



City of Abilene City Council Agenda

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

Weldon Hurt, Mayor

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

Notice is hereby given of a meeting of the City Council of City of Abilene to be held on May 28, 2026, at 8:30 a.m., at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The City Council reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

CALL TO ORDER

INVOCATION

1. Councilmember Miguel Espinoza

PLEDGE TO THE UNITED STATES FLAG AND THE TEXAS FLAG

PRESENTATIONS, RECOGNITIONS, PROCLAMATIONS AND ANNOUNCEMENTS

2. **Recognition:**

- Wylie ISD Destination Imagination Teams
- National Cemetery Administration's Operational Excellence Award for the Veteran's Cemetery

3. **Proclamation:**

- ALS Awareness Month

4. **Dyess Airmen Exceptional Performance Recognition:**

- Master Sergeant Jose Castillo
- Senior Airmen Caelan Stegall

CONSENT AGENDA AND PUBLIC COMMENTS

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

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

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

5. **Minutes:** Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on May 14, 2026, and the Special Meeting Held on May 12, 2026 **(Shawna Atkinson)**
6. **Resolution:** Receive a Report, Hold a Discussion and Take Action on the Acceptance of the 100 Acre Wood Series Sculptures as well as the Michael Mattson sculpture "This Way Up" as part of the City Sculpture Series **(Lesli Andrews)**
7. **Resolution:** Receive a Report, Hold a Discussion, and Take Action to Approve a Lease with the U.S. General Services Administration for Office, Breakroom and Storage Space Utilized by the Transportation Security Administration **(Don Green)**
8. **Resolution:** Receive a Report, Hold a Discussion and Take Action on the Approval of the Acquisition of Amended Professional Services to Assist in the Design, Configuration and Implementation of Network Technologies from Hoover Technology Consulting LLC **(Troy Swanson)**
9. **Resolution:** Receive a Report, Hold a Discussion and Take Action on the Approval of the Acquisition of Verkada Products and Installation Services from Lynk Automation **(Troy Swanson)**
10. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Amending the Composition of the Neighborhood Services Advisory Board **(Tim Littlejohn)**
11. **Ordinance (First Reading) TC-2026-02:** Receive a Report, Hold a Discussion 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. **(Tim Littlejohn)**
12. **Ordinance (First Reading) Z-2026-23:** Receive a Report, Hold a Discussion 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. **(Tim Littlejohn)**
13. **Ordinance (First Reading) Z-2026-25:** Receive a Report, Hold a Discussion and Take Action on a Request from the Owner to Change the Zoning of Approximately 1.21 Acres from Residential Single-Family (RS-12) to General Commercial (GC) Zoning. Located on the Southwest Corner of ES 11th St and Oldham Ln. **(Tim Littlejohn)**
14. **Ordinance (First Reading) Z-2026-27:** Receive a Report, Hold a Discussion, 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. (Tim Littlejohn)

REGULAR AGENDA - ORDINANCES AND PUBLIC HEARINGS - RESOLUTIONS

15. **Ordinance (Final Reading):** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Amending Chapter 32, "Utilities," Article II, "Rates and Charges," Section 32-35, "Metering of Water Used for Sewer Rates", Abilene Code of Ordinances (Matthew Dane)
16. **Ordinance (Final Reading):** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Amending Chapter 18, "Motor Vehicles and Traffic," Article XIII, "Schedules," Section 18-286, "Decreased Speed Limits-School Zones," of the Abilene Municipal Code (Max Johnson)
17. **Ordinance (Final Reading) 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. (Tim Littlejohn)
18. **(Remove from Table) Ordinance (Final Reading) Z-2026-21:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 0.50 Acres from Residential Single Family (RS-8) to Town Home (TH). Located at 3035 Buffalo Gap Road. (Tim Littlejohn)

EXECUTIVE SESSION

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

A. 551.071 (Consultation with Attorney)

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

the United States District Court, Northern District of Texas, Abilene Division, filed September 5, 2025

16. Kevin Young v. Matthew Clopton; Case No. 1:24-CV-00113-H, In the United States District Court, Northern District of Texas, Abilene Division, filed July 16, 2024

17. Ishmael James v. City of Abilene; Civil Action No. 1:25-cv-00249-H; In the United States District Court, Northern District of Texas, Abilene Division; filed November 13, 2025

18. Joseph Jarrell Turner v. H Haught, Case No. 1:25-CV-00201-BU; In the United States District Court, Northern District of Texas, Abilene Division; filed October 16, 2025

19. Foco Capital LLC v. City of Abilene, Texas; Cause No. 29,758-B, In the 104th Judicial District Court, Taylor County, Texas; filed on April 21, 2026

B. 551.072 (Deliberations about Real Property)

C. 551.073 (Deliberations about Gifts and Donations)

D. 551.074 (Personnel Matters)

1. City Council may consider appointment, employment, compensation, reassignment, duties, discipline, or dismissal of public officers or employees, City Manager, City Attorney, Municipal Court Judge, City Secretary, and City Board and Commission Members

2. City of Abilene Boards & Commissions May be Discussed, as needed for (re)appointment

E. 551.076 (Deliberations about Security Devices)

F. 551.087 (Business Prospect/Economic Development)

RECONVENE

REGULAR AGENDA

20.

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

- Landmarks Commission

ADJOURNMENT

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

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 21st day of May, 2026, at 2:00 p.m.

Shawna Atkinson, TRMC, CMC
City Secretary



**CITY COUNCIL
MEMORANDUM
5/28/2026**

TO: Honorable Mayor & Members of City Council
FROM: Shawna Atkinson, City Secretary
ITEM: 5. Minutes: Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on May 14, 2026, and the Special Meeting Held on May 12, 2026 (*Shawna Atkinson*)

GENERAL INFORMATION

Approval of the Minutes from the Regular Meeting Held on May 14, 2026 and the Special Meeting Held on May 12, 2026

FUNDING/FISCAL IMPACT

None

STAFF AND/OR BOARD RECOMMENDATION

Approval of the Minutes

ATTACHMENTS:

1. 05-12-2026 Minutes - Special - Canvass
2. 05-14-2026 Minutes - Regular - Morning

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

CITY COUNCIL MEETING
May 12, 2026 at 1:00 p.m.

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

The City Council of the City of Abilene, Texas met in Special Session on May 12, 2025, at 1:00 p.m. in the Council Chambers, 555 Walnut St. Mayor Weldon Hurt was present and presiding, along with Mayor Pro-tem Brian Yates, Deputy Mayor Pro-tem Blaise Regan, and Councilmembers Shane Price, Lynn Beard, Travis Craver, and Miguel Espinoza. Also present were City Manager Emily Crawford, City Attorney Stanley Smith, and City Secretary Shawna Atkinson.

Councilmember Shane Price led the invocation and the Pledge of Allegiance to the Flag of the United States of America and the State of Texas Flag.

PUBLIC COMMENTS

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

SPECIAL CONSIDERATIONS

2. At this time, the City Secretary presented Council with their \$1 salary checks for the year.
3. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Canvassing the Returns and Declaring the Results of the General Election Held in the City of Abilene on May 2, 2026, and Ordering a Runoff Election to be Held on June 13, 2026 for City Council Place 4
[ASSIGNED RESOLUTION NO. 85-2026]

Shawna Atkinson, City Secretary, presented the item. Adoption of the item would canvass the returns and declare the results of the General Election held on May 2, 2026. The election results reported that Jay Patterson received 100% of the votes for City Council Place 3, Weldon Hurt received 100% of the votes for Mayor, and no candidate received a majority of the votes for Place 4. Therefore, Jay Patterson has been duly elected to Place 3, Weldon Hurt has been duly elected to Mayor, and a runoff election is ordered for Place4, to be held on June 13, 2026.

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

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

AYES (7): Mayor Hurt, Mayor Pro-tem Yates, Deputy Mayor Pro-tem Regan and Councilmembers Price, Beard, Espinoza and Craver
NAYS (0): None

4. Issue the following to Councilmember-Elect Jay Patterson & Mayor-Elect Weldon Hurt:
 - Certificate of Election
 - Oath of Office: Administered by City Secretary Atkinson

5. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Appointing a Mayor Pro-tem & Deputy Mayor Pro-tem
[ORAL RESOLUTION]

Mayor hurt stated that according to the rotation, Councilmember Shane Price would be Mayor Pro-tem, and Councilmember Lynn Beard would be Deputy Mayor Pro-tem.

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

Mayor Pro-tem Yates moved to approve the appointment of Councilmember Price Mayor Pro-tem and Councilmember Beard as Deputy Mayor Pro-tem. Councilmember Craver seconded the motion; motion carried.

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

NAYS (0): None

ADJOURNMENT

There being no further business, the meeting adjourned at 1:34 p.m.

Shawna Atkinson
City Secretary

Weldon Hurt
Mayor

Minutes approved on: _____

CITY COUNCIL MEETING
May 14, 2026 at 8:30 a.m.

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

The City Council of the City of Abilene, Texas met in Regular Session on May 14, 2026, at 8:30 a.m. in the Council Chambers, 555 Walnut St. Mayor Weldon Hurt was present and presiding, along with Mayor Pro-tem Shane Price, Deputy Mayor Pro-tem Lynn Beard, and Councilmembers Jay Patterson, Brian Yates and Travis Craver. Councilmember Miguel Espinoza was absent. Also present were City Manager Emily Crawford, City Attorney Stanley Smith, and Deputy City Secretary Kaitlin Richardson.

Councilmember Travis Craver led the invocation.

Joe Marines and Ender Muffet, both from Hartford learning Center, led the Pledge of Allegiance to the Flag of the United States of America and the State of Texas Flag.

PRESENTATIONS, RECOGNITIONS, PROCLAMATIONS AND ANNOUNCEMENTS

- Proclamations:
 - Celiac Disease Awareness Month – accepted by Elizabeth Powell
 - Public Works Week – accepted by Public Works Staff members

PRESENTATION OF CONSENT AGENDA

The Consent Agenda consisted of items 3-16. No items were pulled for individual consideration.

PUBLIC COMMENTS

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

- Andrea Kelly
- Kristi Jones
- Tammy Fogle

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

Deputy Mayor Pro-tem Beard moved to approve the consent agenda, now consisting of items 3-16. Councilmember Yates seconded the motion. Motion carried.

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

NAYS (0): None

ABSENT (1): Councilmember Espinoza

Councilmember Patterson had a conflict of interest on item 7 and abstained from voting on that item. A Conflict of Interest Affidavit was filled out before the meeting and filed with the City Secretary's office. The vote for item 7 alone was:

AYES (5): Mayor Hurt, Mayor Pro-tem Price, Deputy Mayor Pro-tem Beard, and Councilmembers Yates and Craver

NAYS (0): None

ABSTAIN (1): Councilmember Patterson

ABSENT (1): Councilmember Espinoza

3. Minutes: Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on April 23, 2026
4. Resolution: Receive a Report, Hold a Discussion and Take Action to Purchase One 2027 International HV615 with 75K Roll Off Body from Roberts Tuck Center, Tye, Texas for Solid Waste
[ASSIGNED RESOLUTION NO. 86-2026]
5. Resolution: Receive a Report, Hold a Discussion, and Take Action to Approve a Contract with Thomas Hicks Construction for Pavement Replacement at CityLink's Terminal
[ASSIGNED RESOLUTION NO. 87-2026]
6. Resolution: Receive a Report, Hold a Discussion and Take Action on Authorizing Intervention in AEP's Rate Filing Application through Cooperation with Cities Served by AEP Texas and Finding City's Reasonable Rate Case Expenses Shall be Reimbursed
[ASSIGNED RESOLUTION NO. 88-2026]
7. Resolution: Receive a Report, Hold a Discussion and Take Action on Amending an Economic Development Agreement with Habitat for Humanity, Abilene, Inc.
[ASSIGNED RESOLUTION NO. 89-2026]
8. Resolution: Receive a Report, Hold a Discussion and Take Action on Entering into a Economic Development Agreement with Troy Johnston Construction LLC for 1523 N 19th St.
[ASSIGNED RESOLUTION NO. 90-2026]
9. Resolution: Receive a Report, Hold a Discussion and Take Action on a Resolution of Support for Abilene Housing Authority as They Apply for a FHLB Grant to Maintain and Expand Services for Low Income Housing Needs Located at 1250 Yeomans Road
[ASSIGNED RESOLUTION NO. 91-2026]
10. Resolution: Receive a Report, Hold a Discussion, and Take Action on Awarding Bid #CB-2632 N. 18th St. Rehabilitation (N. Willis St. to N. Mockingbird Ln.) to J.H. Strain & Sons, Inc.
[ASSIGNED RESOLUTION NO. 92-2026]
11. Ordinance (First Reading): Receive a Report, Hold a Discussion and Take Action on Amending Chapter 18, "Motor Vehicles and Traffic," Article XIII, "Schedules," Section 18-286, "Decreased Speed Limits-School Zones," of the Abilene Municipal Code
12. Ordinance (First Reading) Z-2026-24: Receive a Report, Hold a Discussion and Take Action on a Request from The Owner to Change the Zoning of Approximately 6.86 acres from General Retail (GR) To A Planned Development District (PDD-200). Located At 256 East Beltway.
13. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving a Professional Services Contract with McKim & Creed, Inc. for SCADA Restoration – Phase 2 & Phase 5 Hargesheimer Bristol PLC Replacement Project
[ASSIGNED RESOLUTION NO. 93-2026]

14. Resolution: Receive a Report, Hold a Discussion and Take Action on Authorizing the City Manager to Execute Supplemental Agreement No. 1 to the Standard Utility Agreement with the Texas Department of Transportation (TXDOT) for the IH-20 Utility Relocation Project – Work Authorization 1 (WA1)
[ASSIGNED RESOLUTION NO. 94-2026]
15. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving Change Order No. 1 to the Contract with Pate Garver LP for the IH-20 Utility Relocates – Work Authorization No. 1 Project
[ASSIGNED RESOLUTION NO. 95-2026]
16. Ordinance (First Reading): Receive a Report, Hold a Discussion and Take Action on Amending Chapter 32, "Utilities," Article II, "Rates and Charges," Section 32-35, "Metering of Water Used for Sewer Rates", Abilene Code of Ordinances

REGULAR AGENDA

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

Tim Littlejohn, Director of Planning & Development Services, presented the item. Adoption of the item would rezone the above referenced location from Residential Single-Family (RS-8) to Residential Single-Family (RS-6).

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

- Tal Filingham, agent for the applicant

The following spoke in opposition to the item:

- Rick Failor
- Chris Cummings
- David Ballard
- Joseph Cardot
- Conner Dale
- Clint Wellhousen
- Ryan Sloan

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

After discussion and questions, Council was not comfortable approving the item. Item failed due to a lack of motion.

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

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

Tim Littlejohn, Director of Planning & Development Services, presented the item. Adoption of the item would rezone the above referenced location from Residential Single-Family (RS-8) to Town Home (TH).

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

- Jan Craig

The following spoke in support of the item:

- Carter Norris, developer for the applicant
- Nathan Hawthorne, owner

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

Council discussed the number of units the applicant is wanting to place on this property and the concerns they have. Council would like to see the number reduced. The recommendation was to table the item so staff has the opportunity to speak with the applicant about reducing the number of units.

Mayor Pro-tem Price moved to table the item. Councilmember Craver seconded the motion; motion carried.

AYES (5): Mayor Hurt, Mayor Pro-tem Price, Deputy Mayor Pro-tem Beard, and Councilmembers Yates and Craver

NAYS (0): None

ABSTAIN (1): Councilmember Patterson

ABSENT (1): Councilmember Espinoza

19. Ordinance (Final Reading) CUP-2026-06: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner to Apply a Conditional Use Permit to Approximately 1.11 Acres Zoned General Retail (GR) to Allow a Freight Container. Located at 3440 N 1st Street
[ASSIGNED ORDINANCE NO. 32-2026]

Tim Littlejohn, Director of Planning & Development Services, presented the item. Adoption of the item would apply a Conditional Use Permit (CUP) to the above referenced location zoned General Retail (GR), to allow for a freight container.

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

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

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

NAYS (0): None

ABSENT (1): Councilmember Espinoza

20. Ordinance (Final Reading) CUP-2026-07: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner to Apply a Conditional Use Permit to a Property to Allow Utility Generation within Agricultural Open (AO) Zoning
[ASSIGNED ORDINANCE NO. 33-2026]

Tim Littlejohn, Director of Planning & Development Services, presented the item. Adoption of the item would apply a Conditional Use Permit (CUP) to the above referenced location, to allow utility generation within Agricultural Open (AO) Zoning. Matthew Dane, Director of Water Utilities, also spoke on the item regarding the agreement for the solar panels.

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

- Wade Carter
- Tammy Fogle
- Andrea Kelly

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

Councilmember Yates moved to approve the item as presented. Councilmember Patterson seconded the motion; motion carried.

AYES (4): Mayor Hurt, Councilmembers Patterson, Yates and Craver
NAYS (2): Mayor Pro-tem Price, Deputy Mayor Pro-tem Beard,
ABSENT (1): Councilmember Espinoza

21. Ordinance (Final Reading) TC-2026-01: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner to Abandon 15' of Public Right-of-Way Along Lincoln Dr. Located at 525 EN 19th Street, Abilene, Taylor County, Texas
[ASSIGNED ORDINANCE NO. 34-2026]

Tim Littlejohn, Director of Planning & Development Services, presented the item. Adoption of the item would abandon 15' of Public Right-of-Way at the above referenced location.

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

- Carter Norris, developer for the applicant

The following spoke on the item:

- Tammy Fogle

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

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

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

22. Ordinance (Final Reading) Z-2026-10: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner to Change the Zoning of Approximately 11.10 Acres from Residential Single-Family (RS-6) to Patio Home (PH) Zoning. Located at 2637 Old Ironsides Road.
[ASSIGNED ORDINANCE NO. 35-2026]

Tim Littlejohn, Director of Planning & Development Services, presented the item. Adoption of the item would rezone the above reference location from Residential Single-Family (RS-6) to Patio Home (PH).

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

- Tal Filingham, agent for the applicant

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

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

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

NAYS (0): None

ABSENT (1): Councilmember Espinoza

23. Ordinance (Final Reading) Z-2026-11: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner to Change the Zoning of Approximately 0.96 Acres from Central Business (CB) to a Planned Development District (PDD-196). Located at 1333 N 6th Street.
[ASSIGNED ORDINANCE NO. 36-2026]

Tim Littlejohn, Director of Planning & Development Services, presented the item. Adoption of the item would rezone the above referenced location from Central Business (CB) to a Planned Development District (PDD-196).

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

- Jason Lain

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

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

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

NAYS (0): None

ABSENT (1): Councilmember Espinoza

24. Ordinance (Final Reading) Z-2026-12: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request from the Owner, to Change the Zoning of Approximately 34.8 Acres from General Retail (GR) to Multi-Family (MF). Located at 6157 HWY 277 S.
[ASSIGNED ORDINANCE NO. 37-2026]

Tim Littlejohn, Director of Planning & Development Services, presented the item. Adoption of the item would rezone the above referenced location from General Retail (GR) to Multi-Family (MF). Mayor Hurt opened the public hearing. The following spoke in support of the item:

- Corey Dulan, agent for the applicant

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

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

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

NAYS (0): None

ABSENT (1): Councilmember Espinoza

Mayor Hurt recessed the meeting at 10:25 a.m. for a ten-minute break.

25. Ordinance (Final Reading) Z-2026-13: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Amend the Terms and Conditions of a Planned Development District (PDD-104). Specifically, to Allow General Commercial Within Specific Portions of the PDD. Located on the West Side of Oldham Lane between S. 27th St. and Loop 322.
[ASSIGNED ORDINANCE NO. 38-2026]

Tim Littlejohn, Director of Planning & Development Services, presented the item. Adoption of the item would amend the terms and conditions of a Planned Development District (PDD-104) for the above referenced location, to allow General Commercial (GC) within specific portions of the PDD.

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

- Cheryl Sawyers, agent for the applicant

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

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

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

NAYS (0): None

ABSENT (1): Councilmember Espinoza

26. Ordinance (Final Reading) Z-2026-14: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner to Change the Zoning of Approximately 1.42 Acres from Multifamily (MF) to a Planned Development District (PDD-197). The use of the proposed PDD is for Patio Home Development. Located at 1321 Cedar St.
[ASSIGNED ORDINANCE NO. 39-2026]

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

Tim Littlejohn, Director of Planning & Development Services, presented the item. Adoption of the item would rezone the above referenced location from Multifamily (MF) to a Planned Development District (PDD-197), for a Patio Home Development.

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

- Rosten Callarman

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

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

AYES (5): Mayor Hurt, Mayor Pro-tem Price, Deputy Mayor Pro-tem Beard, and Councilmembers Yates and Craver

NAYS (0): None

ABSTAIN (1): Councilmember Patterson

ABSENT (1): Councilmember Espinoza

27. Ordinance (Final Reading) Z-2026-15: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner to Amend the Terms and Conditions of a Planned Development (PDD-39). Specifically, to add welding, small parts fabrication, and firearm modification as permitted uses. Located at 5550 HWY 277 S.
[ASSIGNED ORDINANCE NO. 40-2026]

Tim Littlejohn, Director of Planning & Development Services, presented the item. Adoption of the item would amend the terms and conditions of a Planned Development (PDD-39) at the above referenced location, to add welding, small parts fabrication, and firearm modifications uses.

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

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

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

NAYS (0): None

ABSENT (1): Councilmember Espinoza

28. Ordinance (Final Reading) Z-2026-17: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner to Change the Zoning of Approximately 0.26 Acres from Residential Single Family (RS-8) to Neighborhood Office (NO). Located at 2380 S 32nd Street.
[ASSIGNED ORDINANCE NO. 41-2026]

Tim Littlejohn, Director of Planning & Development Services, presented the item. Adoption of the item would rezone the above referenced location from Residential Single Family (RS-8) to Neighborhood Office (NO).

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

- Josh Radar, representative for the owner

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

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

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

NAYS (0): None

ABSENT (1): Councilmember Espinoza

29. Ordinance (Final Reading) Z-2026-18: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner to Change the Zoning of Approximately 38.97 Acres from General Commercial (GC) and Heavy Commercial (HC) to a Planned Development District (PDD-198). Located Along the 1100 - 1400 Block of Ben Richey Dr. and the 1100 - 1400 Block of Petroleum Dr.
[ASSIGNED ORDINANCE NO. 42-2026]

Tim Littlejohn, Director of Planning & Development Services, presented the item. Adoption of the item would rezone the above referenced location from General Commercial (GC) and Heavy Commercial (HC) to a Planned Development District (PDD-198).

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

- Kevin Phillips, representative for the owner

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

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

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

NAYS (0): None

ABSENT (1): Councilmember Espinoza

30. Ordinance (Final Reading) Z-2026-19: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner to Change the Zoning of Approximately 28.87 Acres from Agricultural Open (AO) to Residential Single-Family (RS-6) Zoning. Located at 6610 Butterfield Trail.
[ASSIGNED ORDINANCE NO. 43-2026]

Tim Littlejohn, Director of Planning & Development Services, presented the item. Adoption of the item would rezone the above referenced location from Agricultural Open Space (AO) to Residential Single-Family (RS-6).

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

- Carter Norris, agent for the applicant

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

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

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

31. Ordinance (Final Reading) Z-2026-20: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner to Change the Zoning of Approximately 2.20 Acres from Agricultural Open (AO) and General Commercial (GC) to General Commercial (GC) Zoning. Located on the North 300 Block of ES 11th St.
[ASSIGNED ORDINANCE NO. 44-2026]

Tim Littlejohn, Director of Planning & Development Services, presented the item. Adoption of the item would rezone the above referenced location from Agricultural Open Space (AO) and General Commercial (GC) to General Commercial (GC).

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

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

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

32. Ordinance (Final Reading) Z-2026-22: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner to Change the Zoning of Approximately 3.58 Acres from a Planned Development (PD-55) to General Commercial (GC). Located at 6156 and 6164 Hartford St.
[ASSIGNED ORDINANCE NO. 45-2026]

Tim Littlejohn, Director of Planning & Development Services, presented the item. Adoption of the item would rezone the above referenced location from Planned Development District (PD-55) to General Commercial (GC).

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

- Kevin Phillips, agent for the owner

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

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

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

EXECUTIVE SESSION

Mayor Hurt recessed into Executive Session at 10:50 a.m., pursuant to the following of the Open Meetings Act, with the following issues discussed during this session, as listed on the agenda and authorized by the noted Texas Government Code Section:

- 33.A.551.071 (Consultation with Attorney)
 - 7. PFAS Litigation
 - 18. Joseph Jarrell Turner v. H Haught
 - 19. FOCO Capital LLC v. City of Abilene
 - 20. Noise Ordinance & Nuisance Laws
 - 21. Collective Bargaining
- 33. F.551.087 (Business Prospect/Economic Development)
 - 1. Project Twist
 - 2. Project Beadline
 - 3. Project Revamp

The Executive Session ended at 11:35 a.m. and reconvened to Open Session. Mayor Hurt reported no votes or action were taken in Executive Session.

REGULAR AGENDA – END

34. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Appointing Members to Various Boards and Commissions per the City Charter
[ASSIGNED RESOLUTION NO. 96-2026]

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

Board	Term End Date
<i>Parks & Recreation Board</i>	
Robyn Wertheim [Reappointment]	May 2029
Risha Sanders [New]	May 2029
Michael Homer [Reappointment]	May 2029
<i>Visual Arts</i>	
Mike Warren [Reappointment]	May 2029
Leah Doty [Reappointment]	May 2029
Will Duncan [New]	May 2029

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

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

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

NAYS (0): None

ABSENT (1): Councilmember Espinoza

35. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving a Development Corporation of Abilene, Inc. Amended Budget for Fiscal Year 2026
[ASSIGNED RESOLUTION NO. 97-2026]

Misty Mayo, CEO of the Development Corporation of Abilene, presented the item. Adoption of the item would amend the Fiscal Year 2026 budget for the Development Corporation of Abilene.

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

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

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

NAYS (0): None

ABSENT (1): Councilmember Espinoza

36. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving Project Beadline for the Development Corporation of Abilene, Inc.
[ASSIGNED RESOLUTION NO. 98-2026]

Misty Mayo, CEO of the Development Corporation of Abilene, presented the item. Adoption of the item would approve the Development Corporation of Abilene's incentive for Project Beadline.

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

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

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

NAYS (0): None

ABSENT (1): Councilmember Espinoza

37. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving Project Revamp for the Development Corporation of Abilene, Inc.
[ASSIGNED RESOLUTION NO. 99-2026]

Misty Mayo, CEO of the Development Corporation of Abilene, presented the item. Adoption of the item would approve the Development Corporation of Abilene's incentive for Project Revamp.

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

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

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

NAYS (0): None

ABSENT (1): Councilmember Espinoza

ADJOURNMENT

There being no further business, the meeting adjourned at 11:44 a.m.

Shawna Atkinson
City Secretary

Weldon Hurt
Mayor

Minutes approved on: _____



**CITY COUNCIL
MEMORANDUM
5/28/2026**

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

ITEM: 6. Resolution: Receive a Report, Hold a Discussion and Take Action on the Acceptance of the 100 Acre Wood Series Sculptures as well as the Michael Mattson sculpture "This Way Up" as part of the City Sculpture Series (Lesli Andrews)

GENERAL INFORMATION

The Abilene Cultural Affairs Council (ACAC) works to add one or more sculptures, in conjunction with the Children's Art and Literacy (CALF) Festival, each year. This year ACAC requested to commission Steve Neves to create sculptures for the 100 Acre Wood series scheduled to open as part of the 2026 CALF Festival.

City Council approved the commissioning of the 100 Acre Wood Series on March 13, 2025, February 12, 2026 and March 26, 2026. Staff is requesting City Council accept the sculptures as part of the storybook City sculpture series.

"This Way Up" was a temporary sculpture on loan for two years. Abilene Cultural Affairs decided to purchase the sculpture and is requesting to make it a part of the permanent series on North 1st.

FUNDING/FISCAL IMPACT

Abilene Culture Affairs Council is funding 100% of the 100 Acre Wood Series and the "This Way Up" sculptures.

STAFF AND/OR BOARD RECOMMENDATION

Staff recommends approval.

Visual Arts Jury approved the commissioning of the 100 Acre Wood Series sculptures on February 24, 2025, January 23, 2026 and March 20, 2026 as well as the "This Way Up" sculpture at the March 20, 2026 board meeting.

ATTACHMENTS:

1. 26_5_28 Resolution Acceptance of Sculpture
2. 26_5_28 Presentation Acceptance of Sculptures

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS APPROVING ACCEPTANCE OF THE 100 ACRE WOOD SERIES AND “THIS WAY UP” SCULPTURES AS PART OF THE CITY SCULPTURE COLLECTION.

WHEREAS, the Abilene Cultural Affairs Council (ACAC) has commissioned and purchased the creation of the 100 Acre Wood Series as well as purchased a sculpture by Michael Mattson – “This Way Up”; and

WHEREAS, ACAC is interested in installing the 100 Acre Wood Series sculptures in the Clearfork Bank Storybook Garden as part of the 2026 Children’s Art and Literacy Festival (CALF).

WHEREAS, the “This Way Up” sculpture is currently installed on the North 1st corridor, due to being previously installed as a two-year loaned sculpture that is now being purchased by ACAC to include in the City sculpture collection.

WHEREAS, the Visual Arts Jury approved the 100 Acre Wood Series on February 24, 2025, January 23, 2026 and March 20, 2026 as well as the “This Way Up” sculptures at their March 20, 2026 meeting.

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

Part 1: That the City Council approve acceptance of the sculptures as part of the City's sculpture collection.

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

ADOPTED this 28th day of May, 2026.

ATTEST:

Shawna Atkinson, City Secretary

Weldon Hurt, Mayor

APPROVED:

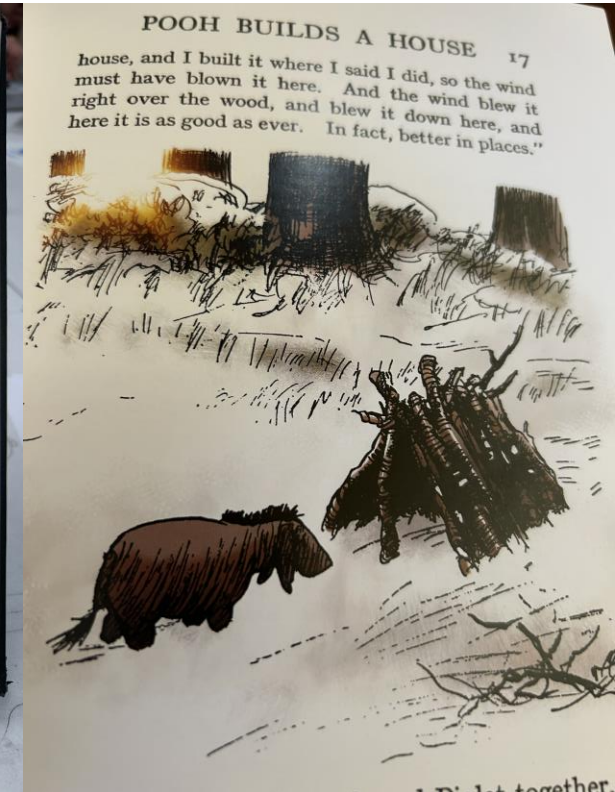
Stanley Smith, City Attorney

Resolution: Approval of the Acceptance of Sculptures As Part of the City Sculpture Series



Sculpture Information: 100 Acre Wood Series

- Sculptures by: Steve Neves
- Material: Bronze
- Location: Clear Fork Bank Storybook Garden



Sculpture Information: 100 Acre Wood Series Contd.



Sculpture Information: 100 Acre Wood Series Contd.

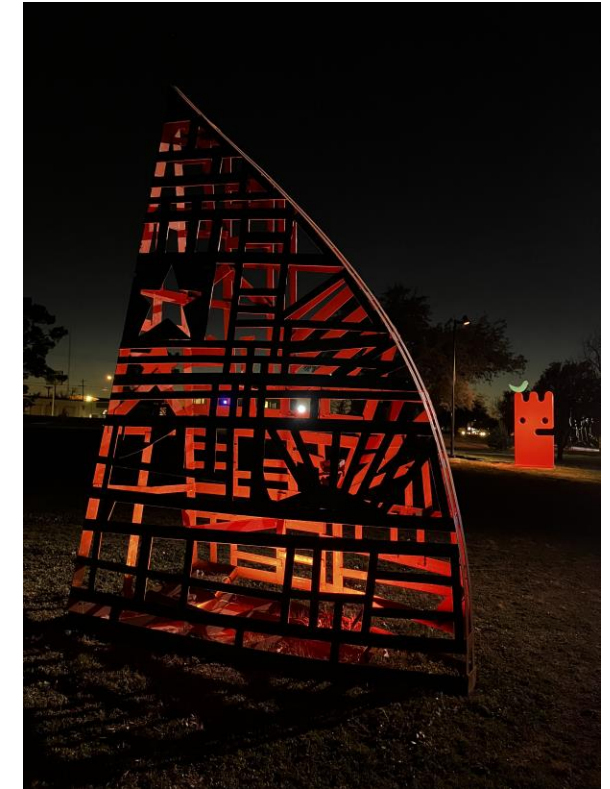
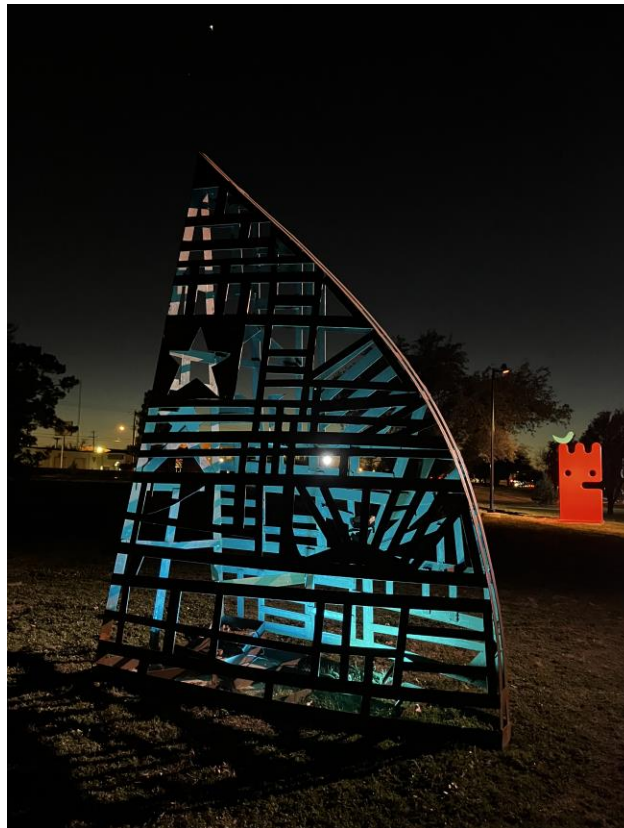


Sculpture Information: 100 Acre Wood Series Contd.



Sculpture Information: This Way Up

- Sculpture by: Michael Mattson
- Material: Steel 12' X 9' X 3.6"
- Location: North 1st Street





**CITY COUNCIL
MEMORANDUM
5/28/2026**

TO: Emily Crawford, City Manager
FROM: Don Green, Director
ITEM: 7. Resolution: Receive a Report, Hold a Discussion, and Take Action to Approve a Lease with the U.S. General Services Administration for Office, Breakroom and Storage Space Utilized by the Transportation Security Administration *(Don Green)*

GENERAL INFORMATION

Airport staff has negotiated a three-year lease with GSA for office, breakroom, and storage space in the airport terminal. The agreement includes custodial and pest management services to be provided by the City.

The lease has been delayed getting to City Council due to the extended financial shutdown of TSA that prevented administrative staff from reviewing and approving the lease. The lease will be backdated to October 1, 2025.

FUNDING/FISCAL IMPACT

The base rate of the lease is a \$6.82/SF increase over the previous lease.

STAFF AND/OR BOARD RECOMMENDATION

Staff recommends approval and the Airport Development Board approved its recommendation at its March 11, 2026 meeting.

ATTACHMENTS:

1. GSA Lease Resolution 5-28-26
2. GSA Lease Agreement Presentation

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS
APPROVING A LEASE AGREEMENT AT ABILENE REGIONAL AIRPORT WITH THE U.S.
GENERAL SERVICES ADMINISTRATION (GSA)**

WHEREAS, the City of Abilene (City) owns and operates Abilene Regional Airport; and

WHEREAS, GSA leases space for various U.S. government agencies, including the Transportation Security Administration (TSA); and

WHEREAS, TSA needs office, breakroom, and storage space to support its screening operations at the airport; and

WHEREAS, GSA and the City have agreed to a three-year lease agreement backdated to be effective October 1, 2025; and

WHEREAS, the Airport Development Board approved its recommendation at its March 11, 2026 meeting.

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

1. That the City Manager is authorized to enter into the three-year Terminal Lease Agreement with the U.S. General Services Administration with a backdated effective date of October 1, 2025.
2. That this lease is for a three-year term.
3. That this resolution takes effect immediately upon Council approval.

ADOPTED this 28th Day of May 2026.

