



## City of Abilene

### Planning and Zoning Commission Agenda

Notice is hereby given of a meeting of the Planning & Zoning Commission of City of Abilene to be held on July 7, 2026 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

#### CALL TO ORDER

#### INVOCATION

#### MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving the Minutes from the Regular Meeting Held on June 2, 2026

#### ZONING

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

2. **CUP-2026-09:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from The Owner To Apply a Conditional Use Permit to Approximately 41.188 Acres Zoned Agricultural Open (AO) To Allow for A Recreational Vehicle Park. Located At 6702 East Lake Road. Legal Description Being an Approximate 41.188 Acre Tract out of a 76.21 Acre tract of the John Sellers Survey 76, Abilene, Jones County, Texas. ***(Kera Valois)***
3. **CUP-2026-10:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Apply a Conditional Use Permit to Allow a Daycare Operation – Center-Based within Multi-Family (MF). Located at 3050 Old Anson Road. Legal description being Lots 101 and 102, Block A, Anson Park Addition, Abilene, Taylor County, Texas. ***(Adam Holland)***
4. **CUP-2026-11:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Apply a Conditional Use Permit to Approximately 0.32 Acres Zoned Central Business (CB) to Allow a Tattoo Parlor. Located at 1240 N 8th Street. Legal Description Being Original Town Abilene, Block 179, Evans Subdivision, Lot 12 & Motz & Curtis Subdivision, Lots 6 & 7, Abilene, Taylor County, Texas. ***(Clarissa Ivey)***
5. **Z-2026-34:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 2.23 Acres from Residential Single Family (RS-6) to Medium Density (MD). Located at Property ID 1063914. Legal Description Being Lot 22, Block A, Forrest Meadows Addition Section 1, Abilene, Taylor County, Texas. ***(Kera Valois)***
6. **Z-2026-35:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 24.48 Acres from Agricultural

- Open (AO) to Multi-Family (MF). Located at the northeast intersection of East Lake Road and Musgrave Boulevard. Legal Description Being 24.48 acres of the southwest quarter of Survey 25, Blind Asylum Lands, Abilene, Taylor County, Texas. (*Adam Holland*)
7. **Z-2026-37:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 6.97 Acres from General Retail (GR) to Multi-Family (MF). Located at 2202 Union Lane. Legal Description Being Lot 102, Block F, Section 1, Quail Valley Northeast, Abilene, Taylor County, Texas. (*Adam Holland*)
  8. **Z-2026-38:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 0.33 Acres from Residential Single-Family (RS-6) to Patio Home (PH). Located at 2525 Bel Air Dr. Legal Description Being Lots 11-12, Block A, Continuation of Northwood Addition, Abilene, Taylor County, Texas. (*Clarissa Ivey*)
  9. **Z-2026-39:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 0.90 Acres from Medium Density (MD) to General Retail (GR). Located at 3509 S 14<sup>th</sup> Street. Legal Description being Lot 1, Block H, River Oaks Section 2, Abilene, Taylor County, Texas. (*Adam Holland*)
  10. **Z-2026-40:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to change the zoning of approximately 3.40 acres from Agricultural Open (AO) to General Commercial (GC). Located at 1627 and 1613 Musgrave Boulevard. Legal description being 3.40 acres of the northeast quarter of Survey 33 Blind Asylum Lands Abilene, Taylor County, Texas. (*Adam Holland*)
  11. **Z-2026-41:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 0.32 Acres from Heavy Industrial (HI) to Heavy Commercial (HC). Located at 2202 Butternut Street. Legal Description Being Lots 1 and 2, Block 6, Bowyer Addition, Abilene, Taylor County, Texas. (*Kera Valois*)
  12. **Z-2026-42:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 7.59 Acres from A Planned Development District (PDD-53) to Office (O). Located at 6550 Directors Parkway. Legal Description Being Lot 2, Block B, Antilley Square Addition Section 1, Abilene, Taylor County, Texas. (*Kera Valois*)

#### **EXECUTIVE SESSION**

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

#### **ADJOURNMENT**

#### ***Notice***

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

#### **CERTIFICATION**

*I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 29th day of June, 2026, at 1:35 p.m.*

---

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

# ZONING CASE CUP-2026-09 STAFF REPORT



## Scheduled Hearings

Planning & Zoning Commission: July 7, 2026  
 City Council 1<sup>st</sup> Read: July 23, 2026  
 City Council 2<sup>nd</sup> Read: August 13, 2026

## Applicant

Owner: Dobbs Holdings LLC

## Case Manager

Kera Valois – Planner

## Request

A Conditional Use Permit to allow a Recreational Vehicle Park in Agricultural Open (AO) zoning.

## Location

The subject property is located at 6702 E Lake Road. Legal description being approximately 41.19 acres out of a 76.21-acre tract out of the John Sellers Survey 76, Abilene, Jones County, Texas.

## Background

The subject property was annexed into the City limits in 1983. The applicant is proposing 144 RV units on improved pads with full utility hookups. A Plan of Operation and Concept Plan are attached to the packet.

## Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
<b>North</b>	RR-1	Residential
<b>West</b>	AO	Seabee Park
<b>South</b>	AO	Vacant Lot
<b>East</b>	AO	Abilene Gun Club/Residential

## Criteria Assessment

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

- 1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan.**  
 The proposed request is consistent with the Comprehensive Plan.
- 2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.**  
 The proposed use is consistent with the requirements of Agricultural Open (AO).
- 3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods and includes improvements either on-site or within the public rights-of-way to mitigate development-related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.**  
 The proposed use is compatible with surrounding uses. All required improvements will be

addressed during the platting and site plan process.

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

The proposed use will generate additional pedestrian or vehicular traffic. Staff does not believe it will be hazardous or conflicting with the traffic capabilities on an arterial street.

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

Any roadway and/or traffic requirements will be addressed during the platting and site plan process.

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

The proposed use includes features to minimize adverse effects on surrounding properties. They will also be subject to all requirements in the Land Development Code which include landscaping, buffering, screening, and fencing.

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

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

**Staff Recommendation**

Staff recommends **approval** subject to the following:

- Plan of Operation
- Concept Plan

**Attachments**

- Concept Plan
- Plan of Operation
- PowerPoint Presentation

**Notification**

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on June 18, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

**PROPERTY OWNER**

Legend: O - Opposed, F - In Favor

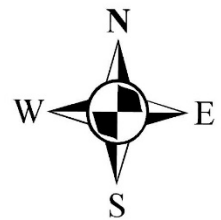
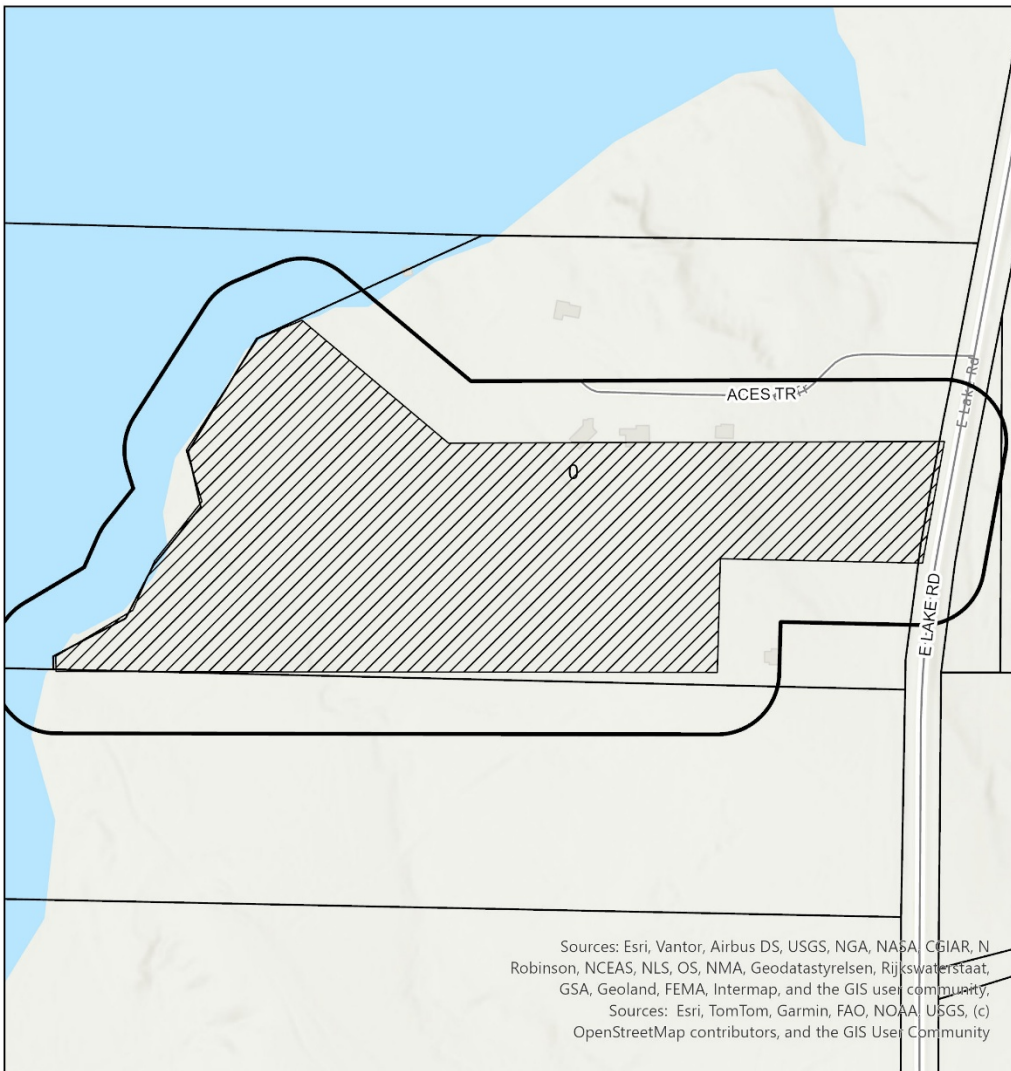
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
ABILENE GUN CLUB	510024	6833 E LAKE RD	
ADKINS HABAKKUK & SAMANTHA	537838	1803 ACES TRAIL	
BONNETT KOLIN & CHELSE	537834	1723 ACES TRAIL	
DELA ROSA RANDY	28747	6834 E LAKE RD	
KOPAS CORY M & ANGELIQUE R	537834	1729 ACES TRAIL	
MOORE LILLIE	21484	E LAKE RD	
RAY JOHN C & NATALIE R	537943	1821 ACES TRAIL	
WEST JOE & DEBBIE E	537957	1835 ACES TRAIL	
WILHITE ROBERT D & JUDITH	536975	6702 E LAKE RD	

**PROPERTY ID**



Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
MOORE LILLIE	21484	E LAKE RD	
DELA ROSA RANDY	28747	6834 E LAKE RD	
ABILENE GUN CLUB	510024	6833 E LAKE RD	
WILHITE ROBERT D & JUDITH	536975	6702 E LAKE RD	
KOPAS CORY M & ANGELIQUE R	537834	1729 ACES TRAIL	
ADKINS HABAKKUK & SAMANTHA	537838	1803 ACES TRAIL	
RAY JOHN C & NATALIE R	537943	1821 ACES TRAIL	
BONNETT KOLIN & CHELSE	537955	1723 ACES TRAIL	
WEST JOE & DEBBIE E	537957	1835 ACES TRAIL	

**NOTIFICATION MAP**



0.1 Miles

-  CUP-2026-09
-  Notification Area

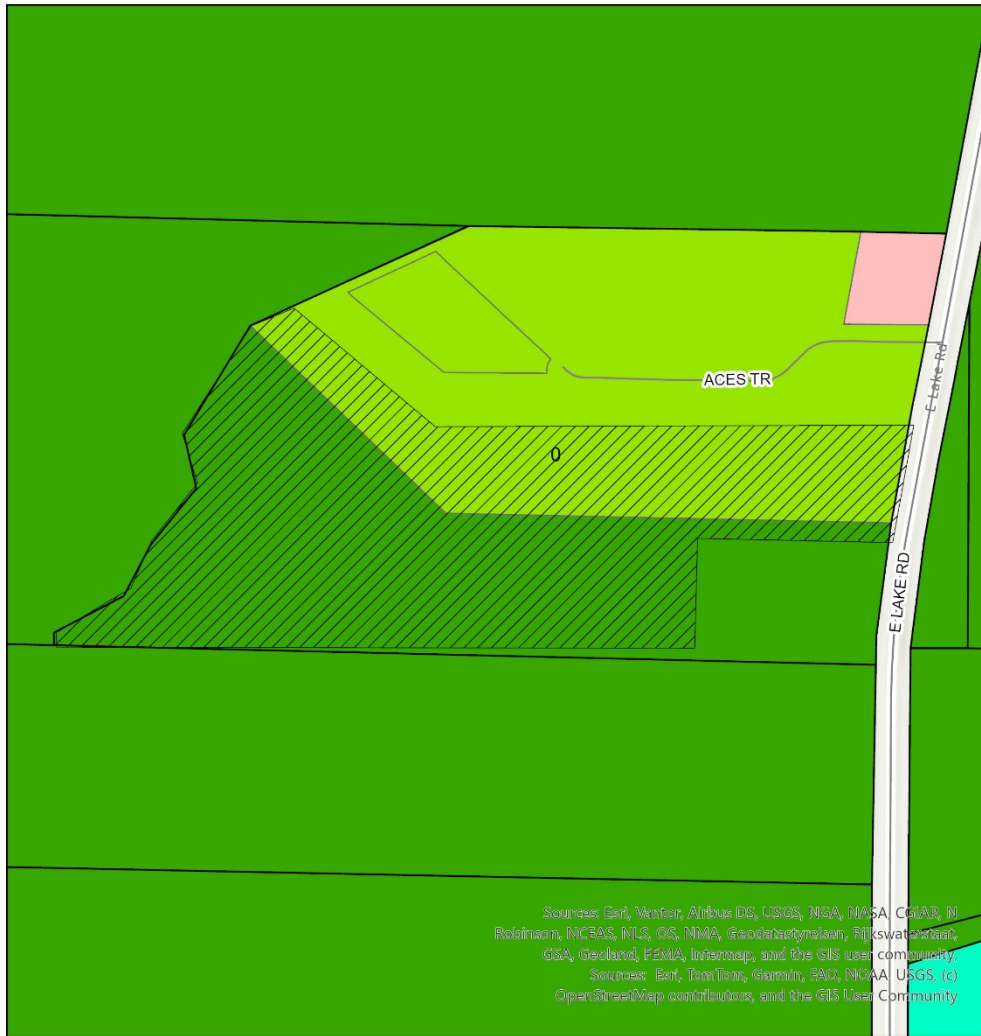
Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community.  
 Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



# LOCATION MAP



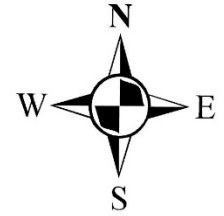
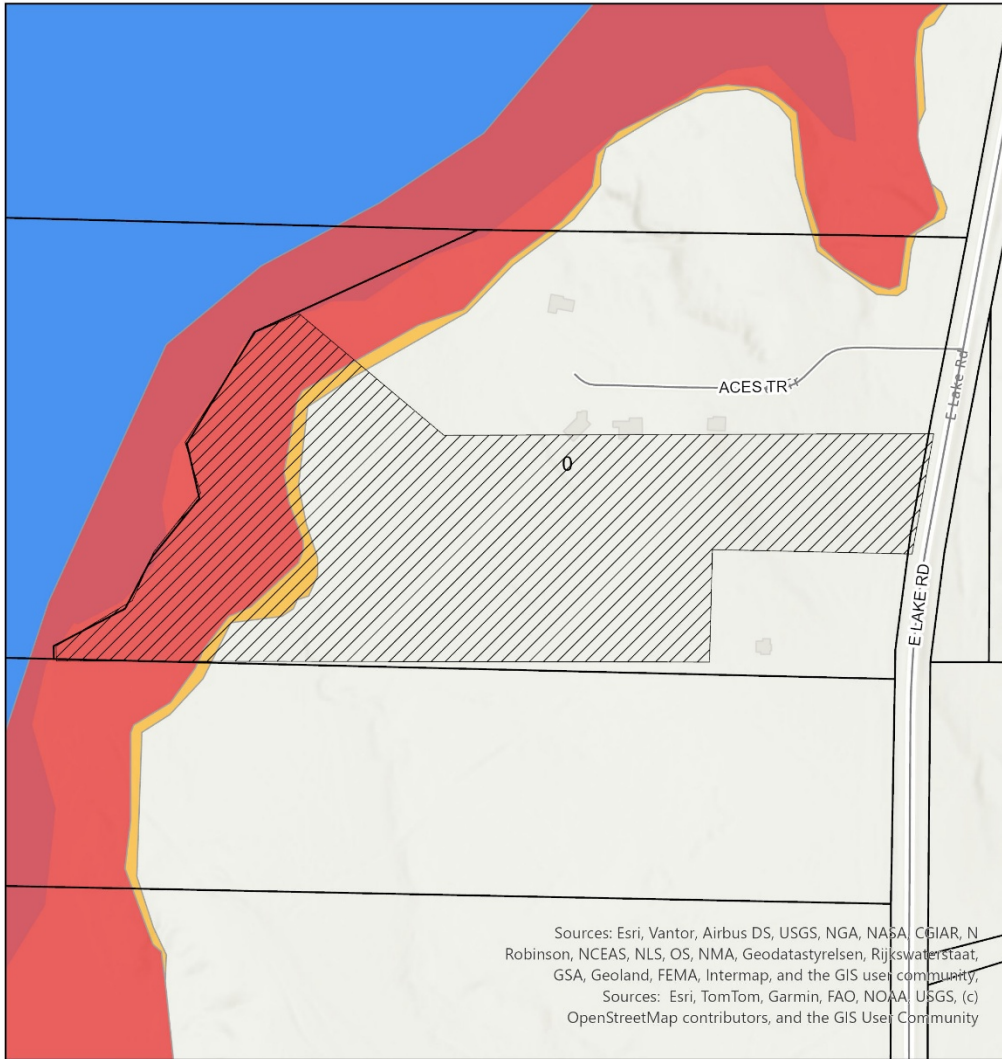
# ZONING MAP



- ▨ CUP-2026-09
- Zoning Districts**
- AO
  - NR
  - PD
  - RR-1

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N  
Robinson, NCSAS, NLS, OS, NMA, Geodetstynsien, Rijkswaterstaat,  
GSA, Gedland, FEMA, Intermap, and the GIS user community.  
Sources: Esri, TomTom, Garmin, FAO, NOAA USGS, IC  
OpenStreetMap contributors, and the GIS User Community






# FLOOD MAP



0.1  
Miles

CUP-2026-09

## FEMA Flood Zones

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

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



# CONDITIONAL USE PERMIT

**Case:** CUP-2026-09

**Owner:** Dobbs Holdings LLC

**Request:** A Conditional Use Permit to allow an RV Park in Agricultural Open (AO).

**Location:** 6702 E Lake Rd.

**Notification:** 0 in Favor, 0 in Opposition

**Planning & Zoning:** July 7, 2026

**Council Hearing:** July 23, 2026  
August 13, 2026





# AERIAL LOCATION MAP



0.1  
Miles

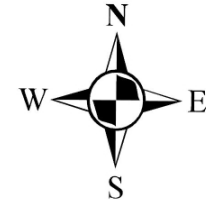
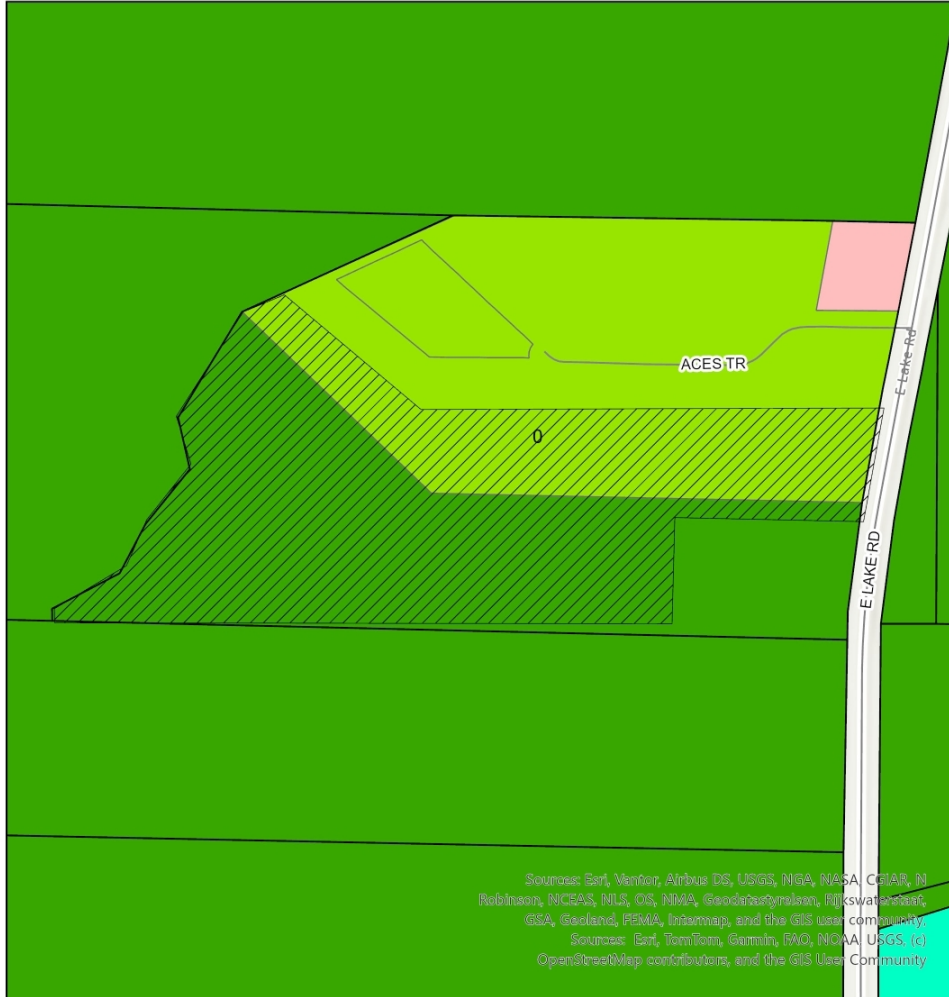
 CUP-2026-09

Sources: San, Vantor, Airphoto, USGS, NGA, NASA, CIAA, N  
Robinson, NCEM, NLS, OS, NMA, Geoportals, Wikidata, Esri,  
CSA, Esri, FEMA, NOAA, and the Skyuser community.  
Sources: Esri, TomTom, Garmin, DeLorme, USGS, etc.  
OpenStreetMap contributors, and the GIS User Community





# ZONING MAP



0.1 Miles

- CUP-2026-09
- Zoning Districts
  - AO
  - NR
  - PD
  - RR-1

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, IN Robinson, NCEAS, NLS, OS, NIMA, Geoinfocentrum, PJKswatermerf, GSA, Geoland, FEMA, Intermap, and the GIS user community.  
Sources: Esri, TomTom, Garmin, FMO, NOAA USGS, (c) OpenStreetMap contributors, and the GIS User Community





# USES IN AGRICULTURAL OPEN ZONING

## RESIDENTIAL USES:

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

## ACCESSORY AND INCIDENTAL USES:

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

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

## LEGEND

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

## EDUCATIONAL AND RELIGIOUS USES:

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

## SERVICE:

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

## TRADE – RETAIL USES:

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

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

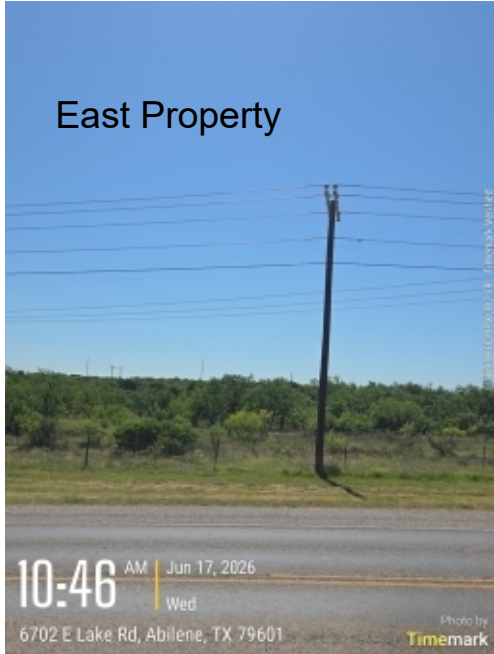
## RESOURCE PRODUCTION AND EXTRACTION USES:

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



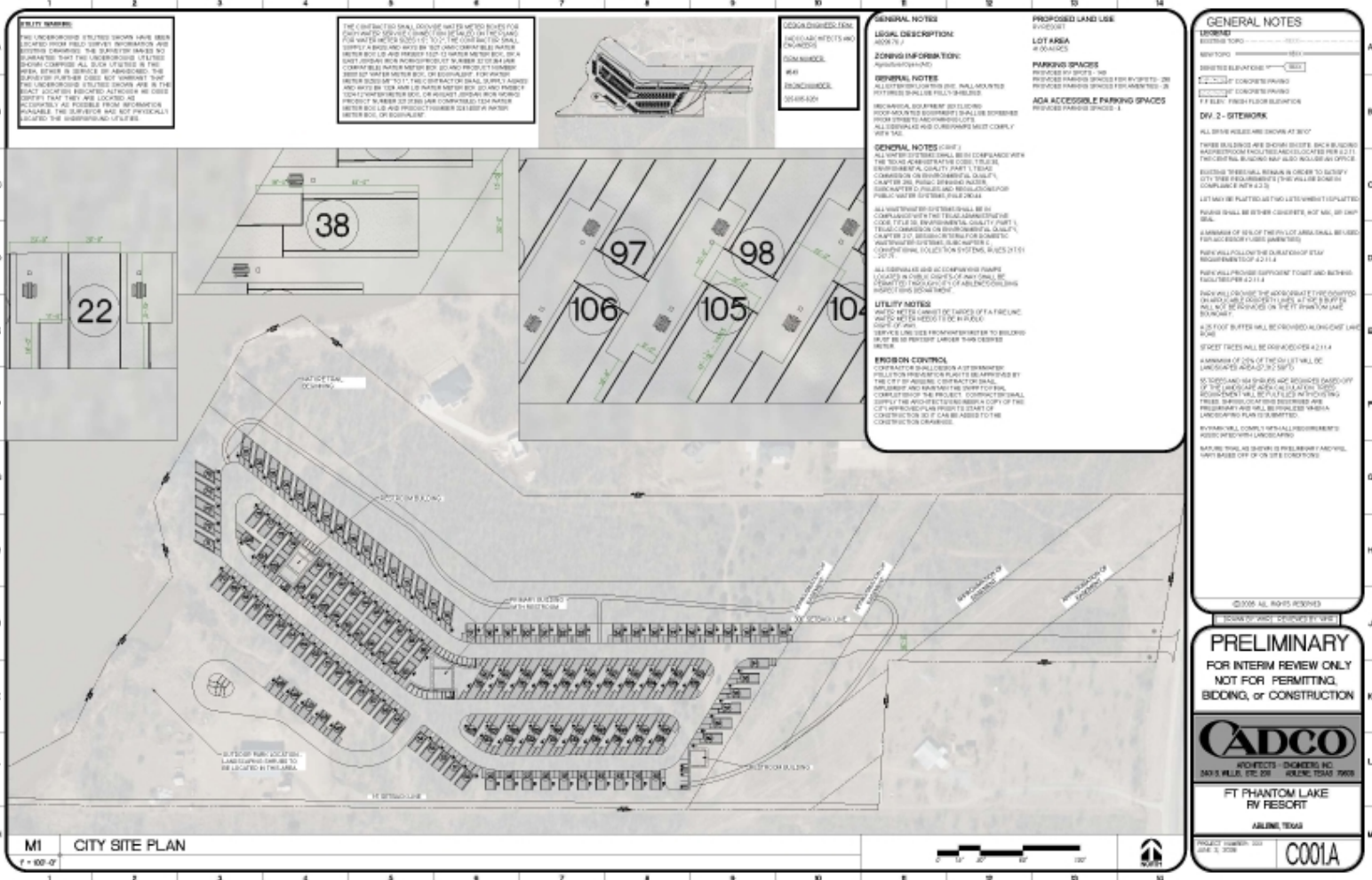


# PROPERTY VIEWS



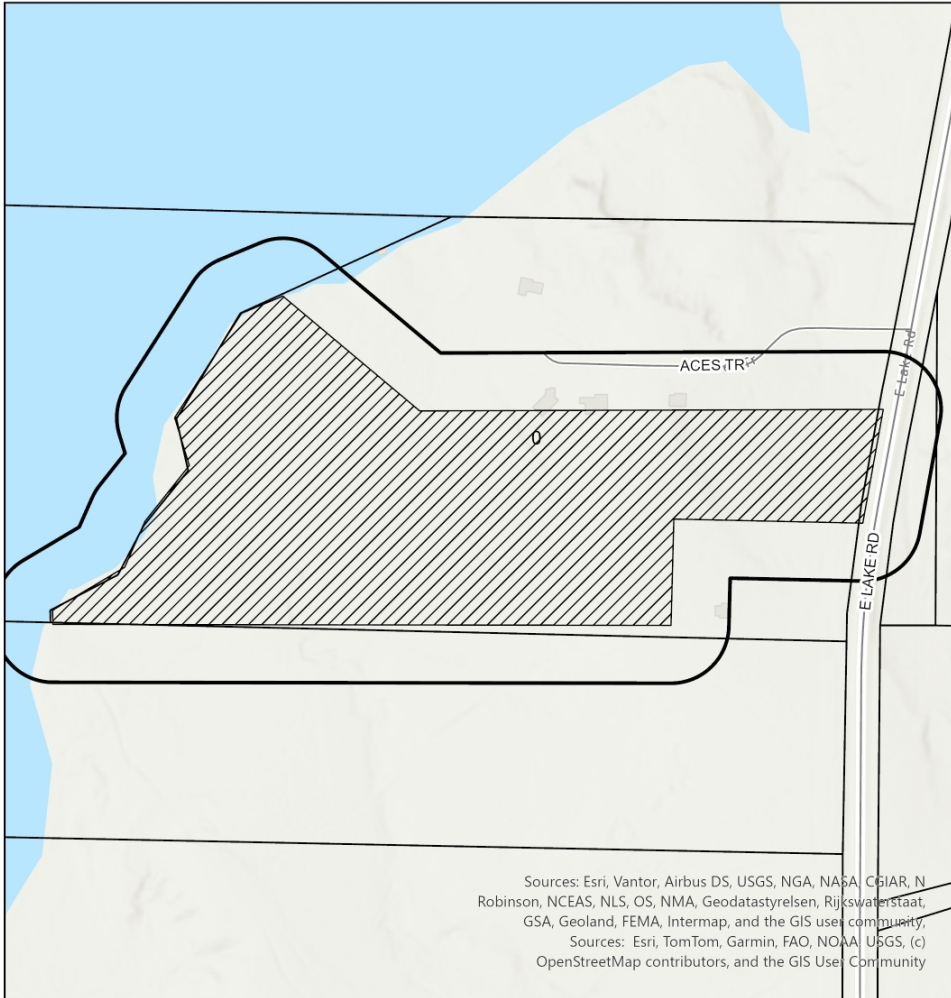


# CONCEPT PLAN





# NOTIFICATION AREA MAP



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



0.1 Miles

- CUP-2026-09
- Notification Area

- 0 - In Favor-
- 0 - Opposed-





# FINDINGS AND RECOMMENDATION

The proposed request is consistent with:

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

Staff recommends **approval** subject to the concept plan and plan of operation.





# Questions?



6702 E. Lake Road, Abilene, Texas

Park Manager—David Dobbs

Park Owner—Dobbs Holdings LLC

---

Ft. Phantom RV Park will operate as a 24/7 recreational and long-term RV community located near Fort Phantom Hill Lake. The park is designed to provide a safe, quiet, and professionally managed environment for travelers, seasonal visitors, and long-term residents.

The park will include full-hookup RV sites, internal access roads with posted speed limits utility infrastructure, landscaped common areas, and controlled access for guests. Operations will support both short-term recreational stays and long-term occupancy.

Park amenities include laundry facilities, restrooms and showers, dog washing station, and possibly some other outdoor amenities.

A full-time Park Manager will reside on-site to oversee daily business operations, guest services, property maintenance coordination, and park security. The manager will provide 24-hour oversight, respond to emergencies, enforce park rules, and monitor park activity to maintain a safe and orderly environment.

The footprint of the RV Park where tenants will reside will not come within 300 feet of any housing on the North end of the park. Along the south boundary, the existing tree line will be preserved, maintained, and cultivated to provide natural screening, erosion control, wind protection, and visual enhancement.

The park will maintain quiet hours from 10:00 PM to 7:00 AM and enforce speed limits, pet control requirements, and property maintenance standards. Security measures will include controlled access, exterior lighting, posted rules, and routine patrols by the on-site manager.

Utility services will include water, sewer, electrical hookups, trash collection, and internet service where available. Routine maintenance and inspections will be conducted to ensure proper operation of utilities, roads, landscaping, and common areas.

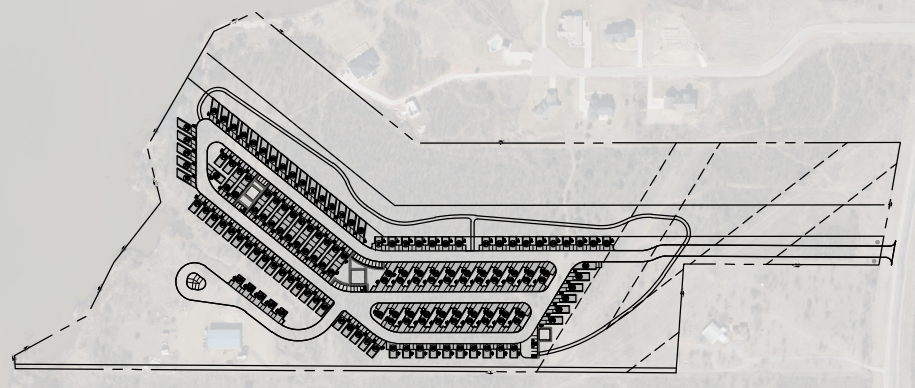
Ft. Phantom RV Park is intended to operate as a clean, secure, environmentally responsible RV community that supports both recreational tourism and long-term residency while preserving the natural landscape surrounding the lake area.

**UTILITY WARNING**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THE CONTRACTOR SHALL PROVIDE WATER METER BOXES FOR EACH WATER SERVICE CONNECTION DETAILED ON THE PLANS. FOR WATER METER SIZES 1.5" TO 2", THE CONTRACTOR SHALL SUPPLY A BASS AND HAYS BH 1527 (AMI COMPATIBLE) WATER METER BOX LID AND PMSBCF 1527-12 WATER METER BOX, OR A EAST JORDAN IRON WORKS PRODUCT NUMBER 32131364 (AMI COMPATIBLE) WATER METER BOX LID AND PRODUCT NUMBER 38001527 WATER METER BOX, OR EQUIVALENT. FOR WATER METER SIZES 5/8" TO 1", THE CONTRACTOR SHALL SUPPLY A BASS AND HAYS BH 1324 AMR LID WATER METER BOX LID AND PMSBCF 1324-12 WATER METER BOX, OR AN EAST JORDAN IRON WORKS PRODUCT NUMBER 32131365 (AMI COMPATIBLE) 1324 WATER METER BOX LID AND PRODUCT NUMBER 32414001W WATER METER BOX, OR EQUIVALENT.

**DESIGN ENGINEER FIRM:**  
 CADCO ARCHITECTS AND ENGINEERS  
**FIRM NUMBER:**  
 #849  
**PHONE NUMBER:**  
 325-695-6281



**GENERAL NOTES**

**LEGAL DESCRIPTION:**  
 A0299 76 J

**ZONING INFORMATION:**  
 Agricultural Open (AO)

**GENERAL NOTES**  
 ALL EXTERIOR LIGHTING (INC. WALL-MOUNTED FIXTURES) SHALL BE FULLY-SHIELDED.

**MECHANICAL EQUIPMENT (EXCLUDING ROOF-MOUNTED EQUIPMENT) SHALL BE SCREENED FROM STREETS AND PARKING LOTS. ALL SIDEWALKS AND CURB RAMPS MUST COMPLY WITH T&S.**

**GENERAL NOTES (CONT.)**  
 ALL WATER SYSTEMS SHALL BE IN COMPLIANCE WITH THE TEXAS ADMINISTRATIVE CODE, TITLE 30, ENVIRONMENTAL QUALITY, PART 1, TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, CHAPTER 290, PUBLIC DRINKING WATER, SUBCHAPTER D, RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS, RULE 290.44.

**ALL WASTEWATER SYSTEMS SHALL BE IN COMPLIANCE WITH THE TEXAS ADMINISTRATIVE CODE, TITLE 30, ENVIRONMENTAL QUALITY, PART 1, TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, CHAPTER 217, DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS, SUBCHAPTER C, CONVENTIONAL COLLECTION SYSTEMS, RULES 217.51 - 217.71.**

**ALL SIDEWALKS AND ACCOMPANYING RAMPS LOCATED IN PUBLIC RIGHTS-OF-WAY SHALL BE PERMITTED THROUGH CITY OF ABILENE'S BUILDING INSPECTIONS DEPARTMENT.**

**UTILITY NOTES**  
 WATER METER CANNOT BE TAPPED OFF A FIRE LINE. WATER METER NEEDS TO BE IN PUBLIC RIGHT-OF-WAY. SERVICE LINE SIZE FROM WATER METER TO BUILDING MUST BE 50 PERCENT LARGER THAN DESIRED METER.

**EROSION CONTROL**  
 CONTRACTOR SHALL DESIGN A STORMWATER POLLUTION PREVENTION PLAN TO BE APPROVED BY THE CITY OF ABILENE. CONTRACTOR SHALL IMPLEMENT AND MAINTAIN THE SWPPP TO FINAL COMPLETION OF THE PROJECT. CONTRACTOR SHALL SUPPLY THE ARCHITECTS/ENGINEER A COPY OF THE CITY APPROVED PLAN PRIOR TO START OF CONSTRUCTION SO IT CAN BE ADDED TO THE CONSTRUCTION DRAWINGS.

**PROPOSED LAND USE**  
 RV RESORT

**LOT AREA**  
 41.88 ACRES

**PARKING SPACES**  
 PROVIDED RV SPOTS - 149  
 PROVIDED PARKING SPACES FOR RV SPOTS - 298  
 PROVIDED PARKING SPACES FOR AMENITIES - 26

**ADA ACCESSIBLE PARKING SPACES**  
 PROVIDED PARKING SPACES - 4

**GENERAL NOTES**

**LEGEND**  
 EXISTING TOPO - - - - - 18XX  
 NEW TOPO - - - - - 18XX  
 DENOTES ELEVATIONS - 18XX  
 5" CONCRETE PAVING  
 6" CONCRETE PAVING  
 F.F. ELEV. FINISH FLOOR ELEVATION

**DIV. 2 - SITESWORK**

ALL DRIVE AISLES ARE SHOWN AT 36'-0"

THREE BUILDINGS ARE SHOWN ON SITE. EACH BUILDING HAS RESTROOM FACILITIES AND IS LOCATED PER 4.2.11. THE CENTRAL BUILDING MAY ALSO INCLUDE AN OFFICE.

