
 Owner: Abilene Christian University

Case Manager

Adam Holland – Planner

Request

Change the zoning of approximately 0.48 acres from Medium Density Residential (MD) to College/University (CU) zoning

Location

Located at 1801 Lincoln Drive. Legal description being lots 6-8, Block 23, Abilene Heights Addition, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City limits in 1928. Property was platted in 1927. This property has remained vacant since at least 2012.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	CU	Vacant
East	MD	Residential
South	RS-6	Residential
West	MD	Residential

Criteria Assessment

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

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

The proposed use is consistent with the Comprehensive Plan. This property is within a transitional character area which recommends retail, high density residential, neighborhood commercial, and light industrial which College/University is supported as a secondary use.

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

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

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

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

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

None known.

Staff Recommendation

Staff recommends **approval**

Attachments

- PowerPoint Presentation

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on May 15, 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
ABILENE CHRISTIAN UNIVERSITY	26986	1801 LINCOLN DR	Owner
ABILENE CHRISTIAN UNIVERSITY	27106	525 EN 19TH ST	Owner
ALLEN TOM & JUDY TRUST	25311	533 EN 18TH ST	
ALLEN TOM & JUDY TRUST	25311	533 A EN 18TH ST	
EIDSON TYLER & ASIA &	24057	526 EN 18TH ST	
FINNELL JOY LIFE EST	25591	549 EN 18TH ST	
HOMES AFFORDABLE PROPERTY INVESTORS LLC	23659	550 EN 18TH ST	
HOMES AFFORDABLE PROPERTY INVESTORS LLC	23659	1802 AVENUE D	
HOMES AFFORDABLE PROPERTY INVESTORS LLC	23659	552 EN 18TH ST	
JONES JERRY L & SHERILYN A	23937	534 EN 18TH ST	
MANSUR KAUAI	25195	525 EN 18TH ST	
MC ANALLY BENJAMIN F IV	25451	541 EN 18TH ST	
MC ANALLY BENJAMIN F IV	25451	541 1/2 EN 18TH ST	
MCFALL DIANNA LYNN	18864	1810 LINCOLN DR	
MOERKERKE FAMILY TRUST	23798	542 1/2 EN 18TH ST	
MOERKERKE FAMILY TRUST	23798	542 EN 18TH ST	
OGLESBY ROBERT K JR &	24952	1749 LINCOLN DR	
OGLESBY ROBERT K JR &	24953	1741 LINCOLN DR	
PROWEN PROPERTIES LLC	21213	1842 LINCOLN DR	
RICHARDSON NANCY	25080	517 EN 18TH ST	

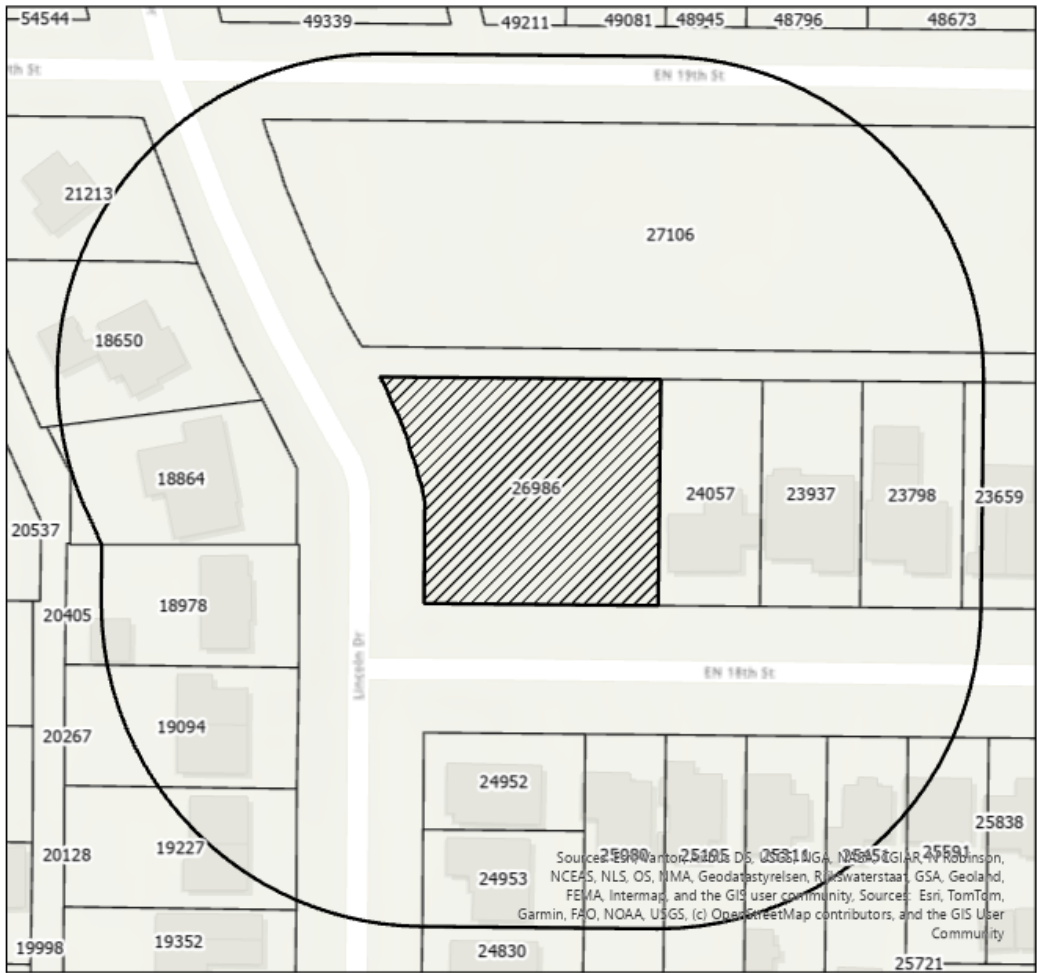
SEDDSCO LLC	18650	1826 LINCOLN DR	
SEDDSCO LLC	18650	1826 1/2 LINCOLN DR	
SEWELL FIELD VENTURES LLC	18978	1802 LINCOLN DR	
SEWELL FIELD VENTURES LLC	18978	1802 1/2 LINCOLN DR	
SULLIVAN SLADE	19094	1768 LINCOLN DR	
SULLIVAN SLADE	19094	1766 LINCOLN DR	
SULLIVAN SLADE	19227	1760 LINCOLN DR	
SULLIVAN SLADE	19227	1758 LINCOLN DR	

PROPERTY ID

Legend: O - Opposed, F - In Favor

OWNER	PROP_ID	SITUS	RESPONSE
SEDDSCO LLC	18650	1826 LINCOLN DR	
SEDDSCO LLC	18650	1826 1/2 LINCOLN DR	
MCFALL DIANNA LYNN	18864	1810 LINCOLN DR	
SEWELL FIELD VENTURES LLC	18978	1802 LINCOLN DR	
SEWELL FIELD VENTURES LLC	18978	1802 1/2 LINCOLN DR	
SULLIVAN SLADE	19094	1768 LINCOLN DR	
SULLIVAN SLADE	19094	1766 LINCOLN DR	
SULLIVAN SLADE	19227	1760 LINCOLN DR	
SULLIVAN SLADE	19227	1758 LINCOLN DR	
PROWEN PROPERTIES LLC	21213	1842 LINCOLN DR	
HOMES AFFORDABLE PROPERTY INVESTORS LLC	23659	550 EN 18TH ST	
HOMES AFFORDABLE PROPERTY INVESTORS LLC	23659	1802 AVENUE D	
HOMES AFFORDABLE PROPERTY INVESTORS LLC	23659	552 EN 18TH ST	
MOERKERKE FAMILY TRUST	23798	542 1/2 EN 18TH ST	
MOERKERKE FAMILY TRUST	23798	542 EN 18TH ST	
JONES JERRY L & SHERILYN A	23937	534 EN 18TH ST	
EIDSON TYLER & ASIA &	24057	526 EN 18TH ST	
OGLESBY ROBERT K JR &	24952	1749 LINCOLN DR	
OGLESBY ROBERT K JR &	24953	1741 LINCOLN DR	
RICHARDSON NANCY	25080	517 EN 18TH ST	
MANSUR KAUAI	25195	525 EN 18TH ST	
ALLEN TOM & JUDY TRUST	25311	533 EN 18TH ST	
ALLEN TOM & JUDY TRUST	25311	533 A EN 18TH ST	
MC ANALLY BENJAMIN F IV	25451	541 EN 18TH ST	
MC ANALLY BENJAMIN F IV	25451	541 1/2 EN 18TH ST	
FINNELL JOY LIFE EST	25591	549 EN 18TH ST	
ABILENE CHRISTIAN UNIVERSITY	26986	1801 LINCOLN DR	Owner
ABILENE CHRISTIAN UNIVERSITY	27106	525 EN 19TH ST	Owner

NOTIFICATION MAP

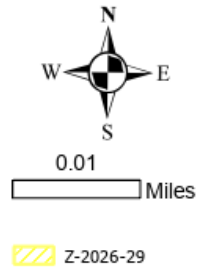


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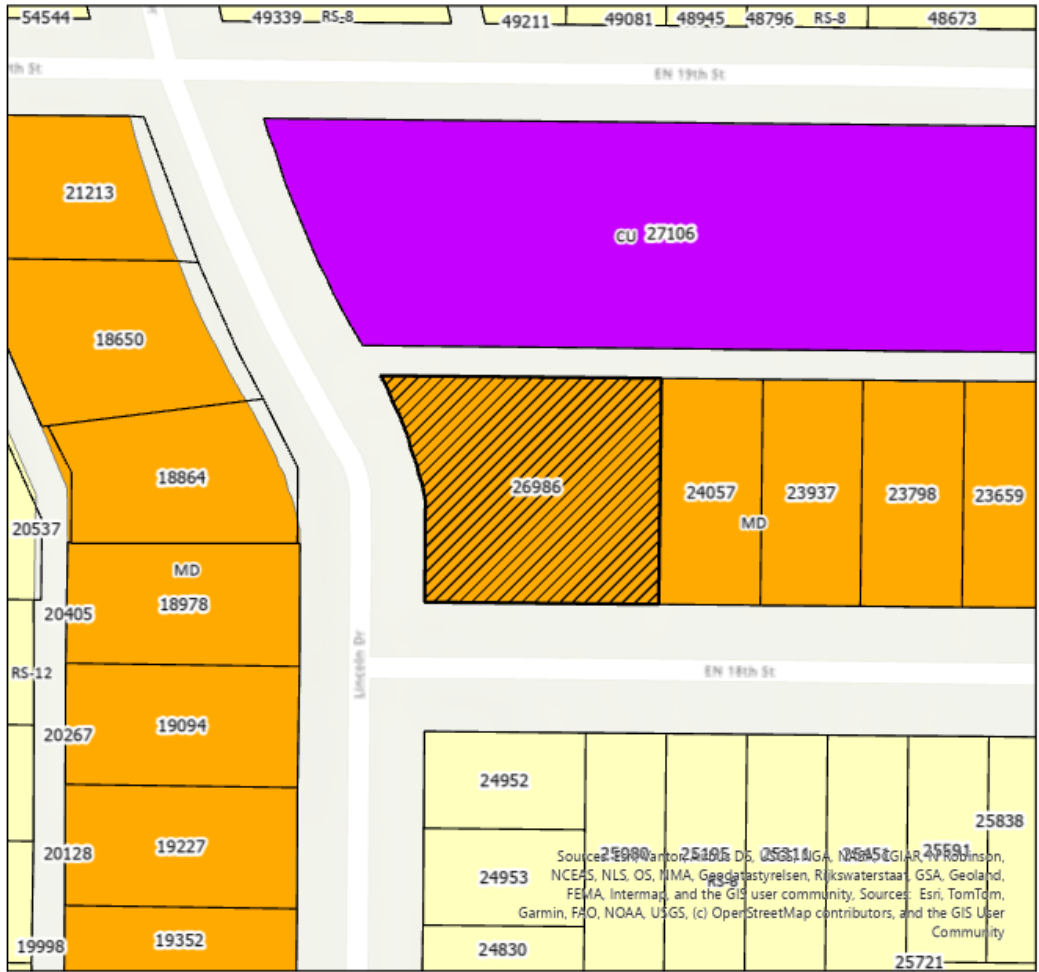
Miles

