



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 August 4, 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 July 7, 2026

ZONING

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

2. **HOZ-2026-02:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Apply Historic Overlay Zoning To Approximately 0.139 Acres Zoned General Commercial (GC). Located at 1902 North 1st Street. Legal Description Being Approximately 0.139 Acres Out of Lots 1 and 2, Block 2 of Craft's Subdivision of Lot 2, Block 206, Abilene, Taylor County, Texas. **(Kera Valois)**
3. **Z-2026-43:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 0.8 Acres from Heavy Commercial (HC) to a Planned Development District (PDD-202). Located at 803, 825, and 833 Pine Street. Legal Description Being Lots 5-9, Block 178, 3-Compere Abilene Original Town, Abilene, Taylor County, Texas. **(Kera Valois)**
4. **Z-2026-44:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 8.05 Acres from General Commercial (GC) to Multi-Family (MF). Located on the 1200 Block of Spur 707. Legal Description Being a 8.05 Acre Tract Out of the NW/4 of Section No. 22, Lunatic Asylum Lands, S. Love Survey, Abstract No. 1694, Abilene, Taylor County, Texas. **(Clarissa Ivey)**
5. **Z-2026-45:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 166.9 Acres from Agricultural Open (AO) to Patio Home (PH), Multi-Family (MF), and General Retail (GR). Located at 6002 Texas Avenue. Legal Description Being 166.9 Acres out of and a part of Lots 5 & 6, of the Anderson & Berry's Subdivision of the Alexander Thompson Survey No. 37, Abstract No. 317, Abilene, Taylor County, Texas. **(Clarissa Ivey)**
6. **Z-2026-46:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a

Request from the Owner to Change the Zoning of Approximately 2.0 Acres from Agricultural Open (AO) to Residential Single-Family (RS-6). Located at 3234 Beltway S. Legal Description Being Approximately 2.0 acres of the W.J. Reddell Survey, Abilene, Taylor County, Texas. (Adam Holland)

7. **Z-2026-47:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to amend the terms of a Planned Development District (PDD-76). Specifically, to allow town homes and Patio Homes within Tract 3. Located at 5534 Health Way Dr. Legal Description being the Medical Plaza Subdivision, and approximately 23 acres of Survey 43, William Bishop, Abilene, Taylor County, Texas. (Adam Holland)
8. **Z-2026-48:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to change the zoning of approximately 30.08 acres from Agricultural Open (AO) to Residential Single Family (RS-6). Located at 6648 Butterfield Trail. Legal description being a 30.08 acre tract out of the John Adams Survey Number 44, 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 July, 2026, at 4:50 p.m.

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

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

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on July 7, 2026 at 1:33 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas. Chairman Brad Benham was present and presiding, along with Commissioners Kevin Halliburton, Tyson Strauser, Gary House, Kristen Dressen-Kyker, Shawnté Fleming-Lewis and Zach Sitzes.

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

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

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

The minutes from the regular meeting held on June 2, 2026 were unanimously approved.

INVOCATION

Commissioner Halliburton delivered the invocation.

AGENDA ITEMS

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.

Ms. Kera Valois presented this request. The subject property was annexed into the City limits in 1983. The applicant is proposing 149 RV units on improved pads with full utility hookups.

Chairman Benham opened the public hearing. Those who stepped forward were:

Mr. Paul Walker, Mr. Spencer Dobbs, Ms. Faith Gage, Mr. James Bailey, Mr. Kolin Bonnett, Ms. Lisa Lambert, Mr. Jody Team, Mr. Seaton Higginbotham, Ms. Vickey Reynolds, Mr. Will Ratliff, Mr. Aaron Young

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

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

STAFF RECOMMENDATION: P&Z recommends denial subject to the following:

- Plan of Operation
- Concept Plan

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

AYES: Strauser, House, Kyker, Halliburton, Lewis

NAYS: Sitzes, Benham

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.

Mr. Adam Holland presented this request. 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.

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

Property owners within a 200-foot radius were notified of this request. Three (3) responses were received in favor, with none (0) in opposition.

STAFF RECOMMENDATION: Staff recommend approval subject to the Plan of Operation.

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

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

NAYS: None

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.

Ms. Clarissa Ivey presented this request. 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.

Chairman Benham opened the public hearing. Mr. Kyle Tamez and Mr. Lynn Salas stepped forward. Seeing no one else present and desiring to be heard, the public hearing was closed.

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

STAFF RECOMMENDATION: Staff recommends approval subject to the concept plan.

Commissioner Kyker moved to **approve** this request with the hours of 8 AM to 8 PM. Commissioner Strauser seconded the motion. The motion prevailed by the following vote:

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

NAYS: None

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.

Ms. Kera Valois presented this request. 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).

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

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

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

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.

Mr. Adam Holland presented this request. 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. Chairman Benham opened the public hearing.

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

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

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.

Mr. Adam Holland presented this request. 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.

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

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

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

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.

Ms. Clarissa Ivey presented this request. 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.

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

Property owners within a 200-foot radius were notified of this request. There were four (4) responses received in favor with none (0) in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

ABSENT: Sitzes

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 14th Street. Legal Description being Lot 1, Block H, River Oaks Section 2, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. 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.

Chairman Benham opened the public hearing. Those who stepped forward were:

Ms. Judy Ingram, Mr. Gary Casey, Mr. Kyle Tatom, Mr. Ron Ingram, Mr. Brad Cranford, and Ms. Suzanne Casey

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

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

STAFF RECOMMENDATION: Approval

Commissioner Halliburton moved to **approve** the downgrade of the zoning district to Neighborhood Retail (NR). Commissioner Lewis seconded the motion. The motion prevailed by the following vote:

AYES: House, Halliburton, Lewis, Sitzes, Benham

NAYS: Strauser, Kyker

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.

Mr. Adam Holland presented this request. The subject property was annexed into the City limits in 1964 and has remained vacant since annexation.

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

Property owners within a 200-foot radius were notified of this request. Two (2) responses were received in favor with none (0) in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

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.

Ms. Kera Valois presented this request. 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.

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

Property owners within a 200-foot radius were notified of this request. Three (3) responses were received in favor with none (0) in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

ABSENT: Sitzes

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.

Ms. Kera Valois presented this request. 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.

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

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

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

ADJOURNMENT

There being no further discussion, Commissioner Benham adjourned the meeting at 4:23 p.m.

APPROVED

Mr. Brad Benham, Chairman

HOZ-2026-02

STAFF REPORT



Scheduled Hearing(s)

Landmarks Commission: July 28, 2026

Planning & Zoning Commission: August 4, 2026

City Council 1st Read: August 27, 2026

City Council 2nd Read: September 10, 2026

Applicant

Owner: Jonathan Crisp

Case Manager

Kera Valois, Planner

Request

Add Historic Overlay zoning to a property located along N 1st Street.

Location

The subject property is located at 1902 N 1st Street.

Property Zoning

The current zoning for this property is General Commercial (GC).

Background

Philpott Florist was originally opened in 1920 at 241 Sayles by Mr. and Mrs. W. A. Philpott. They operated the business until 1923, when they sold it to their daughter (Ruth) and son-in-law, Mr. and Mrs. W. E. Loveday who operated the business for 22 years. In 1945 Mrs. Loveday sold Philpott Florist to her cousin Miss Harriett Loveday.

Miss Harriett Loveday hired her friend Mr. Jimmy Tittle, an architect not long out of Texas A&M University, to design the building that still stands at 1902 N 1st Street. In 1955, Philpott Florist relocated from its original location on Sayles Boulevard to its new home at 1902 N 1st Street, where it continues to serve the Abilene community.

Mr. Ray Maddox purchased Philpott Florist from Miss Harriett Lovelady in 1973. He owned and operated the business for nearly five decades, serving the Abilene community until 2022 when he sold the property to Mr. Ethan Stewart-Duke.

In 2025, Mr. Jon Crisp became the owner of Philpott Florist, continuing a proud tradition of talented florists who have served the Abilene community for more than a century.

Criteria Assessment

According to Section 2.3.4.4 (c) Criteria for Designation. Historic Overlay Districts shall be established only if principal districts, conservation districts, areas, sites, structures, buildings, properties, or objects within the boundaries of a proposed zone exhibit any one or more of the following characteristics:

- 1. Possesses significance with respect to history, culture, architecture, archeology, paleontology, or as a natural site with a demonstrable cultural association.**
None available.
- 2. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, national, or international history.**
This property has been Philpott Florist since it was built in 1955.
- 3. Embodies characteristics distinct to a type, period, or method of construction or architecture.**
None available.

4. **Is associated with the lives of persons significant in local, regional, state, national, or international history.**
Mr. Jimmy Tittle was the architect who designed the building for Philpott Florist in 1955 and is know for work around Abilene and buildings at area colleges.
5. **Represents a distinctive and familiar visual feature of a neighborhood or of the city.**
None available.
6. **Represents the works of a master designer, architect, builder, or craftsman.**
None available.

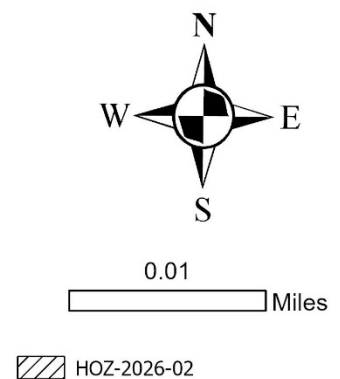
Staff Recommendation

Staff recommends **approval**.

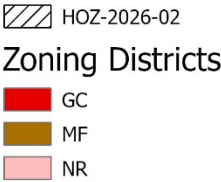
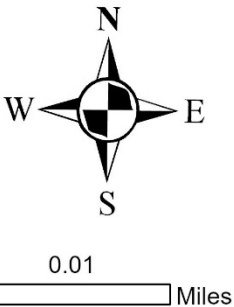
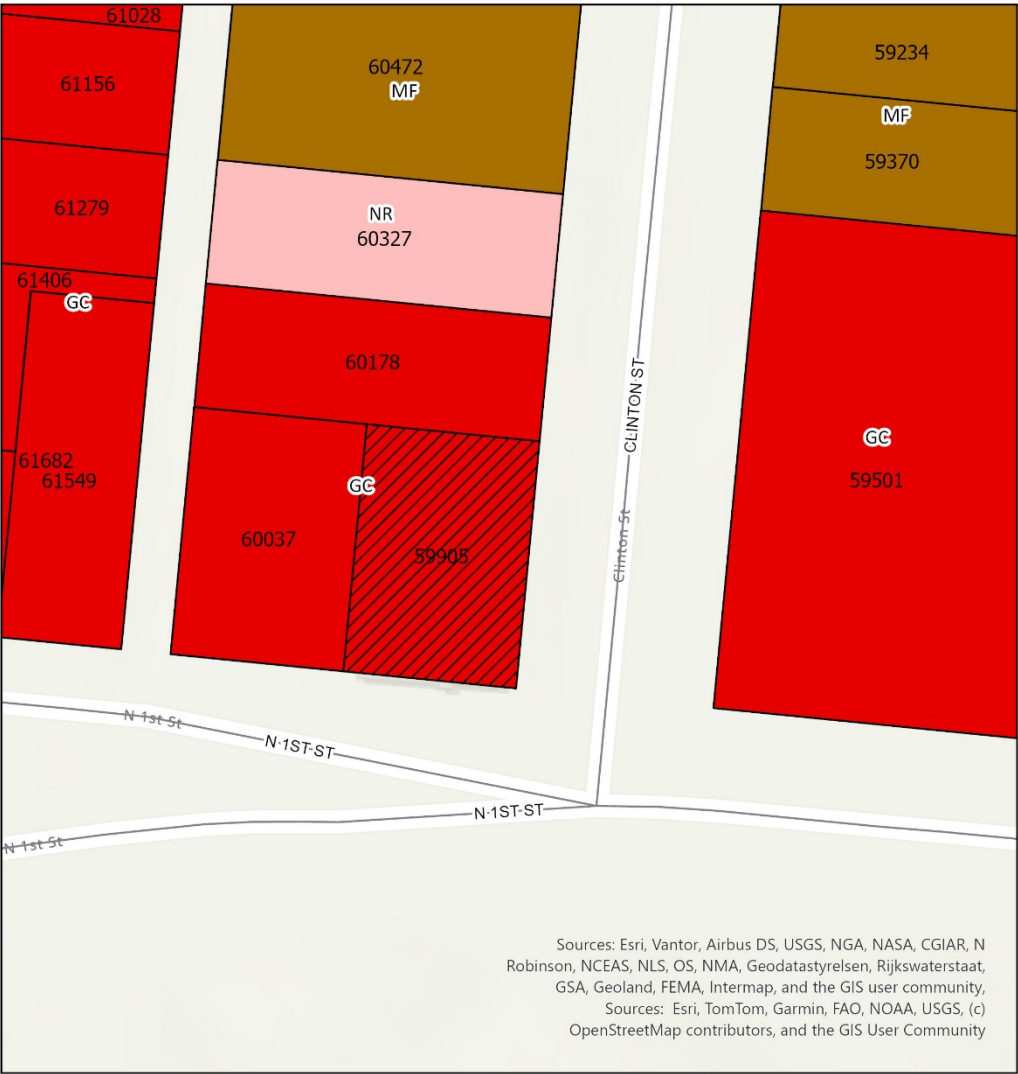
Attachments

- PowerPoint Presentation
- Historic Pictures

LOCATION MAP

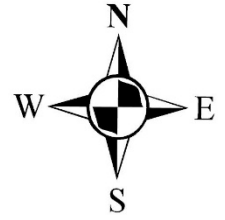


ZONING MAP



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

AERIAL LOCATION MAP

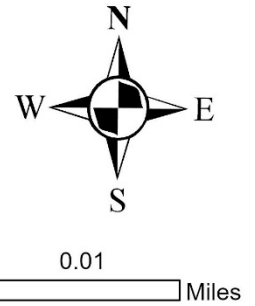
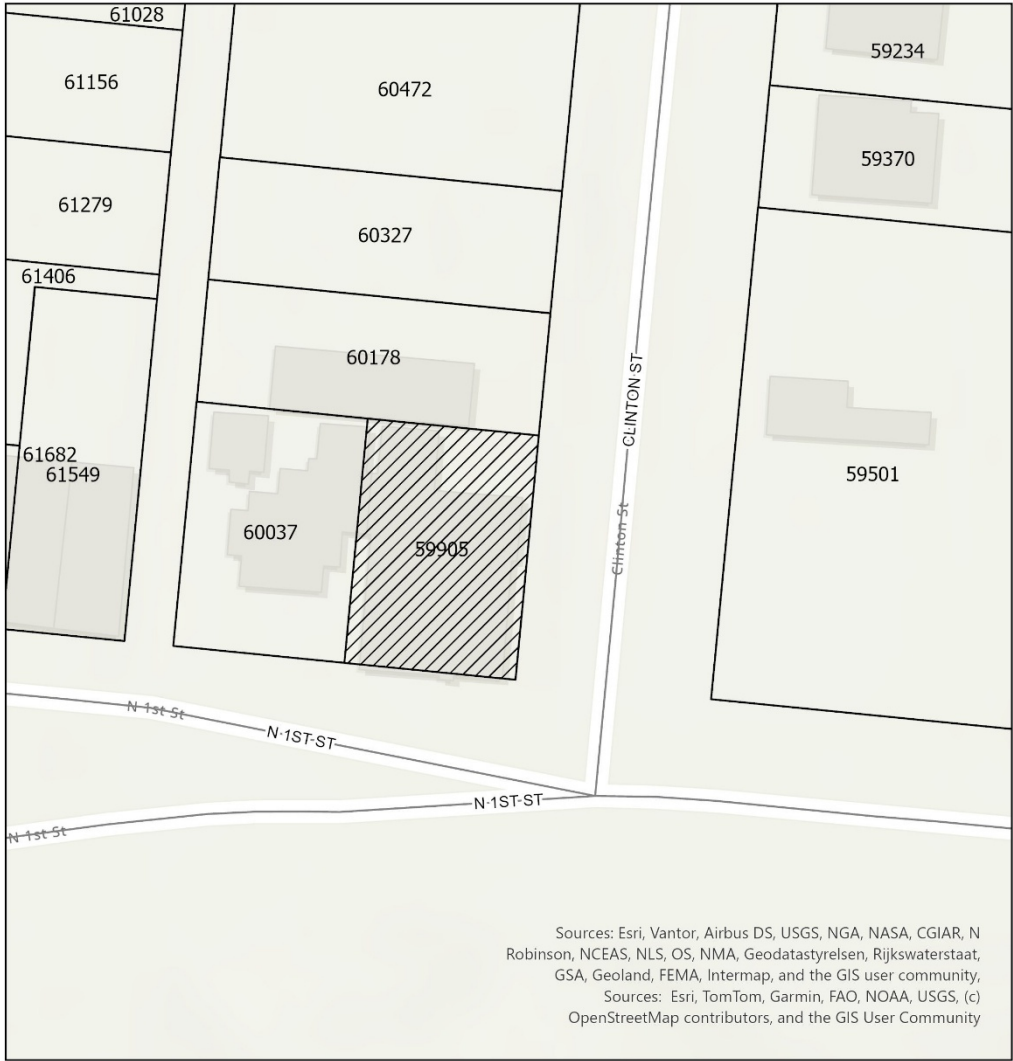


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Miles

HOZ-2026-02

FLOOD MAP



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



HISTORIC OVERLAY REQUEST

Case: HOZ-2026-02

Owner/Agent: Jonathan Crisp

Request: Add Historic Overlay to a property located along N 1st Street.

Location: 1902 N 1st Street

Landmarks: July 28, 2026

Planning & Zoning: August 4, 2026

Council Hearing: August 27, 2026
September 10, 2026





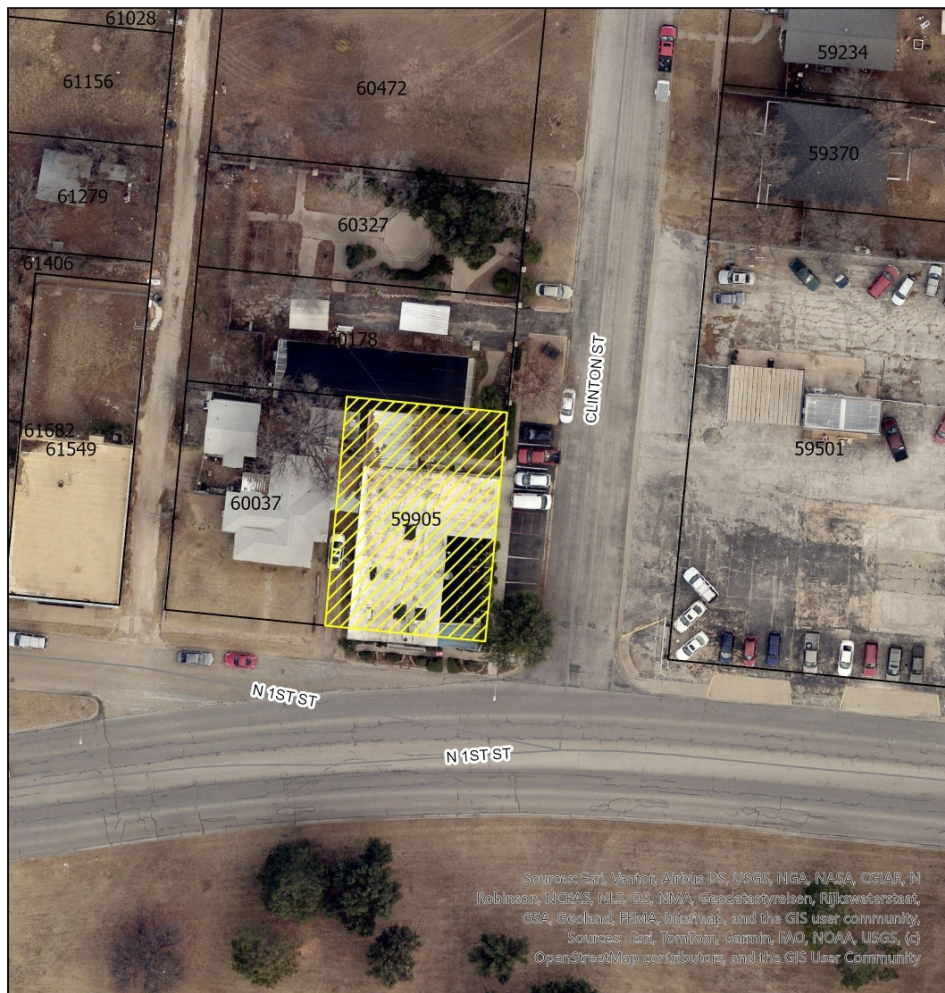
BACKGROUND INFORMATION

- Philpott Florist was originally opened in 1920 at 241 Sayles by Mr. and Mrs. W. A. Philpott.
- They operated the business until 1923 then sold to their daughter, Ruth, and her husband, who operated the business for 22 years.
- In 1945 the business was sold to Ruth's cousin Harriett Loveday.
- Ms. Loveday hired Jimmy Tittle to design the building currently residing at 1902 N 1st Street.
- In 1955, Philpott Florist relocated from its original location on Sayles Boulevard to its new home at 1902 N 1st Street.
- Ray Maddox purchased the business from Ms. Lovelady in 1973, who then sold in 2022.
- In 2025, Jon Crisp became the owner and continues the proud tradition of talented florists who have served the Abilene community for more than a century.



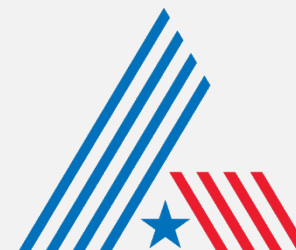


AERIAL LOCATION MAP



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Miles

 HOZ-2026-02

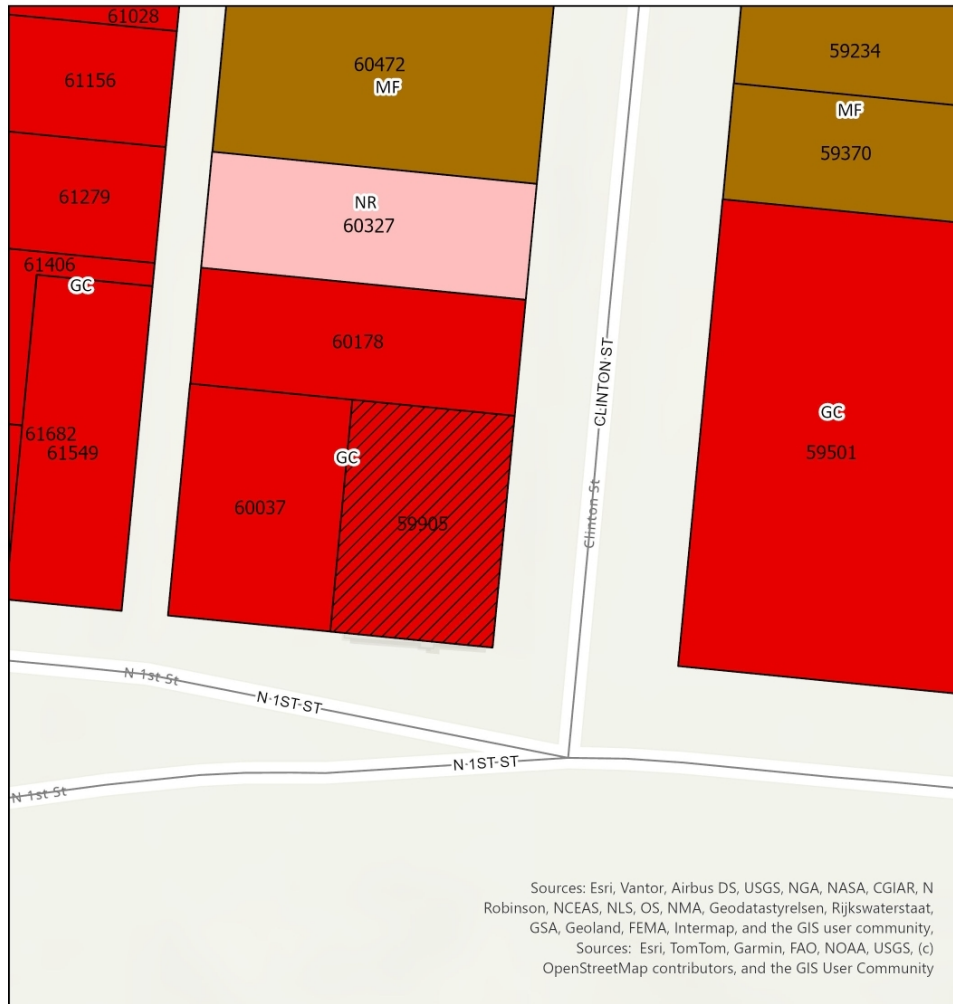


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TEXAS

Sources: Esri, Vector, Airbus DS, USGS, NGA, NASA, CGIAR, M
Robinson, NCEAS, NLS, CS, NMA, Geodetector, Rijkswaterstaat,
GSA, Geoland, FEMA, Intermap, and the GIS user community,
Sources: Esri, TerraMetrics, Garmin, FAO, NOAA, USGS, (c)
OpenStreetMap contributors, and the GIS User Community



ZONING MAP



0.01 Miles

HOZ-2026-02

Zoning Districts

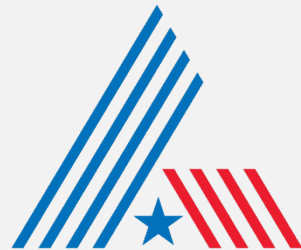
- GC
- MF
- NR

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





VIEWS OF SUBJECT PROPERTY



CITY OF
ABILENE
TEXAS



HISTORIC PHOTOS OF SUBJECT PROPERTY



**ATTRACTIVELY MODERNIZED
"PHILPOTT FLORISTS" SHOP
GROWS IN ABILENE, TEXAS**

The photos on this page show the left hand of this shop's owner. . . Harriett Lovelady has brought a smart decor to her shop. . . thru attractive simplicity . . . and a neat, trim appearance. Last display leaves glass-fronted windows. Other seasonal or holiday plants are neatly shown on wall displays.

Entering the building, thru an attractive conservatory, the customer is greeted with a huge plant display (photo A) on a raised, wrought-iron base. Other seasonal or holiday plants are neatly shown on wall displays. The two-story building houses display rooms, shop, workroom, storage space, and refrigeration.

Philpott's was established in 1920, coming into the capable hands of its present owner, Miss Lovelady, in 1944.

Our congratulations to Harriett, who has been steadily building a pleased customer-clientship in Abilene and West Texas. . . We are equally pleased to note that here is another shop that is growing with it's "dependable source of fine Carnations". . . Philpott's have been a steady customer for Park-Eliak PEAK QUALITY COLORADO CARNATIONS for 12 years, and have again placed this season's standing order . . .

Owner, Harriett Lovelady.



(Below)
Attractively landscaped
Philpott Florists' Shop . . .



(A) This interesting conservatory, and plant display, greet you as you enter . . .

(Below) East side of the shop . . .



Southwest side of shop, with middle door as entrance into greenhouse.

(Below) "Mirror Room" displays gift items, arrangements, and plants . . .



Philpott Florists Gets New Owner

The oldest and largest florist shop in Abilene has changed ownership.

Ray Maddox III of 742 Ross acquired Philpott Florists at 1902 N. 1st from Harriett Lovelady on Jan. 1.

Maddox, a graduate of Southern Methodist University, has worked at the shop for about seven years. He also worked for Dick Garner Inc., a Dallas firm dealing in dried flowers.

The new owner, a 34-year-old graduate of Cooper High School, said the operation of the shop will continue as it has under Miss Lovelady.

Miss Lovelady owned the store for 27 years and was associated with the business for more than 40 years.