EXISTING TREES WILL REMAIN IN ORDER TO SATISFY CITY TREE REQUIREMENTS (THIS WILL BE DONE IN COMPLIANCE WITH 4.2.3)

LOT MAY BE PLATTED AS TWO LOTS WHEN IT IS PLATTED

PAVING SHALL BE EITHER CONCRETE, HOT MIX, OR CHIP SEAL

A MINIMUM OF 10% OF THE RV LOT AREA SHALL BE USED FOR ACCESSORY USES (AMENITIES)

PARK WILL FOLLOW THE DURATION OF STAY REQUIREMENTS OF 4.2.11.4

PARK WILL PROVIDE SUFFICIENT TOILET AND BATHING FACILITIES PER 4.2.11.4

PARK WILL PROVIDE THE APPROPRIATE TYPE B BUFFER ON APPLICABLE PROPERTY LINES. A TYPE B BUFFER WILL NOT BE PROVIDED ON THE FT PHANTOM LAKE BOUNDARY.

A 25 FOOT BUFFER WILL BE PROVIDED ALONG EAST LAKE ROAD

STREET TREES WILL BE PROVIDED PER 4.2.11.4

A MINIMUM OF 2.5% OF THE RV LOT WILL BE LANDSCAPED AREA (27,312 SQFT)

55 TREES AND 164 SHRUBS ARE REQUIRED BASED OFF OF THE LANDSCAPE AREA CALCULATION. TREES REQUIREMENT WILL BE FULFILLED WITH EXISTING TREES. SHRUB LOCATIONS DESCRIBED ARE PRELIMINARY AND WILL BE FINALIZED WHEN A LANDSCAPING PLAN IS SUBMITTED.

RV PARK WILL COMPLY WITH ALL REQUIREMENTS ASSOCIATED WITH LANDSCAPING

NATURE TRAIL AS SHOWN IS PRELIMINARY AND WILL VARY BASED OFF OF ON SITE CONDITIONS

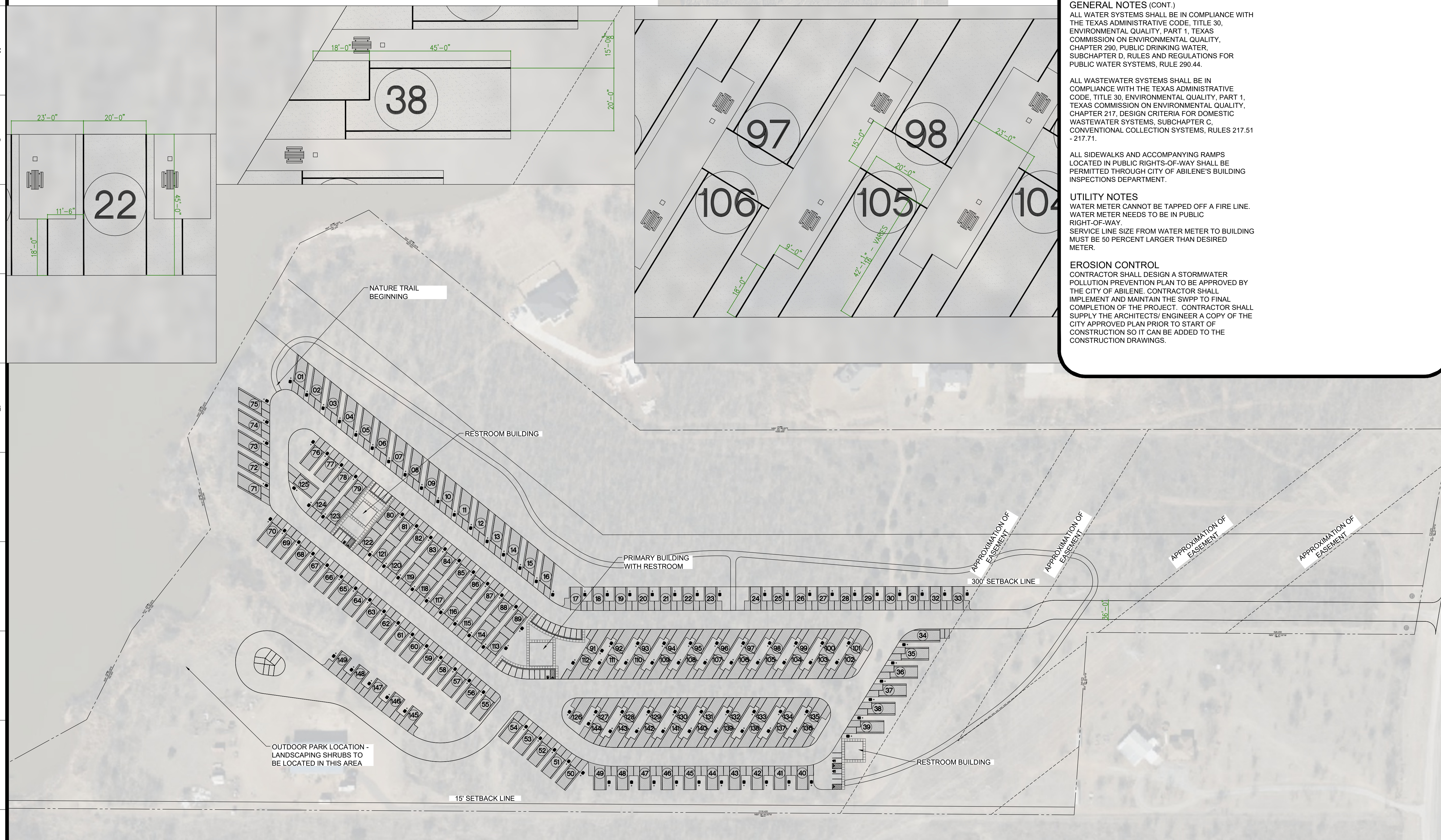
© 2026 ALL RIGHTS RESERVED  
 DRAWN BY: WHR | REVIEWED BY: WHR

**PRELIMINARY**  
 FOR INTERIM REVIEW ONLY  
 NOT FOR PERMITTING,  
 BIDDING, or CONSTRUCTION

**CADCO**  
 ARCHITECTS - ENGINEERS, INC.  
 2401 S. WILLIS, STE. 200 ABILENE, TEXAS 79605

**FT PHANTOM LAKE  
 RV RESORT**  
 ABILENE, TEXAS

PROJECT NUMBER: XXX  
 JUNE 2, 2026  
**C001.A**



**M1 CITY SITE PLAN**  
 1" = 100'-0"



# ZONING CASE CUP-2026-10 STAFF REPORT



## Scheduled Hearings

Planning & Zoning Commission: July 7, 2026  
 City Council 1<sup>st</sup> Read: July 9, 2026  
 City Council 2<sup>nd</sup> Read: July 23, 2026

## Applicant

Anson Park Apartments LLC

## Owner

Anson Park Apartments LLC

## Case Manager

Adam Holland – Planner

## Request

A Conditional Use Permit to allow Daycare Operation – Center-Based within Multi-Family (MF) zoning.

## Location

The subject property is located at 3050 Old Anson Road. Legal description being Lots 101 and 102, Block A, Anson Park Addition, Abilene, Taylor County, Texas.

## Background

The subject property was annexed into the City limits in 1957. The property was developed in 2006 and at that time a daycare was permitted by right in the equivalent to MF zoning. The previous daycare located at the northeast corner of the property flooded in 2019 due to a malfunction with the fire suppression system. The owner would like to reopen the daycare and allow hours from 5 A.M. to 7 P.M. Monday-Friday. The owner intends to have a tenant to operate the facility.

## Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
<b>North</b>	HC	Commercial
<b>East</b>	RS-6	Single-Family Residential
<b>South</b>	AO/MF	Single/multi-family residential
<b>West</b>	AO/HC	Vacant

## Criteria Assessment

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

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

The proposed request is consistent with the Comprehensive Plan.

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

The proposed use is consistent with the requirements in MF zoning.

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

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

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

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

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

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

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

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

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

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

### **Staff Recommendation**

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

### **Attachments**

- Plan of Operation
- Concept Plan
- PowerPoint Presentation

**Notification**

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on June 18, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

**PROPERTY OWNER**

Legend: O - Opposed, F - In Favor

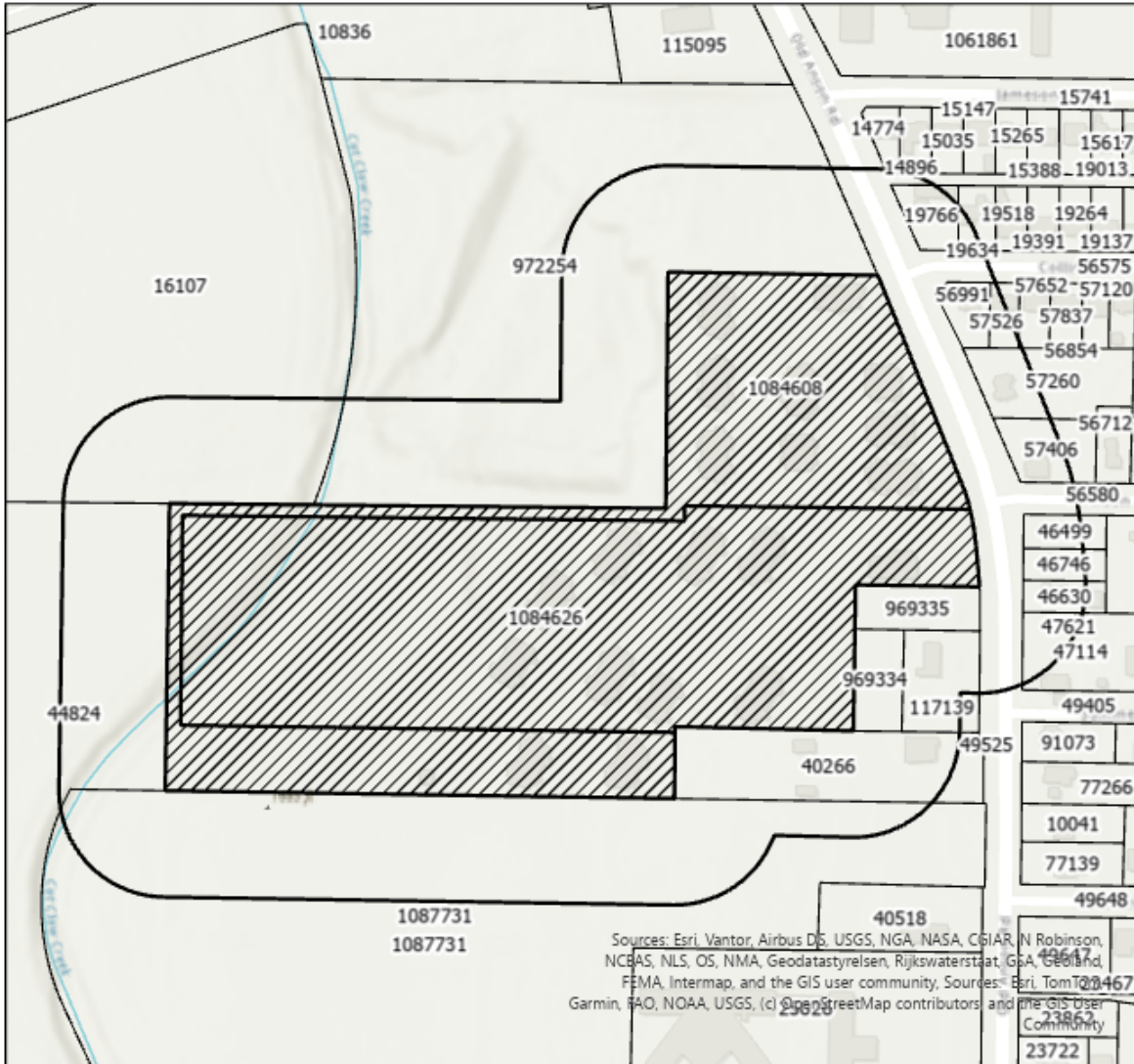
OWNER	PROP_ID	SITUS	RESPONSE
3101 STAMFORD LLC	1087731	2322 OAKLAND DR	
3101 STAMFORD LLC	1087731	2242 OAKLAND DR	
BISON ASSET MANAGEMENT LLC	972254	3102 OLD ANSON RD	
CASTELLANOS ARTURO R REYES	46499	2941 OLD ANSON RD	
CHARLIE THYNE INC &	56991	2109 COLLINS AV	
DULANEY DALLAS DAVID &	47114	2901 OLD ANSON RD	
GONZALEZ JOE ANGEL	14774	2141 JAMESON ST	
HAMED FAUD	969335	2910 OLD ANSON RD	
HAMED FAUD	969334		
HOWISON DAVID & DENISE	117139	2836 OLD ANSON RD	
JIMENEZ LUIS & MELCHORA I	57406	2256 ANSON AV	
JUAREZ EDWARD C & ELIZABETH D	57526	2101 COLLINS AV	
JWDW PROPERTIES II LLC	1084626	2934 OLD ANSON RD	
JWDW PROPERTIES II LLC	1084608		
LINN RANDY B	57260	3001 OLD ANSON RD	
MARTINEZ JUAN MANUAL ET AL	46746	2933 OLD ANSON RD	
PADILLA ELISA MARIELA	57652	2065 COLLINS AV	
RAMEY KENNETH D	19634	2110 COLLINS AV	
RAMEY KENNETH D	19766	2118 COLLINS AV	
ROE CALEB CARSON	46630	2925 OLD ANSON RD	
SPARKS REALTY INVESTMENTS LLC	16107	2309 W STAMFORD ST	
SPARKS REALTY INVESTMENTS LLC	44824	3101 W STAMFORD ST	
STEWART SHENIKQUA D'NISE	14896	2133 JAMESON ST	
WESTBROOK GARY W & DEBRA K	40266	2828 OLD ANSON RD	

**PROPERTY ID**

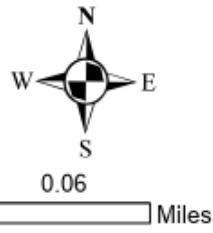
Legend: O - Opposed, F - In Favor

OWNER	PROP_ID	SITUS	RESPONSE
GONZALEZ JOE ANGEL	14774	2141 JAMESON ST	
STEWART SHENIKQUA D'NISE	14896	2133 JAMESON ST	
SPARKS REALTY INVESTMENTS LLC	16107	2309 W STAMFORD ST	
RAMEY KENNETH D	19634	2110 COLLINS AV	
RAMEY KENNETH D	19766	2118 COLLINS AV	
WESTBROOK GARY W & DEBRA K	40266	2828 OLD ANSON RD	
SPARKS REALTY INVESTMENTS LLC	44824	3101 W STAMFORD ST	
CASTELLANOS ARTURO R REYES	46499	2941 OLD ANSON RD	
ROE CALEB CARSON	46630	2925 OLD ANSON RD	
MARTINEZ JUAN MANUAL ET AL	46746	2933 OLD ANSON RD	
DULANEY DALLAS DAVID &	47114	2901 OLD ANSON RD	
CHARLIE THYNE INC &	56991	2109 COLLINS AV	
LINN RANDY B	57260	3001 OLD ANSON RD	
JIMENEZ LUIS & MELCHORA I	57406	2256 ANSON AV	
JUAREZ EDWARD C & ELIZABETH D	57526	2101 COLLINS AV	
PADILLA ELISA MARIELA	57652	2065 COLLINS AV	
HOWISON DAVID & DENISE	117139	2836 OLD ANSON RD	
HAMED FAUD	969334		
HAMED FAUD	969335	2910 OLD ANSON RD	
BISON ASSET MANAGEMENT LLC	972254	3102 OLD ANSON RD	
JWDW PROPERTIES II LLC	1084608		
JWDW PROPERTIES II LLC	1084626	2934 OLD ANSON RD	
3101 STAMFORD LLC	1087731	2322 OAKLAND DR	
3101 STAMFORD LLC	1087731	2242 OAKLAND DR	

# NOTIFICATION MAP



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



- CUP-2026-10 Notification Buffer
- CUP-2026-10
- Courier Parcels

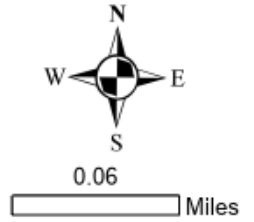
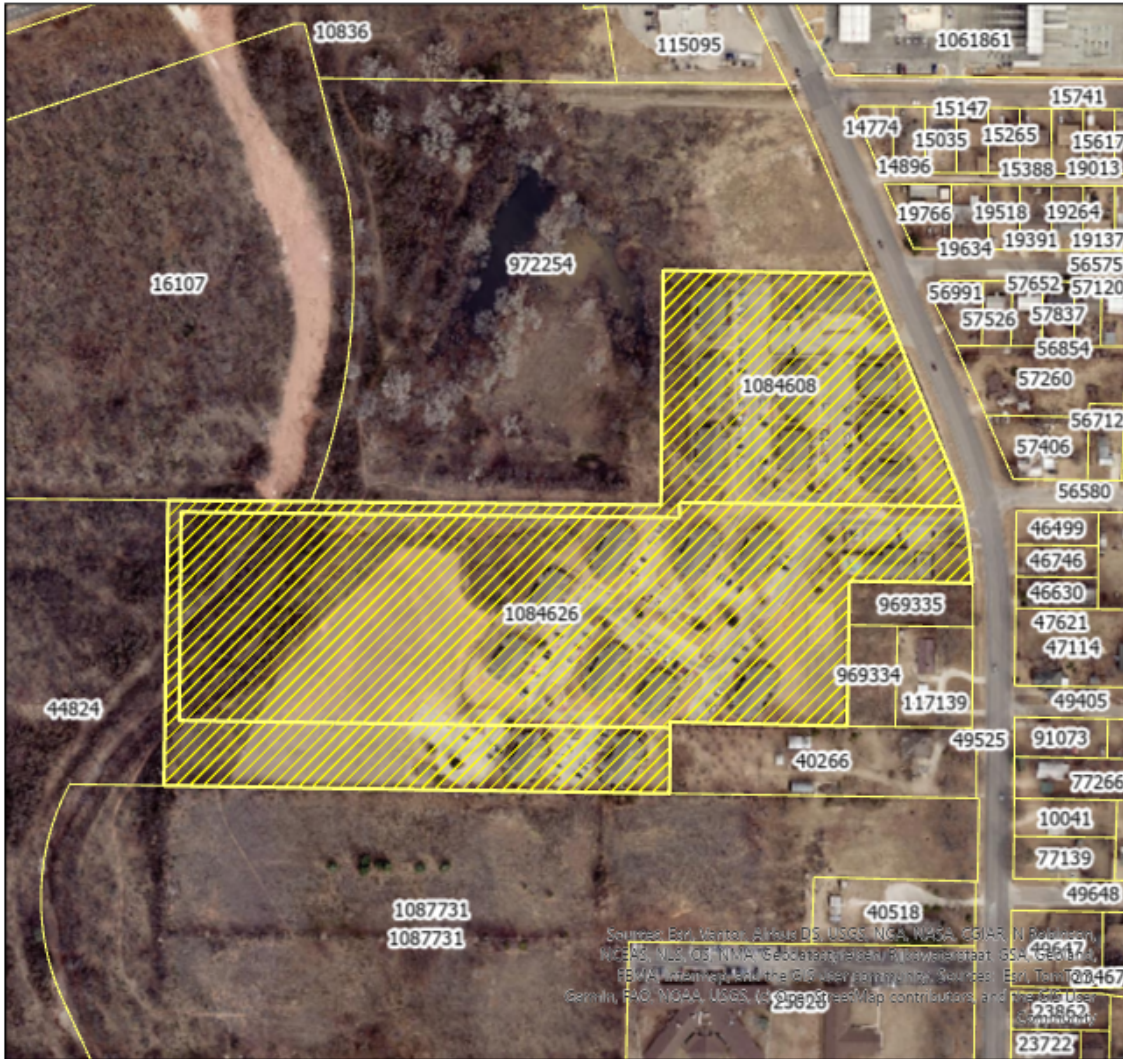
## PLAN OF OPERATION

**Proposed Use: Daycare Operation – Center-Based**

**Hours of Operation: 5 A.M. to 7 P.M.**

**Days of Operation: Monday – Friday**

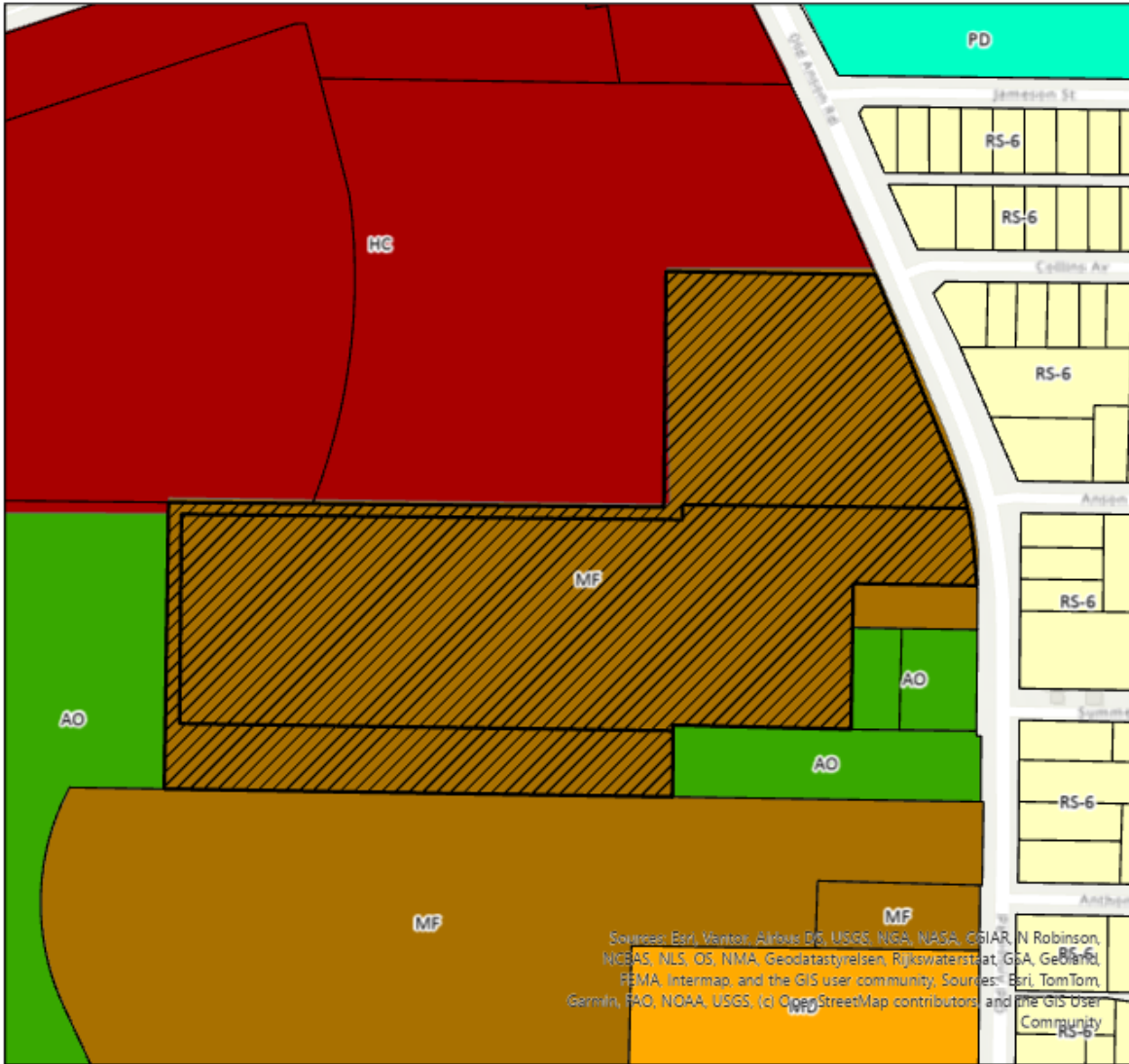
# LOCATION MAP



- CUP-2026-10
- Courier Parcels

Sources: Bar, Winton, AirMax DS, USGS, NOAA, NOAA, NOAA, N. Robinson, WFSB, NLS, US NMA, Geobase, Geobase, WFSB, Geobase, SS, Geobase, FEMA, WFSB, and the U.S. Army Corps of Engineers. Sources: Esri, TerraMetrics, GeoEye, IGN, NOAA, USGS, and other map contributors, and the City of...

# ZONING MAP



North Arrow

0.06 Miles

CUP-2026-10

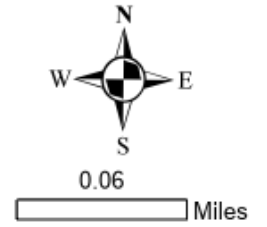
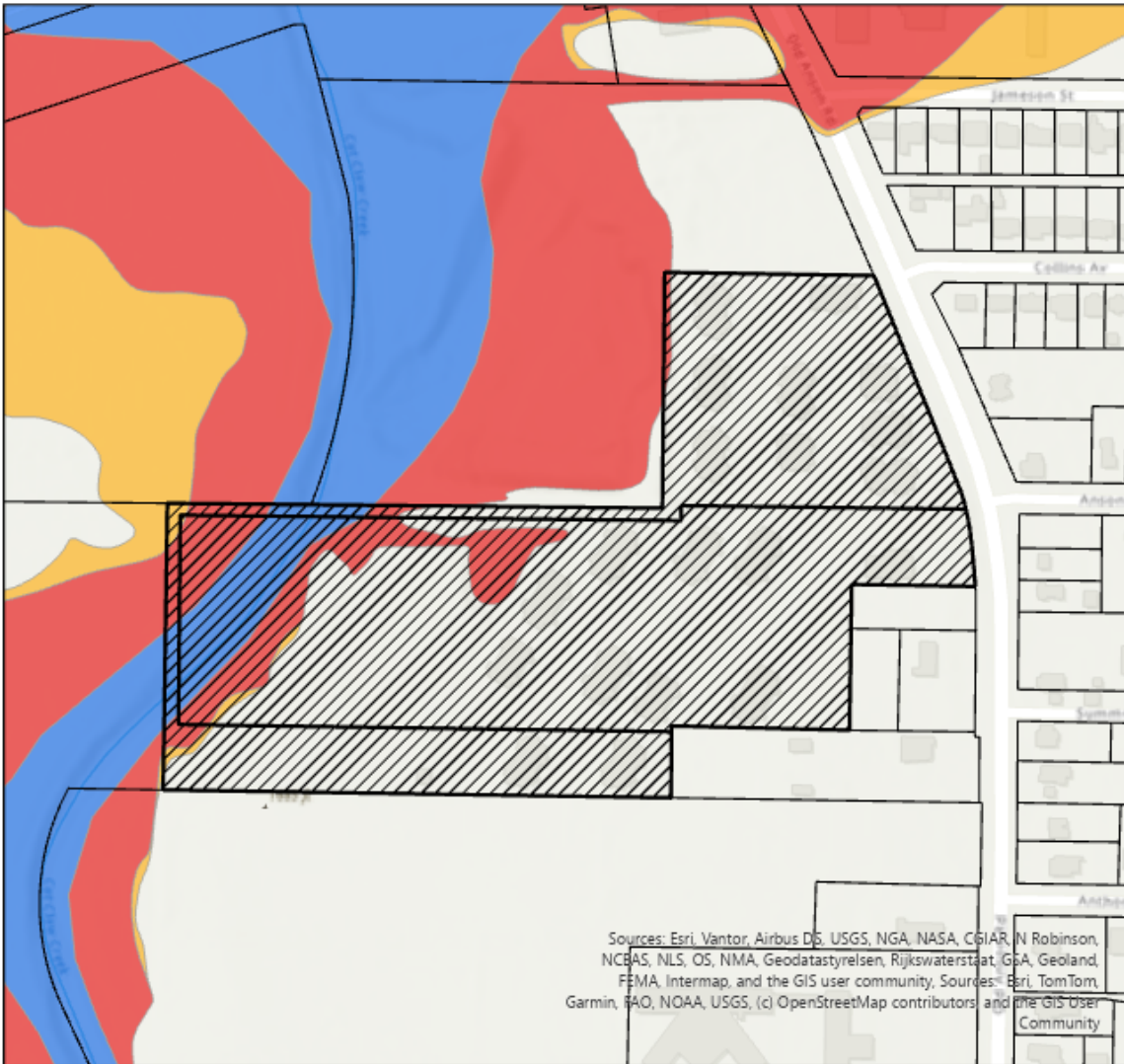
Courier Parcels

**Zoning Districts**

- AO
- HC
- MD
- MF
- PD
- RS-6

Source: Esri, DeLorme, AeroMap, USGS, NGA, NASA, CIA, N Robinson, NOAA, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

# FLOOD MAP



- CUP-2026-10
- Courier Parcels
- FEMA Flood Zones**
- Floodway
- 100 Year 1%
- 100 Year 1%
- 500 Year .2%
- 500 Year .2%
- Unstudied A Zone
- Unstudied A Zone

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCBAS, 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



# CONDITIONAL USE PERMIT

**Case:** CUP-2026-10

**Owner:** Anson Park Apartments LLC

**Request:** A Conditional Use Permit to allow Daycare Operation – Center-Based within Multi-Family (MF) zoning.

**Location:** 3050 Old Anson Rd.

**Notification:** 0 in Favor, 0 in Opposition

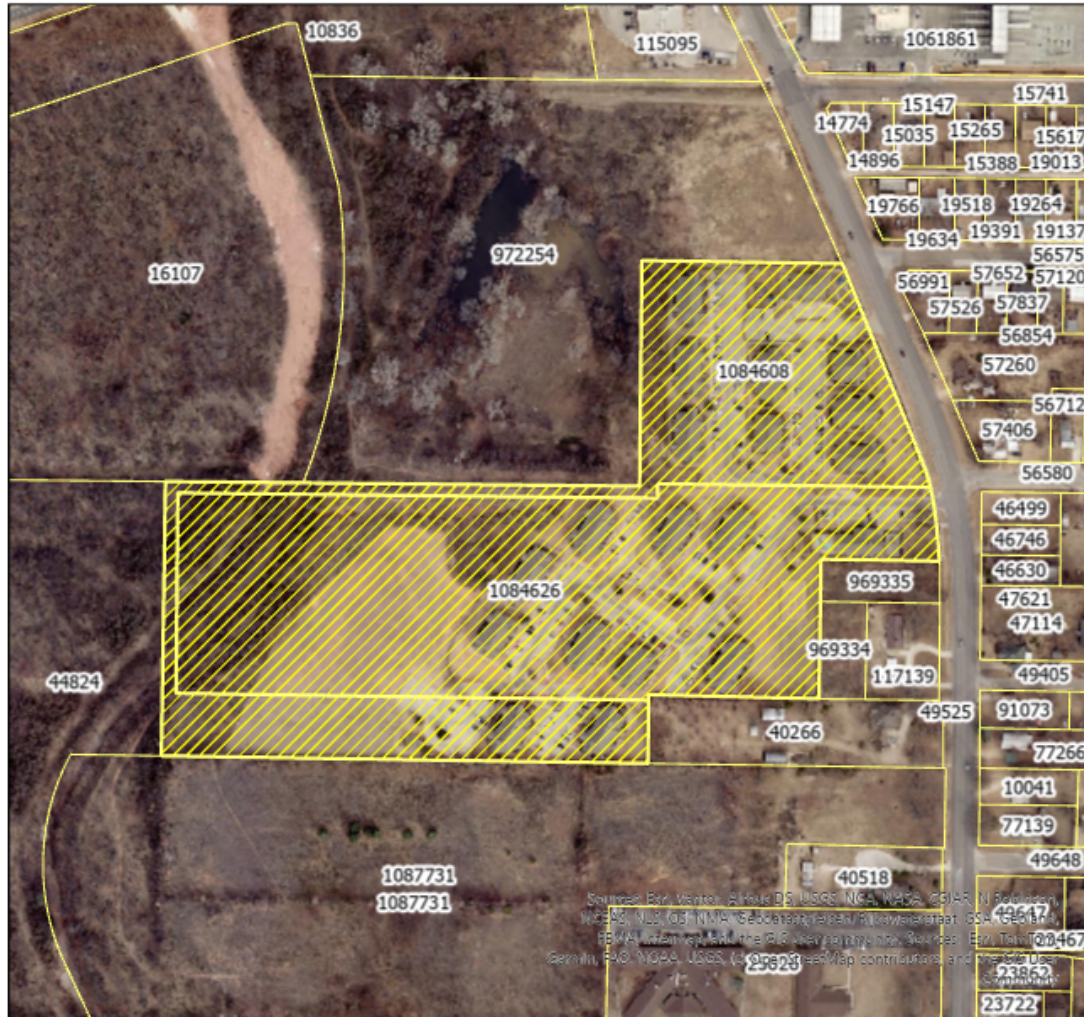
**Planning & Zoning:** July 7, 2026

**Council Hearing:** July 9, 2026  
July 23, 2026





# AERIAL LOCATION MAP

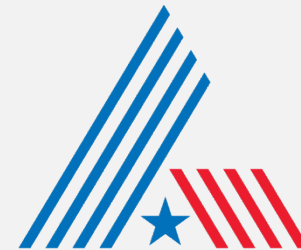


0.06

Miles

CUP-2026-10

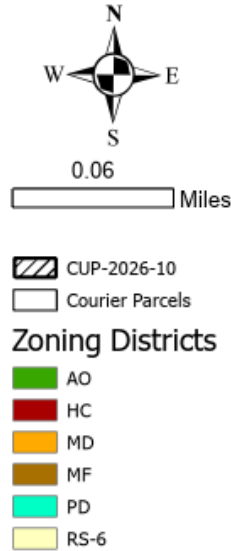
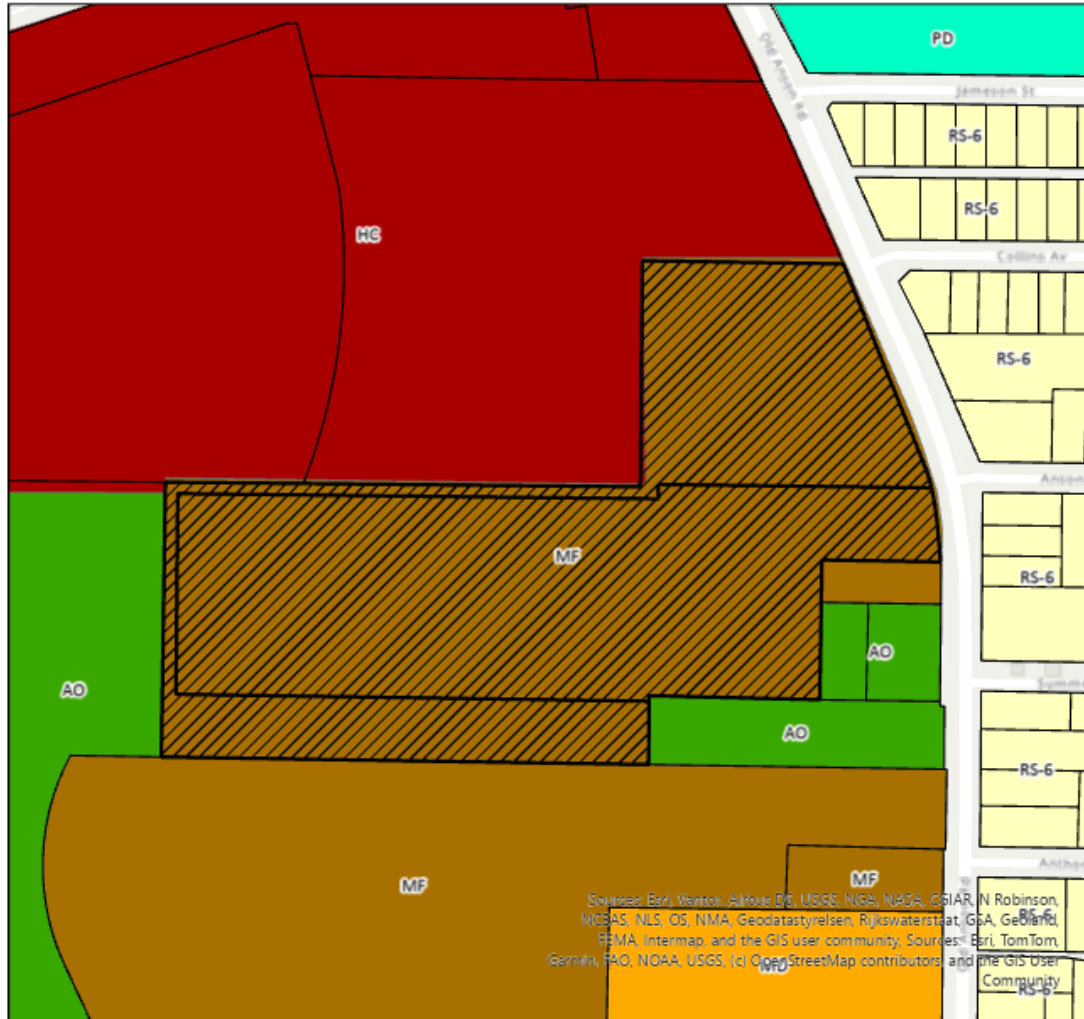
Courier Parcels



CITY OF  
**ABILENE**  
TEXAS



# ZONING MAP



Source: Esri, DeLorme, AeroMap, USGS, NOAA, CIA, N Robinson, NCEAS, NLS, OS, NMA, Geodatasystemen, Rijkswaterstaat, GEA, GeBCO, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors and the GIS User Community





# PROPERTY VIEWS



Subject Property (Multifamily)



East Property



Subject Property (Previous Daycare)



North Property





# PLAN OF OPERATION

**Proposed Use:** Daycare Operation – Center-Based

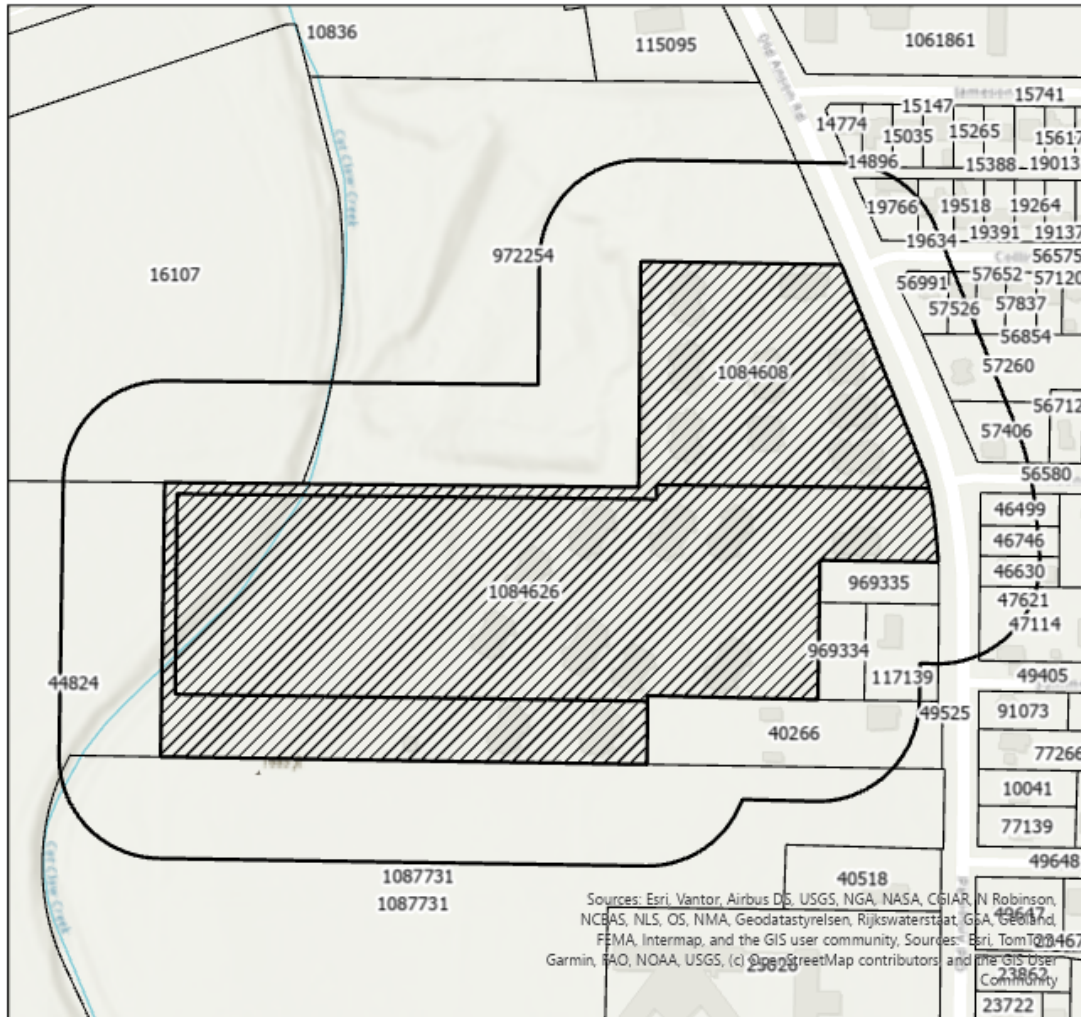
**Hours of Operation:** 5 A.M. to 7 P.M.