ATTEST:

City Secretary

Weldon Hurt, Mayor

APPROVED:

Stanley Smith, City Attorney

City Council Meeting





U.S. General Services Administration Lease Agreement

- The GSA handles leasing for several U.S. government agencies, including the Transportation Security Administration (TSA).
- TSA provides passenger screening at Abilene Regional Airport and has need for office, breakroom and storage space.
- Airport staff has negotiated a three-year lease with GSA for this space in the airport terminal. The agreement includes custodial and pest management services to be provided by the City.
- The lease will be backdated to October 1, 2025.



Questions?





**CITY COUNCIL
MEMORANDUM
5/28/2026**

TO: Emily Crawford, City Manager
FROM: Troy Swanson, IT Director

ITEM: 8. Resolution: Receive a Report, Hold a Discussion and Take Action on the Approval of the Acquisition of Amended Professional Services to Assist in the Design, Configuration and Implementation of Network Technologies from Hoover Technology Consulting LLC *(Troy Swanson)*

GENERAL INFORMATION

The Information Technology (IT) Department requires continued professional services to support the design, configuration and implementation of network technology systems from Hoover Technology Consulting LLC. Mr. Hoover has the knowledge, skills, abilities and experience in City network technology systems that enable him to provide services to assist the IT Department in the installation, configuration and implementation of network components. These amended services will be acquired and funded through Technology Plan funds in the not-to-exceed amount of \$159,000.

FUNDING/FISCAL IMPACT

This will be acquired via the Technology Plan Fund.

STAFF AND/OR BOARD RECOMMENDATION

The IT Department recommends approval of this acquisition of services.

ATTACHMENTS:

1. CoA Council - Resolution - Hoover Roy
2. Third Amendment to Prof Servs Agmt Hoover Technology
3. Professional Services Contract - Hoover Technology Consulting
4. Amendment to Prof Servs Agmt Hoover Technology Signed
5. Second Amendment to Prof Servs Agmt Hoover Technology
6. 20260528 - City Council - Presentation - Roy Hoover

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS TO ACQUIRE AMENDED PROFESSIONAL SERVICES TO ASSIST IN THE DESIGN, CONFIGURATION AND IMPLEMENTATION OF NETWORK TECHNOLOGIES FROM HOOVER TECHNOLOGY CONSULTING LLC

WHEREAS, the City Council of the City of Abilene recognizes the need for professional network engineering services to support the design, configuration, and implementation of City network technology systems; and

WHEREAS, the Information Technology Department has negotiated a contract for installation, configuration and implementation network services, with Hoover Technology Consulting LLC; and

WHEREAS, those network engineering services are provided as part of Mr. Hoover's specific knowledge, skills, abilities and experience in City current interim network technologies; and

WHEREAS, this resolution will amend the current contract by an additional \$33,000 and the contract will then have a not-to-exceed amount of \$159,000; and

WHEREAS, it is the staff's recommendation that the City Council endorses the Information Technology Department's acquisition of professional services from Hoover Technology Consulting LLC; and

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

Part 1: That the City Council approves the acquisition of professional services from Hoover Technology Consulting LLC for a not-to-exceed amount of \$159,000

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

ADOPTED this 28th day of May, 2026.

ATTEST:

Shawna Atkinson, City Secretary

Weldon Hurt, Mayor

APPROVED:

Stanley Smith, City Attorney

THIRD AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF ABILENE, TEXAS AND
HOOVER TECHNOLOGY CONSULTING, LLC

On November 17, 2025, the City of Abilene, Texas (“City”) and Hoover Technology Consulting LLC (“Professional”) entered into a Professional Service Agreement (“Agreement”), wherein Professional was contracted to provide IT consulting services.

The City of Abilene, Texas and Professional hereby agree to amend the terms of the Agreement as follows:

Attachment B
Payment Schedule

The not-to-exceed amount shall increase from \$127,000.00 to \$159,000.00.

No other terms of the Professional Services Agreement are amended hereby.

AGREED THIS ___28th___ DAY OF _____May_____, 2026.

CITY OF ABILENE, TEXAS

PROFESSIONAL

BY: _____
City Manager

BY: _____
Hoover Technology Consulting, LLC

Attest:

Attest:

City Secretary

Corporation’s Secretary

Approved:

City Attorney



PROFESSIONAL SERVICES CONTRACT (Not Architect or Engineer)

This Contract, dated the 17th day of November, 2025, is between the City of Abilene, a home rule municipal corporation of the State of Texas ("City"), and Hoover Technology Consulting, LLC ("Professional").

The City is engaged in assessment and redesign of its network infrastructure and desires to engage the services of Professional, as an independent contractor and not as an employee, to assist in the project and to render his or her services on the terms and conditions provided in this Contract.

The Professional is a[n] qualified network infrastructure consultant properly licensed/certified to practice in the State of Texas. Professional desires to render professional services as further described in Attachment A to the City on the terms and conditions provided in this Contract.

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

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

I. TERM

In consideration of the compensation stated in Paragraph II and further described in Attachment B., the Professional must provide all services as described in Attachment A, which is incorporated by reference for all purposes. The Professional must complete all services by September 30, 2026

II. PAYMENT

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

III. ASSIGNMENT

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

IV. STATUS OF PROFESSIONAL

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

V. AMENDMENT OR MODIFICATION

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

VI. OWNERSHIP OF DOCUMENTS AND MATERIALS

Ownership of Documents and Materials is according to Attachment C.

VII. NONDISCLOSURE

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

VIII. INDEMNITY

A. Definitions

For the purpose of this section the following definitions apply:

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

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

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

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

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

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

“Professional’s employees” shall mean any employees, officers, agents, subcontractors, licensees and invitees of Professional.

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

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

B. Indemnity

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

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

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

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

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

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

IX. INSURANCE

A. GENERAL REQUIREMENTS

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

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

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

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

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

- (A) erecting or preparing to erect a structure, including a building, bridge, roadway, public utility facility, or related appurtenance;
- (B) remodeling, extending, repairing, or demolishing a structure; or
- (C) otherwise improving real property or an appurtenance to real property through similar activities.

B. ADDITIONAL REQUIREMENTS

The required liability insurances and their certificates must:

1. Name the City as an additional insured with respect to operations for which this Contract is made.
2. Provide for thirty (30) days advance written notice of cancellation or material change.

C. TYPES AND AMOUNTS OF INSURANCE

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

<u>Type</u>	<u>Amount</u>
<u> </u> 1. Workers’ Compensation Employer’s Liability	Statutory \$100,000 per occurrence
<u> X </u> 2. Commercial (Public) Liability including, but not limited to: • Premises/Operations • Independent Contractors • Products/Completed Operations • Contractual Liability (insuring above indemnity) and where the exposures exist • Explosion Collapse and Underground	\$500,000 combined single limit for bodily injury and property damage (per occurrence)
<u> X </u> 3. Business Automobile Liability to include coverage for: • Owned/Leased Autos • Non-Owned Autos • Hired Cars	\$500,000 combined single limit for bodily injury and property damage (per occurrence)

- ☒ 4. Professional Liability \$500,000 combined single limit
(per occurrence)
- ☐ 5. See Addendum for Special Coverages and/or revisions
- ☐ 6. No Insurance Required

X. VENUE, CHOICE OF LAW, AND INTERPRETATION

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

XI. TERMINATION

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

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

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

XII. PROJECT REPRESENTATION

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

XIII. NOTICE

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

**City – ATTN:
City of Abilene - IT
555Walnut Street
Abilene, TX 79601**

**Professional – ATTN:
Hoover Technology Consulting,
LLC
668 S. Kinzer Avenue
New Holland, PA 17557**

XIV. COMPLIANCE WITH LAWS, CHARTER, ORDINANCES

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

XV. NO INDEBTEDNESS

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

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

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

XVI. EQUAL EMPLOYMENT OPPORTUNITY

It is the policy of the City to recruit, employ, and to provide compensation, promotion, and other conditions of employment without regard to race, color, religion, sex, age, national origin, or disability. The City affirms that employment decisions shall be made only on the basis of bona fide occupational qualifications. The City shall continually review its employment practices and

personnel procedures and take positive steps to assure that equality of employment opportunity in the City of Abilene, Texas, is a fact, as well as an ideal.

XVII. VERIFICATION OF EMPLOYMENT ELIGIBILITY

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

XVIII. MINORITY AND WOMEN BUSINESS ENTERPRISES

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

XIX. SALES TAX

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

XX. LEGAL CONSTRUCTION

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

XXII. STATUTORY VERIFICATIONS

Verification Against Boycott of Israel Provision. In accordance with Chapter 2271 of the Texas Government Code, a Texas governmental entity may not enter into an agreement with a company

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

Verification Against Discrimination of Firearm or Ammunition Industries Provision.

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

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

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

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

XXII. SECTIONS AND OTHER HEADINGS

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

XXIII. COUNTERPARTS

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

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

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

CITY OF ABILENE

PROFESSIONAL

By: Emily Crawford

By: Roy Hoover

Title: City Manager

Title: Owner

Signed by:
Emily Crawford
719B56CB98B84A3...

Address: 668 S. Kinzer Avenue, New
Holland, PA 17557

Phone Number: 717-875-7675

ATTEST:

DocuSigned by:
Kaitlin Richardson
1A19BE37164A403...

City Secretary



Federal Tax ID#: 87-1293973

ATTEST: (if corporation)

Roy Hoover

Corporation's Secretary

APPROVED:

DocuSigned by:
Kelley Messer
0203CEBD49504BD...

City Attorney

Corporate Seal (if available)

ATTACHMENT A

Scope of Services

SCOPE OF WORK AND EXPENSE REIMBURSEMENT

1. Scope of Work

a) Network Discovery

Conduct a physical cable plant review.

Verify accuracy of existing documentation.

Collect information related to required network services for each location.

Identify any potential issues that may impact delivery of appropriate network services.

b) Network Re-Design

Develop a revised network design that meets operational requirements while staying within the established budget and project timeline.

c) New Equipment Recommendations

Recommend all equipment, cables, modules, and related supplies required to deploy the new network design.

d) Network Reconfiguration and Migration

Implement the approved network design.

Configure existing loaner equipment to simplify and consolidate the environment in preparation for migration.

Migrate all services and configurations from loaner equipment to permanent production equipment.

2. Expense Reimbursement

a) Hourly Rate

\$170 per hour for project-related work performed on-site, from a home office, or any other location.

b) Airfare

Airfare reimbursed at commercial coach class, using the lowest reasonable fare.

One checked bag fee is reimbursable.

Receipts are required.

c) Lodging

Hotel lodging reimbursed at actual cost, not to exceed \$190 per night including fees and taxes. Internet charges (if any) are reimbursable.

“No show” fees and optional in-room amenities (movies, mini-bar, room service) are not reimbursable.

Receipt required.

d) Meals and Incidental Expenses

Reimbursed at the 2025 IRS per diem rates for Abilene, Texas: \$68/day and \$51/day for the first and last travel days.

Receipts are not required.

e) Rental Vehicle

Rental car costs are reimbursable and must include unlimited mileage.

Vehicle class must be compact through full-size.

Receipt required.

f) Tolls and Parking

Tolls and parking fees are reimbursable.

Receipts required.

g) Travel Time

Each one-way trip between Pennsylvania and Abilene, Texas will incur a flat travel charge of \$680.

h) Job Supplies

Incidental job supplies purchased by the consultant for use on-site are reimbursable with receipts.

i) Expense Cap

Total reimbursable expenses shall not exceed \$40,000.

ATTACHMENT B

PAYMENT SCHEDULE

PARTIES TO INITIAL OPTION(S) SELECTED

OPTION 1 X

Compensation is based on actual hours of work/time devoted to providing the described professional services and will be paid at a rate of \$170.00 per hour, or per the attached schedule, not to exceed \$40,000.00.

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

OPTION 2

Payment is in a lump sum amount of \$Click or tap here to enter text. upon completion of the work and written acceptance by the City.

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

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

OPTION 3

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

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

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

ATTACHMENT C

OWNERSHIP OF DOCUMENTS AND MATERIALS

Parties to initial option chosen

(Option 1) _X_

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

(Option 2) ____

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

ATTACHMENT D

STATE MANDATED WORKERS' COMPENSATION INSURANCE LANGUAGE

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

a. Definitions

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

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

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

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

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

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

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

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

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

- f. The Professional shall retain all required certificates of coverage for the duration of the project and for one (1) year thereafter.
- g. The Professional shall notify the City in writing by certified mail or personal delivery, within ten (10) days after the Professional knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the project.
- h. The Professional shall post on each project site a notice, in the text, form, and manner prescribed by the Texas Workers' Compensation Commission, informing all persons providing services on the project that they are required to be covered, and stating how a person may verify coverage and report lack of coverage.
- i. The Professional shall contractually require each person with whom it contracts to provide services on a project to:
 - (1) provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas Labor Code, Section 401.011(44) for all of its employees providing services on the project, for the duration of the project;
 - (2) provide to the Professional, prior to that person beginning work on the project, a certificate of coverage showing that coverage is being provided for all employees of the person providing service on the project, for the duration of the project;
 - (3) provide the Professional, prior to the end of the coverage period, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the project;
 - (4) obtain from each other person with whom it contracts, and provide to the Professional:
 - (a) a certificate of coverage, prior to the other person beginning work on the project; and
 - (b) a new certificate of coverage showing extension of coverage, prior to the end of the coverage period, if the coverage period shown on the current certificate of coverage ends during the duration of the project;
 - (5) retain all required certificates of coverage on file for the duration of the project and for one (1) year thereafter;
 - (6) notify the City in writing by certified mail or personal delivery, within ten (10) days after the person knew or should have known, of any change that materially affects the provision of coverage of any person providing service on the project;

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

- j. By signing this Contract or providing or causing to be provided a certificate of coverage, the Professional is representing to the City that all employees of the Professional who will provide services on the project will be covered by workers' compensation coverage for the duration of the project, that the coverage will be based on proper reporting of classification codes and payroll amounts, and that all coverage agreements will be filed with the appropriate insurance carrier or, in the case of a self-insured, with the commission's Division of Self-Insurance Regulation. Providing false or misleading information may subject the Professional to administrative penalties, criminal penalties, civil penalties, or other civil actions.
- k. The Professional's failure to comply with any of these provisions is a breach of contract by the Professional which entitles the City to declare the Contract void if the Professional does not remedy the breach within ten (10) days after receipt of notice of breach from the City.

FIRST AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF ABILENE, TEXAS AND
HOOVER TECHNOLOGY CONSULTING, LLC

On November 17, 2025, the City of Abilene, Texas ("City") and Hoover Technology Consulting LLC ("Professional") entered into a Professional Service Agreement ("Agreement"), wherein Professional was contracted to provide IT consulting services.

The City of Abilene, Texas and Professional hereby agree to amend the terms of the Agreement as follows:

Attachment B

Payment Schedule

The not-to-exceed amount shall increase from \$45,000.00 to \$97,000.00.

No other terms of the Professional Services Agreement are amended hereby.

AGREED THIS ___3rd___ DAY OF _____February_____, 2026.

CITY OF ABILENE, TEXAS

PROFESSIONAL

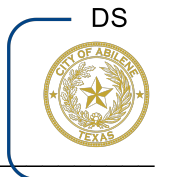
Signed by:
BY: Emily Crawford
719B56CB98B84A3...
City Manager

BY: Roy Hoover
Hoover Technology Consulting, LLC

Attest:

DocuSigned by:
Shawna Atkinson
C9A687226196428...

City Secretary



Attest:

Corporation's Secretary

Approved:

DocuSigned by:
Stanley Smith
D47F7C82A7BE450...

City Attorney

SECOND AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF ABILENE, TEXAS AND
HOOVER TECHNOLOGY CONSULTING, LLC

On November 17, 2025, the City of Abilene, Texas (“City”) and Hoover Technology Consulting LLC (“Professional”) entered into a Professional Service Agreement (“Agreement”), wherein Professional was contracted to provide IT consulting services.

The City of Abilene, Texas and Professional hereby agree to amend the terms of the Agreement as follows:

Attachment B

Payment Schedule

The not-to-exceed amount shall increase from \$97,000.00 to \$127,000.00.

No other terms of the Professional Services Agreement are amended hereby.

AGREED THIS ___9th___ DAY OF _____April_____, 2026.

CITY OF ABILENE, TEXAS

PROFESSIONAL

BY: _____
City Manager

BY: _____
Hoover Technology Consulting, LLC

Attest:

Attest:

City Secretary

Corporation’s Secretary

Approved:

City Attorney

Hoover Technology Consulting LLC

Professional Services

May 28, 2026





Network Engineering Services

Network Engineering Services Requirement:

- The new library presents new requirements that will need to be addressed
- The network configuration at the Police Department will require additional work to meet requirements
- As-needed on-call services will be required through the end of the current fiscal year

Services to be provided:

- Network services are required to support the design, configuration, and implementation of City network technologies
- These services are managed as-needed-services through negotiating the work and as task assignments on a daily / weekly basis
- These services have been negotiated with and provided by Roy Hoover given his knowledge, skills, abilities and experience with City network technologies
- These services will provide for the newly acquired equipment to support new technologies, facilities and network infrastructure functions.

IT Department Recommendation

- Endorses the requested approval and acquisition of amended services required to support the implementation of network infrastructure technologies in the not-to-exceed amount of \$159,000



Questions?





**CITY COUNCIL
MEMORANDUM
5/28/2026**

TO: Emily Crawford, City Manager
FROM: Troy Swanson, IT Director
ITEM: 9. Resolution: Receive a Report, Hold a Discussion and Take Action on the Approval of the Acquisition of Verkada Products and Installation Services from Lynk Automation (*Troy Swanson*)

GENERAL INFORMATION

The Information Technology (IT) Department requires products and installation services to support the configuration and implementation of access control and camera technologies from Lynk Automation. Lynk Automation has the knowledge, skills, abilities and experience in City network technology systems that ensures the quality of installation, configuration and implementation of these technologies. These products and services will be acquired via The Interlocal Purchasing System (TIPS) #240303 with the state of Texas and funded as a Minor Improvement Project (MIP) in the not-to-exceed amount of \$238,952.21.

FUNDING/FISCAL IMPACT

This will be acquired as a Minor Improvement Project.

STAFF AND/OR BOARD RECOMMENDATION

The IT Department recommends approval of this acquisition of services.

ATTACHMENTS:

1. CoA Council - Resolution - Lynk Automation
2. City of Abilene- Library Verkada Project Updated - TIPS#240303 (2)
3. 20260528 - City Council - Presentation - Lynk

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS TO ACQUIRE VERKADA PRODUCTS AND INSTALLATION SERVICES FROM LYNK AUTOMATION

WHEREAS, the City Council of the City of Abilene recognizes the need for products and services for the configuration and installation of access control and camera technologies; and

WHEREAS, the Information Technology Department has negotiated a contract for acquisition, installation, configuration and implementation Verkada products with Lynk Automation; and

WHEREAS, those services are provided as part of Lynk Automation's specific knowledge, skills, abilities and experience in City technologies; and

WHEREAS, this resolution will provide for a contract with a not-to-exceed amount of \$238,952.21; and

WHEREAS, it is the staff's recommendation that the City Council endorses the Information Technology Department's acquisition of products and services from Lynk Automation; and

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

Part 1: That the City Council approves the acquisition of products and services from Lynk Automation for a not-to-exceed amount of \$238,952.21

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

ADOPTED this 28th day of May, 2026.

ATTEST:

Shawna Atkinson, City Secretary

Weldon Hurt, Mayor

APPROVED:

Stanley Smith, City Attorney



Lynk Automation
2766 Tin Top Road Parker County
Weatherford, Texas 76087
United States

jacob@lynk6.com
(817) 458-2010
lynkautomation.com
Addison Heddins
addison@lynk6.com
+1 (214) 355-6199

City of Abilene- Library Verkada Project Updated - TIPS#240303

City of Abilene

555 Walnut Street
Abilene, Texas 79601
United States

Presented By
Lynk Automation

Quote Number
Q-2623

Presented On
May 15, 2026

Version
3

Scope of Work

Lynk to install and program all Verkada equipment

All Cabling is in place.

Lynk to provide 12 Hpends caps to bring certain Multisensors lower to avoid lighting.

Lynk will bring their own conduit to drop down multis where needed.

Security Installation is \$247.06 an hour TIPS Rate is \$210

Labor association has been added to line items

MSRP has been Added to line Items

Total Labor hours on Job is 117 Hours Travel for Team is 93 Hours

Professional Licenses

Classification	Description	Number	State/Province
Security License	Texas DPS Security License	TX-B28594301	Texas
HUB Certification	HUB Certification	1842735615100	Texas
TIPS Purchasing	The Interlocal Purchasing System	240303	Texas

Locations

Verkada Hardware Product \$207,574.44 Labor \$24,418.00

ITEM		QTY	LABOR	UNIT PRICE	TOTAL
	Altronix AL400ULACM	4	6 h	\$410.81	\$1,643.24
				MSRP \$546.83	
	Access Power Controller with Power Supply/Charger, 8 Fused Relay Output, 12/24VDC @ 4A, FAI, 115VAC, BC400 Enclosure				
	ASSA ABLOY 5200C-630	4	2 h	\$169.69	\$678.76
				MSRP \$210.24	
	HES 5200 Electric Strike				

	Hanchett Entry Systems (HES) 9600-630 Electric Strike, Satin Stainless Steel	8	12 h	\$312.50 <i>MSRP \$384.20</i>	\$2,500.00
	Lynk Automation Freight Shipping	1	0 h	\$832.89	\$832.89
	Lynk Automation Job Expenses	1	0 h	\$700.00	\$700.00
	Travel	1	0 h	\$7,888.14	\$7,888.14
	Verkada 4AH Backup Battery	4	8 m	\$87.08 <i>MSRP \$129.00</i>	\$348.32
	Verkada AC12	1	4 h	\$539.33 <i>MSRP \$799.00</i>	\$539.33
	Verkada AC42	4	16 h	\$1,214.33 <i>MSRP \$1,799.00</i>	\$4,857.32
	Verkada AD34	13	13 h	\$235.58 <i>MSRP \$349.00</i>	\$3,062.54
	Verkada Apple 11in iPad 128GB	1	0 h	\$303.48 <i>MSRP \$349.00</i>	\$303.48
	Verkada CD43-256-HW	7	3 h, 30 m	\$674.33 <i>MSRP \$999.00</i>	\$4,720.31
	Verkada CY53-512E-HW Outdoor Two-Camera Multisensor, 512GB, 30 Days Max	7	7 h	\$1,484.33 <i>MSRP \$2,199.00</i>	\$10,390.31
	Verkada iPad Stand	1	0 h	\$33.91 <i>MSRP \$39.00</i>	\$33.91

 Verkada	Verkada LIC-CAM-5Y-CAP	7	0 h	\$674.33 <i>MSRP \$999.00</i>	\$4,720.31
 Verkada	Verkada LIC-CAM-MLT2-5Y-CAP 5-Year Two-Camera Multisensor License, Capacity Increase	7	0 h	\$1,214.33 <i>MSRP \$1,599.00</i>	\$8,500.31
 Verkada	Verkada LIC-CAM-MLT4-5Y-CAP 5-Year Four-Camera Multisensor License, Capacity Increase	33	0 h	\$2,024.33 <i>MSRP \$2,699.00</i>	\$66,802.89
 Verkada	Verkada LIC-TD-5Y-CAP	1	0 h	\$1,180.58 <i>MSRP \$1,749.00</i>	\$1,180.58
 Verkada	Verkada LIC-TX-5Y-CAP	1	0 h	\$827.46 <i>MSRP \$1,249.00</i>	\$827.46
	Verkada Multisensor 4 Pendant Cap	12	3 h	\$93.83 <i>MSRP \$139.00</i>	\$1,125.96
	Verkada Multisensor Camera	33	49 h, 30 m	\$2,294.33 <i>MSRP \$3,399.00</i>	\$75,712.89
	Verkada TD53-HW	1	1 h	\$1,439.20 <i>MSRP \$1,799.00</i>	\$1,439.20
 Verkada	Verkada Verkada 5-Year Door License Verkada 5 year door license	13	0 h	\$674.33 <i>MSRP \$999.00</i>	\$8,766.29

Summary

Product	\$207,574.44
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Labor	\$24,418.00
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MISC - Supply	\$6,959.77
---------------	------------

Subtotal	\$238,952.21
-----------------	---------------------

Total Price	\$238,952.21
--------------------	---------------------

Terms

I accept this proposal and hereby authorize Lynk Automation LLC to proceed with the installation of the included systems at the facilities as described in the totality of this document. I further authorize Lynk Automation LLC to be granted the facility access required to complete this project in a workmanlike and timely manner and for payment to be made to Lynk Automation LLC.

I acknowledge that if I intend to utilize a purchasing cooperative—such as TIPS, BuyBoard, or any similar program—I must inform the Lynk Automation salesperson prior to signing this agreement, as there is a cost difference associated with procuring through these cooperatives. If this proposal is submitted to a purchasing cooperative without Lynk Automation's prior knowledge and approval, a change order will be issued to cover all fees, administrative costs, or pricing adjustments required by the selected cooperative.

In keeping with the Terms of Payment listed above: It has been made clear to me that there exist no understandings regarding this project with any relevant party unless and until both parties agree to such additional or alternate understandings in writing. Project cost and pricing are dependent upon a continual flow of work without interruption or delays imposed by any party, and additional costs may be incurred if such delays result in expenses not covered by the pricing in this proposal.

I agree that any additions to and/or deletions from the materials and labor to be provided by my acceptance of this proposal, and any resulting changes in the cost of this project, shall only be by way of written change orders, valid only after being signed by both parties.

Lien rights will be imposed after a period of 45 days of non-payment, with notice being sent beforehand. This proposal is valid only if accepted in writing and the deposit payment is received within the stated validity period.

Signature

Signature

Date

Lynk Automation

Verkada Products and Services

May 28, 2026





Verkada Products and Services

Products and Services Requirement:

- The new library presents new requirements that will need to be addressed
- Access control on doorways to ensure physical security and access logging
- Numerous cameras are required to provide for security monitoring of the library spaces

To be provided:

- Hardware, cameras, and supporting technologies
- Services to install the Verkada products
- Configuration and implementation of these technologies
- Delivery of an integrated system with the City's existing Verkada system

IT Department Recommendation

- Endorses the requested approval and acquisition of products and services required to support the implementation of Verkada technologies in the not-to-exceed amount of \$238,952.21



Questions?





**CITY COUNCIL
MEMORANDUM
5/28/2026**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: 10. Resolution: Receive a Report, Hold a Discussion and Take Action on Amending the Composition of the Neighborhood Services Advisory Board
(Tim Littlejohn)

GENERAL INFORMATION

The requirement for the composition of this advisory Board is to have a person from the Council of Neighborhood Associations. This Association is no longer active, so staff is recommending removing this and adding another member at large in its place.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

Approval

ATTACHMENTS:

1. ONS Council Resolution
2. Resolution 20-2003
3. CouncilPP

BACKUP DOCUMENTATION UPDATED? Yes UPDATED ON: 05/27/2026

RESOLUTION NO. ____-2026

**A RESOLUTION OF THE CITY COUNCIL THE CITY OF ABILENE, TEXAS,
AMENDING THE COMPOSITION OF MEMBERSHIP OF THE OFFICE OF
NEIGHBORHOOD SERVICES ADVISORY COUNCIL**

WHEREAS, the Office of Neighborhood Services (“ONS”) Advisory Council was established by City Council Resolution 20-2003; and,

WHEREAS, pursuant to the Resolution, the membership of the ONS Advisory Council consists of seven (7) individuals, including three at-large members and representatives of Abilene Christian University, Hardin-Simmons University, McMurry University, and The Council of Neighborhood Associations; and,

WHEREAS, the Council of Neighborhood Associations is no longer an active organization; and,

WHEREAS, the membership of the ONS Advisory Council should be amended to replace The Council of Neighborhood Associations member to an at-large member.

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

PART 1: That for all purposes, the Council of Neighborhood Associations member is amended to be an at-large member.

PART 2: This Resolution is effective immediately.

ADOPTED this 28th day of May, 2026.

ATTEST:

City Secretary

Mayor

APPROVED:

City Attorney

RESOLUTION NO. 20-2003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS,
ESTABLISHING AN ADVISORY COUNCIL TO THE OFFICE OF
NEIGHBORHOOD SERVICES.

WHEREAS, the Abilene Community Excellence Report of 2001 recommends establishing an Office of Neighborhood Services (ONS) to coordinate and manage neighborhood resources and services aimed at improving the vitality of Abilene's neighborhoods; and

WHEREAS, the City Council deems it appropriate to also establish an Advisory Council for the purpose of providing guidance and support to the Office of Neighborhood Services.

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

PART 1: That the City Council of the City of Abilene hereby establishes an ONS Advisory Council. Said Advisory Council shall be composed of seven (7) members appointed by the Mayor of the City of Abilene with approval of the City Council, four of who shall represent the following entities:

Abilene Christian University
Hardin-Simmons University
McMurry University
The Council of Neighborhood Associations

The remaining three members shall be at-large from among relevant stakeholders in the community with an interest or expertise in neighborhoods. Members shall serve for a term of two years and until their successors are appointed and qualified, provided that of the initial appointments three members shall be appointed for a term of only one year.

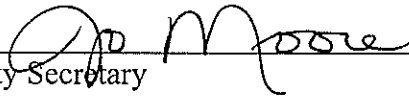
PART 2: That the Advisory Council shall provide guidance and support to the Office of Neighborhood Services in carrying out the ONS objectives and the recommendations contained in the Neighborhood Development Services strategy of the ACE Task Force report.

PART 3: That the Advisory Council shall adopt such by-laws as it deems necessary and appropriate for the efficient and effective operation of the Council.

PART 4: That this resolution shall take effect immediately from and after its passage.

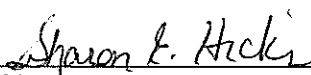
Adopted this 24 day of July, 2003.

ATTEST:


City Secretary


Mayor

Approved:


City Attorney

APPROVE AMENDMENT TO MEMBERSHIP OF ONS ADVISORY COUNCIL



ONS Advisory Council membership

- The Resolution creating the Office of Neighborhood Services Advisory Council provided that one member of the Council would include a representative of The Council of Neighborhood Associations
- The Council of Neighborhood Associations is no longer an active association
- The member of the ONS Advisory Council, which was previously a representative of The Council of Neighborhood Associations, should be an at-large member





**CITY COUNCIL
MEMORANDUM
5/28/2026**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: **11. Ordinance (First Reading) TC-2026-02: Receive a Report, Hold a Discussion 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. (Tim Littlejohn)**

GENERAL INFORMATION

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.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

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

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

ATTACHMENTS:

1. Ordinance
2. Staff Report
3. ROW Closure Exhibit
4. Presentation

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR ABANDONMENT OF A CERTAIN PORTION OF A PUBLIC RIGHT-OF-WAY FOR A PORTION OF ROSS AVENUE EXTENDING NORTH FROM HUNT STREET TO SOUTH 15TH STREET AND SOUTH 16TH STREET FROM ROSS AVENUE WEST 140 FEET TO AN ALLEY RUNNING NORTH AND SOUTH; PROVIDING FOR TERMS AND CONDITIONS OF SUCH ABANDONMENT AND CALLING A PUBLIC HEARING.

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

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

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

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

PASSED ON FIRST READING THE 28th day of May, 2026.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 17th day of April, 2026, the same being more than fifteen (15) days prior to a public hearing to be held at the Council Chambers in City Hall at 555 Walnut St. Abilene, Texas, at 8:30 a.m. on the 11th day of June, 2026, to permit the public to be heard prior to final consideration of this ordinance.

PASSED ON FINAL READING THIS 11th day of June, 2026.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

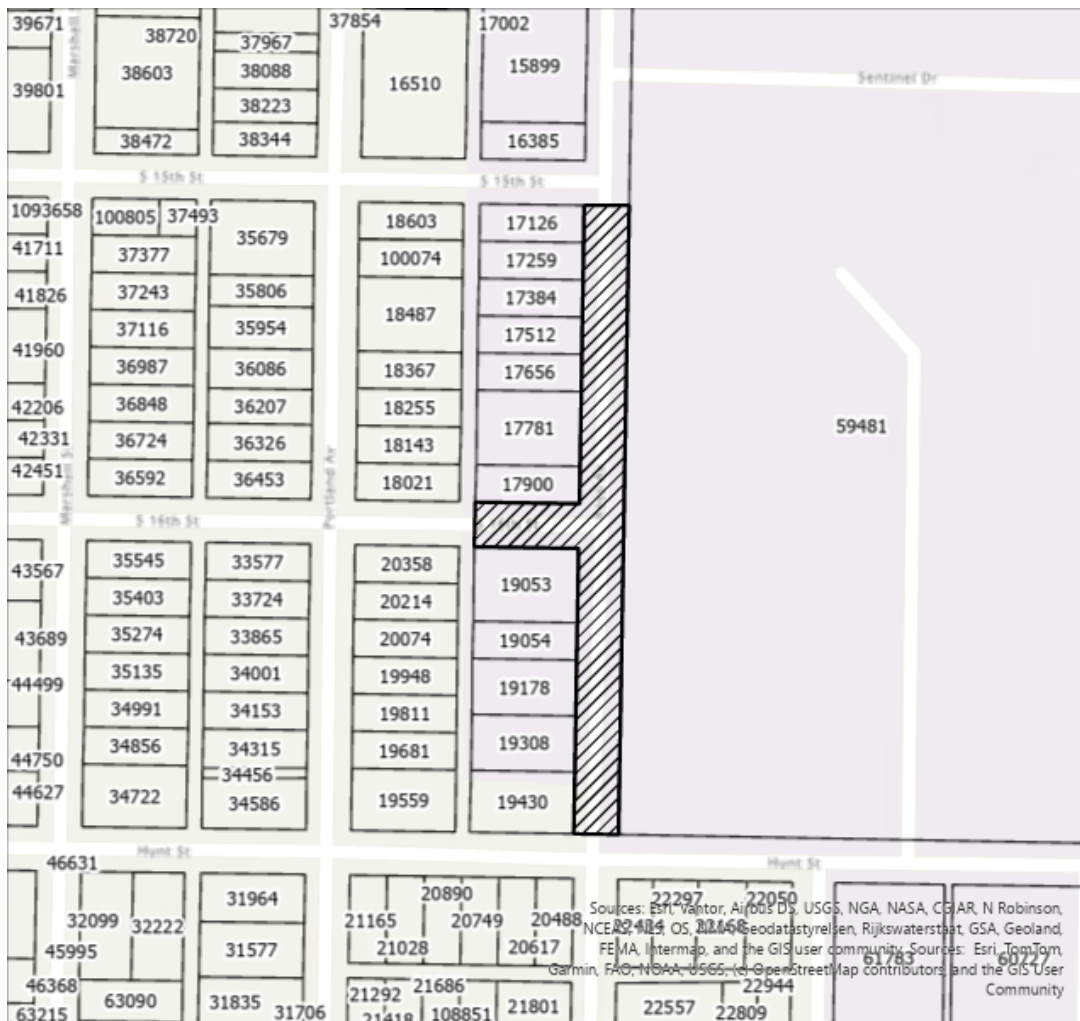
ORDINANCE NO. _____

EXHIBIT "A"

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

Ross Avenue from South 15th Street extending south to Hunt Street and South 16th Street from Ross Avenue to the north and south alley approximately 140 feet west; subject to the following conditions.

1. The subject right-of-way, and all adjoining properties, shall be platted in accordance with the City of Abilene's Standards. A plat must be recorded within one (1) year from the date of approval.
2. Emergency access and drainage easements shall be provided to meet the standards set by the Fire Marshal and Public Works Department.
3. All utilities must be relocated at the expense of the applicant or placed in appropriate easements.



END

ZONING CASE TC-2026-02 STAFF REPORT



Scheduled Hearings

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

Applicant

Agent: McMurry University

Case Manager

Adam Holland – Planner

Request

Abandon certain portions of ROW

Location

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

Background

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

DRC Review

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

Athan Himmelstein - AEP Texas Abilene Distribution

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

Abilene Fire Department

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

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

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

Abilene Water Department

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

Abilene Public Works Department

Engineering will require a drainage and emergency vehicle access easement. Public Works

administration requests further information as to why this closure is necessary.

Zoning, Existing and Proposed Land Use

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

Criteria Assessment

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

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

The proposed use is consistent with the Comprehensive Plan.

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

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

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

This property is served by all public utilities.

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

None known.