Philpott Florists was opened in 1920 at 241 Sayles by the late Mr. and Mrs. W. A. Philpott. They operated the store until 1923 when they sold it to their son-in-law and daughter, Mr. and Mrs. W. E. Lovelady.

Miss Lovelady purchased the store from her cousin in 1945. Ten years later, the store moved to its present location on Sayles at 1902 N. 1st.

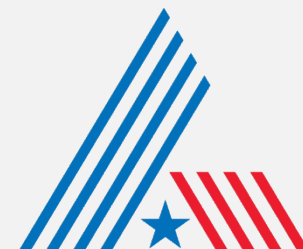
Miss Lovelady, closing out her long association with the store, expressed her thanks to the longtime faithful customers.



HARRIETT LOVELADY
... longtime owner



RAY MADDOX III



CITY OF
ABILENE
TEXAS



FINDINGS AND RECOMMENDATIONS

According to Section 2.3.4.4 (c) Criteria for Designation. Historic Overlay Districts shall be established only if principal districts, conservation districts, areas, sites, structures, buildings, properties, or objects within the boundaries of a proposed zone exhibit any one or more of the following characteristics:

- 1. Possesses significance with respect to history, culture, architecture, archeology, paleontology, or as a natural site with a demonstrable cultural association.**
- 2. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, national, or international history.**
This property has been Philpott Florist since it was built in 1955.
- 3. Embodies characteristics distinct to a type, period, or method of construction or architecture.**
- 4. Is associated with the lives of persons significant in local, regional, state, national, or international history.**
Jimmy Tittle was the architect who designed the building for Philpott Florist in 1955 and is known for his work around Abilene and buildings at area colleges.
- 5. Represents a distinctive and familiar visual feature of a neighborhood or of the city.**
- 6. Represents the works of a master designer, architect, builder, or craftsman.**

Landmarks recommends approval.

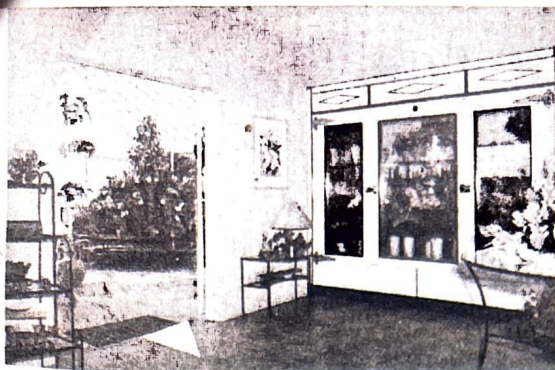




Questions?







(A) This interesting conservatory, and plant display, greet you as you enter . . .

ATTRACTIVELY MODERNIZED "PHILPOTT FLORISTS" SHOP GROWS IN ABILENE, TEXAS

The photos on this page show the deft hand of this shop's owner. . . Harriett Lovelady has brought a smart decor to her shop . . . thru attractive simplicity . . . and a neat, trim appearance. *Inset* display boxes gracefully match the wide, arched doorways. Well-chosen wrought-iron display tables and units give a pleasing uniformity.

Entering the building, thru an attractive conservatory, the customer is greeted with a huge plant display (*photo A*) on a round, wrought-iron base. Other seasonable or Holiday plants are smartly shown on wall displays.

The two-story building houses display rooms, shop, workroom, storage space, and refrigeration.

Philpott's was established in 1920, coming into the capable hands of its present owner, Miss Lovelady, in 1944.

Our congratulations to Harriett, who has been steadily building a pleased customer-clientele in Abilene and West Texas. . .

We are equally pleased to note that here is another shop that is growing with its "*dependable source of fine Carnations*". . . Philpott's have been a steady customer for **Park-Elitch PEAK-QUALITY COLORADO CARNATIONS** for 12 years, and have again placed this season's standing order . .

● Owner, Harriett Lovelady.

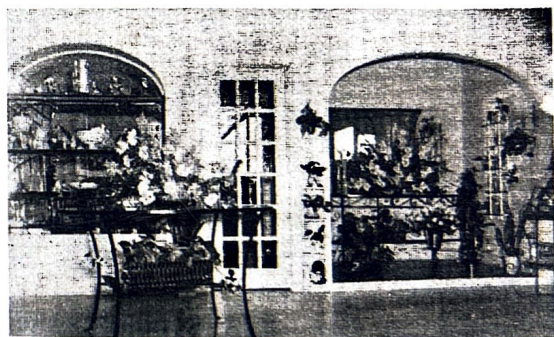


(Below)

● Attractively landscaped "PHILPOTT FLORISTS" Shop . . .



(Below) East side of the shop . . .



● Southeast side of shop, with middle door an entrance into greenhouse.

(Below) "Mirror Room" displays Gift Items, Arrangements, and Plants . . .





PHILPOTT FLORISTS





Philpott Florists Gets New Owner

The oldest and largest florist shop in Abilene has changed ownership.

Ray Maddox III of 742 Ross acquired Philpott Florists at 1902 N. 1st from Harriet Lovelady on Jan. 1.

Maddox, a graduate of Southern Methodist University, has worked at the shop for about seven years. He also worked for Dick Garner Inc., a Dallas firm dealing in dried flowers.

The new owner, a 24-year-old graduate of Cooper High School, said the operation of the shop will continue as it has under Miss Lovelady.

Miss Lovelady owned the store for 27 years and was associated with the business for more than 40 years.

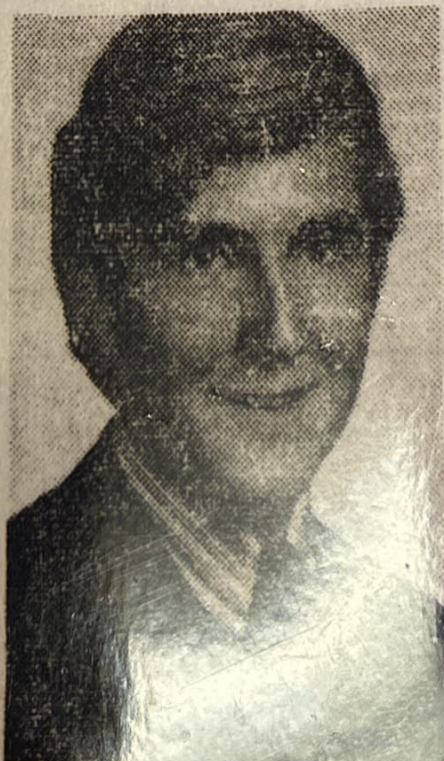
Philpott Florists was opened in 1920 at 241 Sayles by the late Mr. and Mrs. W. A. Philpott. They operated the store until 1923 when they sold it to their son-in-law and daughter, Mr. and Mrs. W. E. Lovelady.

Miss Lovelady purchased the store from her cousin in 1945. Ten years later, the store moved to its location on Sayles at Shop 1902 N. 1st.

Miss Lovelady, closing out her long association with the store, expressed her thanks to many longtime faithful customers.



HARRIETT LOVELADY
... longtime owner



RAY MADDOX III
New owner







PHILPOTT FLORISTS

William Albert Philpott, Sr

Born July 1, 1856 in Cumberland, Kentucky; died May 26, 1942, at age 85, in Dallas, Texas.

Mary Ruth Bellah Philpott

Born November 16, 1862 in Arkansas; died November 8, 1944, at age 81, in Dallas, Texas.

They met in St. Jo, Texas and were married in her hometown of Cleburne, Texas on September 8, 1884. At the time of their marriage, "Dr. Philpott" was studying medicine at Johns Hopkins in Baltimore, Maryland, but was practicing medicine for one year in St. Jo and would receive credit for it upon returning to medical school. Mary was a schoolteacher. Soon after their marriage, Dr. Philpott gave up his medical practice because his health could not stand the horseback rides in cold weather. He instead, settled down as a pharmacist and druggist in St. Jo, Texas. They had five children, four of which lived to adulthood.

The first child, William Albert Philpott, Jr, was born on September 17, 1885. A daughter was born in February 1887 but died at six months because Mary had contracted typhoid fever and could not nurse her. A second daughter, Ruth, was born in 1892 followed by a third daughter, Bellah, born in 1895. Barton, the last child, was born in 1896.

An ad listed in the Hardin Simmons College Simmons Brand, Sat., April 21, 1923 showed a phone number 6773 with Philpott's at 241 Sayles Blvd.

An ad listed in the McMurray College War-Whoop for Mar. 15, 1924, showed The Philpott Florists at 1058 N. 2nd with Greenhouses at S. 3rd.

The Philpott's daughter, Ruth, married Wylie Enmon Lovelady and ran the florist business for several years. It was later sold to a relative of her husband, Harriet Lovelady. Their other children were involved with

florist greenhouses in Vernon and a second Philpott Florist in Cisco that was owned and operated by their son, Barton, and his wife, Alma.

ZONING CASE

Z-2026-43

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: August 4, 2026
 City Council 1st Reading: August 27, 2026
 City Council 2nd Reading: September 10, 2026

Applicant

Agent: Jacob & Martin LLC
 Owner: Abilene Improvement Corporation

Case Manager

Kera Valois – Planner

Request

Change the zoning of approximately 0.80 acres from Heavy Commercial/Corridor Overlay (HC/COR) to a Planned Development District (PDD-202).

Location

Located at 803, 825, and 833 Pine Street. Legal description being Lots 5-9, Block 178, 3-Compere Abilene Original Town, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City limits in 1895 and has remained commercially zoned since.

The base zoning of the PDD will be Town Home (TH) with the following specific modifications:

- Minimum Lot Width: 18 feet
- Minimum Exterior/Street Side Setback: 10 feet
- Minimum Interior Side Yard Setback: 5 feet
- Minimum Rear Yard Setback: 20 feet
- Minimum Front Setback: 20 feet

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	HC/COR	Garcia Brothers Tire Shop
East	HC	Businesses
South	CB	First Financial Bank
West	HC/COR	Dollar Tree

Criteria Assessment

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

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

The proposed use is consistent with the Comprehensive Plan.

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

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

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

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

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

None known.

Staff Recommendation

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

- No driveways access off N 8th Street
- Required landscape area equal to 15% of the site located between the adjacent street and right of way

Attachments

- Presentation

Notification

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

PROPERTY OWNER			Legend: O - Opposed, F - In Favor
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
ABILENE IMPROVEMENT CORP	12173	825 PINE ST	
ABILENE IMPROVEMENT CORP	12294	803 PINE ST	
ABILENE IMPROVEMENT CORP	12053	833 PINE ST	
BERLANGA JAVIER & ANITA G	27213	844 PINE ST	
BILL & CARYLN SMITH LLC	12539	850 WALNUT ST	
CINTAS-RUS LP	75601	768 WALNUT ST	
CITY OF ABILEN	77215	770 PINE ST	
EDGE STREET CAPITAL LLC – SERIES 802 PINE	27910	802 PINE ST	
FIRST NATIONAL BANK	74315	701 PINE ST	
FULLERAS, LLC	13155	804 WALNUT ST	
GARCIA VICTOR &	11919	841 PINE ST	
GREEN MORGAN D	12905	838 WALNUT ST	
GREEN MORGAN D	12905	834 WALNUT ST	
GREEN MORGAN D & ET UX	12666	846 WALNUT ST	

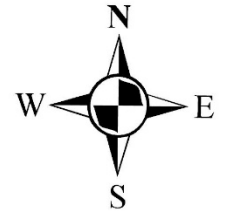
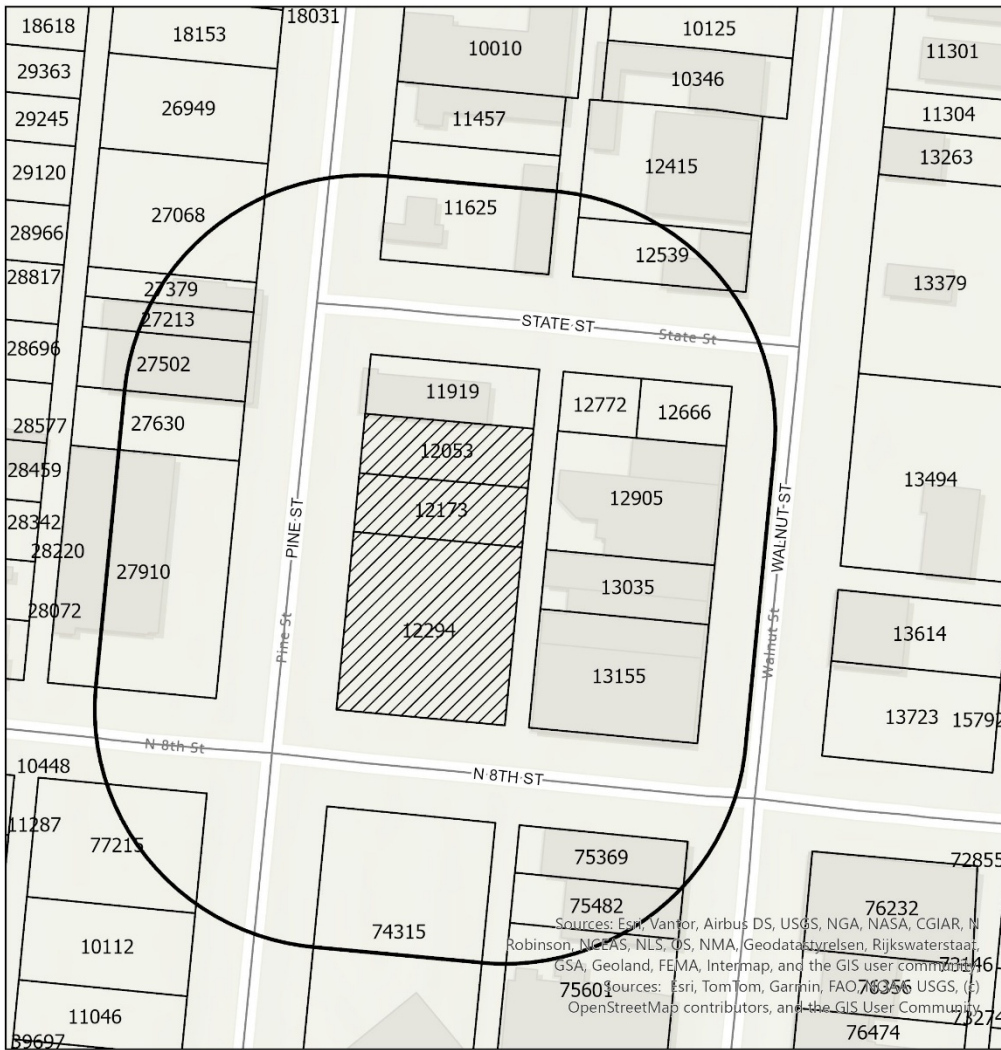
GREEN MORGAN D ET AL	12772	917 STATE ST	
KEY CITY WHOLESALE FLORAL LLC	75482	776 WALNUT ST	
KEY CITY WHOLESALE FLORAL LLC	75369	917 N 8 TH ST	
L HOLLEY PROPERTIES L P	11625	928 STATE ST	
L HOLLEY PROPERTIES L P	11625	857 PINE ST	
OWENS BARBARA	12415	866 WALNUT ST	
RAMEY KENNETH DON	13035	818 WALNUT ST	
SIMS DAVID O &	27379	846 PINE ST	
TEXAS TECH UNIVERSITY HEALTH	27630	834 PINE ST	
TEXAS TECH UNIVERSITY HEALTH	27502	842 PINE ST	
WHITE ELLIOTT & MARTHA WHITE WEBB	27068	850 PINE ST	

PROPERTY ID

Legend: O - Opposed, F - In Favor

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CINTAS-RUS LP	75601	768 WALNUT ST	
CITY OF ABILENE	77215	770 PINE ST	

NOTIFICATION MAP



0.03

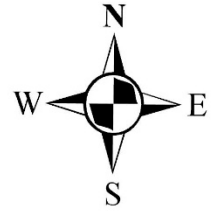
Miles

Z-2026-43

Notification Area

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

LOCATION MAP

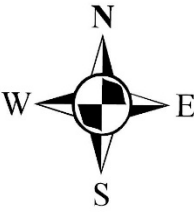
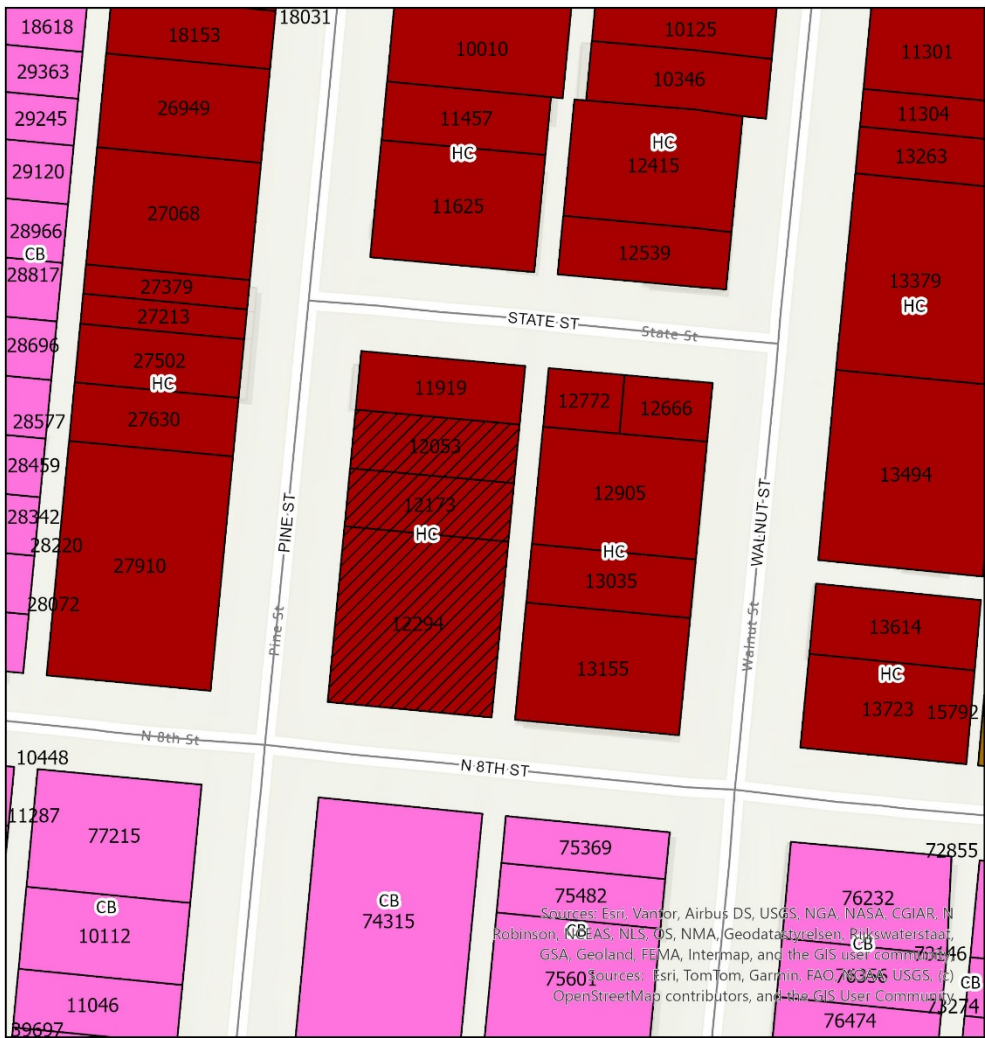


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Miles

 Z-2026-43

Sources: Esri, Garmin, Airbus DS, USGS, NGA, NASA, CGIAR, N
Rohmann, NCEAS, NLS, US NMA, Geodatairelsen, Rijkswaterstaat,
NASA, GeoInfo, FEMA, Intermap, and the GIS user community
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ZONING MAP



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Miles

Z-2026-43

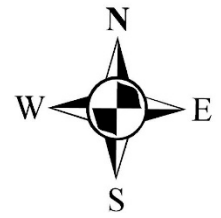
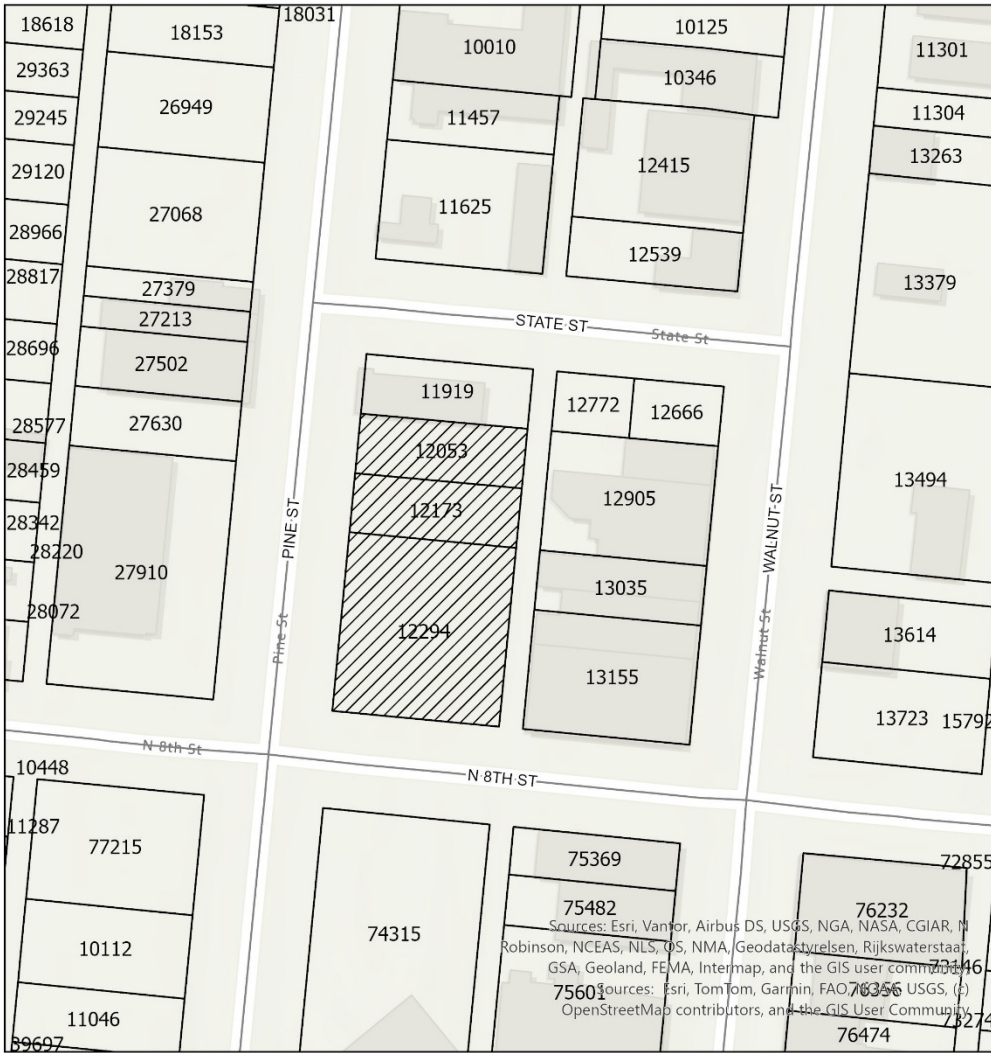
Zoning Districts

CB

HC

MF

FLOOD MAP



0.03

Miles

Z-2026-43

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, M Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community
Sources: Esri, TomTom, Garmin, FAO, USGS, (c) OpenStreetMap contributors, and the GIS User Community

CONCEPT PLAN





REZONE REQUEST

Case: Z-2026-43

Agent: Jacob & Martin LLC

Owner: Abilene Improvement Corporation

Request: Change the zoning of approximately 0.80 acres from Heavy Commercial/Corridor Overlay (HC/COR) to a Planned Development District (PDD-202).

Location: Located at 803, 825, and 833 Pine St.

Notification: 1 in Favor, 0 in Opposition

Planning & Zoning: August 4, 2026

Council Hearing: August 27, 2026
September 10, 2026





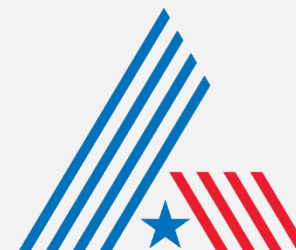
AERIAL LOCATION MAP



0.03

Miles

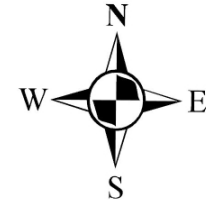
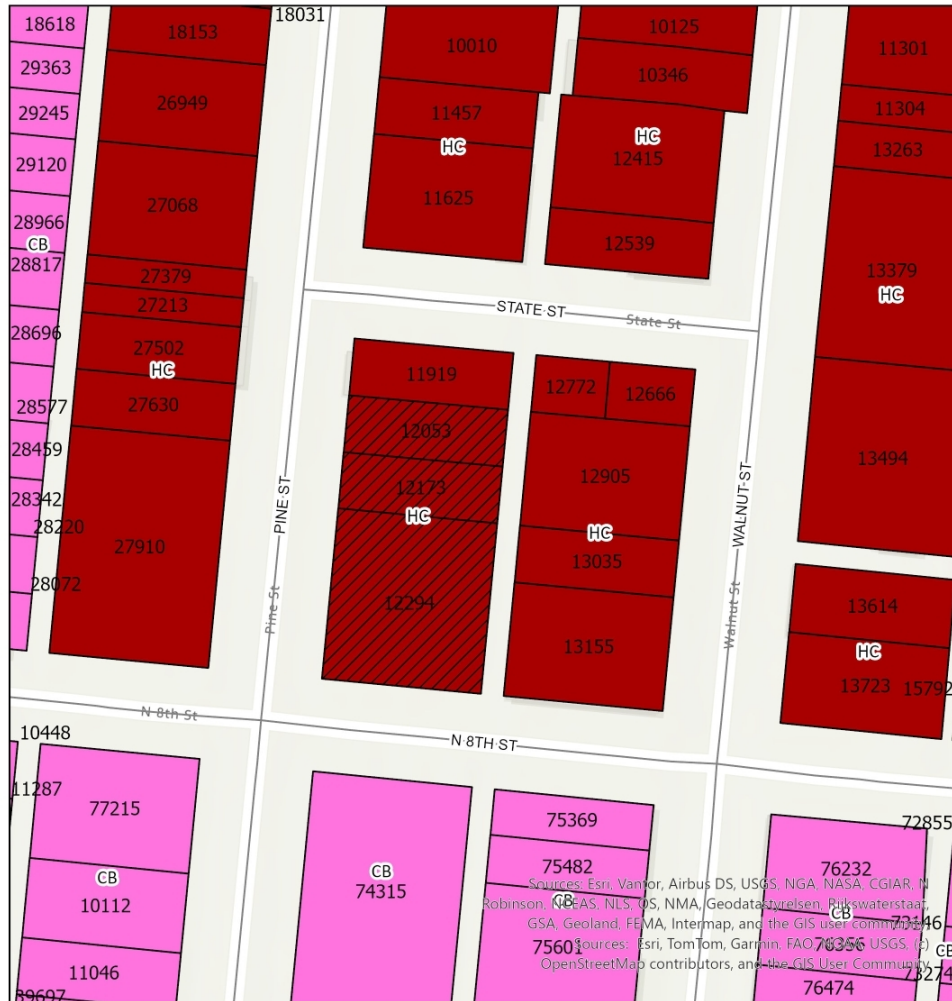
Z-2026-43



CITY OF
ABILENE
TEXAS



ZONING MAP



0.03

Miles

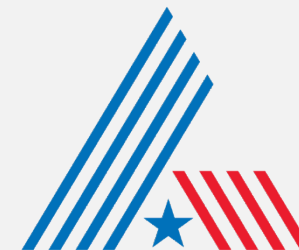
Z-2026-43

Zoning Districts

CB

HC

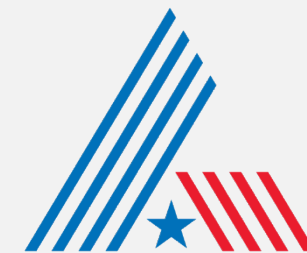
MF



CITY OF
ABILENE
TEXAS



CONCEPT PLAN



CITY OF
ABILENE
TEXAS



SPECIFIC MODIFICATIONS

Proposed base zoning is Town Home (TH) with the following modifications:

- Minimum Lot Width: 18 feet
- Minimum Exterior/Street Side Setback: 10 feet
- Minimum Interior Side Yard Setback: 5 feet
- Minimum Rear Yard Setback: 20 feet
- Minimum Front Setback: 20 feet



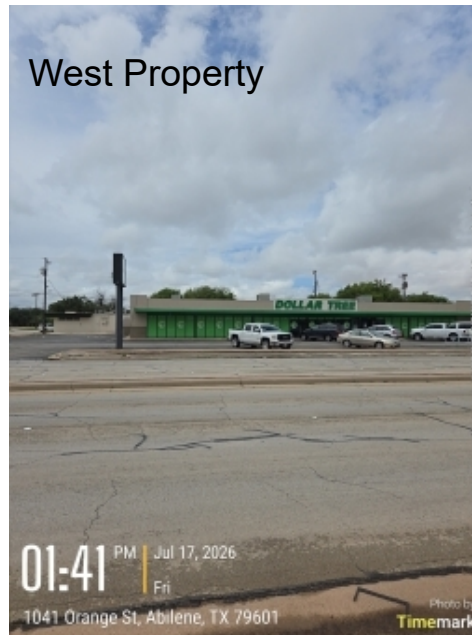


PROPERTY VIEWS

Subject Property



West Property



East Property





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

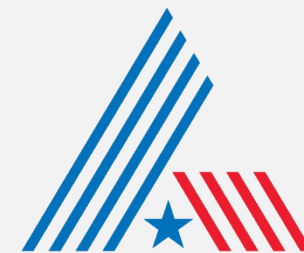
Z-2026-43

Notification Area

1 - in Favor -



0- in Opposition -



CITY OF
ABILENE
TEXAS

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



FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

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

- 1. No driveway access off North 8th or Pine Street**
- 2. Required landscape area equal to 15% of the site.**





Questions?