**Days of Operation:** Monday – Friday





# NOTIFICATION AREA MAP



0.06

Miles

- CUP-2026-10 Notification Buffer
- Courier Parcels

0 - In Favor-

0 - Opposed-



CITY OF  
**ABILENE**  
TEXAS

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



# FINDINGS AND RECOMMENDATION

The proposed request is consistent with:

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

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





# Questions?



# Comments List

Project Type: Conditional Use Permit | ID # 26-000181



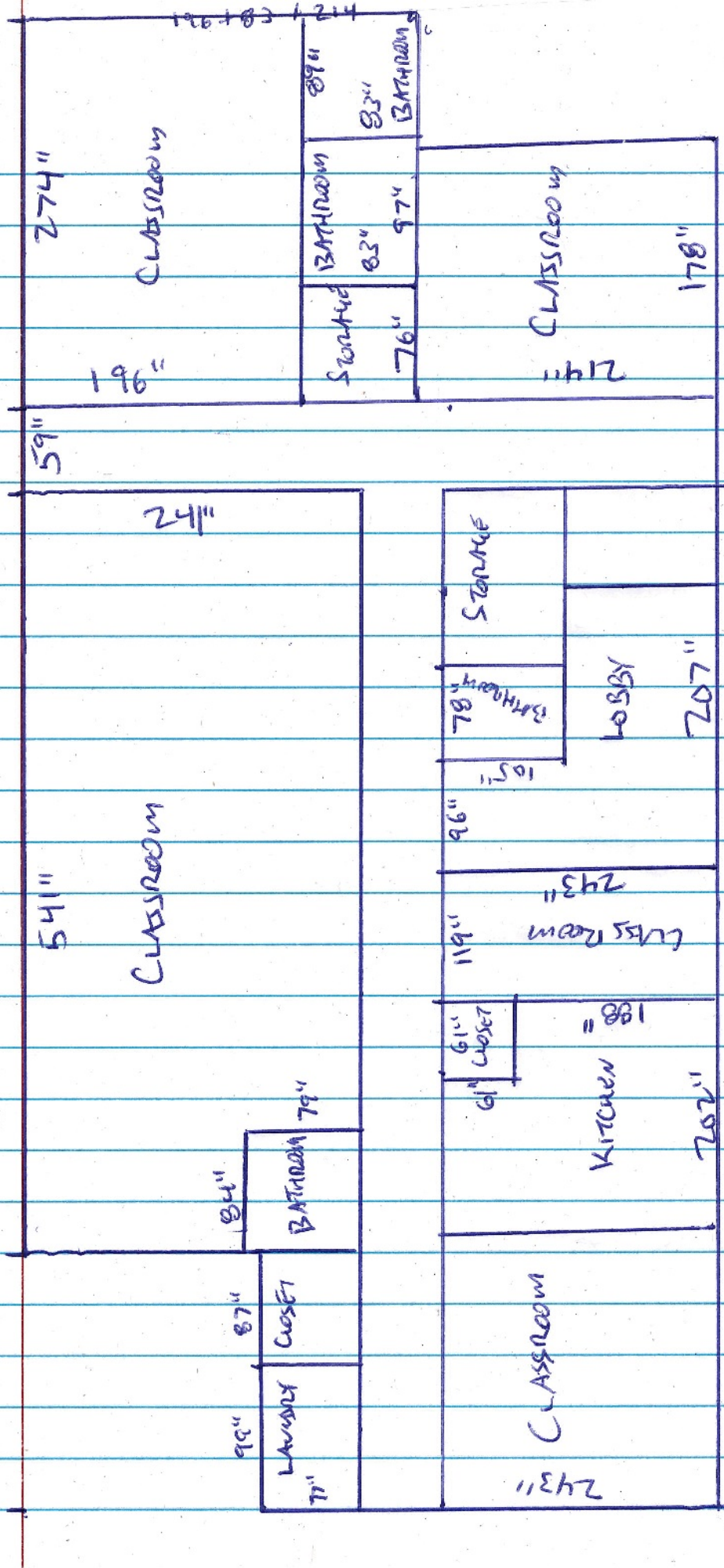
**Mark Hobscheid**

*Jun 03, 2026 at 3:46 PM ago*

Hours of Operation of the Anson Park Child Care Center will be 5AM TO 7PM Monday thru Friday.

---

82'6"



2934 OLD ANSON RD  
 ABILENE, TX 79603  
 CHILD CARE CENTER



# ZONING CASE CUP-2026-11 STAFF REPORT



## Scheduled Hearings

Planning & Zoning Commission: July 7, 2026  
 City Council 1<sup>st</sup> Read: July 23, 2026  
 City Council 2<sup>nd</sup> Read: August 13, 2026

## Applicant

Owner: Hickory & 8<sup>th</sup> LLC  
 Agent: Lynn Salas

## Case Manager

Clarissa Ivey – Planner

## Request

A Conditional Use Permit to allow a Tattoo Parlor in Central Business (CB) zoning.

## Location

The subject property is located at 1240 N 8<sup>th</sup> St. Legal description being Original Town Abilene, Block 179, Evans Subdivision, Lot 12 & Motz & Curtis Subdivision, Lots 6 & 7, Abilene, Taylor County, Texas.

## Background

The subject property is located near downtown and features a commercial building constructed in 1928. Over the past three years, the property has undergone renovations and has had numerous tenants throughout those years.

## Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	CB	Office
East	CB	Vacant Lot
South	CB	Automobile Wash
West	CB	Gun Store

## Criteria Assessment

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

- 1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan.**  
 The proposed request is consistent with the Comprehensive Plan.
- 2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.**  
 The proposed use is consistent with the surrounding zoning and is appropriate at this location.
- 3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods and includes improvements either on-site or within the public rights-of-way to mitigate development-related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.**

The use will be conducted indoors and should not negatively affect the surrounding uses.

**4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**  
The proposed use will generate additional pedestrian or vehicular traffic, but staff does not believe it will be hazardous or conflicting with the existing traffic.

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

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

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

The use will be conducted indoors and should not generate any visual impacts that would need to be mitigated.

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

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

**Staff Recommendation**

Staff recommends **approval** subject to the concept plan.

**Attachments**

- Concept Plan
- PowerPoint Presentation

**Notification**

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on June 18, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

**PROPERTY OWNER**

Legend: O - Opposed, F - In Favor

OWNER	PROPERTY ID	SITUS	RESPONSE
ABILENE RESTORATION MINISTRIES INC	13365	774 CEDAR ST	
CORPIAN GARY & MARILU	1001796	818 CEDAR ST	
EMMANUEL CHURCH OF ABILENE	41602	826 HICKORY ST	
FLORES CANDELARIO SR &	14593	771 HICKORY ST	
HENDRICK MEDICAL CENTER	41847	1318 N 8TH ST	
HICKORY & 8TH LLC	25687	1234 N 8TH ST	
HICKORY & 8TH LLC	25687	1238 N 8TH ST	
HICKORY & 8TH LLC	25687	1228 N 8TH ST	
HICKORY & 8TH LLC	25687	1240 N 8TH ST	
HICKORY & 8TH LLC	25687	1226 N 8TH ST	
HICKORY & 8TH LLC	25687	1230 N 8TH ST	
HICKORY & 8TH LLC	25687	1242 N 8TH ST	
HICKORY & 8TH LLC	25687	813 HICKORY ST	
JACK ABILENE DEVELOPMENT LLC	24915	804 CEDAR ST	
JACK ABILENE DEVELOPMENT LLC	24915	1220 N 8TH ST	

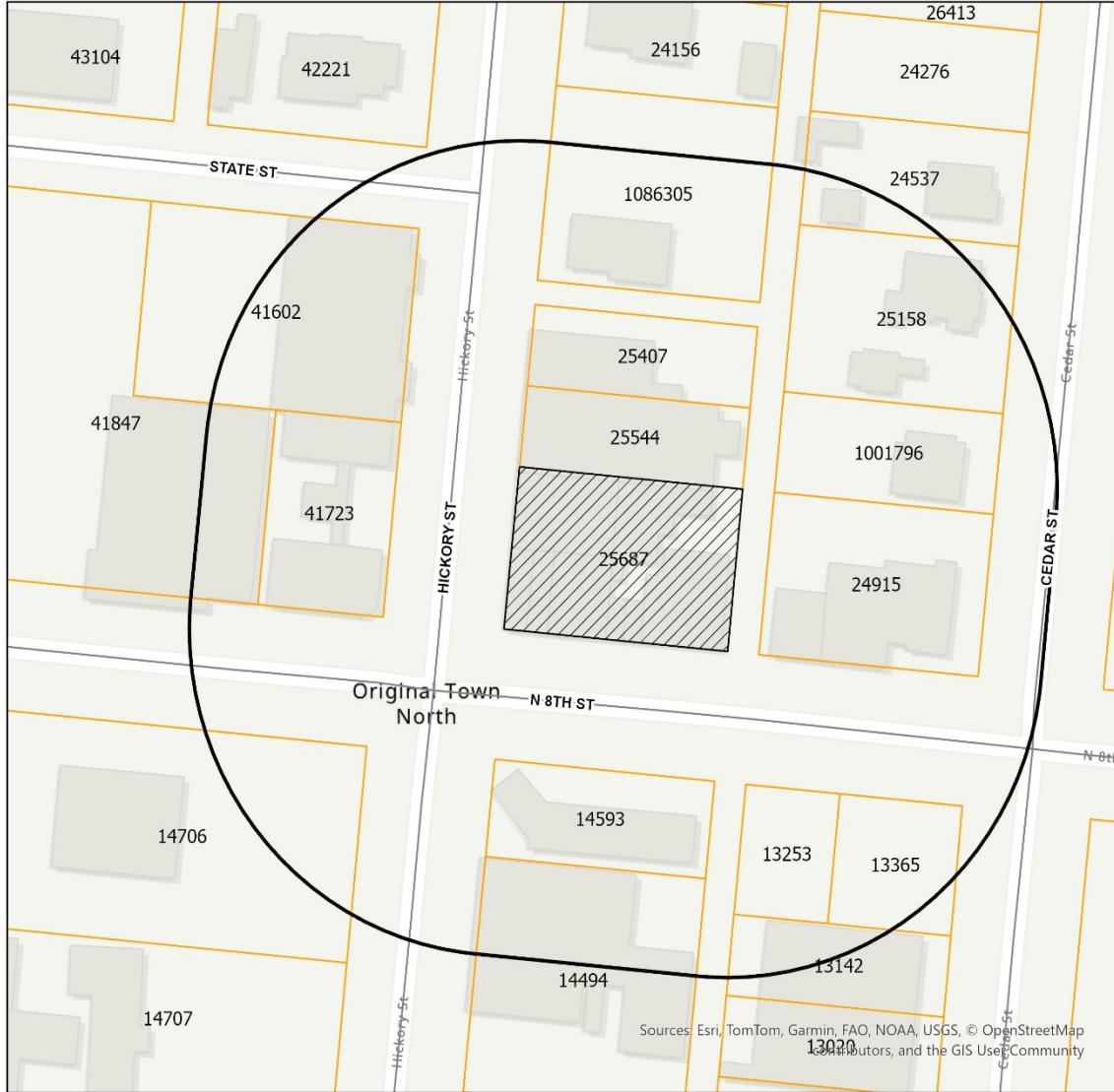
KX WEALTH FUND I LLC	1086305	837 HICKORY ST	
MYSTICAL ROSE SERVICES LLC	14706	1317 N 8TH ST	
PATTON SETH	25544	817 HICKORY ST	
PATTON SETH	25407	825 HICKORY ST	
POLK JODI LEIGH	24537	842 CEDAR ST	
POLK JODI LEIGH	24537	842 1/2 CEDAR ST	
RICHARDS TIM & TAVIA	41723	802 HICKORY ST	
RICHARDS TIM & TAVIA	41723	814 HICKORY ST	
SEGURA BALDOMERO	13253	1217 N 8TH ST	
SEGURA BALDOMERO	14494	765 HICKORY ST	
SEGURA BALDOMERO	13142	766 CEDAR ST	
TREVINO MATT P JR	25158	832 CEDAR ST	
TREVINO MATT P JR	25158	832 1/2 CEDAR ST	

**PROPERTY ID**

Legend: O - Opposed, F - In Favor

OWNER	PROPERTY ID	SITUS	RESPONSE
SEGURA BALDOMERO	13142	766 CEDAR ST	
SEGURA BALDOMERO	13253	1217 N 8TH ST	
ABILENE RESTORATION MINISTRIES INC	13365	774 CEDAR ST	
SEGURA BALDOMERO	14494	765 HICKORY ST	
FLORES CANDELARIO SR &	14593	771 HICKORY ST	
MYSTICAL ROSE SERVICES LLC	14706	1317 N 8TH ST	
POLK JODI LEIGH	24537	842 CEDAR ST	
POLK JODI LEIGH	24537	842 1/2 CEDAR ST	
JACK ABILENE DEVELOPMENT LLC	24915	804 CEDAR ST	
JACK ABILENE DEVELOPMENT LLC	24915	1220 N 8TH ST	
TREVINO MATT P JR	25158	832 CEDAR ST	
TREVINO MATT P JR	25158	832 1/2 CEDAR ST	
PATTON SETH	25407	825 HICKORY ST	
PATTON SETH	25544	817 HICKORY ST	
HICKORY & 8TH LLC	25687	1234 N 8TH ST	
HICKORY & 8TH LLC	25687	1238 N 8TH ST	
HICKORY & 8TH LLC	25687	1228 N 8TH ST	
HICKORY & 8TH LLC	25687	1240 N 8TH ST	
HICKORY & 8TH LLC	25687	1226 N 8TH ST	
HICKORY & 8TH LLC	25687	1230 N 8TH ST	
HICKORY & 8TH LLC	25687	1242 N 8TH ST	
HICKORY & 8TH LLC	25687	813 HICKORY ST	
EMMANUEL CHURCH OF ABILENE	41602	826 HICKORY ST	
RICHARDS TIM & TAVIA	41723	802 HICKORY ST	
RICHARDS TIM & TAVIA	41723	814 HICKORY ST	
HENDRICK MEDICAL CENTER	41847	1318 N 8TH ST	
CORPIAN GARY & MARILU	1001796	818 CEDAR ST	
KX WEALTH FUND I LLC	1086305	837 HICKORY ST	

# NOTIFICATION MAP



## Legend

- Notification Area
- CUP-2026-11
- Courier Parcels

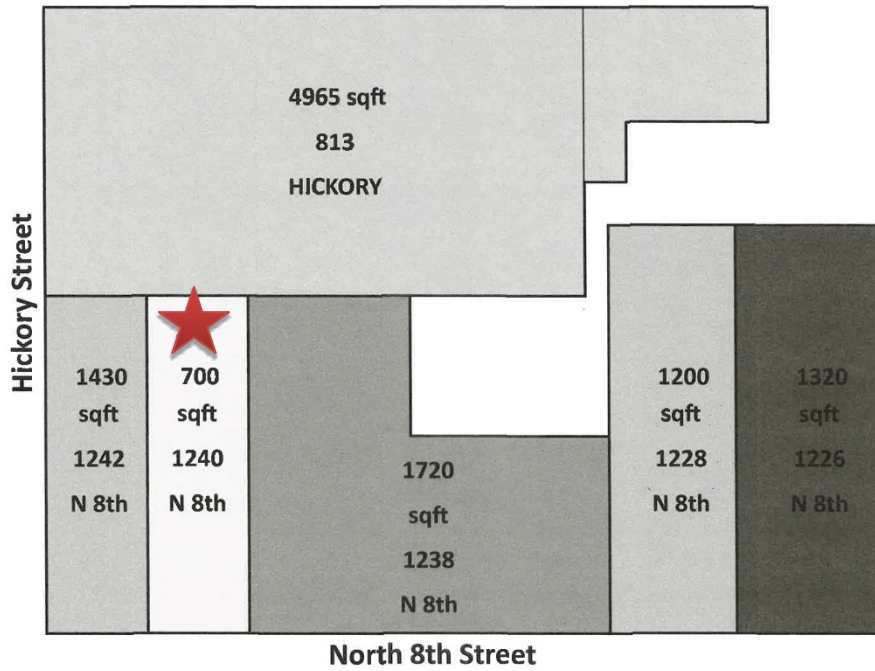
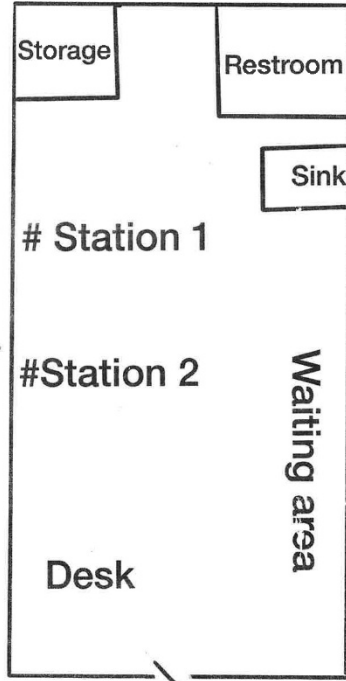
0.01 Miles

CONCEPT PLAN



**Hours**



*Sunday - Closed*  
*Monday - Closed*  
*Tuesday - 12-8*  
*Wednesday - 12-8*  
*Thursday - 12-8*  
*Friday - 12-8*  
*Saturday - 12-8*



# LOCATION MAP



**Legend**

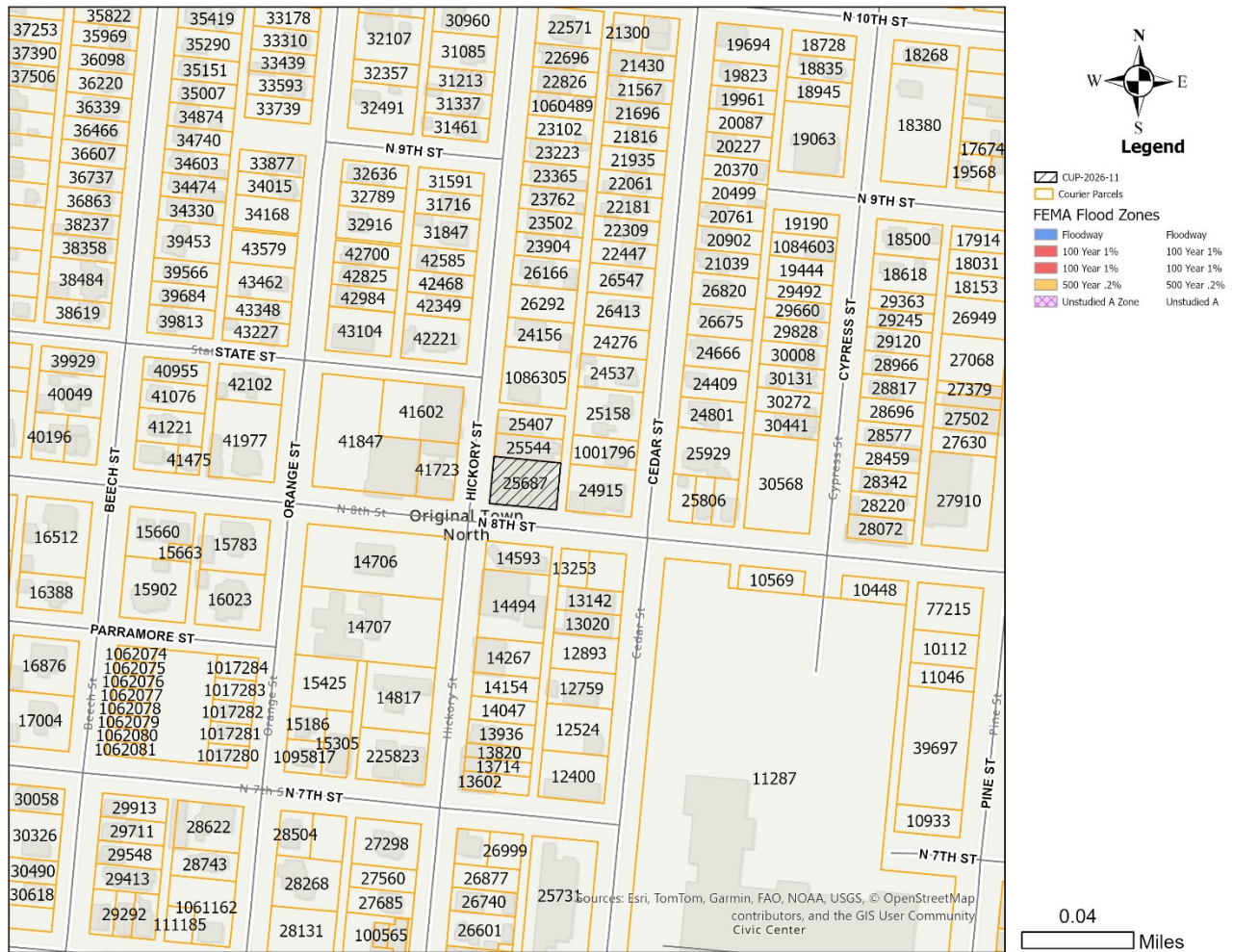
-  CUP-2026-11
-  Courier Parcels

0.01  
Miles

# ZONING MAP



# FLOOD MAP





# CONDITIONAL USE PERMIT

**Case:** CUP-2026-11

**Owner:** Hickory & 8<sup>th</sup> LLC

**Agent:** Lynn Salas

**Request:** A Conditional Use Permit to allow a Tattoo Parlor in Central Business

**Location:** 1240 N 8<sup>th</sup> St

**Notification:** 0 in Favor, 0 in Opposition

**Planning & Zoning:** July 7, 2026

**Council Hearing:** July 23, 2026  
August 13, 2026





# AERIAL LOCATION MAP



## Legend

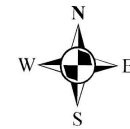
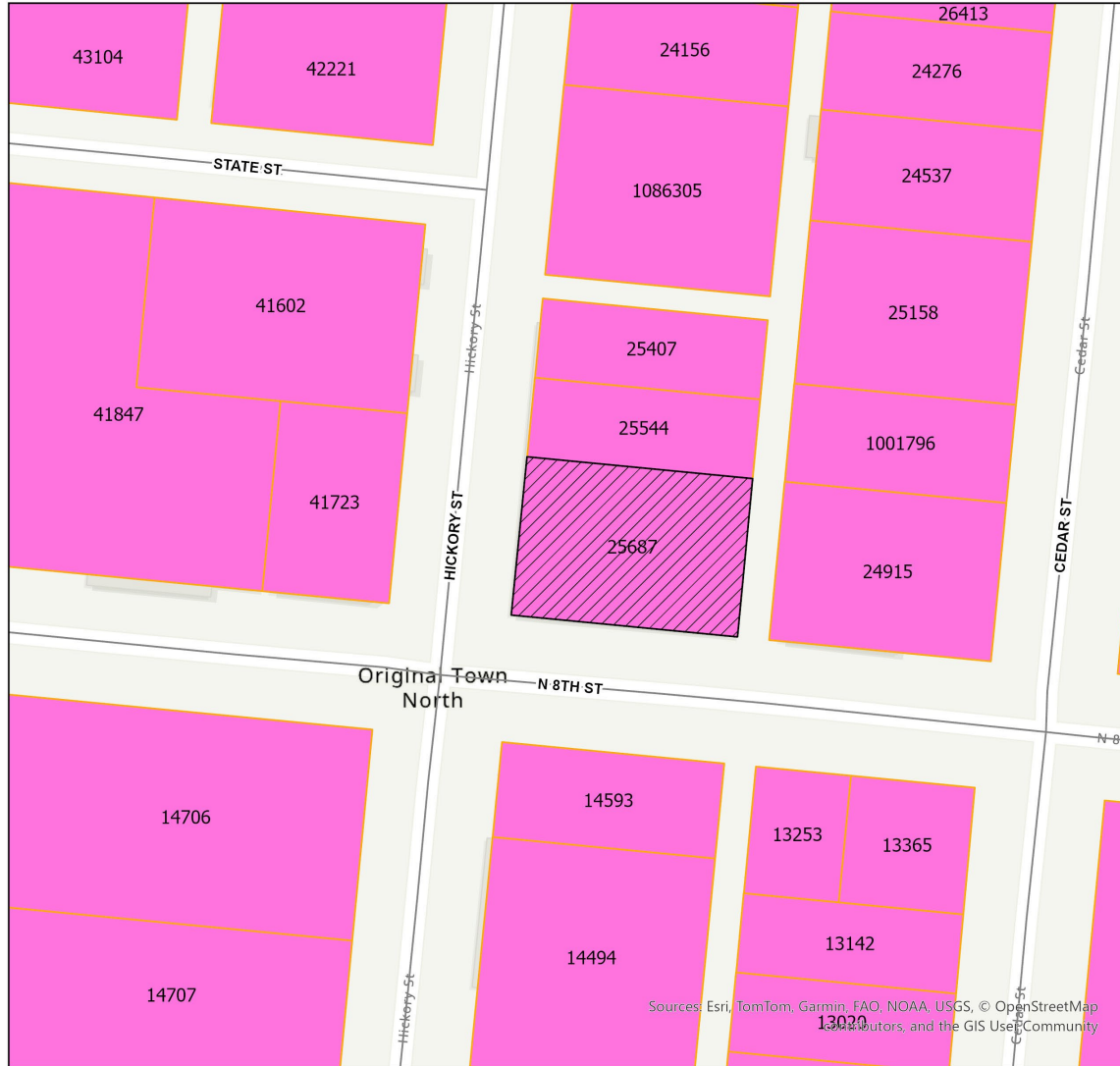
-  CUP-2026-11
-  Courier Parcels

0.01  
Miles


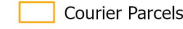
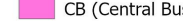




# ZONING MAP



## Legend

-  CUP-2026-11
-  Courier Parcels
-  CB (Central Business)

0.01  
Miles





# USES IN CENTRAL BUSINESS ZONING

## RESIDENTIAL USES:

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

## ACCESSORY AND INCIDENTAL USES:

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

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

## EDUCATIONAL AND RELIGIOUS USES:

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

## SERVICE:

- P Funeral Home/ Mortuary/Morgue
- P Laundry/Dry Cleaning Services & Facilities
- P Office (general, professional, financial)
- P Personal Services
- P Printing, Copying, Reproduction, Publishing
- C Repair and Maintenance Services - Automobile/Small Truck (minor)
- P Repair and Maintenance Services (indoor)
- C Storage - Self-Service Units
- C **Tattoo Parlor\***
- P Veterinary Service (small animals)

## RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

## TRADE – RETAIL USES:

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

## TRADE – WHOLESALE USES:

- C Wholesaling and Storage (indoor)

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Automobile Parking Lot or Structure - Commercial
- P Broadcast Studio
- P Passenger Ground Transportation Terminal
- P Public Utility Facility

## LEGEND

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



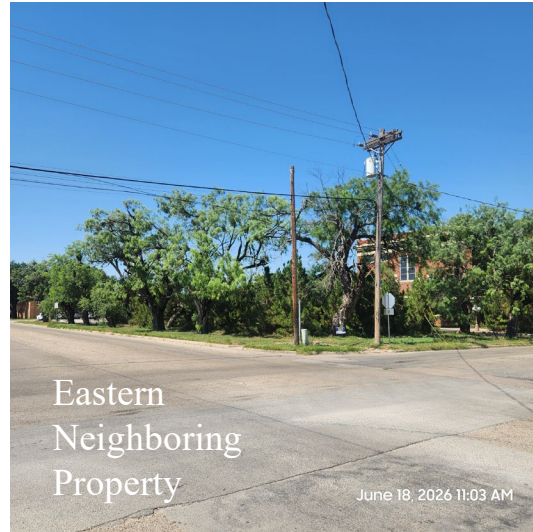
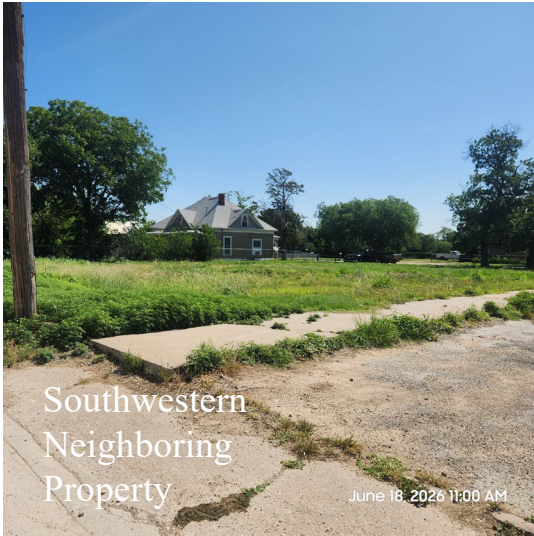


# PROPERTY VIEWS





# NEIGHBORING VIEWS



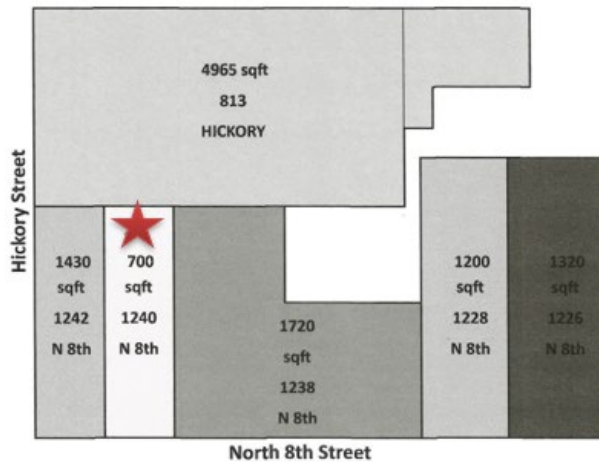
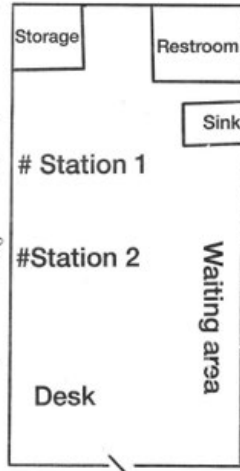


# CONCEPT PLAN



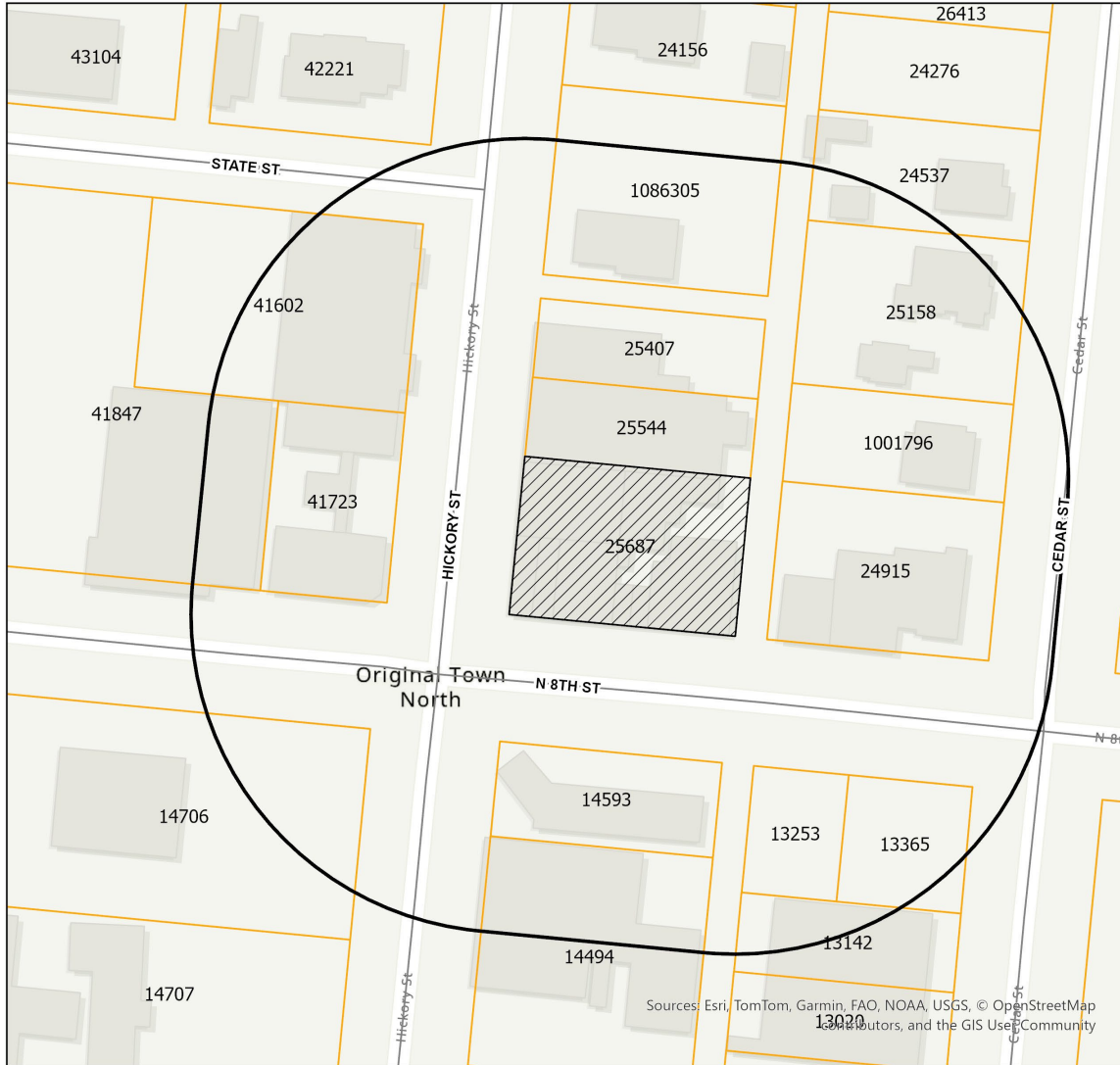
## Hours

*Sunday - Closed*  
*Monday - Closed*  
*Tuesday - 12-8*  
*Wednesday - 12-8*  
*Thursday - 12-8*  
*Friday - 12-8*  
*Saturday - 12-8*





# NOTIFICATION AREA MAP



## Legend

- Notification Area
- CUP-2026-11
- Courier Parcels

0 - In Favor-

0 - Opposed-



0.01

Miles



# FINDINGS AND RECOMMENDATION

The proposed request is consistent with:

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

Staff recommends **approval subject to the concept plan.**





# Questions?





# Hours

*Sunday - Closed*

*Monday - Closed*

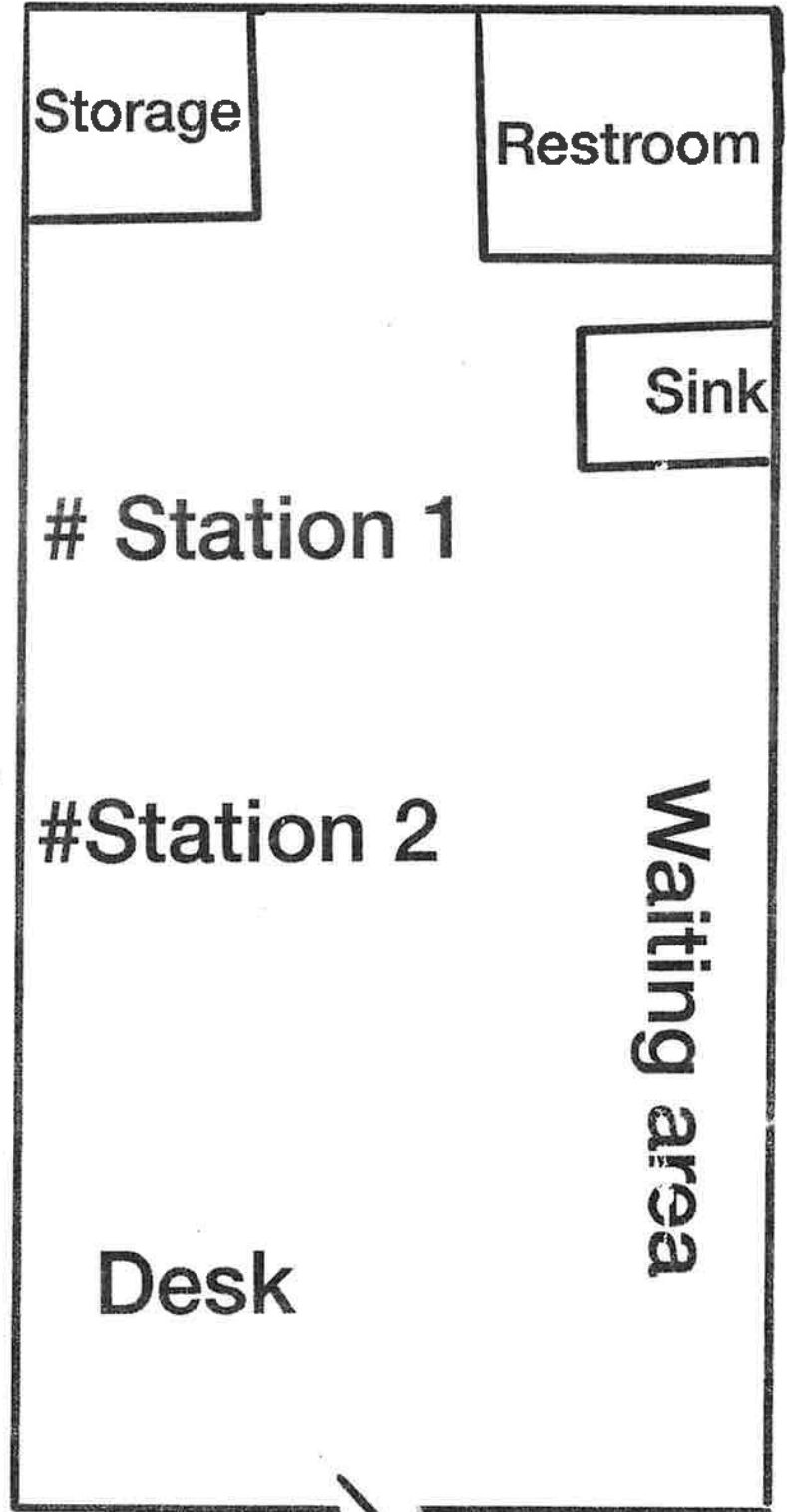
*Tuesday - 12-8*

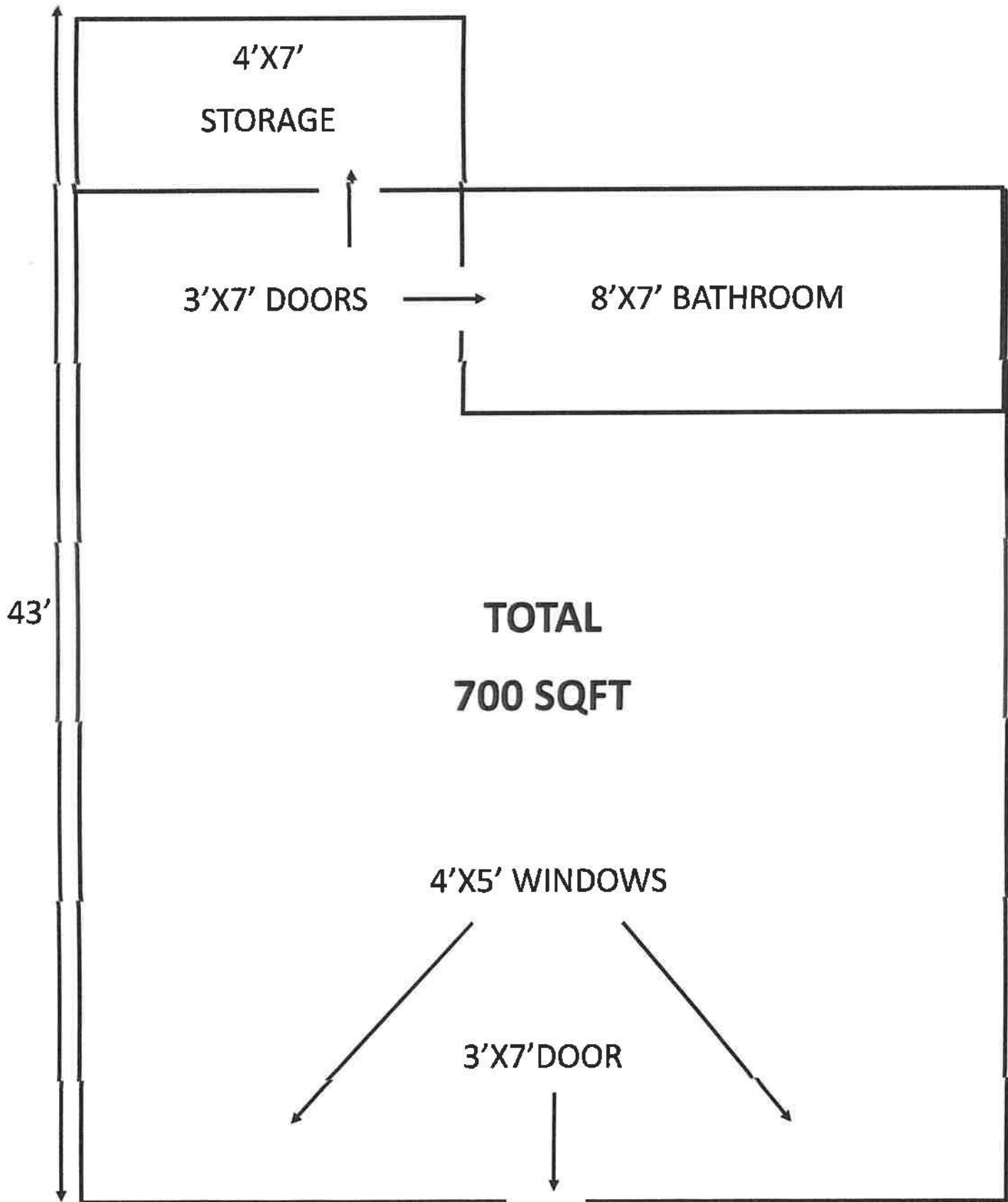
*Wednesday - 12-8*

*Thursday - 12-8*

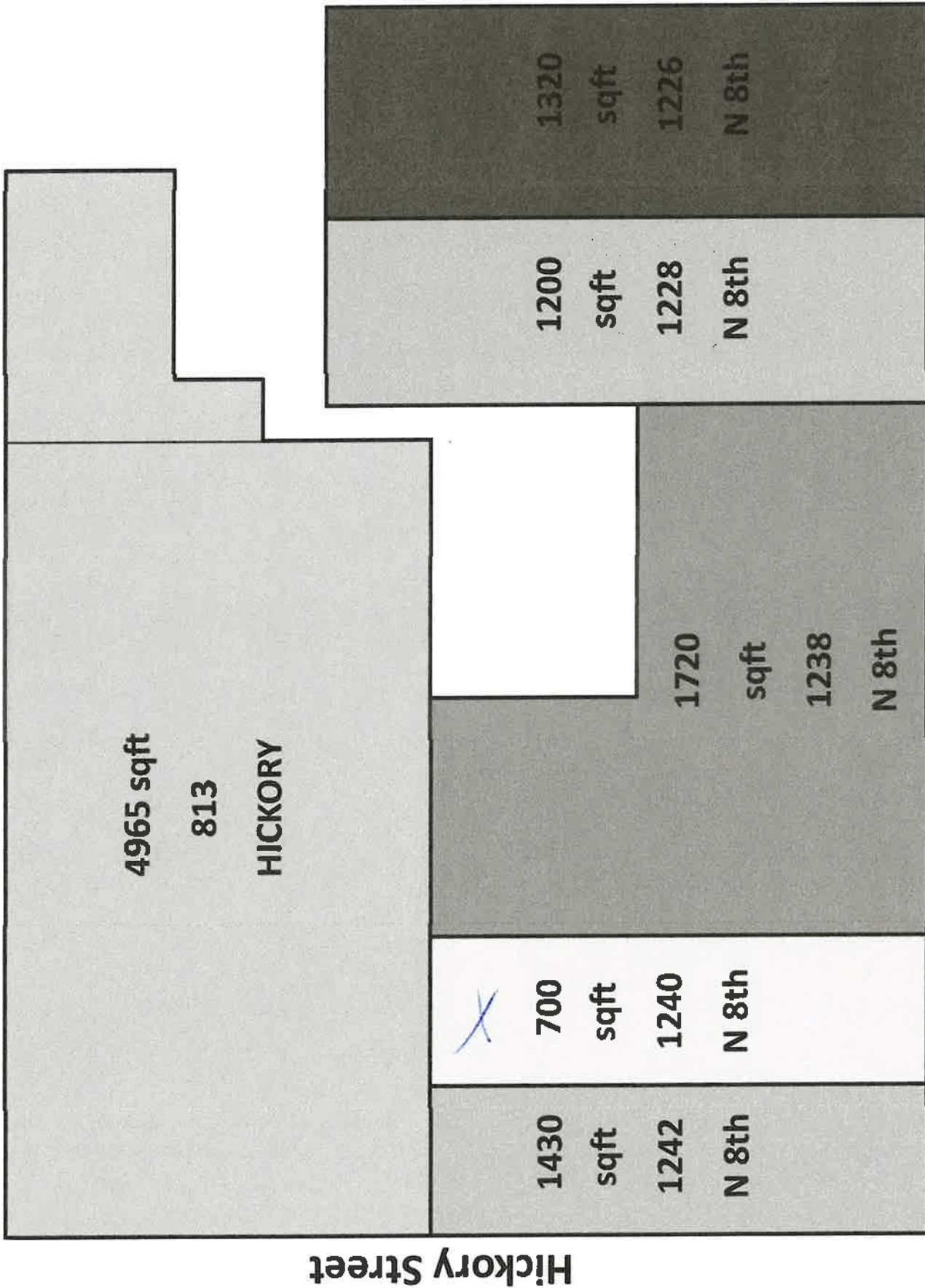
*Friday - 12-8*

*Saturday - 12-8*





**1240 N. 8TH**



4965 sqft  
813  
HICKORY

X  
700 sqft  
1240 N 8th

1430 sqft  
1242 N 8th

1720 sqft  
1238 N 8th

1200 sqft  
1228 N 8th

1320 sqft  
1226 N 8th

North 8th Street

Hickory Street

# ZONING CASE

## Z-2026-34

### STAFF REPORT



#### Scheduled Hearings

Planning & Zoning Commission: July 7, 2026  
 City Council 1<sup>st</sup> Reading: July 23, 2026  
 City Council 2<sup>nd</sup> Reading: August 13, 2026

#### Applicant

Agent: Jacob & Martin LLC  
 Owner: Abilene Forrest Hill LLC

#### Case Manager

Kera Valois – Planner

#### Request

Change the zoning of approximately 2.23 acres from Residential Single Family (RS-6) to Medium Density (MD).

#### Location

Located at property ID. Legal description being Lot 22, Block A, Forrest Meadows Addition Section 1, Abilene, Taylor County, Texas.

#### Background

The subject property was annexed into the City limits in 1980 and has remained residentially zoned since. The applicant is requesting to change the zoning to Medium Density (MD).

#### Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
<b>North</b>	RS-6	Residential
<b>East</b>	RS-6	Residential
<b>South</b>	AO	Residential
<b>West</b>	AO	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 is platted lot but does not have access to adequate utilities. The utilities will be addressed during the permitting phase for the new construction.

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

None known.

**Staff Recommendation**

Staff recommends **approval**.

**Attachments**

- Presentation

**Notification**

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on June 18, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

**PROPERTY OWNER**

Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
ABILENE FORREST HILL LLC	1063914		
COZBY FRANKLIN JACKSON JR	10489	7341 OLD FORREST HILL RD	
FEHR SHANNA	1063927	7105 PHOENIX DR	
HUMMINGBIRD HILL DEVELOPMENT LLC	10149		
KIMBALL JAMES	1063903	7026 PHOENIX DR	
LIVINGSTON JONATHAN & LESLIE	1063911	7134 PHOENIX DR	
MARTINEZ JEAN CARL RODRIGUEZ & MELANIE FONTANEZ RIVERA	1063913	7150 PHOENIX DR	
ODELL KRISTE KAY	1063912	7142 PHOENIX DR	
ORION PROPERTY HOLDING LLC	1063909	7118 PHOENIX DR	
ORION PROPERTY HOLDING LLC	1063908	7110 PHOENIX DR	
ORION PROPERTY HOLDING LLC	1063900	7002 PHOENIX DR	
ORION PROPERTY HOLDING LLC	1063899	6950 PHOENIX DR	
RCAZ, LLC	1063907	7102 PHOENIX DR	
RCAZ, LLC	1063906	7050 PHOENIX DR	
RCAZ, LLC	1063929	7125 PHOENIX DR	
RCAZ, LLC	1063904	7034 PHOENIX DR	
RCAZ, LLC	1063928	7115 PHOENIX DR	
RCAZ, LLC	1063926	7057 PHOENIX DR	
RCAZ, LLC	1063925	7045 PHOENIX DR	
RCAZ, LLC	1063924	7039 PHOENIX DR	
RCAZ, LLC	1063901	7010 PHOENIX DR	
RCAZ, LLC	1063923	7031 PHOENIX DR	
RCAZ, LLC	1063922	7015 PHOENIX DR	
RCGA LLC	1063905	7042 PHOENIX DR	
RCGA LLC	1063902	7018 PHOENIX DR	

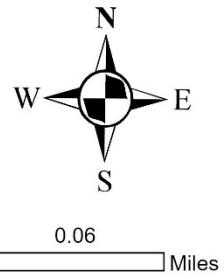
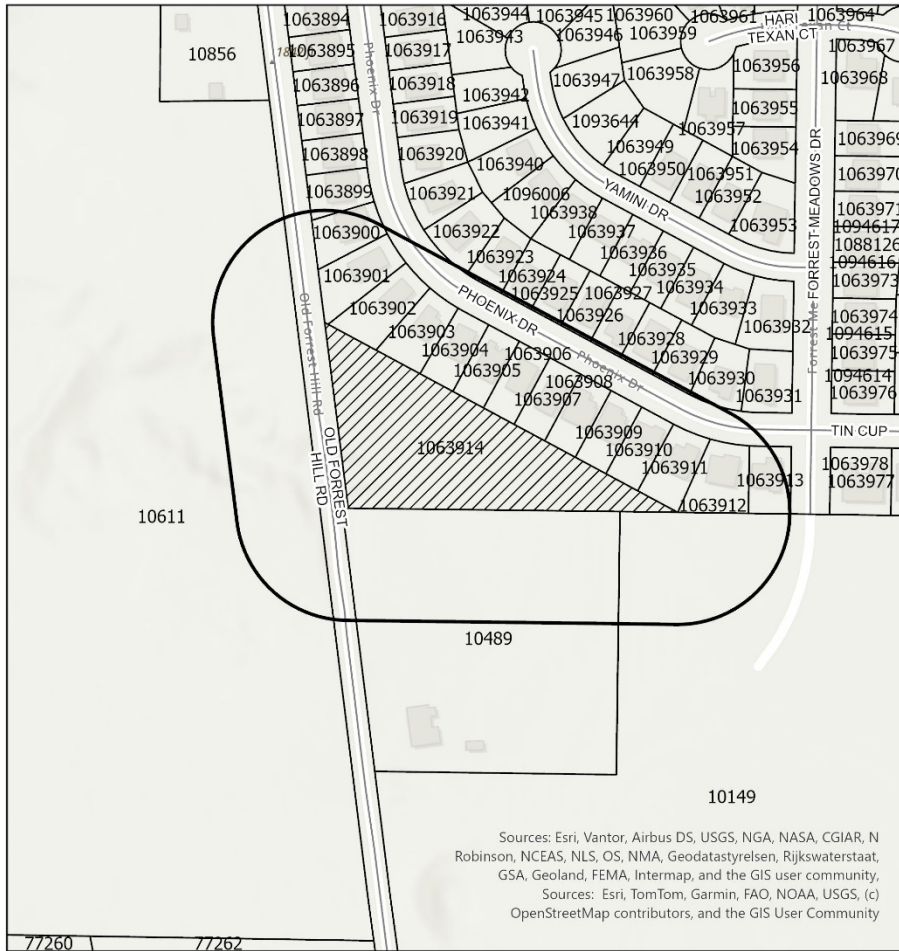
STANLEY PHIL A & ABBIGAIL	1063910	7126 PHOENIX DR	
THOMPSON JACK W JR &	10611	4063 FORREST HILL RD	
WILSON ANNETTE F	1063930	7137 PHOENIX DR	

**PROPERTY ID**

Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
HUMMINGBIRD HILL DEVELOPMENT LLC	10149		
COZBY FRANKLIN JACKSON JR	10489	7341 OLD FORREST HILL RD	
THOMPSON JACK W JR &	10611	4063 FORREST HILL RD	
ORION PROPERTY HOLDING LLC	1063899	6950 PHOENIX DR	
ORION PROPERTY HOLDING LLC	1063900	7002 PHOENIX DR	
RCAZ, LLC	1063901	7010 PHOENIX DR	
RCGA LLC	1063902	7018 PHOENIX DR	
KIMBALL JAMES	1063903	7026 PHOENIX DR	
RCAZ, LLC	1063904	7034 PHOENIX DR	
RCGA LLC	1063905	7042 PHOENIX DR	
RCAZ, LLC	1063906	7050 PHOENIX DR	
RCAZ, LLC	1063907	7102 PHOENIX DR	
ORION PROPERTY HOLDING LLC	1063908	7110 PHOENIX DR	
ORION PROPERTY HOLDING LLC	1063909	7118 PHOENIX DR	
STANLEY PHIL A & ABBIGAIL	1063910	7126 PHOENIX DR	
LIVINGSTON JONATHAN & LESLIE	1063911	7134 PHOENIX DR	
ODELL KRISTE KAY	1063912	7142 PHOENIX DR	
MARTINEZ JEAN CARL RODRIGUEZ & MELANIE FONTANEZ RIVERA	1063913	7150 PHOENIX DR	
ABILENE FORREST HILL LLC	1063914		
RCAZ, LLC	1063922	7015 PHOENIX DR	
RCAZ, LLC	1063923	7031 PHOENIX DR	
RCAZ, LLC	1063924	7039 PHOENIX DR	
RCAZ, LLC	1063925	7045 PHOENIX DR	
RCAZ, LLC	1063926	7057 PHOENIX DR	
FEHR SHANNA	1063927	7105 PHOENIX DR	
RCAZ, LLC	1063928	7115 PHOENIX DR	
RCAZ, LLC	1063929	7125 PHOENIX DR	
WILSON ANNETTE F	1063930	7137 PHOENIX DR	

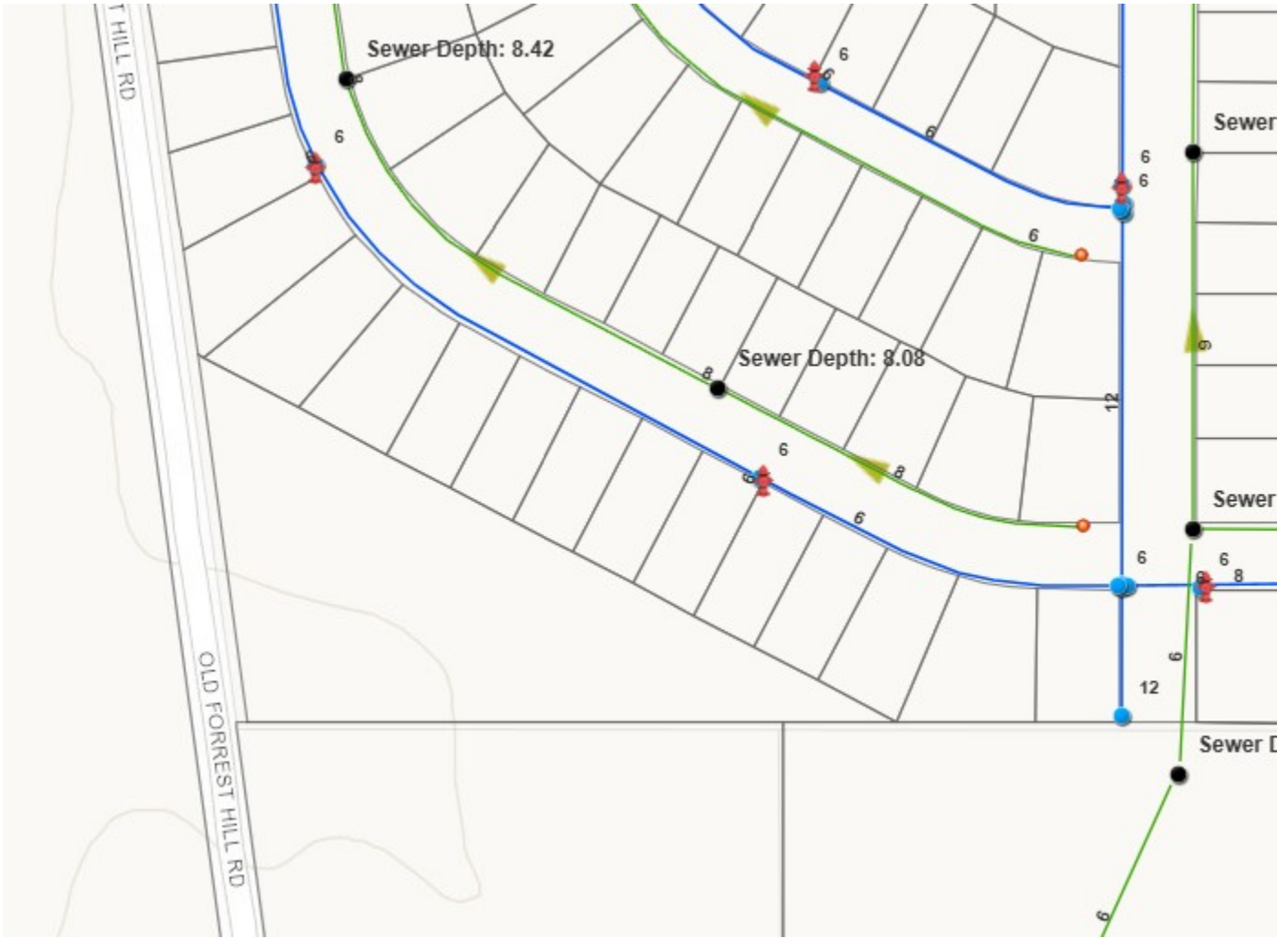
# NOTIFICATION MAP



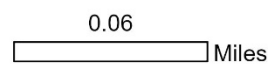
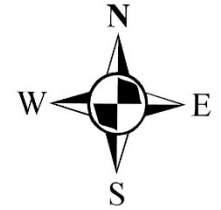
- Z-2026-34
- Notification Area

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

UTILITY MAP

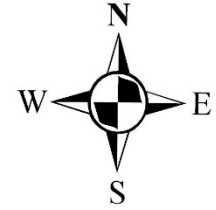
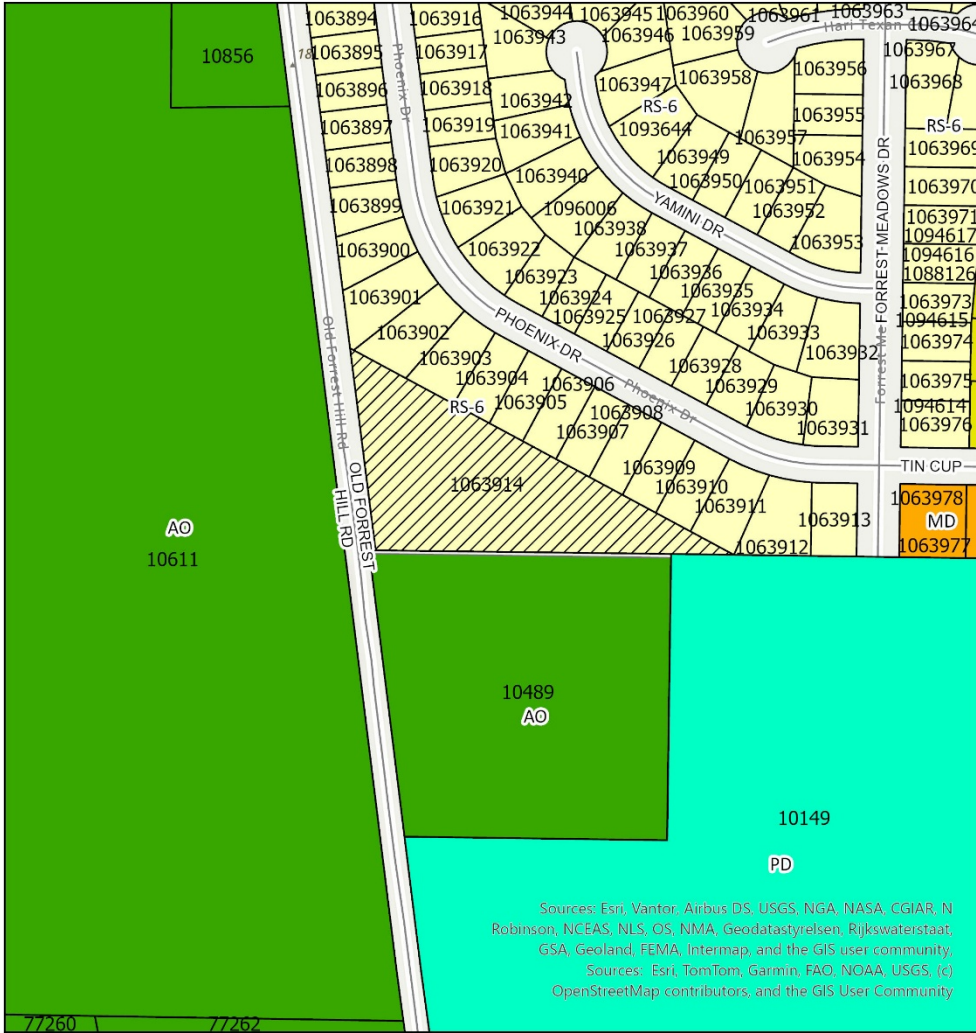


# LOCATION MAP



 Z-2026-34

# ZONING MAP



0.06 Miles

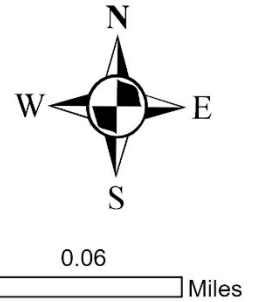
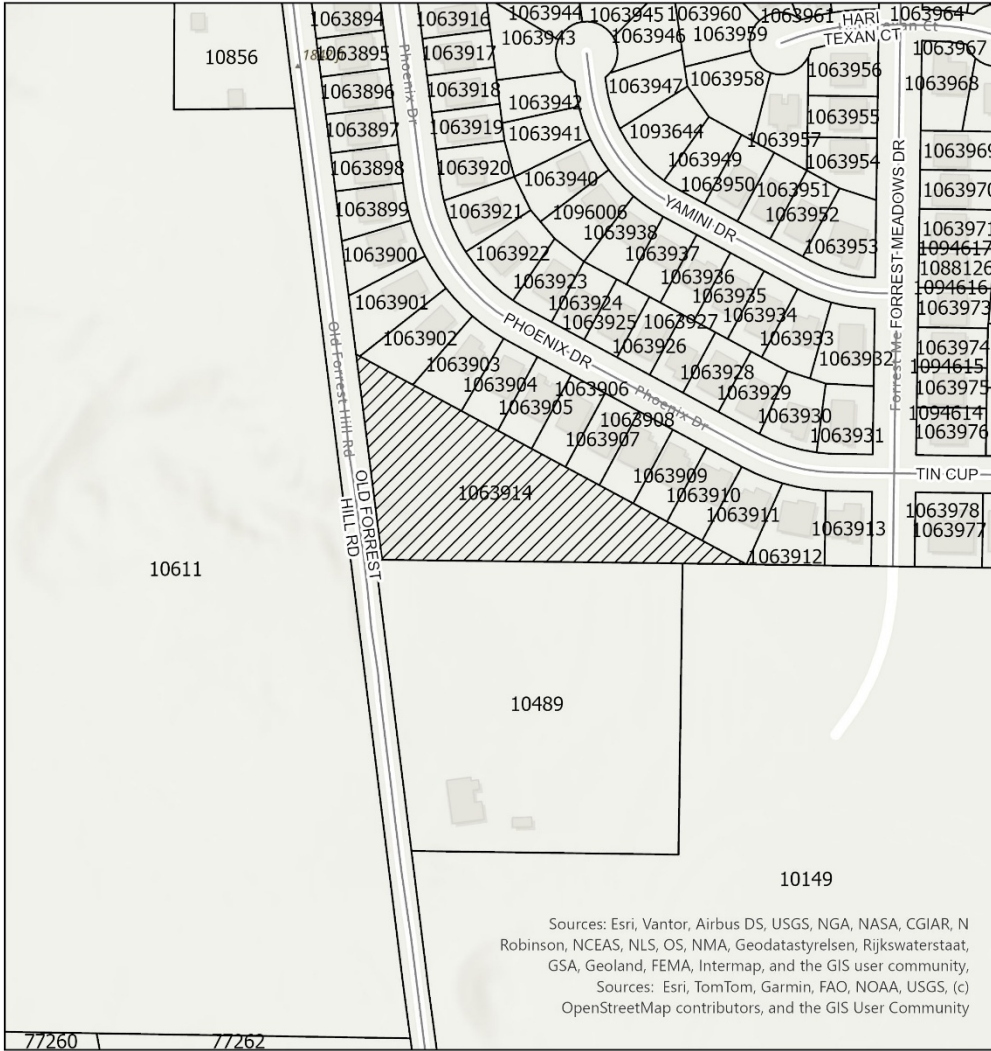
Z-2026-34

## Zoning Districts

- AO
- MD
- PD
- PH
- RS-6

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

# FLOOD MAP



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

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, 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-2026-34

**Agent:** Jacob & Martin LLC

**Owner:** Abilene Forrest Hill, LLC

**Request:** Change the zoning of approximately 2.23 acres from Residential Single Family (RS-6) to Medium Density (MD).

**Location:** Located at property ID 1063914.

**Notification:** 0 in Favor, 0 in Opposition

**Planning & Zoning:** July 7, 2026


**Council Hearing:** July 23, 2026  
August 13, 2026





# AERIAL LOCATION MAP

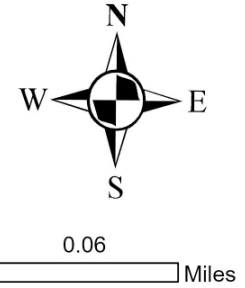
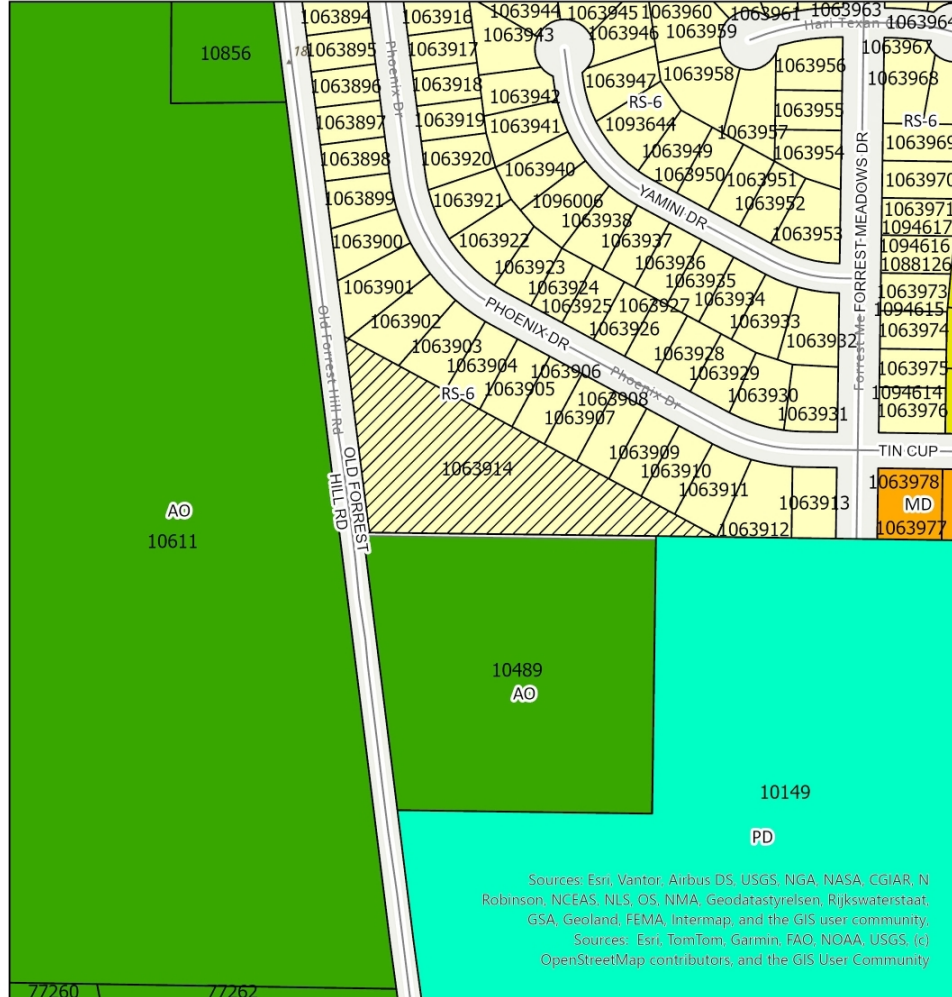


 Z-2026-34





# ZONING MAP



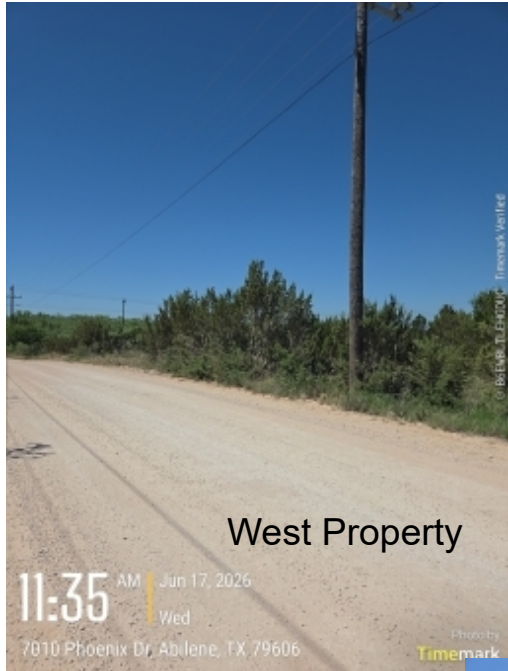
- Z-2026-34
- Zoning Districts
- AO
  - MD
  - PD
  - PH
  - RS-6

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCFAS, 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





# PROPERTY VIEWS



West Property



Subject Property



North Property



Subject Property





# 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

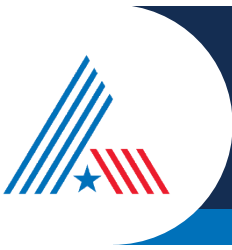
## RESOURCE PRODUCTION AND EXTRACTION USES:

- 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 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

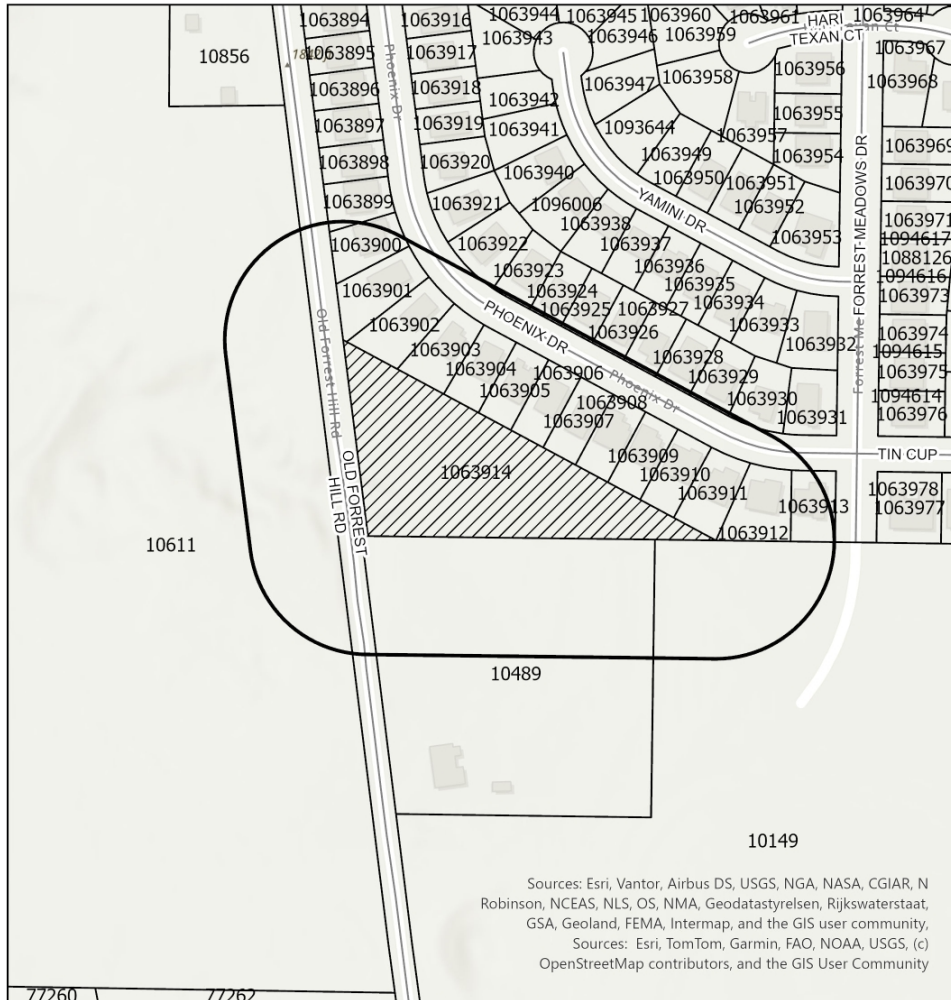
## LEGEND

- 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

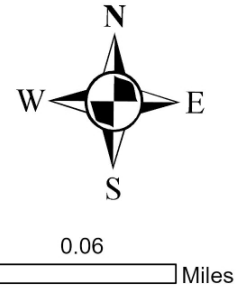






# NOTIFICATION AREA MAP



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



0 - in Favor - 

0 - in Opposition - 





# FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff recommends **approval**.





# Questions?



# ZONING CASE

## Z-2026-35

### STAFF REPORT



#### Scheduled Hearings

Planning & Zoning Commission: July 7, 2026  
 City Council 1<sup>st</sup> Reading: July 9, 2026  
 City Council 2<sup>nd</sup> Reading: July 23, 2026

#### Applicant

Agent: Flat Creek Builders  
 Owner: Horne Re-Abilene

#### Case Manager

Adam Holland – Planner

#### Request

Change the zoning of approximately 24.48 acres from Agricultural Open (AO) to Residential Multifamily (MF).

#### Location

Located at the intersection of East Lake Road and Musgrave Boulevard. Legal description being 24.48 acres of the southwest quarter of Survey 25, Blind Asylum Lands, Abilene, Taylor County, Texas.

#### Background

The subject property was annexed into the City limits in 1980 and 1982 and has remained vacant and agriculturally zoned since. The applicant is requesting to change the zoning for a proposed multifamily development.

#### Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
<b>North</b>	AO/MF	Vacant/Multifamily
<b>East</b>	AO	Vacant/Agricultural
<b>South</b>	AO/MF	Vacant/Multifamily
<b>West</b>	AO	Vacant

#### Criteria Assessment

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

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

The proposed use is consistent with the Comprehensive Plan.

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

The proposed zoning would be appropriate as it would be consistent with the nearby 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 adequate utilities.

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

None known.

**Staff Recommendation**

Staff recommends **approval**.

**Attachments**

- PowerPoint Presentation

**Notification**

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on June 18, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

**PROPERTY OWNER**

Legend: O - Opposed, F - In Favor

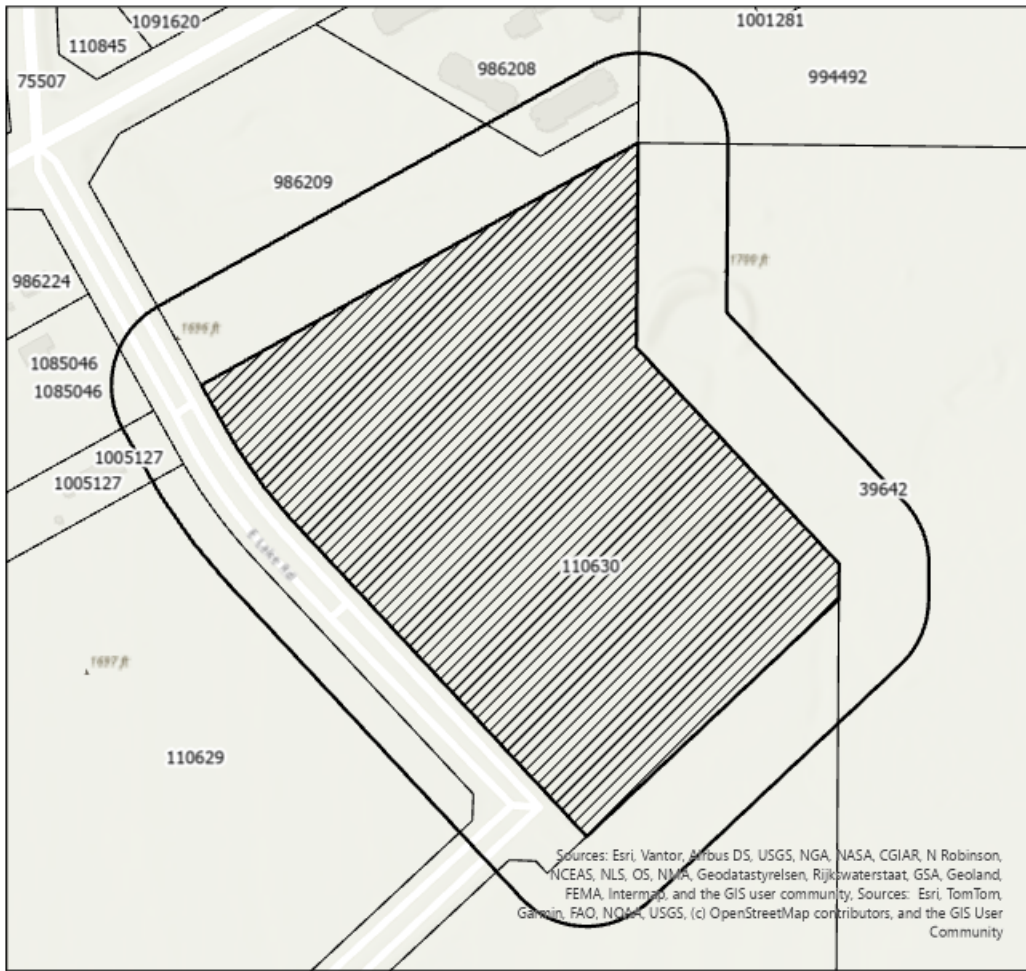
OWNER	PROP_ID	SITUS	RESPONSE
HORNE RE-ABILENE LLC	110630		
TROTTER JOHNNY	39642		
GFC LEASING CORP LLC	1085046	2634 E LAKE RD	
GFC LEASING CORP LLC	1085046	2642 E LAKE RD	
BETTY ROSES HOLDINGS LLC	1005127	2588 E LAKE RD	
BETTY ROSES HOLDINGS LLC	1005127	2602 X E LAKE RD	
HORNE RE-ABILENE LLC	110629		Owner
LA VENTANA APARTMENTS LLC	986208	2109 HWY 351	
GO GROWTH ABILENE LLC	986209		
TROTTER JOHNNY	994492		

**PROPERTY ID**

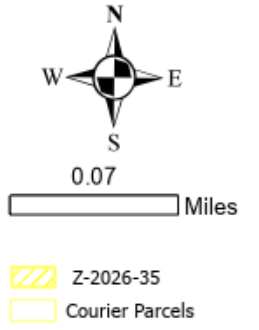
Legend: O - Opposed, F - In Favor

OWNER	PROP_ID	SITUS	RESPONSE
TROTTER JOHNNY	39642		
HORNE RE-ABILENE LLC	110629		Owner
HORNE RE-ABILENE LLC	110630		
LA VENTANA APARTMENTS LLC	986208	2109 HWY 351	
GO GROWTH ABILENE LLC	986209		
TROTTER JOHNNY	994492		
BETTY ROSES HOLDINGS LLC	1005127	2588 E LAKE RD	
BETTY ROSES HOLDINGS LLC	1005127	2602 X E LAKE RD	
GFC LEASING CORP LLC	1085046	2634 E LAKE RD	
GFC LEASING CORP LLC	1085046	2642 E LAKE RD	

# NOTIFICATION MAP

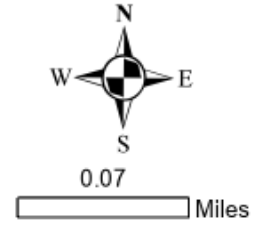
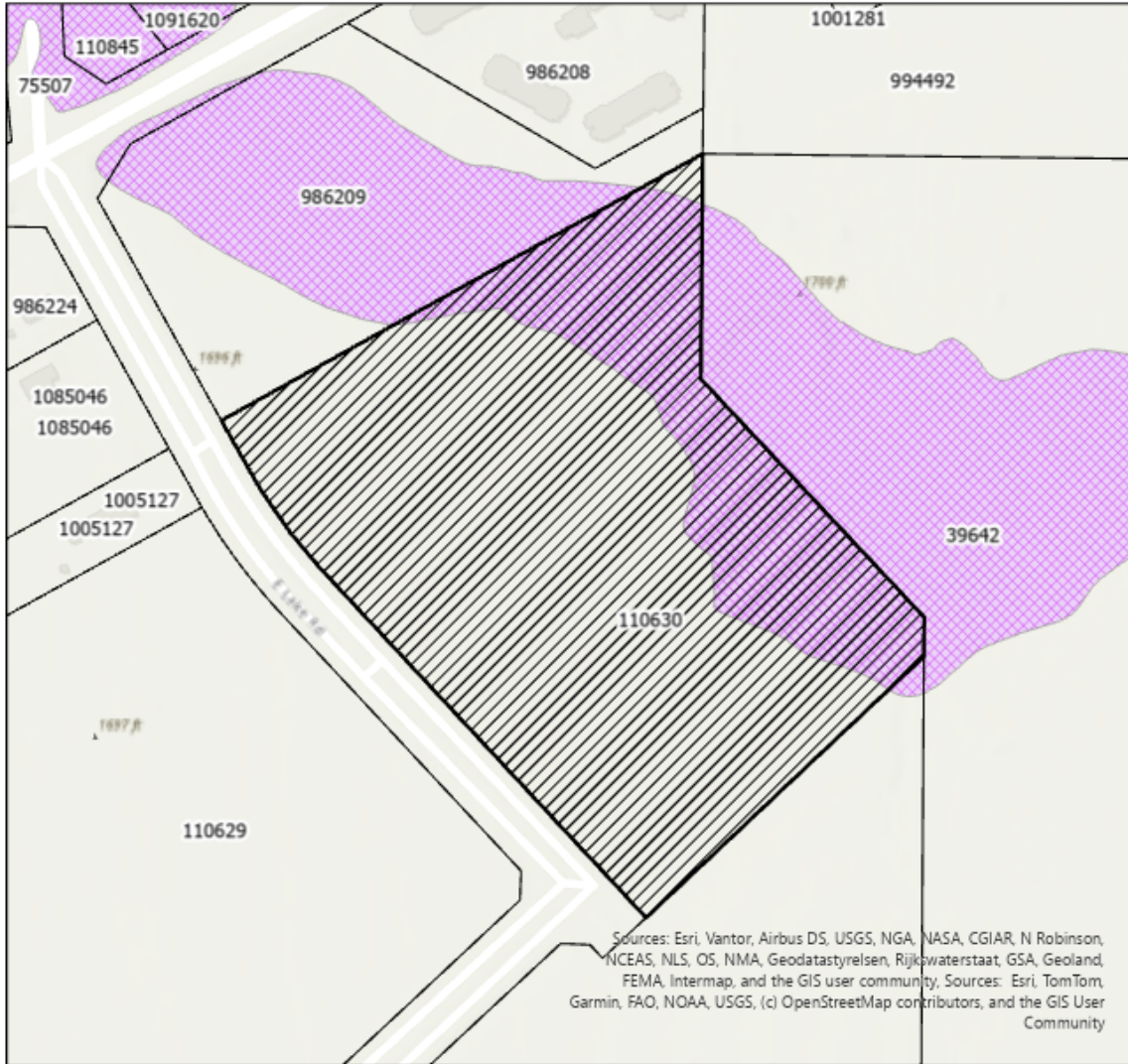


# LOCATION MAP





# FLOOD MAP



- Z-2026-35
- Courier Parcels
- FEMA Flood Zones**
- Floodway
- 100 Year 1%
- 100 Year 1%
- 500 Year .2%
- Unstudied A Zone

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



# REZONE REQUEST

**Case:** Z-2026-35

**Owner:** Horne Re-Abilene

**Applicant:** Flat Creek Builders

**Request:** Change the zoning of approximately 24.48 acres from Agricultural Open (AO) to Residential Multifamily (MF) zoning.

**Location:** The intersection of E Lake Rd  
and Musgrave Bl.

**Notification:** 0 in Favor, 0 in Opposition

**Planning & Zoning:** July 7, 2026

**Council Hearing:** July 9, 2026  
July 23, 2026





# AERIAL LOCATION MAP







# PROPERTY VIEWS

East Property



North Property



Subject Property





# USES IN AGRICULTURAL OPEN ZONING

## RESIDENTIAL USES:

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

## ACCESSORY AND INCIDENTAL USES:

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

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

## LEGEND

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

## EDUCATIONAL AND RELIGIOUS USES:

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

## SERVICE:

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

## TRADE – RETAIL USES:

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

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

## RESOURCE PRODUCTION AND EXTRACTION USES:

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





# USES IN MULTI-FAMILY ZONING

## RESIDENTIAL USES:

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

## ACCESSORY AND INCIDENTAL USES:

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

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

## EDUCATIONAL AND RELIGIOUS USES:

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

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

## RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

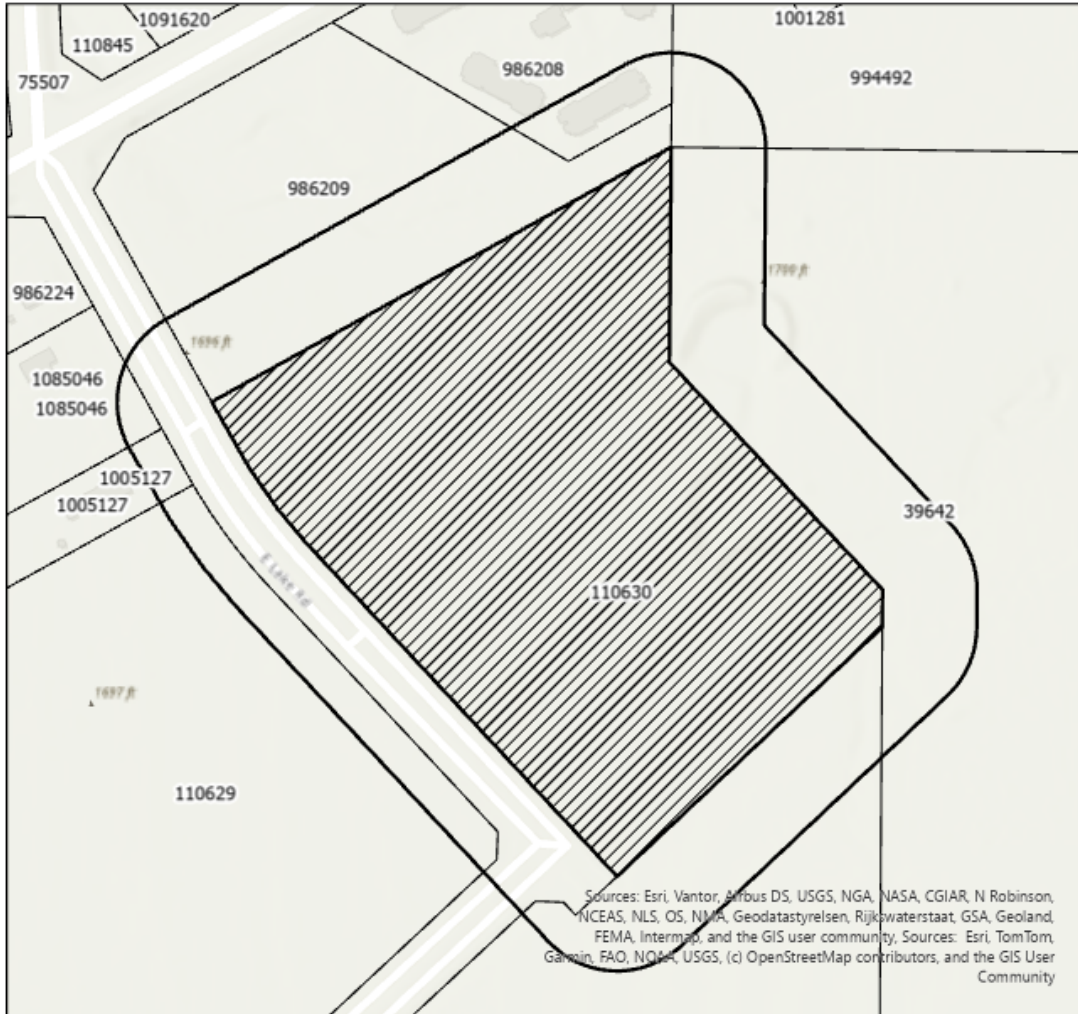
## LEGEND

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





# NOTIFICATION AREA MAP



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



0.07

Miles

- Z-2026-35 Notification Buffer
- Z-2026-35
- Courier Parcels

0 - In Favor-

0 - Opposed-



CITY OF  
**ABILENE**  
TEXAS



# FINDINGS AND RECOMMENDATION

The proposed request is consistent with:

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

Staff recommends **approval**.





# Questions?



# ZONING CASE

## Z-2026-37

### STAFF REPORT



#### Scheduled Hearings

Planning & Zoning Commission: July 7, 2026  
 City Council 1<sup>st</sup> Reading: July 9, 2026  
 City Council 2<sup>nd</sup> Reading: July 23, 2026

#### Applicant

Agent: Jacob & Martin  
 Owner: Gary Musgrave

#### Case Manager

Adam Holland – Planner

#### Request

Change the zoning of approximately 6.97 acres from General Retail (GR) to Multi-Family (MF).

#### Location

Located at 2202 Union Lane. Legal description being Lot 102, Block F, Quail Valley Northeast Section 1, Blind Asylum Lands, Abilene, Taylor County, Texas.

#### Background

The majority of the subject property was annexed into the City limits in 1980 and a portion was annexed in 1982. The property was initially platted in 1983 and replatted in 2006 to create the lot which currently exists. The applicant is requesting to change the zoning for a proposed multifamily development.

#### Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
<b>North</b>	MD	Duplexes
<b>East</b>	PD	Self-storage
<b>South</b>	GR	Multifamily
<b>West</b>	AO	Single-Family 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 nearby uses.

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

This property has access to utilities.

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

None known.

**Staff Recommendation**

Staff recommends **approval**.

**Attachments**

- PowerPoint Presentation

**Notification**

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on June 18, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER		Legend: O - Opposed, F - In Favor	
OWNER	PROP_ID	SITUS	RESPONSE
BEATY ALLEN	44985	2102 PATRIOT COMMONS RD	
BUSH LAURA	42565	2210 PATRIOT COMMONS RD	
COOKE ROY	44746	2111 PATRIOT COMMONS RD	
COOKE ROY DBA	44622	2101 PATRIOT COMMONS RD	
CRAWFORD FAMILY HISTORICAL	45606	2217 PATRIOT COMMONS RD	
DAVIS CRAIG L & KIMBERLY A	1089579	2133 PATRIOT COMMONS RD	
E LAKE ROAD APARTMENTS LLC	110594	2789 E LAKE RD	
GEIS JOYCE ANN	45442	2009 INDEPENDENCE BL	
GEIS JOYCE ANN	45294	2001 INDEPENDENCE BL	
GEIS JOYCE ANN	45596	2027 INDEPENDENCE BL	
GEIS JOYCE ANN	45717	2033 PATRIOT COMMONS RD	
GO GROWTH ABILENE LLC	110593	2202 UNION LN	
GO GROWTH ABILENE LLC	116306	2401 UNION LN	
GOMEZ RUBEN & CAROL	42081	3102 BEACON HILL RD	
GRIZZLE JASON	44862	2117 PATRIOT COMMONS RD	
GRIZZLE JASON	44862	2125 PATRIOT COMMONS RD	
JACKSON ZACHARY	42324	2226 PATRIOT COMMONS RD	
KASPER ROBERT BLAKE	1011244	2944 E LAKE RD	
LYON MARK & LYDIA	45988	2233 PATRIOT COMMONS RD	
LYON MARK & LYDIA	46234	2311 PATRIOT COMMONS RD	
LYON MARK & LYDIA	46494	2325 PATRIOT COMMONS RD	
LYON MARK & LYDIA	46114	2301 PATRIOT COMMONS RD	
LYON MARK & LYDIA	46362	2317 PATRIOT COMMONS RD	
LYON MARK & LYDIA	45858	2225 PATRIOT COMMONS RD	
MASSENGILL JERRY	45303	2141 PATRIOT COMMONS RD	

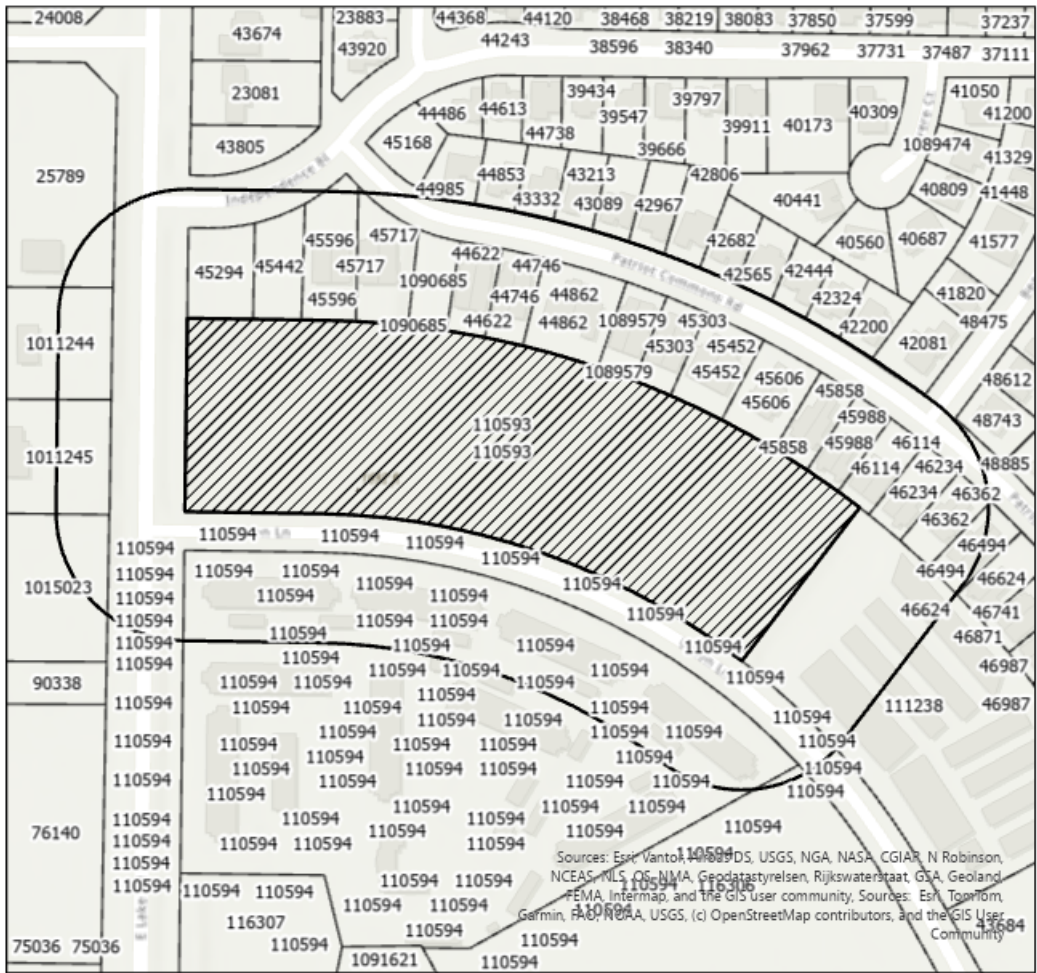
MITCHELL STEPHEN	42200	2234 PATRIOT COMMONS RD
PAECHT JORDAN & ALICIA	1090685	2041 PATRIOT COMMONS RD
REYNOLDS JARON	42444	2218 PATRIOT COMMONS RD
ROBINSON WELTON F & SALLY E	25789	1749 HILLVIEW RD
ROBLEDO JUANITA	42806	2150 PATRIOT COMMONS RD
SCHLENTZ JACKIE LU HAUGHT	1015023	
SMITH ROBERT D	45452	2209 PATRIOT COMMONS RD
STONE STEVEN BRADLEY &	42682	2202 PATRIOT COMMONS RD
TEMPLE4HIM LLC	111238	2450 UNION LN
WOFFORD CHRISTOPHER EUGENE	1011245	2850 E LAKE RD

**PROPERTY ID**

Legend: O - Opposed, F - In Favor

OWNER	PROP_ID	SITUS	RESPONSE
ROBINSON WELTON F & SALLY E	25789	1749 HILLVIEW RD	
GOMEZ RUBEN & CAROL	42081	3102 BEACON HILL RD	
MITCHELL STEPHEN	42200	2234 PATRIOT COMMONS RD	
JACKSON ZACHARY	42324	2226 PATRIOT COMMONS RD	
REYNOLDS JARON	42444	2218 PATRIOT COMMONS RD	
BUSH LAURA	42565	2210 PATRIOT COMMONS RD	
STONE STEVEN BRADLEY &	42682	2202 PATRIOT COMMONS RD	
ROBLEDO JUANITA	42806	2150 PATRIOT COMMONS RD	
COOKE ROY DBA	44622	2101 PATRIOT COMMONS RD	
COOKE ROY	44746	2111 PATRIOT COMMONS RD	
GRIZZLE JASON	44862	2117 PATRIOT COMMONS RD	
GRIZZLE JASON	44862	2125 PATRIOT COMMONS RD	
BEATY ALLEN	44985	2102 PATRIOT COMMONS RD	
GEIS JOYCE ANN	45294	2001 INDEPENDENCE BL	
MASSENGILL JERRY	45303	2141 PATRIOT COMMONS RD	
GEIS JOYCE ANN	45442	2009 INDEPENDENCE BL	
SMITH ROBERT D	45452	2209 PATRIOT COMMONS RD	
GEIS JOYCE ANN	45596	2027 INDEPENDENCE BL	
CRAWFORD FAMILY HISTORICAL	45606	2217 PATRIOT COMMONS RD	
GEIS JOYCE ANN	45717	2033 PATRIOT COMMONS RD	
LYON MARK & LYDIA	45858	2225 PATRIOT COMMONS RD	
LYON MARK & LYDIA	45988	2233 PATRIOT COMMONS RD	
LYON MARK & LYDIA	46114	2301 PATRIOT COMMONS RD	
LYON MARK & LYDIA	46234	2311 PATRIOT COMMONS RD	
LYON MARK & LYDIA	46362	2317 PATRIOT COMMONS RD	
LYON MARK & LYDIA	46494	2325 PATRIOT COMMONS RD	
GO GROWTH ABILENE LLC	110593	2202 UNION LN	
E LAKE ROAD APARTMENTS LLC	110594	2789 E LAKE RD	
TEMPLE4HIM LLC	111238	2450 UNION LN	
GO GROWTH ABILENE LLC	116306	2401 UNION LN	
KASPER ROBERT BLAKE	1011244	2944 E LAKE RD	
WOFFORD CHRISTOPHER EUGENE	1011245	2850 E LAKE RD	
SCHLENTZ JACKIE LU HAUGHT	1015023		
DAVIS CRAIG L & KIMBERLY A	1089579	2133 PATRIOT COMMONS RD	
PAECHT JORDAN & ALICIA	1090685	2041 PATRIOT COMMONS RD	

# NOTIFICATION MAP

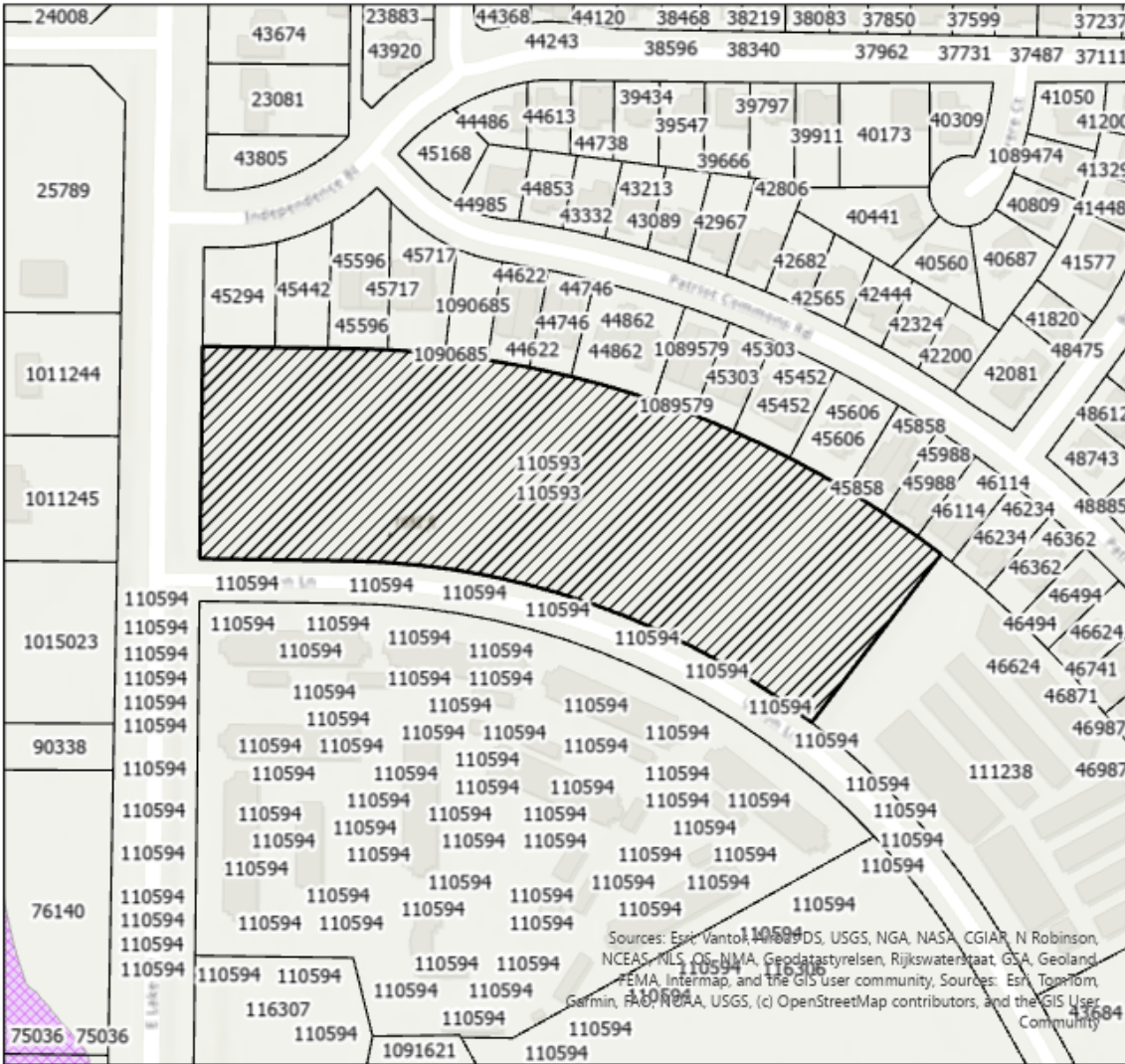


Sources: Esri, Vantor, NOAA, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NIMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS User community. Sources: Esri, TomTom, Garmin, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community





# FLOOD MAP



N  
W E  
S

0.04 Miles

Z-2026-37  
Courier Parcels

FEMA Flood Zones

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

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



# REZONE REQUEST

**Case:** Z-2026-37

**Owner:** Gary Musgrave

**Applicant:** Jacob & Martin

**Request:** Change the zoning of approximately 6.97 acres from General Retail (GR) to Multi-Family (MF).

**Location:** The intersection of E Lake Rd  
and Union Lane

**Notification:** 0 in Favor, 0 in Opposition

**Planning & Zoning:** July 7, 2026

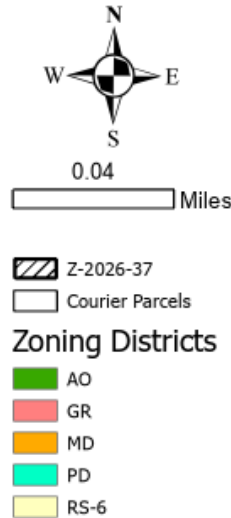
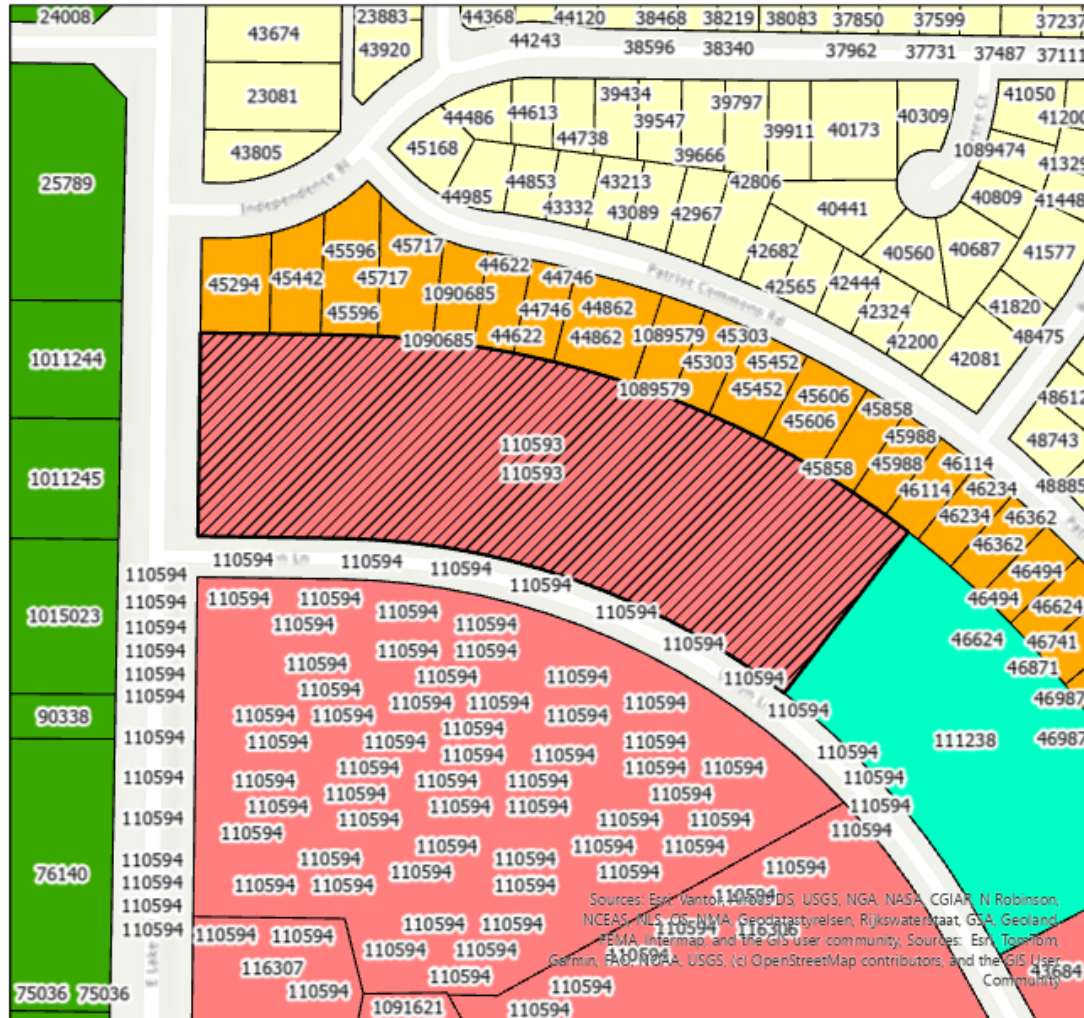
**Council Hearing:** July 9, 2026  
July 23, 2026







# ZONING MAP



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



# PROPERTY VIEWS

Subject Property



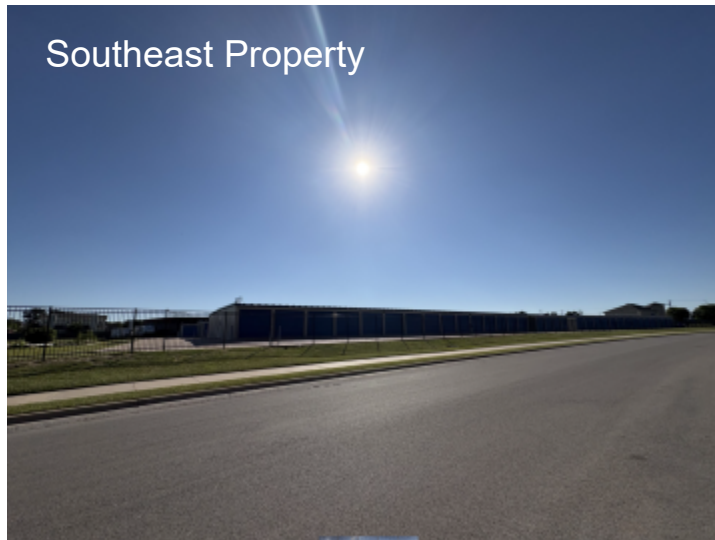
South Property



West Property



Southeast Property





# USES IN GENERAL RETAIL ZONING

## RESIDENTIAL USES:

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

## ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P/C Day Care Operation – Home Based
- P Drive-Thru Facility
- TP Field Office or Construction Office (temporary)
- C Freight Container
- P Fuel Sales
- P Garage Sales
- P Home Occupation
- TP Itinerant Business
- P Manufacturing (incidental)
- TP Mobile Home (temporary security residence)
- P Recreation Building, Multipurpose
- P Recreation Equipment, Mobile (storage and parking)
- P Recycling Collection Point
- P Subdivision Sales Office (temporary)
- P Swimming Pools, Private (accessory to residential use)
- P Tennis Courts, Private (accessory to residential use)
- P/SE Wind Energy Conversion Systems

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- C Ambulance Service
- P Fire/Police Station
- P Medical/Dental Laboratory
- P Post Office
- C Social Service Facility

## EDUCATIONAL AND RELIGIOUS USES:

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

## SERVICE:

- P/C Automobile Wash
- C Funeral Home/ Mortuary/Morgue
- P Kennel (Without Outdoor Pens)
- P Laundry/Dry Cleaning Services & Facilities
- P Office (general, professional, financial)
- P Personal Services
- C Printing, Copying, Reproduction, Publishing
- P Repair and Maintenance Services - Automobile/Small Truck (minor)
- P Repair and Maintenance Services (indoor)
- C Tattoo Parlor
- P Veterinary Service (small animals)

## TRADE – RETAIL USES:

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

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

## RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

## LEGEND

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





# USES IN MULTI-FAMILY ZONING

## RESIDENTIAL USES:

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

## ACCESSORY AND INCIDENTAL USES:

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

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

## EDUCATIONAL AND RELIGIOUS USES:

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

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

## RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

## LEGEND

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







# FINDINGS AND RECOMMENDATION

The proposed request is consistent with:

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

Staff recommends **approval**.





# Questions?



# ZONING CASE

## Z-2026-38

### STAFF REPORT



#### Scheduled Hearings

Planning & Zoning Commission: July 7, 2026  
 City Council 1<sup>st</sup> Reading: July 23, 2026  
 City Council 2<sup>nd</sup> Reading: August 13, 2026

#### Applicant

Owner: Chase Kiser  
 Agent: Jacob & Martin, LLC

#### Case Manager

Clarissa Ivey – Planner

#### Request

Change the zoning of approximately 0.33 acres from Residential Single-Family (RS-6) To Patio Home (PH).

#### Location

Located at 2525 Bel Air Dr. Legal description being Lots 11-12, Block A, Continuation of Northwood Addition, Abilene, Taylor County, Texas.

#### Background

The property was annexed in 1957 and zoned Residential-Single Family (RS-6). The property was owned by the Minter Lane Church which was in operation ever since it was dedicated in 1964. Lots 11 and 12 have remained vacant since.

The properties to the North have been rezoned and developed as Patio Homes. The Planning and Zoning Commission was presented with a similar request in June 2026 to allow Patio Homes in PDD-149 which is on the west side of Bel Air Dr.

#### Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
<b>North</b>	PH	Residential
<b>East</b>	RS-6	Residential
<b>South</b>	PDD-196	Vacant Church building
<b>West</b>	PDD-149	Minter Lane Church

#### Criteria Assessment

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

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

The proposed zoning change is consistent with the intent of the Comprehensive Plan. The properties lie within a suburban character area in which low to moderate density residential neighborhoods are supported.

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

The proposed use would be appropriate in the surrounding area.

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

This property has access to utilities.

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

None known.

**Staff Recommendation**

Staff recommends **approval**.