- Z-2026-29 Notification Buffer
- Z-2026-29

LOCATION MAP



ZONING MAP



North Arrow

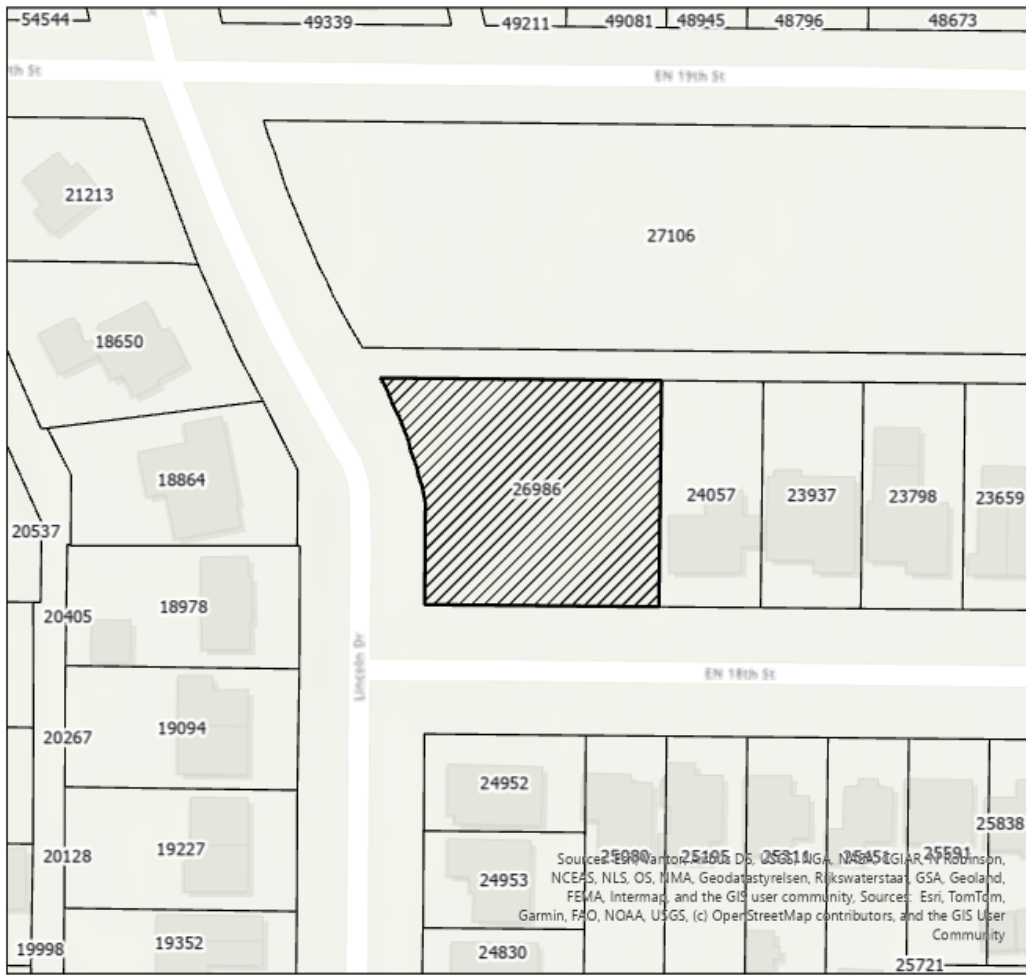
0.01 Miles

Z-2026-29

Zoning Districts

- CU
- MD
- RS-12
- RS-6
- RS-8

FLOOD MAP



0.01 Miles

Z-2026-29
FEMA Flood Zones

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

Sources: Esri, DeLorme, USGS, NCEM, NLS, OS, NIMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



REZONE REQUEST

Case: Z-2026-29

Agent: eHT

Owner: Abilene Christian University

Request: Change the zoning of approximately 0.48 acres from Residential Medium Density (MD) to College University (CU).

Location: Located 1801 Lincoln Drive

Notification: 0 in Favor, 0 in Opposition

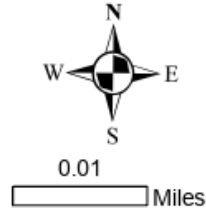
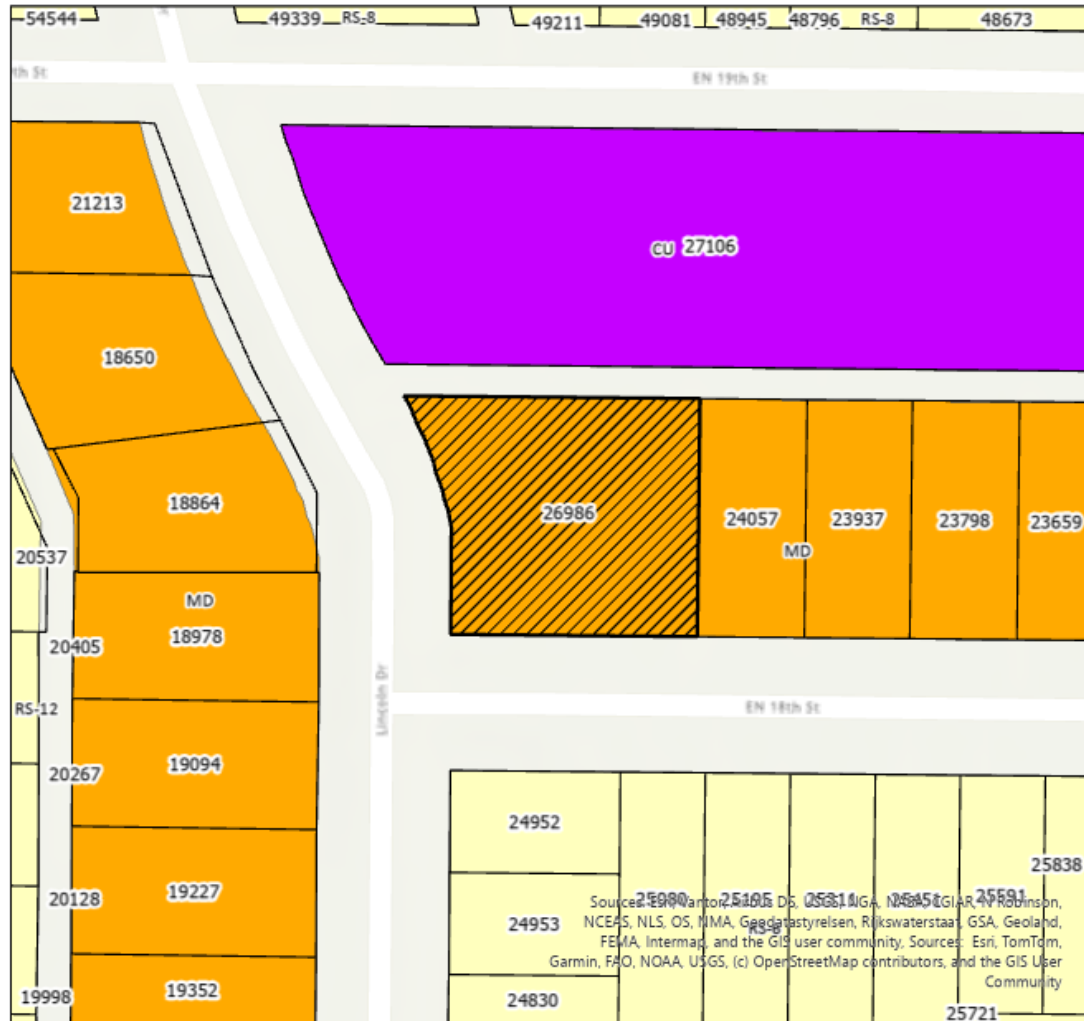
Planning & Zoning: June 2, 2026

Council Hearing: June 11, 2026
June 25, 2026





ZONING MAP



- Z-2026-29
- Zoning Districts
- CU
 - MD
 - RS-12
 - RS-6
 - RS-8





PROPERTY VIEWS



Subject Property



East Neighboring Property



West Neighboring Property



North Neighboring Property





USES IN MEDIUM DENSITY ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

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 COLLEGE & UNIVERSITY ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

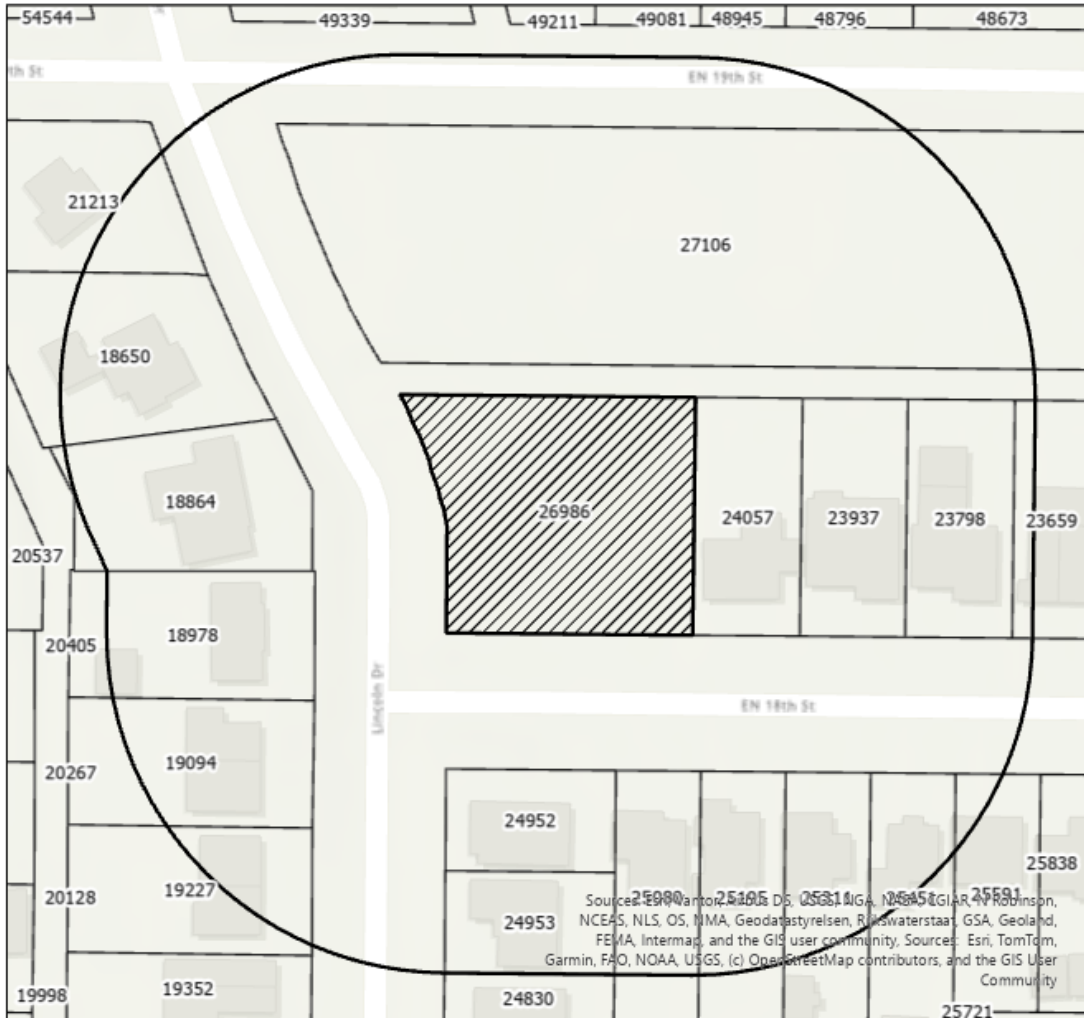
LEGEND

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NOTIFICATION AREA MAP



0.01
Miles

Z-2026-29 Notification Buffer
 Z-2026-29

0 - in Favor -
0 - in Opposition -





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff recommends **approval**.





Questions?



ZONING CASE

Z-2026-30

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: June 2, 2026
City Council 1st Reading: June 25, 2026
City Council 2nd Reading: July 9, 2026

Applicant

Owner: Chase Kiser
Agent: Jacob & Martin LLC

Case Manager

Clarissa Ivey – Planner

Request

Amend the terms of Planned Development District 149 (PDD-149) to allow residential Medium Density (MD) and Patio Home (PH) uses.

Location

3626 Vogel Avenue.

Legal Description Being 6.028 Acres Out of a Tract of Land, Formerly the Continuation of Northwood Addition, Abilene, Taylor County, Texas.

Background

The purpose of Planned Development District 149 (PDD-149) is to allow for general retail development and related activities, including self-storage warehousing. The proposed amendment to the PDD to allow residential development at a higher density is consistent with planning principles and supports the creation of a transitional neighborhood between the existing commercial uses and the single-family residential development located to the east.

Specific Modifications

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

- Standard Buffers not required

Tract 2 – This Planned Development District shall be subject to the requirements of the Patio Home (PH) zoning district, except as modified below:

- Minimum Lot Area: 3,000 square feet
- Minimum Lot Width: 35 feet
- Minimum Lot Depth: 95 feet
- Minimum Front Setback to Include Garage Setback: 15 feet
- Minimum Side Setback: 5 feet

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North		Interstate
East	PDD -149/PH	Church / Residential
South	RS-6	School
West	PDD -149/GC	Self-Storage

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 amendment would be 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 change is appropriate in the immediate area, as the proposed modification to the PDD uses moderate to high density residential as a transition between single family and commercial to the west.