ZONING CASE

Z-2026-44

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: August 4, 2026
City Council 1st Reading: August 13, 2026
City Council 2nd Reading: August 27, 2026

Applicant

Agent: Jacob & Martin, LLC
Owner: Edge Street Capital, LLC & Bolton Commercial Dev, LLC

Case Manager

Clarissa Ivey – Planner

Request

Change the zoning of approximately 8.05 acres from General Commercial (GC) to Multi-Family (MF).

Location

Located on the 1200 Block of Spur 707(Property ID: 1089793). Legal Description Being a 8.05 Acre Tract Out of the NW/4 of Section No. 22, Lunatic Asylum Lands, S. Love Survey, Abstract No. 1694, Abilene, Taylor County, Texas.

Background

The subject property was annexed to the City limits in 1980 and has remained vacant. In 2023, the property was rezoned from Agricultural Open (AO) to General Commercial (GC) but since remained undeveloped.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	AO	Kirby
East	GC	Existing Residential
South	AO	Vacant
West	GC	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 act as a transitioning zoning from General Commercial (GC) to the residential uses established to the East of this property.

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

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

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- PowerPoint Presentation

Notification

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

PROPERTY OWNER

Legend: O - Opposed, F - In Favor

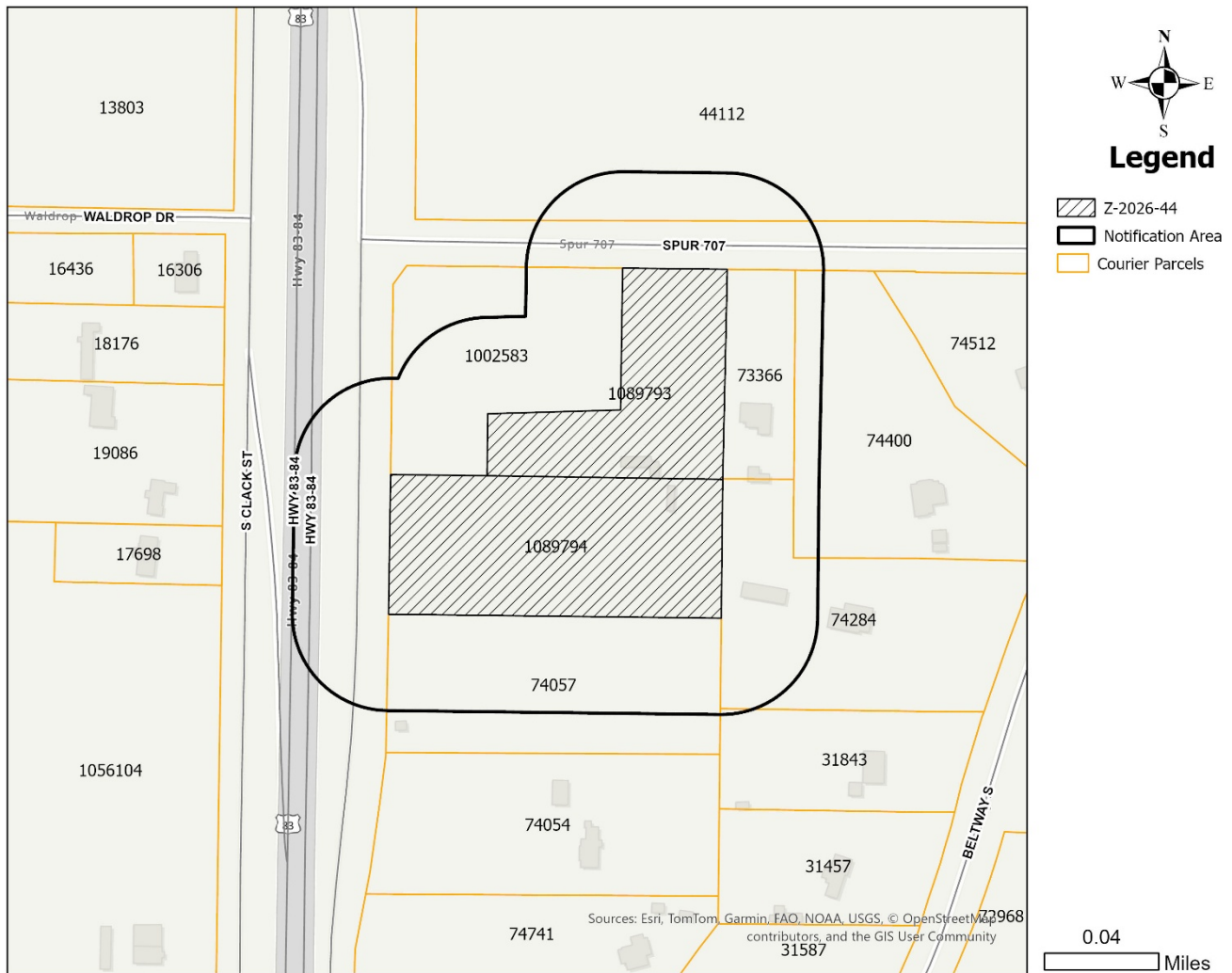
OWNER	PROP_ID	SITUS	RESPONSE
ABILA RAUL & STACI	74400	1201 SPUR 707	
CITY OF ABILENE	44112	1102 SPUR 707	
EDGE STREET CAPITAL LLC &	1002583		
EDGE STREET CAPITAL LLC &	1089794		
EDGE STREET CAPITAL LLC &	1089793		
HATHORN NATHAN & KATIE	73366	1209 SPUR 707	
MONTERROSA JAVIER A & RITA	31843	1234 BELTWAY S	
TERRY CODY D	74057	7849 HWY 83-84	
TERRY GARY & CONNIE	74284	1172 BELTWAY S	

PROPERTY ID

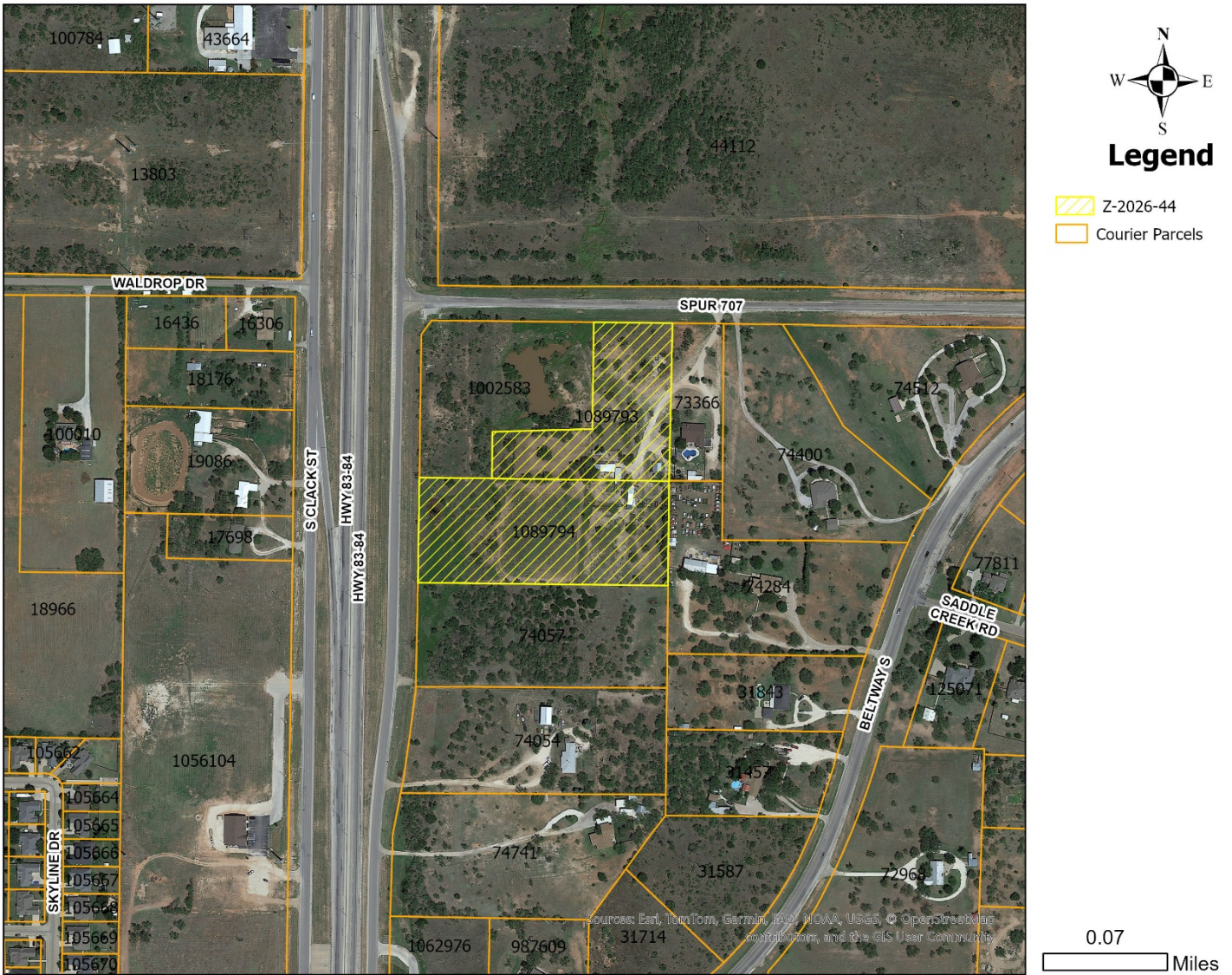
Legend: O - Opposed, F - In Favor

OWNER	PROP_ID	SITUS	RESPONSE
MONTERROSA JAVIER A & RITA	31843	1234 BELTWAY S	
CITY OF ABILENE	44112	1102 SPUR 707	
HATHORN NATHAN & KATIE	73366	1209 SPUR 707	
TERRY CODY D	74057	7849 HWY 83-84	
TERRY GARY & CONNIE	74284	1172 BELTWAY S	
ABILA RAUL & STACI	74400	1201 SPUR 707	
EDGE STREET CAPITAL LLC &	1002583		
EDGE STREET CAPITAL LLC &	1089793		
EDGE STREET CAPITAL LLC &	1089794		

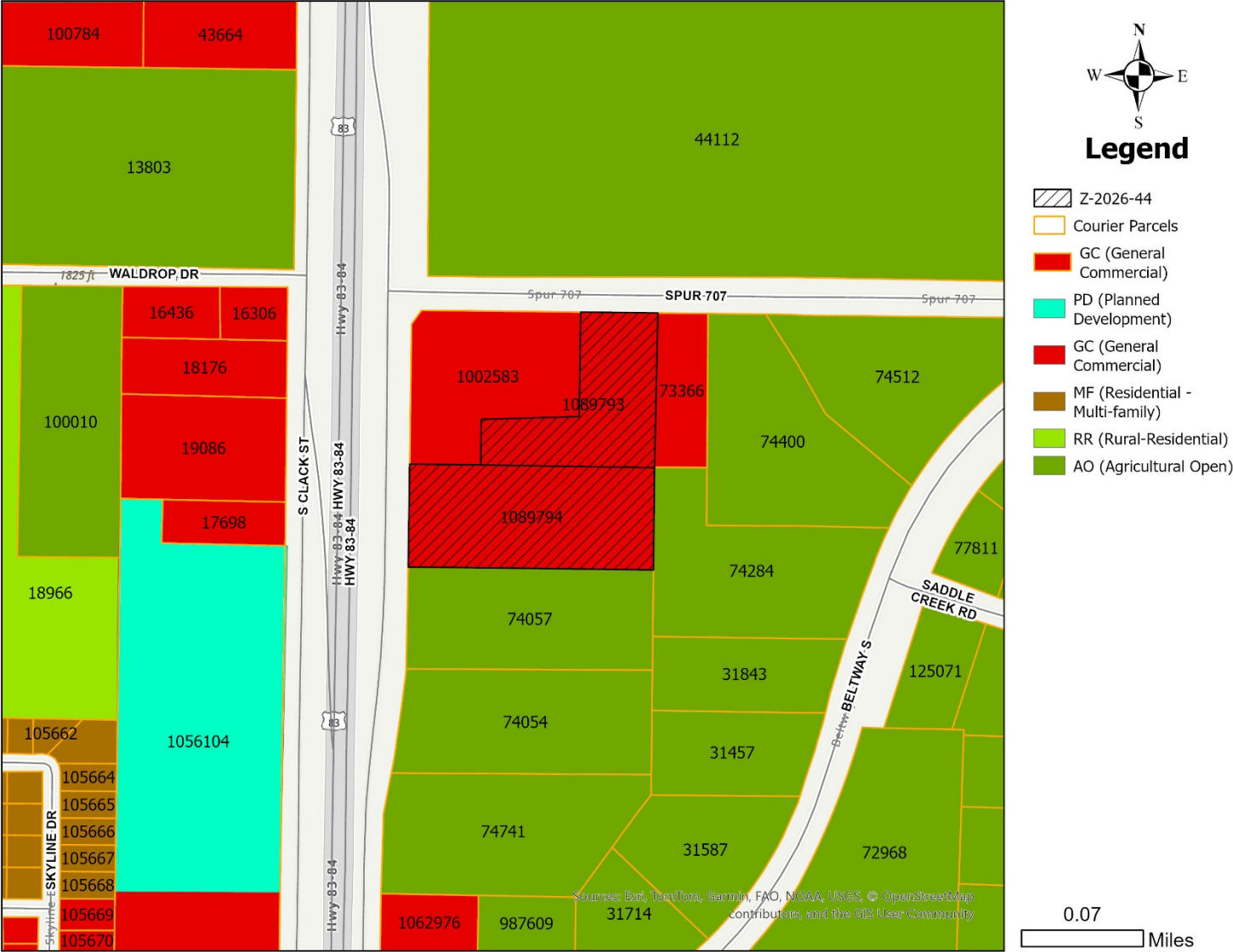
NOTIFICATION MAP



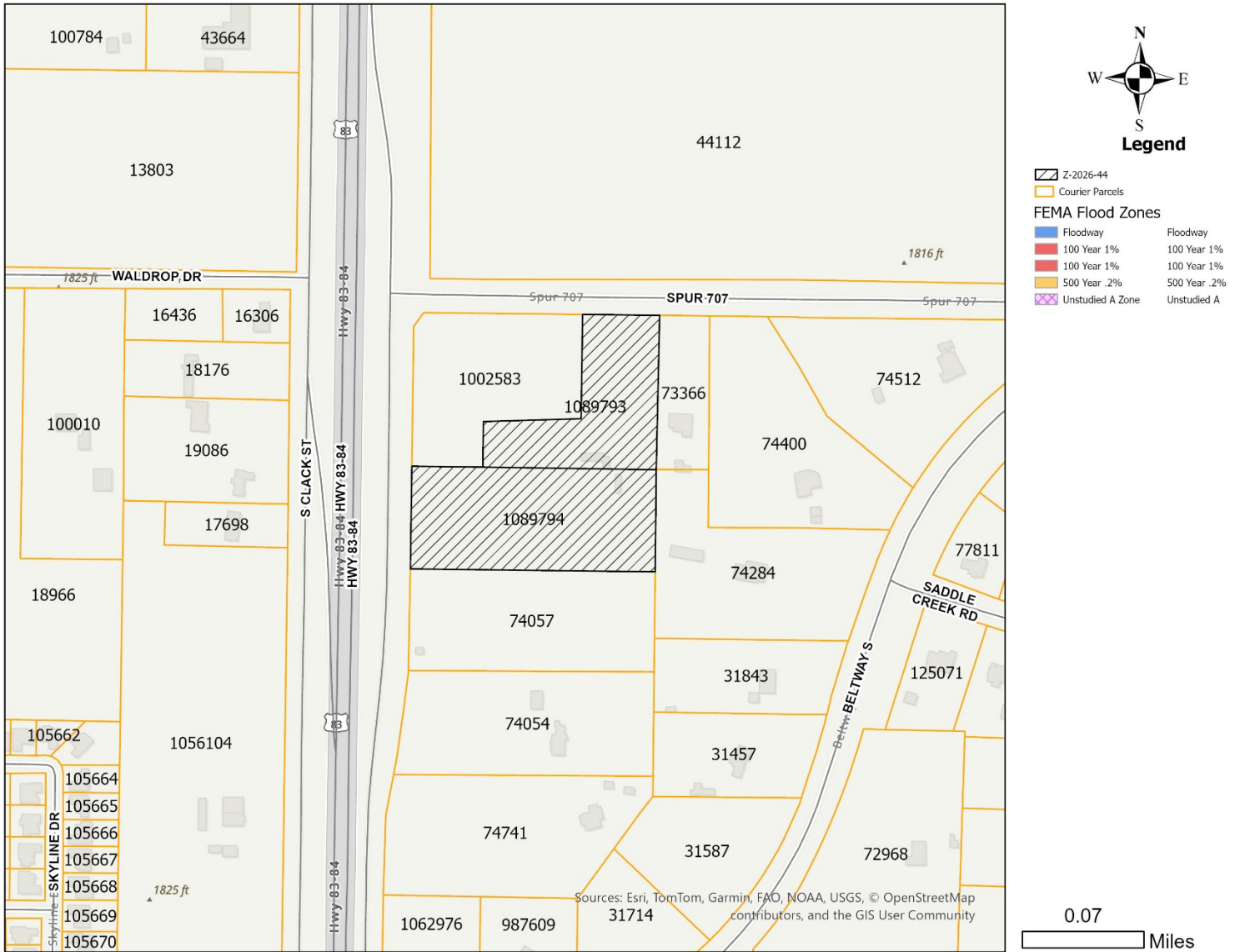
LOCATION MAP



ZONING MAP



FLOOD MAP





REZONE REQUEST

Case: Z-2026-44

Owner: Edge Street Capital, LLC & Bolton Commercial Dev, LLC

Agent: Jacob & Martin, LLC

Request: Change the zoning of approximately 8.05 acres from General Commercial (GC) to Residential Multi-family (MF)

Location: 1200 Block of Spur 707(Property ID: 1089793)

Notification: 0 in Favor, 0 in Opposition

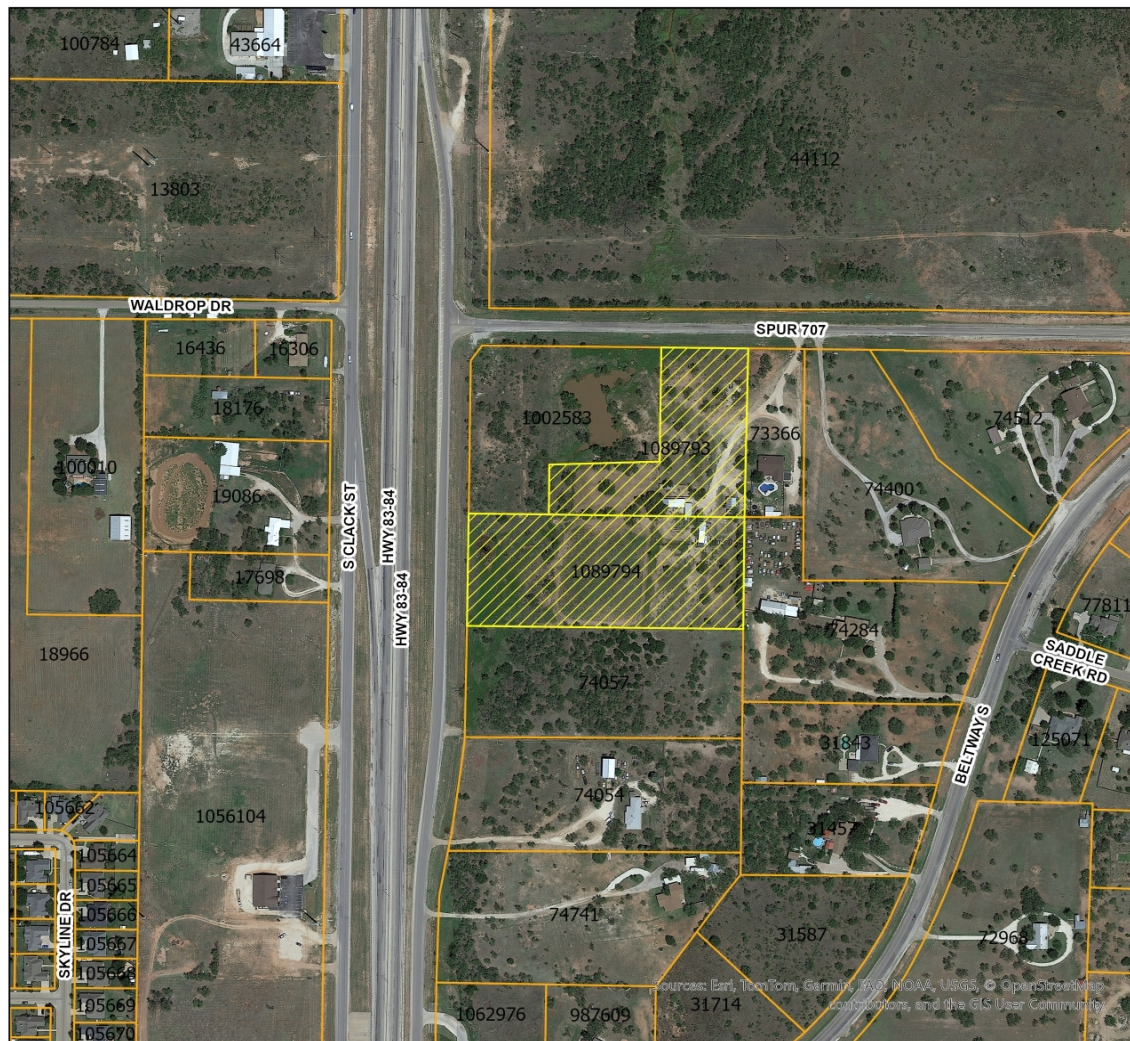
Planning & Zoning: August 4, 2026

Council Hearing: August 13, 2026
August 27, 2026





AERIAL LOCATION MAP



Legend

 Z-2026-44

 Courier Parcels

0.07

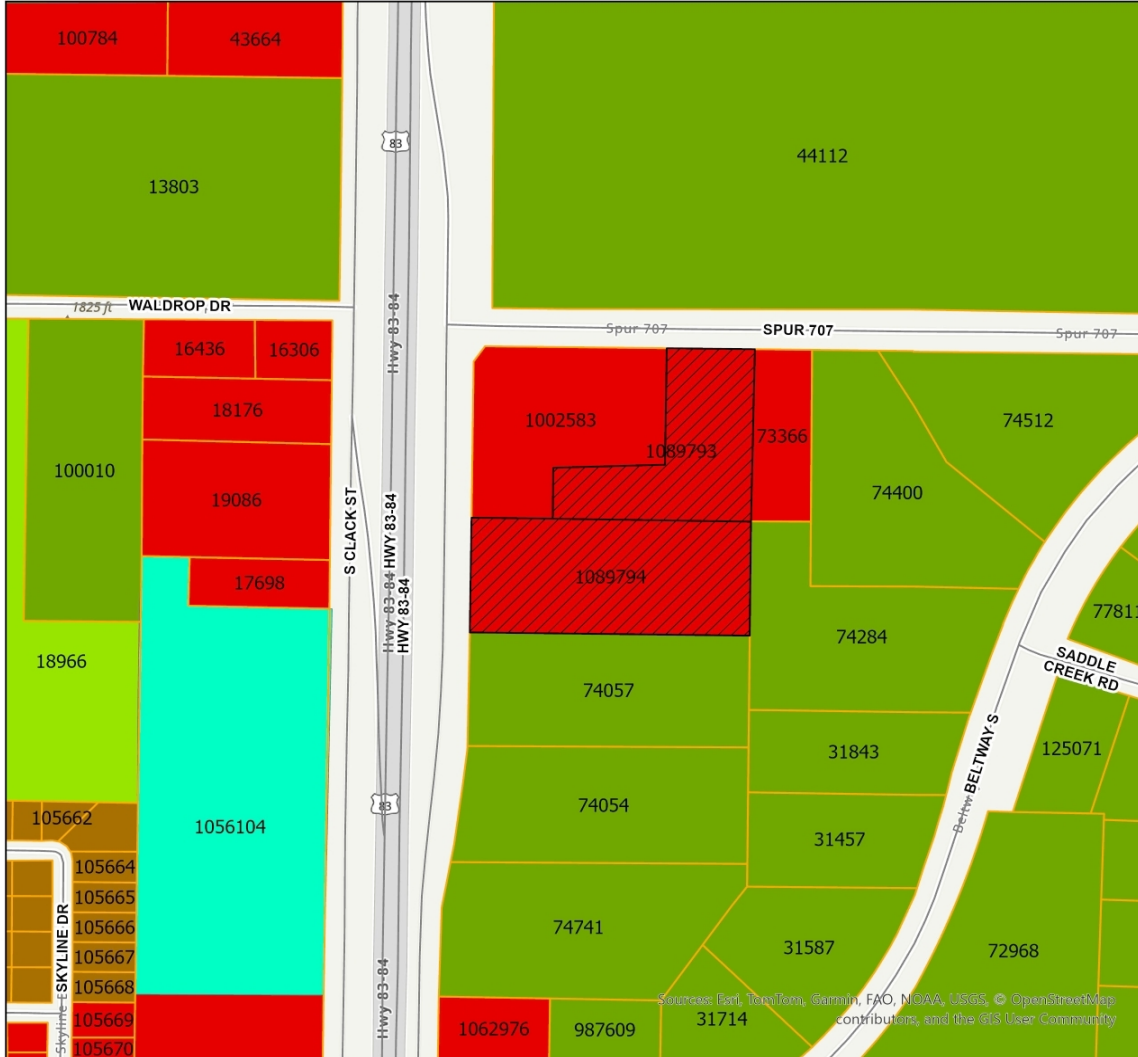
Miles



CITY OF
ABILENE
TEXAS



ZONING MAP



Legend

- Z-2026-44
- Courier Parcels
- GC (General Commercial)
- PD (Planned Development)
- GC (General Commercial)
- MF (Residential - Multi-family)
- RR (Rural-Residential)
- AO (Agricultural Open)