**Attachments**

- Presentation

**Notification**

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on June 18, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

**PROPERTY OWNER**

Legend: O - Opposed, F - In Favor

Property Owner	Property ID	Situs	Response
ABILENE CUSTOM HOMES LLC	1093006		
ABILENE CUSTOM HOMES LLC	1093003	2547 BEL AIR DR	
ABILENE CUSTOM HOMES LLC	1093002	2551 BEL AIR DR	
ABILENE CUSTOM HOMES LLC	1093001	2553 BEL AIR DR	
AYALA FELIX & GLORIA	60313	2525 MINTER LN	
DAVILA MARGARET	56423	2550 MINTER LN	
GRAVITT WALLACE VAN JR &	60463	2533 MINTER LN	
KIEFER KATHLEEN I	55011	2534 MINTER LN	
MINTER LANE CHURCH	12141	2525 BEL AIR DR	
MINTER LANE CHURCH	12264	2502 MINTER LN	
MINTER LANE CHURCH	13125	2510 BEL AIR DR	
MONTOYA CARMEN GOMEZ	1093005	2541 BEL AIR DR	
MORALES ISMAEL &	60609	2541 MINTER LN	
NYIRAMAHIRWE VESTINE	56293	2558 MINTER LN	
RIDDLE JEANETTE	60170	2517 MINTER LN	
SANTOYA MELISA	60028	2509 MINTER LN	
SITZES NORTHWEST LP	48710	3626 VOGEL AV	
STEARNS JERRY & D ANN	59894	2501 MINTER LN	
STEARNS JERRY & D ANN	59759	3472 VOGEL AV	
STEARNS JERRY G	59629	3466 VOGEL AV	
STOKES DALE G & SPRUILL ADELL	54888	2542 MINTER LN	

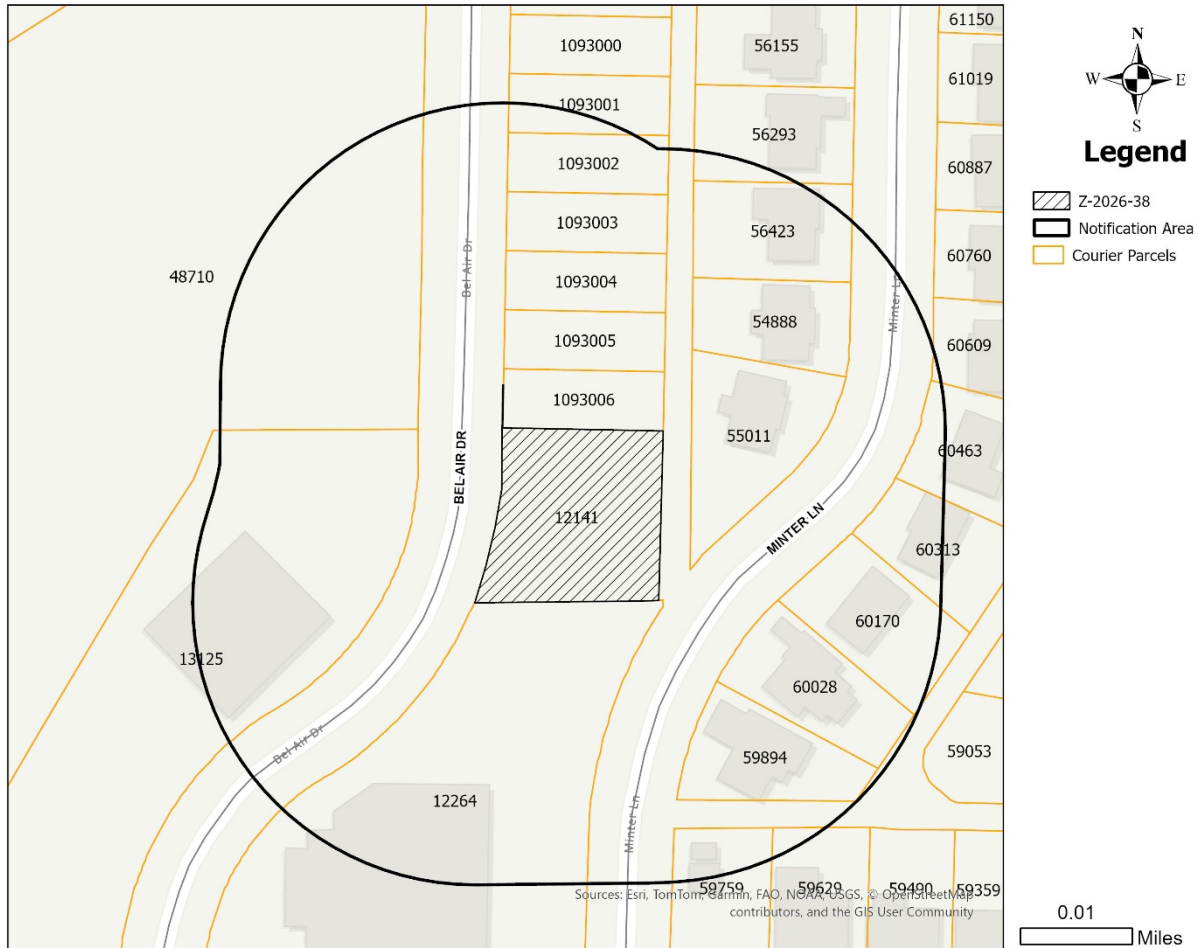
WOODARD STEPHEN	1093004	2545 BEL AIR DR	
-----------------	---------	-----------------	--

**PROPERTY ID**

Legend: O - Opposed, F - In Favor

<b>Property Owner</b>	<b>Property ID</b>	<b>Situs</b>	<b>Response</b>
MINTER LANE CHURCH	12141	2525 BEL AIR DR	
MINTER LANE CHURCH	12264	2502 MINTER LN	
MINTER LANE CHURCH	13125	2510 BEL AIR DR	
SITZES NORTHWEST LP	48710	3626 VOGEL AV	
STOKES DALE G & SPRUILL ADELL	54888	2542 MINTER LN	
KIEFER KATHLEEN I	55011	2534 MINTER LN	
NYIRAMAHIRWE VESTINE	56293	2558 MINTER LN	
DAVILA MARGARET	56423	2550 MINTER LN	
STEARNS JERRY G	59629	3466 VOGEL AV	
STEARNS JERRY & D ANN	59759	3472 VOGEL AV	
STEARNS JERRY & D ANN	59894	2501 MINTER LN	
SANTOYA MELISA	60028	2509 MINTER LN	
RIDDLE JEANETTE	60170	2517 MINTER LN	
AYALA FELIX & GLORIA	60313	2525 MINTER LN	
GRAVITT WALLACE VAN JR &	60463	2533 MINTER LN	
MORALES ISMAEL &	60609	2541 MINTER LN	
ABILENE CUSTOM HOMES LLC	1093001	2553 BEL AIR DR	
ABILENE CUSTOM HOMES LLC	1093002	2551 BEL AIR DR	
ABILENE CUSTOM HOMES LLC	1093003	2547 BEL AIR DR	
WOODARD STEPHEN	1093004	2545 BEL AIR DR	
MONTOYA CARMEN GOMEZ	1093005	2541 BEL AIR DR	
ABILENE CUSTOM HOMES LLC	1093006		



# NOTIFICATION MAP



LOCATION MAP

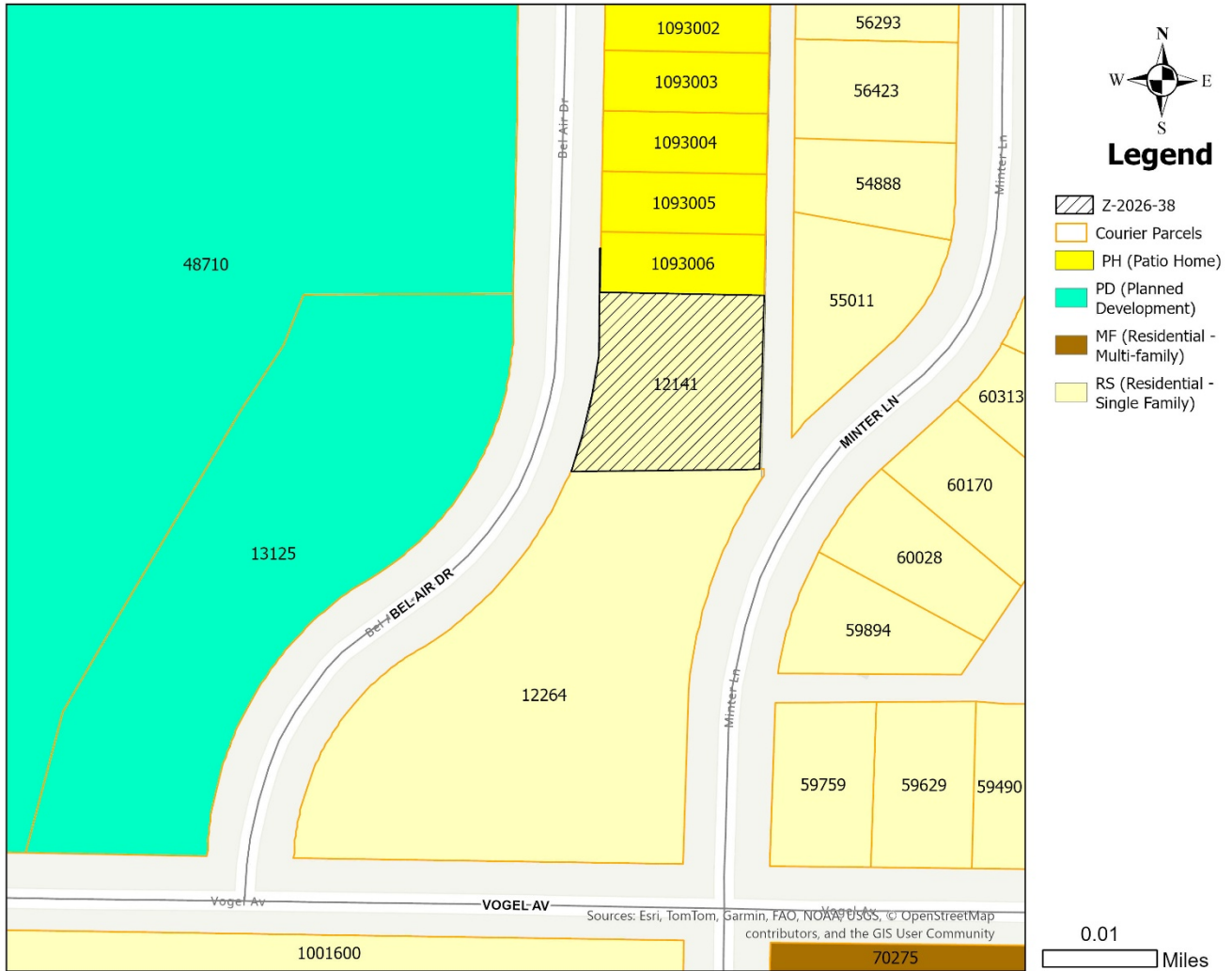


Legend

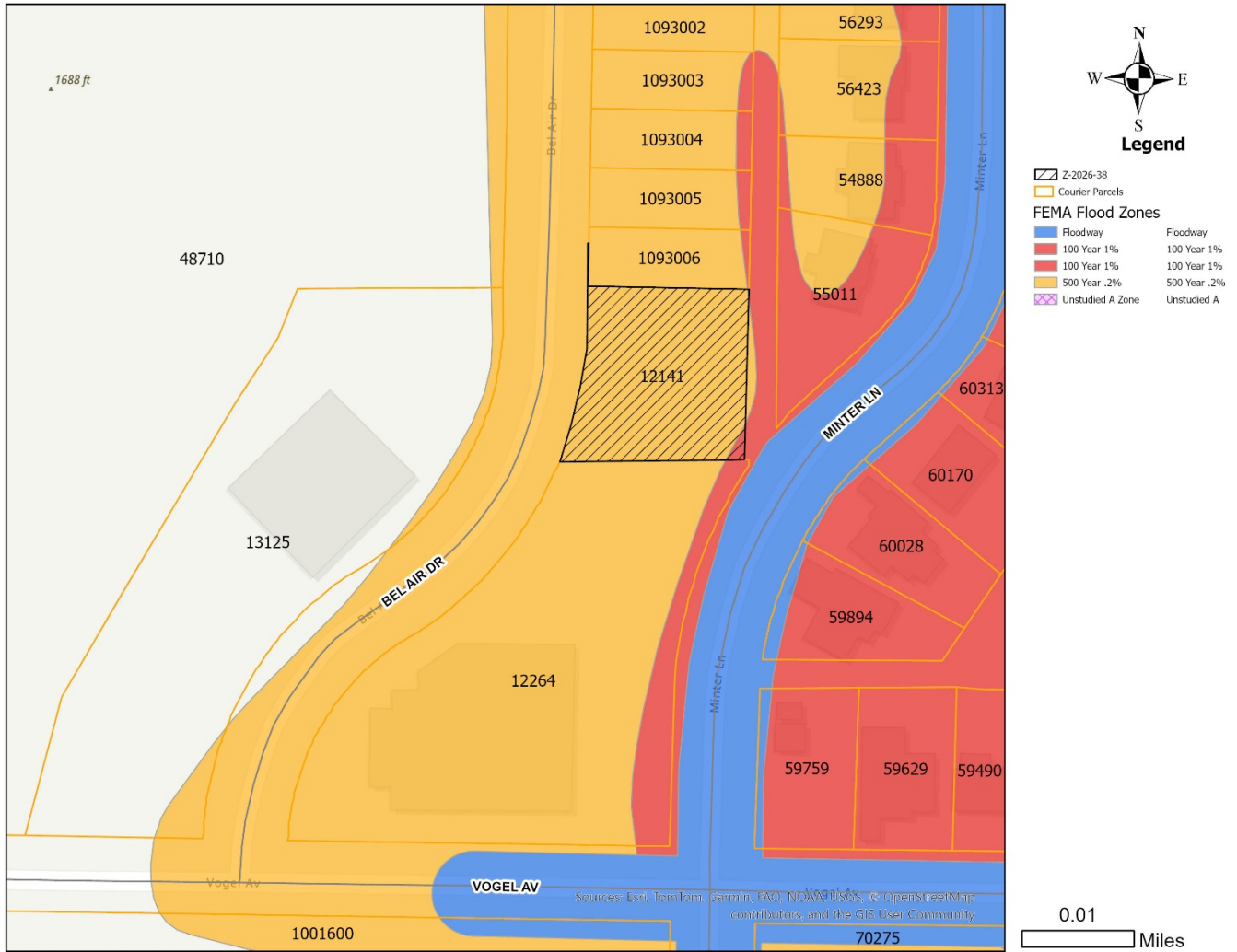
-  Z-2026-38
-  Courier Parcels

0.01  
Miles

# ZONING MAP



# FLOOD MAP





# REZONE REQUEST

**Case:** Z-2026-38

**Owner:** Chase Kiser

**Agent:** Jacob & Martin, LLC

**Request:** Change the zoning of approximately 0.33 acres from Residential Single-family (RS-6) To Patio Home (PH).

**Location:** 2525 Bel Air Dr

**Notification:** 0 in Favor, 0 in Opposition

**Planning & Zoning:** July 7, 2026

**Council Hearing:** July 23, 2026  
August 13, 2026

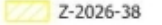





# AERIAL LOCATION MAP



## Legend

-  Z-2026-38
-  Courier Parcels

0.01  
Miles





# ZONING MAP



## Legend

- Z-2026-38
- Courier Parcels
- PH (Patio Home)
- PD (Planned Development)
- MF (Residential - Multi-family)
- RS (Residential - Single Family)

0.01 Miles





# PROPERTY VIEWS





# USES IN RESIDENTIAL ZONING

## RESIDENTIAL USES:

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

## ACCESSORY AND INCIDENTAL USES:

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

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

## EDUCATIONAL AND RELIGIOUS USES:

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

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

## RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

## LEGEND

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





# USES IN PATIO HOME ZONING

## RESIDENTIAL USES:

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

## ACCESSORY AND INCIDENTAL USES:

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

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- P Fire/Police Station

## EDUCATIONAL AND RELIGIOUS USES:

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

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

## RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

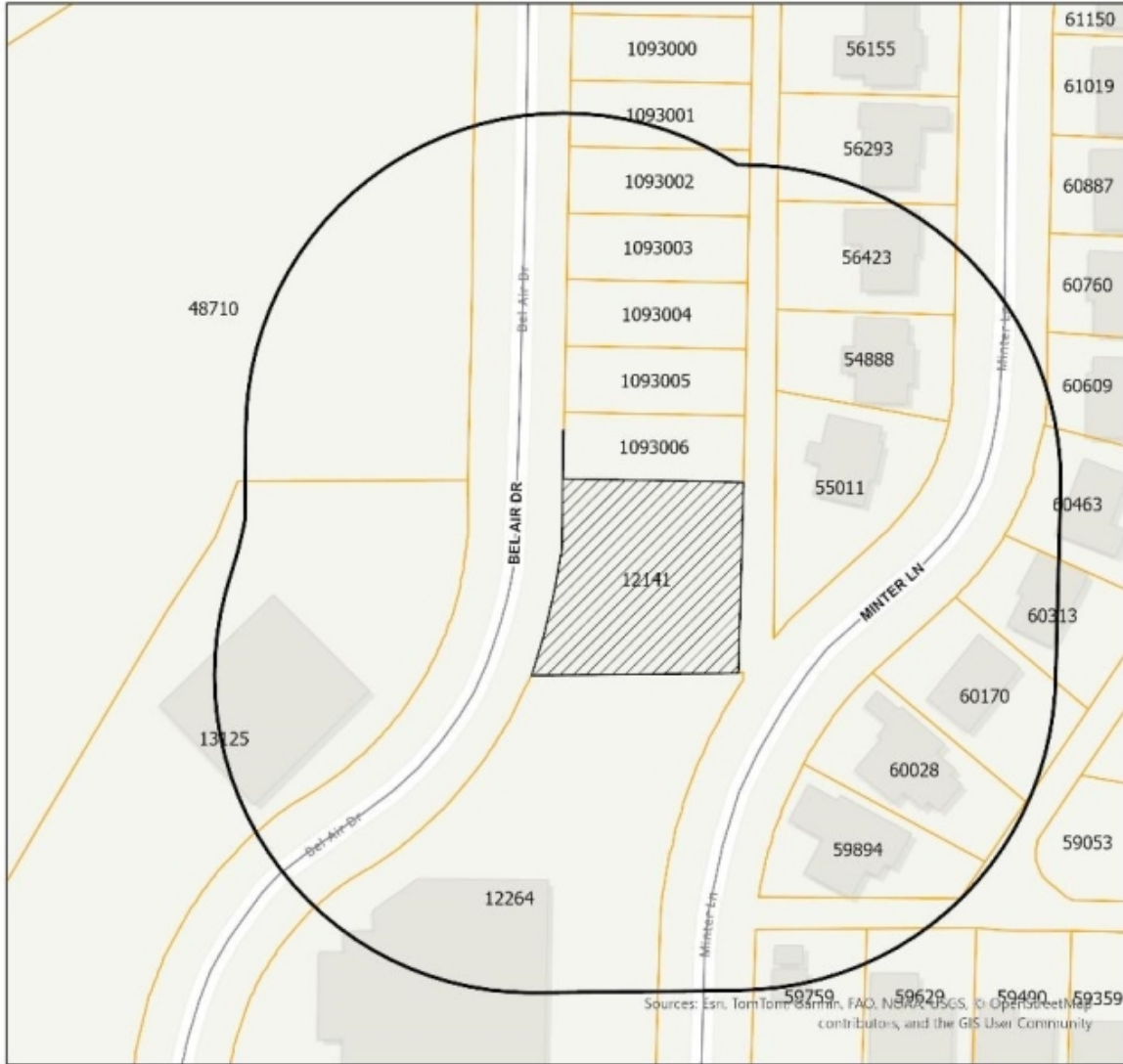
## LEGEND

- 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



### Legend

- Z-2026-38
- Notification Area
- Courier Parcels

0 - in Favor - 

0 - in Opposition - 



CITY OF  
**ABILENE**  
TEXAS

0.01

Miles



# FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff recommends **approval**.





# Questions?



# ZONING CASE

## Z-2026-39

### STAFF REPORT



#### Scheduled Hearings

Planning & Zoning Commission: July 7, 2026  
 City Council 1<sup>st</sup> Reading: July 9, 2026  
 City Council 2<sup>nd</sup> Reading: July 23, 2026

#### Applicant

Agent: Jacob Martin  
 Owner: Gary Musgrave

#### Case Manager

Adam Holland – Planner

#### Request

Change the zoning of approximately 0.97 acres from Medium Density (MD) to General Retail (GR).

#### Location

Located at 3509 S 14<sup>th</sup> Street. Legal description being Lot 1, Block H, River Oaks Section 2, Abilene, Taylor County, Texas.

#### Background

The subject property was annexed into the City limits in 1953. The property was initially platted in 1953 to create the lot which currently exists.

#### Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	RS-12	Single-Family Residential
East	MD-H	Commercial/Religious Uses
South	RS-12	Single-Family Residential
West	RS-12	Single-Family 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 nearby uses. The proposed zoning is located along an arterial road and lies within a node of commercial uses.

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

This property has access to utilities.

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

None known.

**Staff Recommendation**

Staff recommends **approval**.

**Attachments**

- Presentation

**Notification**

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on June 18, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

**PROPERTY OWNER**

Legend: O - Opposed, F - In Favor

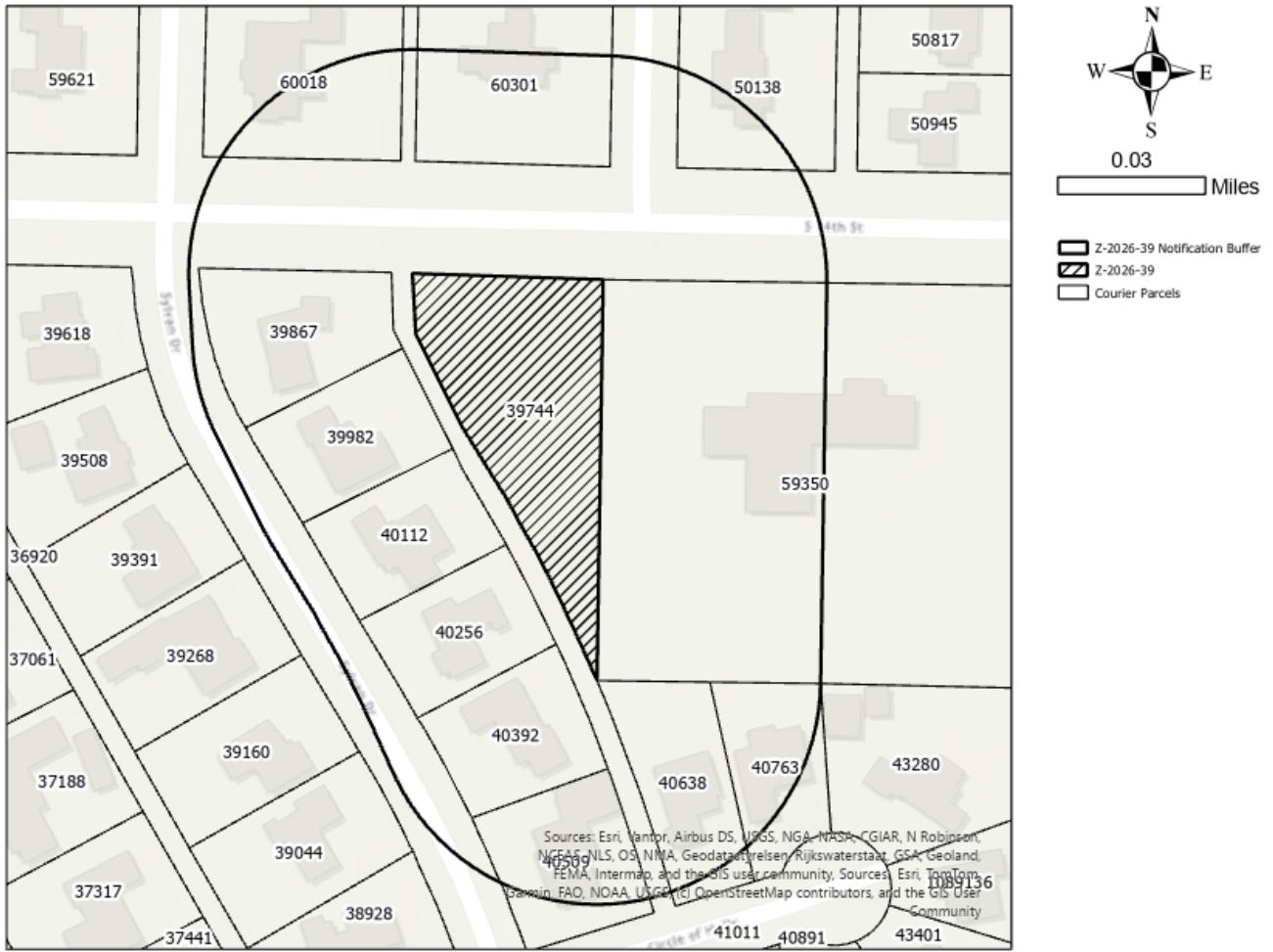
OWNER	PROP_ID	SITUS	RESPONSE
ABILENE WOMANS CLUB FOUNDATION	59350	3425 S 14TH ST	
ASHBY JAY C & KATE	40392	1433 SYLVAN DR	
BARTLETT ROBERT L	40112	1417 SYLVAN DR	
CASEY GARY JOE &	40638	102 CIRCLE OF HOLLY	
CASTERENO JONATHAN BLAKE &	50138	1341 HOLLIS DR	
CLEVELAND LARRY J & CAROLYN W	39982	1409 SYLVAN DR	
CRANFORD BRADLEY G & CARA LEE	40256	1425 SYLVAN DR	
HOLT BO J & MARYANN L	40763	110 CIRCLE OF HOLLY	
INGRAM RONALD WAYNE LIFE EST	39744	3509 S 14TH ST	
JONES CHARLES DAVID &	40509	1441 SYLVAN DR	
MEISSNER CONNIE	39867	1401 SYLVAN DR	
SMITH CHRISTOPHER MATTHEW	60301	1382 HOLLIS DR	
TATOM KYLE D	60018	1365 SYLVAN DR	

**PROPERTY ID**

Legend: O - Opposed, F - In Favor

OWNER	PROP_ID	SITUS	RESPONSE
INGRAM RONALD WAYNE LIFE EST	39744	3509 S 14TH ST	
MEISSNER CONNIE	39867	1401 SYLVAN DR	
CLEVELAND LARRY J & CAROLYN W	39982	1409 SYLVAN DR	
BARTLETT ROBERT L	40112	1417 SYLVAN DR	
CRANFORD BRADLEY G & CARA LEE	40256	1425 SYLVAN DR	
ASHBY JAY C & KATE	40392	1433 SYLVAN DR	
JONES CHARLES DAVID &	40509	1441 SYLVAN DR	
CASEY GARY JOE &	40638	102 CIRCLE OF HOLLY	
HOLT BO J & MARYANN L	40763	110 CIRCLE OF HOLLY	
CASTERENO JONATHAN BLAKE &	50138	1341 HOLLIS DR	
ABILENE WOMANS CLUB FOUNDATION	59350	3425 S 14TH ST	
TATOM KYLE D	60018	1365 SYLVAN DR	
SMITH CHRISTOPHER MATTHEW	60301	1382 HOLLIS DR	

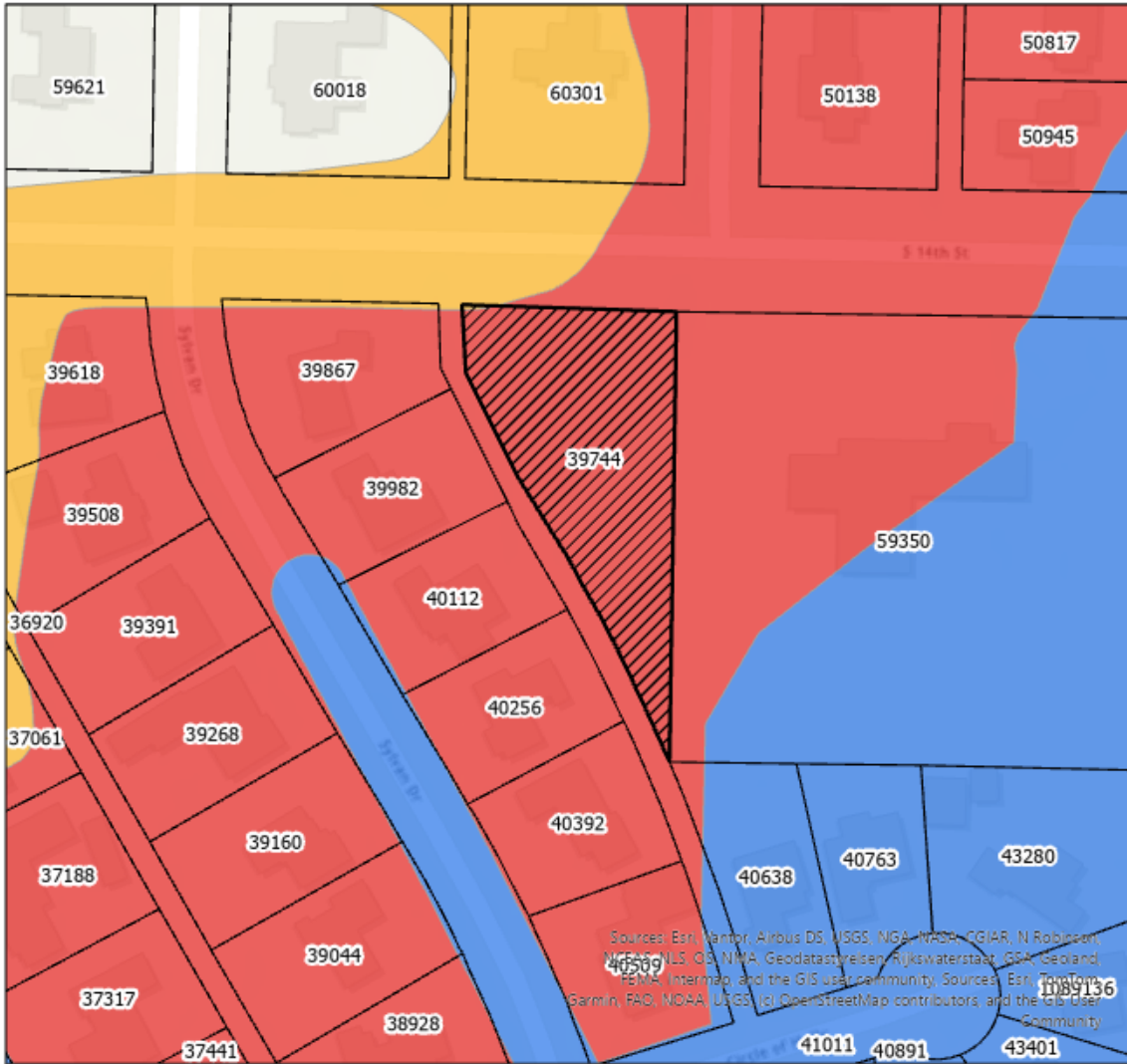
# NOTIFICATION MAP







# FLOOD MAP



N  
W E  
S

0.03 Miles

Z-2026-39  
 Courier Parcels

**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, Navteq, Airbus DS, USGS, NGA, INACR, CGIAR, N Robinson, NRCAN, NLS, CS, NVA, Geodatastoreisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



# REZONE REQUEST

**Case:** Z-2026-39

**Owner:** Ronald Ingram

**Request:** Change the zoning of approximately 0.97 acres from Medium Density (MD) to General Retail (GR).

**Location:** 3509 S 14<sup>th</sup> Street

**Notification:** 0 in Favor, 0 in Opposition

**Planning & Zoning:** July 7, 2026

**Council Hearing:** July 23, 2026  
August 13, 2026



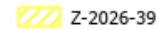


# AERIAL LOCATION MAP

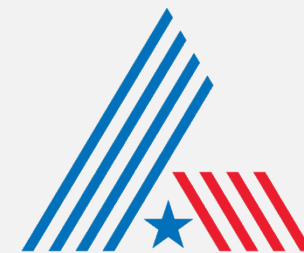


0.03

Miles

 Z-2026-39

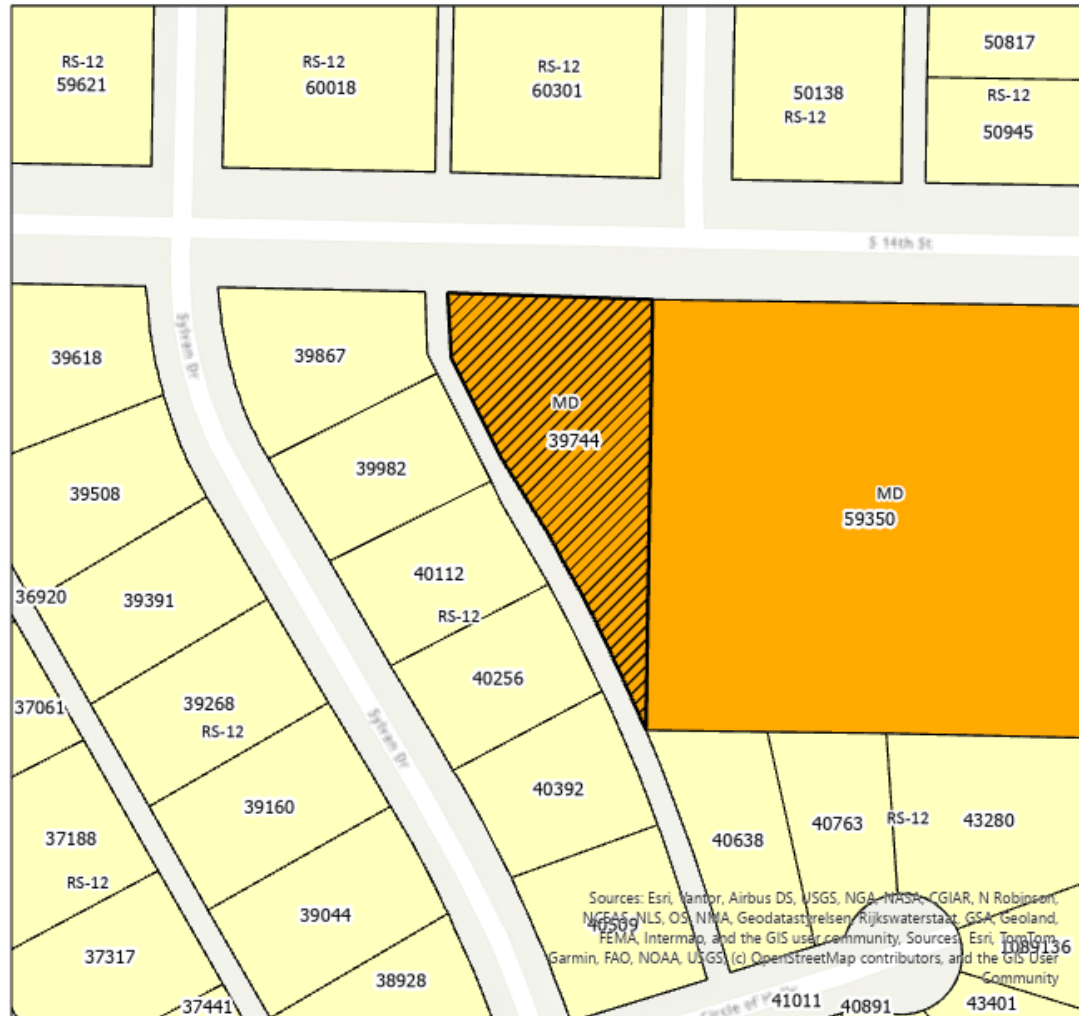
 Courier Parcels



CITY OF  
**ABILENE**  
TEXAS



# ZONING MAP



- Z-2026-39
  - Courier Parcels
- Zoning Districts
- MD
  - RS-12

Sources: Esri, Intel, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEM, NLS, OS, NIMA, Geodatastorelsen, 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





# PROPERTY VIEWS



Subject Property



East Property



West Property



North Property





# USES IN MEDIUM DENSITY ZONING

## RESIDENTIAL USES:

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

## ACCESSORY AND INCIDENTAL USES:

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

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

## EDUCATIONAL AND RELIGIOUS USES:

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

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

## RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

## LEGEND

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





# USES IN GENERAL RETAIL ZONING

## RESIDENTIAL USES:

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

## ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P/C Day Care Operation – Home Based
- P Drive-Thru Facility
- TP Field Office or Construction Office (temporary)
- C Freight Container
- P Fuel Sales
- P Garage Sales
- P Home Occupation
- TP Itinerant Business
- P Manufacturing (incidental)
- TP Mobile Home (temporary security residence)
- P Recreation Building, Multipurpose
- P Recreation Equipment, Mobile (storage and parking)
- P Recycling Collection Point
- P Subdivision Sales Office (temporary)
- P Swimming Pools, Private (accessory to residential use)
- P Tennis Courts, Private (accessory to residential use)
- P/SE Wind Energy Conversion Systems

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- C Ambulance Service
- P Fire/Police Station
- P Medical/Dental Laboratory
- P Post Office
- C Social Service Facility

## EDUCATIONAL AND RELIGIOUS USES:

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

## SERVICE:

- P/C Automobile Wash
- C Funeral Home/ Mortuary/Morgue
- P Kennel (Without Outdoor Pens)
- P Laundry/Dry Cleaning Services & Facilities
- P Office (general, professional, financial)
- P Personal Services
- C Printing, Copying, Reproduction, Publishing
- P Repair and Maintenance Services - Automobile/Small Truck (minor)
- P Repair and Maintenance Services (indoor)
- C Tattoo Parlor
- P Veterinary Service (small animals)

## TRADE – RETAIL USES:

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

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

## RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

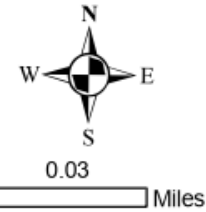
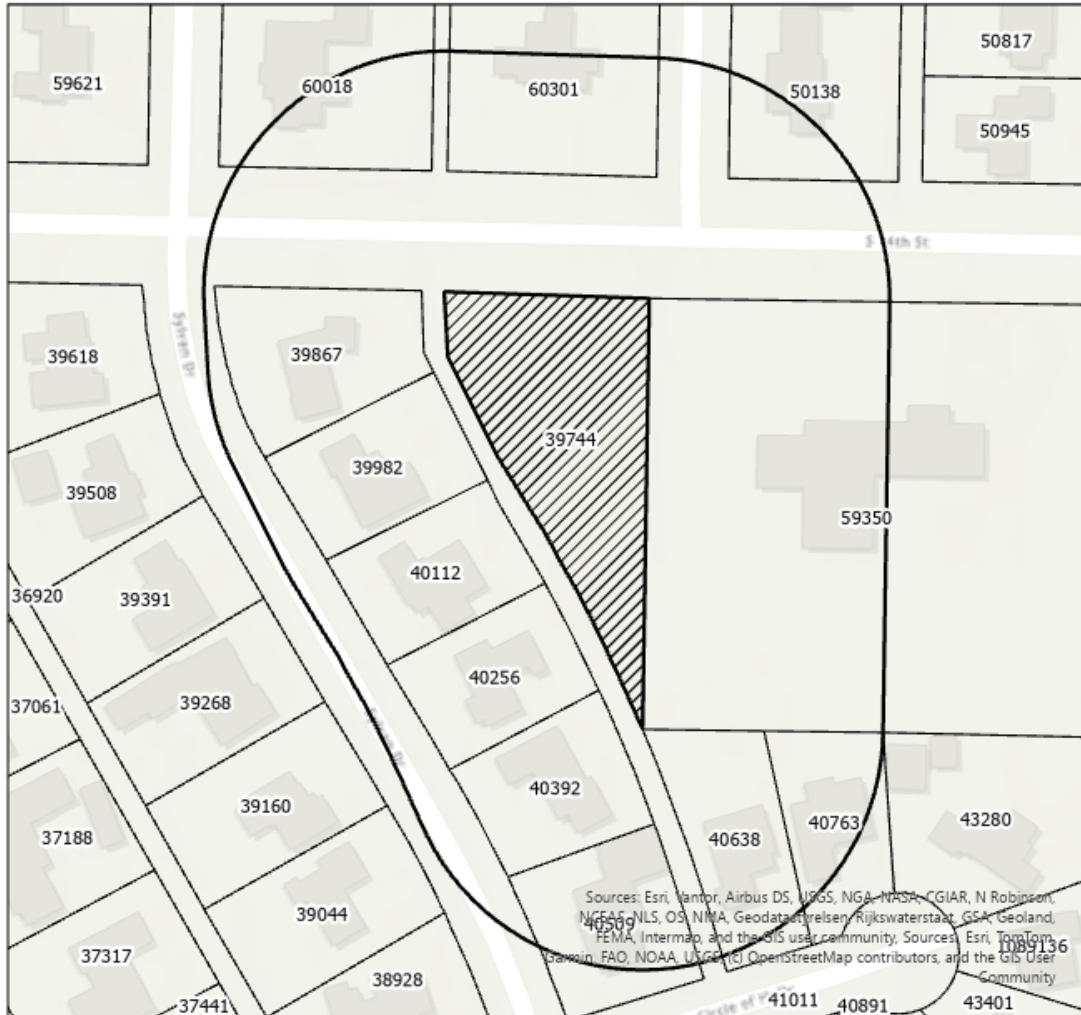
## LEGEND

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





# NOTIFICATION AREA MAP



- 0 - In Favor- ●
- 0 - Opposed- ●





# FINDINGS AND RECOMMENDATION

The proposed request is consistent with:

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

Staff recommends **approval**.