Planning and Zoning Commission Recommendation

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

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

Attachments

- PowerPoint Presentation
- ROW Closure Exhibit

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on April 17, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified

below:

PROPERTY OWNER

Legend: A - Applicant O - Opposed, F - In Favor

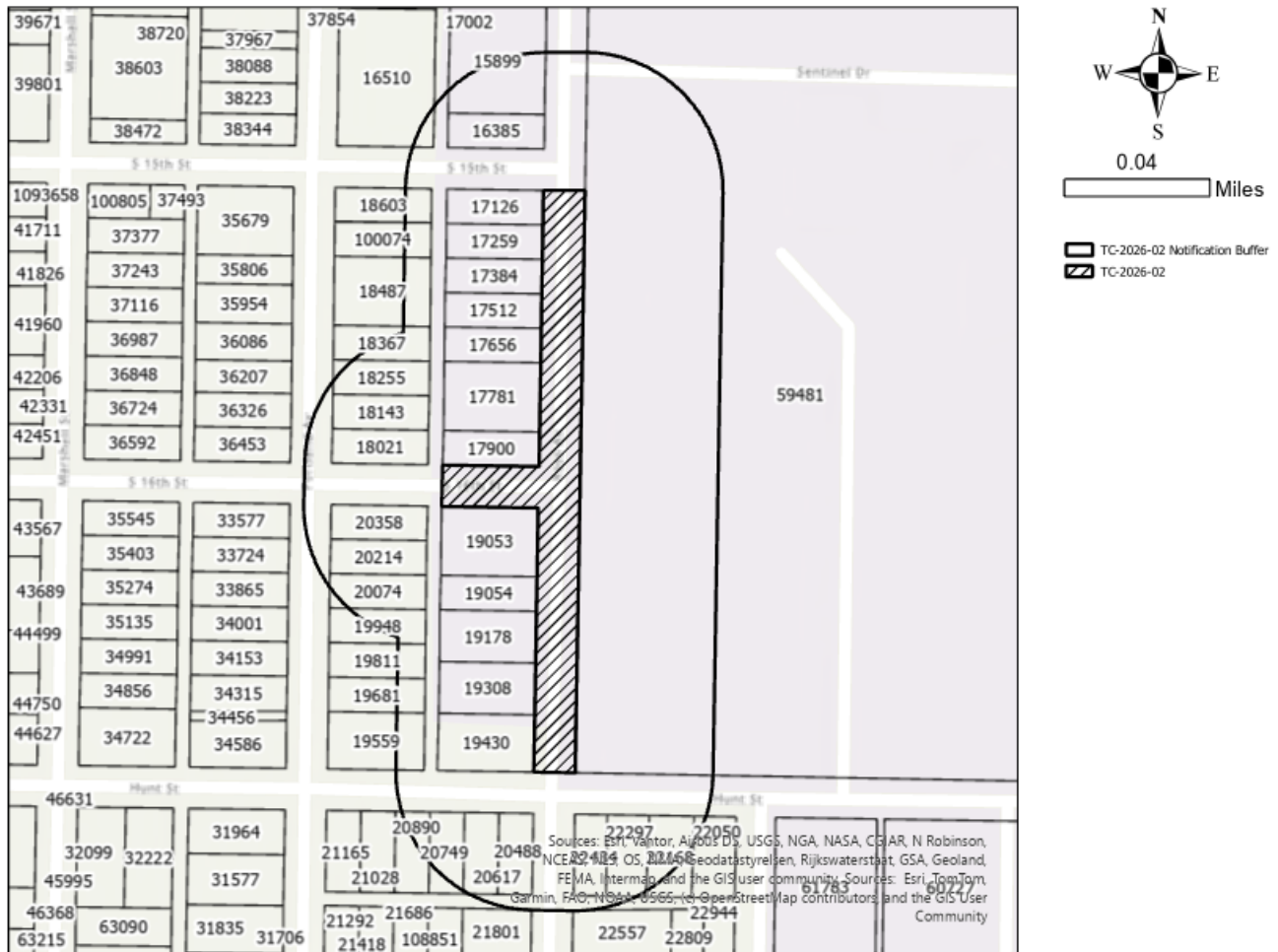
OWNER	PROP_ID	SITUS	RESPONSE
AZIRI HOLDINGS, LLC	100074	1509 PORTLAND AV APT B	
AZIRI HOLDINGS, LLC	18487	1525 PORTLAND AV APT A	
IGLESIA BAUTISTA EL BUEN PASTOR	18603	1501 PORTLAND AV	
IMPACT GROUP EQUITIES LLC	18021	1557 PORTLAND AV	
MARTINEZ JOHN & JUANITA	18367	1533 PORTLAND AV	
MARTINEZ JOHN & JUANITA	18255	1541 PORTLAND AV	
MC MURRY COLLEGE	59481	2302 HUNT ST	A
MC MURRY UNIVERSITY	19308	1642 ROSS AV	A
MC MURRY UNIVERSITY	19430	1660 ROSS AV	A
MC MURRY UNIVERSITY	19430	2510 HUNT ST	A
MC MURRY UNIVERSITY	19811	1633 PORTLAND AV	A
MC MURRY UNIVERSITY	20488	2501 HUNT ST	A
MC MURRY UNIVERSITY	20890	2525 HUNT ST	A
MC MURRY UNIVERSITY	22050	2401 HUNT ST	A
MC MURRY UNIVERSITY	20617	2509 HUNT ST	A
MC MURRY UNIVERSITY	20749	2517 HUNT ST	A
MC MURRY UNIVERSITY	22297	2441 HUNT ST	A
MC MURRY UNIVERSITY	22434	2449 HUNT ST	A
MC MURRY UNIVERSITY	19178	1634 ROSS AV	A
MC MURRY UNIVERSITY	15899	1436 ROSS AV	A
MC MURRY UNIVERSITY	19053	1610 ROSS AV	A
MC MURRY UNIVERSITY	19054	1618 ROSS AV	A
MC MURRY UNIVERSITY	18143	1549 PORTLAND AV	A
MC MURRY UNIVERSITY	17384	1518 ROSS AV	A
MC MURRY UNIVERSITY	17900	1560 ROSS AV	A
MC MURRY UNIVERSITY	17656	1534 ROSS AV	A
MC MURRY UNIVERSITY	17126	1502 ROSS AV	A
MC MURRY UNIVERSITY	16385	1458 ROSS AV	A
MC MURRY UNIVERSITY	17781	1548 ROSS AV	A
MC MURRY UNIVERSITY	20214	1609 PORTLAND AV	A
MC MURRY UNIVERSITY	17259	1510 ROSS AV	A
MC MURRY UNIVERSITY	17512	1526 ROSS AV	A
MC MURRY UNIVERSITY	16510	1441 PORTLAND AV	A
NEW JIMMY L SR	22557	1741 ROSS AV	
RCD HOLDINGS LLC	19948	1625 PORTLAND AV	
SCOTT DALE DAYTON	22168	2409 HUNT ST	
SMITH ROBERT D	21801	1750 ROSS AV	
SMITH RODNEY E & JILL A	19559	1649 PORTLAND AV	F
SOULAR RTS LLC SERIES Z ET AL	19681	1641 PORTLAND AV	
SOULAR RTS LLC SERIES Z ET AL	20358	1601 PORTLAND AV	
STONEHENGE INVESTMENTS LLC	20074	1617 PORTLAND AV	

PROP ID

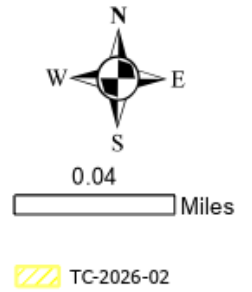
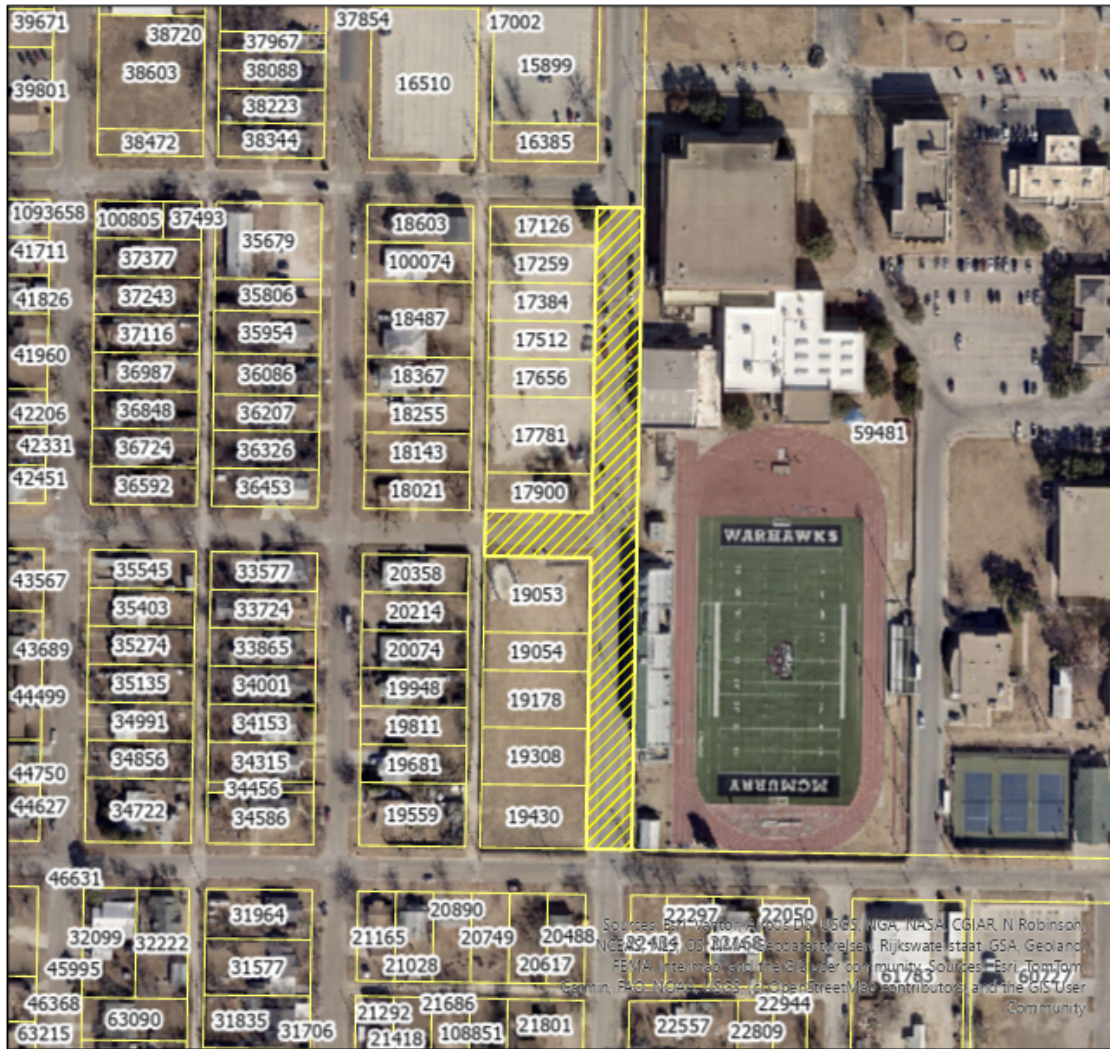
Legend: O - Opposed, F - In Favor

OWNER	PROP_ID	SITUS	RESPONSE
MC MURRY UNIVERSITY	15899	1436 ROSS AV	A
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MC MURRY UNIVERSITY	20214	1609 PORTLAND AV	A
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MC MURRY UNIVERSITY	20890	2525 HUNT ST	A
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MC MURRY UNIVERSITY	22050	2401 HUNT ST	A
SCOTT DALE DAYTON	22168	2409 HUNT ST	
MC MURRY UNIVERSITY	22297	2441 HUNT ST	A
MC MURRY UNIVERSITY	22434	2449 HUNT ST	A
NEW JIMMY L SR	22557	1741 ROSS AV	
MC MURRY COLLEGE	59481	2302 HUNT ST	A
AZIRI HOLDINGS, LLC	100074	1509 PORTLAND AV APT B	

NOTIFICATION MAP



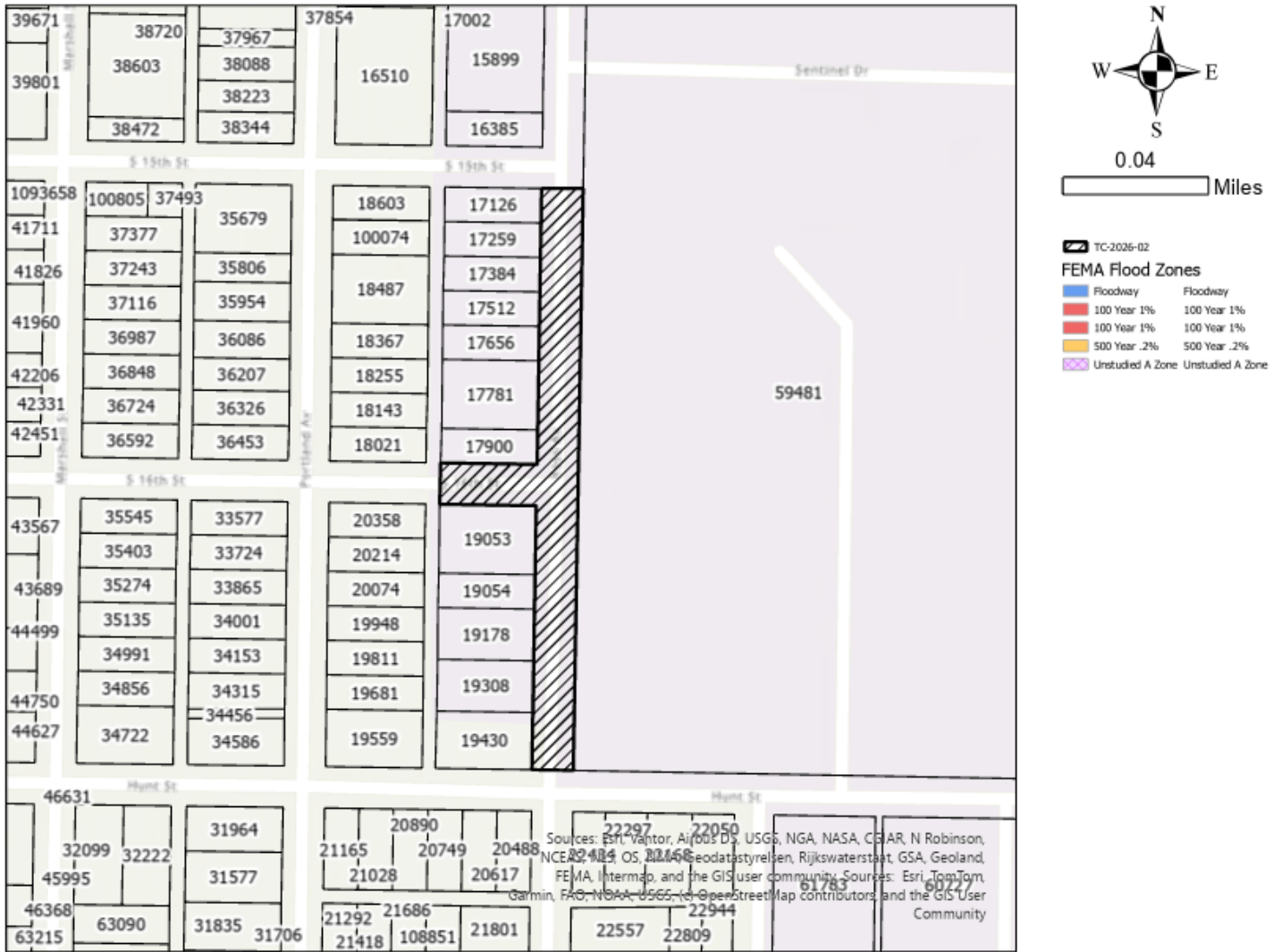
LOCATION MAP



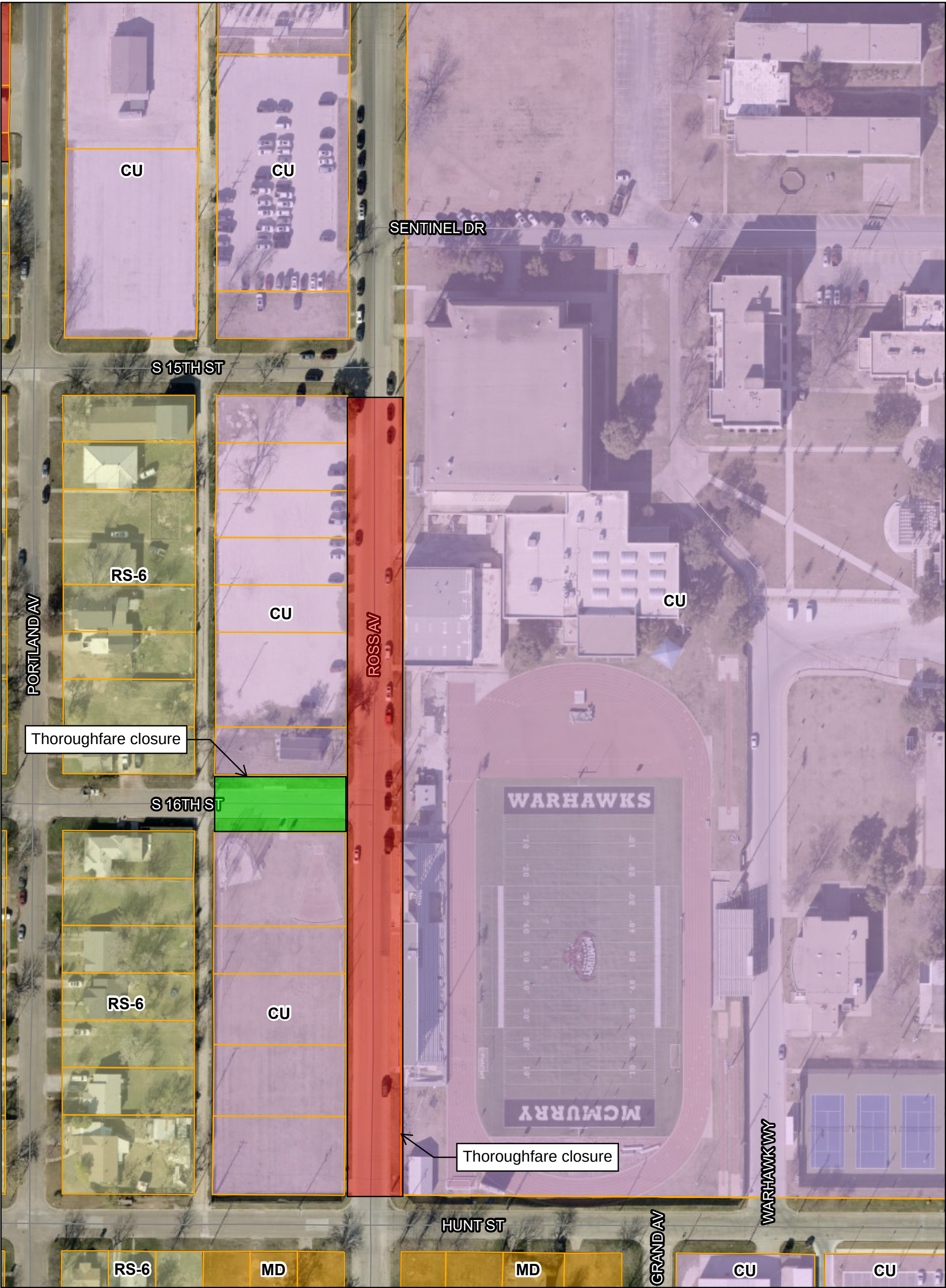
Sources: Esri, Vantor, Airphoto DS, USGS, NGA, NASA, CIA-R, N Robinson
NCEP, NOAA, OS, NOAA, GeoData, relier, RUS, waterman, GSA, Esri, and
FEMA, Intermap, and the GIS user community. Sources: Esri, Geo-
Intelligence, FIA, NOAA, USGS, US OpenStreetMap contributors, and the GIS user
community.



FLOOD MAP

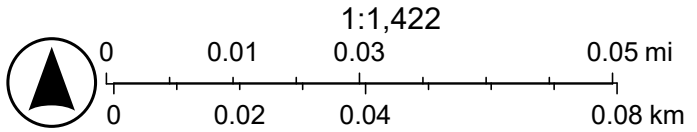


ArcGIS Web Map



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

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



Microsoft, Vantor
THIS DOCUMENT IS RELEASED ON 03/27/2026 FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF KENDRA M HANFELD, P.E., TEXAS LICENSE #118983. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES. PARKHILL SMITH & COOPER, INC. Page 89 of 267



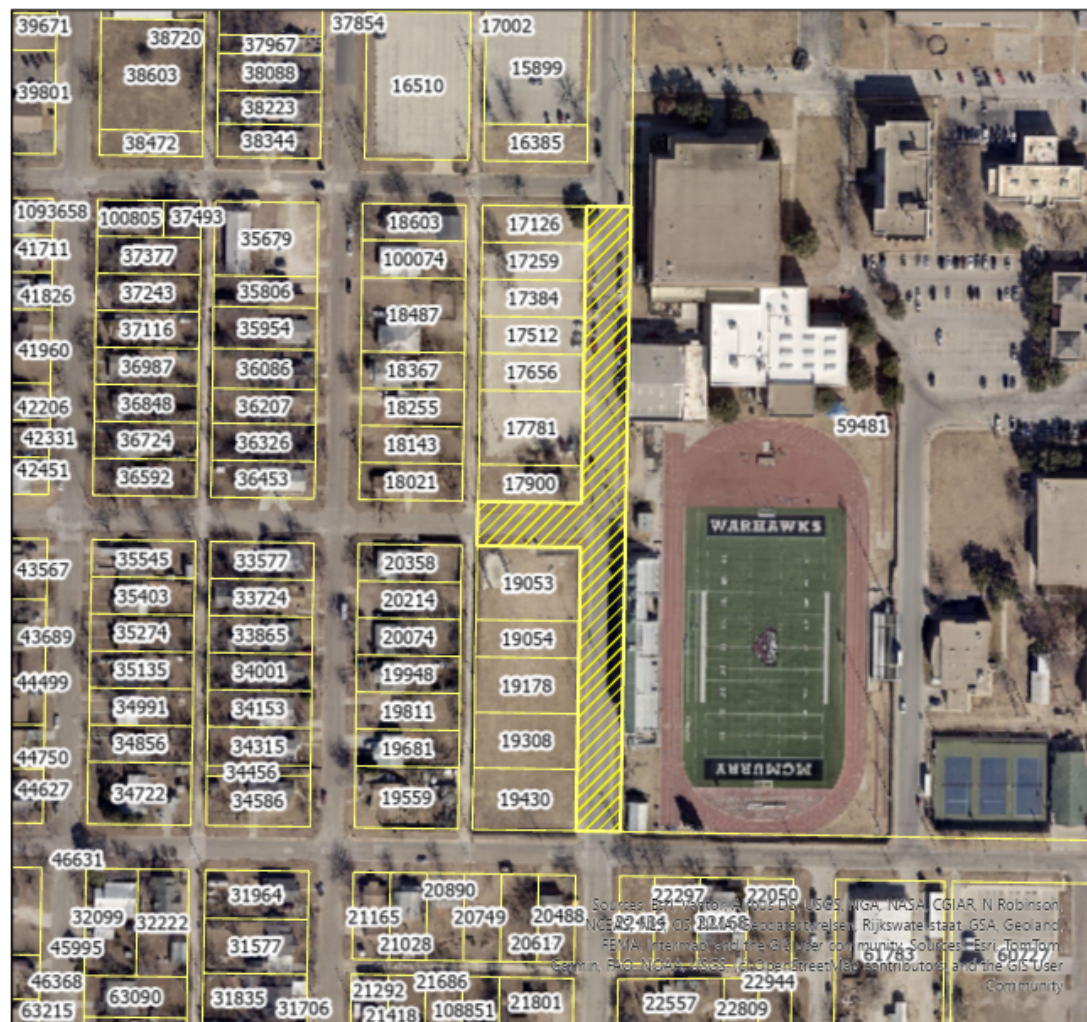
REZONE REQUEST

Case:	TC-2026-02
Agent:	McMurry University
Request:	Abandon certain portions of ROW including Ross Ave from S 15th St to Hunt St. And S 16th St from Ross to an alley running north and south.
Location:	Ross St and S 16th St
Notification:	1 in Favor, 0 in Opposition
Planning & Zoning:	May 5, 2026
Council Hearing:	May 28, 2026 June 11, 2026





AERIAL LOCATION MAP



0.04

Miles

TC-2026-02



CITY OF
ABILENE
TEXAS



ZONING MAP



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



CITY OF
ABILENE
TEXAS



PROPERTY VIEWS



North Neighboring
Property



Subject Thoroughfare
(S 16th St.)



Adjacent Property (West)



Adjacent Property (East)



Subject Thoroughfare
(Ross Ave)





NOTIFICATION AREA MAP





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

P&Z recommends **approval with conditions**:

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





Questions?





**CITY COUNCIL
MEMORANDUM
5/28/2026**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: **12. Ordinance (First Reading) Z-2026-23: Receive a Report, Hold a Discussion 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. (Tim Littlejohn)**

GENERAL INFORMATION

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.

Because the proposed rezoning from Agricultural Open (AO) to a Planned Development (PD) with base zoning of Medium Density Residential (MD) and Single-Family Residential (RS-6) will create more residential development, a super-majority vote is not required.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommends approval by a vote of 4-0.

ATTACHMENTS:

1. ordinance
2. Staff Report
3. 633 Neas Road
4. 4073 Caldwell Rd (1)
5. Presentation

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTY; CREATING A PLANNED DEVELOPMENT DISTRICT (PDD-199); CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

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

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

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

PASSED ON FIRST READING the 28th day of May, 2026.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 17th day of April, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 11th day of June, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 11th day of June, 2026.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

Change the zoning classification of the following described land from Agricultural Open (AO) to a Planned Development District (PDD-199) subject to the requirements set out in Exhibit B and the Concept Plan shown in Exhibit C.

Legal description being as follows:

TRACT ONE:

BEING 93.81 acres out of Section 82, Block 14, T. & P. RR. Company Surveys, Taylor County, Texas, said 93.81 acres being all of that same property described in Volume 2106, Page 471, Official Public Records, Taylor County, Texas and being more particularly described as follows:

BEGINNING at an existing wood post on the SBL of Neas Road (FM Highway 3308) at the northeast corner of a 0.029 acre tract described in Volume 1645, Page 699, Official Public Records, Taylor County, Texas;

THENCE N89°56'34"E 1977.0 feet to a 3/8" rebar set on the WBL of a 300 Cedar Creek Flood Control Channel for the northeast corner of this tract;

THENCE S1°57'57"W 727.9 feet along the WBL, of said Flood Control Channel to a point on the east bank of Cedar Creek;

THENCE along the east bank of Cedar Creek as follows:

S26°10'57"W 17.0 feet to a point; S70°37'57"W 180.0 feet to a point;

N78°27'03"W 69.3 feet to a point, from whence a 3/8" rebar set for reference on the west bank of Cedar Creek bears N66°09'37"W 152.25 feet;

S1°37'03"E 157.1 feet to a point; S55°33'03"E 69.7 feet to a point;

S71°15'03"E 178.2 feet to a point on the WBL of said Flood Control Channel, from whence a 3/8" rebar set for reference on the west bank of Cedar Creek bears S13°28'25"E 138.12 feet;

THENCE S1°57'57"W 369.87 feet along the WBL of said Flood Control Channel to a point at the beginning of a curve to the right;

THENCE along the WBL of said Flood Control Channel and along said curve to the right having a radius of 1620 feet, a length of 411.05 feet and a chord bearing and distance of S9°14'09"W 409.95 feet to a point on the east bank of Cedar Creek;

THENCE along the east bank of Cedar Creek as follows:

N79°41'03"W 199.9 feet to a point, from whence a 3/8" rebar set for reference on the west bank of Cedar Creek bears N12°26'04"E 199.79 feet;

N55°43'03"W 78.0 feet to a point; S56°35'57"W 41.8 feet to a point;

S33°45'57"W 269.4 feet to a point, from whence a 3/8" rebar set for reference on the west bank of Cedar Creek bears N80°52'18"W 66.63 feet;

S26°13'03"E 195.31 feet to a 3/8" rebar set on the NBL of a 7.47 acre tract deeded to West Texas Utilities in Volume 212, Page 92, Deed Records, Taylor County, Texas for the southeast corner of this tract;

THENCE N89°32'03"W 1576.68 feet along the NBL of said 7.47 acre tract to an existing wood post for the southwest corner of this tract;

THENCE N0°42'57"E 2092.41 feet partially along the EBL of Caldwell Road to an existing wood post at the southwest corner of said 0.029 acre tract;

THENCE N44°25'22"E 72.8 feet to the place of beginning and containing 93.81 acres of land.

ORDINANCE NO. _____

TRACT TWO:

BEING 5.57 acres out of Section 83, Block 14, T. & P. RR Company Surveys, Taylor County, Texas, said 5.57 acres being the same property described as 5.9 acres in Volume 2106, Page 471, Official Public Records, Taylor County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" rebar set on the SBL of a 7.47 acre tract deeded to West Texas Utilities in Volume 212, Page 92, Deed Records, Taylor County, Texas for the northwest corner of this tract.

THENCE S89°32'04"E 1210.0 feet along the SBL of said West Texas Utilities tract to a 3/8" rebar set on the west bank of Cedar Creek for the northeast corner of this tract; THENCE S6° 15'04"E 60.0 feet to a point;

THENCE S49°22'38"W 159.77 feet to a point;

THENCE S44°36'04"E 41.87 feet to a 3/8" rebar set on the west bank of Cedar Creek for the southeast corner of this tract;

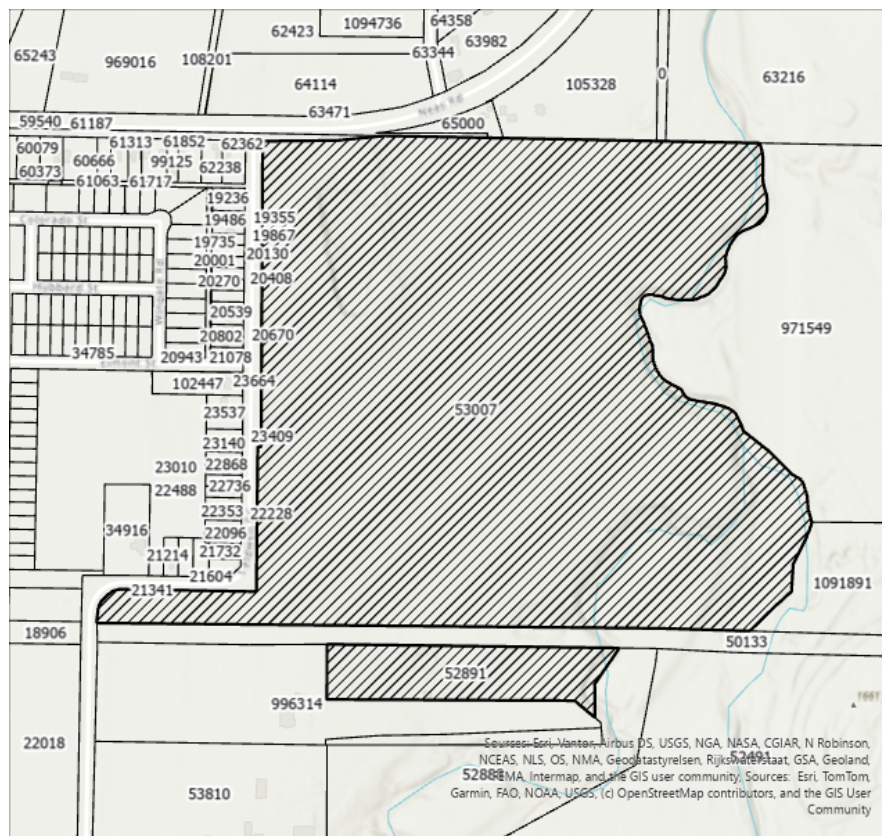
THENCE S88°06'25"W 613.31 feet along the NBL of a 4.555 acre tract to a 3/8" rebar set;

THENCE N89°42'09"W 296.36 feet along the NBL of said 4.555 acre tract to a 1/2" rebar found;

THENCE N89°10'59"W 225.29 feet along the NBL of said 4.555 acre tract to a 1/2" rebar found for the southwest corner of this tract;

THENCE N2°40'24"E 203.54 feet to the place of beginning and containing 5.57 acres of land.

Located at 4489x Caldwell Road



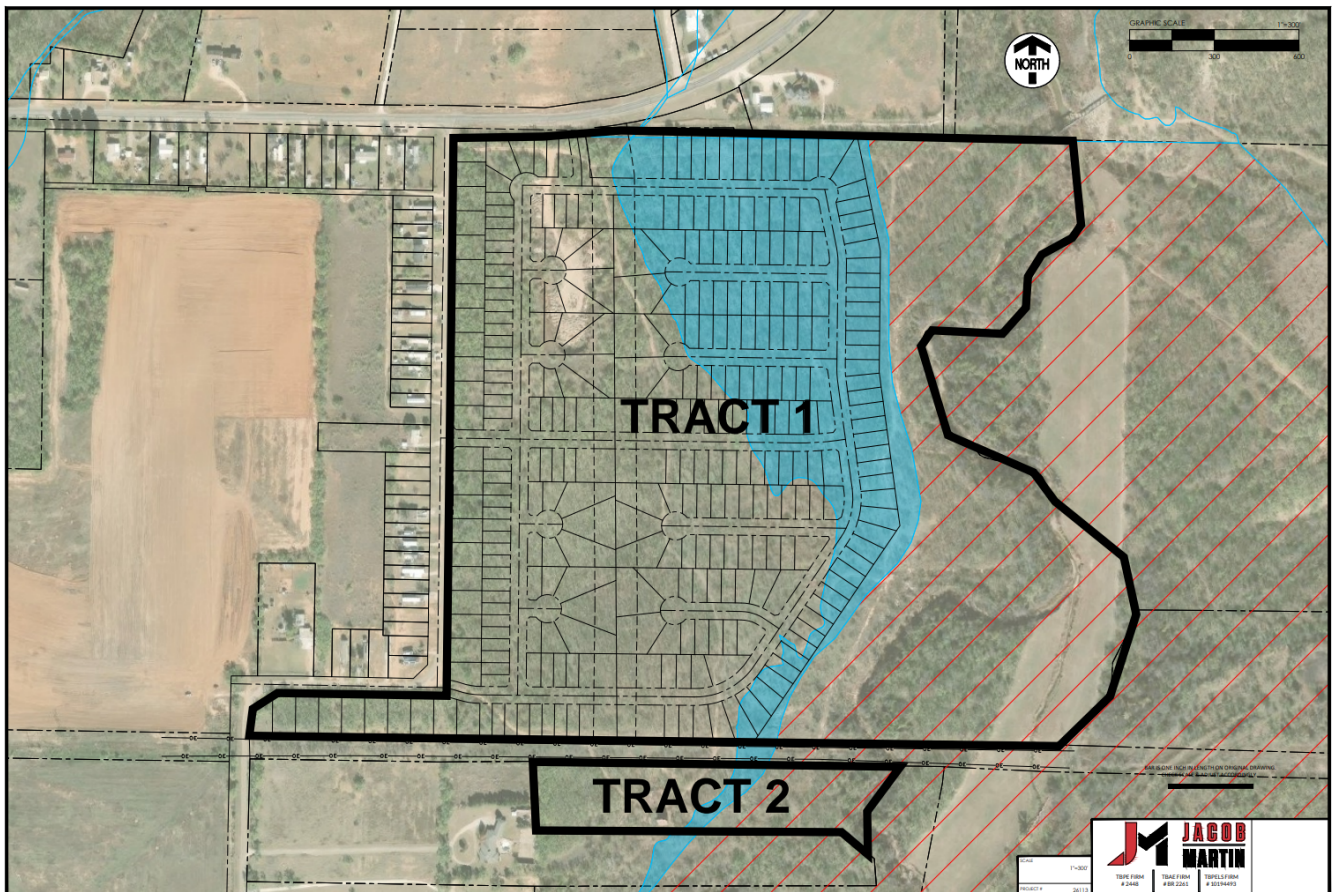
ORDINANCE NO. _____

EXHIBIT B

Base Zoning District, Land Uses, and Development Standards

1. Base Zoning Classification. The base zoning classification for the proposed Planned Development District (PDD-199) shall be as follows:
 - a. Tract 1 – Shall be subject to the standards and requirements of the Medium Density Residential zoning district except as modified below;
 - i. Single family standards:
 1. Minimum lot area: 4,000 square feet
 2. Minimum lot width: 40 feet
 3. Minimum interior side setback: 5 feet
 - b. Tract 2 – Shall be subject to the standards and requirements of the Residential Single-Family (RS-6) zoning district, except as modified below;
 - i. Minimum lot area: 5,000 square feet
 - ii. Minimum lot width: 50 feet
 - iii. Minimum interior side setback: 5 feet

EXHIBIT C



END

ZONING CASE

Z-2026-23

STAFF REPORT



Scheduled Hearings

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

Applicant

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

Case Manager

Adam Holland – Planner

Request

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

Location

Located near the intersection of Neas Road and Caldwell Road.

Background

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

Zoning, Existing and Proposed Land Use

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

Criteria Assessment

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

- (1) Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use and Development Plan Map, as amended.**
The proposed use is consistent with the Comprehensive Plan.
- (2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.**

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

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

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

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

None known.