(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.

Services and utilities are available. However, this property will be subject to plat review, and all required utilities will be addressed during these review processes.

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

None known.

Staff Recommendation

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

- The garage setback is kept at 20 feet minimum as the 2 off-street parking spaces are required with minimum dimensions of 9 feet wide by 18 feet deep.
- Keep the Type A buffer between Medium Density (MD) zoning and any lower intensity residential district.
- Sidewalks are required to promote walkability.

Attachments

- PowerPoint Presentation
- Concept Plan
- Original Ordinance

Notification

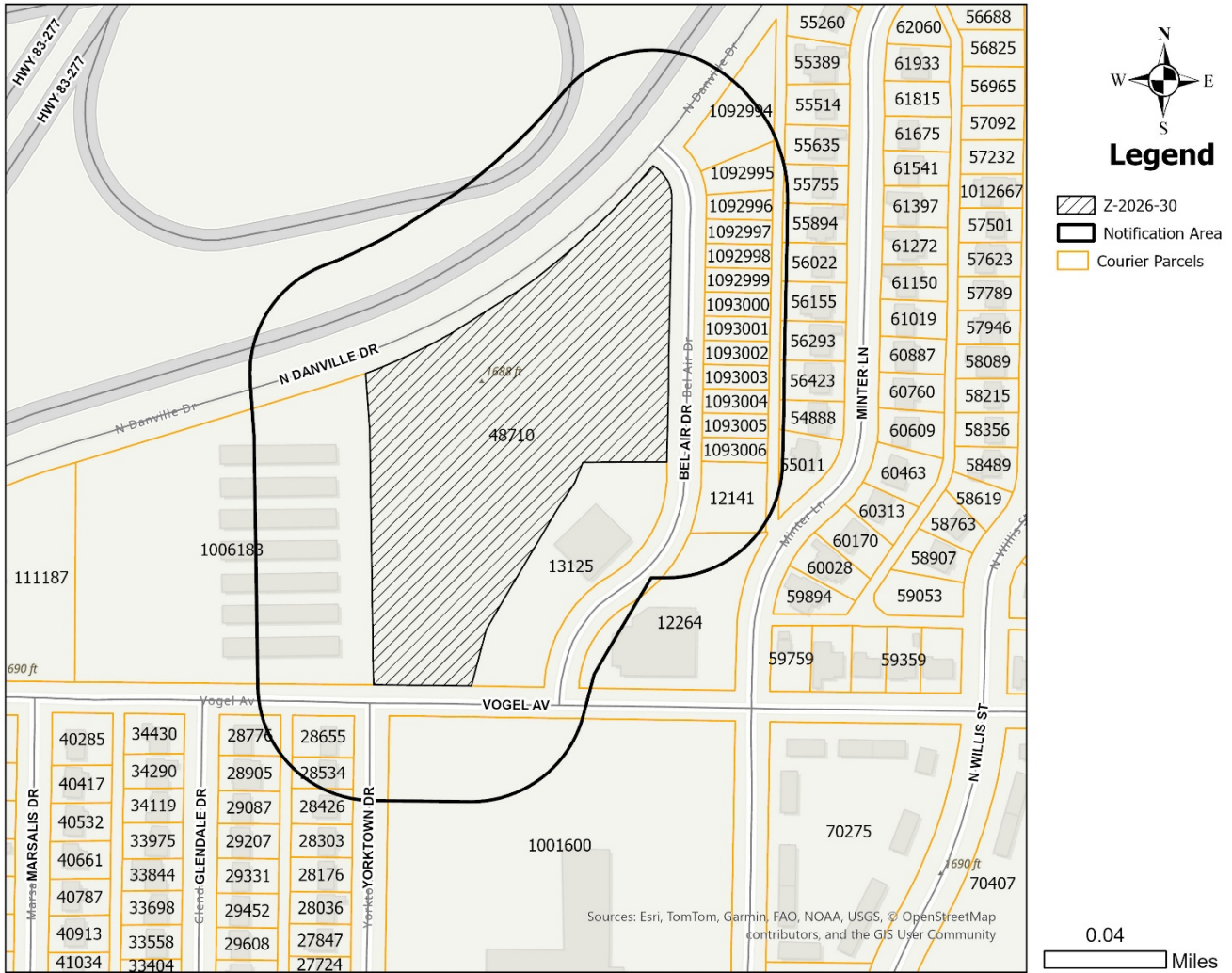
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on May 15, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER			Legend: O - Opposed, F - In Favor
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
ABILENE CUSTOM HOMES LLC	1092994	2577 BEL AIR DR	
ABILENE CUSTOM HOMES LLC	1092994	2573 BEL AIR DR	
ABILENE CUSTOM HOMES LLC	1093006		
ABILENE CUSTOM HOMES LLC	1093003	2547 BEL AIR DR	
ABILENE CUSTOM HOMES LLC	1093002	2551 BEL AIR DR	
ABILENE CUSTOM HOMES LLC	1093001	2553 BEL AIR DR	
ABILENE CUSTOM HOMES LLC	1093000	2557 BEL AIR DR	
ABILENE CUSTOM HOMES LLC	1092999	2561 BEL AIR DR	
ABILENE CUSTOM HOMES LLC	1092998	2563 BEL AIR DR	
ABILENE CUSTOM HOMES LLC	1092997	2565 BEL AIR DR	
ABILENE CUSTOM HOMES LLC	1092996	2569 BEL AIR DR	
ABILENE CUSTOM HOMES LLC	1092995	2571 BEL AIR DR	
ABILENE IND SCHOOL DIST	1001600	3600 SHERRY LN	
BELYEU TERESA A WENDT	28776	2497 GLENDALE DR	
CARREON ROXANNE	28534	2490 YORKTOWN DR	
CHAPPELL SHERYL DAWN	55755	2626 MINTER LN	
CORTEZ ALEJANDRO	28426	2482 YORKTOWN DR	
DAVILA MARGARET	56423	2550 MINTER LN	
DEMO DOG HOLDINGS LLC	28655	2498 YORKTOWN DR	
FAUGHT JOHNNY MARK	56022	2610 MINTER LN	
GEISLER MICHAEL A & CAROL L	56155	2602 MINTER LN	
KIEFER KATHLEEN I	55011	2534 MINTER LN	
MC COLLUM DEMETRA JEAN	55894	2618 MINTER LN	
MINTER LANE CHURCH	12141	2525 BEL AIR DR	
MINTER LANE CHURCH	12264	2502 MINTER LN	
MINTER LANE CHURCH	13125	2510 BEL AIR DR	
MONTOYA CARMEN GOMEZ	1093005	2541 BEL AIR DR	
NYIRAMAHIRWE VESTINE	56293	2558 MINTER LN	
SITZES NORTHWEST LP	1006183	2593 N DANVILLE DR	
SITZES NORTHWEST LP	48710	3626 VOGEL AV	
STOKES DALE G & SPRUILL ADELL	54888	2542 MINTER LN	
WOODARD STEPHEN	1093004	2545 BEL AIR DR	

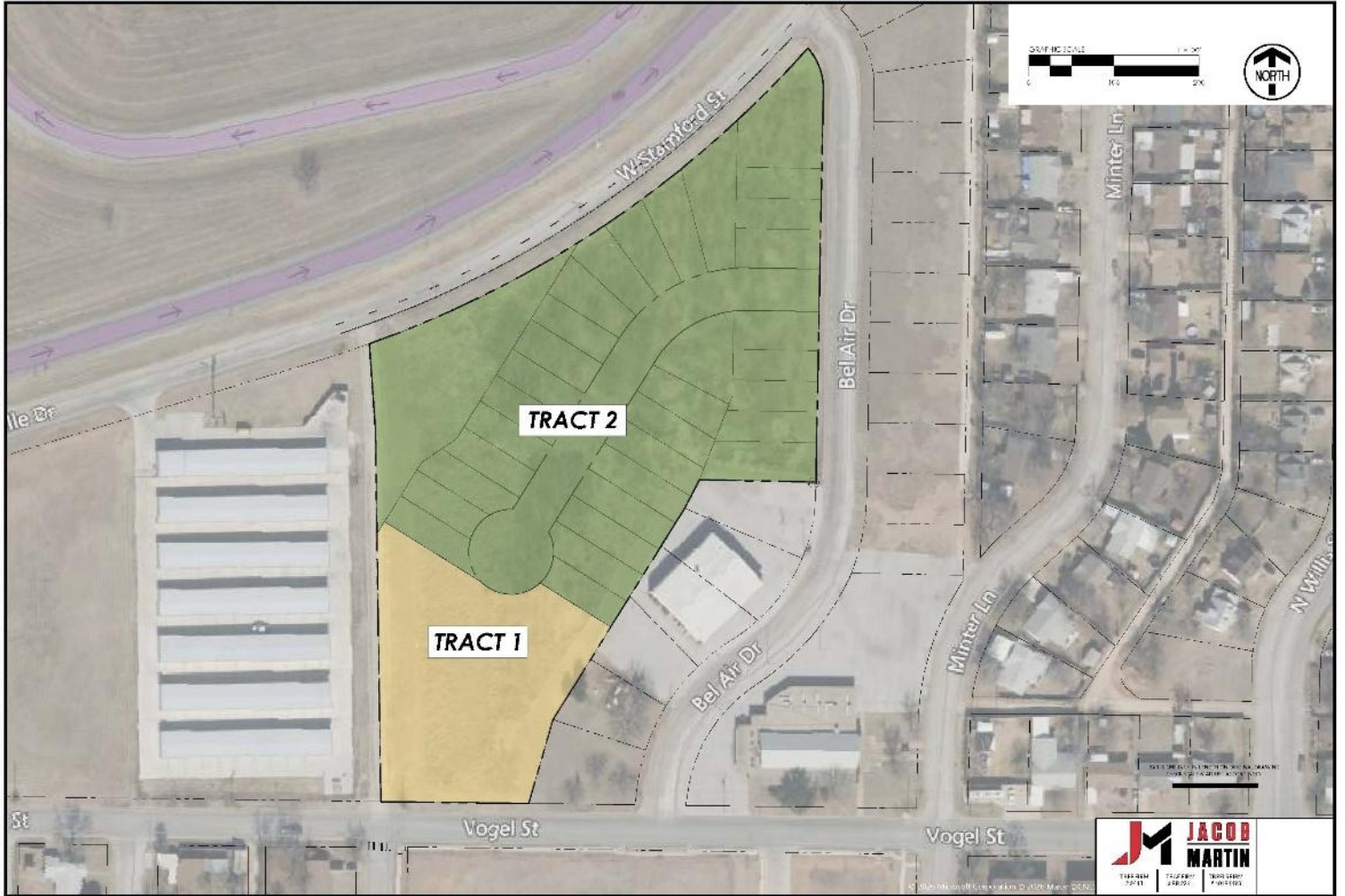
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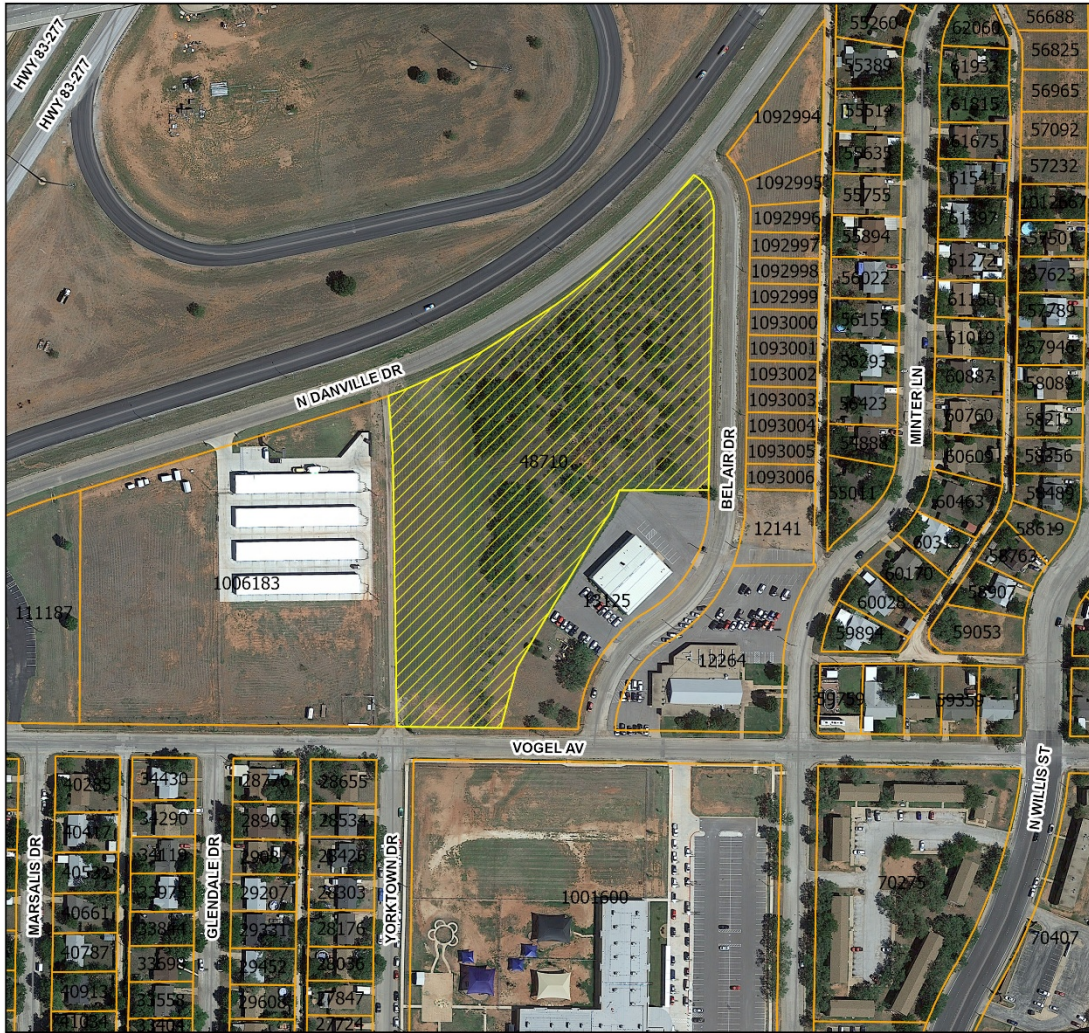
Notification Map