SUBJECT & NEIGHBORING VIEWS

Subject
Property



Subject
Property



Neighboring
Property



Neighboring
Property



Neighboring
Property





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





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

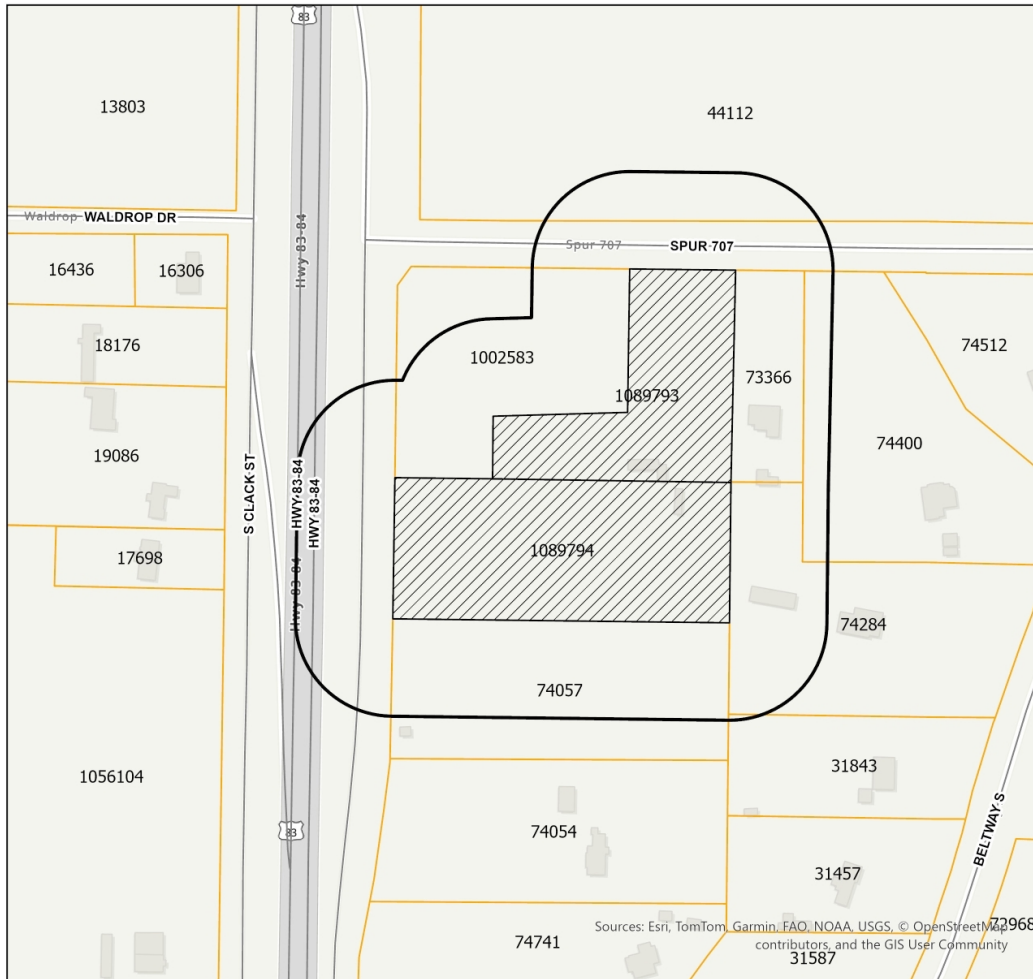
LEGEND

- 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



Legend

- Z-2026-44
- Notification Area
- Courier Parcels

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-2026-45

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: August 4, 2026
City Council 1st Reading: August 27, 2026
City Council 2nd Reading: September 10, 2026

Applicant

Owner: Aaron Waldrop
Agent: Jacob & Martin, LLC

Case Manager

Clarissa Ivey – Planner

Request

Change the zoning of approximately 166.9 acres from Agricultural Open (AO) to Patio Home (PH), Multi-Family (MF), and General Retail (GR).

Location

Located at 6002 Texas Avenue.

Legal description being 166.9 Acres out of and a part of Lots 5 & 6, of the Anderson & Berry's Subdivision of the Alexander Thompson Survey No. 37, Abstract No. 317, Abilene, Taylor County, Texas.

Background

The property was annexed in 1959 as Agricultural Open (AO) zoned property. Over the last couple of decades, the property has been used as farmland.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	PDD/AO	Gas Station/Residential
East	RS-6	Residential
South	MH	Mobile Home Park
West	PDD-1	Dyes AFB

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.**
- (2) The proposed zoning changes are consistent with the Comprehensive Plan by locating commercial uses along arterial roadways and near a major intersection, while establishing higher-density Multi-Family (MF) zoning as a transitional buffer between single-family residential and commercial uses.

- (3) **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.

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

This property will be subject to platting. Any improvements that may be required will be addressed during this review.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- Presentation
- Zoning Exhibit

Notification

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

PROPERTY OWNER

Legend: O - Opposed, F - In Favor

OWNER	PROPERTY ID	SITUS	RESPONSE
	0	100 LOUISIANA RD	
	0	800 ARNOLD BL	
	0	1752X DUB WRIGHT BL	
ABILENE CITY OF TRUSTEE	10684	1409 COVEY LN	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 142	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 182	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 151	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 167	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 174	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 118	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 198	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 197	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 193	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 175	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 123	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 133	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 144	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 127	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 149	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 136	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 141	

ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 117	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 100	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 102	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 192	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 152	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 165	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 156	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 181	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 96	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 196	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 155	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 158	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 171	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 170	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 191	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 157	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 132	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 107	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 137	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 168	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 179	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 125	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 99	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 131	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 105	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 187	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 103	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 150	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 101	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 112	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 146	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 166	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 135	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 108	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 115	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 98	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 162	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 172	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 185	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 160	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 173	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 113	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 145	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 121	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 201	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 188	
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ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 161	

ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 178	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 164	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 200	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 169	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 120	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 124	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 199	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 153	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 106	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 139	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 148	
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ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 147	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 143	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 116	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 104	
ABILENE MAINTENANCE INC	13110	6001 TEXAS AV	
BEDSOLE ROBERT R &	58935	5842 OAKMONT DR	
BOLDEN ANTOINE XAVIER & SONIA	54850	20 SHADY BROOK CR	
BROKERAGE HOUSE INC	25519	6149 TEXAS AV	
BROKERAGE HOUSE INC	25519	6149 1/2 TEXAS AV	
BROKERAGE HOUSE INC	25519	6117 TEXAS AV	
C & W LAND LLC	59246	5826 OAKMONT DR	
C & W LAND LLC	59079	5834 OAKMONT DR	
CAFFREY MATHEW R & NANCY P	23040	1609 PARTRIDGE PL	
CANNON FAMILY TRUST	25255	6163 TEXAS AV	
CHARTER ANDREW	25746	1642 PARTRIDGE PL	
CHICO CHRISTIAN & LINDA	22892	1601 PARTRIDGE PL	

COLE KRISTI FADE	26112	1618 PARTRIDGE PL	
Confidential Owner	976251	5802 TEXAS AV	
Confidential Owner	26759	5826 CHACHALACA LN	
COOK RICHARD & NICOLE	77074	6125 HARTFORD ST	
COOK RICHARD & NICOLE	10205	6109 HARTFORD ST	
COOK RICHARD P & NICOLE L	1002237	6133 HARTFORD ST	
CUTLER TOMMIE FRANKLIN	10434	1473 DUB WRIGHT BL	
CUTLER TOMMIE FRANKLIN	10557	6002 TEXAS AV	
CUTLER TOMMIE FRANKLIN	35223	5918 TEXAS AV	
DAVENPORT SIERRA	23291	1625 PARTRIDGE PL	
DAVIS RHONDA MICHELLE	63014	2210 TITAN ST	
D'ENTREMONT SEAN	25477	1658 PARTRIDGE PL	
DULIN DIANNE FLINT	23167	1617 PARTRIDGE PL	
DULIN DIANNE FLINT	24603	1725 PARTRIDGE PL	
FL20 INC	206059		
GALVAN JENNIFER B	24470	1717 PARTRIDGE PL	
GRANT HEATHER A	24212	1701 PARTRIDGE PL	
GUERRA ARNULFO & DOROTHY	59383	5818 OAKMONT DR	
HALF LTD	109290	1409 DUB WRIGHT BL	
HARRINGTON PAULA	57590	31 SHADY BROOK CR	
IBARRA KARLA L	22635	5818 QUAIL RUN	
JIMENEZ MELISSA M	26614	5834 CHACHALACA LN	
JIMENEZ TANYA	25862	1634 PARTRIDGE PL	
JOHNSON CYNTHIA G	23566	1641 PARTRIDGE PL	
JOYFUL MORNING PROPERTIES LLC	24978	1718 PARTRIDGE PL	
KRAMER BARRY G & CAROL A	22383	5833 QUAIL RUN	
LOPEZ BENNY R & ANALI	25220	1702 PARTRIDGE PL	
MARSHALL STEVE ELLIS &	10099	5933 HARTFORD ST	
MARTINEZ JOSEPH	22512	5841 QUAIL RUN	
MC FADIN GLENDA J	62876	2202 TITAN ST	
MITCHELL GLENN VINCENT & TERESA	13972	6149 HARTFORD ST	
MK POWELL PROPERTIES LLC	57196	37 SHADY BROOK CR	
MONROE MICAH J &	26229	1610 PARTRIDGE PL	
MORENO ALEJANDRA CAROLINA	23694	1649 PARTRIDGE PL	
MOXLEY JOHNNIE L & ANN G	22253	5825 QUAIL RUN	
NEWTON JAMES KYLE	57910	27 SHADY BROOK CR	
NIB INC & ROBERT CALK	56932	41 SHADY BROOK CR	
OWENS HUBERT & CLARA L	21250	6079 HARTFORD ST	
PEQUENO ISRAEL JR	26349	1602 PARTRIDGE PL	
POTTS W DAVID JR	48312	6021 HARTFORD ST	
POTTS W DAVID JR	48312	6025 HARTFORD ST	
PRICE RAYMOND CARL	57061	39 SHADY BROOK CR	
PRICE ROBERT M & BRENDA N	23439	1633 PARTRIDGE PL	
RITSON SARA	26891	5818 CHACHALACA LN	
ROCKING 4S VENTURES LLC	1093497	6157 TEXAS AV	
ROWLAND MARILYN V	107474	5842 CHACHALACA LN	
SALAM OMAR SAMIR	25619	1650 PARTRIDGE PL	
SALAS JIMMY JR	56655	45 SHADY BROOK CR	
SCHMIDT PATRICIA A & SCHMIDT THOMAS M	24090	1673 PARTRIDGE PL	

SCHULTZ MICHAEL	23969	1665 PARTRIDGE PL	
SHERMAN MELISSA A JIMENEZ	56789	43 SHADY BROOK CR	
SIMMONS WILLIAM JR	25337	1664 PARTRIDGE PL	
SKINNYS INC	25783	6181 TEXAS AV	
SMITH AARON	54718	22 SHADY BROOK CR	
SMITH GRANVILLE C & REBECCA A	57473	33 SHADY BROOK CR	
SMITH MILES & MICHELLE	23832	1657 PARTRIDGE PL	
SMITH YINDEE	37655	5815 TEXAS AV	
SMITH YINDEE	37655	5817 TEXAS AV	
SMITH YINDEE	37543	5825 TEXAS AV	
SPYKES JIMMY L & ELIZABETH A	25104	1710 PARTRIDGE PL	
STUART ANN KEITH	22122	5817 QUAIL RUN	
SUTHERLIN CAROLYN M	24341	1709 PARTRIDGE PL	
TAILLET ROBERT D	24733	1734 PARTRIDGE PL	
TAILLET ROBERT DEE SR	25989	1626 PARTRIDGE PL	
TATE REED V & CONNIE M	24858	1726 PARTRIDGE PL	
TURNER CLESTON DEAN	57341	35 SHADY BROOK CR	
U S GOVERNMENT	60991	233 TEXAS DR	
U S GOVERNMENT	60991	157 ALABAMA RD	
U S GOVERNMENT	60991	101 FLORIDA RD	
U S GOVERNMENT	60991	101 NEBRASKA ST	
U S GOVERNMENT	60991	106 NEBRASKA ST	
U S GOVERNMENT	60991	126 NEBRASKA ST	
U S GOVERNMENT	60991	120 ILLINOIS RD	
U S GOVERNMENT	60991	117 ILLINOIS RD	
U S GOVERNMENT	60991	107 ALABAMA RD	
U S GOVERNMENT	60991	152 ALABAMA RD	
U S GOVERNMENT	60991	113 DELAWARE RD	
U S GOVERNMENT	60991	120 FLORIDA RD	
U S GOVERNMENT	60991	122 NEBRASKA ST	
U S GOVERNMENT	60991	121 ILLINOIS RD	
U S GOVERNMENT	60991	121 RHODE ISLAND ST	
U S GOVERNMENT	60991	119 ALABAMA RD	
U S GOVERNMENT	60991	103 RHODE ISLAND ST	
U S GOVERNMENT	60991	106 MONTANA ST	
U S GOVERNMENT	60991	128 ALABAMA RD	
U S GOVERNMENT	60991	139 ALABAMA RD	
U S GOVERNMENT	60991	125 ALABAMA RD	
U S GOVERNMENT	60991	109 FLORIDA RD	
U S GOVERNMENT	60991	107 GEORGIA RD	
U S GOVERNMENT	60991	110 NEBRASKA ST	
U S GOVERNMENT	60991	113 RHODE ISLAND ST	
U S GOVERNMENT	60991	107 RHODE ISLAND ST	
U S GOVERNMENT	60991	108 ALABAMA RD	
U S GOVERNMENT	60991	111 MONTANA ST	
U S GOVERNMENT	60991	231 TEXAS DR	
U S GOVERNMENT	60991	124 RHODE ISLAND ST	
U S GOVERNMENT	60991	156 ALABAMA RD	
U S GOVERNMENT	60991	166 ALABAMA RD	
U S GOVERNMENT	60991	106 ALABAMA RD	

U S GOVERNMENT	60991	111 DELAWARE RD	
U S GOVERNMENT	60991	107 FLORIDA RD	
U S GOVERNMENT	60991	109 KANSAS RD	
U S GOVERNMENT	60991	114 ILLINOIS RD	
U S GOVERNMENT	60991	110 RHODE ISLAND ST	
U S GOVERNMENT	60991	123 DELAWARE RD	
U S GOVERNMENT	60991	101 KANSAS RD	
U S GOVERNMENT	60991	107 KANSAS RD	
U S GOVERNMENT	60991	107 ILLINOIS RD	
U S GOVERNMENT	60991	144 RHODE ISLAND ST	
U S GOVERNMENT	60991	110 MONTANA ST	
U S GOVERNMENT	60991	114 ALABAMA RD	
U S GOVERNMENT	60991	112 FLORIDA RD	
U S GOVERNMENT	60991	111 GEORGIA RD	
U S GOVERNMENT	60991	103 NEBRASKA ST	
U S GOVERNMENT	60991	120 NEBRASKA ST	
U S GOVERNMENT	60991	115 RHODE ISLAND ST	
U S GOVERNMENT	60991	136 ALABAMA RD	
U S GOVERNMENT	60991	151 ALABAMA RD	
U S GOVERNMENT	60991	122 RHODE ISLAND ST	
U S GOVERNMENT	60991	105 ALABAMA RD	
U S GOVERNMENT	60991	123 ALABAMA RD	
U S GOVERNMENT	60991	105 DELAWARE RD	
U S GOVERNMENT	60991	103 GEORGIA RD	
U S GOVERNMENT	60991	108 NEBRASKA ST	
U S GOVERNMENT	60991	114 NEBRASKA ST	
U S GOVERNMENT	60991	150 ALABAMA RD	
U S GOVERNMENT	60991	112 DELAWARE RD	
U S GOVERNMENT	60991	103 FLORIDA RD	
U S GOVERNMENT	60991	104 NEBRASKA ST	
U S GOVERNMENT	60991	106 ILLINOIS RD	
U S GOVERNMENT	60991	116 MONTANA ST	
U S GOVERNMENT	60991	102 DELAWARE RD	
U S GOVERNMENT	60991	106 DELAWARE RD	
U S GOVERNMENT	60991	118 DELAWARE RD	
U S GOVERNMENT	60991	120 DELAWARE RD	
U S GOVERNMENT	60991	110 KANSAS RD	
U S GOVERNMENT	60991	112 KANSAS RD	
U S GOVERNMENT	60991	116 ILLINOIS RD	
U S GOVERNMENT	60991	102 MONTANA ST	
U S GOVERNMENT	60991	122 ALABAMA RD	
U S GOVERNMENT	60991	113 ALABAMA RD	
U S GOVERNMENT	60991	160 ALABAMA RD	
U S GOVERNMENT	60991	124 DELAWARE RD	
U S GOVERNMENT	60991	107 NEBRASKA ST	
U S GOVERNMENT	60991	104 KANSAS RD	
U S GOVERNMENT	60991	110 ILLINOIS RD	
U S GOVERNMENT	60991	114 RHODE ISLAND ST	
U S GOVERNMENT	60991	101 MAINE RD	
U S GOVERNMENT	60991	105 MONTANA ST	
U S GOVERNMENT	60991	109 ALABAMA RD	

U S GOVERNMENT	60991	155 ALABAMA RD	
U S GOVERNMENT	60991	114 DELAWARE RD	
U S GOVERNMENT	60991	112 RHODE ISLAND ST	
U S GOVERNMENT	60991	138 ALABAMA RD	
U S GOVERNMENT	60991	140 ALABAMA RD	
U S GOVERNMENT	60991	117 ALABAMA RD	
U S GOVERNMENT	60991	162 ALABAMA RD	
U S GOVERNMENT	60991	116 NEBRASKA ST	
U S GOVERNMENT	60991	106 KANSAS RD	
U S GOVERNMENT	60991	108 KANSAS RD	
U S GOVERNMENT	60991	132 RHODE ISLAND ST	
U S GOVERNMENT	60991	141 ALABAMA RD	
U S GOVERNMENT	60991	104 FLORIDA RD	
U S GOVERNMENT	60991	113 GEORGIA RD	
U S GOVERNMENT	60991	109 NEBRASKA ST	
U S GOVERNMENT	60991	109 MAINE RD	
U S GOVERNMENT	60991	138 RHODE ISLAND ST	
U S GOVERNMENT	60991	114 FLORIDA RD	
U S GOVERNMENT	60991	117 MONTANA ST	
U S GOVERNMENT	60991	110 ALABAMA RD	
U S GOVERNMENT	60991	121 DELAWARE RD	
U S GOVERNMENT	60991	107 DELAWARE RD	
U S GOVERNMENT	60991	115 NEBRASKA ST	
U S GOVERNMENT	60991	142 RHODE ISLAND ST	
U S GOVERNMENT	60991	129 RHODE ISLAND ST	
U S GOVERNMENT	60991	102 ILLINOIS RD	
U S GOVERNMENT	60991	115 ILLINOIS RD	
U S GOVERNMENT	60991	130 RHODE ISLAND ST	
U S GOVERNMENT	60991	148 ALABAMA RD	
U S GOVERNMENT	60991	145 ALABAMA RD	
U S GOVERNMENT	60991	103 DELAWARE RD	
U S GOVERNMENT	60991	102 FLORIDA RD	
U S GOVERNMENT	60991	111 NEBRASKA ST	
U S GOVERNMENT	60991	111 MAINE RD	
U S GOVERNMENT	60991	140 RHODE ISLAND ST	
U S GOVERNMENT	60991	136 RHODE ISLAND ST	
U S GOVERNMENT	60991	147 ALABAMA RD	
U S GOVERNMENT	60991	153 ALABAMA RD	
U S GOVERNMENT	60991	102 GEORGIA RD	
U S GOVERNMENT	60991	116 KANSAS RD	
U S GOVERNMENT	60991	109 ILLINOIS RD	
U S GOVERNMENT	60991	239 TEXAS DR	
U S GOVERNMENT	60991	118 FLORIDA RD	
U S GOVERNMENT	60991	115 MONTANA ST	
U S GOVERNMENT	60991	113 MONTANA ST	
U S GOVERNMENT	60991	101 ALABAMA RD	
U S GOVERNMENT	60991	115 ALABAMA RD	
U S GOVERNMENT	60991	163 ALABAMA RD	
U S GOVERNMENT	60991	101 DELAWARE RD	
U S GOVERNMENT	60991	112 NEBRASKA ST	
U S GOVERNMENT	60991	118 KANSAS RD	

U S GOVERNMENT	60991	134 RHODE ISLAND ST	
U S GOVERNMENT	60991	112 ALABAMA RD	
U S GOVERNMENT	60991	102 ALABAMA RD	
U S GOVERNMENT	60991	105 FLORIDA RD	
U S GOVERNMENT	60991	117 NEBRASKA ST	
U S GOVERNMENT	60991	113 NEBRASKA ST	
U S GOVERNMENT	60991	112 ILLINOIS RD	
U S GOVERNMENT	60991	111 ALABAMA RD	
U S GOVERNMENT	60991	119 DELAWARE RD	
U S GOVERNMENT	60991	122 FLORIDA RD	
U S GOVERNMENT	60991	105 KANSAS RD	
U S GOVERNMENT	60991	108 ILLINOIS RD	
U S GOVERNMENT	60991	142 ALABAMA RD	
U S GOVERNMENT	60991	158 ALABAMA RD	
U S GOVERNMENT	60991	108 FLORIDA RD	
U S GOVERNMENT	60991	128 NEBRASKA ST	
U S GOVERNMENT	60991	101 MONTANA ST	
U S GOVERNMENT	60991	131 ALABAMA RD	
U S GOVERNMENT	60991	133 ALABAMA RD	
U S GOVERNMENT	60991	107 MAINE RD	
U S GOVERNMENT	60991	111 ILLINOIS RD	
U S GOVERNMENT	60991	143 ALABAMA RD	
U S GOVERNMENT	60991	122 DELAWARE RD	
U S GOVERNMENT	60991	109 GEORGIA RD	
U S GOVERNMENT	60991	105 MAINE RD	
U S GOVERNMENT	60991	113 ILLINOIS RD	
U S GOVERNMENT	60991	105 RHODE ISLAND ST	
U S GOVERNMENT	60991	110 DELAWARE RD	
U S GOVERNMENT	60991	102 NEBRASKA ST	
U S GOVERNMENT	60991	113 KANSAS RD	
U S GOVERNMENT	60991	104 ILLINOIS RD	
U S GOVERNMENT	60991	119 RHODE ISLAND ST	
U S GOVERNMENT	60991	132 ALABAMA RD	
U S GOVERNMENT	60991	112 MONTANA ST	
U S GOVERNMENT	60991	103 ALABAMA RD	
U S GOVERNMENT	60991	121 ALABAMA RD	
U S GOVERNMENT	60991	159 ALABAMA RD	
U S GOVERNMENT	60991	125 DELAWARE RD	
U S GOVERNMENT	60991	132 NEBRASKA ST	
U S GOVERNMENT	60991	103 MAINE RD	
U S GOVERNMENT	60991	125 RHODE ISLAND ST	
U S GOVERNMENT	60991	101 RHODE ISLAND ST	
U S GOVERNMENT	60991	128 RHODE ISLAND ST	
U S GOVERNMENT	60991	134 ALABAMA RD	
U S GOVERNMENT	60991	161 ALABAMA RD	
U S GOVERNMENT	60991	104 GEORGIA RD	
U S GOVERNMENT	60991	108 GEORGIA RD	
U S GOVERNMENT	60991	119 GEORGIA RD	
U S GOVERNMENT	60991	101 ILLINOIS RD	
U S GOVERNMENT	60991	116 RHODE ISLAND ST	
U S GOVERNMENT	60991	103 MONTANA ST	

U S GOVERNMENT	60991	114 MONTANA ST	
U S GOVERNMENT	60991	144 ALABAMA RD	
U S GOVERNMENT	60991	106 FLORIDA RD	
U S GOVERNMENT	60991	110 FLORIDA RD	
U S GOVERNMENT	60991	130 NEBRASKA ST	
U S GOVERNMENT	60991	127 RHODE ISLAND ST	
U S GOVERNMENT	60991	117 RHODE ISLAND ST	
U S GOVERNMENT	60991	107 MONTANA ST	
U S GOVERNMENT	60991	135 ALABAMA RD	
U S GOVERNMENT	60991	129 ALABAMA RD	
U S GOVERNMENT	60991	108 DELAWARE RD	
U S GOVERNMENT	60991	117 DELAWARE RD	
U S GOVERNMENT	60991	124 NEBRASKA ST	
U S GOVERNMENT	60991	115 KANSAS RD	
U S GOVERNMENT	60991	120 RHODE ISLAND ST	
U S GOVERNMENT	60991	101 GEORGIA RD	
U S GOVERNMENT	60991	124 ALABAMA RD	
U S GOVERNMENT	60991	108 MONTANA ST	
U S GOVERNMENT	60991	109 MONTANA ST	
U S GOVERNMENT	60991	130 ALABAMA RD	
U S GOVERNMENT	60991	116 ALABAMA RD	
U S GOVERNMENT	60991	116 FLORIDA RD	
U S GOVERNMENT	60991	111 FLORIDA RD	
U S GOVERNMENT	60991	134 NEBRASKA ST	
U S GOVERNMENT	60991	123 RHODE ISLAND ST	
U S GOVERNMENT	60991	118 RHODE ISLAND ST	
U S GOVERNMENT	60991	104 MONTANA ST	
U S GOVERNMENT	60991	126 ALABAMA RD	
U S GOVERNMENT	60991	120 ALABAMA RD	
U S GOVERNMENT	60991	126 DELAWARE RD	
U S GOVERNMENT	60991	115 GEORGIA RD	
U S GOVERNMENT	60991	119 NEBRASKA ST	
U S GOVERNMENT	60991	105 ILLINOIS RD	
U S GOVERNMENT	60991	111 RHODE ISLAND ST	
U S GOVERNMENT	60991	104 ALABAMA RD	
U S GOVERNMENT	60991	154 ALABAMA RD	
U S GOVERNMENT	60991	115 DELAWARE RD	
U S GOVERNMENT	60991	118 NEBRASKA ST	
U S GOVERNMENT	60991	103 KANSAS RD	
U S GOVERNMENT	60991	119 ILLINOIS RD	
U S GOVERNMENT	60991	105 GEORGIA RD	
U S GOVERNMENT	60991	137 ALABAMA RD	
U S GOVERNMENT	60991	127 ALABAMA RD	
U S GOVERNMENT	60991	149 ALABAMA RD	
U S GOVERNMENT	60991	109 DELAWARE RD	
U S GOVERNMENT	60991	105 NEBRASKA ST	
U S GOVERNMENT	60991	111 KANSAS RD	
U S GOVERNMENT	60991	131 RHODE ISLAND ST	
U S GOVERNMENT	60991	104 DELAWARE RD	
U S GOVERNMENT	60991	146 ALABAMA RD	
U S GOVERNMENT	60991	113 MAINE RD	