Planning and Zoning Commission Recommendation

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

Attachments

- PowerPoint Presentation

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on April 17, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER		Legend: A - Applicant O - Opposed, F - In Favor	
OWNER	PROP_ID	SITUS	RESPONSE
BLACKBURN JANE E	22736	4242 CALDWELL RD	
BLACKBURN JANE E	22868	4250 CALDWELL RD	
CLEVENGER GARY ALAN	52888	4001 CALDWELL RD	
FARTHING COLTEN L &	20001	4410 CALDWELL RD	
FOREMAN JOE	20943	4358 CALDWELL RD	
FOREMAN JOE	21078	4350 CALDWELL RD	
GARCIA JESSICA	19603	4434 CALDWELL RD	
GARCIA JESSICA	19735	4426 CALDWELL RD	
HARDESTY JOSEPH CONNOR	52891		
HARDESTY JOSEPH CONNOR	53007	4489X CALDWELL RD	
HAWKINS MEKIL	102447	4334 CALDWELL RD	
HONEYCUTT COREY JASON &	21604	4190 CALDWELL RD	
HOOD DEREK L	996314	4073 CALDWELL RD	O
KOSTIC BARBRIA ANN	64114		
LUGO LUCIA & NANCY	105328	633 NEAS RD	O
MATA JOSE & MELANEA	34916	4148 CALDWELL RD	
MHD INVESTMENT GROUP LLC	65000		
MOORE GREATHOUSES LLC	20408	4390 CALDWELL RD	
MOORE GREATHOUSES LLC	23259	4274 CALDWELL RD	
MOORE GREATHOUSES LLC	19486	4442 CALDWELL RD	
MOORE GREATHOUSES LLC	21214	4162 CALDWELL RD	
MOORE GREATHOUSES LLC	23140	4266 CALDWELL RD	
MOORE GREATHOUSES LLC	19355	4450 CALDWELL RD	
MOORE GREATHOUSES LLC	22488	4226 CALDWELL RD	
MOORE GREATHOUSES LLC	23664	4302 CALDWELL RD	
MOORE GREATHOUSES LLC	19867	4418 CALDWELL RD	

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

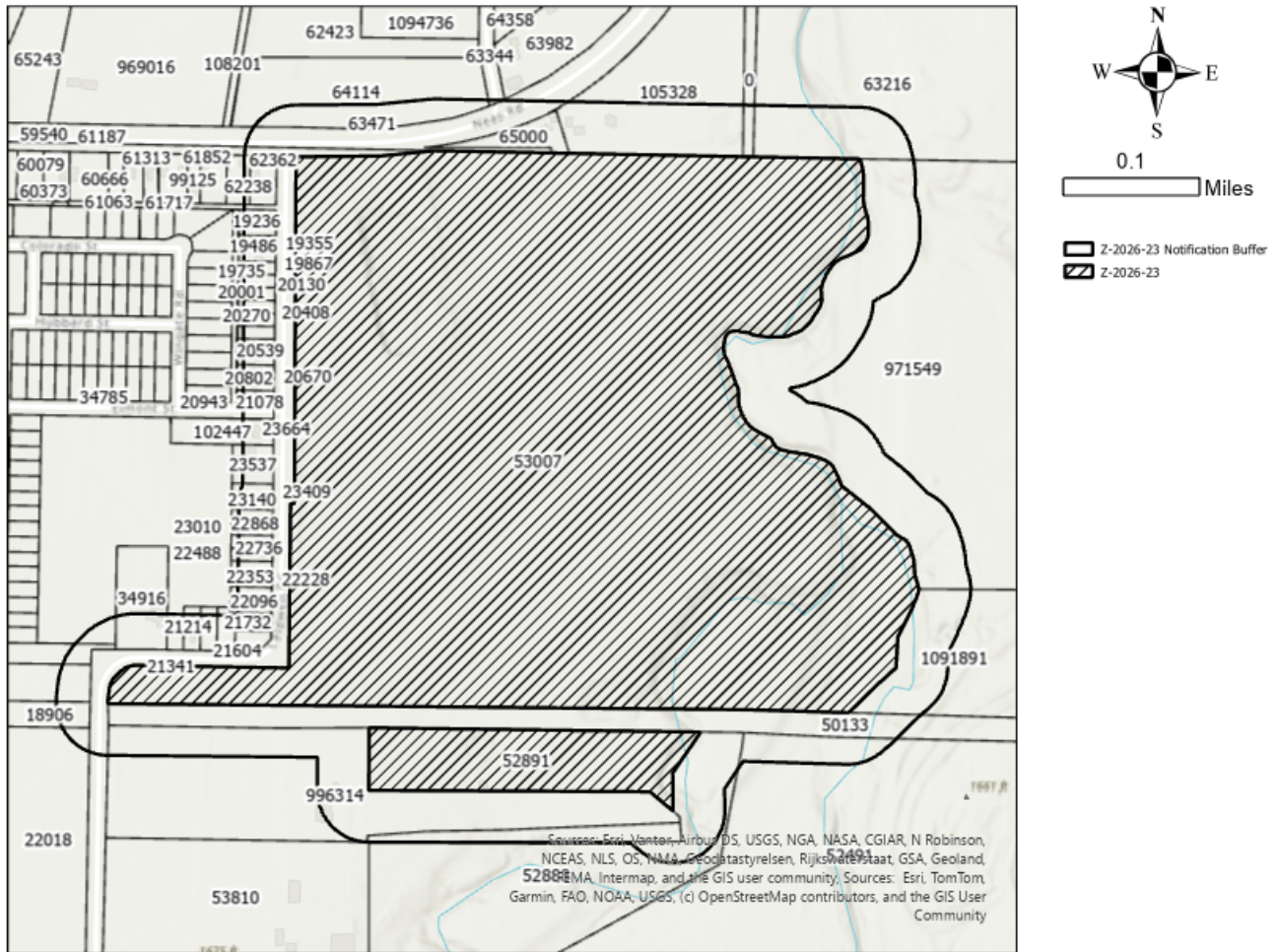
PROP ID

Legend: O - Opposed, F - In Favor

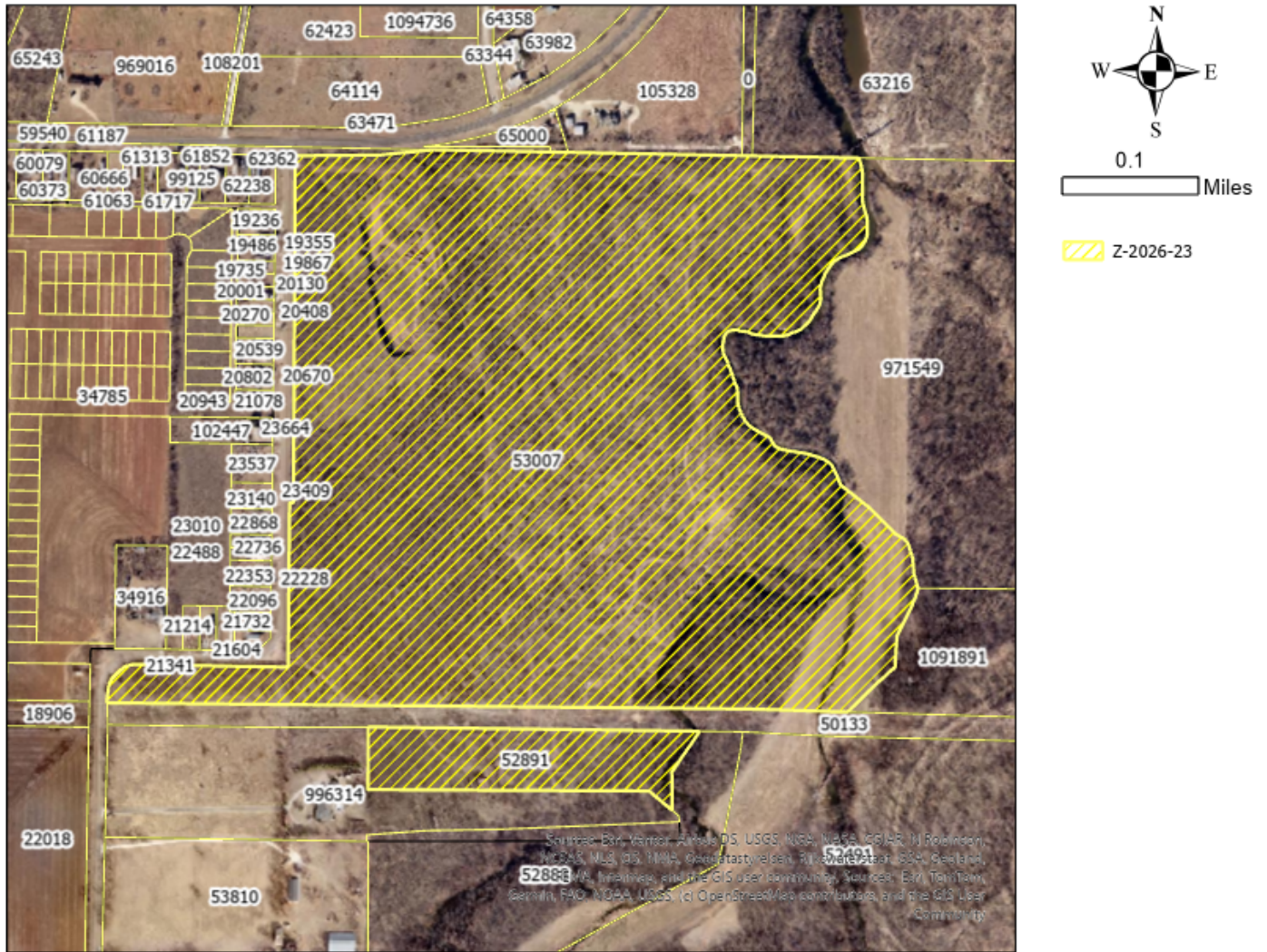
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LUGO LUCIA & NANCY	105328	633 NEAS RD	O
HOOD DEREK L	996314	4073 CALDWELL RD	O

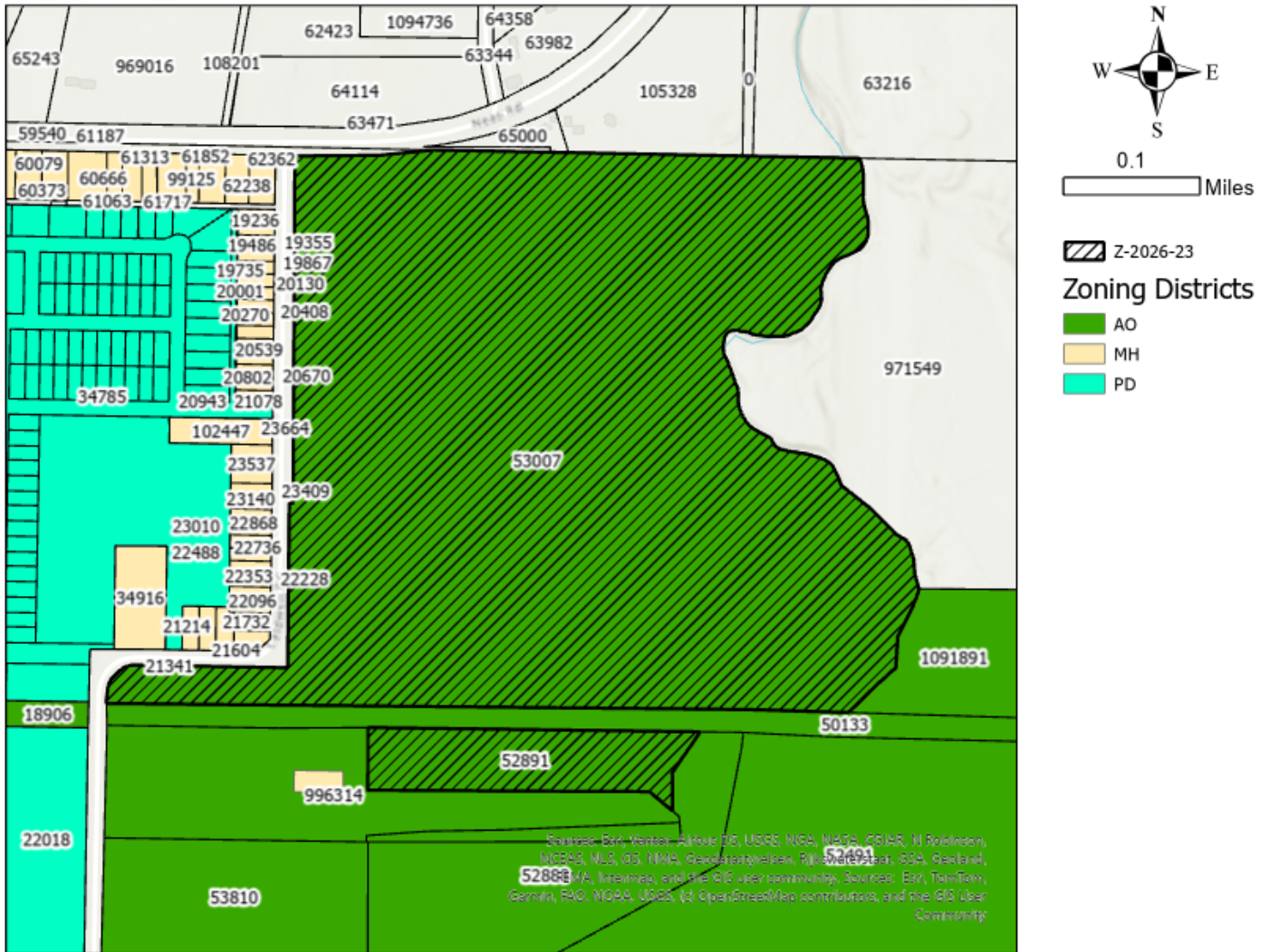
NOTIFICATION MAP



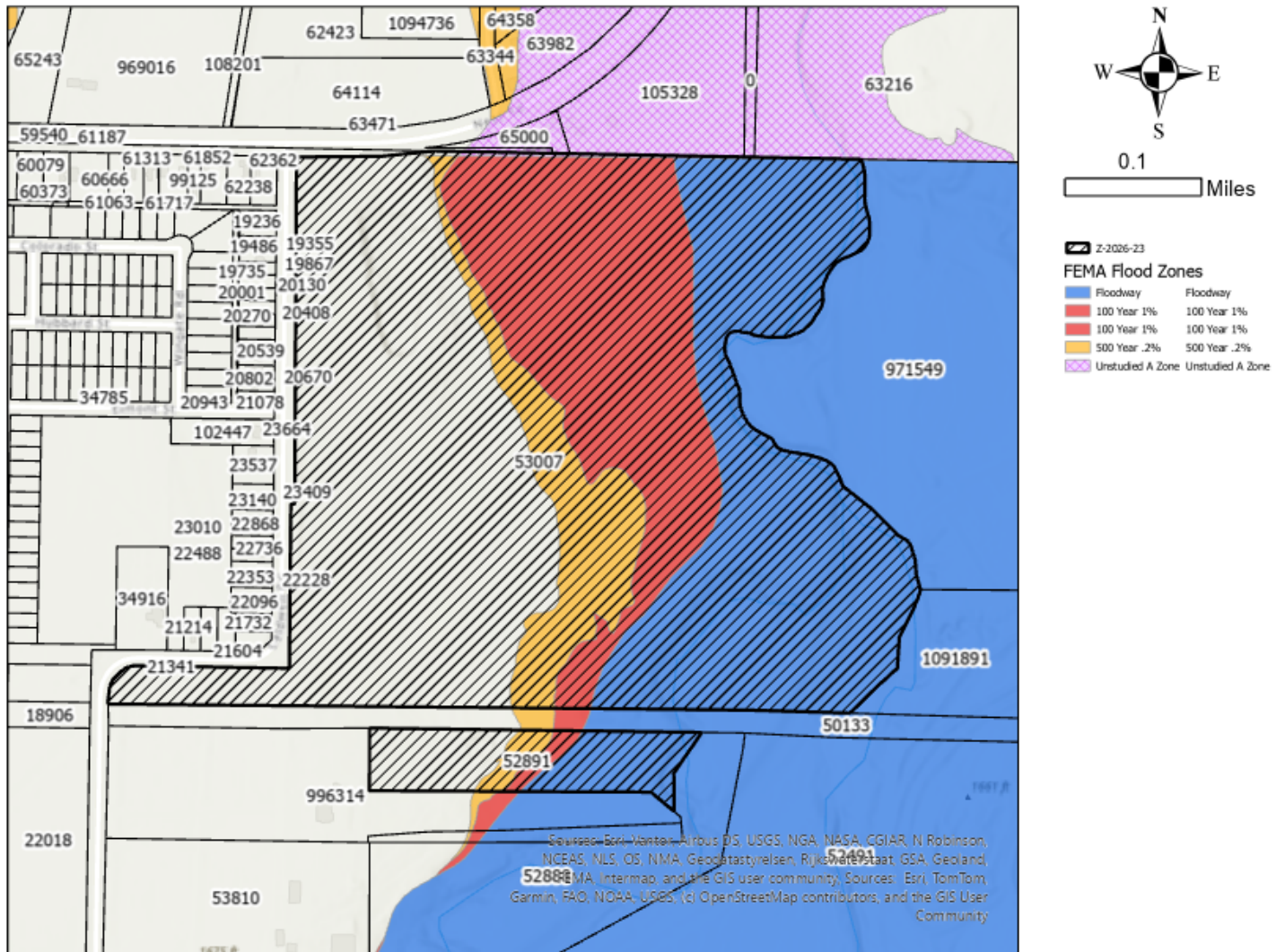
LOCATION MAP



ZONING MAP



FLOOD MAP



planning@abilenetx.gov

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-23

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

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

MAY 5 PM 1:52

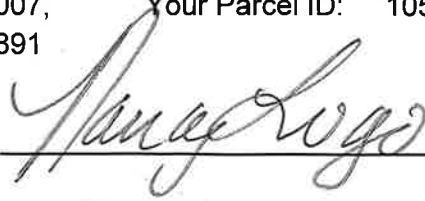
Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Property Zoning: AO Your Name: LUGO LUCIA & NANCY
Requestor's Proposed Zoning: PDD Your Address: 633 NEAS RD
Requestor's Parcel ID: 53007, Your Parcel ID: 105328
52891

I am in favor ☐

I am opposed ☒

Signature: _____





HOOD DEREK L
4073 CALDWELL RD
ABILENE, TX 79601-2739

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number Z-2026-23

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 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.

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 Adam Holland at 325-676-6230 or by email address planning@abilenetx.gov

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-23

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

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

APR 29 PM 2:32

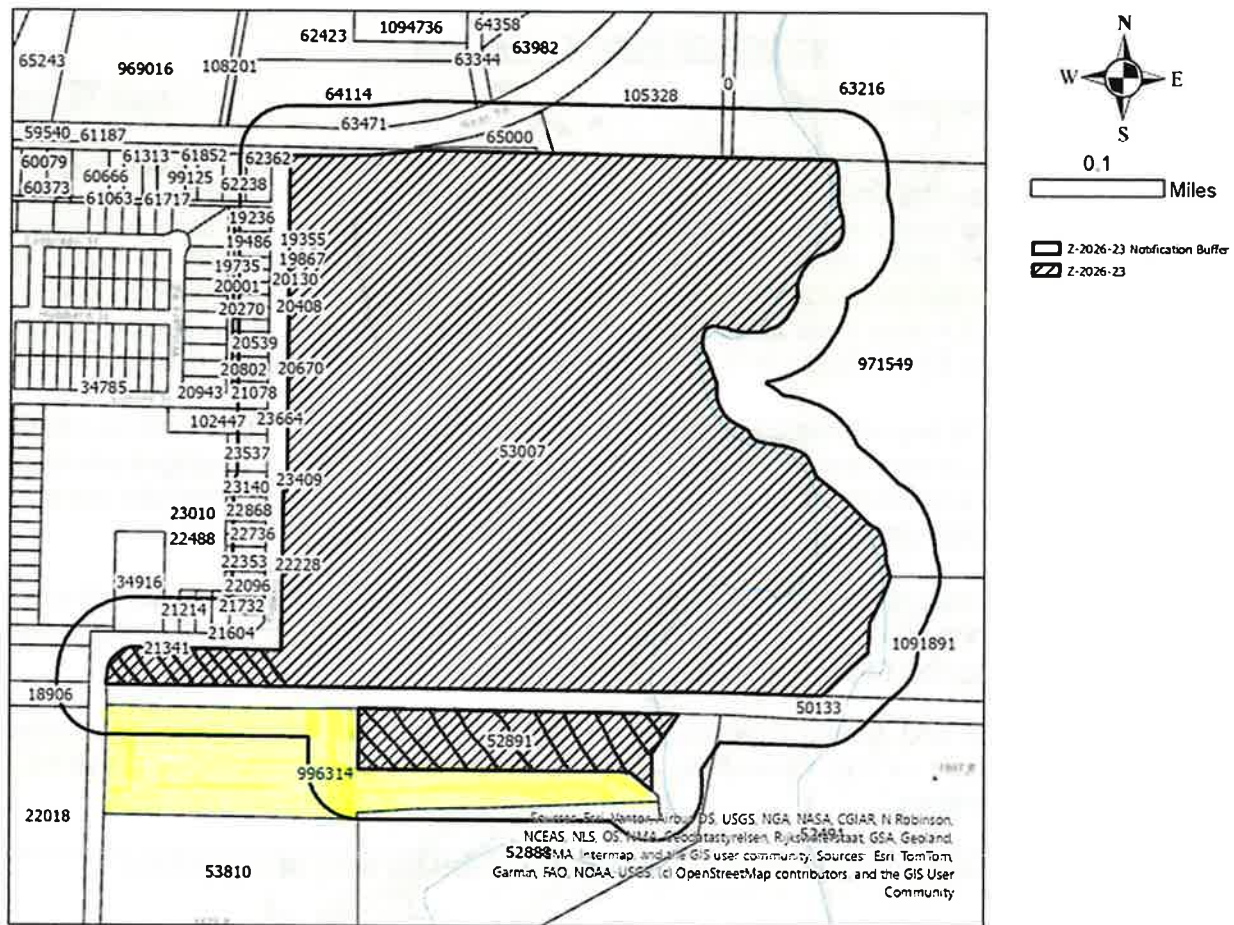
Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Property Zoning:	AO	Your Name:	HOOD DEREK L	I am in favor ☐
Requestor's Proposed Zoning:	PDD	Your Address:	4073 CALDWELL RD	
Requestor's Parcel ID:	53007, 52891	Your Parcel ID:	996314	I am opposed ☒

Signature: _____

Derek L. Hood

Z-2026-23



If opposed, please provide comments:

I have a home and reside in the yellow highlighted parcel # 996314. I'm requesting that parcel # 52891 remain as AO in order to provide a sufficient buffer area from my home. The existing transmission ROW (50133) will provide a good buffer line separating the planned development from my property, but parcel # 52891 is too close and hopefully too small for intended residential development. In regards to the cross hatched SW corner of parcel # 53007, I have always maintained that area and it's part of my property fence line. I'd request that area remain as AO.



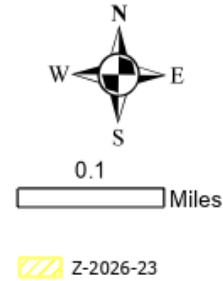
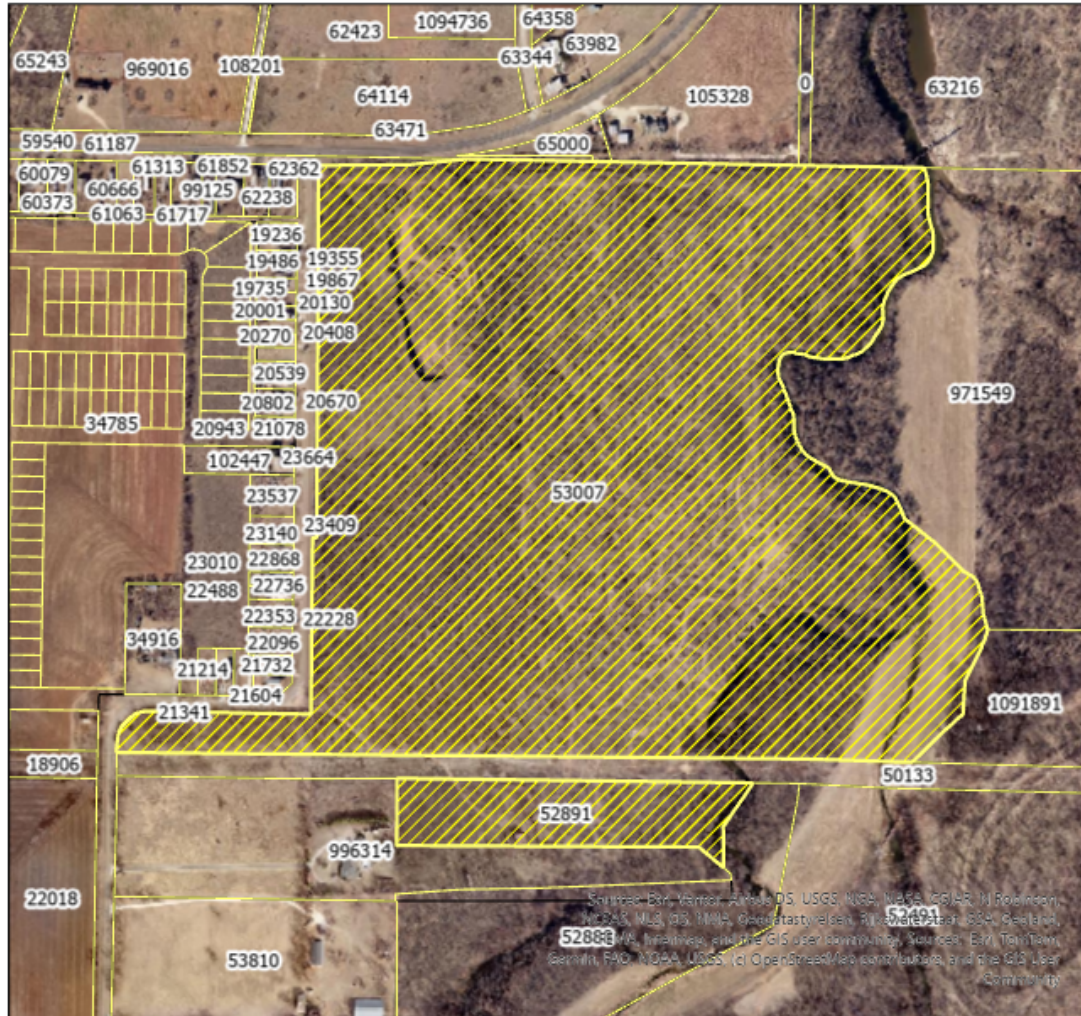
REZONE REQUEST

Case:	Z-2026-23
Agent:	Jacob Martin
Owner:	B.R.O. Services
Request:	Create a Planned Development District (PDD-199) to allow Medium Density and Residential Single-Family uses with specific standards.
Location:	Located near the intersection of Neas Road and Caldwell Road.
Notification:	0 in Favor, 2 in Opposition
Planning & Zoning:	May 5, 2026
Council Hearing:	May 28, 2026 June 11, 2026

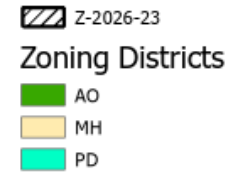




AERIAL LOCATION MAP



CITY OF
ABILENE
TEXAS





PROPERTY VIEWS



Northeast Neighboring
Property



East Neighboring
Property



Subject Property

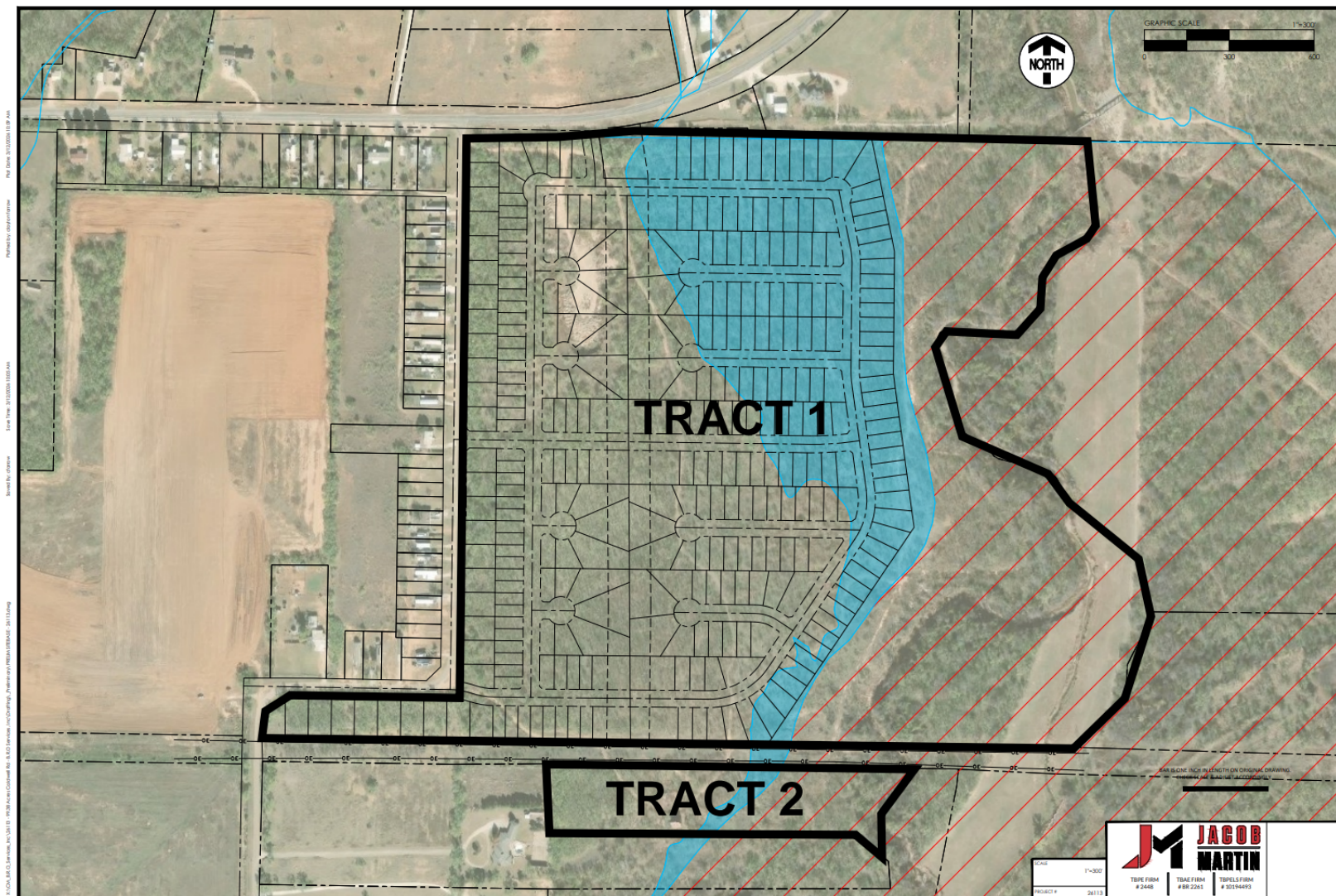


Subject Property





CONCEPT PLAN



CITY OF
ABILENE
TEXAS



SPECIFIC MODIFICATIONS

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

Single Family Standards:

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

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

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





USES IN AGRICULTURAL OPEN ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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

LEGEND

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





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 RESIDENTIAL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

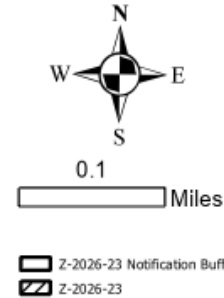
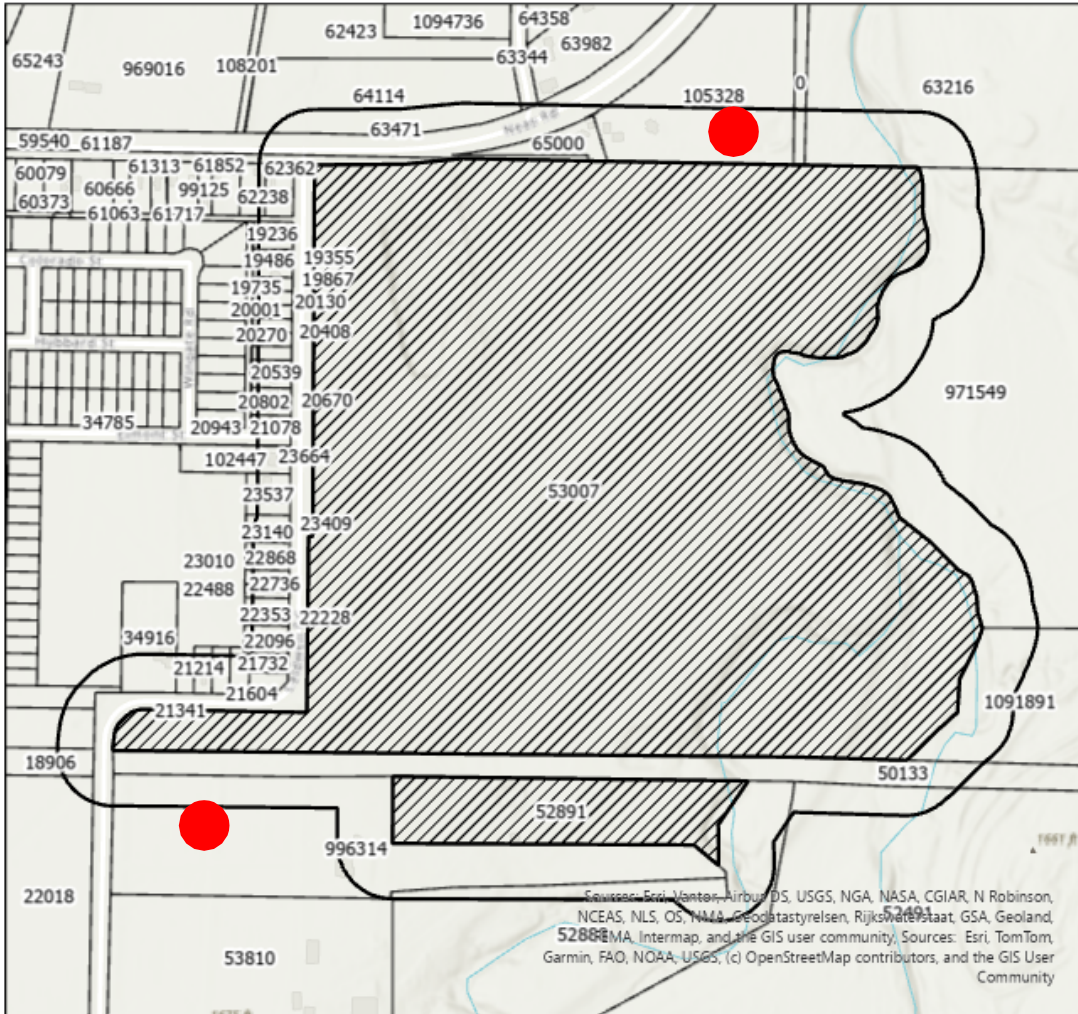
LEGEND

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





NOTIFICATION AREA MAP



0 - in Favor - ●
2 - in Opposition - ●
21.71% Opposition





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

P&Z recommends **approval**.





Questions?





**CITY COUNCIL
MEMORANDUM
5/28/2026**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: **13. Ordinance (First Reading) Z-2026-25: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner to Change the Zoning of Approximately 1.21 Acres from Residential Single-Family (RS-12) to General Commercial (GC) Zoning. Located on the Southwest Corner of ES 11th St and Oldham Ln. *(Tim Littlejohn)***

GENERAL INFORMATION

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

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommends approval by a vote of 4-0.