Concept Plan



Location Map

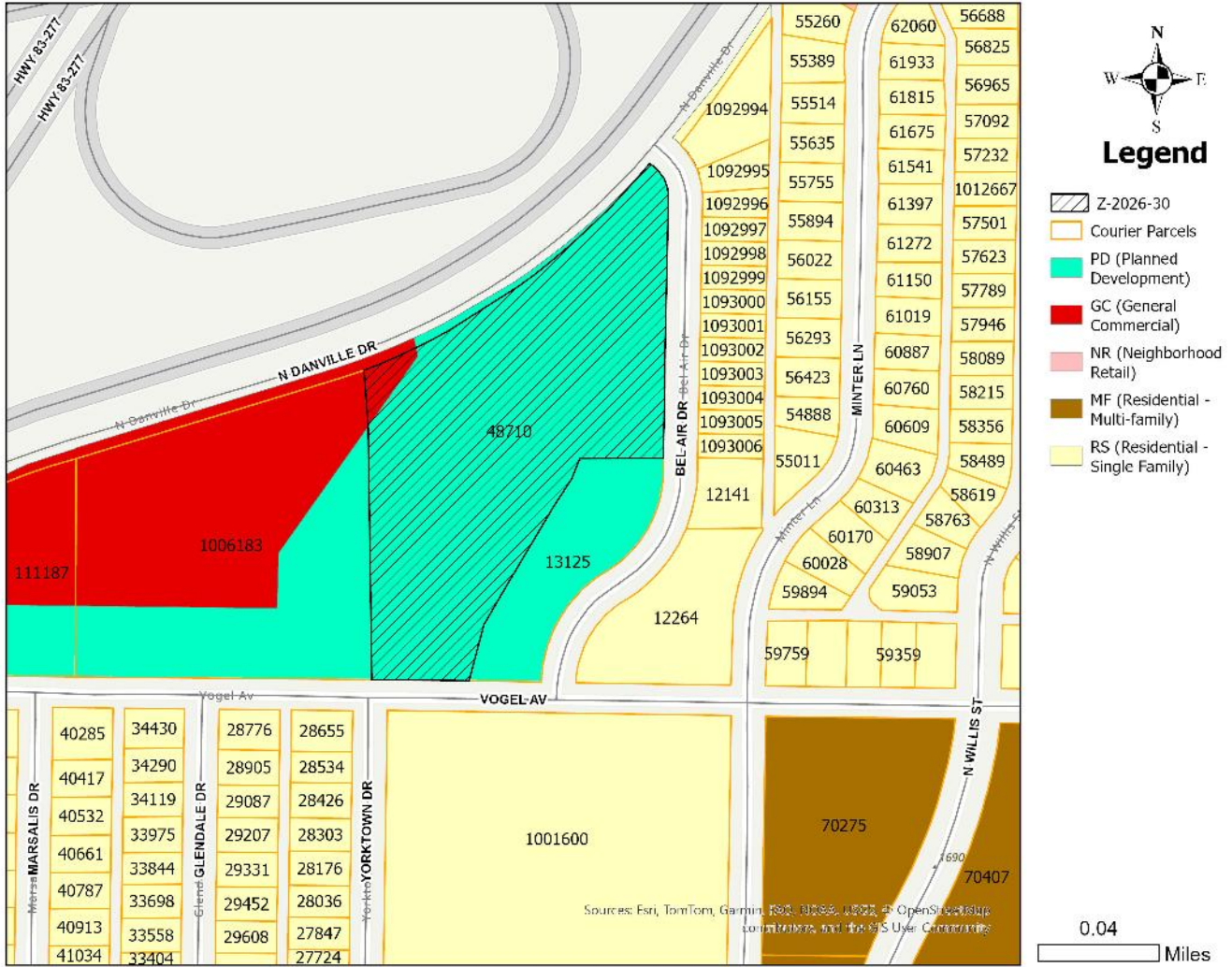


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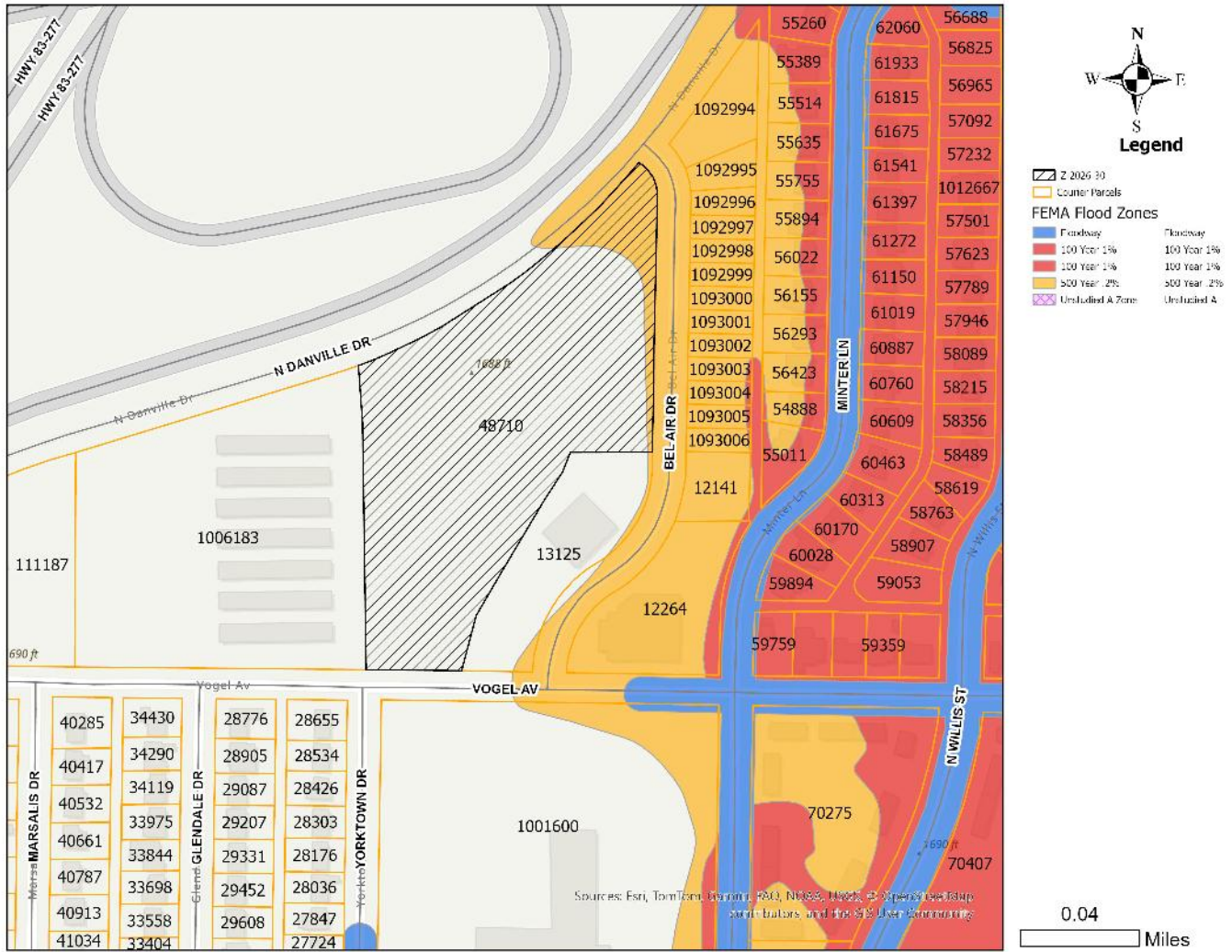
-  Z-2026-30
-  Courier Parcels

0.04
Miles

ZONING MAP



Flood Map



AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, "LAND DEVELOPMENT CODE," OF THE ABILENE MUNICIPAL CODE, CONCERNING PD-149 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 March A.D. 2015.

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 13th day of February, 2015, 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 p.m., on the 9th day of April, 2015, 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 9th day of April A.D. 2015.

ATTEST:


CITY SECRETARY


MAYOR

APPROVED:


CITY ATTORNEY

ORDINANCE NO. 16-2015

Exhibit "A"

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

PART 2: Development Specifications. All development in the Planned Development shall be in accordance with any maps, topographical and drainage plans, utility plans, architectural drawings, site plan, plat, and any other required plans filed in connection with this requested Planned Development, which are hereby incorporated by reference and included as part of this ordinance. All use and development within the Planned Development 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 shall be constructed in accordance with all pertinent building and construction codes of the City of Abilene.

PART 4: Zoning. That Chapter 23, Abilene Municipal Code, part known as the Land Development Code of the City of Abilene, is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: From RS-6 (Single-Family Residential) to PD (Planned Development) zoning.

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.

ORDINANCE NO. 16-2015

EXHIBIT "A"

PAGE 2

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

A0231 SUR 85 JAMES R SHIPMAN, TRACT 8 STEFFENS & LOWDEN, ACRES 0.72

A portion of BIBLE CHAPEL ADDN, BLOCK A, LOT 1, ACRES 2.18

A portion of A0231 SUR 85 JAMES R SHIPMAN, TRACT W PT OF 7 STEFFENS & LOWDEN, ACRES 11.385



Location:

2533 N. Danville Dr and portions of 2549 & 2625 N. Danville Dr.

ORDINANCE NO. 16-2015

EXHIBIT "A"

PAGE 3

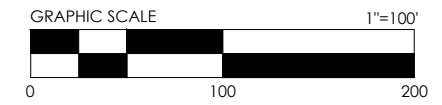
PART 6: Purpose. The purpose of the Planned Development (PD) request is to allow for general retail development and related activities to include self-storage warehousing.

PART 7: Specific Modifications. This Planned Development shall be subject to the requirements of the GR (General Retail) zoning district, except as modified below:

- 1) **ADDITIONAL PERMITTED USE:** The 'storage – self-service units' use shall be permitted.