U S GOVERNMENT	60991	114 KANSAS RD	
U S GOVERNMENT	60991	109 RHODE ISLAND ST	
U S GOVERNMENT	60991	106 GEORGIA RD	
U S GOVERNMENT	60991	103 ILLINOIS RD	
U S GOVERNMENT	60991	116 DELAWARE RD	
U S GOVERNMENT	60991	118 ILLINOIS RD	
U S GOVERNMENT	60991	232 TEXAS DR	
U S GOVERNMENT	60991	126 RHODE ISLAND ST	
U S GOVERNMENT	60991	164 ALABAMA RD	
U S GOVERNMENT	60991	102 KANSAS RD	
U S GOVERNMENT	60991	118 ALABAMA RD	
U S GOVERNMENT	60991	117 GEORGIA RD	
U S GOVERNMENT	60991	32 LOUISIANA RD	
VOLCKO HERBERT & LARAE	54584	24 SHADY BROOK CR	
WERNER TAMMY	57723	29 SHADY BROOK CR	
WHITELEY JUSTIN H	54456	26 SHADY BROOK CR	

PROPERTY ID

Legend: O - Opposed, F - In Favor

OWNER	PROPERTY ID	SITUS	RESPONSE
	0	100 LOUISIANA RD	
	0	800 ARNOLD BL	
	0	1752X DUB WRIGHT BL	
MARSHALL STEVE ELLIS &	10099	5933 HARTFORD ST	
COOK RICHARD & NICOLE	10205	6109 HARTFORD ST	
CUTLER TOMMIE FRANKLIN	10434	1473 DUB WRIGHT BL	
CUTLER TOMMIE FRANKLIN	10557	6002 TEXAS AV	
ABILENE CITY OF TRUSTEE	10684	1409 COVEY LN	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 142	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 182	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 151	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 167	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 174	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 118	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 198	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 197	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 193	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 175	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 123	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 133	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 144	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 127	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 149	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 136	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 141	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 117	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 100	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 102	

ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 192	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 152	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 165	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 156	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 181	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 96	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 196	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 155	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 158	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 171	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 170	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 191	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 157	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 132	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 107	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 137	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 168	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 179	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 125	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 99	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 131	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 105	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 187	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 103	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 150	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 101	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 112	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 146	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 166	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 135	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 108	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 115	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 98	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 162	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 172	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 185	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 160	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 173	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 113	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 145	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 121	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 201	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 188	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 130	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 111	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 189	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 163	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 161	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 178	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 164	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 200	

ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 169	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 120	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 124	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 199	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 153	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 106	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 139	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 148	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 134	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 110	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 195	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 114	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 190	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 186	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 159	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 176	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 180	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 122	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 126	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 128	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 119	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 194	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 138	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 177	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 109	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 154	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 129	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 97	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 140	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 183	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 184	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 147	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 143	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 116	
ABILENE MAINTENANCE INC	12987	6101 TEXAS AV 104	
ABILENE MAINTENANCE INC	13110	6001 TEXAS AV	
MITCHELL GLENN VINCENT & TERESA	13972	6149 HARTFORD ST	
OWENS HUBERT & CLARA L	21250	6079 HARTFORD ST	
STUART ANN KEITH	22122	5817 QUAIL RUN	
MOXLEY JOHNNIE L & ANN G	22253	5825 QUAIL RUN	
KRAMER BARRY G & CAROL A	22383	5833 QUAIL RUN	
MARTINEZ JOSEPH	22512	5841 QUAIL RUN	
IBARRA KARLA L	22635	5818 QUAIL RUN	
CHICO CHRISTIAN & LINDA	22892	1601 PARTRIDGE PL	
CAFFREY MATHEW R & NANCY P	23040	1609 PARTRIDGE PL	
DULIN DIANNE FLINT	23167	1617 PARTRIDGE PL	
DAVENPORT SIERRA	23291	1625 PARTRIDGE PL	
PRICE ROBERT M & BRENDA N	23439	1633 PARTRIDGE PL	
JOHNSON CYNTHIA G	23566	1641 PARTRIDGE PL	
MORENO ALEJANDRA CAROLINA	23694	1649 PARTRIDGE PL	

SMITH MILES & MICHELLE	23832	1657 PARTRIDGE PL	
SCHULTZ MICHAEL	23969	1665 PARTRIDGE PL	
SCHMIDT PATRICIA A & SCHMIDT THOMAS M	24090	1673 PARTRIDGE PL	
GRANT HEATHER A	24212	1701 PARTRIDGE PL	
SUTHERLIN CAROLYN M	24341	1709 PARTRIDGE PL	
GALVAN JENNIFER B	24470	1717 PARTRIDGE PL	
DULIN DIANNE FLINT	24603	1725 PARTRIDGE PL	
TAILLET ROBERT D	24733	1734 PARTRIDGE PL	
TATE REED V & CONNIE M	24858	1726 PARTRIDGE PL	
JOYFUL MORNING PROPERTIES LLC	24978	1718 PARTRIDGE PL	
SPYKES JIMMY L & ELIZABETH A	25104	1710 PARTRIDGE PL	
LOPEZ BENNY R & ANALI	25220	1702 PARTRIDGE PL	
CANNON FAMILY TRUST	25255	6163 TEXAS AV	
SIMMONS WILLIAM JR	25337	1664 PARTRIDGE PL	
D'ENTREMONT SEAN	25477	1658 PARTRIDGE PL	
BROKERAGE HOUSE INC	25519	6149 TEXAS AV	
BROKERAGE HOUSE INC	25519	6149 1/2 TEXAS AV	
BROKERAGE HOUSE INC	25519	6117 TEXAS AV	
SALAM OMAR SAMIR	25619	1650 PARTRIDGE PL	
CHARTER ANDREW	25746	1642 PARTRIDGE PL	
SKINNYS INC	25783	6181 TEXAS AV	
JIMENEZ TANYA	25862	1634 PARTRIDGE PL	
TAILLET ROBERT DEE SR	25989	1626 PARTRIDGE PL	
COLE KRISTI FADE	26112	1618 PARTRIDGE PL	
MONROE MICAH J &	26229	1610 PARTRIDGE PL	
PEQUENO ISRAEL JR	26349	1602 PARTRIDGE PL	
JIMENEZ MELISSA M	26614	5834 CHACHALACA LN	
Confidential Owner	26759	5826 CHACHALACA LN	
RITSON SARA	26891	5818 CHACHALACA LN	
CUTLER TOMMIE FRANKLIN	35223	5918 TEXAS AV	
SMITH YINDEE	37543	5825 TEXAS AV	
SMITH YINDEE	37655	5815 TEXAS AV	
SMITH YINDEE	37655	5817 TEXAS AV	
POTTS W DAVID JR	48312	6021 HARTFORD ST	
POTTS W DAVID JR	48312	6025 HARTFORD ST	
WHITELEY JUSTIN H	54456	26 SHADY BROOK CR	
VOLCKO HERBERT & LARAE	54584	24 SHADY BROOK CR	
SMITH AARON	54718	22 SHADY BROOK CR	
BOLDEN ANTOINE XAVIER & SONIA	54850	20 SHADY BROOK CR	
SALAS JIMMY JR	56655	45 SHADY BROOK CR	
SHERMAN MELISSA A JIMENEZ	56789	43 SHADY BROOK CR	
NIB INC & ROBERT CALK	56932	41 SHADY BROOK CR	
PRICE RAYMOND CARL	57061	39 SHADY BROOK CR	
MK POWELL PROPERTIES LLC	57196	37 SHADY BROOK CR	
TURNER CLESTON DEAN	57341	35 SHADY BROOK CR	
SMITH GRANVILLE C & REBECCA A	57473	33 SHADY BROOK CR	
HARRINGTON PAULA	57590	31 SHADY BROOK CR	
WERNER TAMMY	57723	29 SHADY BROOK CR	

NEWTON JAMES KYLE	57910	27 SHADY BROOK CR	
BEDSOLE ROBERT R &	58935	5842 OAKMONT DR	
C & W LAND LLC	59079	5834 OAKMONT DR	
C & W LAND LLC	59246	5826 OAKMONT DR	
GUERRA ARNULFO & DOROTHY	59383	5818 OAKMONT DR	
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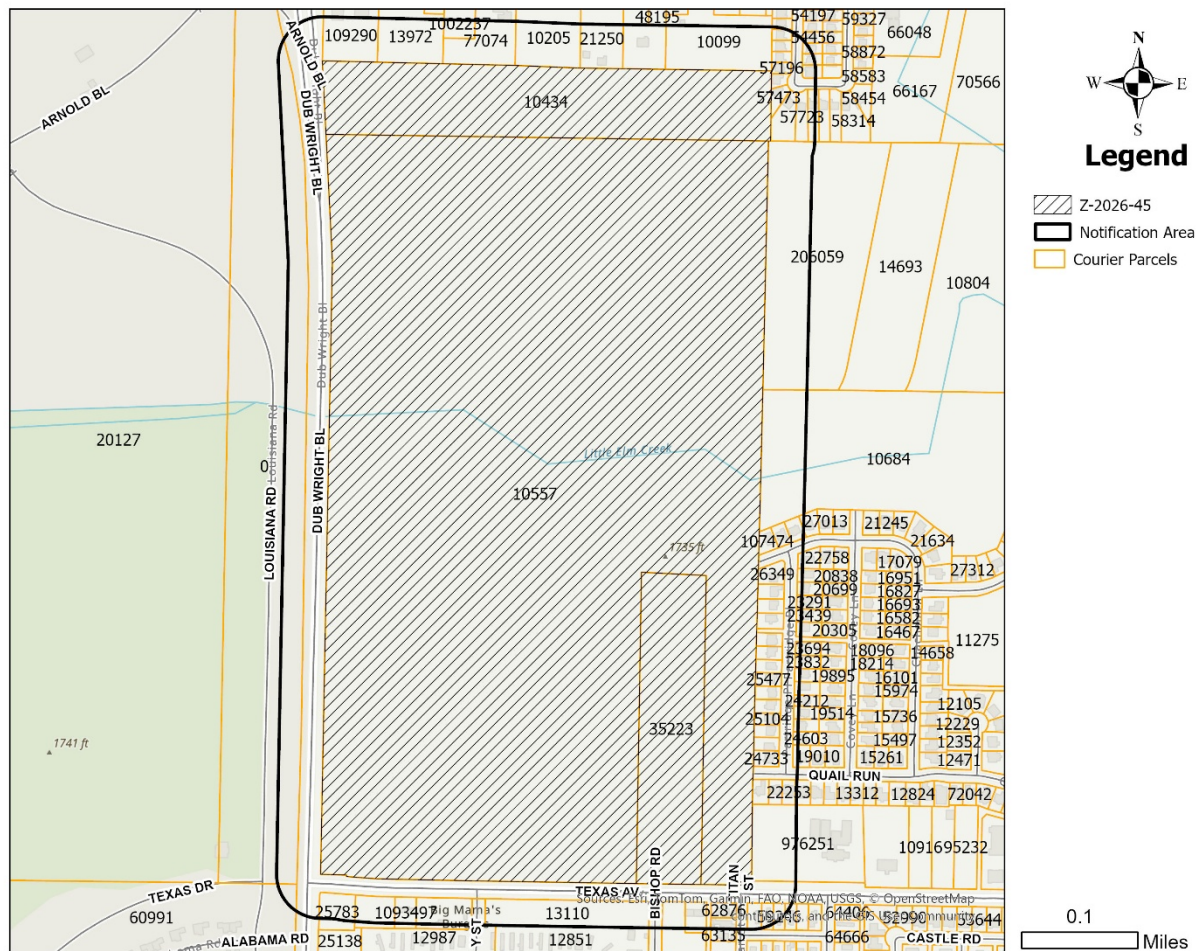
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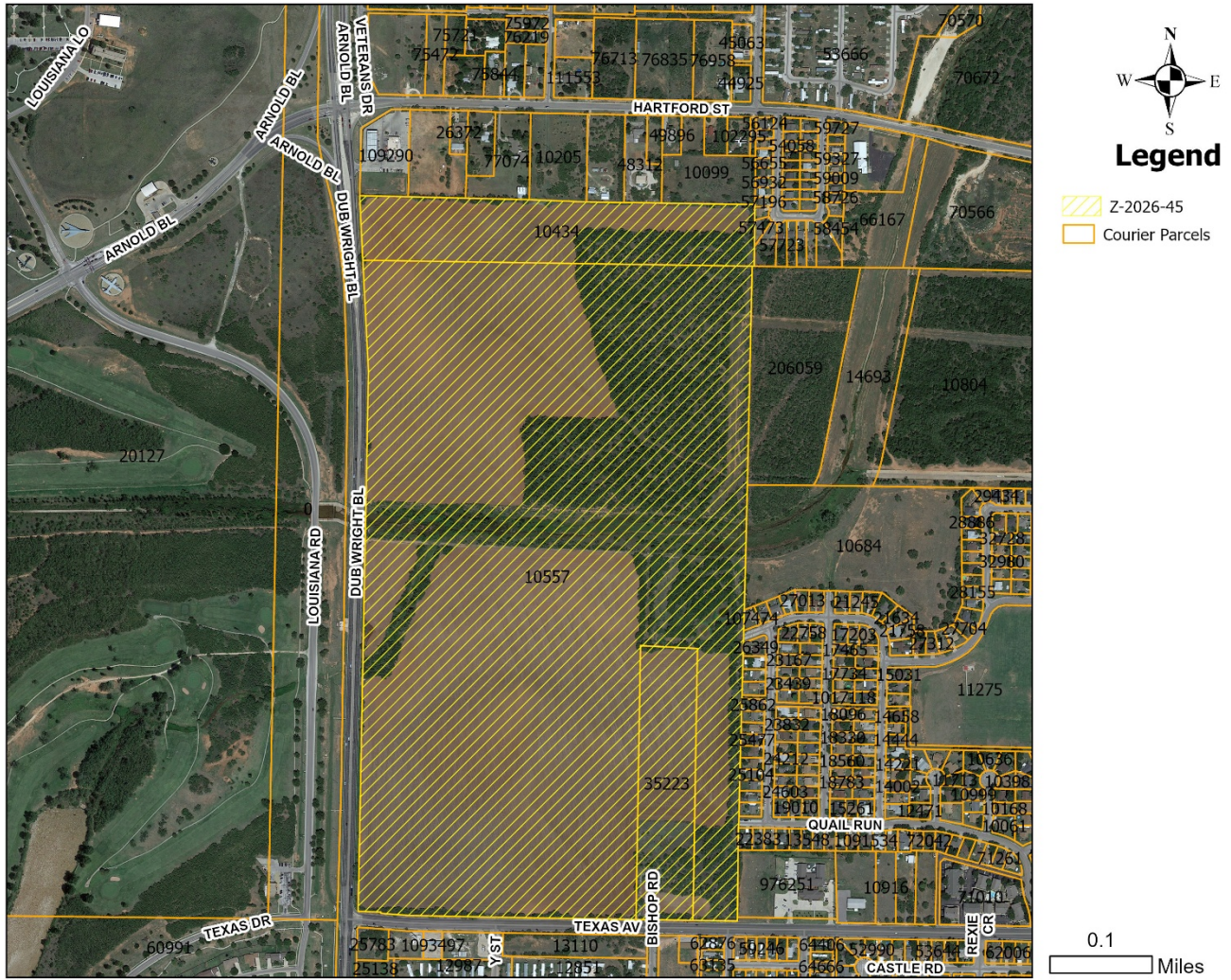
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MC FADIN GLENDA J	62876	2202 TITAN ST	
DAVIS RHONDA MICHELLE	63014	2210 TITAN ST	
COOK RICHARD & NICOLE	77074	6125 HARTFORD ST	
ROWLAND MARILYN V	107474	5842 CHACHALACA LN	
HALF LTD	109290	1409 DUB WRIGHT BL	
FL20 INC	206059		
Confidential Owner	976251	5802 TEXAS AV	
COOK RICHARD P & NICOLE L	1002237	6133 HARTFORD ST	
ROCKING 4S VENTURES LLC	1093497	6157 TEXAS AV	

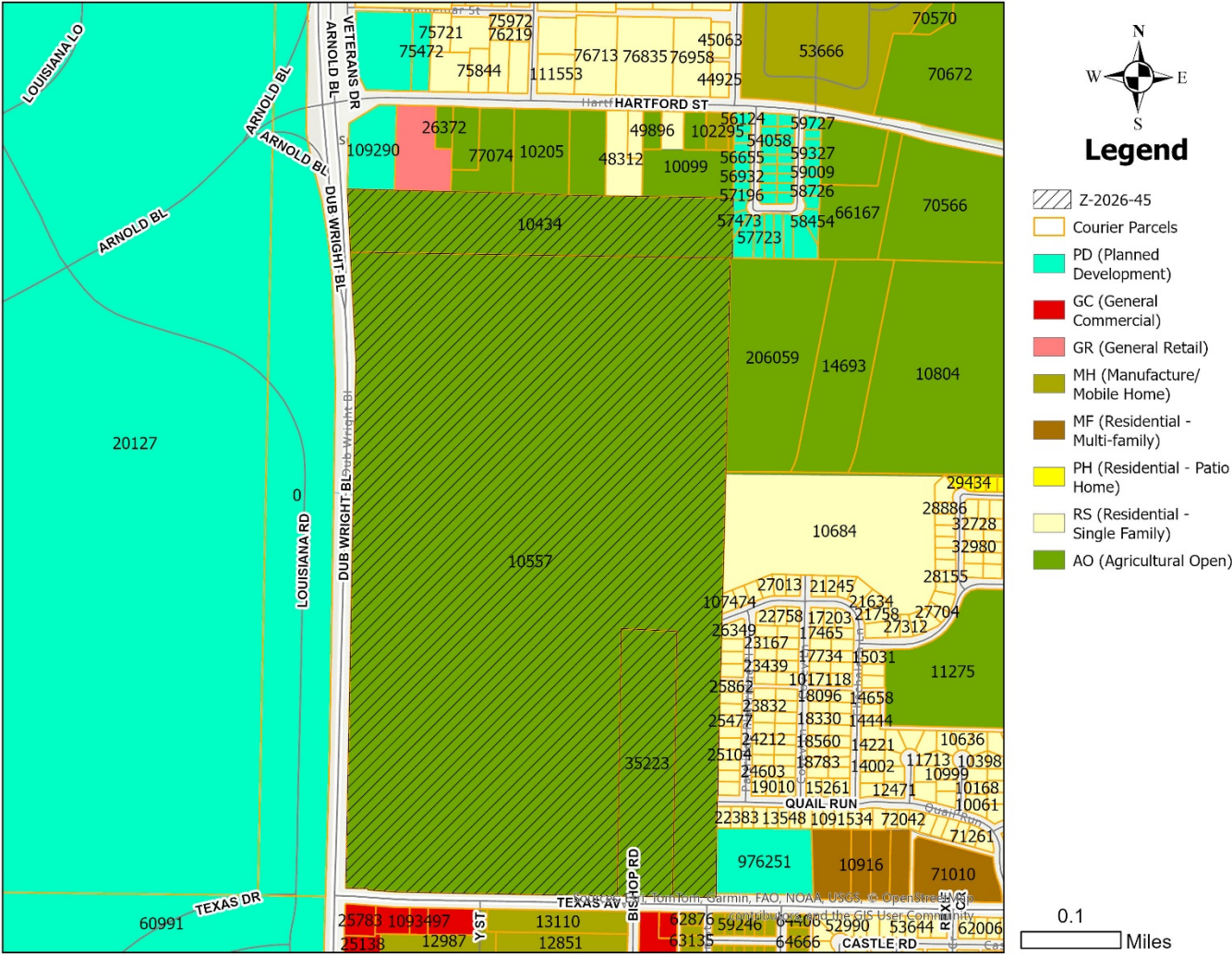
NOTIFICATION MAP



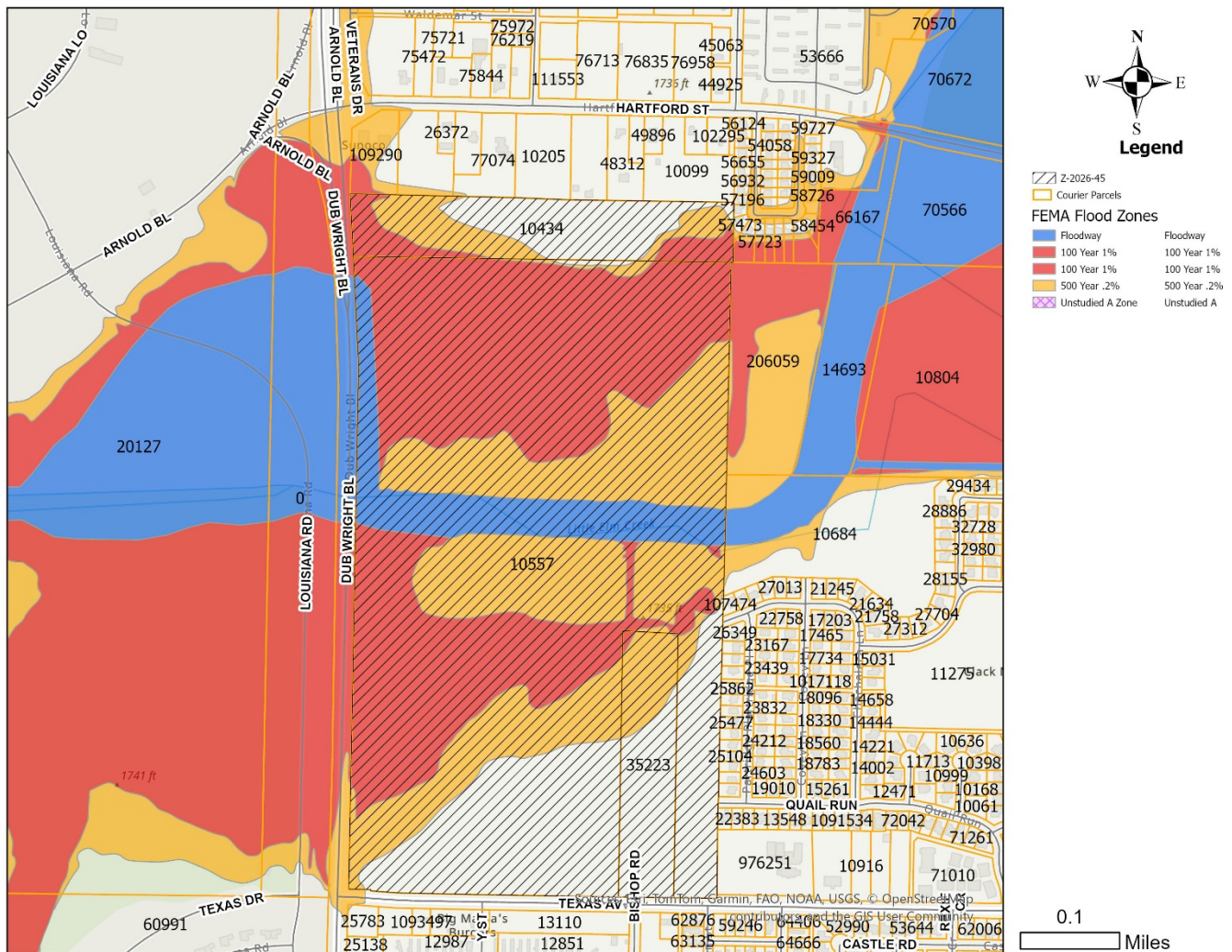
LOCATION MAP



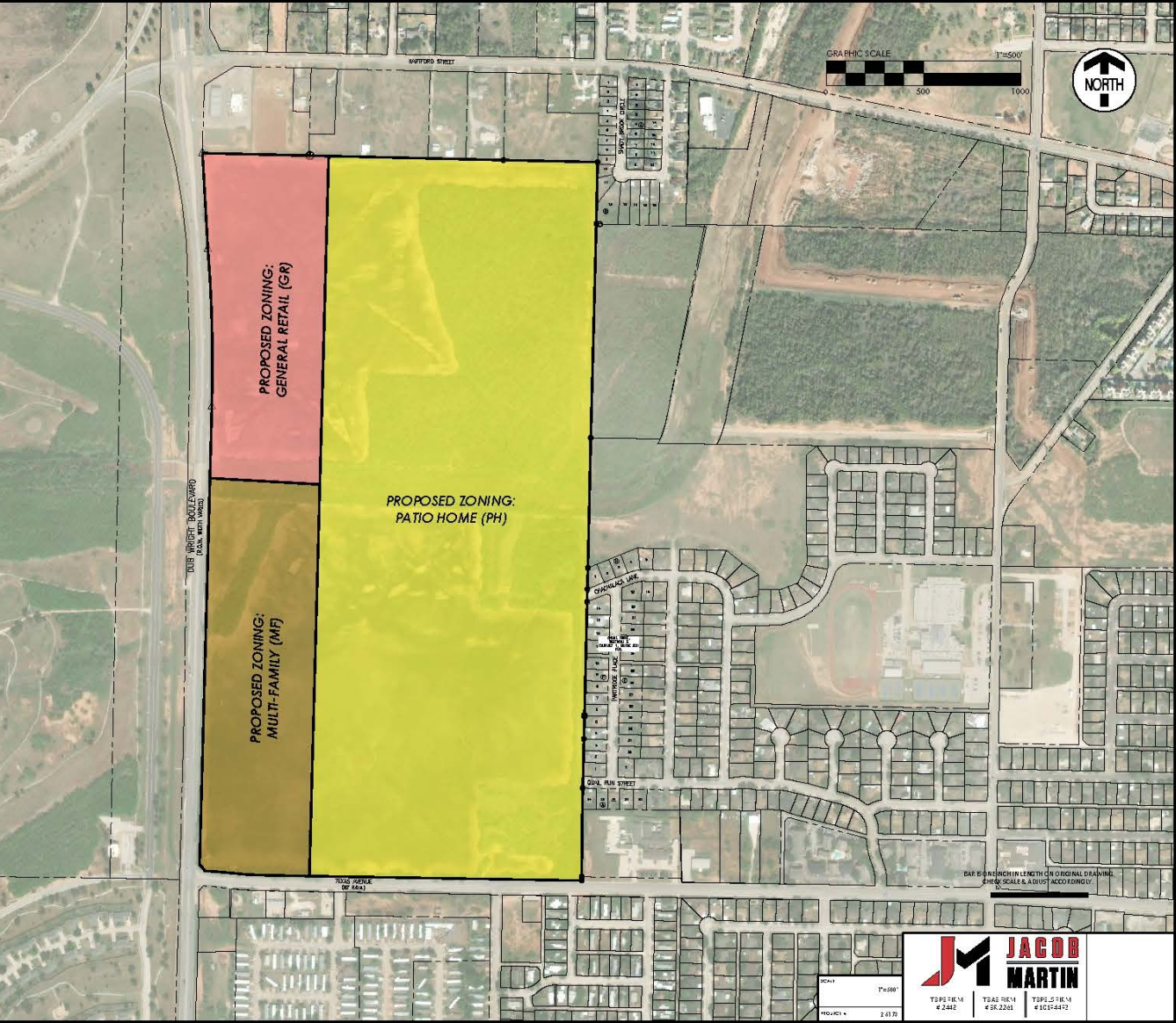
ZONING MAP



FLOOD MAP



Proposed Zoning Exhibit





REZONE REQUEST

Case: Z-2026-48

Owner: Aaron Waldrop

Agent: Jacob & Martin, LLC

Request: Change the zoning of approximately 166.9 acres from Agricultural Open (AO) to Patio Home (PH), Multi-Family (MF), and General Retail (GR)