ATTACHMENTS:

1. Ordinance
2. Staff Report
3. Presentation

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

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

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

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

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

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

PASSED ON FIRST READING the 28th day of May 2026.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 17th day of April, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 11th day of June, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 11th day of June, 2026.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

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

Legal description as follows:

Property ID: 19721

Being 1.210 acres of land containing a portion of a 1.30-acre tract recorded in Volume 716, Page 491, Deed Records, Taylor County, Texas out of the Southeast $\frac{1}{4}$ of Section 48, Blind Asylum Lands, City of Abilene, Taylor County, Texas. Said 1.210 acres being more particularly described as follows:

COMMENCING at a found $\frac{1}{2}$ " metal rebar on the West line of Oldham Lane (100' right-of-way) at the Southeast corner of a 3.85 acre tract recorded in Instrument No.2010-00008427, Official Public Records, Taylor County, Texas and at the Northeast corner of Oldham Court West Subdivision recorded in Plat Cabinet 2, Slide 303-A, Plat Records, Taylor County, Texas:

THENCE N00°32'00"E with the West line of said Oldham Lane 546.14' to a set $\frac{1}{2}$ " metal rebar at the reestablished Northeast corner of said 3.85 acre tract and the Southeast corner of a 3.829 acre tract surveyed this same day,

THENCE N00°32'00"E with the West line of said Oldham Lane 99.13' to a found concrete right-of-way maker at a point of curve,

THENCE N13°58'16"W 219.24' to a set $\frac{1}{2}$ " metal rebar at the Northeast corner of said 3.829 acre tract of the Southeast corner and POINT OF BEGINNING of this tract;

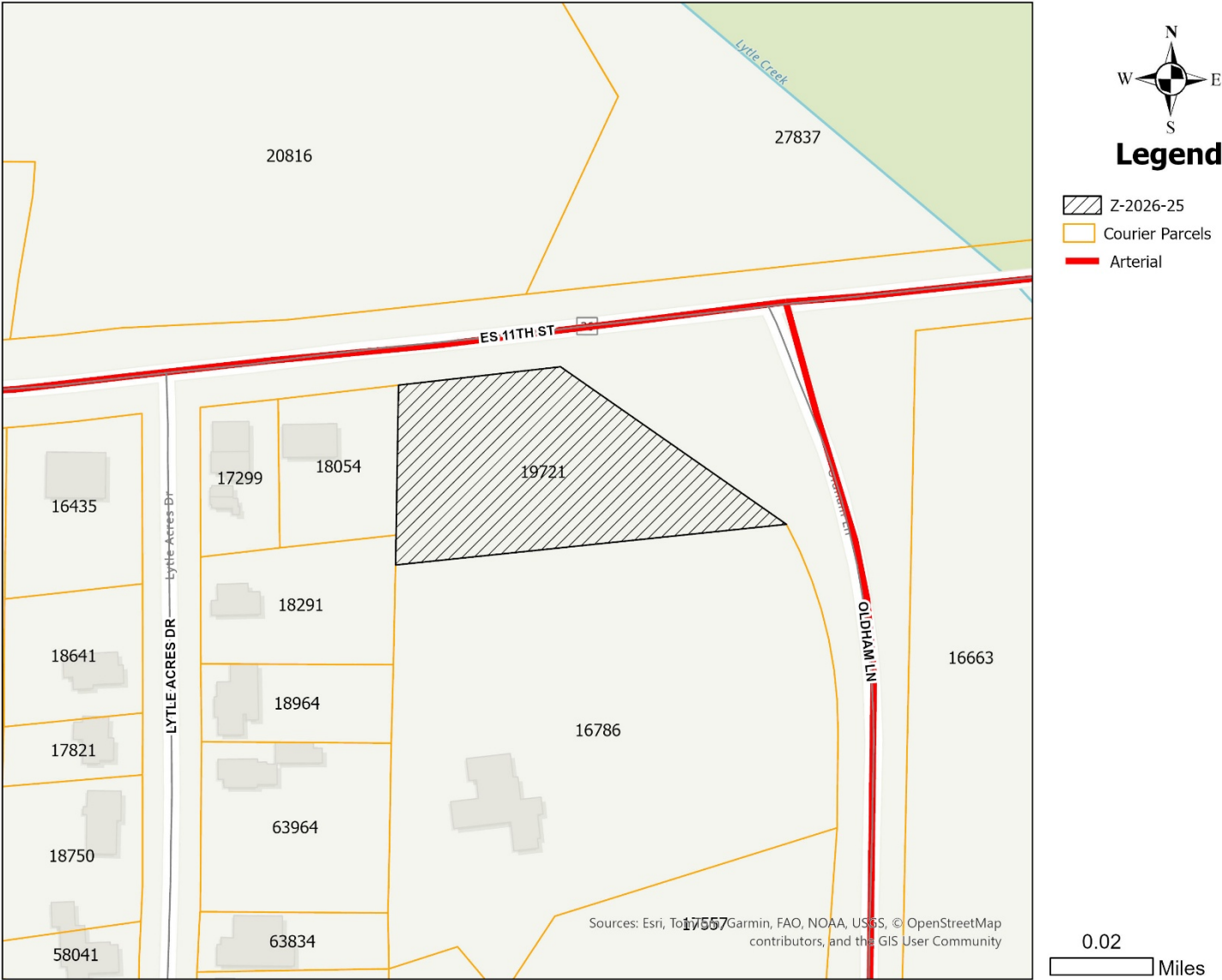
THENCE S84°03'44"W 403.93' to a set $\frac{1}{2}$ " metal rebar at the Northwest corner of said 3.829 acre tract for the Southwest corner of this tract, whence a found $\frac{1}{2}$ " metal rebar at the Southwest corner of said 3.829 acre tract bears S00°56'24"W 415.00',

THENCE N00°56'24"E 184.81' to a point on the South line of East South 11th Street (80' right-of-way) for the Northwest corner of this tract, whence the center of a 7" wood fence corner post bears N00°56'32"E 0.60' and from said point a found $\frac{3}{8}$ " metal rebar on the South Line of said East South 11th Street and the East line of Lytle Acres Drive at the Northwest corner of a tract of land recorded in Volume 3372, Page 796, Official Public Records, Taylor County, Texas bears S83°31'44"W 202.01',

THENCE N 83°31'44"E with the South line of said East South 11th Street 167.56' to a found concrete highway monument on the West line of said Oldham Lane for the North most Northeast corner of this tract;

THENCE S55°07'18"E with the West line of said Oldham Lane 283.09' to the point of beginning and containing 1.210 acres of land.

Located on the Southwest Corner of ES 11th St and Oldham Ln.



END

ZONING CASE

Z-2026-25

STAFF REPORT



Scheduled Hearings

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

Applicant

Owner: Kaitlyn Shaw

Case Manager

Clarissa Ivey – Planner

Request

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

Location

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

Background

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

Zoning, Existing and Proposed Land Use

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

Criteria Assessment

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

- (1) Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use and Development Plan Map, as amended.**
The proposed use is consistent with the Comprehensive Plan.
- (2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.**

The proposed zoning would be appropriate as it would be consistent with the surrounding uses as this will place commercial uses along an arterial intersection.

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

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

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

None known.

Planning and Zoning Commission Recommendation

P&Z recommends **approval**.

Attachments

- PowerPoint Presentation

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on April 17, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

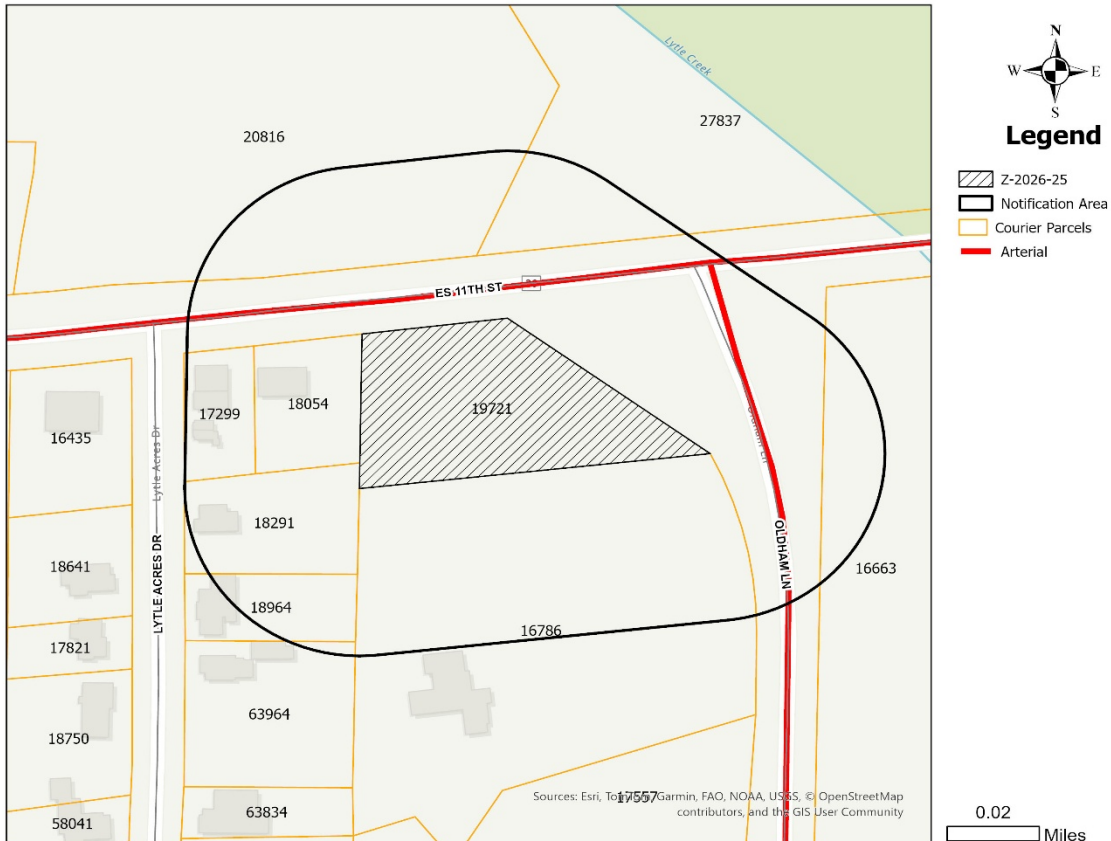
PROPERTY OWNER		Legend: O - Opposed, F - In Favor	
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
CITY OF ABILENE	27837		
CITY OF ABILENE	20816	704 ES 11TH ST	
CITY OF ABILENE	20816	610 ES 11TH ST	
CITY OF ABILENE	20816	610 B ES 11TH ST	
GOODMAN WALTER	18964	1125 LYTLE ACRES DR	
LYTLE LAKE WATER DISTRICT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

PROPERTY ID

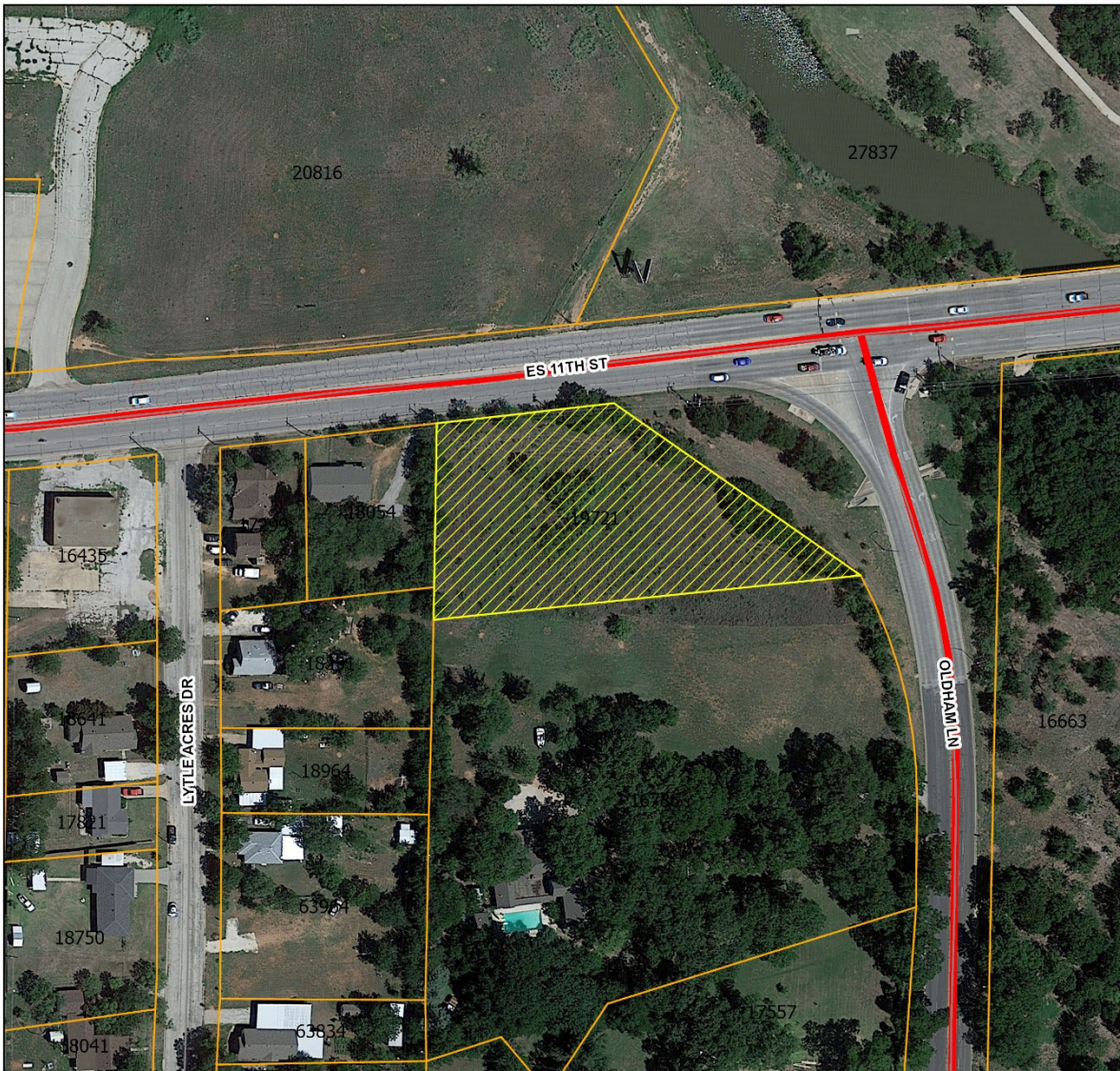
Legend: O - Opposed, F - In Favor

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

NOTIFICATION MAP



LOCATION MAP

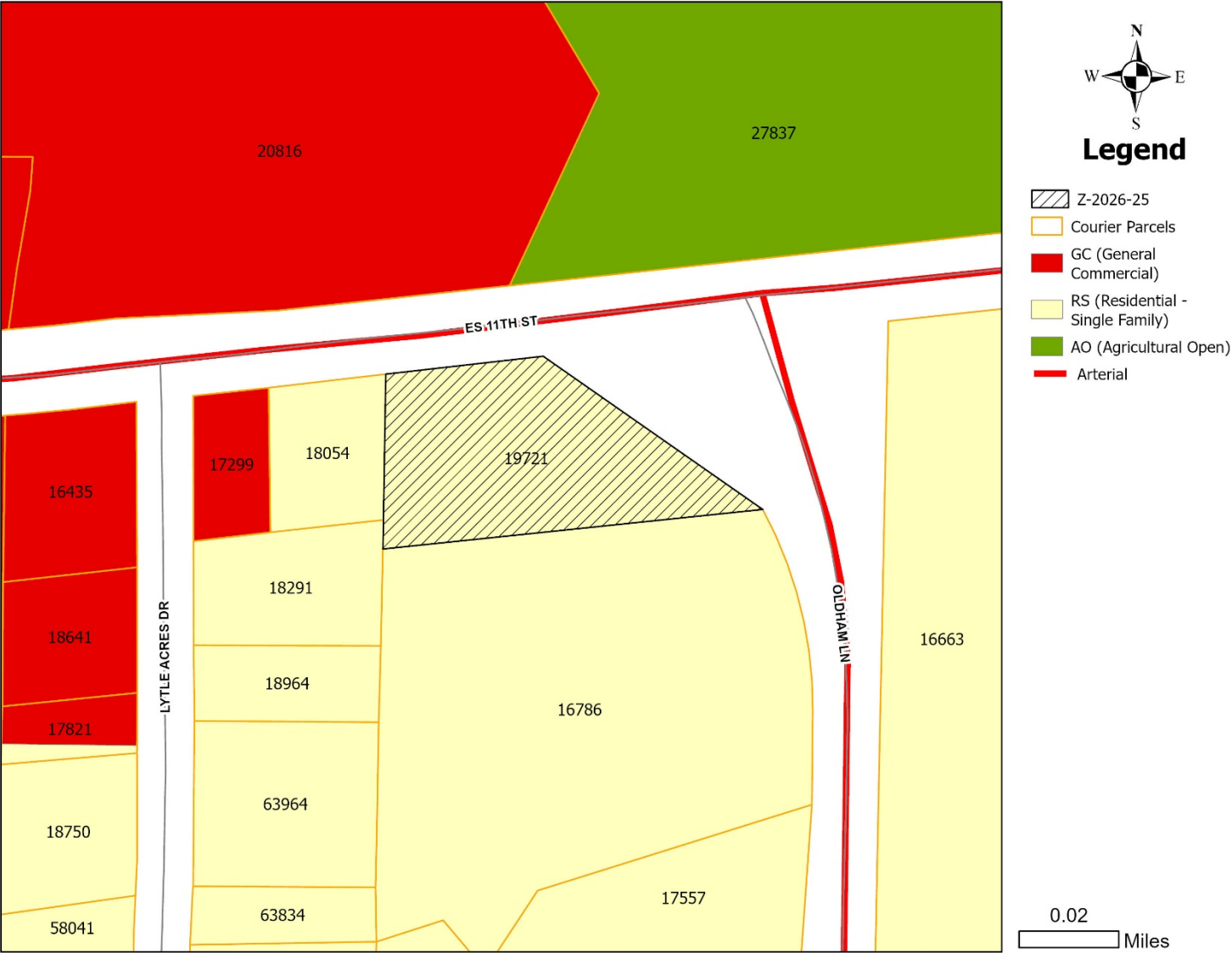


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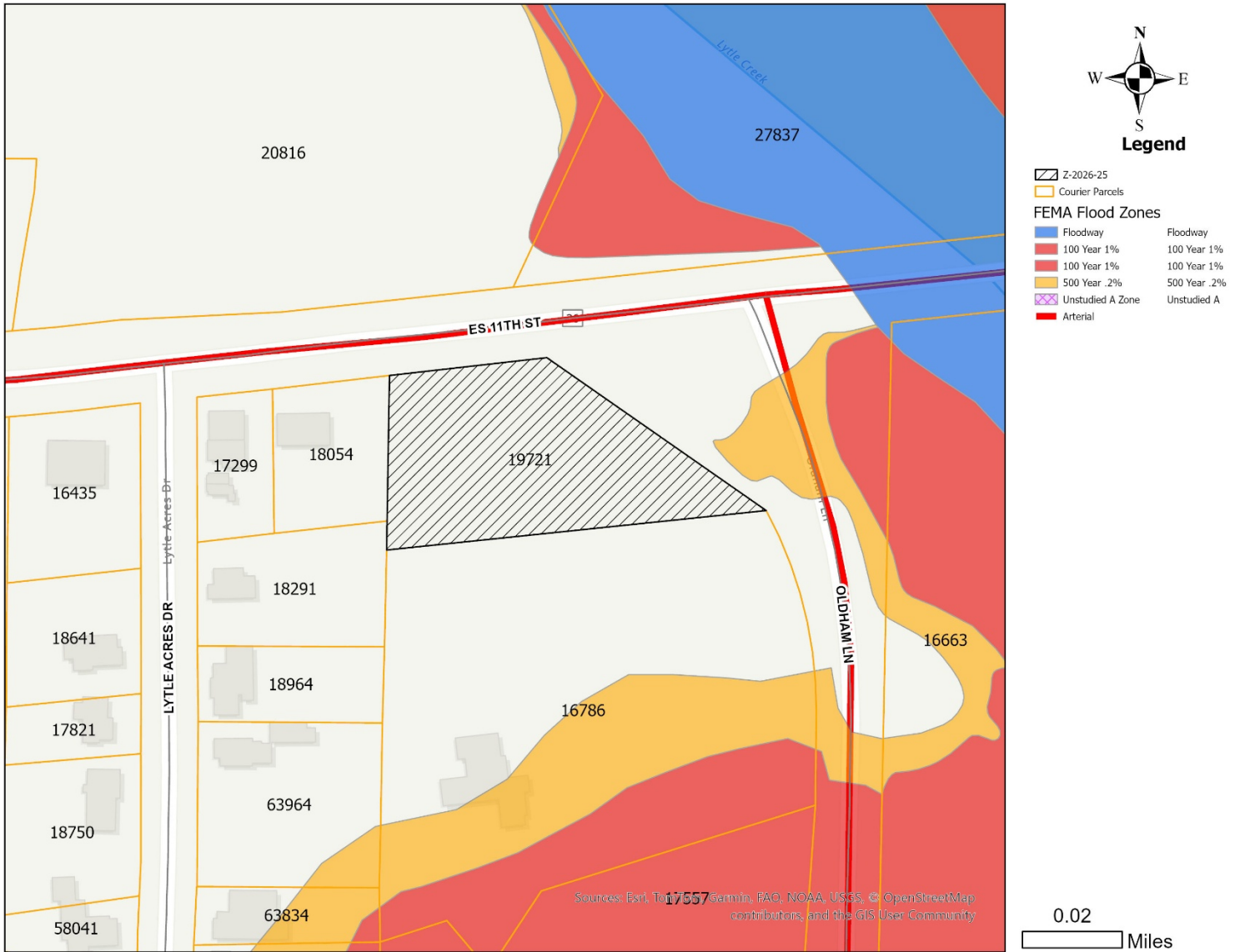
- Z-2026-25
- Courier Parcels
- Arterial

0.02
Miles

ZONING MAP



FLOOD MAP





REZONE REQUEST

Case: Z-2026-25

Owner: Kaitlyn Shaw

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

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

Notification: 0 in Favor, 0 in Opposition

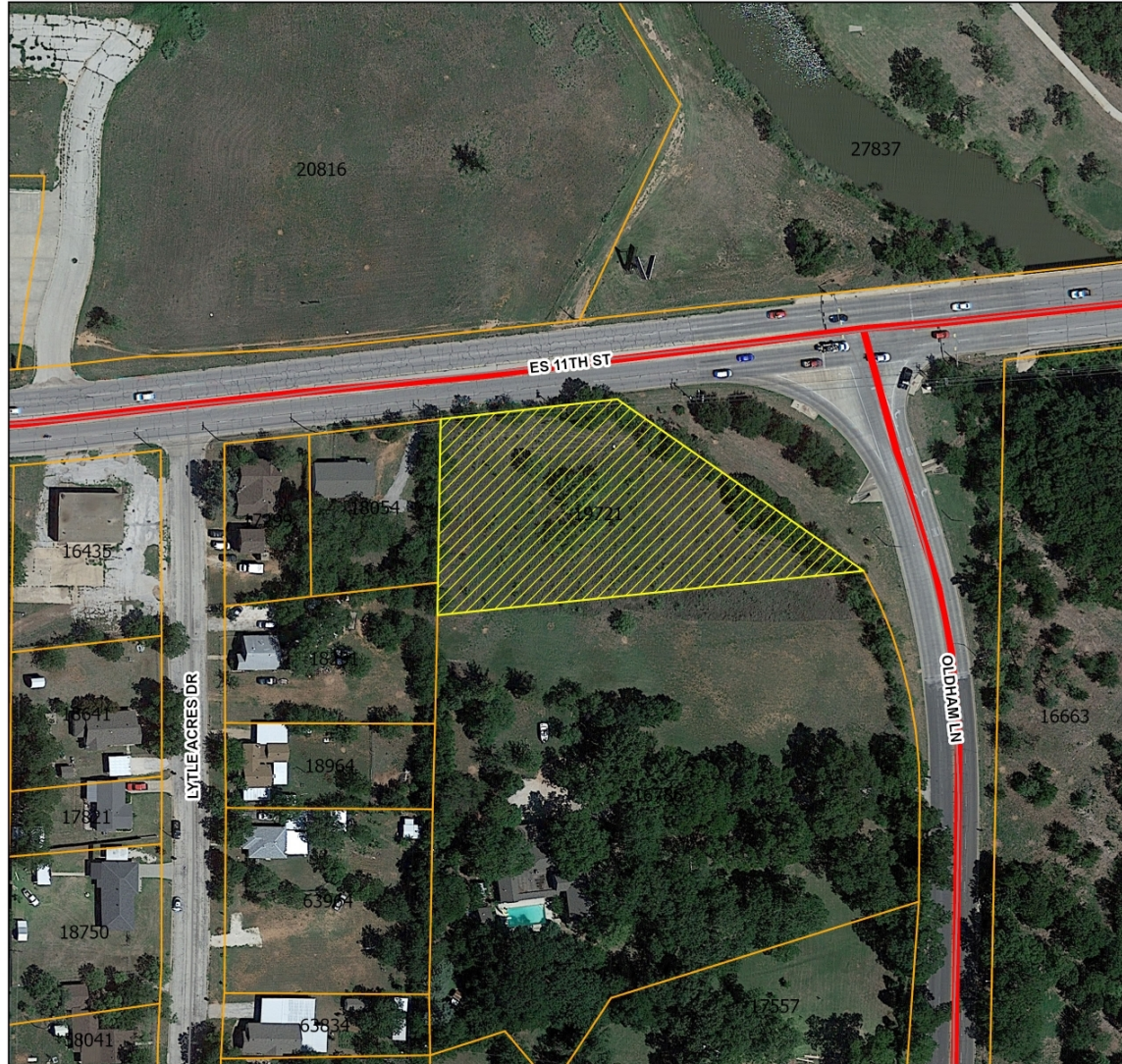
Planning & Zoning: May 5, 2026

Council Hearing: May 28, 2026
June 11, 2026





AERIAL LOCATION MAP



Legend

-  Z-2026-25
-  Courier Parcels
-  Arterial

0.02

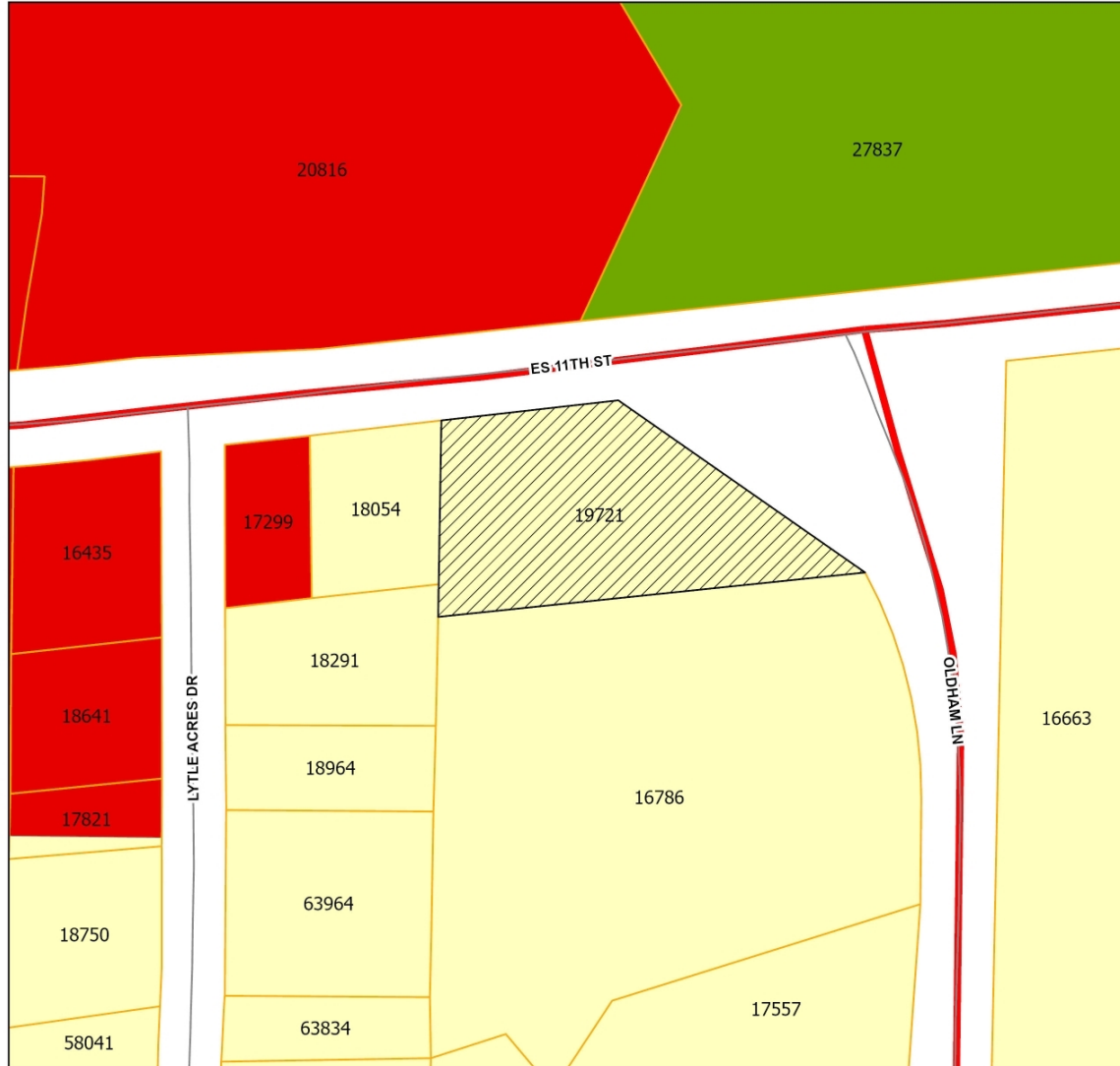
Miles



CITY OF
ABILENE
TEXAS



ZONING MAP



Legend

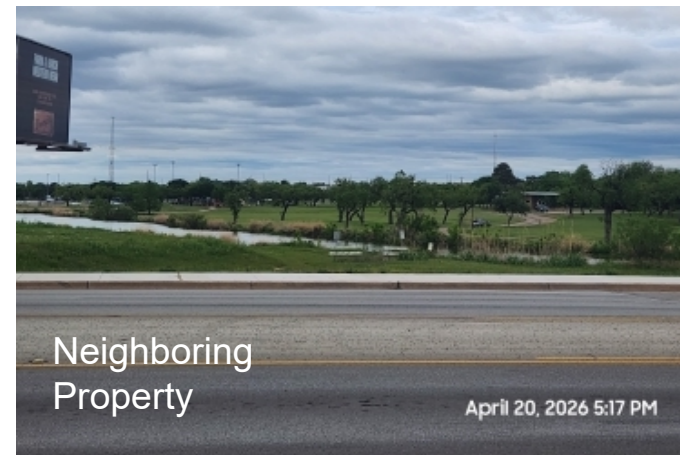
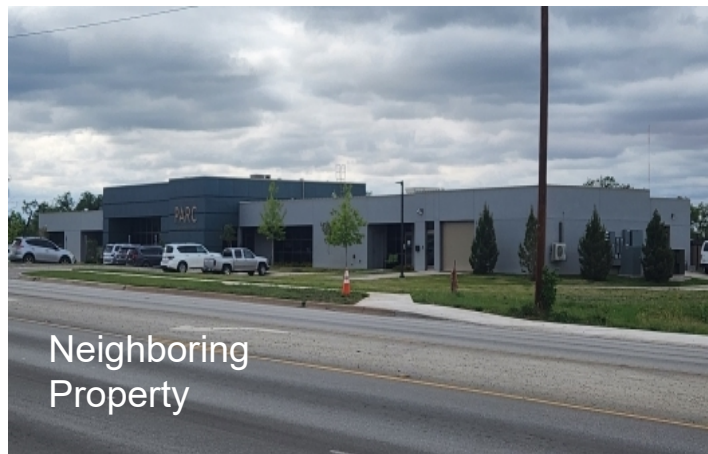
- Z-2026-25
- Courier Parcels
- GC (General Commercial)
- RS (Residential - Single Family)
- AO (Agricultural Open)
- Arterial

0.02
Miles





PROPERTY AND NEIGHBORING VIEWS





USES IN RESIDENTIAL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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





USES IN GENERAL COMMERCIAL ZONING

RESIDENTIAL USES:

- P Hotel/Motel
- C Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

TRADE – WHOLESALE USES:

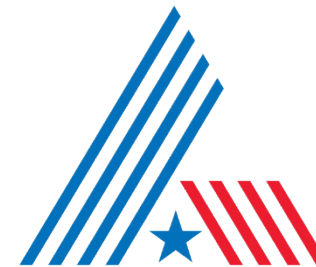
- C Wholesaling and Storage (indoor)

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

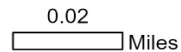
- C Antenna Tower - Commercial
- P Automobile Parking Lot or Structure - Commercial
- P Broadcast Studio
- P Passenger Ground Transportation Terminal
- P Pressure Control Station
- P Public Utility Facility



CITY OF
ABILENE
TEXAS

LEGEND

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



0 - in Opposition – 





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

P&Z Recommends: **Approval**





Questions?





**CITY COUNCIL
MEMORANDUM
5/28/2026**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: 14. Ordinance (First Reading) Z-2026-27: Receive a Report, Hold a Discussion, 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. (Tim Littlejohn)

GENERAL INFORMATION

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.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

Staff recommends approval.

ATTACHMENTS:

1. Ordinance
2. Staff Report
3. Presentation

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

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

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

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

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

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

PASSED ON FIRST READING the 28th day of May, 2026.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 17th day of April, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 11th day of June, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 11th day of June, 2026.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

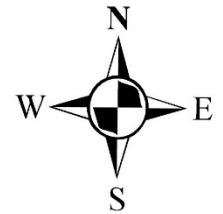
ORDINANCE NO. _____

EXHIBIT A

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

Legal description being Lots 5-8, Block 1, University Place, Abilene, Taylor County, Texas.

Located at 1700, 1718, 1726, and 1742 Ambler Avenue.



0.04
Miles

Z-2026-27

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

END

ZONING CASE

Z-2026-27

STAFF REPORT



Scheduled Hearings

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

Applicant

Agent: Jack Oduro

Case Manager

Kera Valois – Planner

Request

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

Location

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

Background

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

Zoning, Existing and Proposed Land Use

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

Criteria Assessment

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

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

The proposed use is consistent with the Comprehensive Plan.

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

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

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

This property has access to utilities.

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

None known.

Planning & Zoning Recommendation

P&Z recommends **approval**.