-END-

X:\CM\CO_Custom_Homes\26129 - Bel Air Residential Development - KD Custom Homes\Drafting\Basemaps\Sitebase\26129 - Sitebase - Public Improvements.dwg
Saved By: dbutlerfas Save Time: 5/11/2026 4:03 PM Plotted by: damon butlerfas Plot Date: 5/11/2026 4:40 PM



TRACT 2

TRACT 1

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



TBPE FIRM # 2448 | TBAE FIRM # BR 2261 | TBPELS FIRM # 10194493



REZONE REQUEST

Case: Z-2026-30

Owner: Chase Kiser

Agent: Jacob & Martin LLC

Request: Amend the terms of Planned Development District 149 (PDD-149) to allow residential Medium Density (MD) and Patio Home (PH) uses

Location: 3626 Vogel Ave

Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: June 2, 2026

Council Hearing: June 25, 2026
July 9, 2026





AERIAL LOCATION MAP



Legend

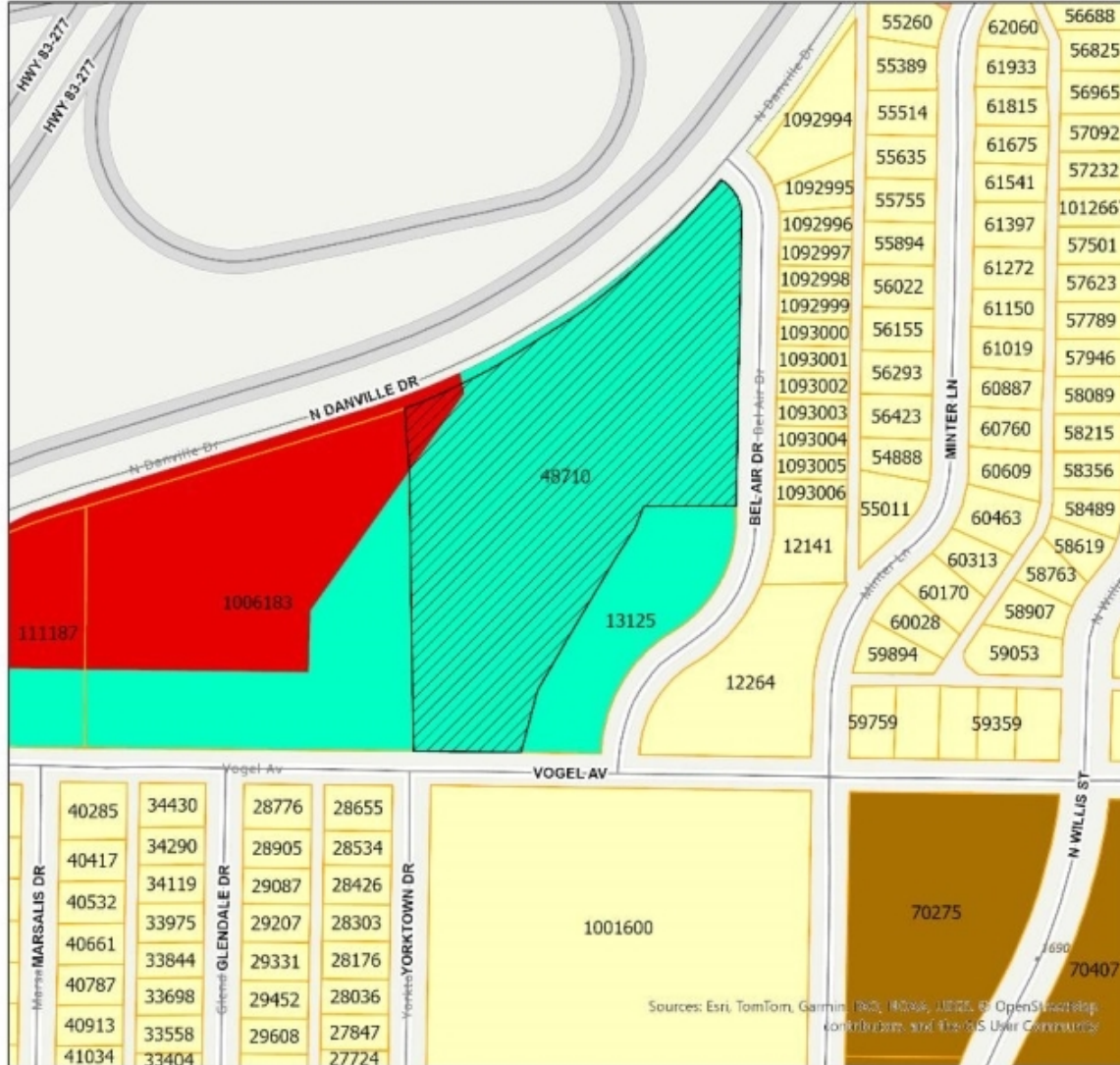
- Z-2026-30
- Courier Parcels

0.04
Miles





ZONING MAP



Legend

- Z-2026-30
- Courier Parcels
- PD (Planned Development)
- GC (General Commercial)
- NR (Neighborhood Retail)
- MF (Residential - Multi-family)
- RS (Residential - Single Family)

Sources: Esri, TomTom, Garmin, Bing, Mapbox, IGN, OpenStreetMap contributors, and the GIS User Community

0.04 Miles





SUBJECT PROPERTY VIEWS



Subject Property



Subject Property



Subject Property





NEIGHBORING PROPERTIES





USES IN MEDIUM DENSITY ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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





USES IN PATIO HOME ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- P Fire/Police Station

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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





CONCEPT PLAN





SPECIFIC MODIFICATIONS

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

- Standard Buffers not required

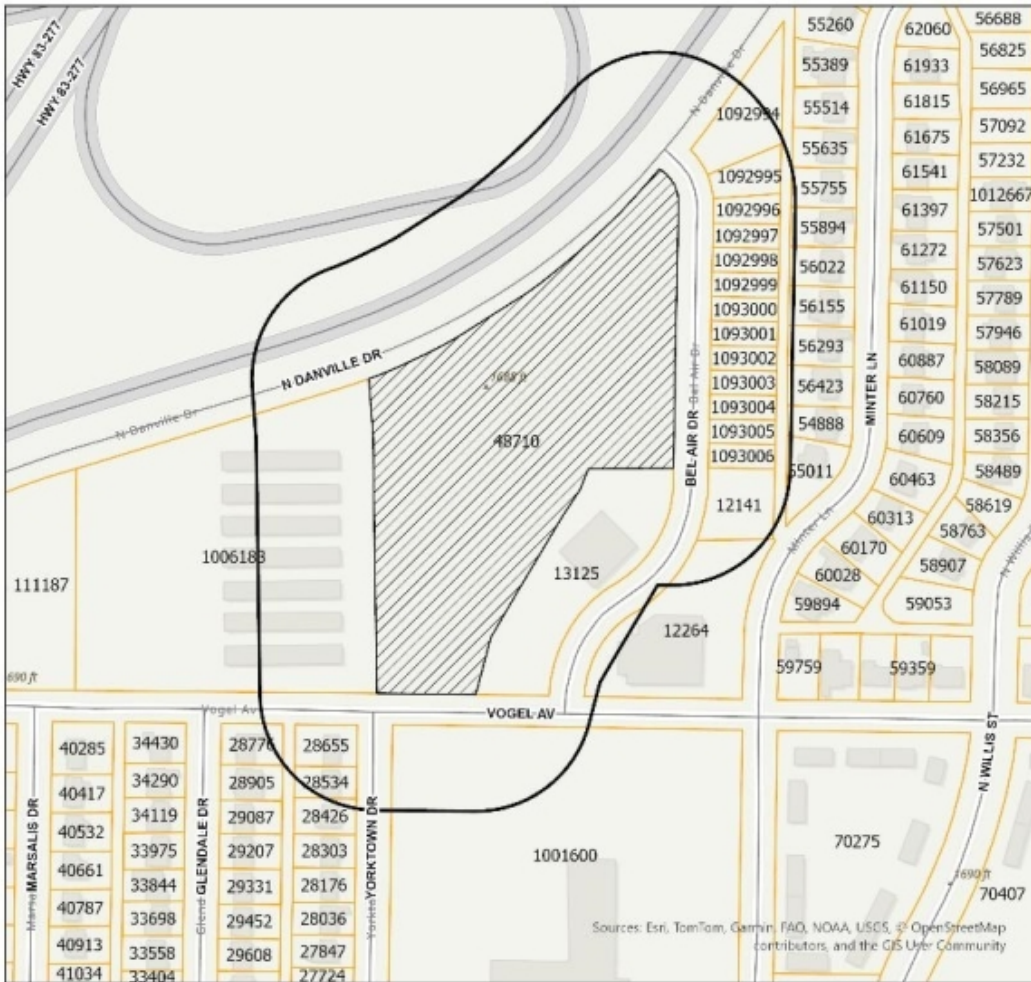
Tract 2 – This Planned Development District shall be subject to the requirements of the Patio Home (PH) zoning district, except as modified below:

- Minimum Lot Area: 3,000 square feet
- Minimum Lot Width: 35 feet
- Minimum Lot Depth: 95 feet
- Minimum Front Setback to Include Garage Setback: 15 feet
- Minimum Side Setback: 5 feet





NOTIFICATION AREA MAP



Legend

- Z-2026-30
- Notification Area
- Courier Parcels

0 - in Favor -

0 - in Opposition -

0.04 Miles





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

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

- The garage setback is kept at 20 feet minimum as the 2 off-street parking spaces are required with minimum dimensions of 9 feet wide by 18 feet deep.
- Keep the Type A buffer between Medium Density (MD) zoning and any lower intensity residential district.
- Sidewalks are required to promote walkability.





Questions?



ZONING CASE

Z-2026-32

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: June 2, 2026
 City Council 1st Reading: June 25, 2026
 City Council 2nd Reading: July 9, 2026

Applicant

Owner: Alamo City Land Development, LLC
 Agent: Clint Rosenbaum

Case Manager

Clarissa Ivey – Planner

Request

Change the zoning of approximately 25.0 acres from Agricultural Open (AO) to Planned Development District (PDD-201).

Location

Located at 6926 Military Drive.

Legal description being 25.0 Acres Out of The H. B. Martin Survey, Abilene, Taylor County, Texas.

Background

The subject properties were annexed to the City limits in 1964 and remained vacant since. The owner intends to provide a temporary development of workforce housing.

Specific Modification

The Planned Development will have a base zoning of Multi-Family (MF) and will allow 120 five-bedroom workforce housing units.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	AO	Vacant
East	MH / MF	Vacant/Mobile Home Park
South	PDD - 1	Dyess AFB
West	AO	Residential

Criteria Assessment

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

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

The request 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 purpose of the Planned Development is to provide temporary housing for the military workforce. Its proximity to Dyess AFB makes this location suitable. Using manufactured units also aligns with the existing mobile home park east of the property.

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

This property will be subject to platting and official site plan review. All required utilities will be addressed during these review processes.

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

None known.

Staff Recommendation

Staff recommends **approval with the condition** that 5 years from the approval date of PDD-149 the owner shall remove all units, roads, parking lots, and other improvements from the property.

Attachments

- PowerPoint Presentation
- Concept Plan

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on May 15, 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
BAILEY TOLIVER CHEVROLET LLP	12579	6701 W HWY 80	
BLAIR DEWAYNE & SENG	116691		
D M INVESTMENTS INC	54907	3 RUSTLERS TR	
D M INVESTMENTS INC	54907	2 RUSTLERS TR	
EVEEZ LLC	54509	6926 MILITARY DR	
EVEEZ LLC	54511		
ISLAND JAMES W	55159	7050 MILITARY DR	
ISLAND MARY JAY	54118	6950 MILITARY DR	
LQ INVESTMENTS PORTFOLIO NINE LLC	1091614	158 CHAPEL HILL RD	
LQ INVESTMENTS PORTFOLIO NINE LLC	1091614	6502 FASTLANE DR	
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TYE AIR BASE	20127	666 LOUISIANA LO	
TYE AIR BASE	20127	926 LOUISIANA RD	
TYE AIR BASE	20127	941 LOUISIANA RD	
TYE AIR BASE	20127	597 LOUISIANA LO	
TYE AIR BASE	20127	1518 ARNOLD BL	
TYE AIR BASE	20127	697 LOUISIANA RD	