Location: Located at 6002 Texas Av

Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: August 4, 2026

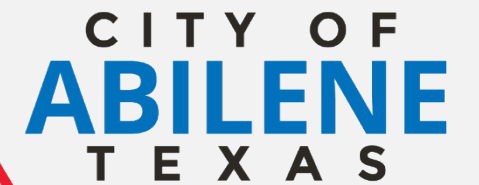
Council Hearing: August 27, 2026
September 10, 2026





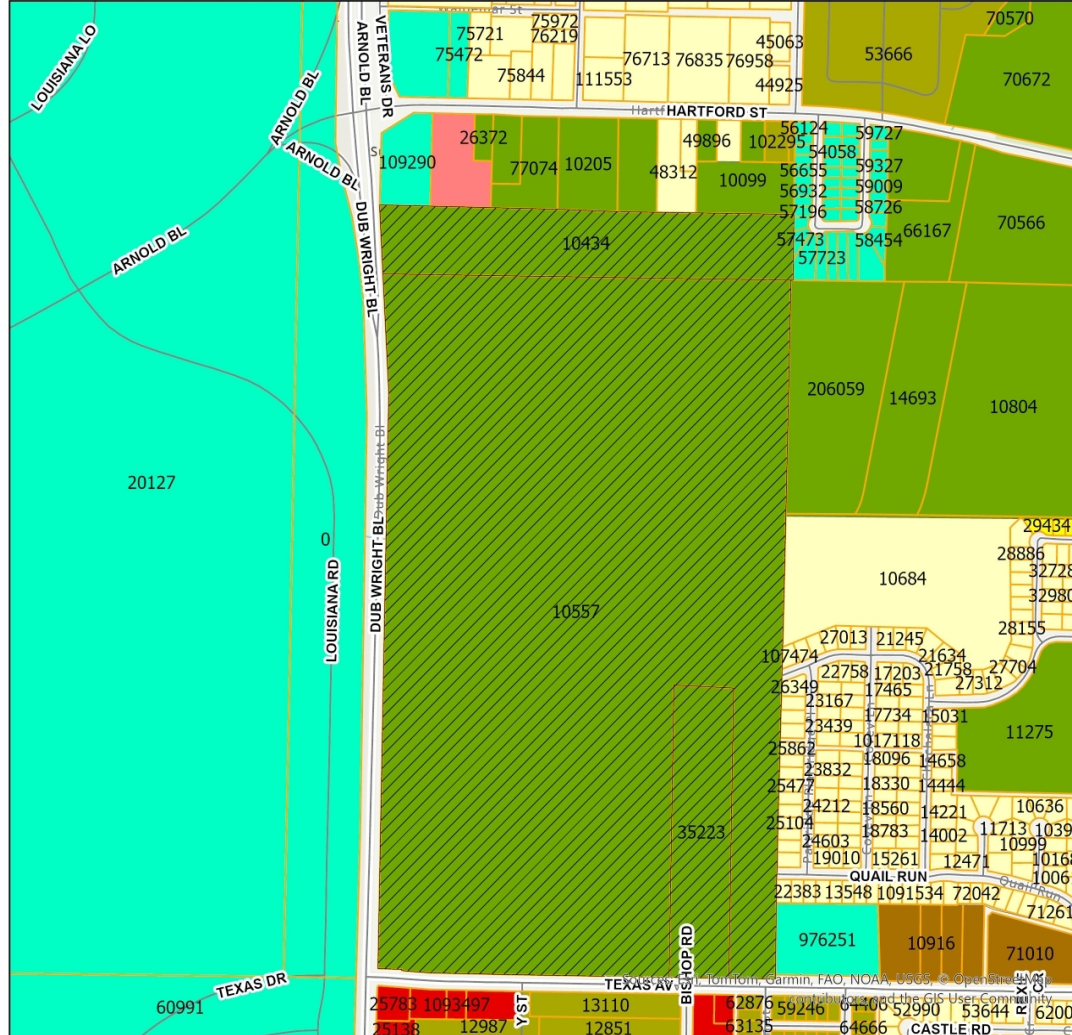
 Z-2026-45
 Courier Parcels

Miles





ZONING MAP



Legend

- Z-2026-45
- Courier Parcels
- PD (Planned Development)
- GC (General Commercial)
- GR (General Retail)
- MH (Manufacture/ Mobile Home)
- MF (Residential - Multi-family)
- PH (Residential - Patio Home)
- RS (Residential - Single Family)
- AO (Agricultural Open)

0.1

Miles



CITY OF
ABILENE
TEXAS



PROPERTY & NEIGHBORING VIEWS

Subject
Property



Subject
Property

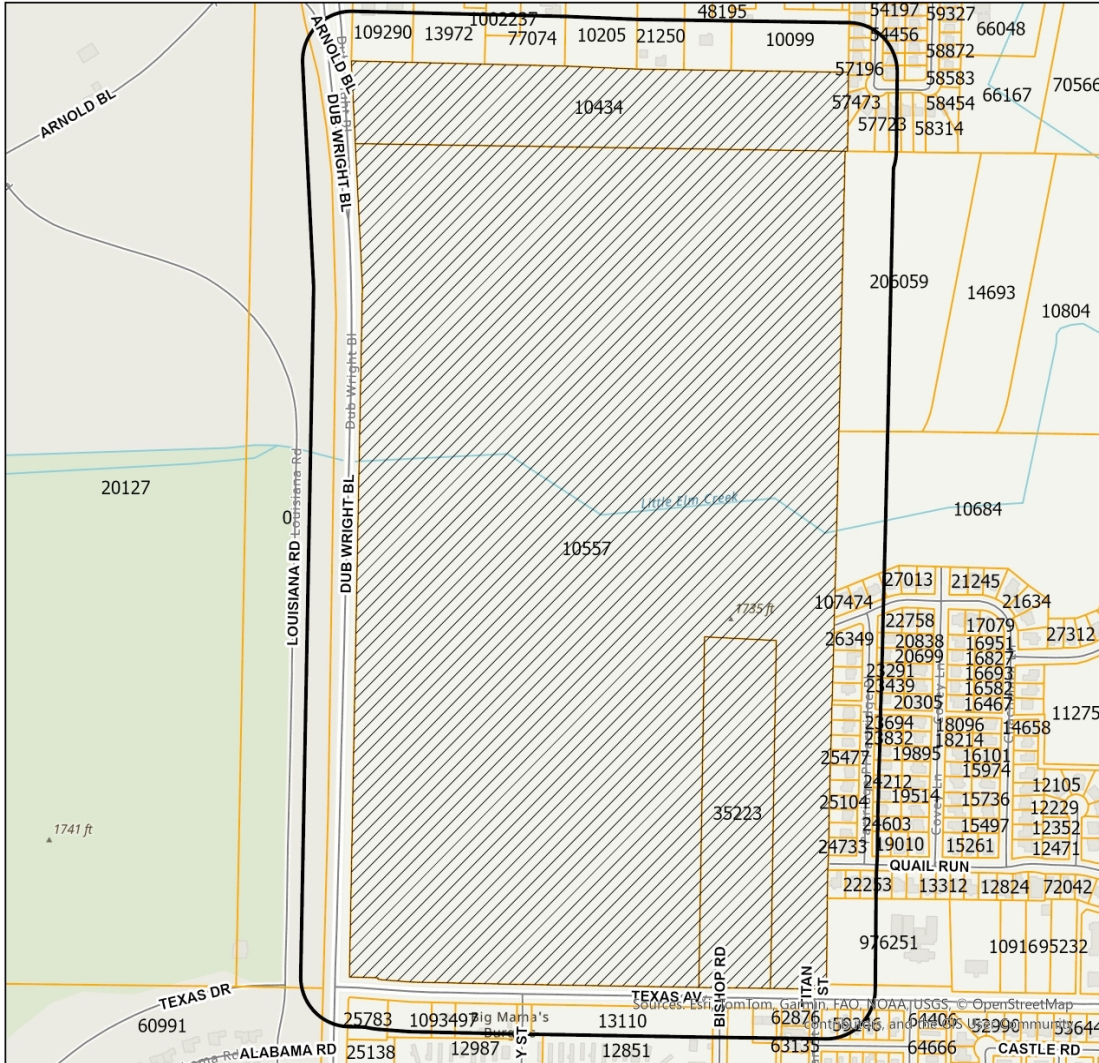


Neighboring
Property





NOTIFICATION AREA MAP



Legend

- Z-2026-45
- Notification Area
- Courier Parcels

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





USES IN AGRICULTURAL OPEN ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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

LEGEND

P

Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements
Applicable to Specific Land Uses of the Land Development Code)

C

Permitted as a Conditional Use Permit, Requiring Approval by City Council

TP

Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment





USES IN 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

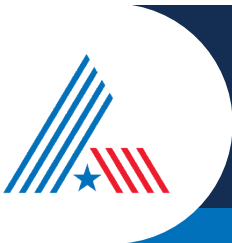
RESOURCE PRODUCTION AND EXTRACTION USES:

- 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





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





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

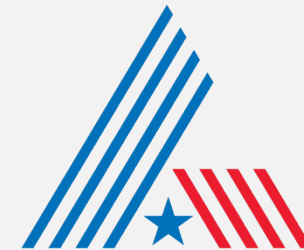
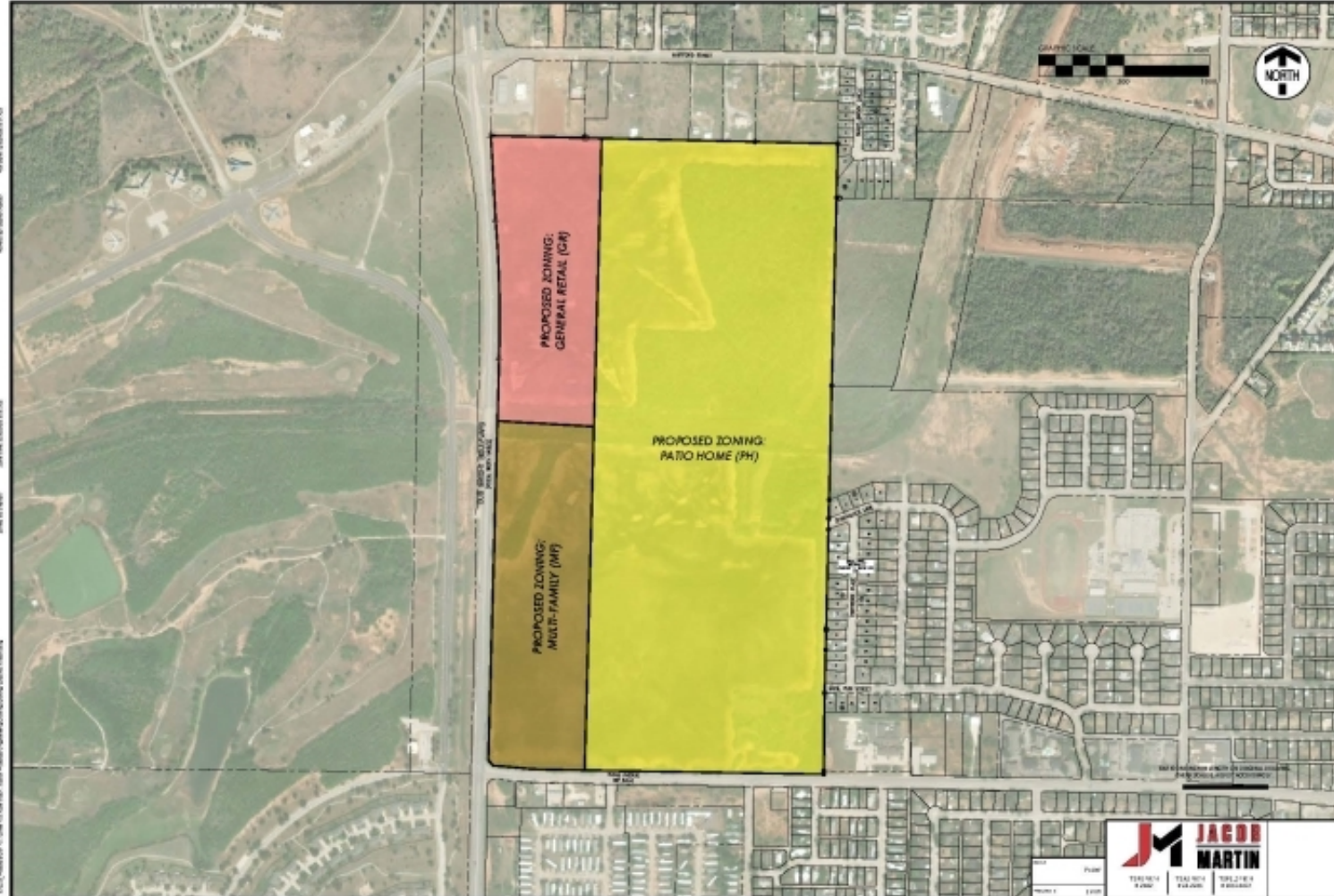
LEGEND

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- C Permitted as a Conditional Use Permit, Requiring Approval by City Council
- TP Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment





PROPOSED ZONING



CITY OF
ABILENE
TEXAS



FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

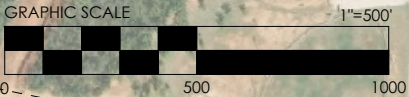
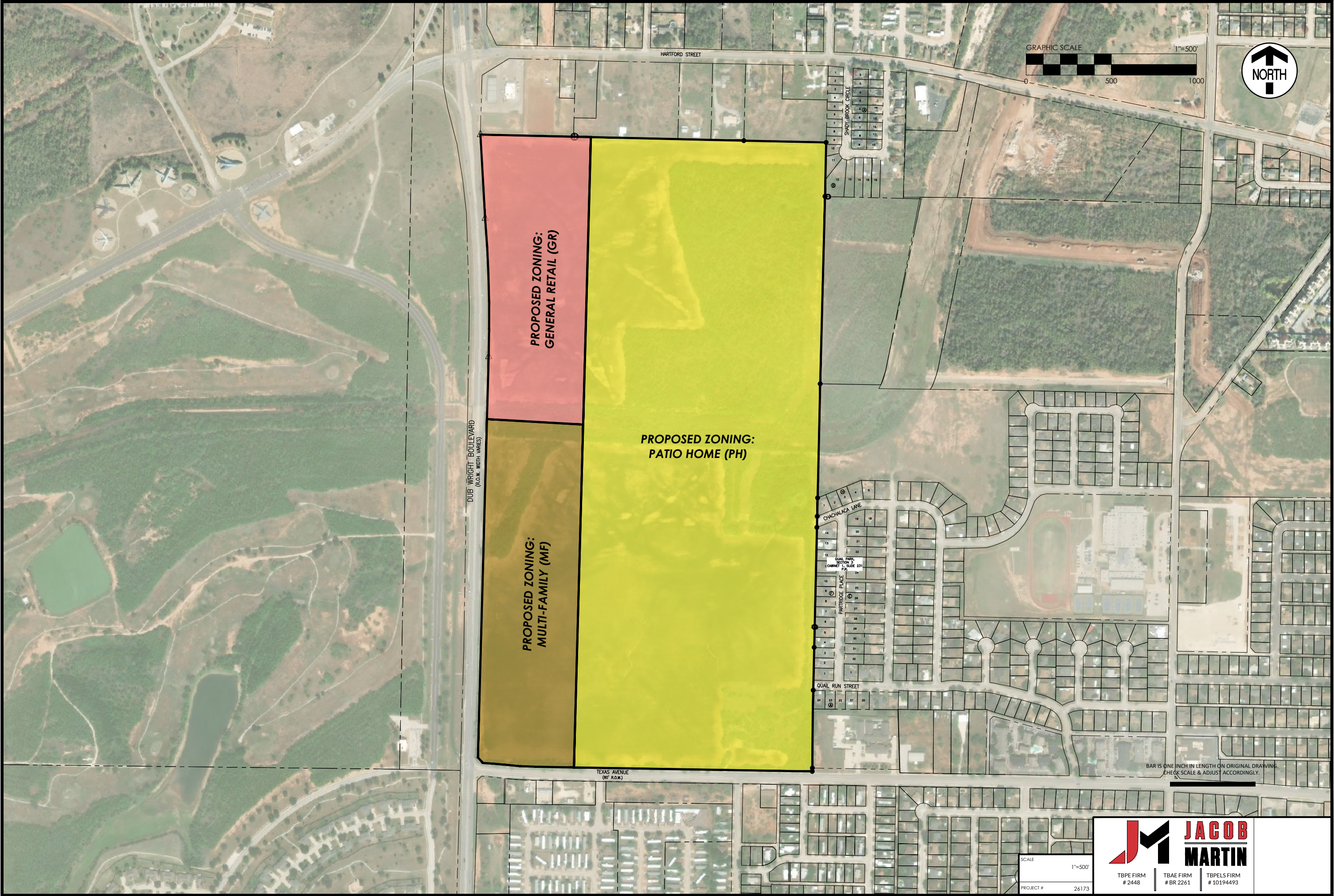
Staff recommends **approval**.





Questions?





PROPOSED ZONING:
GENERAL RETAIL (GR)

PROPOSED ZONING:
PATIO HOME (PH)

PROPOSED ZONING:
MULTI-FAMILY (MF)

DUB WRIGHT BOULEVARD
(R.O.W. WIDTH VARIES)

HARTFORD STREET

CHACHALACA LANE

QUAIL PARK
SECTION 3
CABINET 1, SLICE 231
P.A.D.

PARTRIDGE PLACE

QUAIL RUN STREET

TEXAS AVENUE
(80' R.O.W.)

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

SCALE 1"=500'

PROJECT # 26173

**JACOB
MARTIN**

TBPE FIRM
2448

TBAE FIRM
BR 2261

TBPELS FIRM
10194493

ZONING CASE

Z-2026-46

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: August 4, 2026
City Council 1st Reading: August 27, 2026
City Council 2nd Reading: September 10, 2026

Applicant

Agent: Mike Pappas
Owner: Thomas Burns

Case Manager

Adam Holland – Planner

Request

Change the zoning of approximately 2.0 acres from Agricultural Open (AO) to Residential Single-Family (RS-6).

Location

Located at 3254 Beltway S, legal description being 2.0 acres of the W.J. Reddell Survey

Background

The subject property was annexed into the City limits in 1980. The structure was built in 1964. The owner intends to subdivide the property to the north of the house to create a total of three lots.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	RS-6	Single-Family Residential
East	RS-6	Single-Family Residential
South	AO	Single-Family Residential
West	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. 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 July 17, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

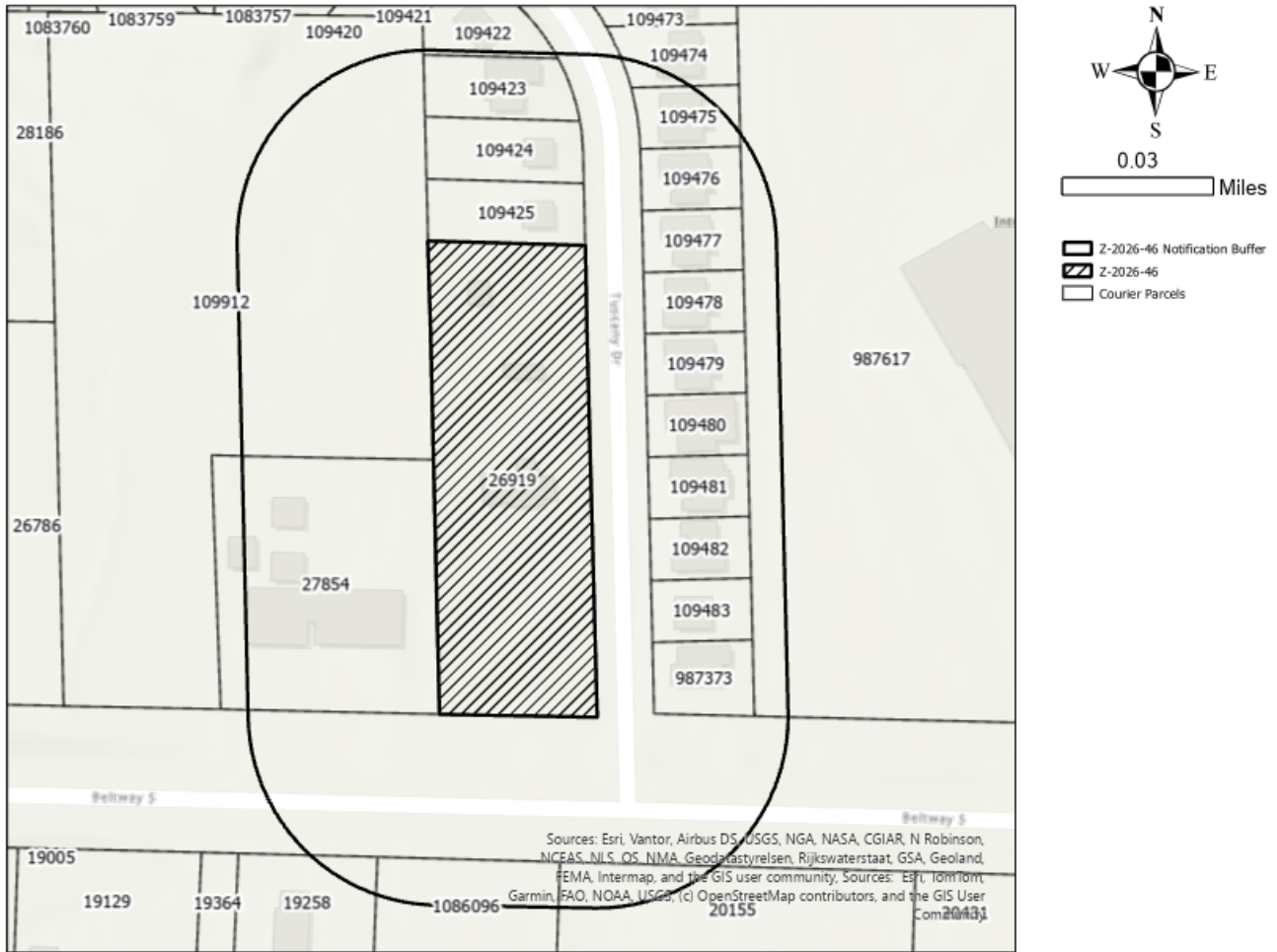
PROPERTY OWNER		Legend: O - Opposed, F - In Favor		
OWNER	PROP_ID	SITUS	RESPONSE	
ANDREW TYLER J & KRISTI L	109425	7926 TUSCANY DR		
BURDEN GLENDA KAY	109474	7909 TUSCANY DR		
CHILDERS JEFFREY WAYNE &	26919	3234 BELTWAY S		
DAVIDSON DARRELL J & STEPHANIE R	987373	8049 TUSCANY DR		
GALBREATH FAMILY TRUST WITH	109482	8033 TUSCANY DR		
HARISON BENJAMIN L & JENNIFER E	109481	8025 TUSCANY DR		
HARLOW STEVEN A &	109479	8009 TUSCANY DR		
HARRIS JOHN T	109480	8017 TUSCANY DR		
HOLT LANNY D	20155	3125 BELTWAY S		
HOLT LANNY D	20155	3117 BELTWAY S		
HORTON THOMAS MICHAEL &	109475	7917 TUSCANY DR		
KOYOE SOCIETY	27854	3242 BELTWAY S		
LASYONE BRYAN ARTHUR &	109478	8001 TUSCANY DR		
MC FADDEN JAMES & BECKY	19258	3157 BELTWAY S		
MUCCINI SHONA CHARLOTTA	1086096	3149 BELTWAY S		
NELSON RONALD F	109912			
PERRY BRIAN	109423	7910 TUSCANY DR		
ROBERT WILLIE	109477	7933 TUSCANY DR		
RODRIGUEZ JOSE ROLANDO	109422	7902 TUSCANY DR		
ROWLETTE ANDREW & CRYSTAL	109424	7918 TUSCANY DR		
SOK SAMRACH & MANDY L	109476	7925 TUSCANY DR		
WITKOWSKI KIMBERLY K	109483	8041 TUSCANY DR		
WYLIE IND SCHOOL DIST	987617	3158 BELTWAY S		

PROPERTY ID

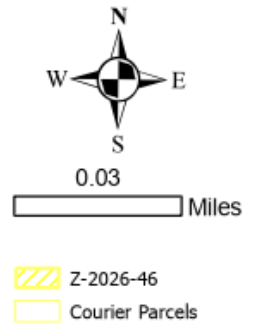
Legend: O - Opposed, F - In Favor

OWNER	PROP_ID	SITUS	RESPONSE
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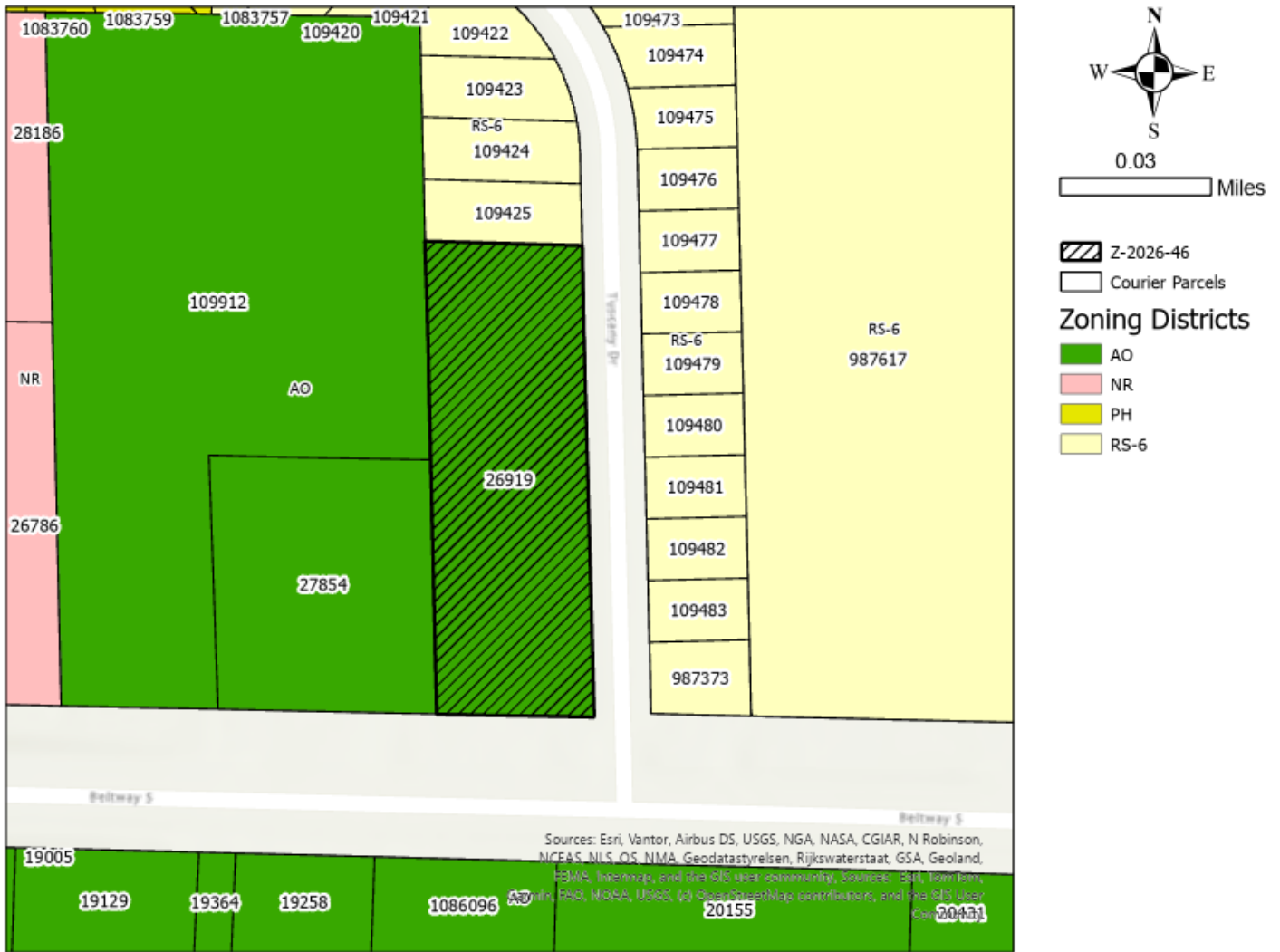
NOTIFICATION MAP