# Questions?



# ZONING CASE

## Z-2026-40

### STAFF REPORT



#### Scheduled Hearings

Planning & Zoning Commission: July 7, 2026  
 City Council 1<sup>st</sup> Reading: July 23, 2026  
 City Council 2<sup>nd</sup> Reading: August 13, 2026

#### Applicant

Agent: Jacob Martin  
 Owner: Gay Beitscher

#### Case Manager

Adam Holland – Planner

#### Request

Change the zoning of approximately 3.4 acres from Agricultural Open (AO) to General Commercial (GC).

#### Location

Located at 1613 Musgrave Boulevard. Legal description being 3.4 acres of the northeast quarter of Survey 33 Blind Asylum Lands Abilene, Taylor County, Texas.

#### Background

The subject property was annexed into the City limits in 1964 and has remained vacant since annexation.

#### Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
<b>North</b>	PD	Retail
<b>East</b>	PD/AO	Hotel/Motel/Vacant
<b>South</b>	AO	Vacant
<b>West</b>	PD	Retail/Restaurant

#### Criteria Assessment

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

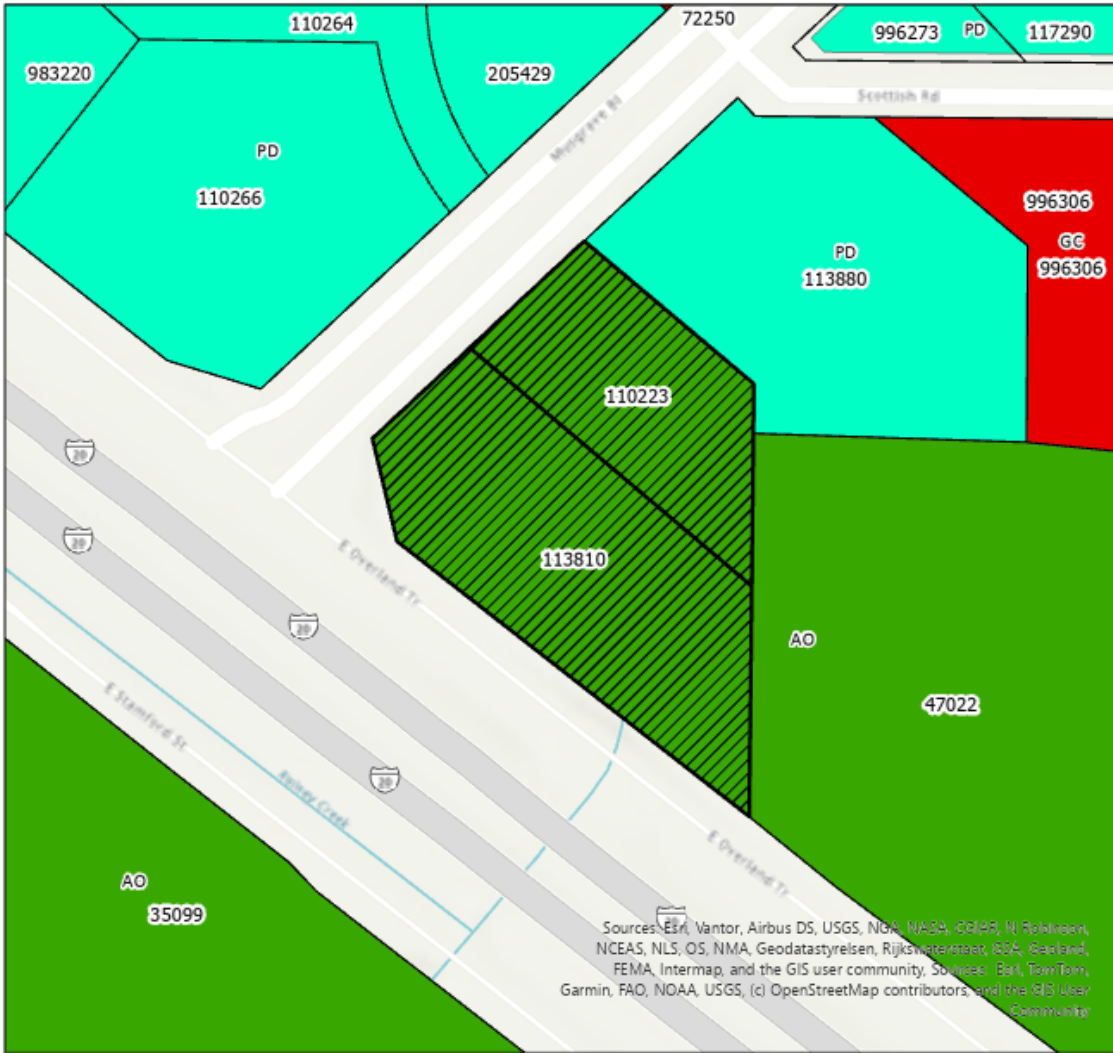
- (1) **Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use and Development Plan Map, as amended.**  
 The proposed use is consistent with the Comprehensive Plan.
- (2) **Whether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



# LOCATION MAP



# ZONING MAP



0.03 Miles

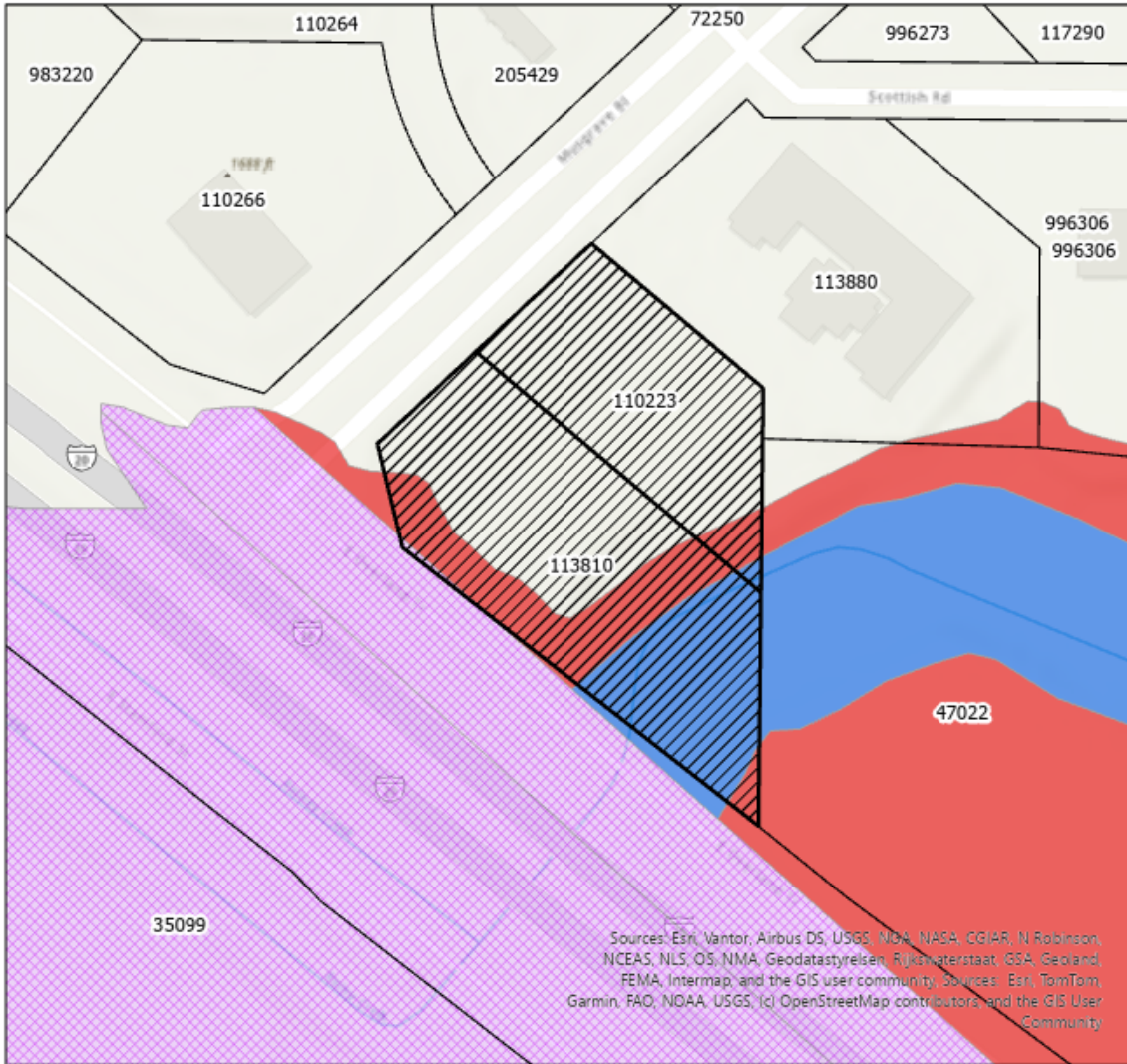
Z-2026-40  
 Courier Parcels

**Zoning Districts**

- AO
- GC
- HC
- PD

Sources: Esri, Vantor, Airbus DS, USGS, NOAA, NASA, OMB, W. Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterambtenaar, BGA, Barkland, FEMA, Intermap, and the GIS user community. Sources: Bati, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

# FLOOD MAP





# REZONE REQUEST

**Case:** Z-2026-40

**Owner:** Gay Beitscher

**Applicant:** Jacob Martin

**Request:** Change the zoning of approximately 3.4 acres from Agricultural Open (AO) to General Commercial (GC).

**Location:** 1613 Musgrave

**Notification:** 0 in Favor, 0 in Opposition

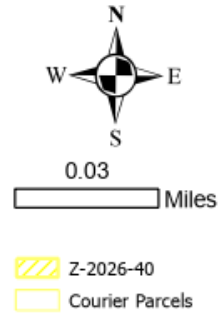
**Planning & Zoning:** July 7, 2026

**Council Hearing:** July 23, 2026  
August 13, 2026



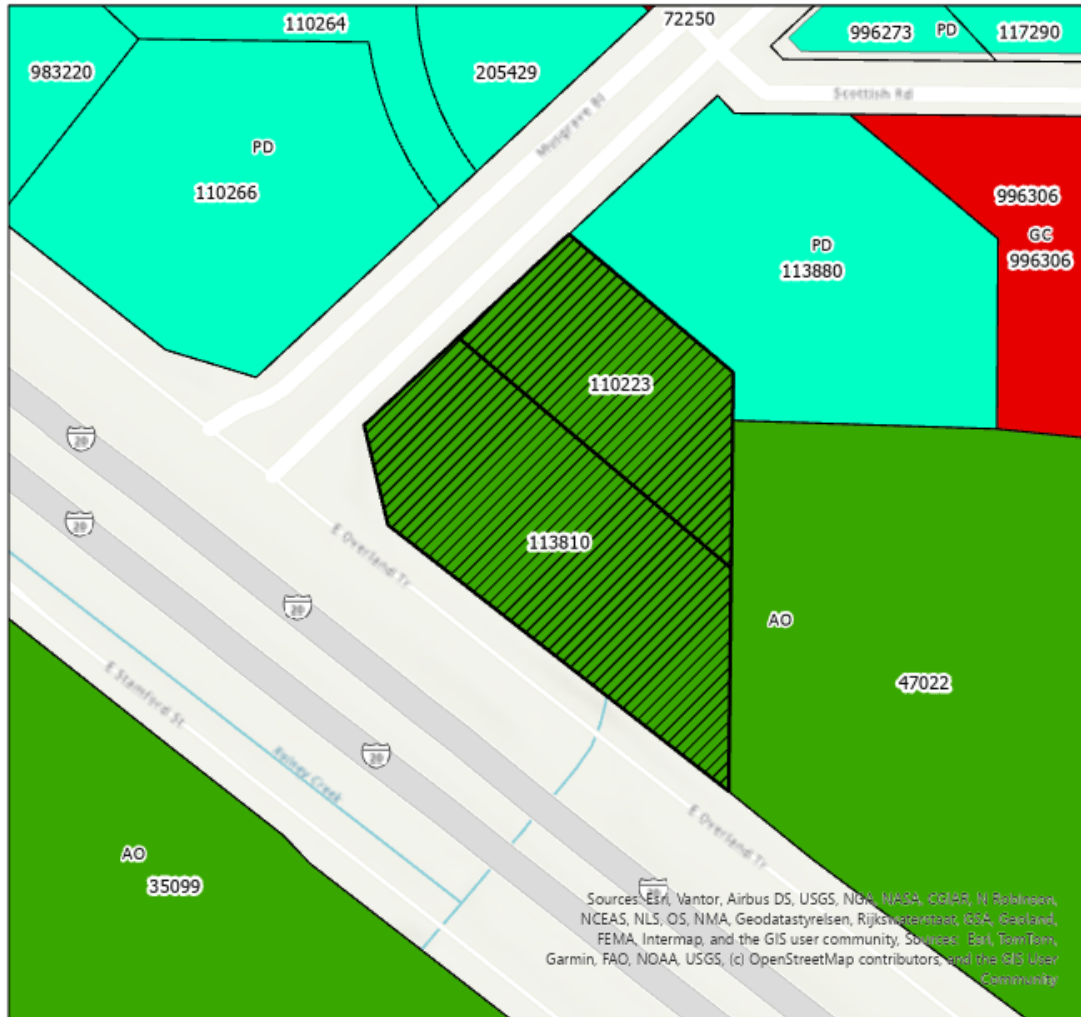


# AERIAL LOCATION MAP





# ZONING MAP



0.03 Miles

Legend:

- Z-2026-40 (Hatched pattern)
- Courier Parcels (White outline)

Zoning Districts:

- AO (Green)
- GC (Red)
- HC (Dark Red)
- PD (Cyan)





# PROPERTY VIEWS

Subject Property



West Property



Northeast Property



North Property





# USES IN AGRICULTURAL OPEN ZONING

## RESIDENTIAL USES:

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

## ACCESSORY AND INCIDENTAL USES:

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

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

## LEGEND

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

## EDUCATIONAL AND RELIGIOUS USES:

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

## SERVICE:

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

## TRADE – RETAIL USES:

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

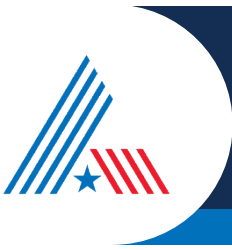
## TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

## RESOURCE PRODUCTION AND EXTRACTION USES:

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





# USES IN GENERAL COMMERCIAL ZONING

## RESIDENTIAL USES:

- P Hotel/Motel
- C Vacation Travel Trailer Park

## ACCESSORY AND INCIDENTAL USES:

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

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

## EDUCATIONAL AND RELIGIOUS USES:

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

## SERVICE:

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

## RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

## TRADE – WHOLESALE USES:

- C Wholesaling and Storage (indoor)

## TRADE – RETAIL USES:

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

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

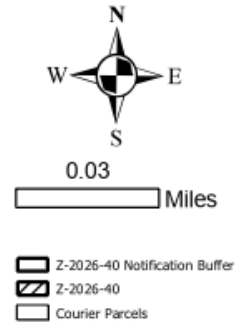
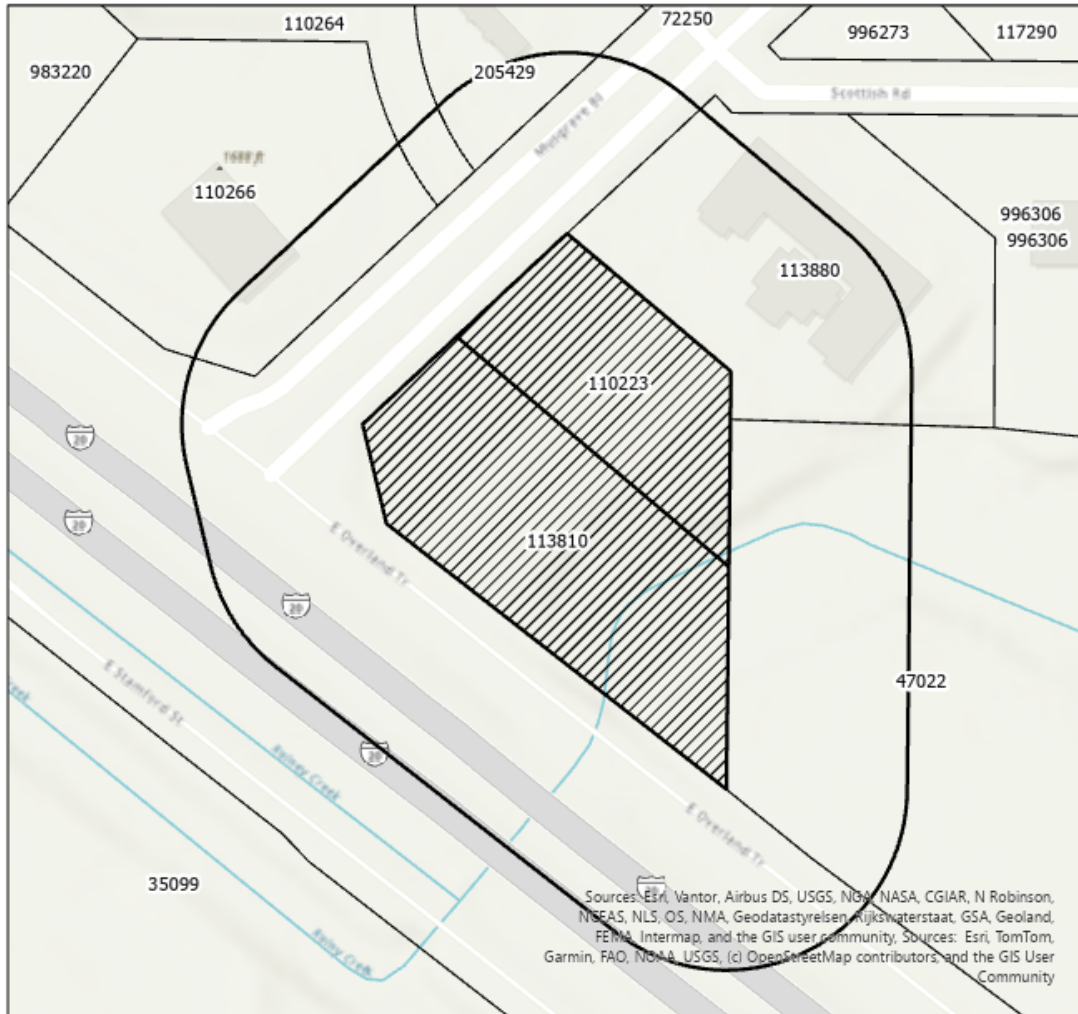
## LEGEND

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





# NOTIFICATION AREA MAP



- 0 - In Favor- ●
- 0 - Opposed- ●





# FINDINGS AND RECOMMENDATION

The proposed request is consistent with:

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

Staff recommends **approval**.





# Questions?



# ZONING CASE

## Z-2026-41

### STAFF REPORT



#### Scheduled Hearings

Planning & Zoning Commission: July 7, 2026  
 City Council 1<sup>st</sup> Reading: July 23, 2026  
 City Council 2<sup>nd</sup> Reading: August 13, 2026

#### Applicant

Agent: Shkelqim Nokshiqi

#### Case Manager

Kera Valois – Planner

#### Request

Change the zoning of approximately 0.32 acres from Heavy Industrial (HI) to Heavy Commercial (HC).

#### Location

Located at 2202 Butternut Street. Legal description being Lots 1 and 2, Block 6, Bowyer Addition, Abilene, Taylor County, Texas.

#### Background

The subject property was annexed into the City limits in 1951 with Heavy Industrial (HI) zoning. The property to the south was rezoned in 2023 to Heavy Commercial (HC). The applicant is proposing to down zone the property to allow more uses.

#### Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
<b>North</b>	HI	Commercial
<b>East</b>	LI	Commercial
<b>South</b>	HC	Commercial
<b>West</b>	RS-6	Residential

#### Criteria Assessment

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

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

The proposed use is consistent with the Comprehensive Plan.

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

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

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

This property has access to utilities.

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

None known.

**Staff Recommendation**

Staff recommends **approval**.

**Attachments**

- PowerPoint Presentation

**Notification**

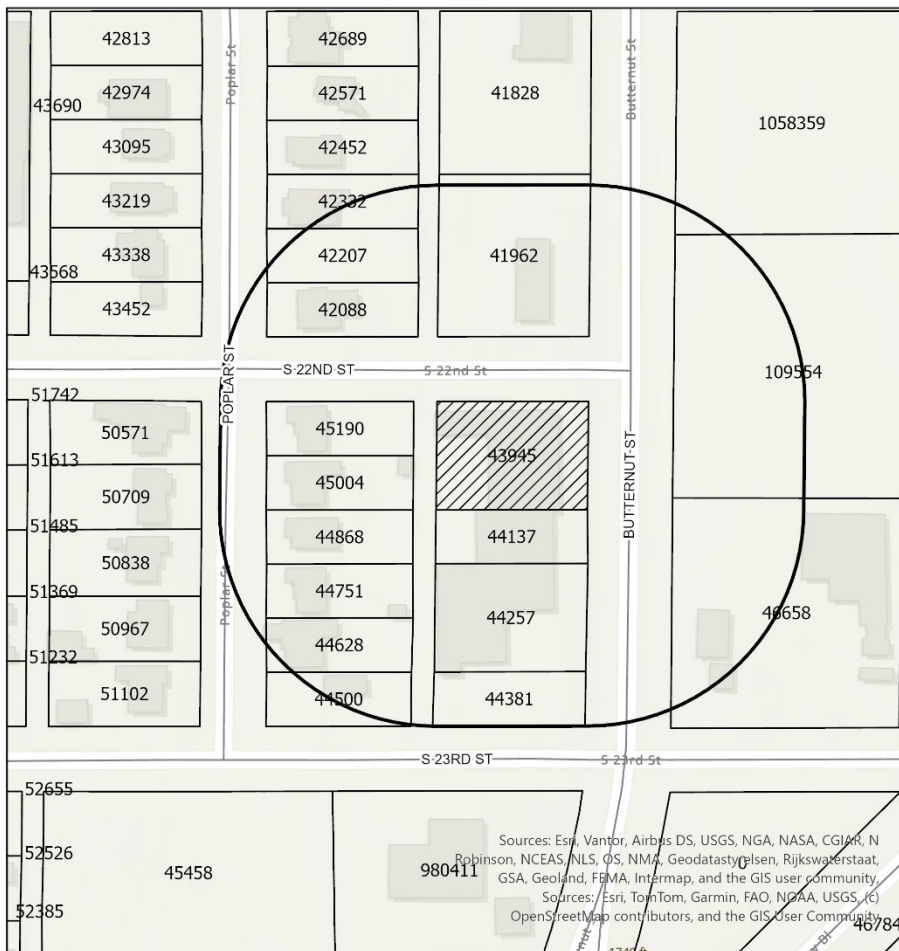
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on June 18, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

<b>PROPERTY OWNER</b>			Legend: O - Opposed, F - In Favor
<b>PROPERTY OWNER</b>	<b>PROPERTY ID</b>	<b>SITUS</b>	<b>RESPONSE</b>
CAMARILLO BRIDGET	44500	2249 POPLAR ST	
CAMARILLO BRIDGET	44628	2233 POPLAR ST	
DIMAS DE LA TORRE JOSE TOMAS	42207	2133 POPLAR ST	
DIMAS DE LA TORRE JOSE TOMAS	42088	1354 S 22ND ST	
HALL PAUL A & DEVEN M	43945	2202 BUTTERNUT ST	
HIT VENTURES LLC	109554	2258 S TREADAWAY BL	
HIT VENTURES LLC	1058359		
MARTIN TIMOTHY BLAZE	45004	2209 POPLAR ST	
MARTINEZ RAYMOND R	45190	2201 POPLAR ST	
MC COOL SELENA	44868	2217 POPLAR ST	
MOORE ABILENE HOLDINGS LP	44381	2250 BUTTERNUT ST	
MOORE ABILENE HOLDINGS LP	44257	2232 BUTTERNUT ST	
MOORE ABILENE HOLDINGS LP	44137	2222 BUTTERNUT ST	
PHOENIX COLLISION INC	41962	2150 BUTTERNUT ST	
RIVERA MARIANNA ARRAZOLA	44751	2225 POPLAR ST	
SITZES APB LP	46658	1222 S 23RD ST	
VILLEGAS JOSE LUIS	42332	2125 POPLAR ST	

<b>PROPERTY ID</b>			Legend: O - Opposed, F - In Favor
<b>PROPERTY OWNER</b>	<b>PROPERTY ID</b>	<b>SITUS</b>	<b>RESPONSE</b>
PHOENIX COLLISION INC.	41962	2150 BUTTERNUT ST	
DIMAS DE LA TORRE JOSE TOMAS	42088	1354 S 22ND ST	
DIMAS DE LA TORRE JOSE TOMAS	42207	2133 POPLAR ST	
VILLEGAS JOSE LUIS	42332	2125 POPLAR ST	
HALL PAUL A & DEVEN M	43945	2202 BUTTERNUT ST	
MOORE ABILENE HOLDINGS LP	44137	2222 BUTTERNUT ST	
MOORE ABILENE HOLDINGS LP	44257	2232 BUTTERNUT ST	

MOORE ABILENE HOLDINGS LP	44381	2250 BUTTERNUT ST	
CAMARILLO BRIDGET	44500	2249 POPLAR ST	
CAMARILLO BRIDGET	44628	2233 POPLAR ST	
RIVERA MARIANNA ARRAZOLA	44751	2225 POPLAR ST	
MC COOL SELENA	44868	2217 POPLAR ST	
MARTIN TIMOTHY BLAZE	45004	2209 POPLAR ST	
MARTINEZ RAYMOND R	45190	2201 POPLAR ST	
SITZES APB LP	46658	1222 S 23RD ST	
HIT VENTURES LLC	109554	2258 S TREADAWAY BL	
HIT VENTURES LLC	1058359		

### NOTIFICATION MAP



0.03 Miles

- Z-2026-41
- Notification Area

# LOCATION MAP

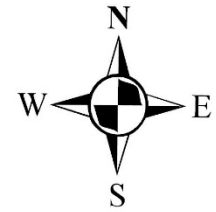
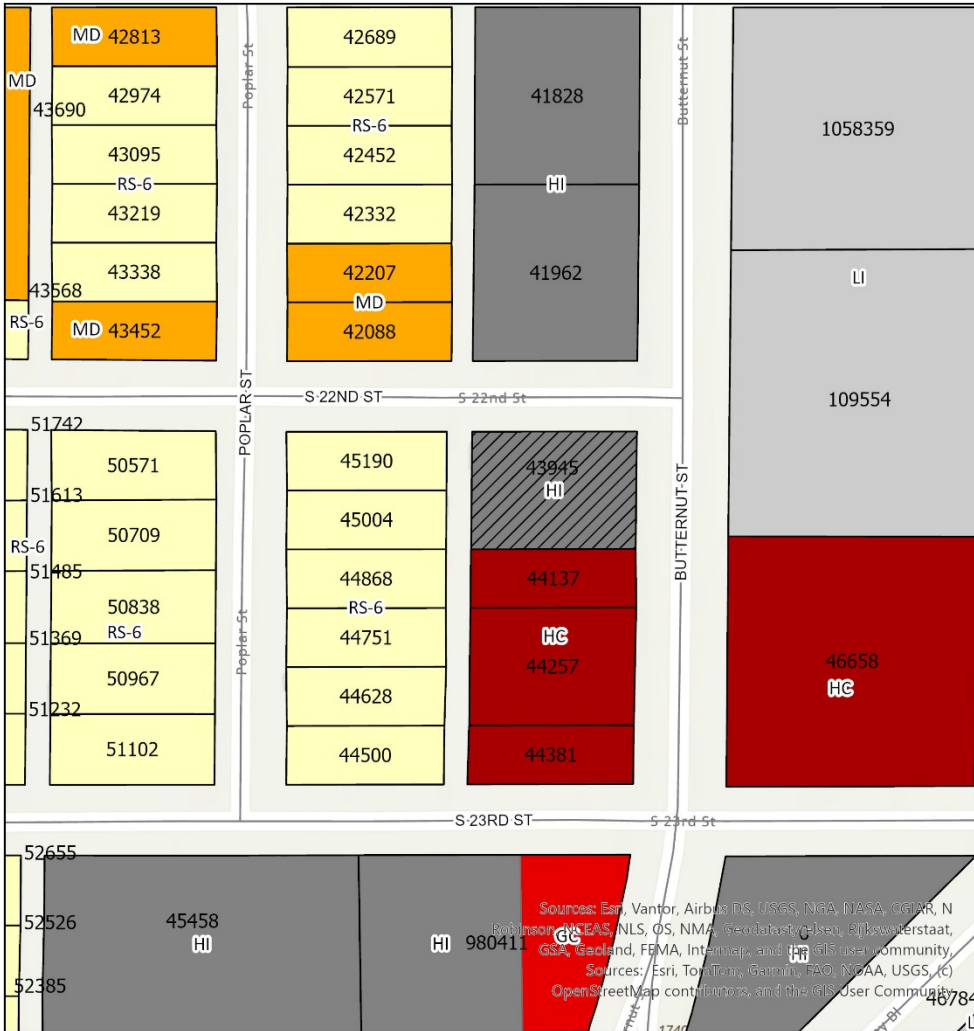


0.03

Miles

Z-2026-41

# ZONING MAP

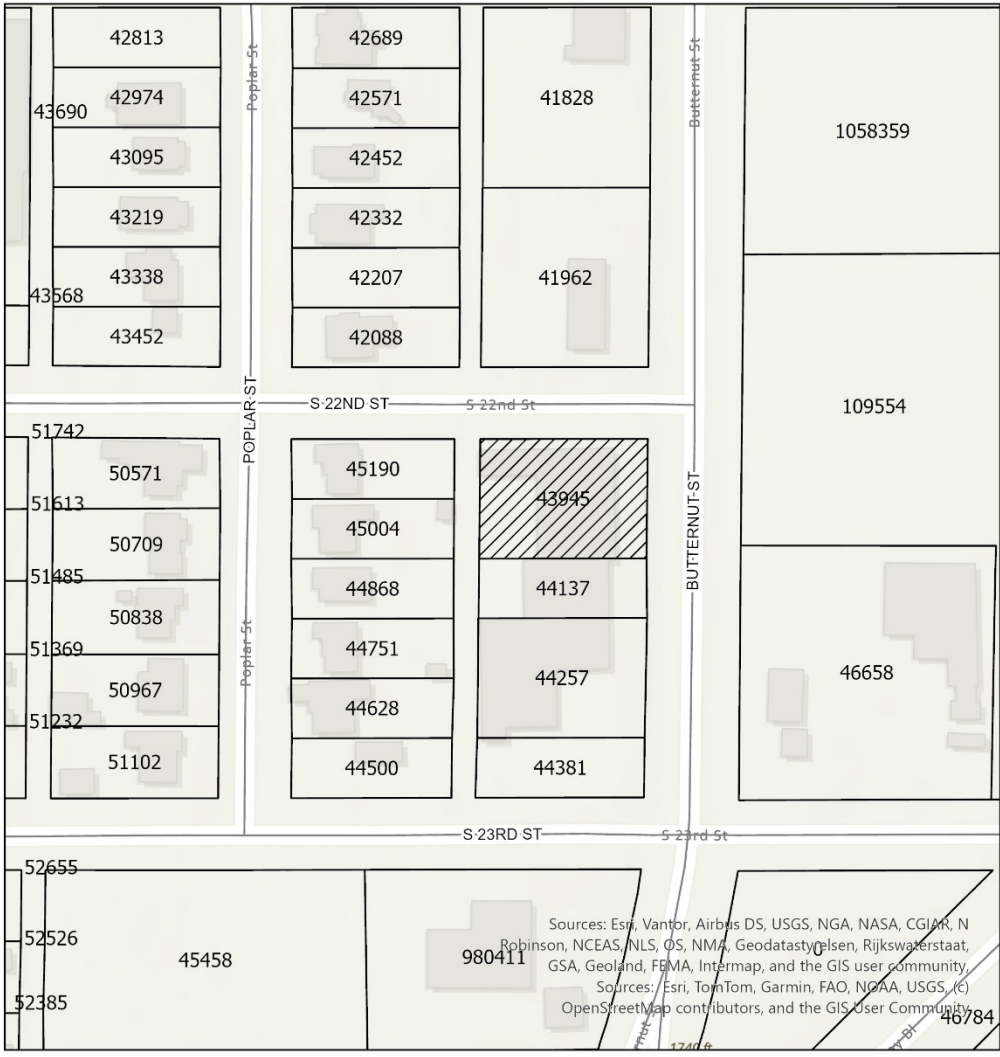


0.03 Miles

- Z-2026-41
- Zoning Districts**
- GC
  - HC
  - HI
  - LI
  - MD
  - RS-6

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

# FLOOD MAP



0.03 Miles

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

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



# REZONE REQUEST

**Case:** Z-2026-41

**Agent:** Shkelqim Nokshiqi

**Request:** Change the zoning of approximately 0.32 acres from Heavy Industrial (HI) to Heavy Commercial (HC).

**Location:** Located 2202 Butternut Street.

**Notification:** 0 in Favor, 0 in Opposition

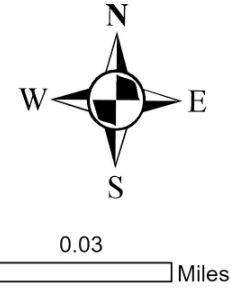
**Planning & Zoning:** July 7, 2026

**Council Hearing:** July 23, 2026  
August 13, 2026





# AERIAL LOCATION MAP



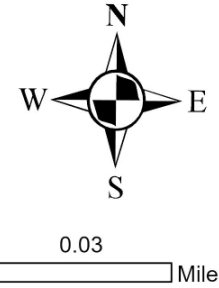
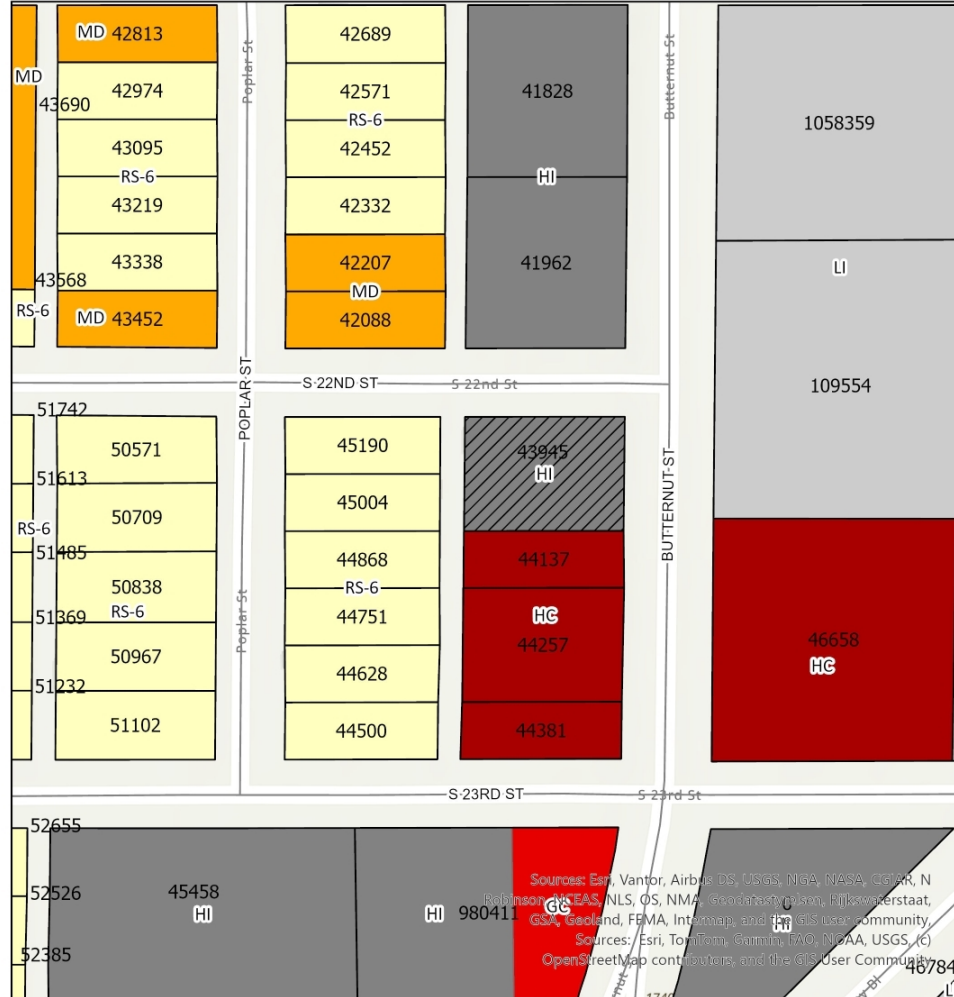
Z-2026-41



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, COWI, IN  
Robinson, NOAA, NLS, OS, NVA, Geodast, Carlson, Elkswander, et al.  
© 2024 Esri, All rights reserved. Source: Esri, Intel, EMA, Inmap, and the GIS user community.  
Sources: Esri, TomTom, Garmin, FMO, NOAA, USGS, etc.  
© 2024 Esri, All rights reserved. Source: Esri, Intel, EMA, Inmap, and the GIS user community.  
© 2024 Esri, All rights reserved. Source: Esri, Intel, EMA, Inmap, and the GIS user community.