Attachments

- PowerPoint Presentation

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on April 17, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER			Legend: O - Opposed, F - In Favor
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
ARIAS JOSE LUIS JR	67069	2165 SWENSON ST	
BLAKE BYRON & PRISMA	71627	1758 AMBLER AV	
CASTERENO JOHNNY & GLORIA	70136	1709 SANDEFER ST	
FLOPS TO PROPS LLC	71251	1757 SANDEFER ST	
FLOPS TO PROPS LLC	71380	1749 SANDEFER ST	
FLORES SERGIO	65489	1709 AMBLER AV	
FLORES SERGIO	65489	2166 GRAPE ST	
GRIFFITH JAMES A	71501	1750 AMBLER AV	
GRIFFITH JAMES A	71501	2218 SWENSON ST	
HRARDIN SIMMONS UNIVERSITY	52265	1641 SANDEFER ST	
HOOPER KENNETH & ASHLEY	67338	2150 SWENSON ST	
HUNDLEY DEBORAH LOYA	70629	1726 AMBLER AV	
LARA ALVIN JR	70747	1742 AMBLER AV	
LARNED TIMOTHY B TRUSTEE	70258	1701 SANDEFER ST	F
LOYA JONATHAN JOEL	70506	1718 AMBLER AV	Owner
MEEKS MARY JEANETTE	69903	1741 SANDEFER ST	
OUTLAW TERRY L & TAMMI L	70386	1700 AMBLER AV	Owner
PCKC LLC	52546	1660 AMBLER AV	
PCKC LLC	52406		
PEREZ ISMAEL M & JUANA RAMOS	71122	1765 SANDEFER ST	
PETTY MARY JO	52149	1633 SANDEFER ST	F
PETTY MARY JO	52149	1633 1/2 SANDEFER ST	F
SEGURA BALDOMERO & CELINA	65739	2150 GRAPE ST	
UNDERWOOD GARY & MARTY SUE	67214	2166 SWENSON ST	
UNDERWOOD GARY & MARTY SUE	67214	2165 MERCHANT ST	
VERMILLION LINDSEY ELIZABETH	70024	1717 SANDEFER ST	
WALMART REAL ESTATE	1006184	1535 AMBLER AV	
WALMART REAL ESTATE	1006184	1541 AMBLER AV	

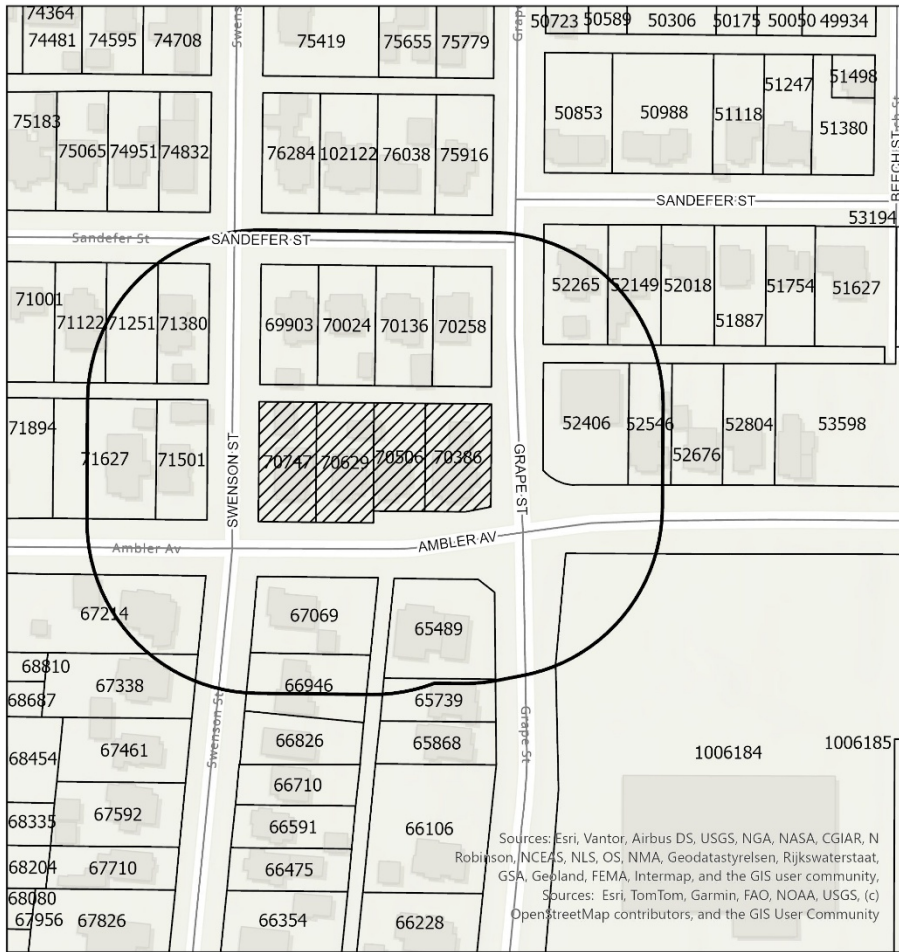
WALMART REAL ESTATE	1006184	2141 GRAPE ST	
WALMART REAL ESTATE	1006184	1537 AMBLER AV	
WALMART REAL ESTATE	1006184	1619 AMBLER AV	
WALMART REAL ESTATE	1006184	1619 A AMBLER AV	
YANEZ KOLY	66946	2149 SWENSON ST	

PROPERTY ID

Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
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HARDIN SIMMONS UNIVERSITY	52265	1641 SANDEFER ST	
PCKC LLC	52406		
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FLORES SERGIO	65489	2166 GRAPE ST	
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YANEZ KOLBY	66946	2149 SWENSON ST	
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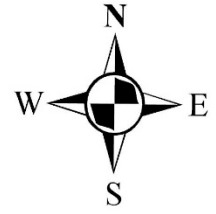
NOTIFICATION MAP



0.04 Miles

- Z-2026-27
- Notification Area

LOCATION MAP



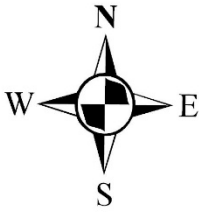
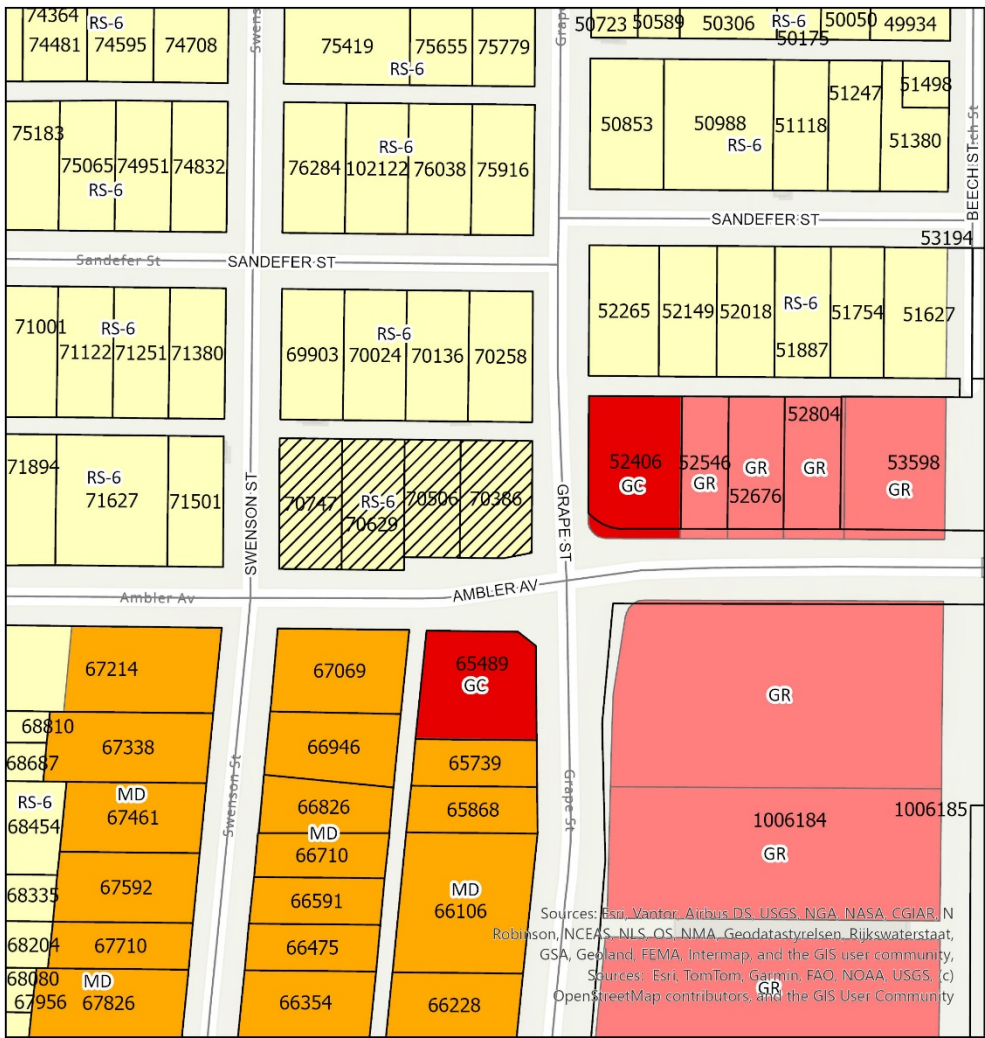
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Miles

Z-2026-27

Sources: Esri, DeLorme, Airbus DS, USGS, NOAA, NASA, CGMA, N
 Robinson, NCEM, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat,
 GSA, GeBCA, FEMA, Intermap, and the GIS user community.
 Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, and
 OpenStreetMap contributors, and the GIS User Community

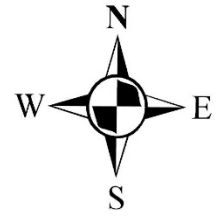
ZONING MAP



0.04
Miles

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

FLOOD MAP



0.04

Miles

Z-2026-27

FEMA Flood Zones

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

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



REZONE REQUEST

Case: Z-2026-27

Agent: Jack Oduro

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

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

Notification: 2 in Favor, 0 in Opposition

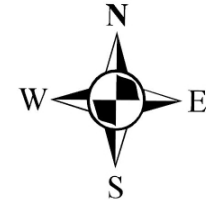
Planning & Zoning: May 5, 2026

Council Hearing: May 28, 2026
June 11, 2026





AERIAL LOCATION MAP



0.04

Miles

Z-2026-27

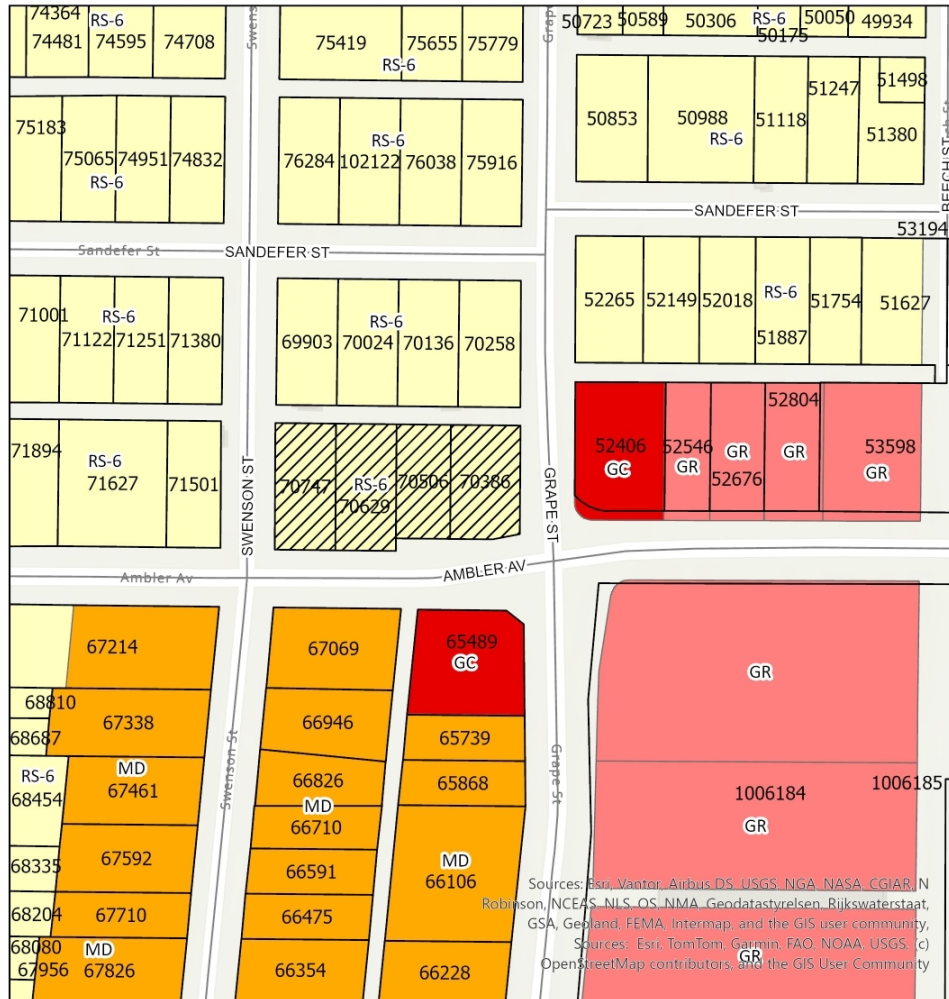


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Sources: Esri, Mapbox, Airbus DS, USGS, NOAA, NASA, CGIAR, N
Johnson, NCHRS, NCHRS, NMA, Geodatastyrelsen, Rijkswaterstaat,
GSA, Geoland, FEMA, Intermap, and the GIS user community.
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c)
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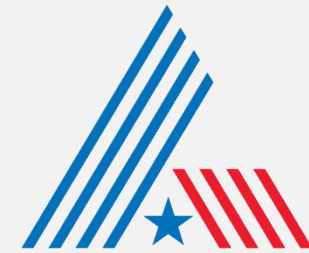


ZONING MAP



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

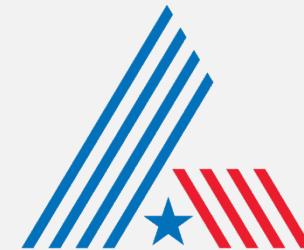
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



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PROPERTY VIEWS



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SURROUNDING PROPERTY VIEWS





USES IN RESIDENTIAL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden



LEGEND

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



USES IN 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:

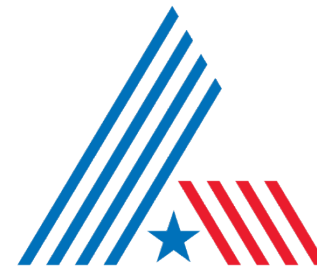
- C Wholesaling and Storage (indoor)

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



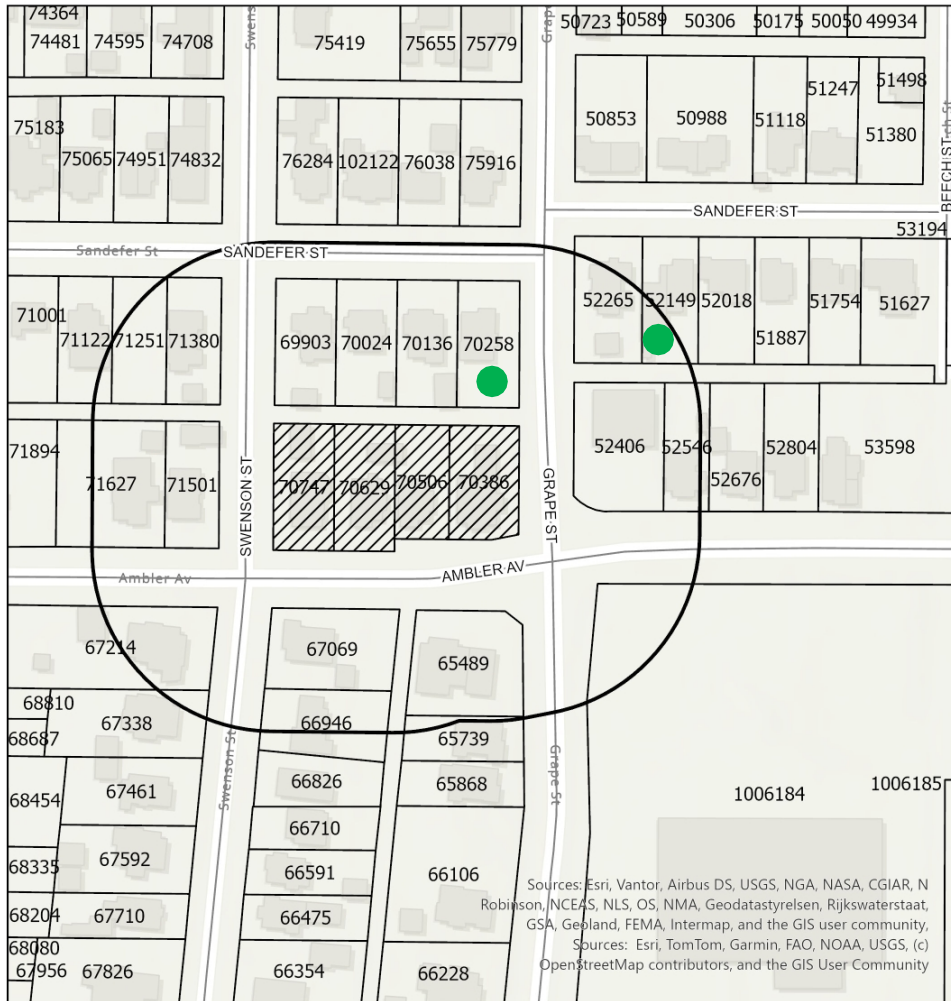
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LEGEND

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



NOTIFICATION AREA MAP



0.04

Miles

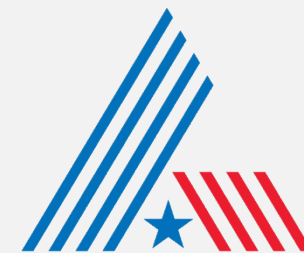
Z-2026-27

Notification Area

2 - in Favor -



0 - in Opposition -



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TEXAS

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



FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

P&Z Recommendation: **Approval**





Questions?





**CITY COUNCIL
MEMORANDUM
5/28/2026**

TO: Emily Crawford, City Manager
FROM: Matthew Dane, Director of Water Utilities
ITEM: **15. Ordinance (Final Reading): Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Amending Chapter 32, "Utilities," Article II, "Rates and Charges," Section 32-35, "Metering of Water Used for Sewer Rates", Abilene Code of Ordinances (Matthew Dane)**

GENERAL INFORMATION

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

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

ATTACHMENTS:

1. ORDINANCE-Chapter 32 Utilities-Article II Rates & Charges Sec 32-35 Metering
2. Exhibit A Section_32-35_Clean
3. Exhibit A Section_32-35_REDLINE
4. 29-202
5. 3_-_Presentation_-_Chapter_32_Ordinance_Amendment (2)

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

ORDINANCE NO. _____

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

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

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

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

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

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

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

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

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

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

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

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

ATTEST:

City Secretary

Mayor

APPROVED:

City Attorney

EXHIBIT A

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

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

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

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

(c) Notwithstanding subsections (a) and (b), for persons receiving sewer service pursuant to a written agreement for service outside the City limits approved by the City Council under Sec. 32-5, the volume of wastewater discharged into the City's sanitary sewer system shall be measured or determined by one (1) of the following methodologies, as specified in the agreement:

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

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

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

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

EXHIBIT A

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

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

ORDINANCE NO. 29-2026

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

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

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

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

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

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

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

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

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

"In order to protect the utility service supply, the City will not make any water or sewer taps or supply or furnish water or sewer service outside the City limits until the premises involved have been inspected and approved by the Plumbing Inspector. Nothing contained in this chapter or any other ordinance of the City shall be construed to compel the City to furnish water or sewer service to consumers outside the City or to continue such supply once begun.

Sewer service outside the City limits may be provided pursuant to a written agreement approved by the City Council, establishing the terms and conditions of such service including applicable rates, fees, connection requirements, and duration. Such agreements shall be consistent with the rules and regulations established by the City Council under Sec. 32-4 and the rate schedules maintained under Sec. 32-37 and Sec. 32-39. Rates for sewer service provided outside the City limits shall be set by the City Council and may differ from in-City rates as deemed appropriate by the Council."

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

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

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

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

(c) Notwithstanding subsections (a) and (b), for persons receiving sewer service pursuant to an agreement for service outside the City limits approved by the City Council under Sec. 32-5, the volume of wastewater may be determined by an alternative methodology established in such agreement, including but not limited to TCEQ flow methodology or other engineering-based estimates, as approved by the Director of Water Utilities and the City Council.”

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

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

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

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

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

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

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

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

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

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

ATTEST:


Shawna Atkinson, City Secretary


Weldon Hurt, Mayor

APPROVED:

Stanley E. Smith, City Attorney

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





Chapter 32 Ordinance Amendment - Background

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





What's Changing

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





Chapter 32 Ordinance Amendment

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



**Approve the Final Reading of an Ordinance
Amending Section 32-35, "Metering of Water
Used for Sewer Rates"**





**CITY COUNCIL
MEMORANDUM
5/28/2026**

TO: Emily Crawford, City Manager
FROM: Max Johnson, Director of Public Works
ITEM: **16. Ordinance (Final Reading): Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Amending Chapter 18, "Motor Vehicles and Traffic," Article XIII, "Schedules," Section 18-286, "Decreased Speed Limits-School Zones," of the Abilene Municipal Code (Max Johnson)**

GENERAL INFORMATION

The Ordinance amendment creates a new school zone next to Crockett Head Start School. The new school zone is on S. 13th St. between Sunset Dr. and S. Willis St. The school zone will reduce speed for hours designated on school days, where school signs are posted.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

ATTACHMENTS:

1. Crockett Head Start School Zone Ordinance
2. PROJECT LOCATION MAP
3. Crockett Head Start School Zone Slideshow -- 5-18-2026

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

ORDINANCE NO. _____

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

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

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

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

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

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

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

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

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

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

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

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

Exhibit A

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

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

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

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

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

School	Street	Extent
--------	--------	--------

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

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

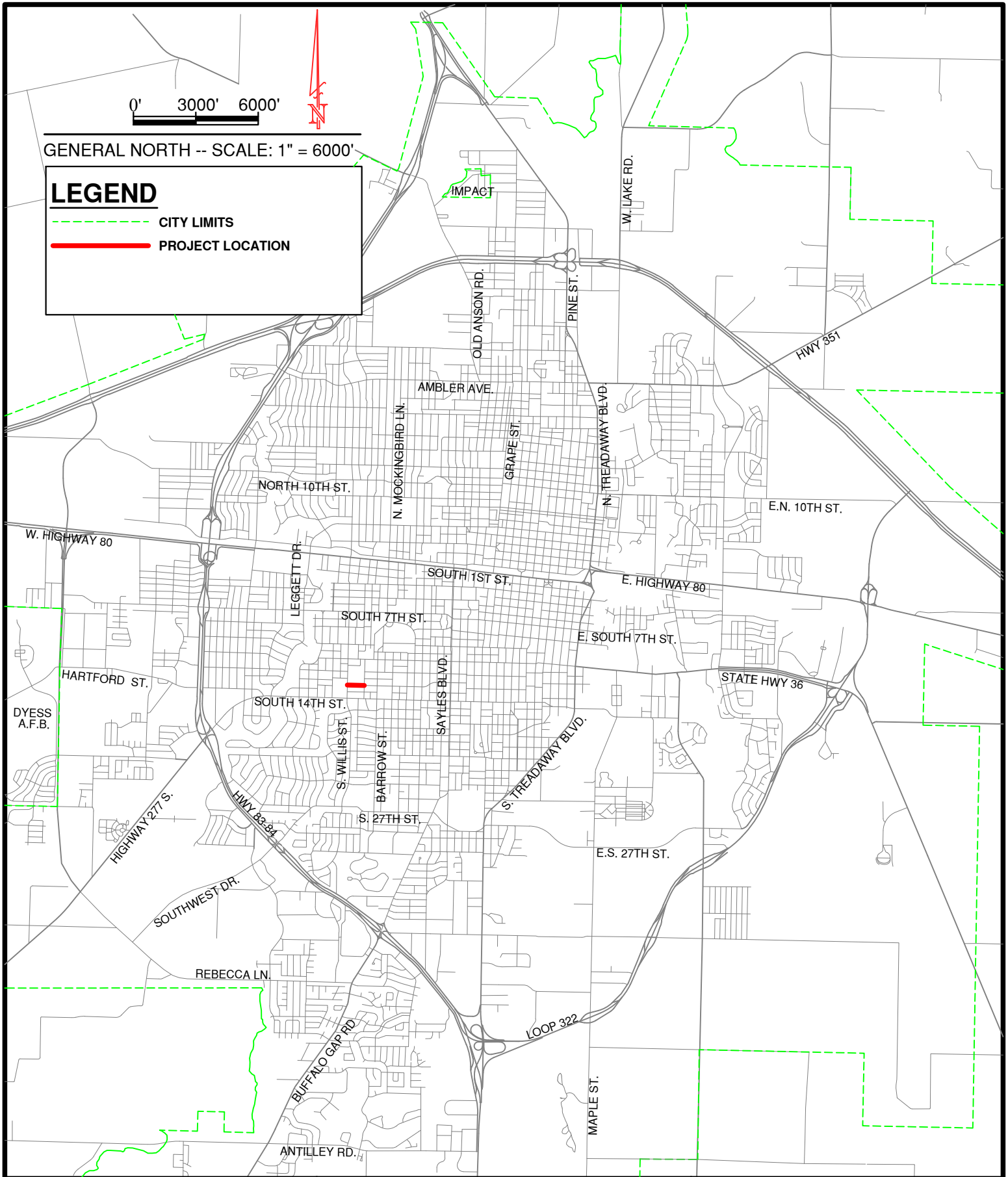
School	Street	Extent
Abilene Christian School	Judge Ely Blvd.	From 680 feet south of E. Stamford St. to 1,500 feet south of E. Stamford St.
Craig Middle School	Judge Ely Blvd.	100 feet north of Luzon St. to 250 feet north of Clarks Dr.
Taylor Elementary	EN 10th St.	675 feet east of Griffith Rd. to 1655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

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

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

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

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



GENERAL NORTH -- SCALE: 1" = 6000'

LEGEND

CITY LIMITS

PROJECT LOCATION

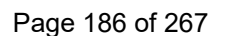
Sheet 1 of 1	CITY OF ABILENE, TEXAS PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION		PROPOSED CROCKETT HEAD START SCHOOL ZONE		Designed By: M. MILLER	Horizontal Scale: 1"=6000'	Computer File Name: Project Location Map
					Drawn By: M. MILLER	Vertical Scale: N.T.S.	
					Checked By: M. JOHNSON	Date: APRIL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

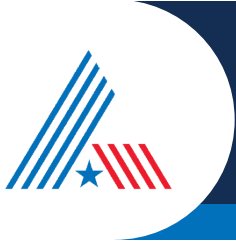
Page 184 of 267

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

(Max Johnson)







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

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





Questions?





**CITY COUNCIL
MEMORANDUM
5/28/2026**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: **17. Ordinance (Final Reading) 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. (Tim Littlejohn)**

GENERAL INFORMATION

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

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

Building setback requirements:

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

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

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

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

ATTACHMENTS:

1. ordinance
2. Staff Report
3. Concept Plan
4. 225 Alex Way
5. 217 Periwinkle Tr
6. Presentation

BACKUP DOCUMENTATION UPDATED? Yes

UPDATED ON: 05/26/2026

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

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

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

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

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

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

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

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

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

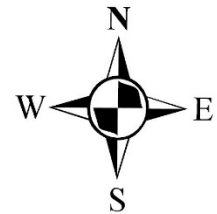
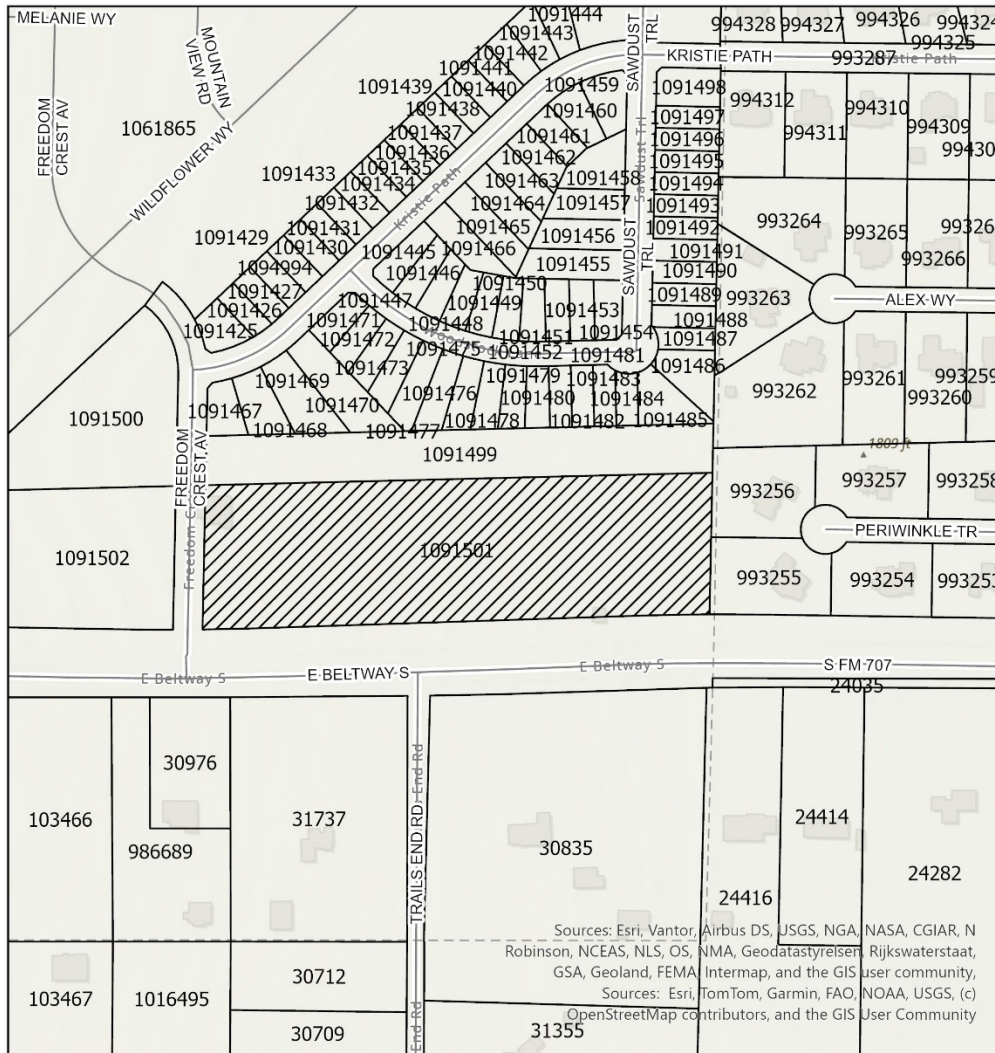
CITY ATTORNEY

EXHIBIT A

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

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

Located at 256 East Beltway South.



0.07

Miles

Z-2026-24

EXHIBIT B

(Base Zoning Districts/Land Uses/Development Standards)

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

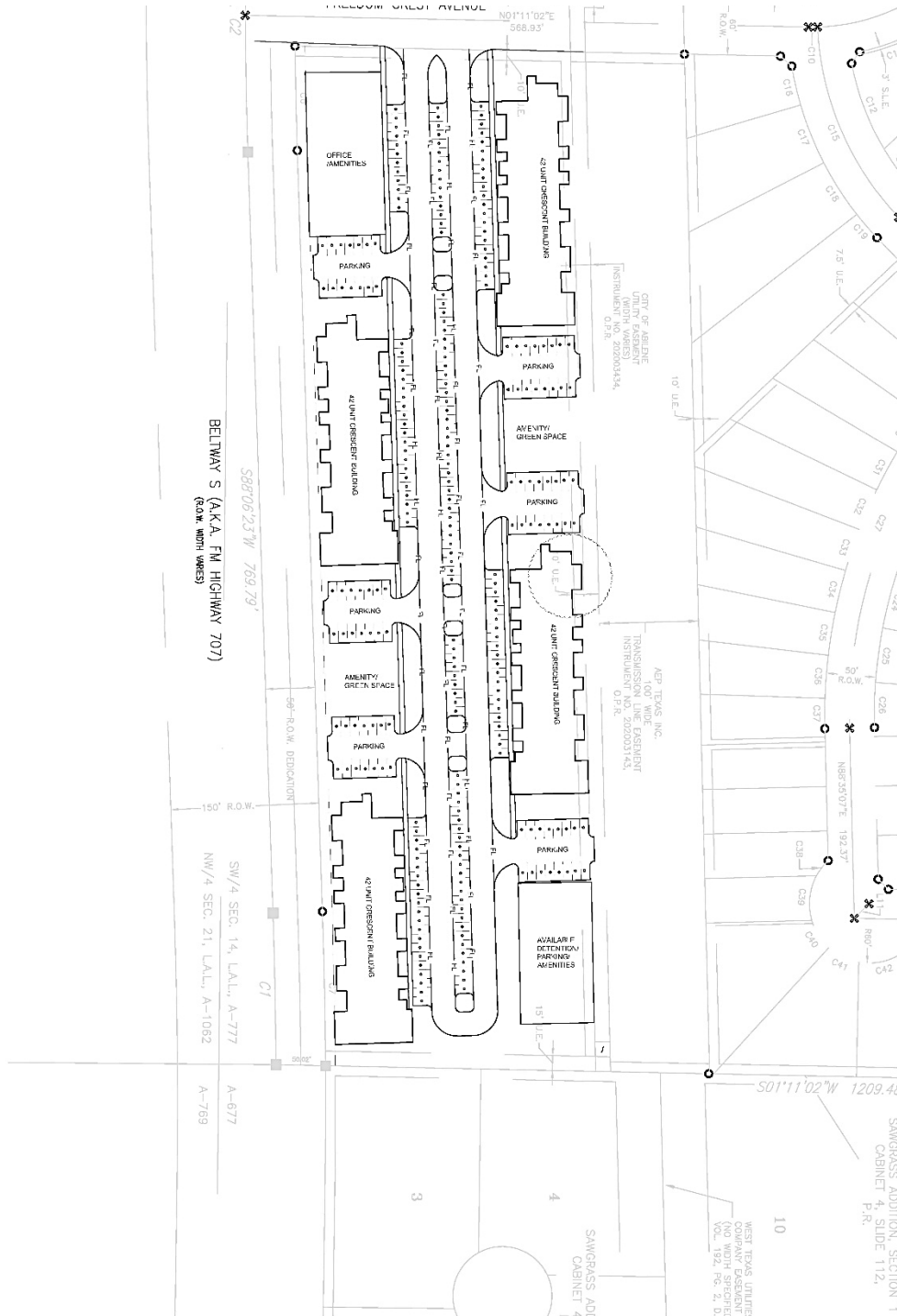
Specific Modifications: This Planned Development District shall be subject to the requirements of the Multi Family (MF) zoning district, except as modified below:

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

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

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

EXHIBIT C



72 -	1 BD
72 -	2 BD UN
24 -	3 BD
168	UNITS TO
268	PARKING

		NAME JESSICA INGLE	
DATE OF BIRTH 03/21/1988		DATE OF ARREST 03/21/2016	
DOB 3/21/2016		ARRESTING AGENCY WES RICHSPIC	
STATE AS NOKED		CHARGE TRESPASSING HOMES STEPHENVILLE, TX	

END

ZONING CASE

Z-2026-24

STAFF REPORT



Scheduled Hearings

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

Applicant

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

Case Manager

Kera Valois – Planner

Request

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

Location

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

Background

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

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

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

Zoning, Existing and Proposed Land Use

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

Criteria Assessment

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

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

The proposed use is consistent with the Comprehensive Plan.

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

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

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

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

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

None known.