PROPERTY ID

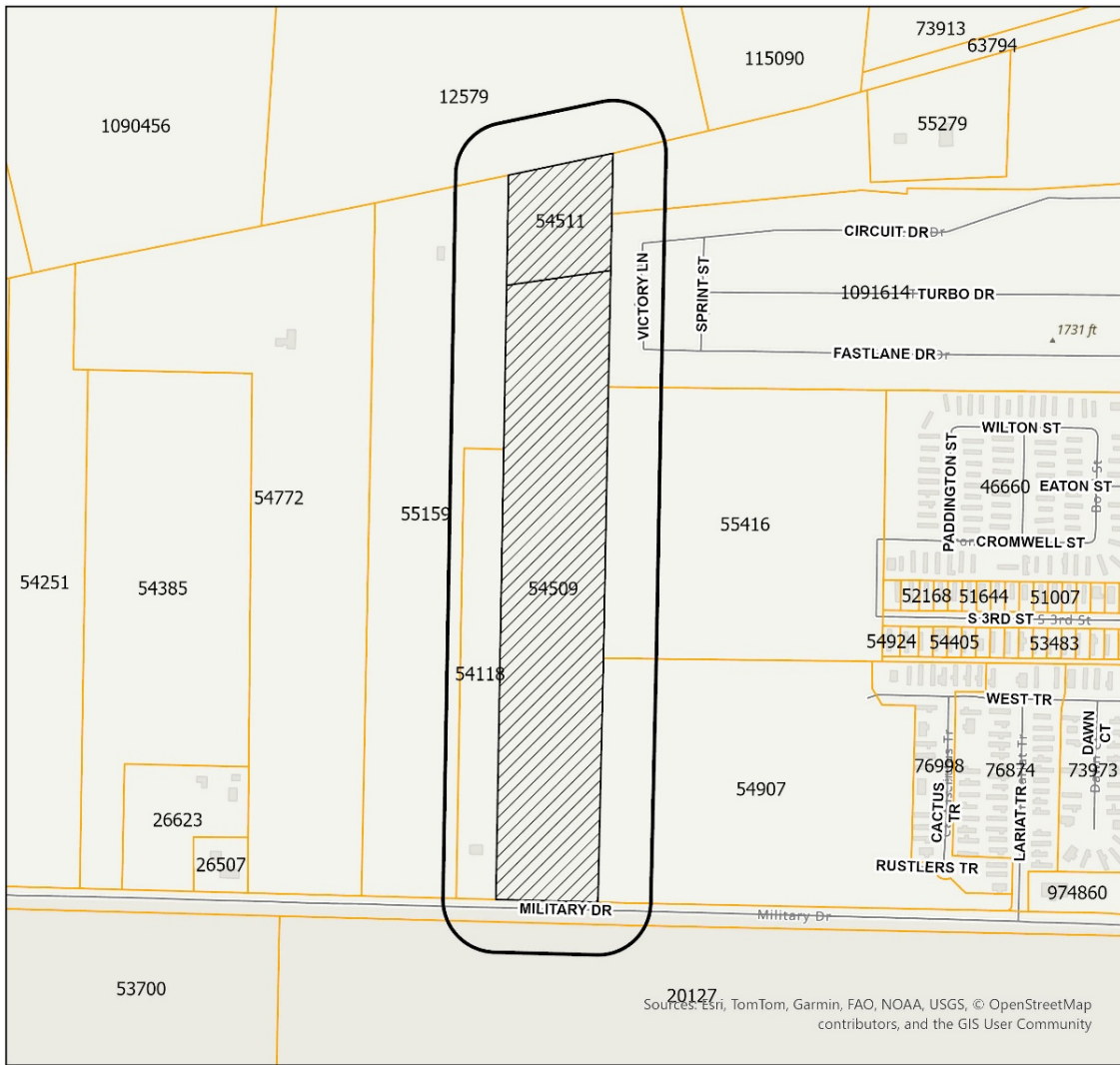
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Notification Map



Legend

- Notification Area
- Z-2026-32
- Courier Parcels

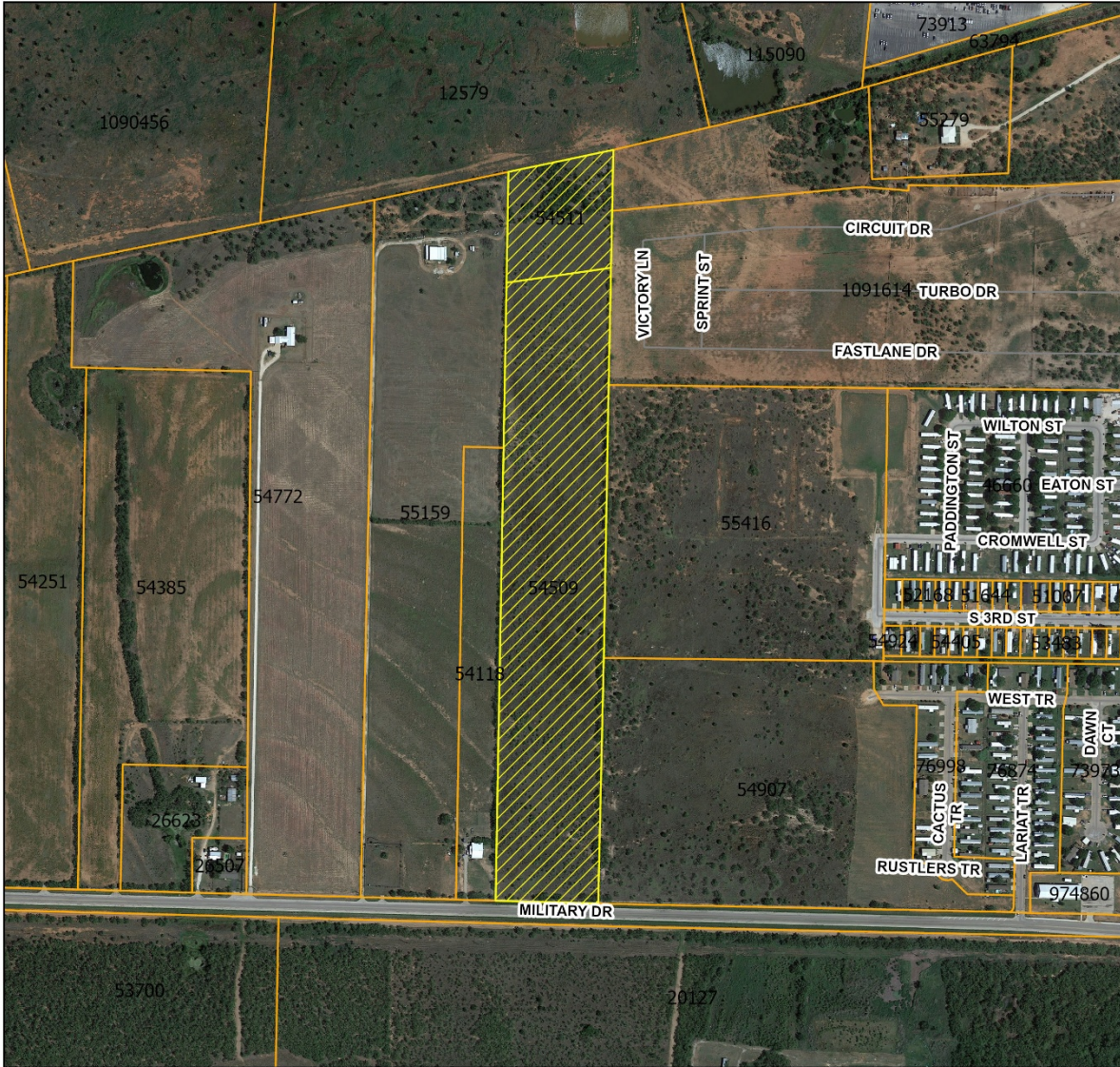
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20127
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Concept Plan



LOCATION MAP

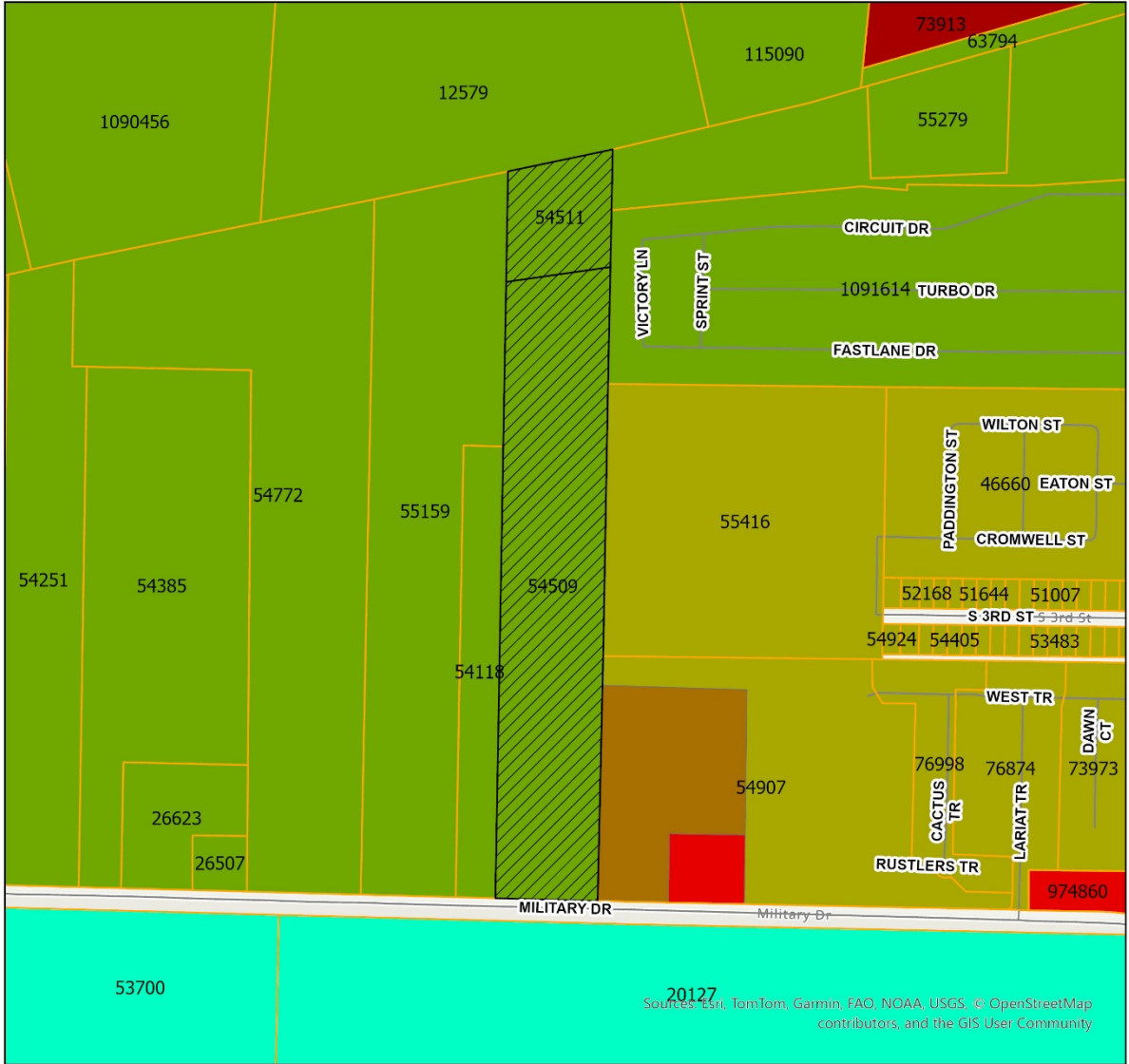


Legend

-  Z-2026-32
-  Courier Parcels

0.1 Miles

ZONING MAP



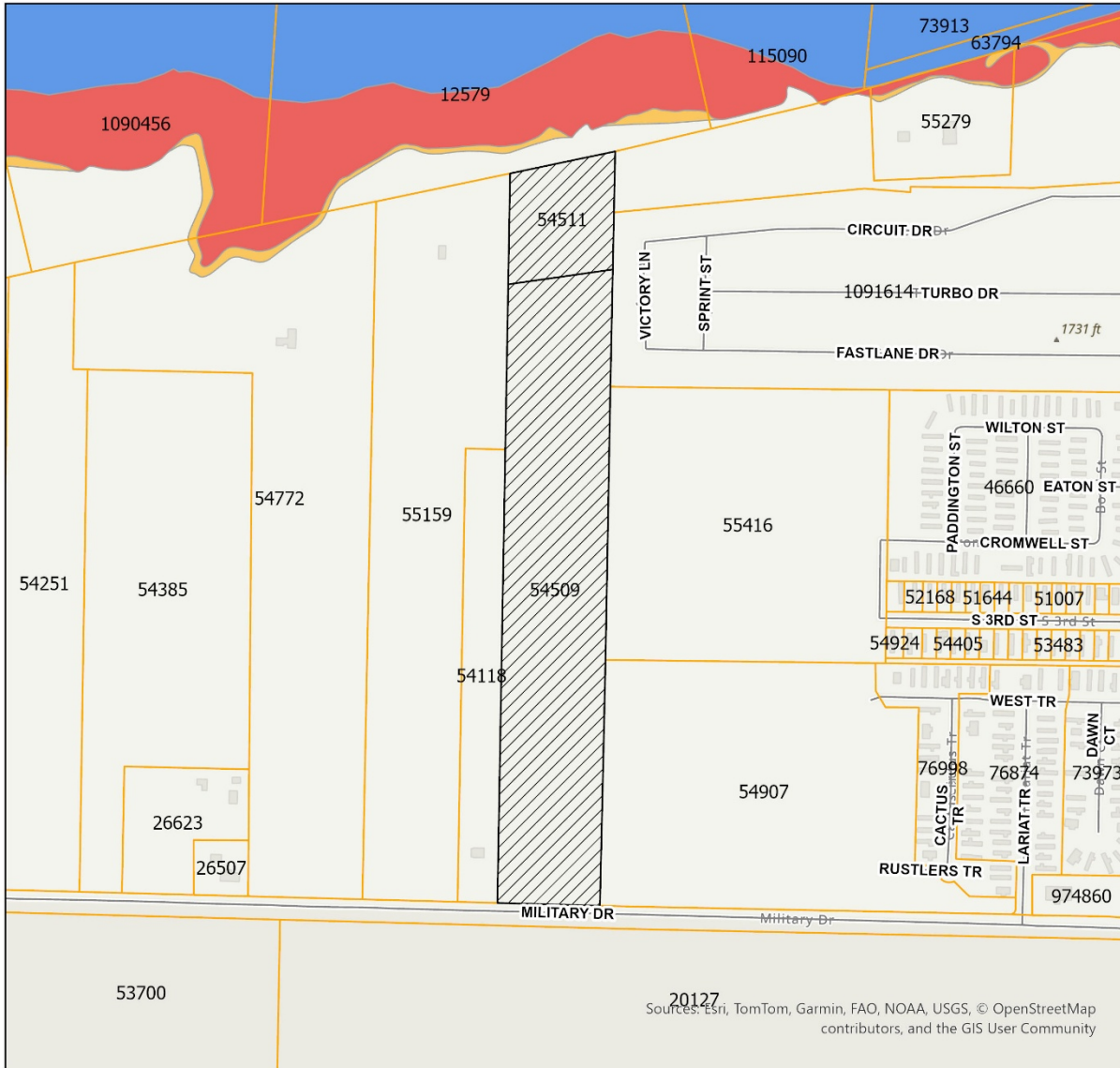
Legend

- Z-2026-32
- Courier Parcels
- PD (Planned Development)
- HC (Heavy Commercial)
- GC (General Commercial)
- MH (Manufacture/ Mobile Home)
- MF (Residential - Multi-family)
- AO (Agricultural Open)