# ZONING MAP



- Z-2026-41
- Zoning Districts:
  - GC
  - HC
  - HI
  - LI
  - MD
  - RS-6

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, W. E. S., NLS, OS, NMA, Gooddata, v. km, Hjkwaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS User Community. Sources: Esri, TomTom, Garmin, BAO, NOAA, USGS, (C) OpenStreetMap contributors, and the GIS User Community.



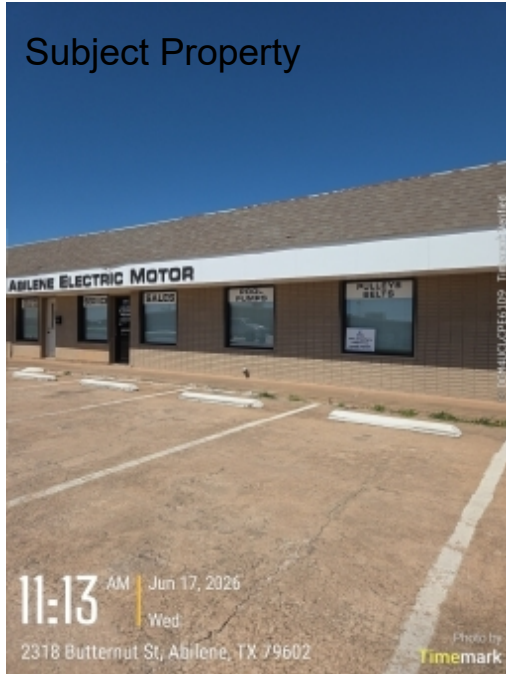


# PROPERTY VIEWS

West Property



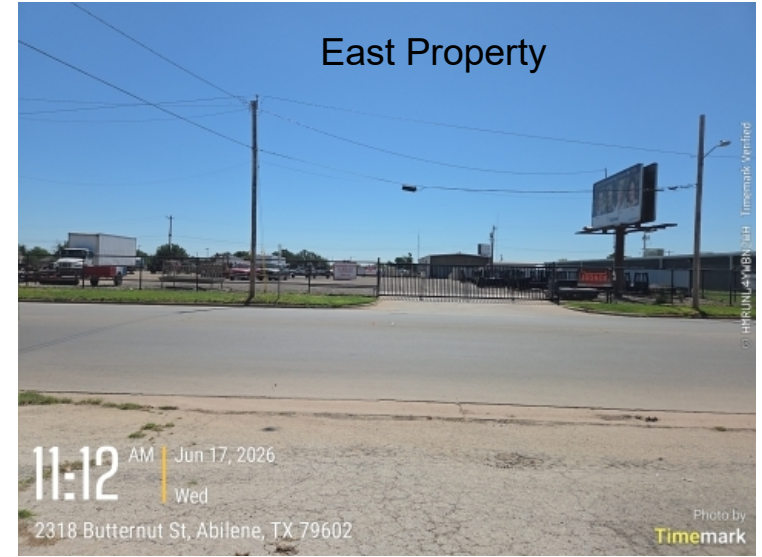
Subject Property



North Property



East Property





# USES IN HEAVY INDUSTRIAL ZONING

## 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
- TP Field Office or Construction Office (temporary)
- P Freight Container
- P Manufacturing (incidental)
- C Mobile Home (permanent security residence)
- TP Mobile Home (temporary security residence)
- P Recreation Building, Multipurpose
- P Recycling Collection Point
- P/SE Wind Energy Conversion Systems

## CULTURAL AND RECREATIONAL USES:

- P Adult Entertainment Enterprise
- C Motorized Racing

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Fire/Police Station
- P Homeless/Emergency Shelter
- P Post Office
- P Sanitary Landfill

## EDUCATIONAL AND RELIGIOUS USES:

- P Church or Place of Worship
- P Educational and Scientific Research
- P School: Public/Private

## SERVICE:

- P Contractor Services
- P Recycling Collection and Processing Center
- P Scales (public)
- P Wrecker/Towing

## TRADE – RETAIL USES:

- P Head Shop
- C Scrap and Waste Material

## TRADE – WHOLESALE USES:

- C Livestock – Wholesale or Auction
- P Wholesaling and Storage (indoor)
- P Wholesaling and Storage (outdoors)

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Airport, Heliport and Flying Field Terminals - Commercial (passenger and freight)
- P Antenna Tower - Commercial
- P Automobile Parking Lot or Structure - Commercial
- P Pressure Control Station
- P Public Utility Facility
- P Railroad Switching and Marshaling Yard
- P Utility Generation, Production, Treatment

## RESOURCE PRODUCTION AND EXTRACTION USES:

- P Mining
- P Petroleum or Gas Well
- P Liquor
- P Manufacturing (light)
- P Manufacturing (heavy)
- 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 HEAVY COMMERCIAL ZONING

## RESIDENTIAL USES:

C Hotel/Motel

## ACCESSORY AND INCIDENTAL USES:

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

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

## EDUCATIONAL AND RELIGIOUS USES:

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

## TRADE – RETAIL USES:

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

## SERVICE:

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

## TRADE – WHOLESALE USES:

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

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

P Airport, Heliport and Flying Field Terminals - Commercial (passenger and freight)  
 C Antenna Tower - Commercial  
 P Automobile Parking Lot or Structure - Commercial  
 P Broadcast Studio  
 P Passenger Ground Transportation Terminal  
 P Pressure Control Station  
 P Public Utility Facility  
 C Utility Generation, Production, Treatment

## RESOURCE PRODUCTION AND EXTRACTION USES:

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

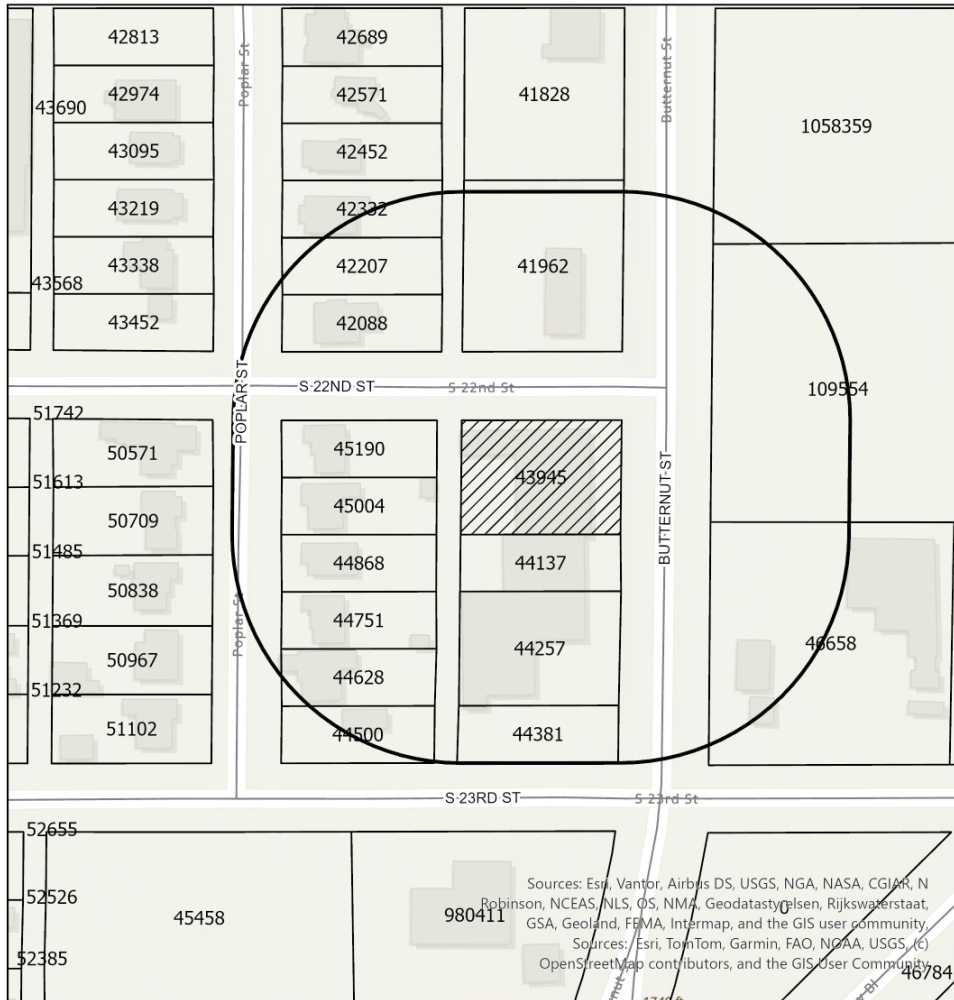
## LEGEND

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





# NOTIFICATION AREA MAP



0.03  
Miles

- Z-2026-41
- Notification Area

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





# FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff recommends **approval**.





# Questions?



# ZONING CASE

## Z-2026-42

### STAFF REPORT



#### Scheduled Hearings

Planning & Zoning Commission: July 7, 2026  
 City Council 1<sup>st</sup> Reading: July 23, 2026  
 City Council 2<sup>nd</sup> Reading: August 13, 2026

#### Applicant

Agent: Justin Allen  
 Owner: Funeral Directors Life

#### Case Manager

Kera Valois – Planner

#### Request

Change the zoning of approximately 7.59 acres from a Planned Development District (PDD-53) to Office (O).

#### Location

Located at 6550 Directors Parkway. Legal description being Lot 2, Block B, Antilley Square Addition Section 1, Abilene, Taylor County, Texas.

#### Background

The subject property was annexed into the City limits in 1980 and was rezoned to a Planned Development District (PDD-53) in 1993. Planned Development District (PDD-53) has a base zoning of Office (O) with specific modifications of height and setbacks.

#### Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	PDD-53	Vacant
East	GC	Hotel
South	RS-8	Residential
West	PDD-53	Senior Living

#### 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 adequate utilities.

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

None known.

**Staff Recommendation**

Staff recommends **approval**.

**Attachments**

- PowerPoint Presentation

**Notification**

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on June 18, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

<b>PROPERTY OWNER</b>		Legend: O - Opposed, F - In Favor	
<b>PROPERTY OWNER</b>	<b>PROPERTY ID</b>	<b>SITUS</b>	<b>RESPONSE</b>
6565 CENTRAL PARK BLVD PROPCO LLC	95167	6565 CENTRAL PARK BL	
6565 CENTRAL PARK BLVD PROPCO LLC	95167	6568 CENTRAL PARK BL	
79606 LLC	1001344	1650 SOUTH RIDGE CROSSING	
ACOM REAL ESTATE LLC	95166	6449 CENTRAL PARK BL	
AFMA ABILENE PROPERTIES LLC	95165	6417 CENTRAL PARK BL	
CARNOHAN CHRISTOPHER PATRICK & CONFIDENTIAL OWNER	1001373	1909 SOUTH RIDGE CROSSING	
	1001374	1917 SOUTH RIDGE CROSSING	
ENKAI LLC	1001371	1809 SOUTH RIDGE CROSSING	
FFOSTER MICHAEL A & ALEXANDRA I	1001348	1709 SOUTH RIDGE CROSSING	
FUNERAL DIRECTORS LIFE INS CO	1001339	1802 SOUTH RIDGE CROSSING	
FUNERAL DIRECTORS LIFE INS CO	1001337	1818 SOUTH RIDGE CROSSING	
FUNERAL DIRECTORS LIFE INS CO	1001341	1718 SOUTH RIDGE CROSSING	
FUNERAL DIRECTORS LIFE INS CO	1001334	1918 SOUTH RIDGE CROSSING	
FUNERAL DIRECTORS LIFE INS CO	1001340	1726 SOUTH RIDGE CROSSING	
FUNERAL DIRECTORS LIFE INS CO	1001343	1702 SOUTH RIDGE CROSSING	
FUNERAL DIRECTORS LIFE INS CO	1001338	1810 SOUTH RIDGE CROSSING	
FUNERAL DIRECTORS LIFE INS CO	1001335	1910 SOUTH RIDGE CROSSING	
FUNERAL DIRECTORS LIFE INS CO	1001336	1902 SOUTH RIDGE CROSSING	
FUNERAL DIRECTORS LIFE INS CO	1001342	1710 SOUTH RIDGE CROSSING	
FUNERAL DIRECTORS LIFE INS CO	24789	6550 DIRECTORS PW	
FUNERAL DIRECTORS LIFE INS CO	24524	6501 DIRECTORS PW	
FUNERAL DIRECTORS LIFE INS CO	24395		
FUNERAL DIRECTORS LIFE INS CO	24655	6450 DIRECTORS PW	
GROBAN JUSTIN & REBECCA	1001372	1817 SOUTH RIDGE CROSSING	
JEMORRIS VENTURES LLC	1001360	1733 SOUTH RIDGE CROSSING	

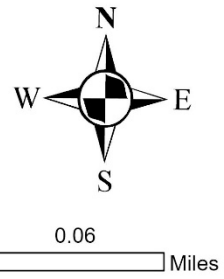
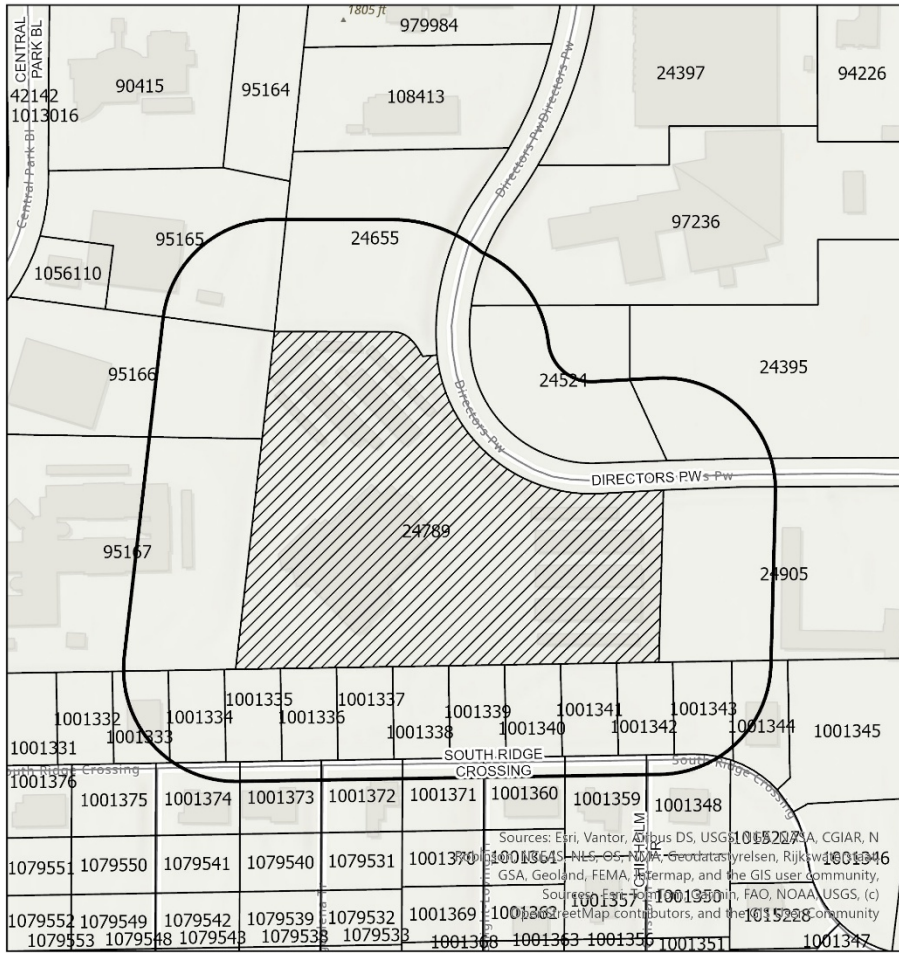
NFA HENDRICK SPV LLC	97236	6399 DIRECTORS PW	
NFA HENDRICK SPV LLC	97236	6401 DIRECTORS PW	
ROBIRDS ERIC & JESSIC	1001333	2002 SOUTH RIDGE CROSSING	
SIDDHIDHATA ENTERPRISES INC	24905	6550 HWY 83-84	
TRINH TRACIE	1001359	1717 SOUTH RIDGE CROSSING	

**PROPERTY ID**

Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
FUNERAL DIRECTORS LIFE INS CO	24395		
FUNERAL DIRECTORS LIFE INS CO	24524	6501 DIRECTORS PW	
FUNERAL DIRECTORS LIFE INS CO	24655	6450 DIRECTORS PW	
FUNERAL DIRECTORS LIFE INS CO	24789	6550 DIRECTORS PW	
SIDDHIDHATA ENTERPRISES INC	24905	6550 HWY 83-84	
AFMA ABILENE PROPERTIES LLC	95165	6417 CENTRAL PARK BL	
ACOM REAL ESTATE LLC	95166	6449 CENTRAL PARK BL	
6565 CENTRAL PARK BLVD PROPCO LLC	95167	6565 CENTRAL PARK BL	
6565 CENTRAL PARK BLVE PROPCO LLC	95167	6568 CENTRAL PARK BL	
NFA HENDRICK SPV LLC	97236	6399 DIRECTORS PW	
NFA HENDRICK SPV LLC	97236	6401 DIRECTORS PW	
ROBIRDS ERIC & JESSICA	1001333	2002 SOUTH RIDGE CROSSING	
FUNERAL DIRECTORS LIFE INS CO	1001334	1918 SOUTH RIDGE CROSSING	
FUNERAL DIRECTORS LIFE INS CO	1001335	1910 SOUTH RIDGE CROSSING	
FUNERAL DIRECTORS LIFE INS CO	1001336	1902 SOUTH RIDGE CROSSING	
FUNERAL DIRECTORS LIFE INS CO	1001337	1818 SOUTH RIDGE CROSSING	
FUNERAL DIRECTORS LIFE INS CO	1001338	1810 SOUTH RIDGE CROSSING	
FUNERAL DIRECTORS LIFE INS CO	1001339	1802 SOUTH RIDGE CROSSING	
FUNERAL DIRECTORS LIFE INS CO	1001340	1726 SOUTH RIDGE CROSSING	
FUNERAL DIRECTORS LIFE INS CO	1001341	1718 SOUTH RIDGE CROSSING	
FUNERAL DIRECTORS LIFE INS CO	1001342	1710 SOUTH RIDGE CROSSING	
FUNERAL DIRECTORS LIFE INS CO	1001343	1702 SOUTH RIDGE CROSSING	
79606 LLC	1001344	1650 SOUTH RIDGE CROSSING	
FOSTER MICHAEL A & ALEXANDRA I	1001348	1709 SOUTH RIDGE CROSSING	
TRINH TRACIE	1001359	1717 SOUTH RIDGE CROSSING	
JEMORRIS VENTURES LLC	1001360	1733 SOUTH RIDGE CROSSING	
ENKAI LLC	1001371	1809 SOUTH RIDGE CROSSING	
GROBAN JUSTIN & REBECCA	1001372	1817 SOUTH RIDGE CROSSING	
CARNOHAN CHRISTOPHER PATRICK &	1001373	1909 SOUTH RIDGE CROSSING	
CONFIDENTIAL OWNER	1001374	1917 SOUTH RIDGE CROSSING	

# NOTIFICATION MAP



- Z-2026-42
- Notification Area

Sources: Esri, Vantor, Airbus DS, USGS, NOAA, CGIAR, N  
 NLG, OS, NGA, Geodatas yreisen, Rijkswaterstaat,  
 GSA, Geoland, FEMA, Swisstopo, and the GIS user community.  
 Sources: Esri, DeLorme, NAVTEQ, Swisstopo, IGN, Intermap, INRA, CNRS, INRA, IGNF, FAO, NOAA, USGS, (c)  
 StreetMap contributors, and the OpenStreetMap community









# REZONE REQUEST

**Case:** Z-2026-42

**Agent:** Justin Allen

**Owner:** Funeral Directors Life

**Request:** Change the zoning of approximately 7.59 acres from a Planned Development District (PDD-53) to Office (O).

**Location:** Located 6550 Directors Parkway

**Notification:** 0 in Favor, 0 in Opposition

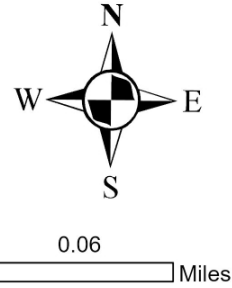
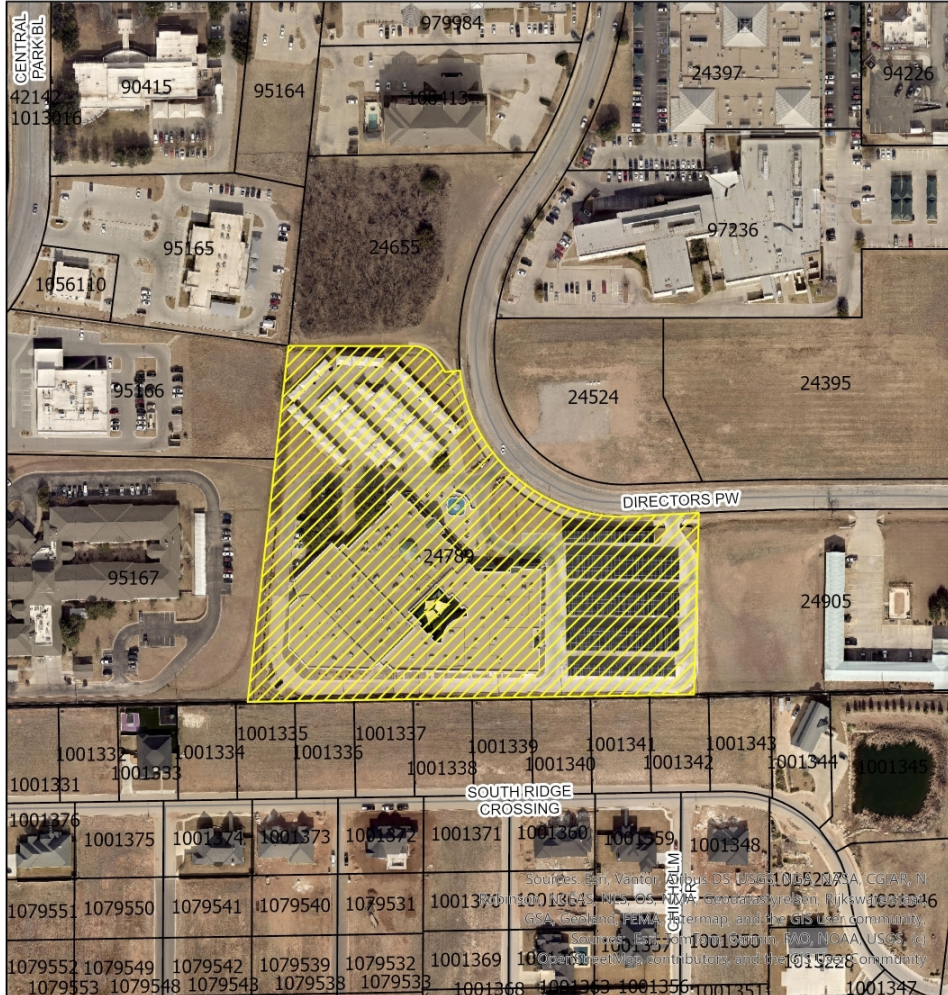
**Planning & Zoning:** July 7, 2026


**Council Hearing:** July 23, 2026  
August 13, 2026





# AERIAL LOCATION MAP

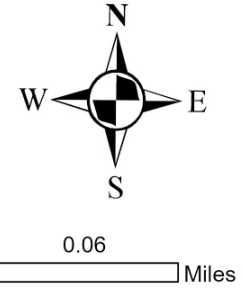
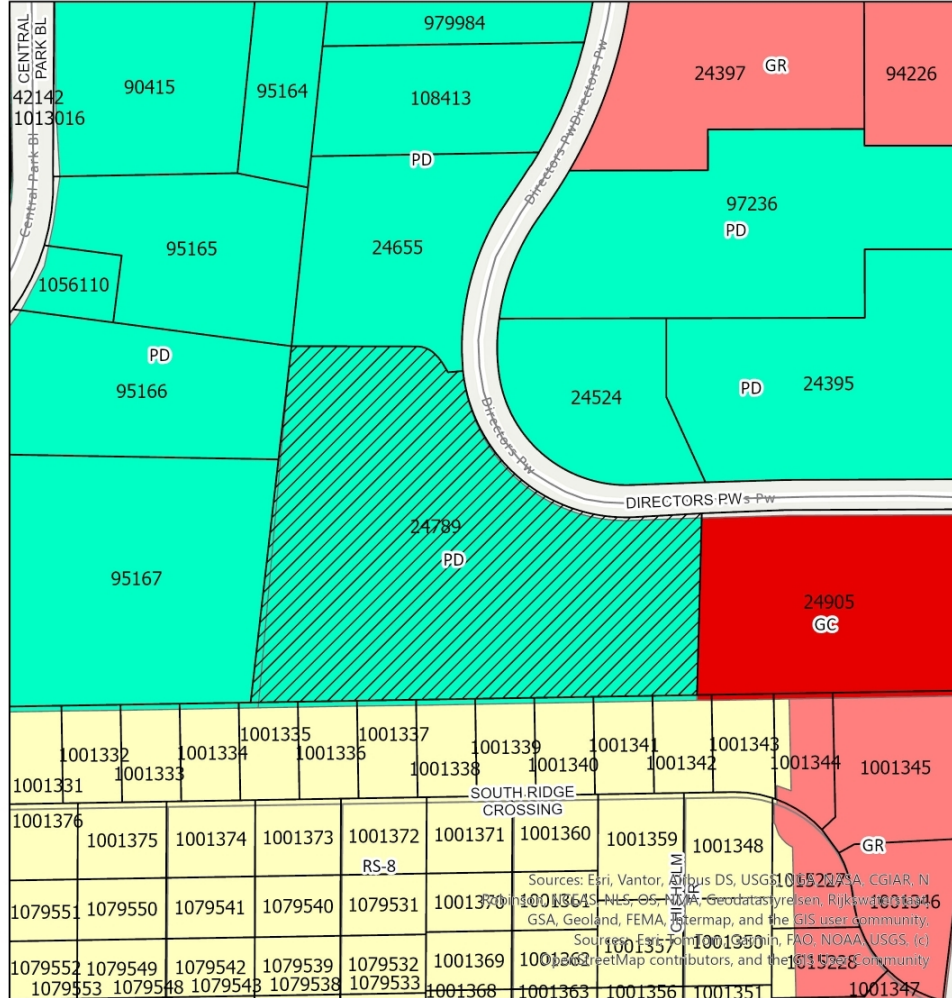


 Z-2026-42





# ZONING MAP

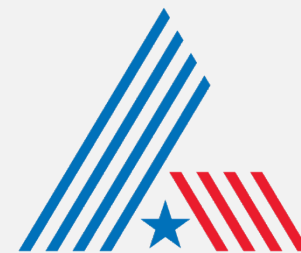


- Z-2026-42
- Zoning Districts
  - GC
  - GR
  - PD
  - RS-8





# PROPERTY VIEWS



CITY OF  
**ABILENE**  
TEXAS



# USES IN OFFICE ZONING

## RESIDENTIAL USES:

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

## ACCESSORY AND INCIDENTAL USES:

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

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

## EDUCATIONAL AND RELIGIOUS USES:

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

## SERVICE:

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

## TRADE – RETAIL USES:

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

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

## RESOURCE PRODUCTION & EXTRACTION:

- P Petroleum or Gas Well
- P Urban Garden

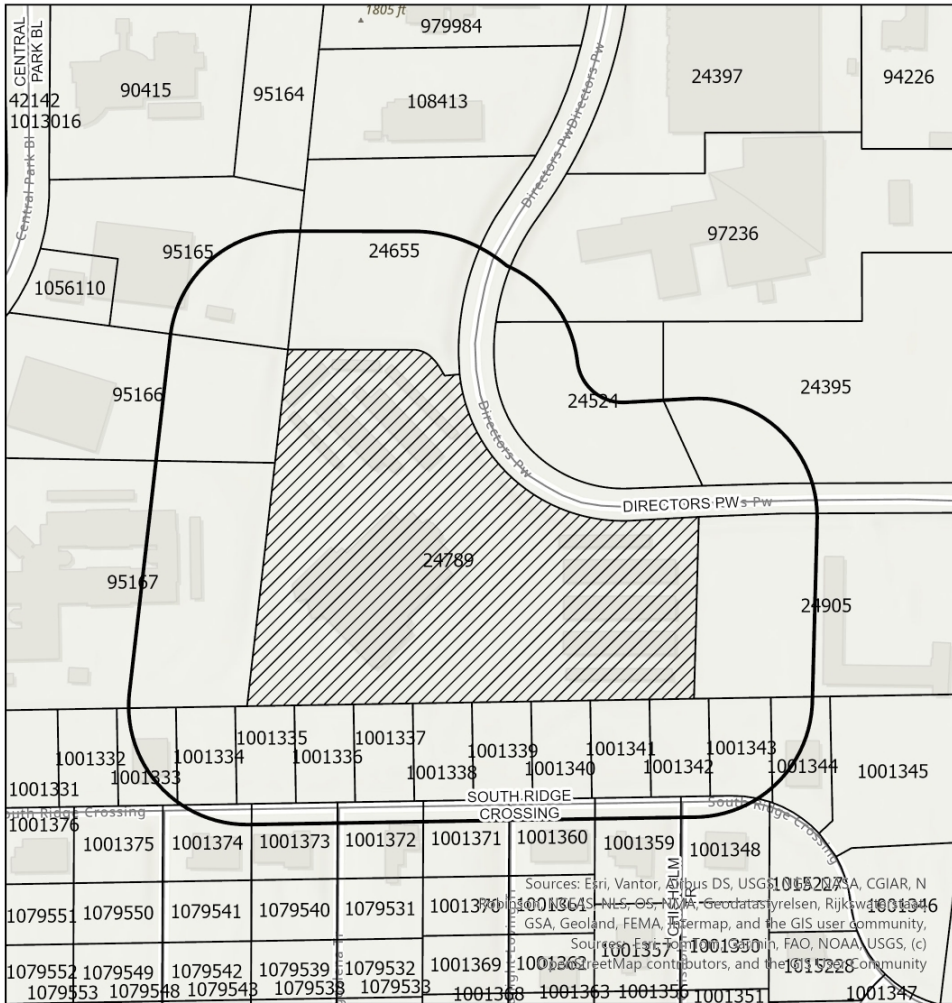
## LEGEND



- 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

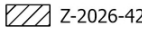
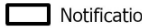




# NOTIFICATION AREA MAP



0 - in Favor -   
0 - in Opposition - 

-  Z-2026-42
-  Notification Area





# FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff recommends **approval**.





# Questions?



AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, "ZONING," OF THE ABILENE MUNICIPAL CODE, CONCERNING PDD #53 PLANNED DEVELOPMENT DISTRICT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 23, Subpart E, known as the Zoning Ordinance of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

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

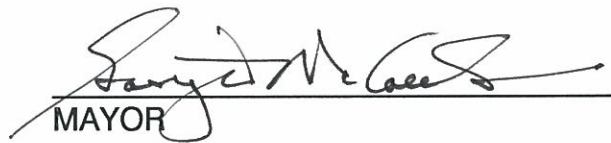
PASSED ON FIRST READING this 13 day of May \_\_\_\_\_ A.D. 1993.

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 2 day of May, 1993, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 9:00 a.m., on the 27 day of May, 1993, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 27 day of May \_\_\_\_\_, A.D. 1993.

ATTEST:

  
CITY SECRETARY

  
MAYOR

APPROVED:

  
CITY ATTORNEY

00151

ORDINANCE NO. 26-1993

Exhibit "A"

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

PART 2: Development Specifications. All development in the Planned Development District shall be in accordance with the maps, topographical and drainage plans, utility plans, architectural drawings, site plan, plat, and any other required plans filed in connection with this requested Planned Development District and are hereby incorporated by reference and included as part of this ordinance. Site Plan is attached as Exhibit B.

Further, all agreements, provisions, or covenants which govern the use, maintenance, and continued protection of this P.D.D. are hereby incorporated by reference and included as part of this ordinance.

All use and development within the Planned Development District must be in compliance with the general Comprehensive Zoning Ordinance of the City of Abilene except as otherwise specifically provided herein.

PART 3: Building Specifications. All structures in the herein said Planned Development District shall be constructed in accordance with all pertinent building and construction codes of the City of Abilene.

PART 4: Zoning. That Chapter 23, Subpart E, Abilene Municipal Code, known as the Zoning Ordinance of the City of Abilene, is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: From RM-2 (Residential Multi-Family) District to PDMX (Planned Development Mixed Use) District.

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

00152

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

Lot 2, Block B, Section 1, Antilley Square Addition, Abilene, Taylor County, Texas.

PART 6: Purpose: The purpose of the Planned Development district is to provide space for commercial development on available land, while at the same time achieving the following objectives:

- A. Help improve the overall appearance of commercial use at this location.
- B. Ensure a degree of environmental quality that is compatible with the surrounding areas.

PART 7: Specifications:

- A. Use and development of land shall conform to the general layout of structures and improvements as indicated by the attached Site Plan (Exhibit B).
  - 1. The structure planned for office use shall conform with regulations applicable to Office (o) zoning classifications with the following exceptions:
    - a. The maximum height for an office structure shall be 30 feet or two stories, whichever is less.
    - b. Office structures shall be set back from property boundary lines a minimum of 25 feet at the front and a minimum of 15 feet from interior property lines.
    - c. Signage for the office area shall conform to the City's Sign Regulations pertaining to signs in Office districts.
    - d. Outdoor storage of material, inventory, and equipment shall be prohibited on the front half of the lot.
  - 2. Warehousing and storage uses, accessory to the office uses, shall be allowed only on the rear portion of the lot. Use and development in this area shall conform to the following specifications:
    - a. The maximum height of all structures shall be 30 feet or 2 stories, whichever is less.

00153

- b. All buildings or structures shall be set back from property boundary lines the following distances:

Rear -- 25 feet

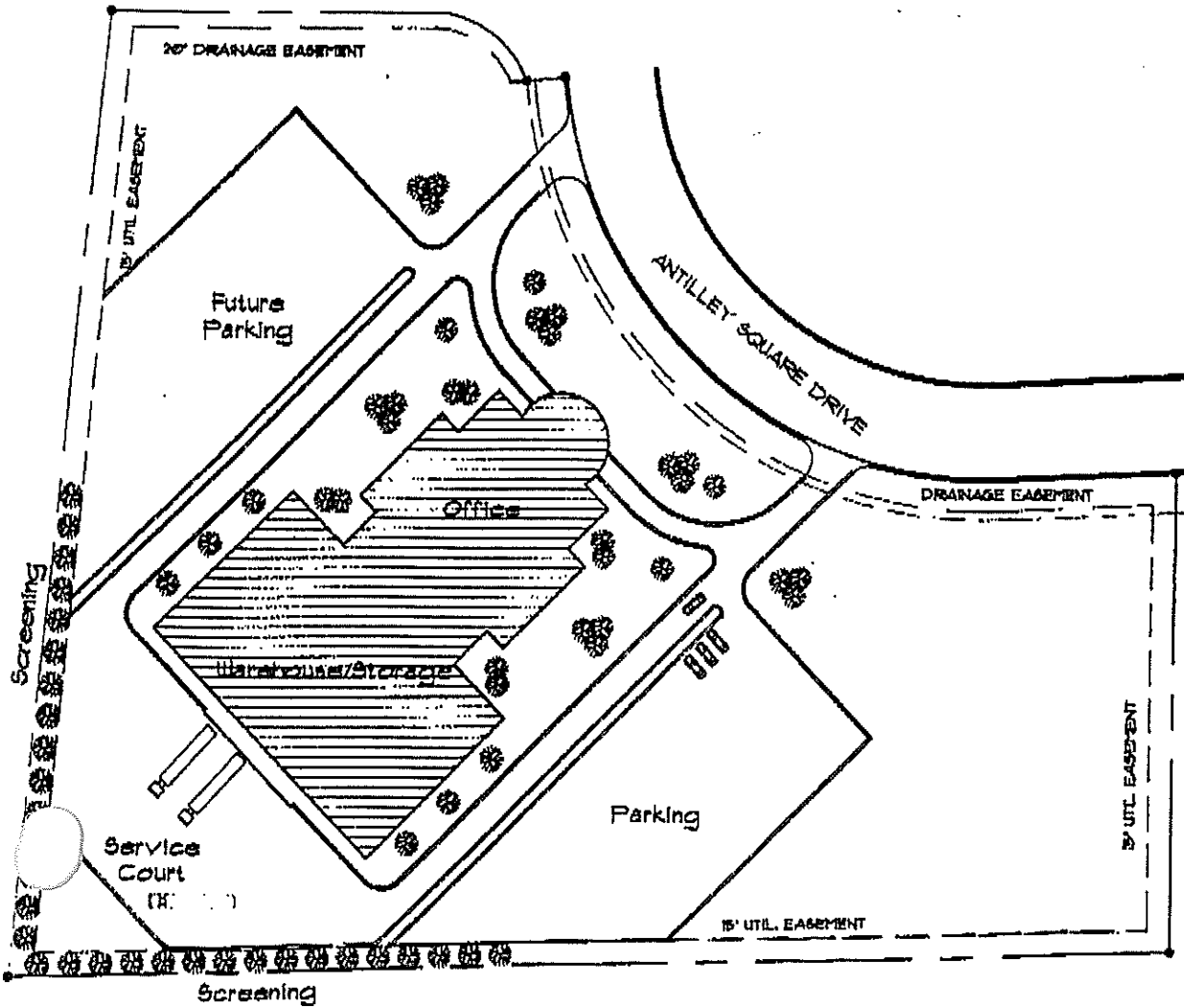
Side -- 25 feet

- c. Along the west and south property lines, as indicated on the site plan, landscape screening shall be accomplished by use of berming, fences, walls, shrubs, trees, bushes, or similar means, provided the screening effect closely resembles that furnished by an opaque wall or fence at least six feet in height.

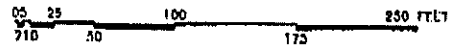
PART 8: Resubdivision: Resubdivision of any or more lots represented on the site plan (attached as Exhibit B) shall be undertaken in conformance with Subdivision Regulations of the City of Abilene applicable at the time of resubdivision. Amendment of this Planned Development ordinance shall not be necessary for resubdivision; however, above-described regulations regarding use and development shall remain applicable to the lots represented on the attached site plan, unless such regulations are modified by amendment to this ordinance.

00154

Exhibit "B"



**SCHEMATIC SITE PLAN**



00155

2-01693