Planning & Zoning Recommendation

P&Z recommends **approval** with the following conditions:

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

Attachments

- PowerPoint Presentation
- Concept Plan
- PD Specifications

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on April 17, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER			Legend: O - Opposed, F - In Favor
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
BELTWAY FARMS, LLC-SERIES 1	30835	7 TRAILS END RD	
CRUZ NOEL PEREZ & LUCIA	24416	8217 S FM 707	
GARTNER GAVIN	1091469	401 KRISTIE PATH	
GARTNER GAVIN	1091470	397 KRISTIE PATH	
GIESECKE LEON & JANET	993262	225 ALEX WY	O
HOMEOWNERS ASSOCIATION AT CARRIAGE HILLS	1091499	8229 FREEDOM CREST AV	
HOMEOWNERS ASSOCIATION AT CARRIAGE HILLS	1091500	8222 FREEDOM CREST AV	
JOY JIMMIE D & S KAYE	993255	217 PERIWINKLE TR	O
KALA DR LLC	1091483	349 WOODSTOCK LANE	
KALA DR LLC	1091484	353 WOODSTOCK LANE	
KALA DR LLC	1091485	357 WOODSTOCK LANE	
KALA DR LLC	1091486	8195 SAWDUST TRL	

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

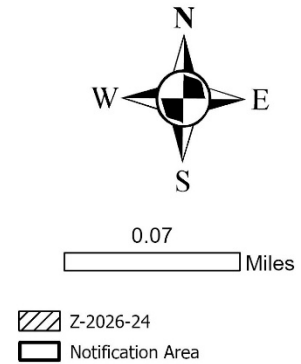
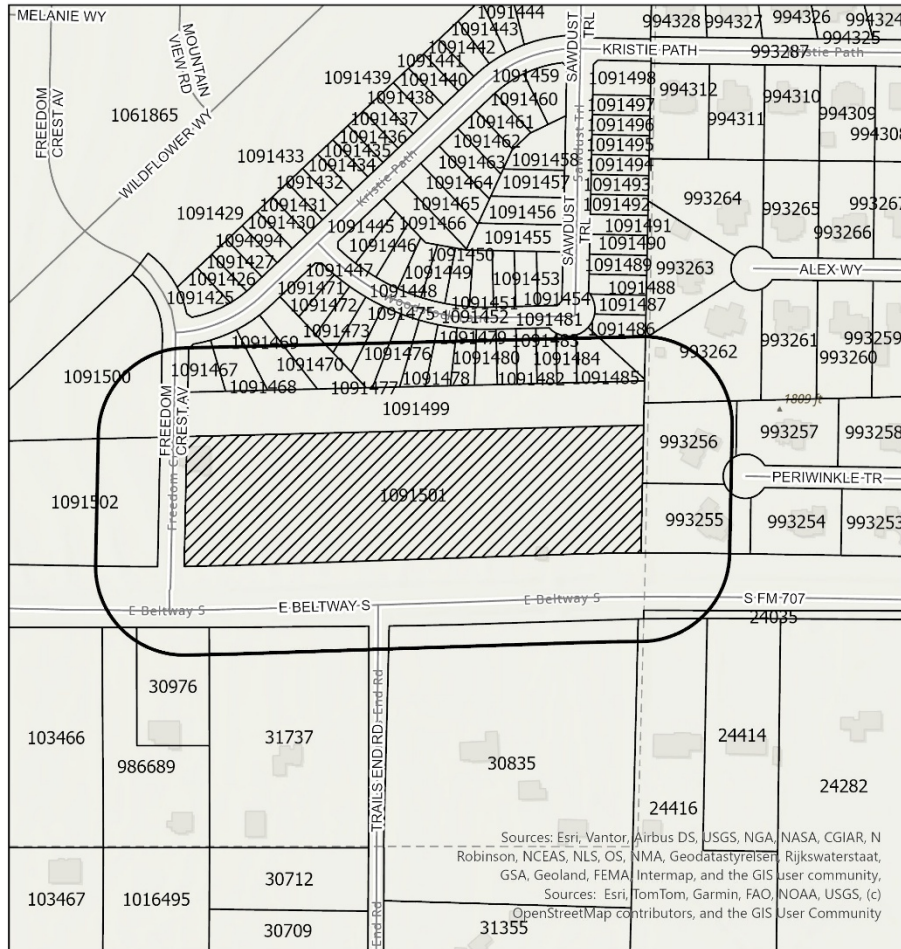
PROPERTY ID

Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
CRUZ NOEL PEREZ & LUCIA	24416	8217 S FM 707	
BELTWAY FARMS, LLC-SERIES 1	30835	7 TRAILS END RD	
SMITH JOYCE F LF EST	30976	249 BELTWAY S	
MOORE JAMES B &	31737	1 TRAILS END RD	
SMITH JOYCE F LF EST	986689	249 E BELTWAY S	
JOY JIMMIE D & S KAYE	993255	217 PERIWINKLE TR	O
NEESE JOHN MELVIN &	993256	218 PERIWINKLE TR	
GIESECKE LEON & JANET	993262	225 ALEX WY	O
TOVAR ROGELIO & MARTHA	993263	234 ALEX WY	
STOKES RICHARD	1091467	409 KRISTIE PATH	
GARTNER GAVIN	1091469	401 KRISTIE PATH	
GARTNER GAVIN	1091470	397 KRISTIE PATH	
PENA ELIEL ROSABAL &	1091473	309 WOODSTOCK LANE	
PENA ELIEL ROSABAL &	1091474	313 WOODSTOCK LANE	
PALMETTO BLUFF INVESTMENTS LLC	1091475	317 WOODSTOCK LANE	
PALMETTO BLUFF INVESTMENTS LLC	1091476	321 WOODSTOCK LANE	
LANKFORD MICHAEL & BRANDY	1091477	325 WOODSTOCK LANE	
LANKFORD MICHAEL & BRANDY	1091478	329 WOODSTOCK LANE	
PALMETTO BLUFF INVESTMENTS LLC	1091479	333 WOODSTOCK LANE	
PALMETTO BLUFF INVESTMENTS LLC	1091480	337 WOODSTOCK LANE	
PALMETTO BLUFF INVESTMENTS LLC	1091481	341 WOODSTOCK LANE	
PALMETTO BLUFF INVESTMENTS LLC	1091482	345 WOODSTOCK LANE	
KALA DR LLC	1091483	349 WOODSTOCK LANE	
KALA DR LLC	1091484	353 WOODSTOCK LANE	
KALA DR LLC	1091485	357 WOODSTOCK LANE	
KALA DR LLC	1091486	8195 SAWDUST TRL	
HOMEOWNERS ASSOCIATION AT CARRIAGE HILLS	1091499	8229 FREEDOM CREST AV	

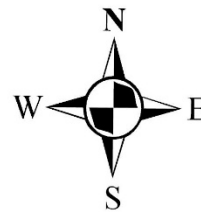
HOMEOWNERS ASSOCIATION AT CARRIAGE HILLS	1091500	8222 FREEDOM CREST AV	
SHOPS AT CARRIAGE HILLS LLC	1091501	256 E BELTWAY S	OWNER
SHOPS AT CARRIAGE HILLS LLC	1091502	172 E BELTWAY S	F

NOTIFICATION MAP



- Z-2026-24
- Notification Area

LOCATION MAP

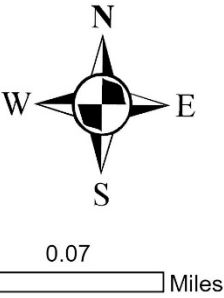
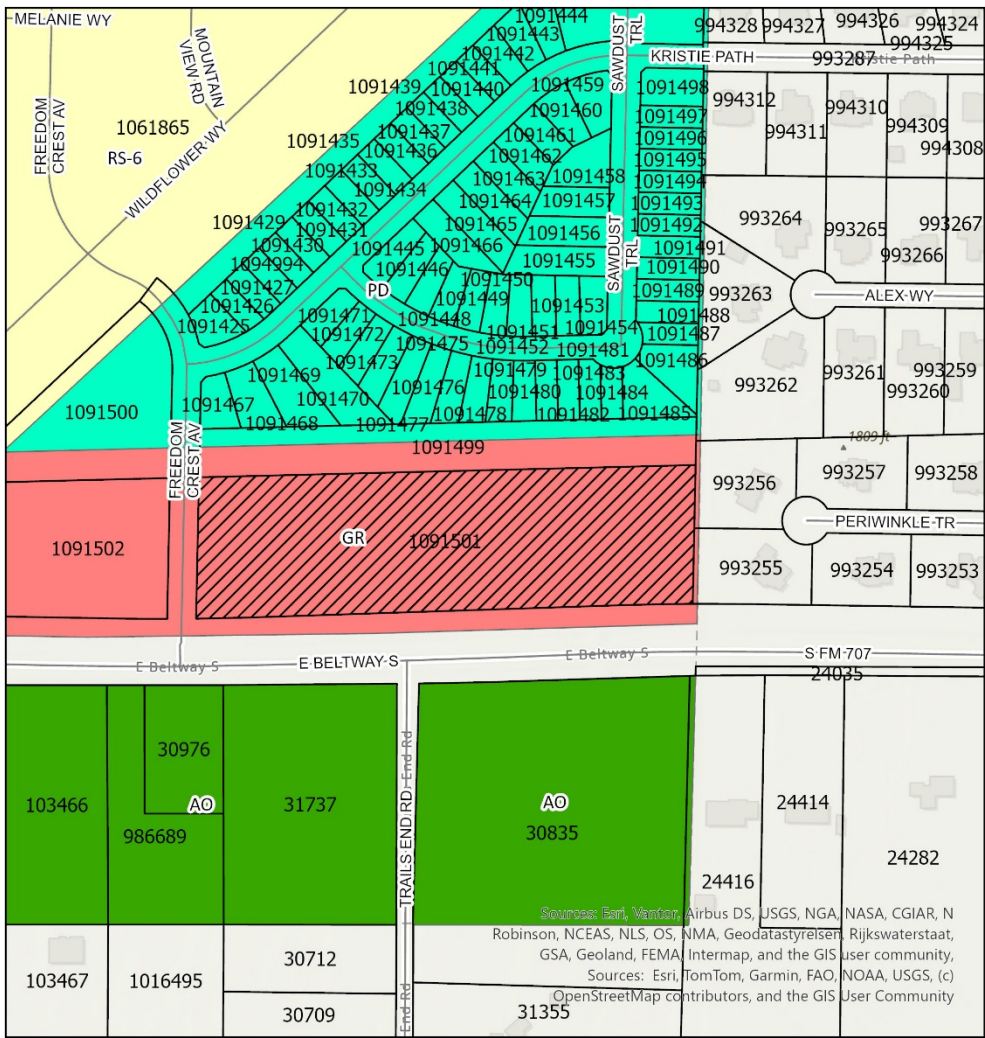


0.07

☐ Miles

 Z-2026-24

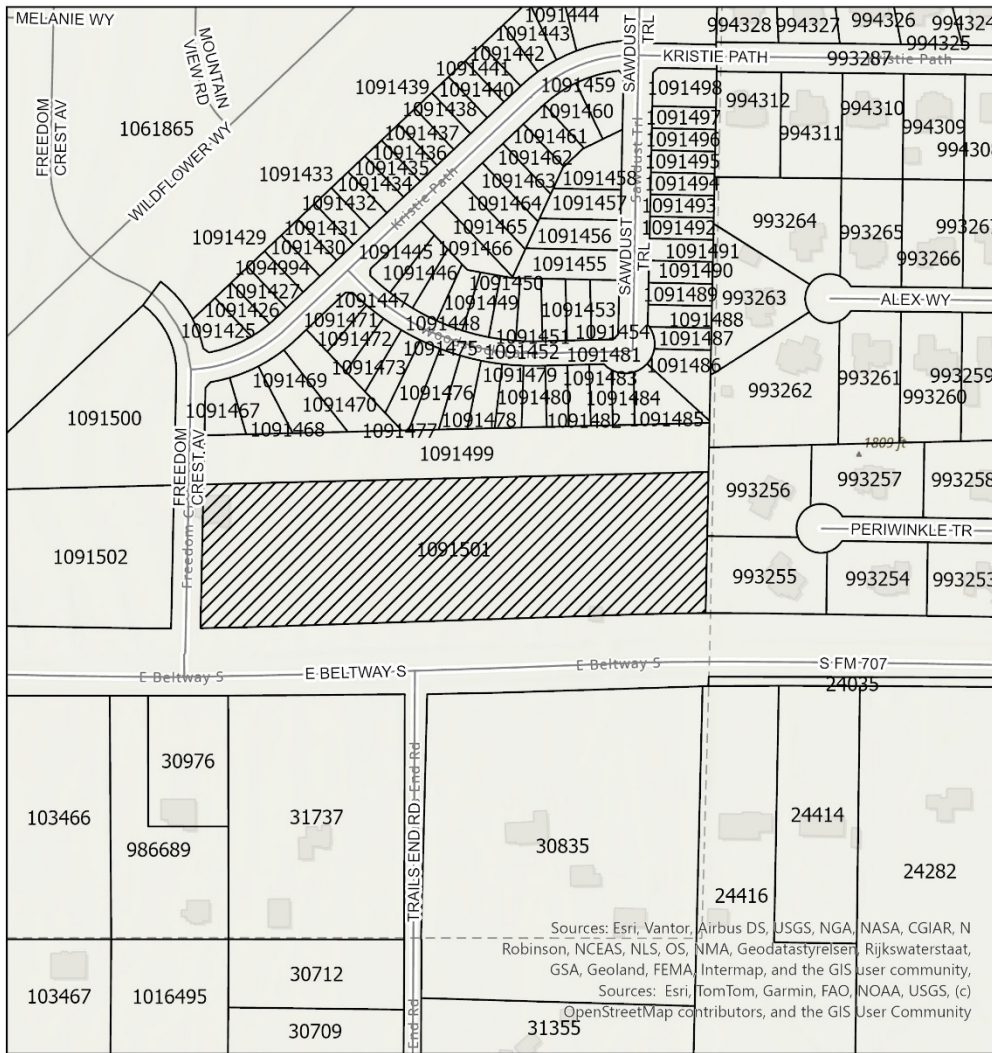
ZONING MAP



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

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

FLOOD MAP

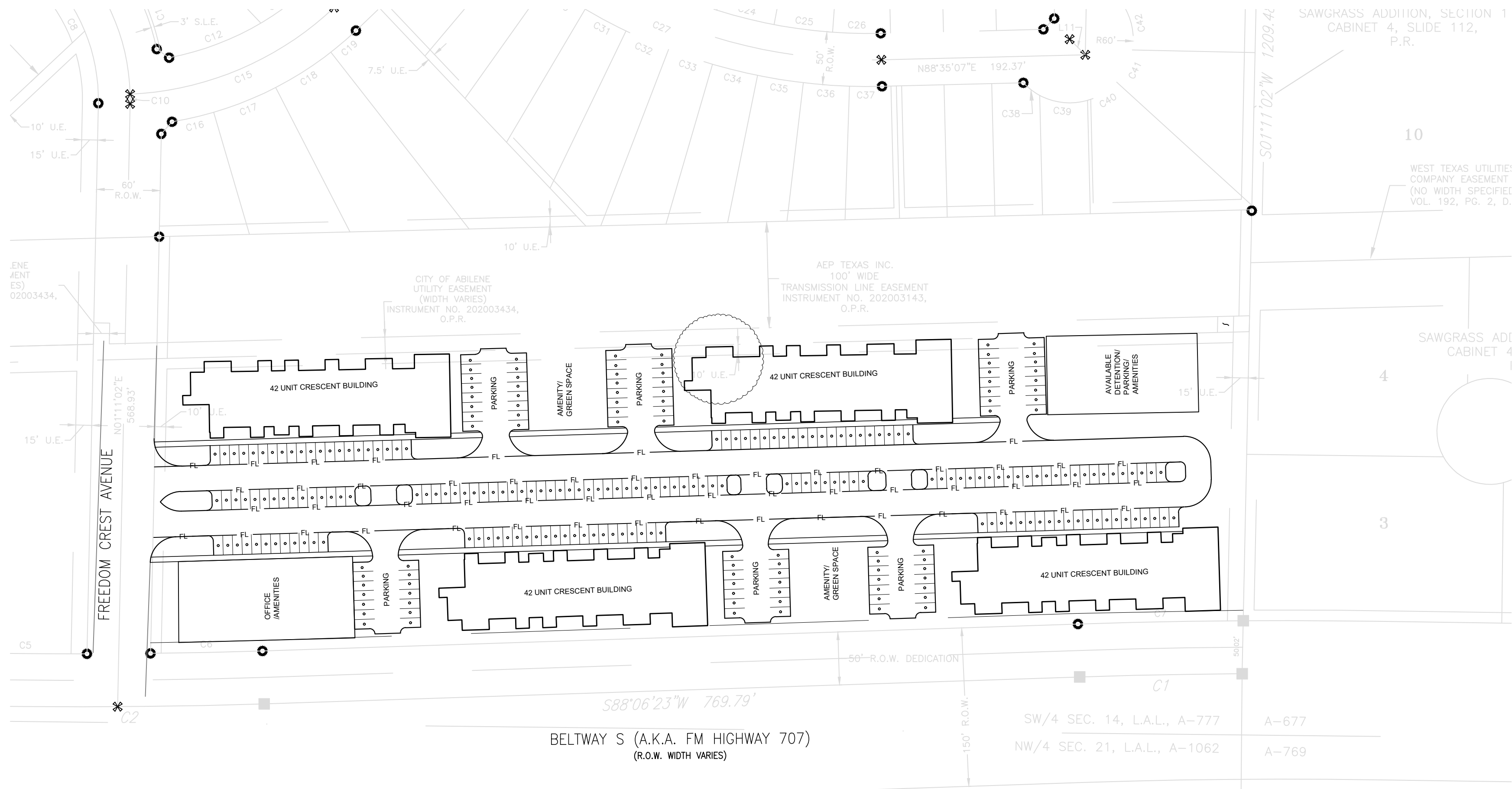


0.07

☐ Miles Z-2026-24

FEMA Flood Zones

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



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



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

Company Name and Address
 TRAFALGAR HOMES OF TEXAS
 STEPHENVILLE, TX

Project Name and Address
 ABILENE 6.86 ACRE TRACT
 ABILENE TEXAS

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

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-24

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

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

APR 24 AM 10:29

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

Requestor's Property Zoning: GR Your Name: GIESECKE LEON & JANET I am in favor ☐

Requestor's Proposed Zoning: PDD Your Address: 225 ALEX WY

Requestor's Parcel ID: 1091501 Your Parcel ID: 993262 I am opposed ☒

Signature:  _____

If opposed, please provide comments:

Traffic continues to be a more congested for A Z lane road. The city has already changed the single family to duplexes and no real improvement in infrastructure. The city ^{council} also over rode the opinion of the PZ to require buffer zone between duplexes & houses, now apartment planned. Another win for council & loss for lowstan residents.

Red



JOY JIMMIE D & S KAYE
217 PERIWINKLE TRAIL
ABILENE, TX 79602-1268

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number Z-2026-24

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 6.86 acres from General Retail (GR) to a Planned Development District (PDD-200). Located at 256 East Beltway South. Legal Description being Lot 34, Block AK, OT Abilene, Taylor County, Texas.

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

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

If approved by the Planning and Zoning Commission, or if denied and promptly appealed to Abilene's City Council, this case will be heard by City Council for a final reading with a public hearing on **May 28, 2026, at 8:30 AM** in the Council Chambers.

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

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-24

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

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

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

Requestor's Property Zoning:	GR	Your Name:	JOY JIMMIE D & S KAYE	I am in favor ☐
Requestor's Proposed Zoning:	PDD	Your Address:	217 PERIWINKLE TR	
Requestor's Parcel ID:	1091501	Your Parcel ID:	993255	I am opposed ☒

Signature:

Jimmie D. Joy, Deceased S. Kaye Joy
Sharon Kaye Joy, Executive

Planning and Zoning Commission
City of Abilene
P. O. Box 60
Abilene, TX 79604-0060
planning@abilenetx.gov

RE: FORMAL OPPOSITION to Case Z-2026-24
256 East Beltway South
Lot 34, Block AK, OT Abilene, Taylor County Texas

To the Members of the Commission:

My name is Kaye Joy and I reside at 217 Periwinkle Trl, Abilene, TX. My property directly borders the site currently under consideration for rezoning. I am writing to formally record my opposition to the request to transition this parcel from General Retail to a Planned Development District.

As a primary stakeholder in this decision, I am concerned that the proposed change prioritizes high-density development at the expense of the existing and established neighborhoods.

Our local roads are already strained by congestion and consistent speeding issues. Transitioning from General Retail to high-density condos/apartments will introduce an influx of peak-hour commuters into an already struggling system.

The proposed multi-story design creates a direct sightline into my private backyard and home. Are there any mitigation measures that are planned for this development that will preserve reasonable privacy? The proposed density and height of this Planned Development District far exceeds the impact of the current General Retail designation.

The loss of privacy and increased localized traffic represent a significant threat to the market value of my home. Residential property values in this area are tied to the quiet enjoyment and aesthetic appeal of the neighborhood. Introducing a multi-story structure immediately adjacent to single-family homes will negatively impact my long-term investment.

The current proposal offers no benefit to existing homeowners while placing the burden of traffic, loss of privacy, and diminished property values on my neighbors and myself. I respectfully ask that you recommend DENIAL of this application.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Kaye Joy". The signature is fluid and cursive, with the first name "S." and last name "Joy" being the most prominent parts.

S. Kaye Joy
217 Periwinkle Trl
Abilene, TX 79602-1268
325-669-6580
skjoy6580@gmail.com



REZONE REQUEST

Case: Z-2026-24

Agent: Jacob & Martin

Owner: The Shops at Carriage Hills, LLC

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

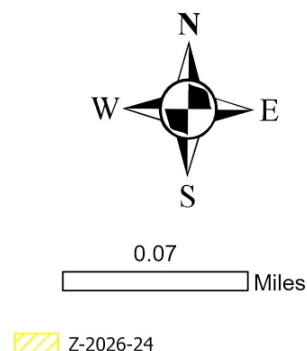
Location: Located 256 E Beltway S

Notification: 1 in Favor, 2 in Opposition

Planning & Zoning: May 5, 2026

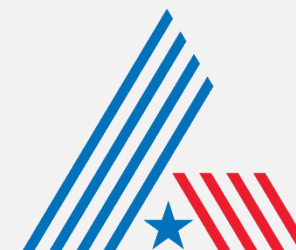
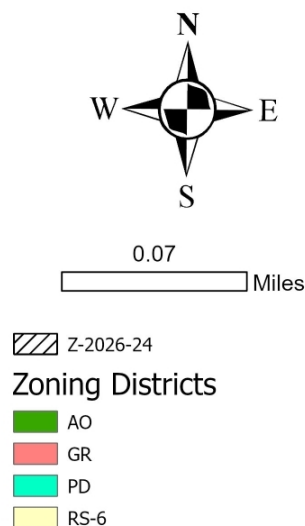
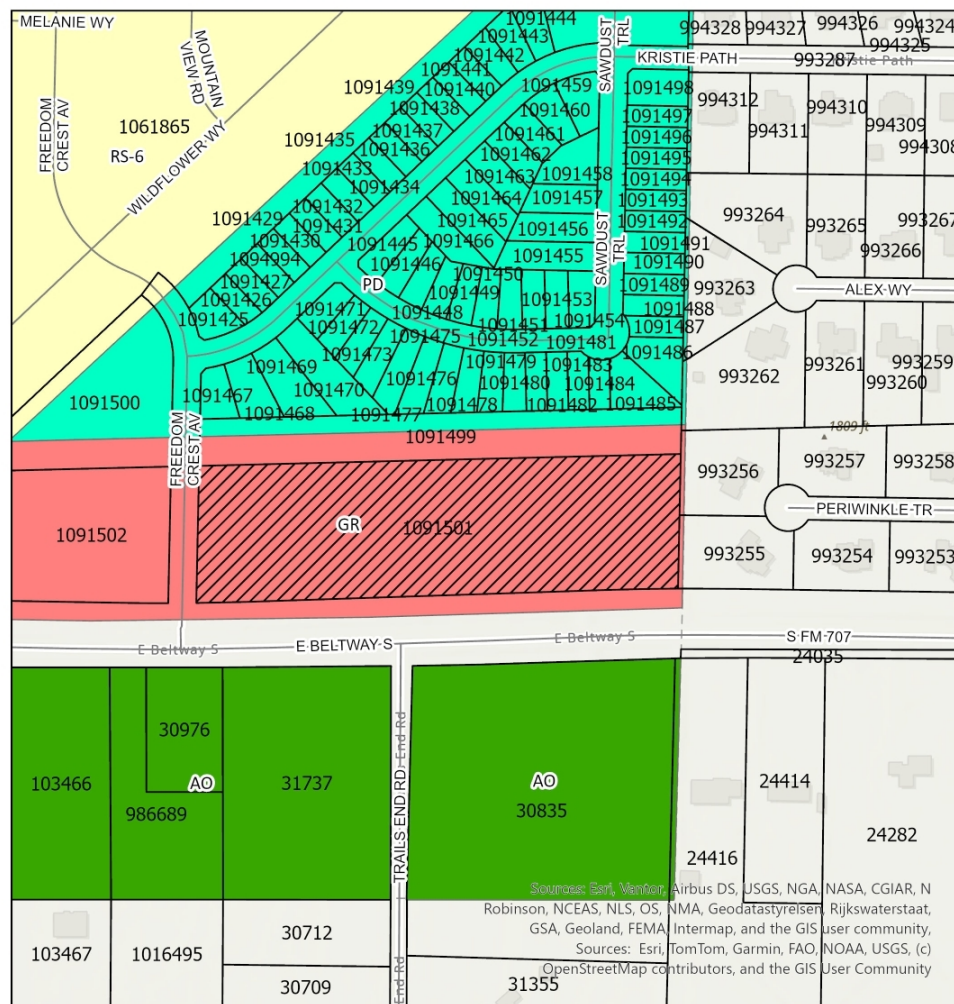
Council Hearing: May 14, 2026
May 28, 2026







ZONING MAP

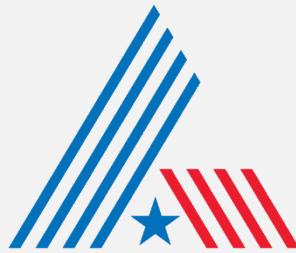
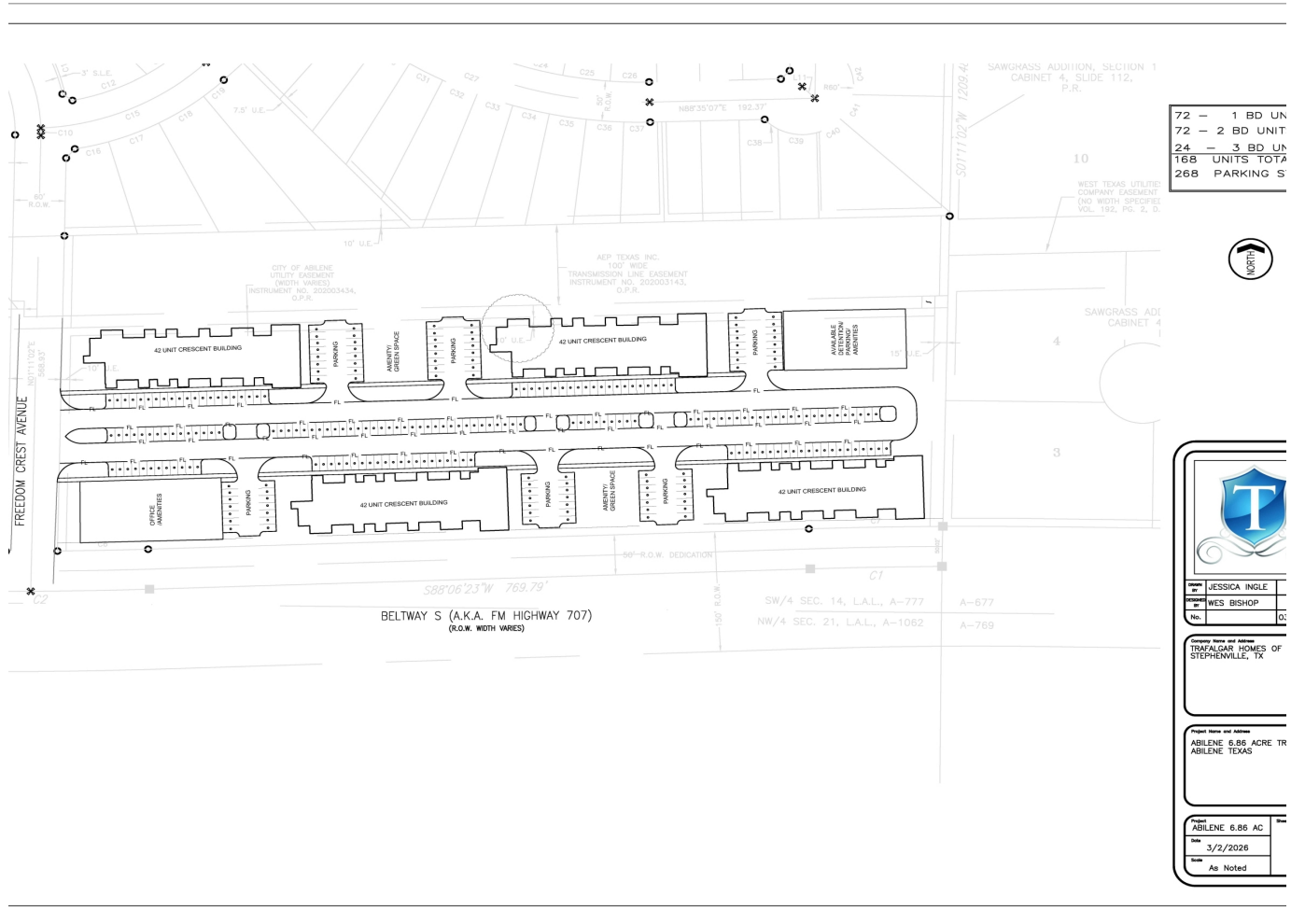


CITY OF
ABILENE
TEXAS

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



CONCEPT PLAN



CITY OF
ABILENE
TEXAS



SPECIFIC MODIFICATIONS

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

Building setback requirements:

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





PROPERTY VIEWS





SURROUNDING PROPERTY VIEWS





USES IN MULTI-FAMILY ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

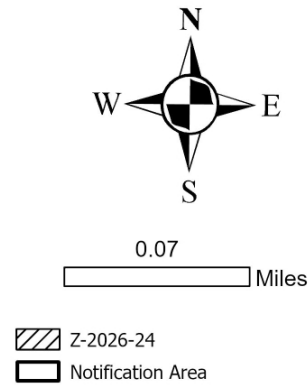
RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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





7.9% in Opposition





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

P&Z Recommendation: **Approval 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.





Questions?





**CITY COUNCIL
MEMORANDUM
5/28/2026**

TO: Emily Crawford, City Manager
FROM: Tim Littlejohn, Director of Planning & Development Services
ITEM: **18. (Remove from Table) Ordinance (Final Reading) Z-2026-21: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 0.50 Acres from Residential Single Family (RS-8) to Town Home (TH). Located at 3035 Buffalo Gap Road. (Tim Littlejohn)**

GENERAL INFORMATION

Change the zoning of approximately 0.5 acres from Residential Single Family (RS-8) to Town Home (TH). The subject property was annexed into the City limits in 1951 and has remained residentially zoned since.

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

The Planning and Zoning Commission recommends denial by a vote of 5-2.

ATTACHMENTS:

1. ordinance -PDD-202
2. Zoning Exhibit
3. CONCEPT PLAN (2)
4. Appeal Email
5. Metes & Bounds
6. 2381 S 32nd St (1)
7. 2364 S 32nd St
8. 2359 S 32nd St
9. 3102 Monterrey Cr
10. 3101 Monterrey Cr
11. 3051 Monterrey Letter
12. 3051 Monterrey Circle
13. 3043 Monterrey Cr
14. 3035 Monterrey
15. Staff Report (8)
16. Presentation

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING A CERTAIN PROPERTY; CREATING A PLANNED DEVELOPMENT DISTRICT (PDD-202); CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

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

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

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

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

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 20th day of March, 2026, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 28th day of May, 2026, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

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

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

EXHIBIT A

Change the zoning classification of the following described land from Residential Single Family (RS-8) to a Planned Development District (PDD-202) subject to the requirements set out in Exhibit B and the Concept Plan shown in Exhibit C.

Legal description as follows:

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

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

BEGINNING at a found 1/2 inch iron rod at the northwest corner of this tract and said Lot 101, same being at the intersection of the east right of way of Buffalo Gap Road and the south right of way of Monterrey Circle;

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

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

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

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

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

Located at 3035 Buffalo Gap Road

EXHIBIT B

(Base Zoning Districts/Land Uses/Development Standards)

Purpose: The purpose of this Planned Development District (PDD-202) is to allow for the development of Town Homes (TH).

Specific Modifications: This Planned Development District shall be subject to the requirements of the Town Home (TH) zoning district, except as modified below:

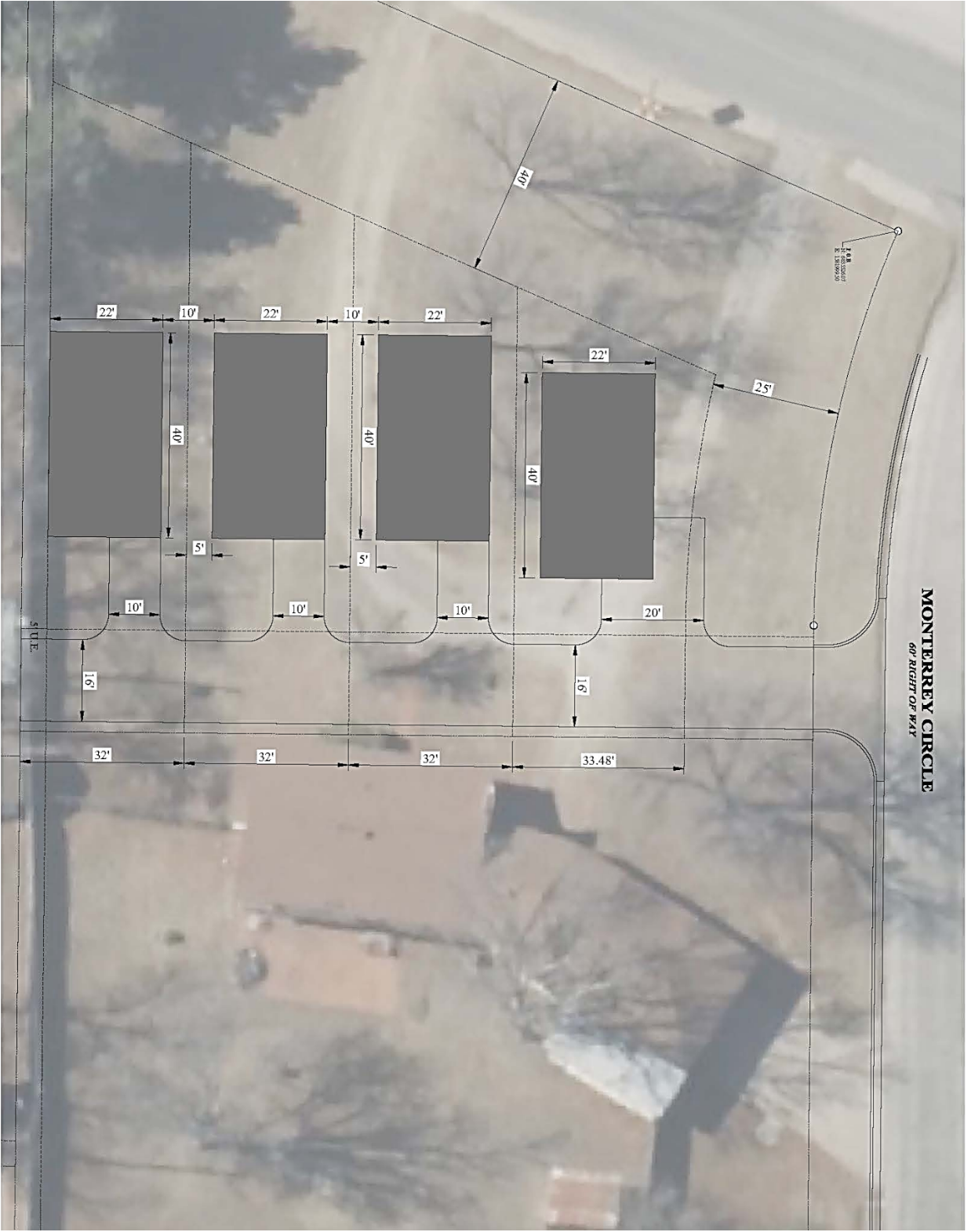
- Maximum of four (4) dwellings

Design Modifications: This Planned Development District shall be subject to all development regulations of the Town Home (TH) district, with the following additions:

- Privacy fence located along the east as a buffer between the existing residence and the proposed units.

EXHIBIT C

TOWN HOME CONCEPT PLAN
MONTERREY PLACE
ARILENE, TAYLOR COUNTY, TEXAS

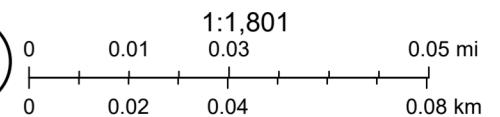


END

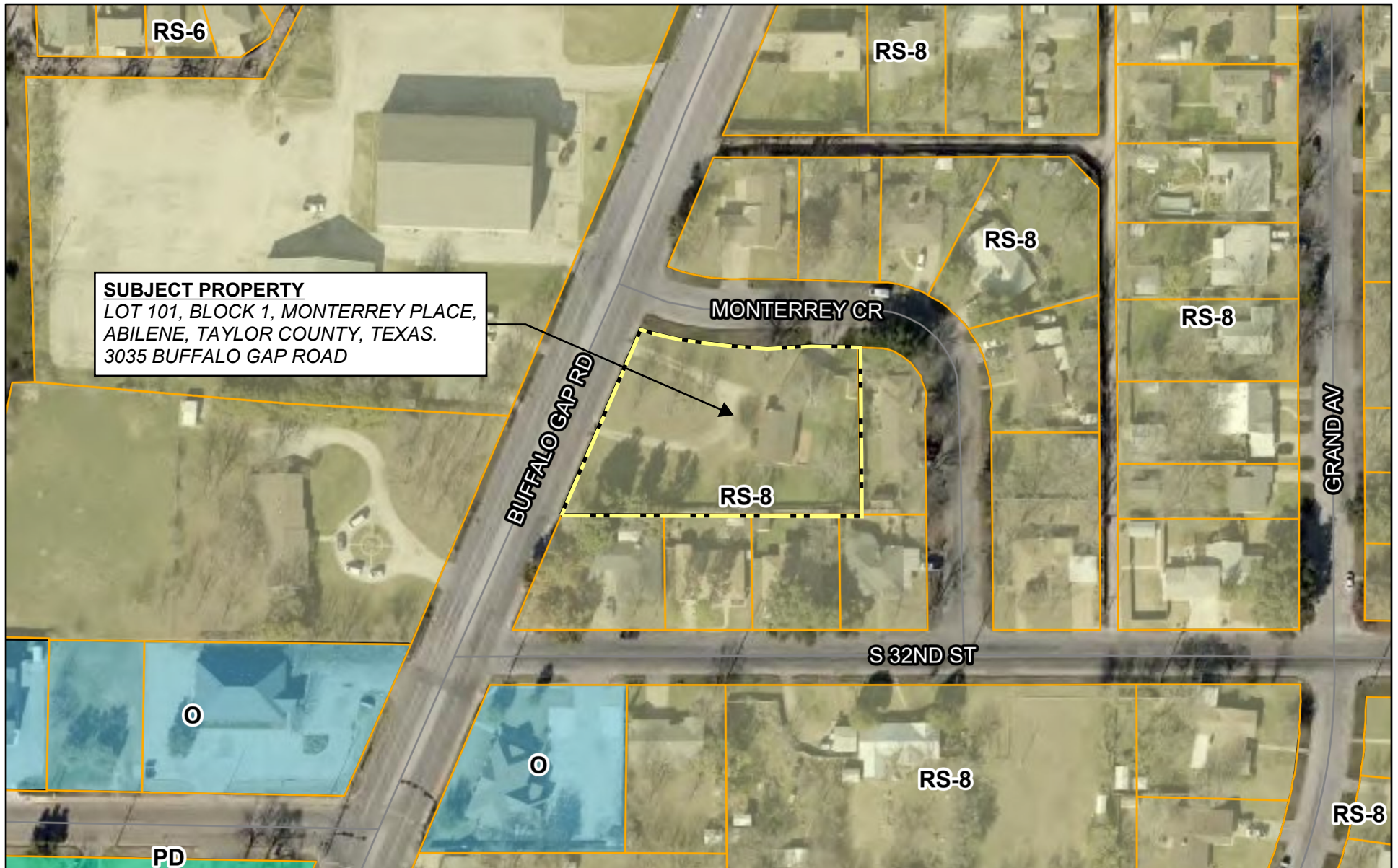
An aerial photograph overlaid with a map showing property boundaries and zoning information. The map features several residential lots outlined in yellow. Two specific lots are highlighted in orange and labeled as "SUBJECT PROPERTY". One callout box points to a lot at the intersection of Buffalo Gap Rd and Monterrey Cr, stating it is Lot 101, Block 1, Monterey Place, Abilene, Taylor County, Texas, located at 3035 Buffalo Gap Road. Another callout box points to a larger lot south of the first one, indicating it is 0.5037 acres to be zoned Medium Density Residential (MD). A third callout box points to a lot east of the second one, stating it is 0.3563 acres to remain RS-8. Various other zoning labels are visible: RS-6 in the top left, RS-8 in multiple locations throughout the map, and PD in the bottom left corner near some blue-shaded areas. Street names shown include Buffalo Gap Rd, Monterrey Cr, S 32nd St, and Grand Av.