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

0.1 Miles

FLOOD MAP



- Legend**
- Z-2026-32
 - Courier Parcels
- FEMA Flood Zones**
- | | | |
|--|------------------|--------------|
| | Floodway | Floodway |
| | 100 Year 1% | 100 Year 1% |
| | 500 Year .2% | 500 Year .2% |
| | Unstudied A Zone | Unstudied A |

0.1 Miles

20127
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

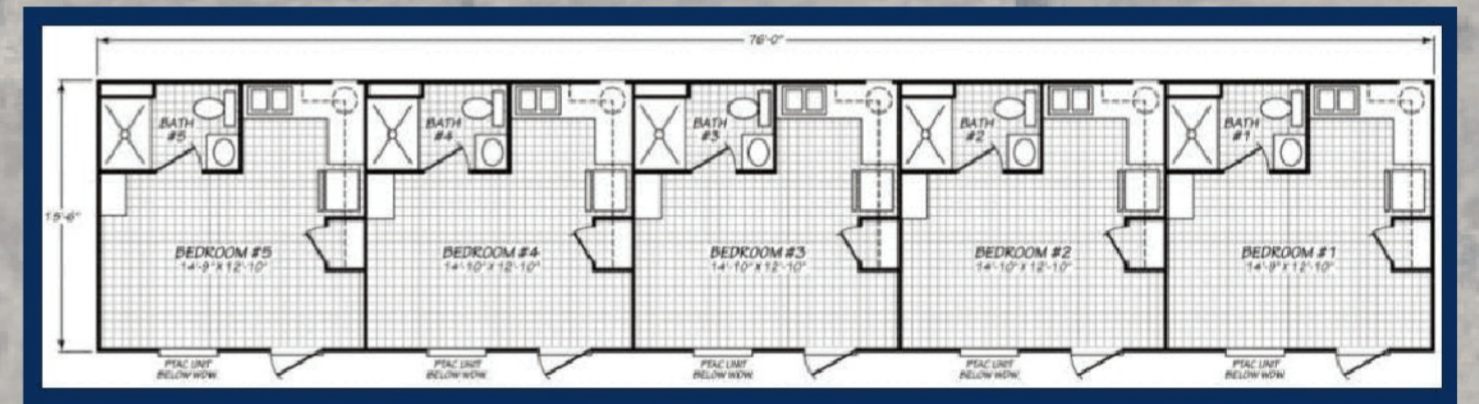


SCALE IN FEET

LANDSCAPE / RECREATION SPACE

LAUNDRY ROOM

REC ROOM



5 BEDROOM WORKFORCE HOUSING UNIT
120 Units

**MILITARY & HYPER SCALE HOUSING
CRISIS RELIEF PROJECT**
6926 Military Dr
Abilene, Texas 79605



REZONE REQUEST

Case: Z-2026-32

Owner: Alamo City Land Development, LLC

Agent: Clint Rosenbaum

Request: Change the zoning of approximately 25.0 acres from Agricultural Open (AO) to Planned Development District (PDD-201)

Location: 6926 Military Dr

Notification: 0 in Favor, 0 in Opposition

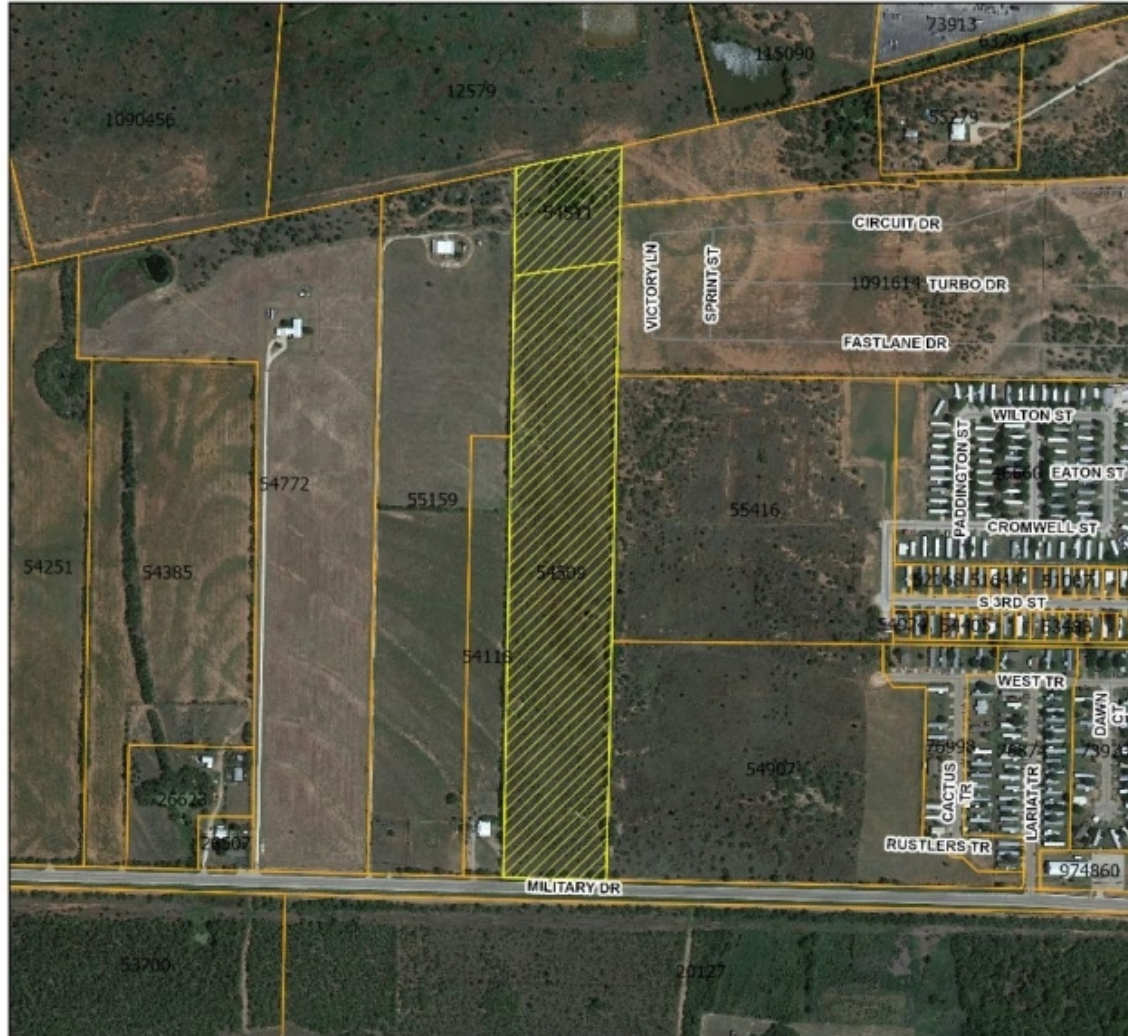
Planning & Zoning: June 2, 2026

Council Hearing: June 25, 2026
July 9, 2026






AERIAL LOCATION MAP



Legend

-  Z-2026-32
-  Courier Parcels

0.1

Miles



CITY OF
ABILENE
TEXAS



ZONING MAP



Legend

- Z-2026-32
- Courier Parcels
- PD (Planned Development)
- HC (Heavy Commercial)
- GC (General Commercial)
- MH (Manufacture/ Mobile Home)
- MF (Residential - Multi-family)
- AO (Agricultural Open)

0.1 Miles





SUBJECT/NEIGHBORING VIEWS



Subject Property

May 18, 2026 11:29 AM



Neighboring Property
(Dyess AFB)

May 18, 2026 11:29 AM



Neighboring Property
(Mobile Home Park)

May 18, 2026 11:31 AM





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

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

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





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





CONCEPT PLAN

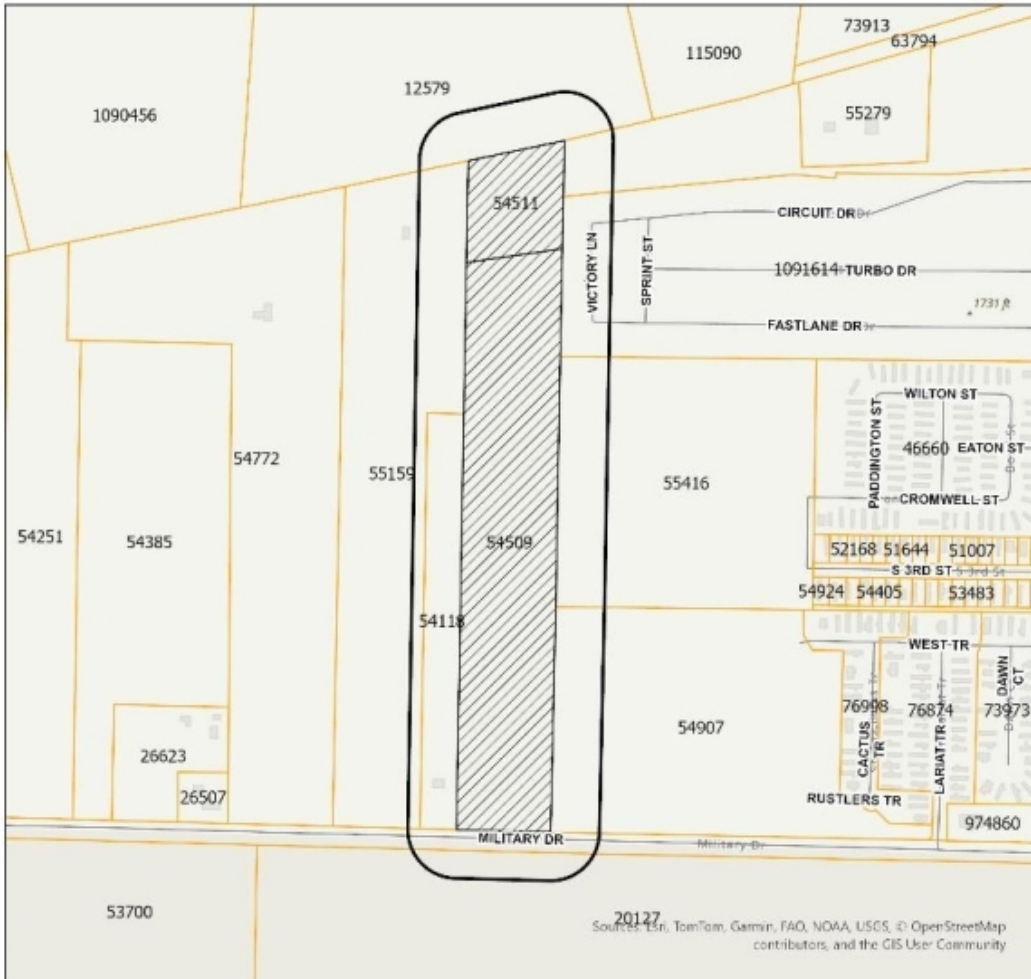


- 120 Units
- 5 Bedroom Each







NOTIFICATION AREA MAP



Legend

-  Notification Area
-  Z-2026-32
-  Courier Parcels

0 - in Favor - 

0 - in Opposition - 

0.1 Miles 



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FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff recommends **approval** with the condition that 5 years from the approval date of PDD-149 the owner shall remove all units, roads, parking lots, and other improvements from the property.