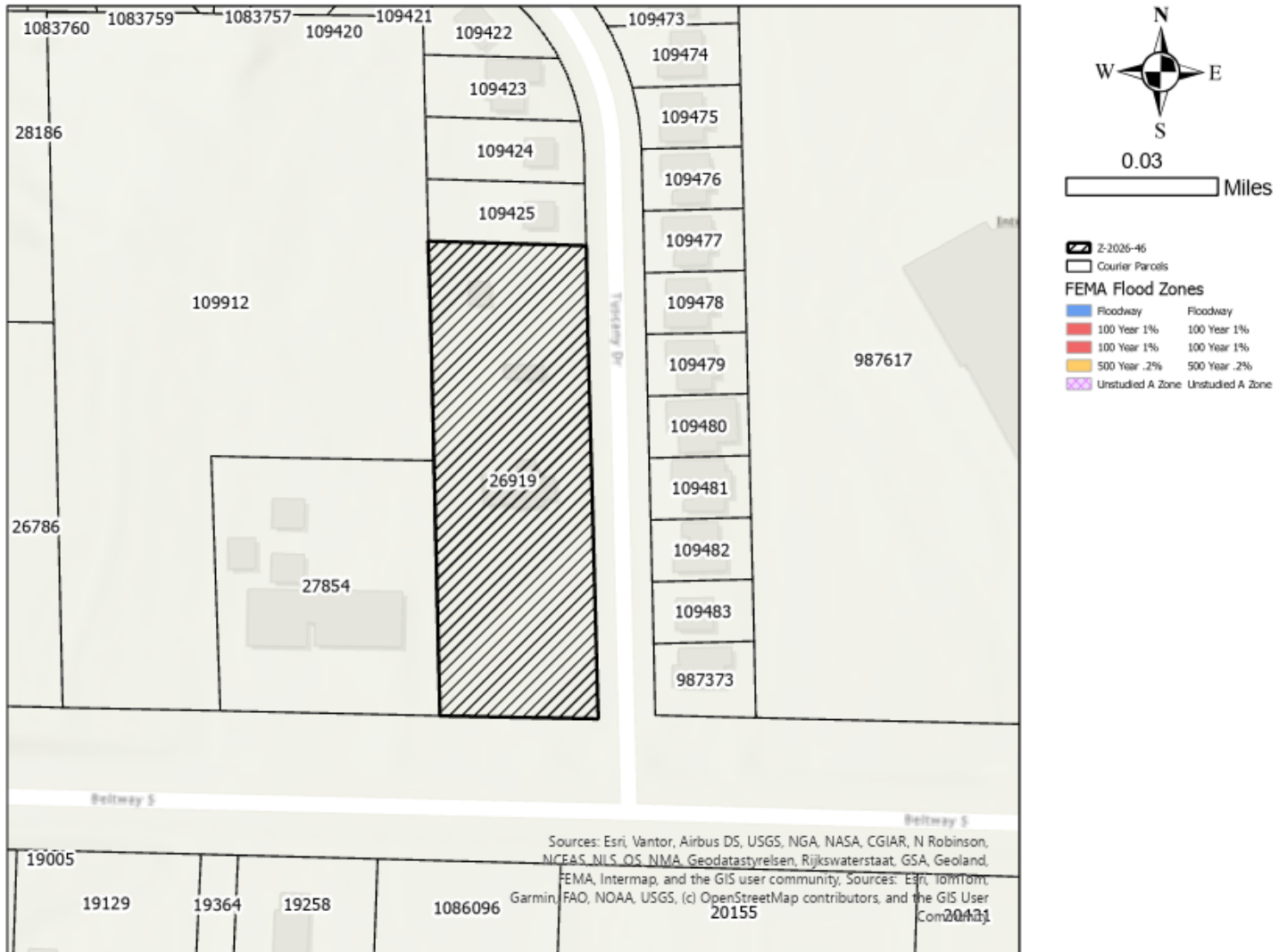
LOCATION MAP



ZONING MAP



FLOOD MAP





REZONE REQUEST

Case: Z-2026-46

Owner: Mike Pappas

Agent: Thomas Burns

Request: Change the zoning of approximately 2.0 acres from Agricultural Open (AO) to Single-Family Residential (RS-6).

Location: 3254 Beltway S

Notification: 0 in Favor, 0 in Opposition

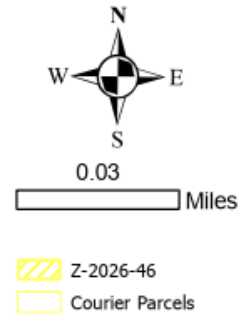
Planning & Zoning: August 4, 2026

Council Hearing: August 27, 2026
September 10, 2026



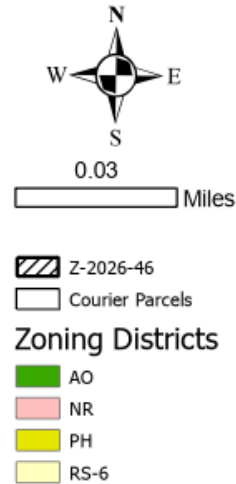
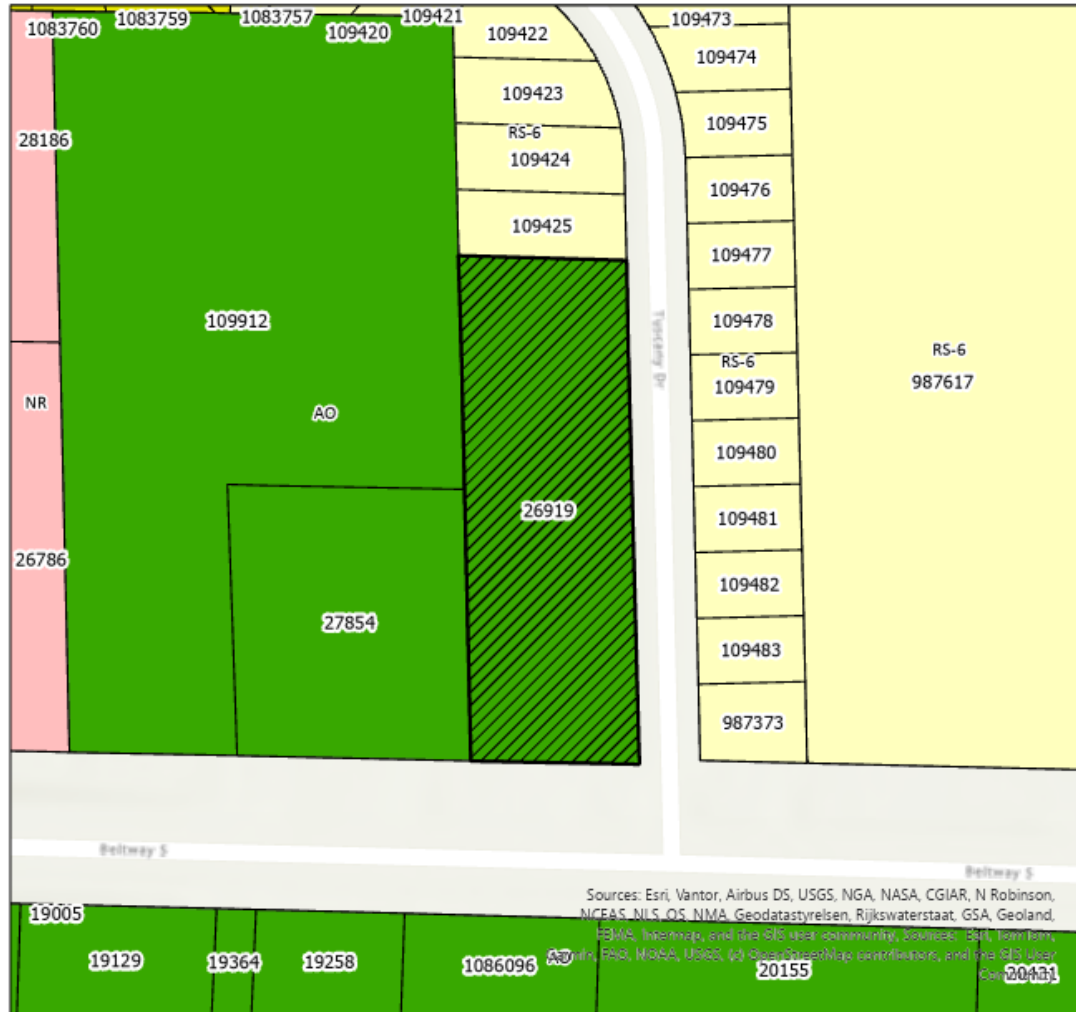


AERIAL LOCATION MAP





ZONING MAP





Subject Property



Subject Property



East 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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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

LEGEND

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





USES IN 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

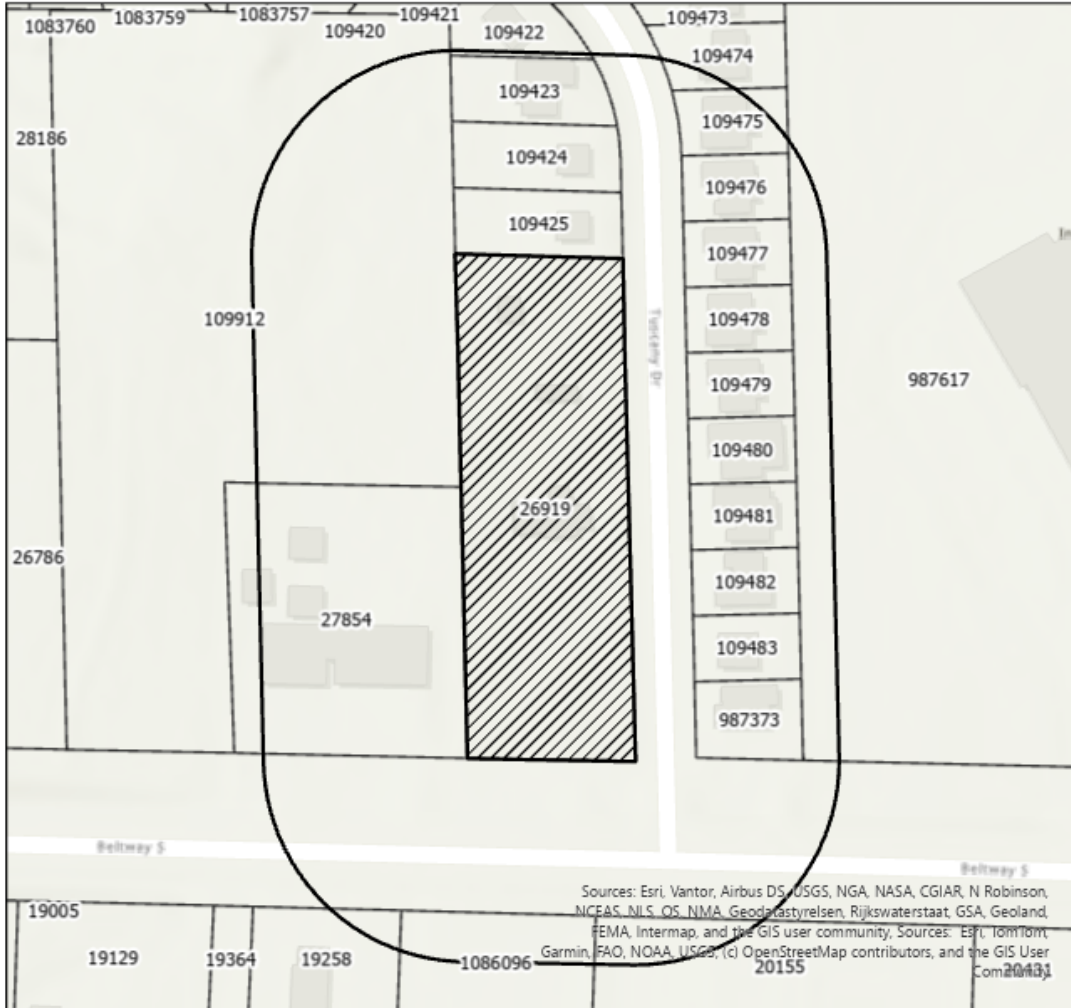
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NOTIFICATION AREA MAP



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-2026-47

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: August 4, 2026
City Council 1st Reading: August 27, 2026
City Council 2nd Reading: September 10, 2026

Applicant

Agent: eHT
Owner: West Texas Real Estate Development, LLC

Case Manager

Adam Holland – Planner

Request

Amend the terms of PDD-76 to allow townhomes and Patio Homes with a minimum lot square footage of 4,000 Sq ft within Tract 3 of the Planned Development District.

Location

Located at 5534 Health Way Dr. Legal Description being the Medical Plaza Subdivision, and approximately 23 acres of Survey 43, William Bishop, Abilene, Taylor County, Texas.

Background

The subject property was annexed to the City limits in 1959. The Planned Development District was created in 2002 for medical uses; however, the property was amended in 2024 to allow for residential uses in tract 3.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	RS-6/MH	Single-Family Residential/Mobile Home
East	GC	Vacant/Office
South	AO	Cemetery
West	MD/RS-6	Duplexes/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 uses offer a transition from the commercial uses within tract 1 of the Planned Development District

- (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 July 17, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER

Legend: O - Opposed, F - In Favor

OWNER	PROP_ID	SITUS	RESPONSE
ABILENE HOSANNA KOREAN CHURCH	60706	6002 DUCHESS AV	
ABILENE MAINTENANCE INC	12728	2350 BISHOP RD 52	
AE ABILENE LLC	970050	5602 HEALTH CENTER DR	
ALLGOOD VAMELL JENNA	74491	2349 CORSICANA AV	
BIG COUNTRY REAL ESTATE LLC	60838	6010 DUCHESS AV	
BIG COUNTRY REAL ESTATE LLC	60839	6014 DUCHESS AV	
BOYD MARTIN W & CYNTHIA	68897	5417 SOUTHMOOR DR	
BRANDT WAYNE E	59189	5442 HWY 277 S	
BROOKS MINA JANET	58593	5458 HWY 277 S	
BROOKS MINA JANET	60000	5450 HWY 277 S	
BROWDER EDDIE	1011091		
BRUNO EDWIN J	65594	6017 PRINCESS LN	
BUSH KENNETH F	56233	5702 SOUTHMOOR DR	
C & W LAND LLC	73430	5802 SOUTHMOOR DR	
C & W LAND LLC	73566	5810 SOUTHMOOR DR	
C & W LAND LLC	73693	5818 SOUTHMOOR DR	
C & W LAND LLC	73833	5826 SOUTHMOOR DR	
C & W LAND LLC	73974	5834 SOUTHMOOR DR	
C & W LAND LLC	74112	5842 SOUTHMOOR DR	
C & W LAND LLC	74228	5850 SOUTHMOOR DR	
C & W LAND LLC	74332	5858 SOUTHMOOR DR	
C & W LAND LLC	74448	5866 SOUTHMOOR DR	

C & W LAND LLC	74563	5874 SOUTHMOOR DR	
C & W LAND LLC	74681	5882 SOUTHMOOR DR	
C & W LAND LLC	75153	5889 SOUTHMOOR DR	
C & W LAND LLC	75273	5881 SOUTHMOOR DR	
C & W LAND LLC	75390	5873 SOUTHMOOR DR	
C & W LAND LLC	75502	5865 SOUTHMOOR DR	
C & W LAND LLC	75622	5857 SOUTHMOOR DR	
C & W LAND LLC	75750	5849 SOUTHMOOR DR	
C & W LAND LLC	75883	5841 SOUTHMOOR DR	
C & W LAND LLC	76008	5833 SOUTHMOOR DR	
C & W LAND LLC	76135	5825 SOUTHMOOR DR	
C & W LAND LLC	76252	5817 SOUTHMOOR DR	
C & W LAND LLC	76379	5809 SOUTHMOOR DR	
C & W LAND LLC	76499	5801 SOUTHMOOR DR	
C & W LAND LLC	76618	5773 SOUTHMOOR DR	
C & W LAND LLC	76748	5765 SOUTHMOOR DR	
C & W LAND LLC	76877	5757 SOUTHMOOR DR	
C & W LAND LLC	77001	5749 SOUTHMOOR DR	
CALDWELL WILLIAM E &	65342	6001 PRINCESS LN	
CAMACHO SAMMY & ELISA	69661	5525 SOUTHMOOR DR	
CARRANZA ANDRES	65471	6009 PRINCESS LN	
CARTER ERIKA	63061	5717 SOUTHMOOR DR	
CHIEM HONG N & HUNG D TRAN	64589	2702 BISHOP RD	
COOK CECELIA M	61882	6001 DUCHESS AV	
COOKSEY VANCE	62261	5609 SOUTHMOOR DR	
CRUDDAS WESLEY & BRIELLE	62009	6009 DUCHESS AV	
CULPEPPER CATRIONA M	69789	6010 JENNINGS DR	
CUNNINGHAM LORAN B	12233		
DADDYMAC & CICI PROPERTY LLC	18630	5533 HWY 277 S	
DAVIS JASON & KRISTEE M	12354	5309 SOUTHMOOR DR	
DEAL RICHARD D	55839	5618 SOUTHMOOR DR	
DESIDERIO JUSTIN T	70038	5549 SOUTHMOOR DR	
FAITH DELIVERANCE COMMUNITY	59871		
FAITH DELIVERANCE COMMUNITY	103860	5501 HWY 277 S	
FAITH DELIVERANCE COMMUNITY	111202		
FERGUSON RONALD M &	12110	2365 CICILY LN	
FERNANDEZ DUANE R	64845	2634 BISHOP RD	
FINCH DIANE R	62524	5625 SOUTHMOOR DR	
FREED BRANDON ALAN	62387	5617 SOUTHMOOR DR	
GARCIA BREANNA	62789	5701 SOUTHMOOR DR	
GATHRIGHT KERRI	1086179		
GIEHL DENNIS & SANDRA REV TRUST	62134	6017 DUCHESS AV	
HAWKINS ROBERT R III	69254	5501 SOUTHMOOR DR	
HEADSTREAM DEBORAH SHAFER	77244	2381 CROWN PL	
HOLDEN JEROD &	68790	5409 SOUTHMOOR DR	
HOLLINGSWORTH PATTIE	40978	5534 HWY 277 S	
HUERTA LUIS ADRIAN HERNANDEZ & ALYCIA HERNANDEZ	69515	5517 SOUTHMOOR DR	
JONG TERENCE T	65095	2618 BISHOP RD	
KEATING BLAKE E & STEPHANIE L	65219	2610 BISHOP RD	
KILTON NO HUI	72048	2350 KERRY LN	
KIMSEY WILLIAM R	63440	5741 SOUTHMOOR DR	

KING ROBERT DANIEL JR	69785	5533 SOUTHMOOR DR	
KOTAL JOSEPH ALBERT III	69396	5509 SOUTHMOOR DR	
KUTH SAMUEL	64457	2710 BISHOP RD	
LADNER BELINDA E	66922	2350 VICKI DR	
LAND BRUCE G	55969	5626 SOUTHMOOR DR	
LEGACY FUNERAL HOLDINGS LLC	40475	3010 BISHOP RD	
LEGACY FUNERAL HOLDINGS LLC	41622	5726 HWY 277 S	
LEGACY FUNERAL HOLDINGS LLC	206929		
MARSHALL KYONG JOHNSON	12592	5325 SOUTHMOOR DR	
MARSHALL KYONG JOHNSON	63820	6010 PRINCESS LN	
MARTINEZ JUAN L	64971	2626 BISHOP RD	
MC GILL CHARLES	64337	2718 BISHOP RD	
MCRAE BLAINE C & AMANDA	62923	5709 SOUTHMOOR DR	
MLADAN TONI LEANN	64210	2726 BISHOP RD	
MOORE TONY DELANO	66926	6009 MICHAEL CT	
MOUDJIGA OLIVIER	74154	2350 CORSICANA AV	
NANEZ RAFAE JR & CONSEULO	56102	5632 SOUTHMOOR DR	
NAVARRO TIMOTHY	51045	2366 SHERE LYNNE DR	
NEWEBERRY AUSTIN M & KYLEE	64084	2734 BISHOP RD	
NORTON ROSS WAYNE &	68667	5401 SOUTHMOOR DR	
NTIHEBUZA GILBERT &	69916	5541 SOUTHMOOR DR	
PARRISH MARK & NELLIE	72416	2349 KERRY LN	
PATEL SUNIL S	76296		
PATEL SUNIL S	109556		
PEREZ BENITO ESCOBEDO	63185	5725 SOUTHMOOR DR	
PLEX MEDICAL OFFICE	106015	5441 HEALTH CENTER DR	
PLP MEDICAL REALTY PARTNERS LLC	113744	5601 HEALTH CENTER DR	
PRACHYL ALLEN & MARCELLA	64711	2642 BISHOP RD	
QUINONEZ ROBERT ELENO &	62130	5601 SOUTHMOOR DR	
RAINWATER HOUSING LLC	12474	5317 SOUTHMOOR DR	
RAINWATER HOUSING LLC	60117	2366 KENNY CR	
REVOIR THOMAS LELAND ETUX & EDITH LYNN	66689	6002 MICHAEL CT	
ROBERTSON MICHAEL B & TIFFANY D	56494	5718 SOUTHMOOR DR	
ROBISON AARON & ANDREA	61244	5308 HWY 277 S	
ROCHA ROBERT G	108485	2850 BISHOP RD	
RUSH EDWIN L & ELIZABETH A	40601	2802 BISHOP RD	
RUSHMORE INVESTMENT LLC	109558	5401 HWY 277 S	
SHEPHERD ASSET MANAGEMENT LLC	69519	6002 AMY CR	
SIMMONS VIVIAN MICHELE	63951	6002 PRINCESS LN	
STARK JAMES K & BRENDA G	62657	5631 SOUTHMOOR DR	
STEPHENS EDDIE J & SUSAN	70399	2349 VICKI DR	
SUGAR AGUA #1 LTD	58192	5309 HWY 277 S	
TAYLOR GLENN F JR &	11983	2357 CICILY LN	
THOMAS JESSE & CHIEKO	60262	2365 KENNY CR	
THOMPSON LAWRENCE S & DANIELA	69398	6010 AMY CR	
TOWNE ALICE JANE	41746	5526 HWY 277 S	O
TOWNE SCOTT ARTHUR	41367	5542 HWY 277 S	
VANDENBOOMEN KURTIS JR	69126	5433 SOUTHMOOR DR	
VEGA ANTONIO & MARY ANN	76052	2350 CICILY LN	
VILLARREAL JAIME	75029	5897 SOUTHMOOR DR	
WALKER VALERIE	66805	6001 MICHAEL CT	

WASHINGTON TRACY LEONARD JR	69014	5425 SOUTHMOOR DR	
WEST JARROD	41498	5550 HWY 277 S	
WHITNEY ENTERPRISE LLC	41856		
WHITNEY ENTERPRISE LLC	41869	2801 BISHOP RD	
WHITNEY ENTERPRISE LLC	41994	2849 BISHOP RD	
WHITNEY ENTERPRISE LLC	108862	5534 HEALTH WAY DR	
WHITNEY ENTERPRISE LLC	108863	5402 HEALTH WAY DR	
WHITNEY ENTERPRISE LLC	113745		
WHITNEY ENTERPRISE LLC	970048	5301 HEALTH CENTER DR	
WHITNEY ENTERPRISE LLC	970049	5401 HEALTH CENTER DR	
WHITNEY ENTERPRISE LLC	970051	5802 HEALTH CENTER DR	
WHITNEY ENTERPRISE LLC	970052	5602 HEALTH WAY DR	
WHITNEY ENTERPRISE LLC	970053	2441 BISHOP RD	
WHITNEY ENTERPRISE LLC	970054	5302 HEALTH CENTER DR	
WILLIAMS NIESHA L	56371	5710 SOUTHMOOR DR	
WINZERLING ALAN W &	63312	5733 SOUTHMOOR DR	