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

Vantor

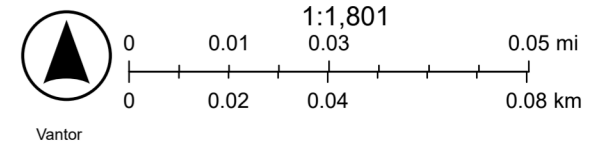


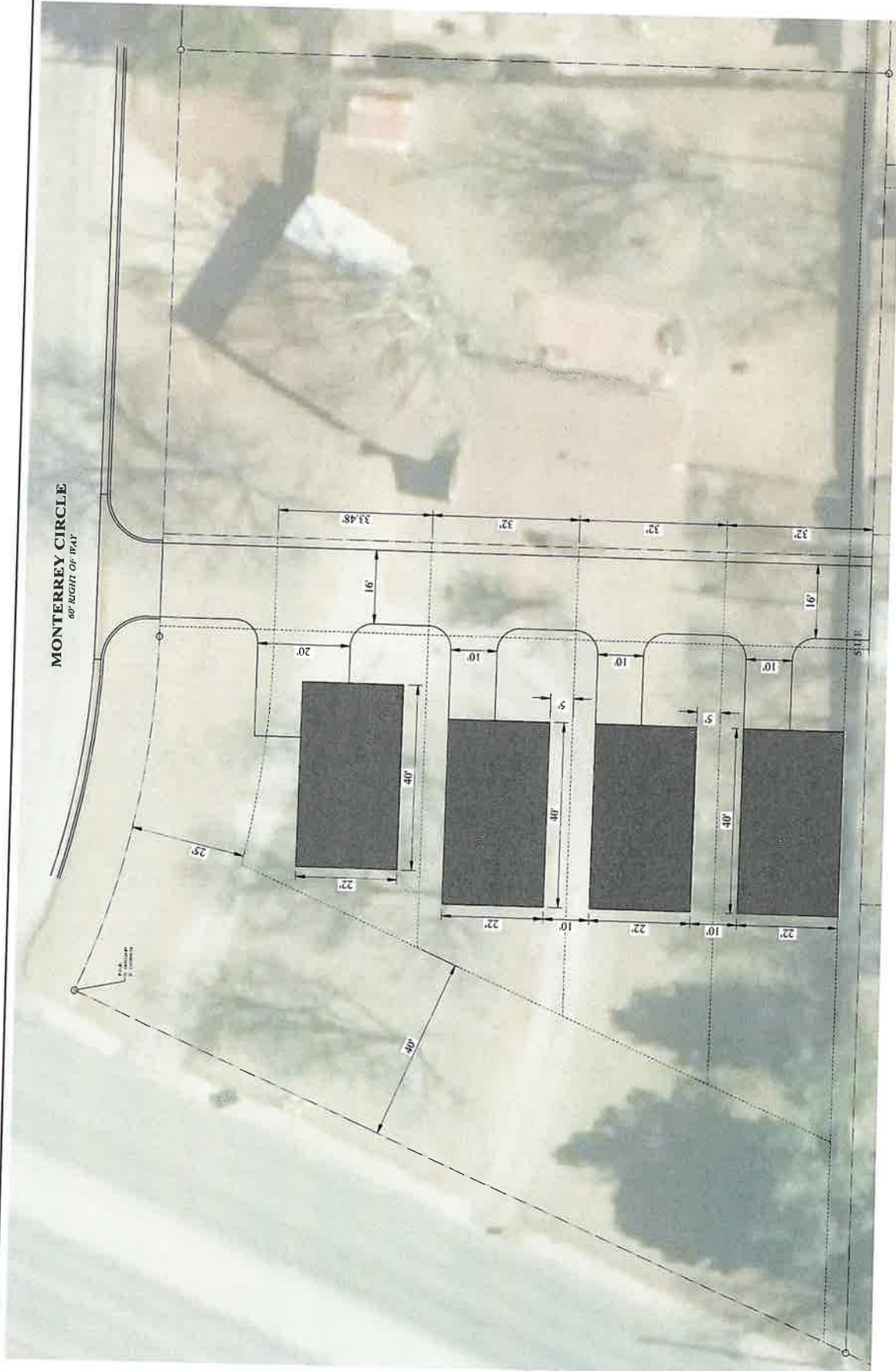
EXISTING ZONING CONDITIONS



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

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





MONTEREY CIRCLE
60' RIGHT OF WAY

TOWN HOME CONCEPT PLAN
MONTEREY PLACE
ABILENE, TAYLOR COUNTY, TEXAS

Notice of Appeal - Zoning Case Z-2026-21

From BJ Prichard <BJ.Prichard@e-ht.com>

Date Tue 4/14/2026 3:13 PM

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

Cc Teegardin, Mason <Mason.Teegardin@abilenetx.gov>; Valois, Kera <Kera.Valois@abilenetx.gov>; Planning Services <planning@abilenetx.gov>

Good afternoon, Tim,

Please consider this email our request to appeal Zoning Case Z-2026-21 to City Council for further consideration.

Please let me know if you need any additional information from me at this time.

Respectfully submitted,



[Connect with eHT](#)

BJ Prichard, PE

Senior Project Manager / Senior Associate

Enprotec / Hibbs & Todd, Inc.

402 Cedar Street | Abilene, TX 79601

T (325) 698-5560 **M** (325) 725-1369

bj.prichard@e-ht.com

www.e-ht.com

Firm Registration Nos: PE 1151 | PG 50103 | RPLS 10011900

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

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

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

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

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

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

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

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




Riley Griffith, RPLS No. 5863

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-21

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

APR 10 PM 12:48

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

Requestor's Property Zoning: RS-8

Your Name: PAYNE & KING

I am in favor ☒

Requestor's Proposed Zoning: TH

Your Address: 2381 S 32ND ST

Requestor's Parcel ID: 10342

Your Parcel ID: 34897

I am opposed ☐

Signature: _____

Dr. Susan Payne

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-21

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

APR 2 AM 10:31

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

Requestor's Property Zoning:	RS-8	Your Name:	HOUSLEY NEIL W	I am in favor	☐
Requestor's Proposed Zoning:	TH	Your Address:	2364 S 32ND ST		
Requestor's Parcel ID:	10342	Your Parcel ID:	10704	I am opposed	☒

Signature: _____

Neil Housley

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-21

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PO BOX 60, Abilene, TX 79604-0060.

APR 2 AM 10:31

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

Requestor's Property Zoning: RS-8

Your Name: COLLINS CARLTON

I am in favor ☐

Requestor's Proposed Zoning: TH

Your Address: 2359 S 32ND ST

Requestor's Parcel ID: 10342

Your Parcel ID: 35176

I am opposed ☒

Signature: _____





THOMASON TRAVIS
PO BOX 6203
ABILENE, TX 79608-6203

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number Z-2026-21

March 18, 2026

The Planning and Zoning Commission of the City of Abilene will hold a public hearing on **April 7, 2026, at 1:30 PM** in the Council Chambers. The Council Chambers are located on the second floor of City Hall at 555 Walnut Street in Abilene, Texas. The owner or the owner's agent is requesting to Change the Zoning of Approximately 0.5037 Acres from Residential Single Family (RS-8) to Town Home (TH). Located at 3035 Buffalo Gap Road. Legal Description Being Approximately 0.5037 Acre Tract Out of Lot 101, Block 1, Monterrey Place, Abilene, Taylor County, Texas.

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

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

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

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

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-21

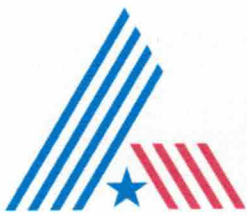
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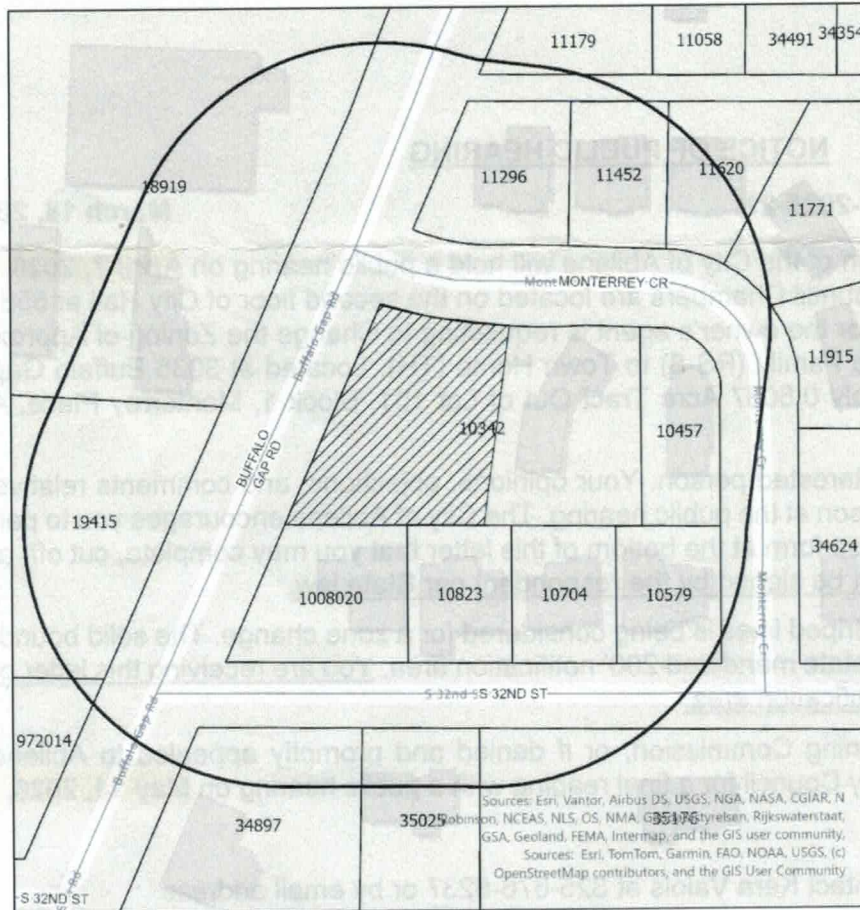
Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Property Zoning:	RS-8	Your Name:	THOMASON TRAVIS	I am in favor ☐
Requestor's Proposed Zoning:	TH	Your Address:	3102 MONTERREY CR	
Requestor's Parcel ID:	10342	Your Parcel ID:	10457	I am opposed ☒

Signature: Thomason Travis



Z-2026-21



0.02

Miles

Z-2026-21

Notification Area

If opposed, please provide comments:

I want it to stay a single family home



THOMASON TRAVIS
PO BOX 6203
ABILENE, TX 79608-6203

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number Z-2026-17

March 17, 2026

The Planning and Zoning Commission of the City of Abilene will hold a public hearing on **April 7, 2026, at 1:30 PM** in the Council Chambers. The Council Chambers are located on the second floor of City Hall at 555 Walnut Street in Abilene, Texas. The owner or the owner's agent is requesting to Change the Zoning of Approximately 0.26 Acres from Residential Single Family (RS-8) to Neighborhood Office (NO). Located at 2380 S 32nd Street. Legal Description Being Lot 106, Block 1, Monterrey Place, Abilene, Taylor County, Texas.

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

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ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-17

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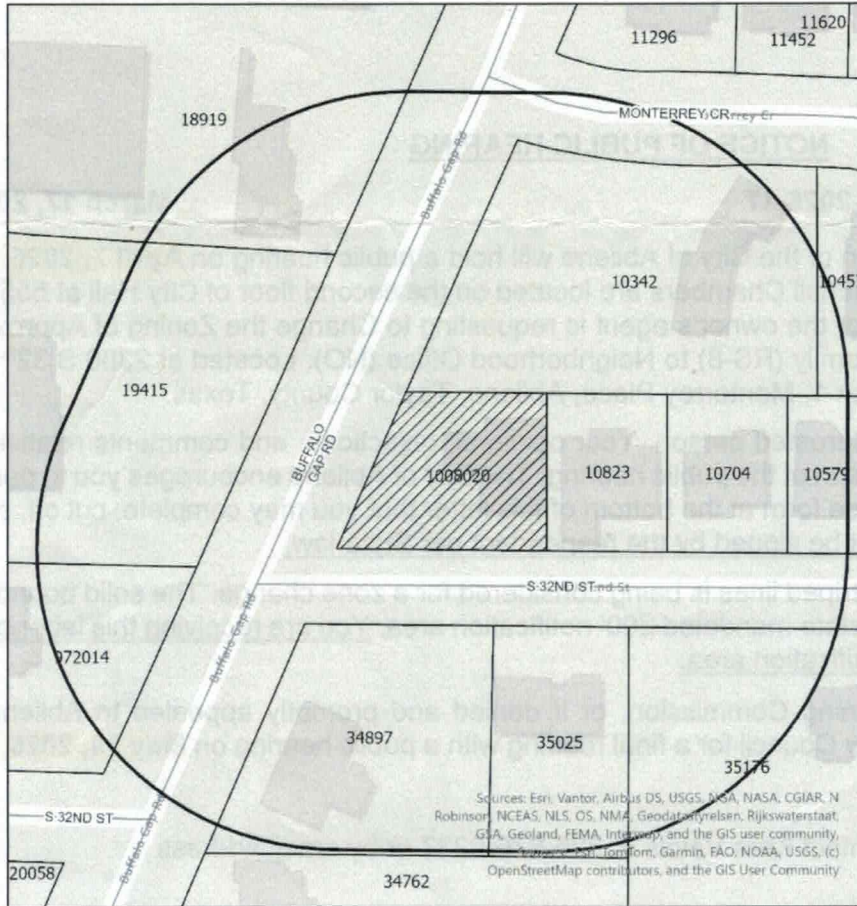
**Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.**

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

Requestor's Property Zoning:	RS-8	Your Name:	THOMASON TRAVIS	I am in favor ☐
Requestor's Proposed Zoning:	NO	Your Address:	3102 MONTERREY CR	
Requestor's Parcel ID:	10942	Your Parcel ID:	10457	I am opposed ☒

Signature: *Thomason Travis*

Z-2026-17



0.02

Miles

Z-2026-17

Notification Area

If opposed, please provide comments:

I want it to stop a single family home,



CRAIG BART D & JAN E
3101 MONTERREY CIR
ABILENE, TX 79605-6813

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number Z-2026-21

March 18, 2026

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ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-21

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

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

Requestor's Property Zoning:	RS-8	Your Name:	CRAIG BART D & JAN E
Requestor's Proposed Zoning:	TH	Your Address:	3101 MONTERREY CR
Requestor's Parcel ID:	10342	Your Parcel ID:	11771

I am in favor ☐

I am opposed ☒

Signature: _____

[Handwritten signatures: Craig Bart D and Jan E]

Bart and Jan Craig
3101 Monterrey Cir
Abilene, Texas 79605
Teamcraig93@gmail.com

April 1, 2026

City of Abilene Planning & Zoning Committee,

Sdfsdf

Abilene, Texas 79605

RE: Opposition to Rezoning Application 5305 Buffalo Gap

Dear Members of the Planning and Zoning Commission,

We would like to voice our strong opposition to the proposed rezoning of the property located at 3035 Buffalo Gap from Single-Family Residential (R-8) to Townhome (TH). As a resident of the Monterrey Circle Development since 2014, we are deeply concerned about the negative impact a change in zoning would have on our neighborhood. For the past fourteen years we have enjoyed a nice, quiet neighborhood with low traffic and noise. The proposed rezoning poses several threats to the continued peace and enjoyment that a single-family residential neighborhood provides.

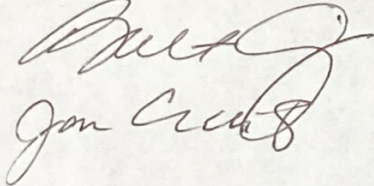
1. A rezoning of this nature would bring a significant increase in traffic. Monterrey Circle is a short, compact and curved street designed to accommodate the use of the 9 houses on it and the traffic that would result from multiple townhomes would create a less desirable place to walk or ride bikes.
2. A rezoning of this nature is not in line with the current use of this neighborhood or the ones in the area. Currently on the west side of Buffalo Gap, the land is primarily single family residential. There are a few commercial properties, a dentist office, real estate office, and an optometrist office. These businesses have not caused a significantly negative impact on the neighborhoods they front. Rezoning the property to townhome is not consistent with the current use of the property or surrounding neighborhoods.
3. Rezoning the property to townhome would negatively impact the property value of our homes. Buyers looking for a quiet neighborhood will be discouraged by a set of townhomes in such close proximity, thus, devaluing our properties. Most home buyers are buying homes to insulate themselves from multi-family housing. Building

townhomes would also change the architectural character of the neighborhood losing the uniform look of a neighborhood with detached homes.

4. The proposed rezoning to townhome is primarily an attempt to capitalize on the housing frenzy in Abilene. This will benefit only the seller and real estate agent of the property, to the detriment of the seven families currently residing on Monterrey Cir. that have invested their time and money caring for the neighborhood and supporting the local economy. People that will rent these townhomes will not have a vested interest in maintaining the area because of the temporary housing environment that townhomes pose.
5. Finally, although temporary, the building of several townhomes on our small street would create a noise and traffic nightmare. The trucks and workers that will be coming in and out of the area will be extremely disruptive to our neighborhood.

We respectfully ask you to refuse the request to rezone this property to townhome allowing this neighborhood to remain a nice, quiet, and inviting place to live.

Regards,

A handwritten signature in dark ink, appearing to read 'Bart & Jan Craig', written in a cursive style.

Bart & Jan Craig

April 1, 2026

Dear Members of the Commission,

I am writing to formally express my opposition to the proposed rezoning of the property from single-family residential to multi-family residential.

As a resident of this neighborhood, I have serious concerns regarding the potential impacts such a change would have on our community. Foremost among these is the anticipated increase in housing density, which would likely result in a significant rise in traffic volume. The current infrastructure is designed to support single-family use, and additional congestion could pose safety risks—particularly on our small circular street, which presently serves only six single-family homes.

Additionally, a transition to multi-family housing often introduces a higher proportion of rental units. While rental housing plays an important role in the broader housing market, a substantial and rapid shift in the neighborhood's composition may alter its character and long-term stability. Homeownership has traditionally contributed to consistent property maintenance, long-term investment, and a strong sense of community cohesion.

Property values are also a considerable concern. Many homeowners, myself included, have made significant financial investments based on the existing zoning designation. Rezoning to permit multi-family development could adversely affect property values and undermine the investments residents have made in their homes.

For these reasons, I respectfully urge the Commission to deny the proposed rezoning request. Maintaining the current single-family designation will help preserve neighborhood stability, protect property values, and ensure that infrastructure demands remain consistent with existing capacity.

Thank you for your time and consideration.

Sincerely,

Steven Simmons

3051 Monterrey Circle
Abilene, TX 79605
325-725-3033

A handwritten signature in black ink, appearing to read "Steve Simmons", is written over the printed name and address.

APR 5 AM 5:30

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-21

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

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

APR 6 AM 9:30

Requestor's Property Zoning:	RS-8	Your Name:	SIMMONS STEVEN P	I am in favor ☐
Requestor's Proposed Zoning:	TH	Your Address:	3051 MONTERREY CR	
Requestor's Parcel ID:	10342	Your Parcel ID:	11620	I am opposed ☒

Signature: 



JONES NANCY BOOTH LIFE EST
3043 MONTERREY CIRCLE
ABILENE, TX 79605-6811

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number Z-2026-21

March 18, 2026

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

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

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-21

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

Requestor's Property Zoning:	RS-8	Your Name:	JONES NANCY BOOTH	I am in favor	☐
Requestor's Proposed Zoning:	TH	Your Address:	3043 MONTERREY CR	I am opposed	☒
Requestor's Parcel ID:	10342	Your Parcel ID:	11452		

Signature:

PLEASE SEE ATTACHED LETTER
FOR MY MOTHER NANCY BOOTH JONES
SON AND POWER OF ATTORNEY

March 31, 2026

Dear Members of the Planning and Zoning Commission,

I am writing to express my opposition to the proposed rezoning of the property currently designated as single-family residential to multi-family residential.

As a resident and stakeholder in this community, I have significant concerns about the potential impacts this change would have on our neighborhood. First and foremost, increased housing density would likely lead to a substantial rise in traffic volume. Our existing infrastructure is designed to accommodate single-family usage, and additional congestion could create safety hazards, and greatly increase the traffic on our small circle street currently consisting of only six residential single family homes.

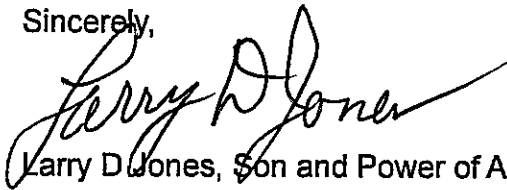
Additionally, a transition to multi-family housing often brings a higher proportion of rental units. While rental housing serves an important role, a sudden shift in the composition of the neighborhood may alter its character and stability. Homeownership has historically contributed to consistent property maintenance, long-term investment, and community cohesion.

Property values are another serious concern. Many homeowners, including myself, have made significant financial commitments based on the current zoning designation. Rezoning to allow multi-family development may negatively affect property values and undermine the investments residents have made in their homes.

For these reasons, I respectfully urge the Commission to deny the proposed rezoning request. Preserving the current single-family designation will help maintain neighborhood stability, protect property values, and ensure that infrastructure demands remain aligned with existing capacity.

Thank you for your time and consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry D. Jones". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Larry D. Jones, Son and Power of Attorney for Nancy Booth Jones Life Est.

3043 Monterrey Circle
Abilene, Texas 79605
325-668-6481

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-21

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PO BOX 60, Abilene, TX 79604-0060.

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

OPR 10 PM 12:49

Requestor's Property Zoning:	RS-8	Your Name:	HIT VENTURES LLC	I am in favor	☐
Requestor's Proposed Zoning:	TH	Your Address:	3035 MONTERREY CR		
Requestor's Parcel ID:	10342	Your Parcel ID:	11296	I am opposed	☒

Signature: _____

Hailey Barnett

If opposed, please provide comments:

I believe this will negatively affect the home values in the area. I don't think this a proper location for a townhome.

ZONING CASE

Z-2026-21

STAFF REPORT



Scheduled Hearings

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

Applicant

Agent: eHT Engineering
Owner: HSNH, LLC

Case Manager

Kera Valois – Planner

Request

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

Location

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

Background

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

Zoning, Existing and Proposed Land Use

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

Criteria Assessment

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

- (1) Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use and Development Plan Map, as amended.**
The proposed use is consistent with the Comprehensive Plan.
- (2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.**

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

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

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

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

None known.

P&Z Recommendation

P&Z recommends **denial by a vote of 5-2**

City Council Recommendation

On May 14, 2026, City Council recommended a Planned Development District (PDD-202) to protect the density of existing neighborhood.

Attachments

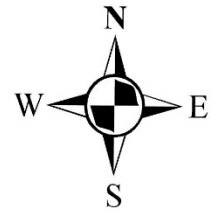
- PowerPoint Presentation
- Metes & Bound
- Zoning Exhibit
- Appeal Email

Notification

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

PROPERTY OWNER			Legend: O - Opposed, F - In Favor
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
AGUIRRE GILBERT & KASHALA	10823	2372 S 32ND ST	
CALVERT CAROLYN WATSON	10342	3035 BUFFALO GAP RD	
COLLINS CARLTON EDWARD	35176	2359 S 32ND ST	O
COOTS PAULA	11179	2381 EDMONT DR	
CRAIG BART D & JAN E	11771	3101 MONTERREY CR	O
DURKEE ROBERT STEVEN	10579	2356 S 32ND ST	
HIT VENTURES LLC	11296	3035 MONTERREY CR	O
HOUSLEY NEIL W	10704	2364 S 32ND ST	O
JONES NANCEY BOOTH LIFE EST	11452	3043 MONTERREY CR	O
OROZCO ANDREA	1008020	2380 S 32ND ST	
PAYNE & KING INVESTMENTS LLC	34897	2381 S 32ND ST	F
PEACO REAL ESTATE HOLDINGS LLC	19415	3110 BUFFALO GAP RD	
SD & BR INVESTMENTS LP	972014	3118 BUFFALO GAP RD	
SIMMONS STEVEN P	11620	3051 MONTERREY CR	O
SOUTH POINTE BAPTIST CHURCH	18919	3102 BUFFALO GAP RD	
SOUTH POINTE BAPTIST CHURCH	18919	3050 BUFFALO GAP RD	
STALLS JOE B & VICKY FAULKS	35025	2375 S 32ND ST	
STALLS JOE B & VICKY FAULKS	35025	2375 A S 32ND ST	

LOCATION MAP

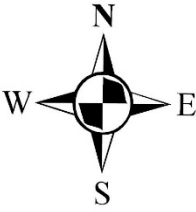
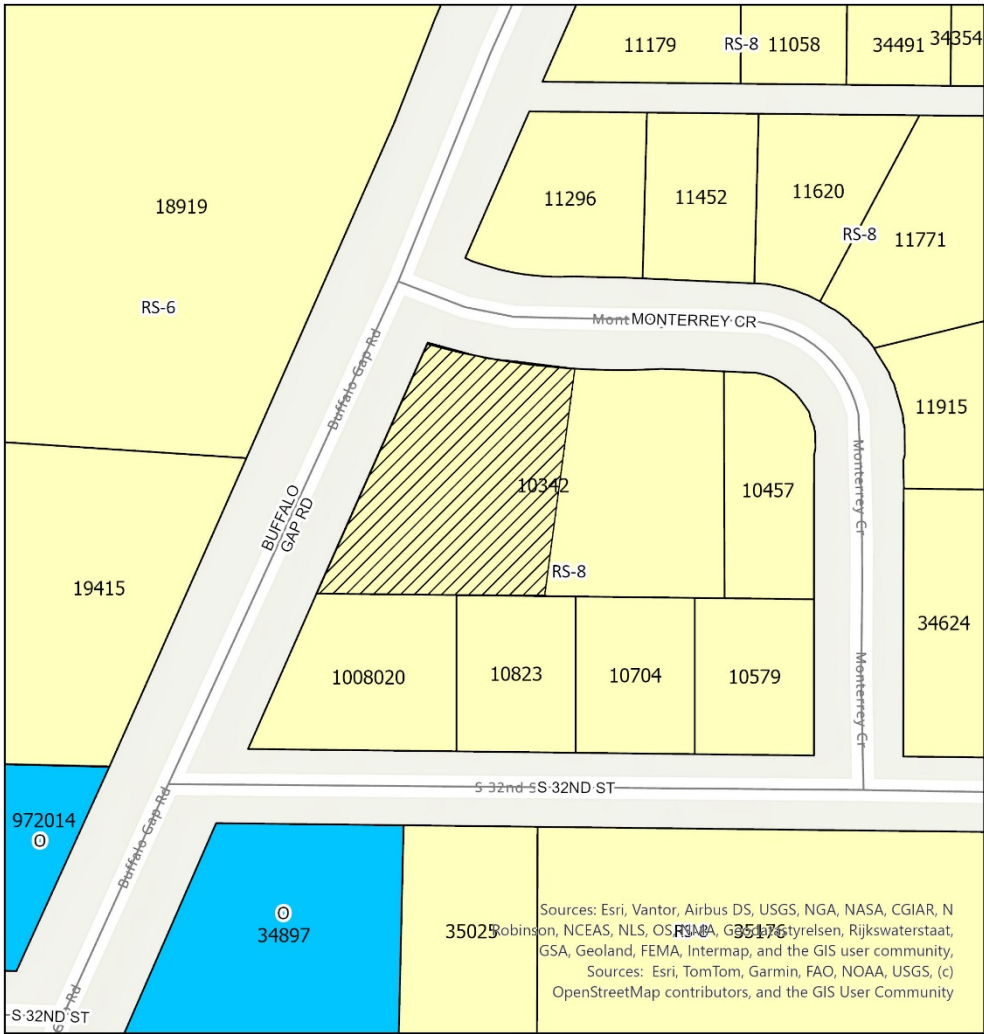


0.02

Miles

 Z-2026-21

ZONING MAP



0.02

Miles

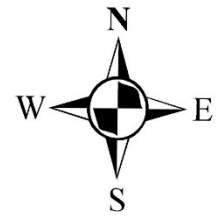
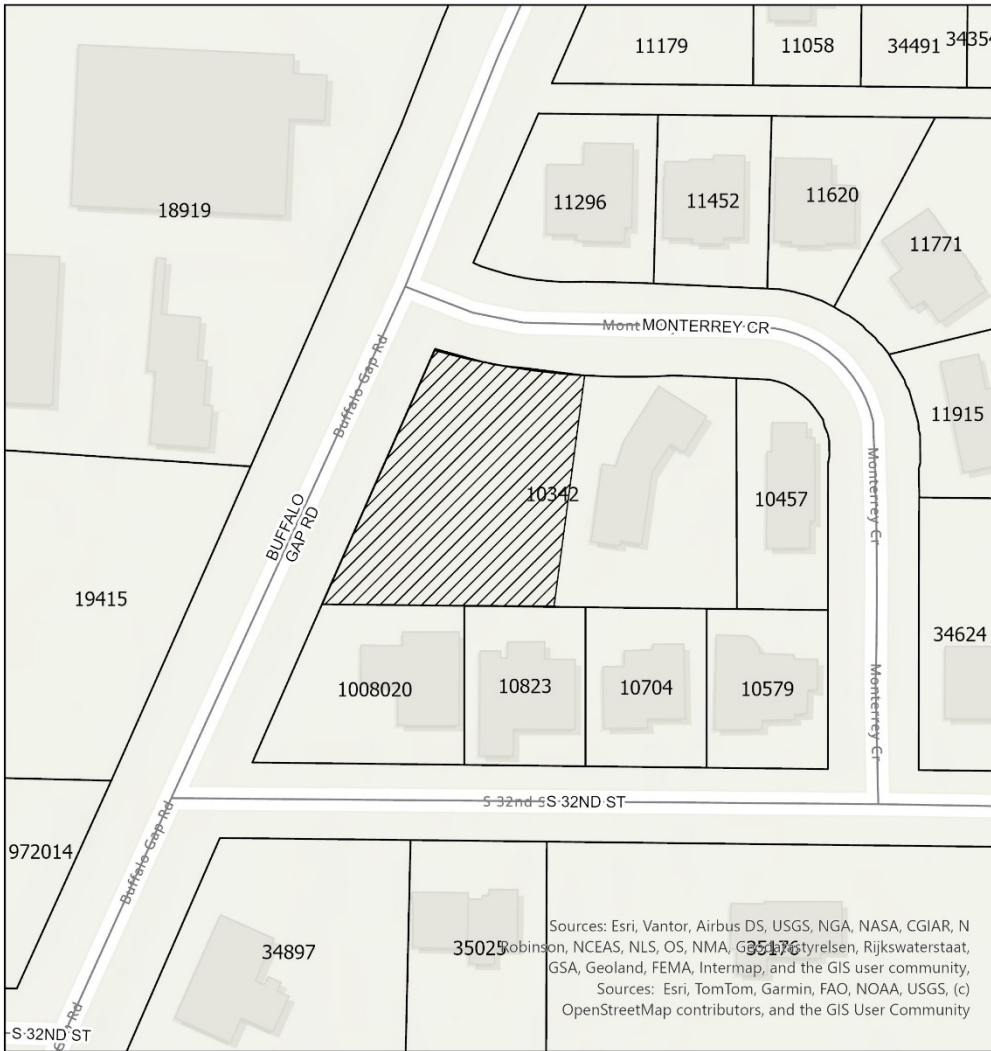
Z-2026-21

Zoning Districts

- O
- RS-6
- RS-8

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

FLOOD MAP



0.02

Miles

Z-2026-21

FEMA Flood Zones

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

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



REZONE REQUEST

Case: Z-2026-21 (tabled 5/14)

Agent: eHT Engineering

Owner: HSNH, LLC

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

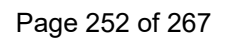
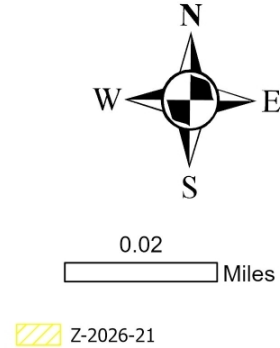
Location: Located 3035 Buffalo Gap Road

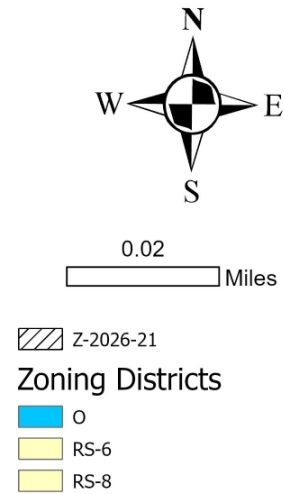
Notification: 1 in Favor, 7 in Opposition

Planning & Zoning: April 7, 2026

Council Hearing: April 23, 2026
May 14, 2026

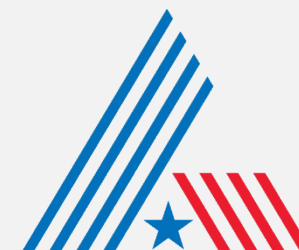








PROPERTY VIEWS



CITY OF
ABILENE
TEXAS



SURROUNDING PROPERTY VIEWS





USES IN RESIDENTIAL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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





USES IN TOWNHOME ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- P Fire/Police Station

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden



LEGEND

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



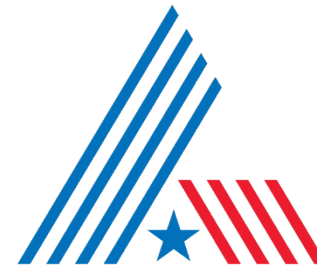
CONCEPT PLAN



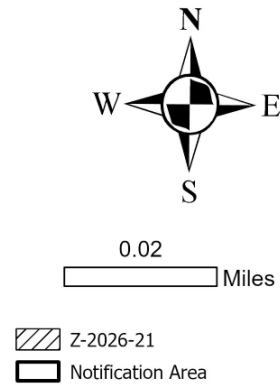
TOWN HOME CONCEPT PLAN
MONTERREY PLACE
ABILENE, TAYLOR COUNTY, TEXAS



Enprotec | Hibbs & Todd



CITY OF
ABILENE
TEXAS



1 - in Favor - 

7 - in Opposition - 

18.59% in opposition





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

- The *Comprehensive Plan*;
 - The surrounding uses and zoning;
 - Generally accepted planning principals; and
 - The Criteria for Approval in the LDC.
-
- Planning & Zoning Commission recommended **denial. (5-2 vote)**
 - The agent appealed the request on April 14.
 - City Council recommended a Planned Development District (PDD-202) on May 14 to protect the density of the existing neighborhood.





Questions?





**CITY COUNCIL
MEMORANDUM
5/28/2026**

TO: Honorable Mayor & Members of City Council
FROM: Stanley Smith, City Attorney

ITEM: 19. The City Council of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections:

GENERAL INFORMATION

The City Council of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections: 551.071 (Consultation with Attorney)

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

Texas, Abilene Division, filed July 16, 2024

17. Ishmael Jaimes v. City of Abilene; Civil Action No. 1:25-cv-00249-H; In the United States District Court, Northern District of Texas, Abilene Division; filed November 13, 2025

18. Joseph Jarrell Turner v. H Haught, Case No. 1:25-CV-00201-BU; In the United States District Court, Northern District of Texas, Abilene Division; filed October 16, 2025

19. Foco Capital LLC v. City of Abilene, Texas; Cause No. 29,758-B, In the 104th Judicial District Court, Taylor County, Texas; filed on April 21, 2026

B. 551.072 (Deliberations about Real Property)

C. 551.073 (Deliberations about Gifts and Donations)

D. 551.074 (Personnel Matters)

1. City Council may consider appointment, employment, compensation, reassignment, duties, discipline, or dismissal of public officers or employees, City Manager, City Attorney, Municipal Court Judge, City Secretary, and City Board and Commission Members

2. City of Abilene Boards and Commissions may be discussed, as needed for (re)appointment

E. 551.076 (Deliberations about Security Devices)

F.551.087 (Business Prospect/Economic Development)

FUNDING/FISCAL IMPACT

STAFF AND/OR BOARD RECOMMENDATION

ATTACHMENTS:

None

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:



**CITY COUNCIL
MEMORANDUM
5/28/2026**

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

ITEM: 20.

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

- Landmarks Commission

GENERAL INFORMATION

The item provides for reappointment of members as well as appointing members to certain boards and commissions.

FUNDING/FISCAL IMPACT

No cost consideration to the city.

STAFF AND/OR BOARD RECOMMENDATION

(Re)Appointment

ATTACHMENTS:

1. B&C Resolution
2. Exhibit A
3. B&C Presentation Slide

BACKUP DOCUMENTATION UPDATED? No

UPDATED ON:

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, APPOINTING MEMBERS TO VARIOUS BOARDS AND COMMISSIONS AS REQUIRED BY THE CHARTER OF THE CITY OF ABILENE AND STATUTES OF THE STATE OF TEXAS

WHEREAS, the Charter of the City of Abilene and the Statutes of the State of Texas require that certain Boards and Commissions be established with a portion of the memberships thereof to be filled by appointment each year; and

WHEREAS, the City Council is of the opinion that the following members should be appointed to the designated Boards and Commissions, and has requested the Mayor to appoint same with the approval of the Council.

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

PART 1: That the list of Members is attached hereto as Exhibit A, shall be in all things, approved.

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

PASSED this 28th day of May, 2026.

ATTEST:

Shawna Atkinson, City Secretary

Weldon Hurt, Mayor

APPROVED:

Stanley Smith, City Attorney

RESOLUTION NO. _____
EXHIBIT "A"

Board	Term End Date
<i>Landmarks Commission</i>	
Austin Butler [Regular] [New] - Construction Rep	November 2029



Resolution: Appointing Member(s) to Various Boards and Commissions per the City Charter

- Landmarks Commission
 - Austin Butler [New] – Construction Representative