Questions?



ZONING CASE

Z-2026-33

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: June 2, 2026
 City Council 1st Reading: June 25, 2026
 City Council 2nd Reading: July 9, 2026

Applicant

Owner: Anthon, Inc. (Trey Thornton)

Case Manager

Clarissa Ivey – Planner

Request

Change the zoning of approximately 0.48 acres from Heavy Commercial (HC) to Residential Single Family (RS-6).

Location

Located at 801 N 13th Street and 1226 Mesquite Street
 Legal description being Lots 1, 2, and 3, Block C, J. Stoddard Johnston's Subdivision of Lot One, Block 200, Original Town of Abilene, Taylor County, Texas.

Background

The subject properties are part of Original Town of Abilene. 801 N 13th Street has a dilapidated structure that has been condemned and is due to be demolished by the City of Abilene through the economic development program known as Rebuild ABI. Both properties are owned by a developer who is planning to build single-family residences with assistance of the Rebuild ABI Program.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	HC	Vacant
East	HC/RS-6	Vacant/Residential
South	RS-6	Residential
West	HC	Retail

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 Future Land Use Map (FLUM) recommends residential use. The request is consistent with the Comprehensive Plan and FLUM.

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

The proposed zoning of Residential Single-Family is appropriate in the immediate area as this is being redeveloped for residential 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.

The properties have adequate utility service for residential use.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- PowerPoint Presentation

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on May 15, 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 ST VINCENT DEPAUL	224921	1235 WALNUT ST	
ABILENE ST VINCENT DEPAUL	224921	1233 WALNUT ST	
BADGETT JIMMIE LEON & CHARLOTTE ANN	75206	1317 WALNUT ST	
DANSBY MARY JAMES ET AL	51179	1233 MESQUITE ST	
DELA GARZA JESSICA T	76309	742 N 13TH ST	
ESP INVESTMENTS LLC	75941	1334 MESQUITE ST	
ESP INVESTMENTS LLC	75940	802 N 13TH ST	
ESP INVESTMENTS LLC	74971	1301 WALNUT ST	
ESP INVESTMENTS LLC	75089	1305 WALNUT ST	
HSNH LLC	51051	1225 MESQUITE ST	
MC MEEKAN LINDA KAY	52728	1201 WALNUT ST	
MC MEEKAN LINDA KAY	52997	1225 WALNUT ST	
MC MEEKAN LINDA KAY	52600	1202 MESQUITE ST	
MC MEEKAN LINDA KAY	52201	1226 MESQUITE ST	
MC MEEKAN LINDA KAY	52469	1210 MESQUITE ST	
MC MEEKAN LINDA KAY	52322	1218 MESQUITE ST	
MC MEEKAN LINDA KAY	52076	801 N 13TH ST	
MEDEL CESAR	50913	1217 MESQUITE ST	
ORTIZ PETRA	76066	1317 MESQUITE ST	
ST VINCENT DE PAUL	53248	1241 WALNUT ST	
VALENTINE ANNA L	50656	1201 MESQUITE ST	

PROPERTY ID

Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
VALENTINE ANNA L	50656	1201 MESQUITE ST	
MEDEL CESAR	50913	1217 MESQUITE ST	
HSNH LLC	51051	1225 MESQUITE ST	
DANSBY MARY JAMES ET AL	51179	1233 MESQUITE ST	
MC MEEKAN LINDA KAY	52076	801 N 13TH ST	
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ORTIZ PETRA	76066	1317 MESQUITE ST	
DELA GARZA JESSICA T	76309	742 N 13TH ST	
ABILENE ST VINCENT DEPAUL	224921	1235 WALNUT ST	
ABILENE ST VINCENT DEPAUL	224921	1233 WALNUT ST	

NOTIFICATION MAP



LOCATION MAP



Legend






-  Z-2026-33
-  Courier Parcels
-  Collector

0.01 Miles

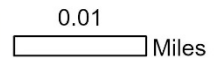
ZONING MAP



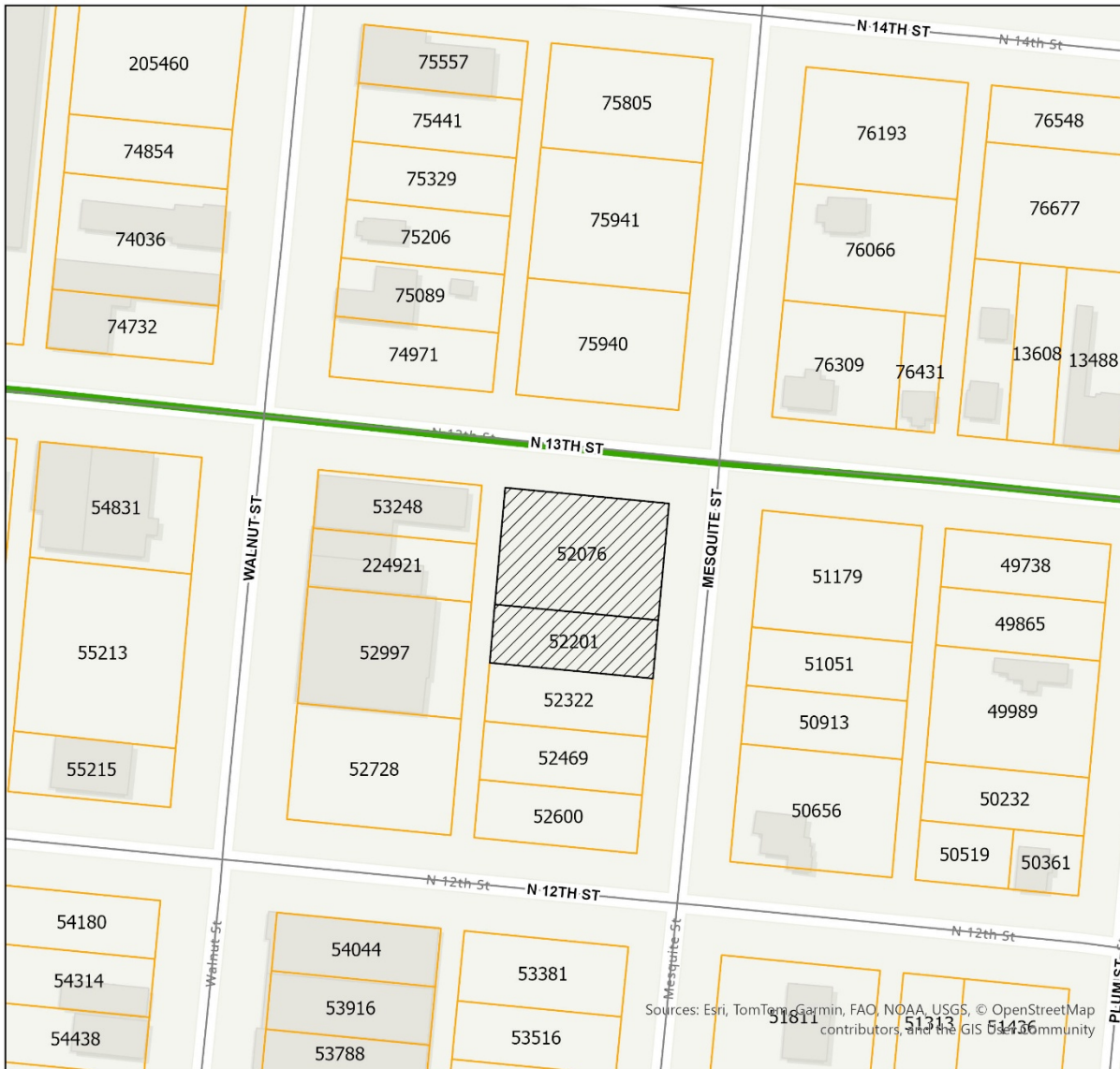
Legend

-  Z-2026-33
-  Courier Parcels
-  HC (Heavy Commercial)
-  RS (Residential - Single Family)
-  Collector

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

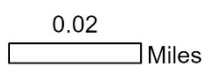


FLOOD MAP



- Legend**
- Z-2026-33
 - Courier Parcels
- FEMA Flood Zones**
- | | |
|------------------|--------------|
| Floodway | Floodway |
| 100 Year 1% | 100 Year 1% |
| 500 Year .2% | 500 Year .2% |
| Unstudied A Zone | Unstudied A |
| Collector | |

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





REZONE REQUEST

Case: Z-2026-33

Owner: Anhor, Inc. (Trey Thornton)

Request: Change the zoning of approximately 0.48 acres from Heavy Commercial (HC) to Residential Single Family (RS-6)

Location: 801 N 13th St & 1226 Mesquite St

Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: June 2, 2026

Council Hearing: June 25, 2026
July 9, 2026








AERIAL LOCATION MAP



Legend

-  Z-2026-33
-  Courier Parcels
-  Collector

0.01
Miles



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ZONING MAP



Legend

- Z-2026-33
- Courier Parcels
- HC (Heavy Commercial)
- RS (Residential - Single Family)
- Collector

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

0.01

Miles



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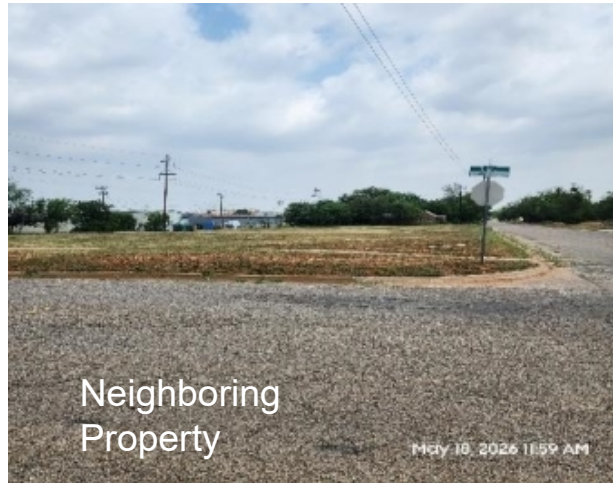


PROPERTY VIEWS





NEIGHBORING VIEWS





USES IN HEAVY COMMERCIAL ZONING

RESIDENTIAL USES:

C 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 Drive-Through Facility
 TP Field Office or Construction Office (temporary)
 P Freight Container
 P Fuel Sales
 TP Itinerant Business
 P Manufacturing (incidental)
 C Mobile Home (permanent security residence)
 TP Mobile Home (temporary security residence)
 P 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:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

P Ambulance Service
 C Correction, Detention, or Penal Facilities
 P Fire/Police Station
 P Homeless/Emergency Shelter
 P Hospital
 P Medical/Dental Laboratory
 P Military and Armed Forces Reserve Center
 P Post Office
 P Rehabilitation Facility
 C Sanitary Landfill
 P Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

P Arts School
 C Cemetery, Crematorium, and Mausoleum
 P Church or Place of Worship
 P Educational and Scientific Research
 P School: Public/Private
 P Trade/Business School

TRADE – RETAIL USES:

P Aircraft and Accessories
 P ATM's, Self-Serve Kiosks, and Similar Facilities
 P Fuel Sales
 P Head Shop
 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)
 P Retail Sales/Rental (trucks and other large vehicles and equipment)

SERVICE:

P/C Automobile Wash
 P Contractor Services
 P Funeral Home/ Mortuary/Morgue
 P 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 Printing, Copying, Reproduction, Publishing
 P 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)
 P Repair and Maintenance Services (outdoors)
 P Repair and Maintenance Services (truck and other large vehicles)
 P Scales (public)
 P Storage - Self-Service Units
 P Tattoo Parlor
 P Taxidermist
 P Veterinary Service (all size animals)
 P Veterinary Service (small animals)
 P Wrecker/Towing

TRADE – WHOLESALE USES:

P Liquor, Wholesale/Distribution
 P Wholesaling and Storage (indoor)
 C Wholesaling and Storage (outdoors)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

P Airport, Heliport and Flying Field Terminals - Commercial (passenger and freight)
 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
 C Utility Generation, Production, Treatment

RESOURCE PRODUCTION AND EXTRACTION USES:

P Petroleum or Gas Well
 C Manufacturing (light)
 P Urban Garden

LEGEND

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





USES IN RESIDENTIAL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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



Legend

- Z-2026-33
- Z202633_Buffer
- Courier Parcels
- Collector

0 - in Favor -

0 - in Opposition -



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FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff recommends **approval**.





Questions?