PROPERTY ID

Legend: O - Opposed, F - In Favor

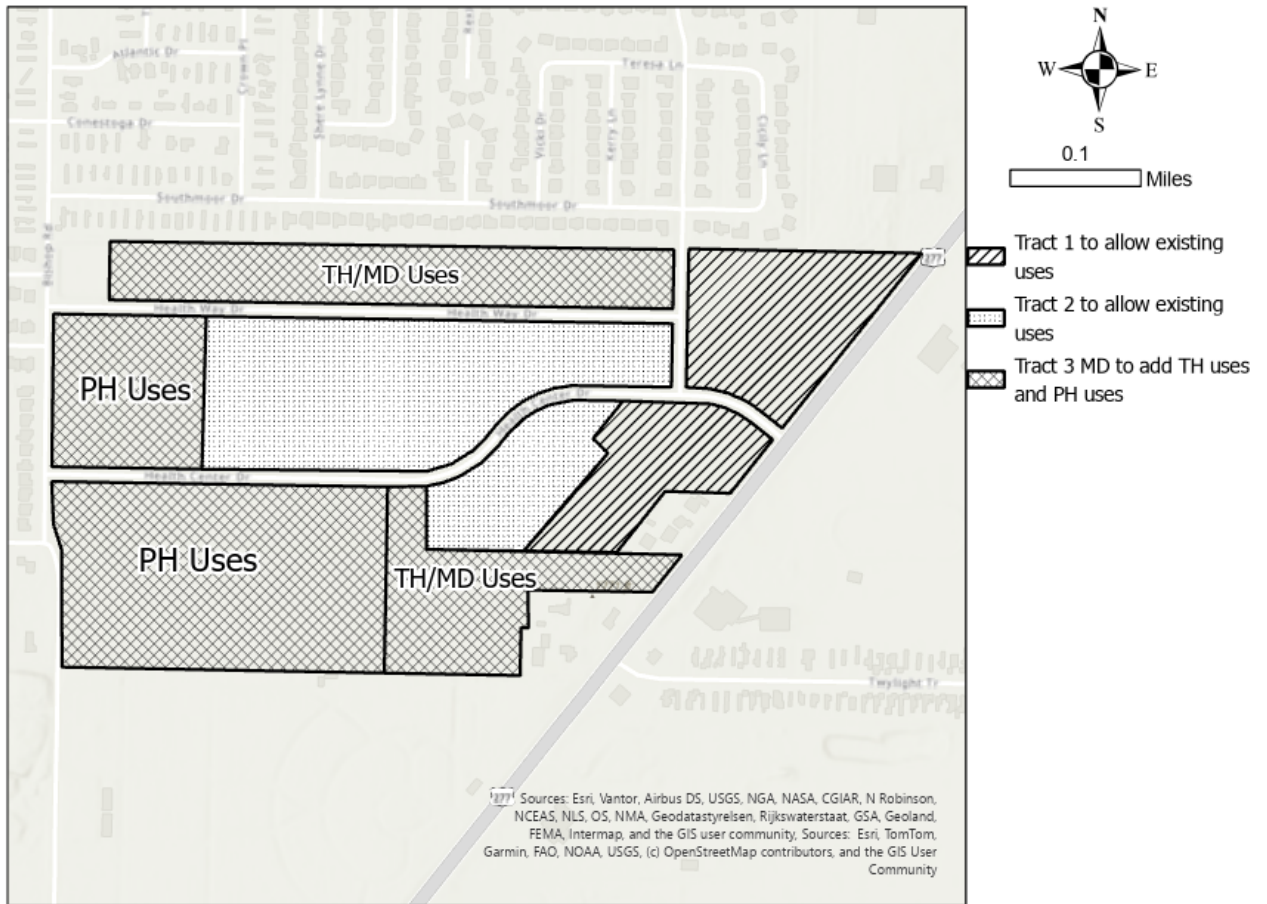
OWNER	PROP_ID	SITUS	RESPONSE
TAYLOR GLENN F JR &	11983	2357 CICILY LN	
FERGUSON RONALD M &	12110	2365 CICILY LN	
CUNNINGHAM LORAN B	12233		
DAVIS JASON & KRISTEE M	12354	5309 SOUTHMOOR DR	
RAINWATER HOUSING LLC	12474	5317 SOUTHMOOR DR	
MARSHALL KYONG JOHNSON	12592	5325 SOUTHMOOR DR	
ABILENE MAINTENANCE INC	12728	2350 BISHOP RD 52	
DADDYMAC & CICI PROPERTY LLC	18630	5533 HWY 277 S	
LEGACY FUNERAL HOLDINGS LLC	40475	3010 BISHOP RD	
RUSH EDWIN L & ELIZABETH A	40601	2802 BISHOP RD	
HOLLINGSWORTH PATTIE	40978	5534 HWY 277 S	
TOWNE SCOTT ARTHUR	41367	5542 HWY 277 S	
WEST JARROD	41498	5550 HWY 277 S	
LEGACY FUNERAL HOLDINGS LLC	41622	5726 HWY 277 S	
TOWNE ALICE JANE	41746	5526 HWY 277 S	O
WHITNEY ENTERPRISE LLC	41856		
WHITNEY ENTERPRISE LLC	41869	2801 BISHOP RD	
WHITNEY ENTERPRISE LLC	41994	2849 BISHOP RD	
NAVARRO TIMOTHY	51045	2366 SHERE LYNNE DR	
DEAL RICHARD D	55839	5618 SOUTHMOOR DR	
LAND BRUCE G	55969	5626 SOUTHMOOR DR	
NANEZ RAFAE JR & CONSEULO	56102	5632 SOUTHMOOR DR	
BUSH KENNETH F	56233	5702 SOUTHMOOR DR	
WILLIAMS NIESHA L	56371	5710 SOUTHMOOR DR	
ROBERTSON MICHAEL B & TIFFANY D	56494	5718 SOUTHMOOR DR	
SUGAR AGUA #1 LTD	58192	5309 HWY 277 S	
BROOKS MINA JANET	58593	5458 HWY 277 S	
BRANDT WAYNE E	59189	5442 HWY 277 S	
FAITH DELIVERANCE COMMUNITY	59871		
BROOKS MINA JANET	60000	5450 HWY 277 S	
RAINWATER HOUSING LLC	60117	2366 KENNY CR	
THOMAS JESSE & CHIEKO	60262	2365 KENNY CR	

ABILENE HOSANNA KOREAN CHURCH	60706	6002 DUCHESS AV	
BIG COUNTRY REAL ESTATE LLC	60838	6010 DUCHESS AV	
BIG COUNTRY REAL ESTATE LLC	60839	6014 DUCHESS AV	
ROBISON AARON & ANDREA	61244	5308 HWY 277 S	
COOK CECELIA M	61882	6001 DUCHESS AV	
CRUDDAS WESLEY & BRIELLE	62009	6009 DUCHESS AV	
QUINONEZ ROBERT ELENO &	62130	5601 SOUTHMOOR DR	
GIEHL DENNIS & SANDRA REV TRUST	62134	6017 DUCHESS AV	
COOKSEY VANCE	62261	5609 SOUTHMOOR DR	
FREED BRANDON ALAN	62387	5617 SOUTHMOOR DR	
FINCH DIANE R	62524	5625 SOUTHMOOR DR	
STARK JAMES K & BRENDA G	62657	5631 SOUTHMOOR DR	
GARCIA BREANNA	62789	5701 SOUTHMOOR DR	
MCRAE BLAINE C & AMANDA	62923	5709 SOUTHMOOR DR	
CARTER ERIKA	63061	5717 SOUTHMOOR DR	
PEREZ BENITO ESCOBEDO	63185	5725 SOUTHMOOR DR	
WINZERLING ALAN W &	63312	5733 SOUTHMOOR DR	
KIMSEY WILLIAM R	63440	5741 SOUTHMOOR DR	
MARSHALL KYONG JOHNSON	63820	6010 PRINCESS LN	
SIMMONS VIVIAN MICHELE	63951	6002 PRINCESS LN	
NEWEBERRY AUSTIN M & KYLEE	64084	2734 BISHOP RD	
MLADAN TONI LEANN	64210	2726 BISHOP RD	
MC GILL CHARLES	64337	2718 BISHOP RD	
KUTH SAMUEL	64457	2710 BISHOP RD	
CHIAM HONG N & HUNG D TRAN	64589	2702 BISHOP RD	
PRACHYL ALLEN & MARCELLA	64711	2642 BISHOP RD	
FERNANDEZ DUANE R	64845	2634 BISHOP RD	
MARTINEZ JUAN L	64971	2626 BISHOP RD	
JONG TERENCE T	65095	2618 BISHOP RD	
KEATING BLAKE E & STEPHANIE L	65219	2610 BISHOP RD	
CALDWELL WILLIAM E &	65342	6001 PRINCESS LN	
CARRANZA ANDRES	65471	6009 PRINCESS LN	
BRUNO EDWIN J	65594	6017 PRINCESS LN	
REVOIR THOMAS LELAND ETUX & EDITH LYNN	66689	6002 MICHAEL CT	
WALKER VALERIE	66805	6001 MICHAEL CT	
LADNER BELINDA E	66922	2350 VICKI DR	
MOORE TONY DELANO	66926	6009 MICHAEL CT	
NORTON ROSS WAYNE &	68667	5401 SOUTHMOOR DR	
HOLDEN JEROD &	68790	5409 SOUTHMOOR DR	
BOYD MARTIN W & CYNTHIA	68897	5417 SOUTHMOOR DR	
WASHINGTON TRACY LEONARD JR	69014	5425 SOUTHMOOR DR	
VANDENBOOMEN KURTIS JR	69126	5433 SOUTHMOOR DR	
HAWKINS ROBERT R III	69254	5501 SOUTHMOOR DR	
KOTAL JOSEPH ALBERT III	69396	5509 SOUTHMOOR DR	
THOMPSON LAWRENCE S & DANIELA	69398	6010 AMY CR	
HUERTA LUIS ADRIAN HERNANDEZ & ALCIA HERNANDEZ	69515	5517 SOUTHMOOR DR	
SHEPHERD ASSET MANAGEMENT LLC	69519	6002 AMY CR	
CAMACHO SAMMY & ELISA	69661	5525 SOUTHMOOR DR	
KING ROBERT DANIEL JR	69785	5533 SOUTHMOOR DR	
CULPEPPER CATRIONA M	69789	6010 JENNINGS DR	
NTIHEBUZA GILBERT &	69916	5541 SOUTHMOOR DR	

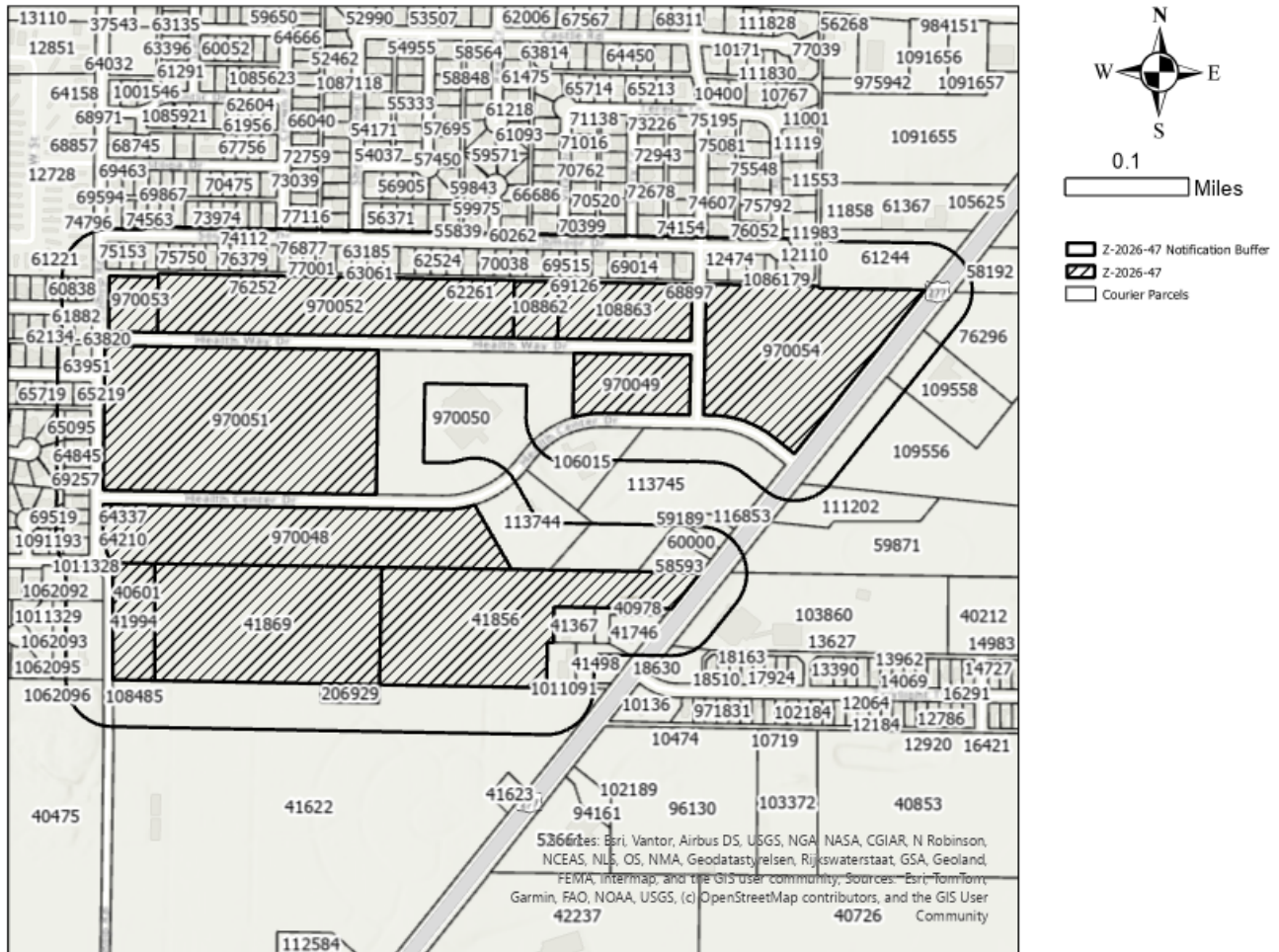
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STEPHENS EDDIE J & SUSAN	70399	2349 VICKI DR	
KILTON NO HUI	72048	2350 KERRY LN	
PARRISH MARK & NELLIE	72416	2349 KERRY LN	
C & W LAND LLC	73430	5802 SOUTHMOOR DR	
C & W LAND LLC	73566	5810 SOUTHMOOR DR	
C & W LAND LLC	73693	5818 SOUTHMOOR DR	
C & W LAND LLC	73833	5826 SOUTHMOOR DR	
C & W LAND LLC	73974	5834 SOUTHMOOR DR	
C & W LAND LLC	74112	5842 SOUTHMOOR DR	
MOUDJIGA OLIVIER	74154	2350 CORSICANA AV	
C & W LAND LLC	74228	5850 SOUTHMOOR DR	
C & W LAND LLC	74332	5858 SOUTHMOOR DR	
C & W LAND LLC	74448	5866 SOUTHMOOR DR	
ALLGOOD VAMELL JENNA	74491	2349 CORSICANA AV	
C & W LAND LLC	74563	5874 SOUTHMOOR DR	
C & W LAND LLC	74681	5882 SOUTHMOOR DR	
VILLARREAL JAIME	75029	5897 SOUTHMOOR DR	
C & W LAND LLC	75153	5889 SOUTHMOOR DR	
C & W LAND LLC	75273	5881 SOUTHMOOR DR	
C & W LAND LLC	75390	5873 SOUTHMOOR DR	
C & W LAND LLC	75502	5865 SOUTHMOOR DR	
C & W LAND LLC	75622	5857 SOUTHMOOR DR	
C & W LAND LLC	75750	5849 SOUTHMOOR DR	
C & W LAND LLC	75883	5841 SOUTHMOOR DR	
C & W LAND LLC	76008	5833 SOUTHMOOR DR	
VEGA ANTONIO & MARY ANN	76052	2350 CICILY LN	
C & W LAND LLC	76135	5825 SOUTHMOOR DR	
C & W LAND LLC	76252	5817 SOUTHMOOR DR	
PATEL SUNIL S	76296		
C & W LAND LLC	76379	5809 SOUTHMOOR DR	
C & W LAND LLC	76499	5801 SOUTHMOOR DR	
C & W LAND LLC	76618	5773 SOUTHMOOR DR	
C & W LAND LLC	76748	5765 SOUTHMOOR DR	
C & W LAND LLC	76877	5757 SOUTHMOOR DR	
C & W LAND LLC	77001	5749 SOUTHMOOR DR	
HEADSTREAM DEBORAH SHAFER	77244	2381 CROWN PL	
FAITH DELIVERANCE COMMUNITY	103860	5501 HWY 277 S	
PLEX MEDICAL OFFICE	106015	5441 HEALTH CENTER DR	
ROCHA ROBERT G	108485	2850 BISHOP RD	
WHITNEY ENTERPRISE LLC	108862	5534 HEALTH WAY DR	
WHITNEY ENTERPRISE LLC	108863	5402 HEALTH WAY DR	
PATEL SUNIL S	109556		
RUSHMORE INVESTMENT LLC	109558	5401 HWY 277 S	
FAITH DELIVERANCE COMMUNITY	111202		
PLP MEDICAL REALTY PARTNERS LLC	113744	5601 HEALTH CENTER DR	
WHITNEY ENTERPRISE LLC	113745		
LEGACY FUNERAL HOLDINGS LLC	206929		
WHITNEY ENTERPRISE LLC	970048	5301 HEALTH CENTER DR	
WHITNEY ENTERPRISE LLC	970049	5401 HEALTH CENTER DR	
AE ABILENE LLC	970050	5602 HEALTH CENTER DR	

WHITNEY ENTERPRISE LLC	970051	5802 HEALTH CENTER DR	
WHITNEY ENTERPRISE LLC	970052	5602 HEALTH WAY DR	
WHITNEY ENTERPRISE LLC	970053	2441 BISHOP RD	
WHITNEY ENTERPRISE LLC	970054	5302 HEALTH CENTER DR	
BROWDER EDDIE	1011091		
GATHRIGHT KERRI	1086179		

CONCEPT PLAN



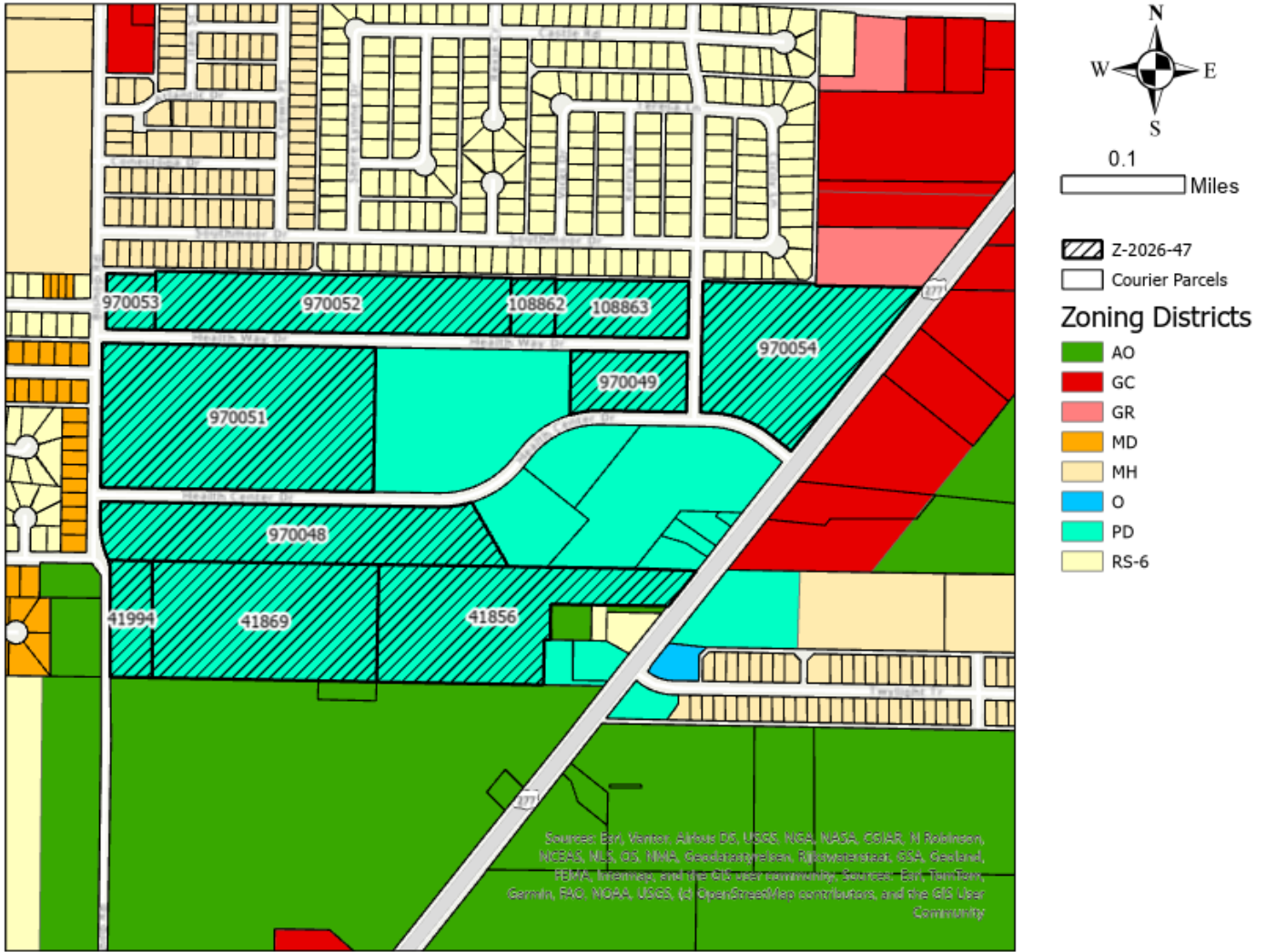
NOTIFICATION MAP



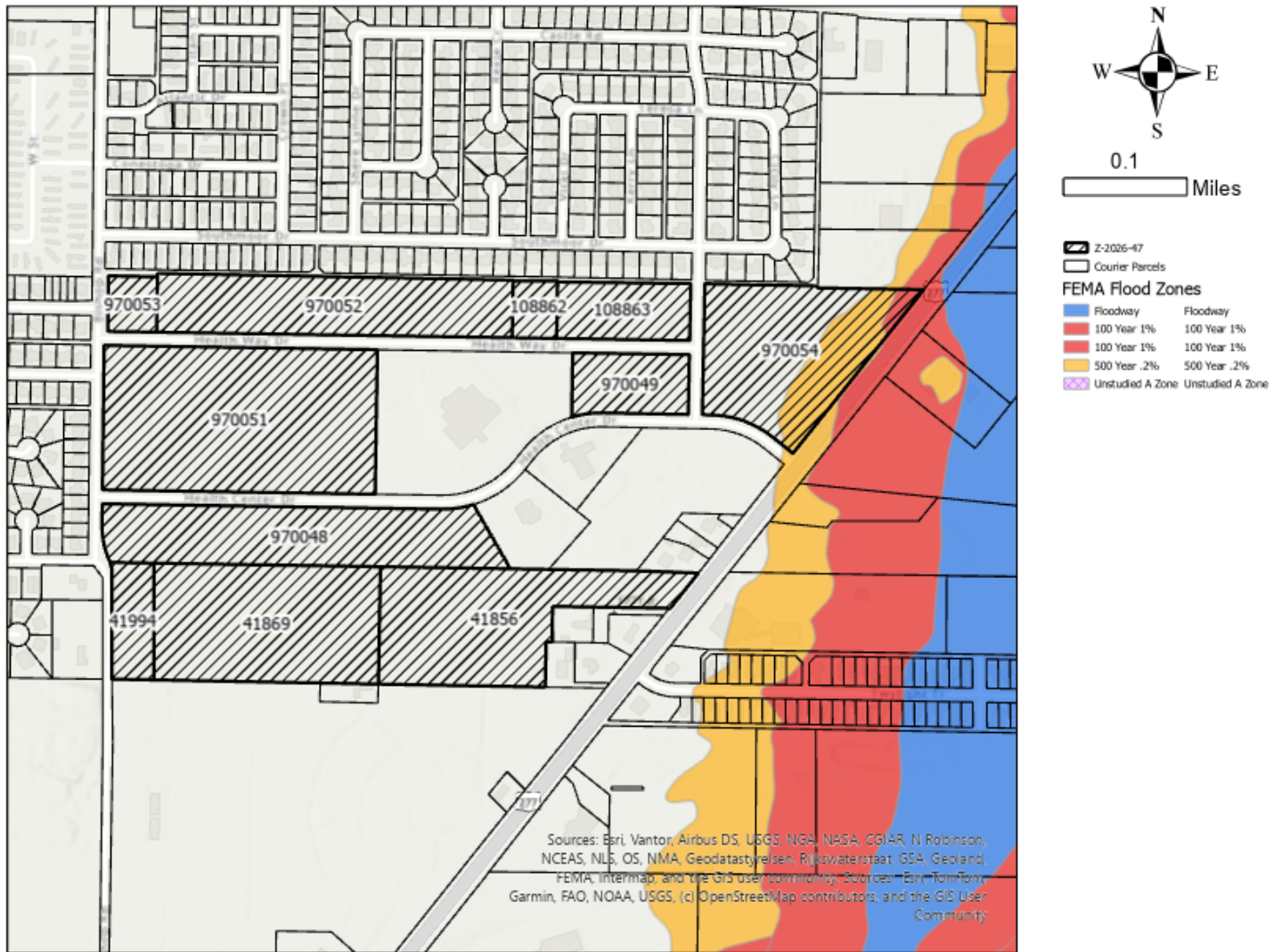
LOCATION MAP

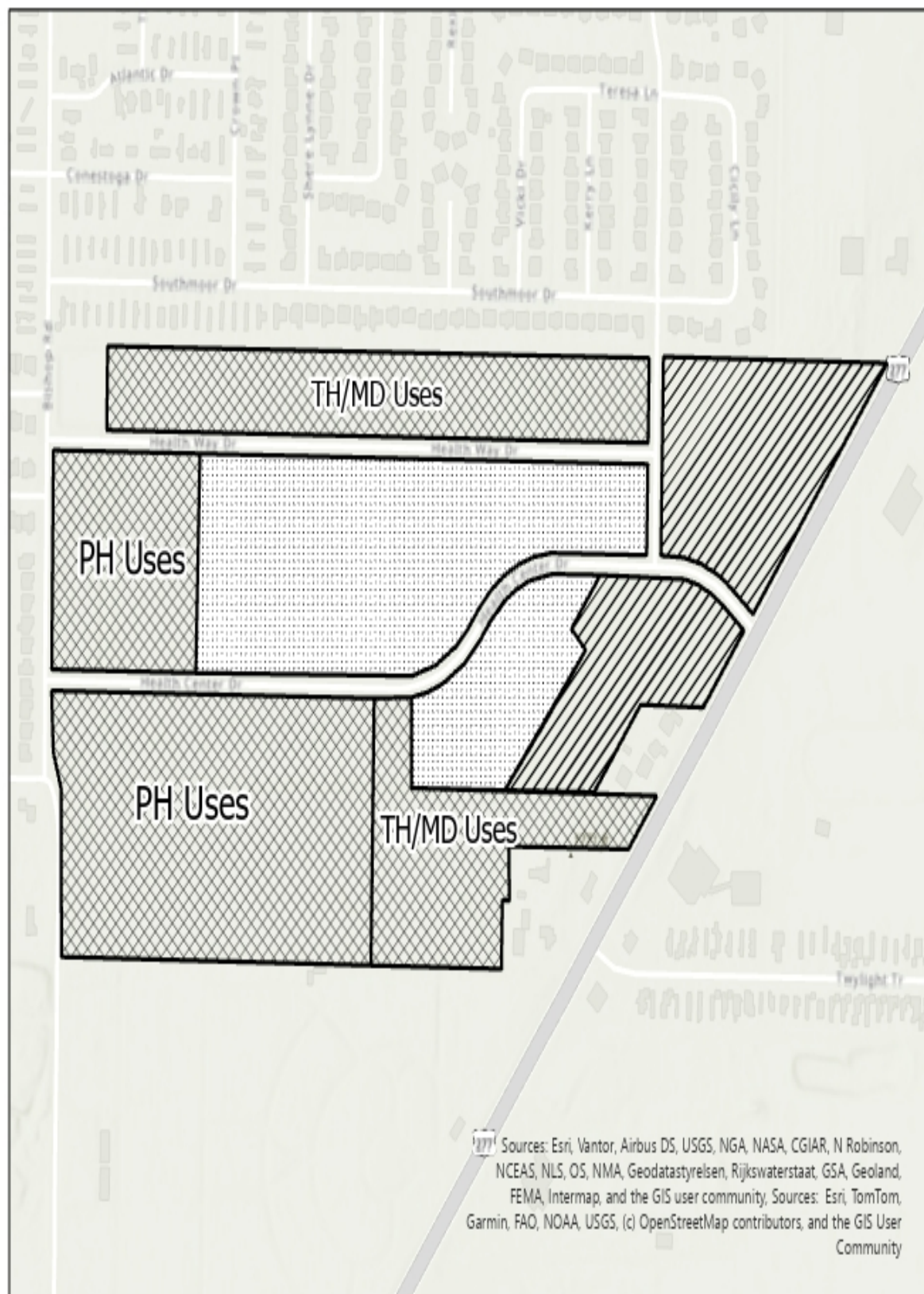


ZONING MAP



FLOOD MAP





0.1

Miles

-  Tract 1 to allow existing uses
-  Tract 2 to allow existing uses
-  Tract 3 MD to add TH uses and PH uses

ZONING NOTIFICATION RESPONSE FORM CASE: Z-2026-47

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

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

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

JUL 29 AM 9:59

Requestor's Property Zoning:	PDD-76	Your Name:	TOWNE ALICE JANE	I am in favor ☐
Requestor's Proposed Zoning:	PDD-76	Your Address:	5526 HWY 277 S	
Requestor's Parcel ID:	970051-970053, 108862	Your Parcel ID:	41746	
	108863, 41869, 41856,			
	970048, 970049			

Signature:

Alice Jane Towne

I am opposed ☒



REZONE REQUEST

Case: Z-2026-47

Owner: West Texas Real Estate Development, LLC

Agent: eHT Engineering

Request: Amend the terms and conditions of PDD-76 to allow and patio home townhome uses within Tract 3

Location: 5534 Health Way Drive

Notification: 0 in Favor, 1 in Opposition

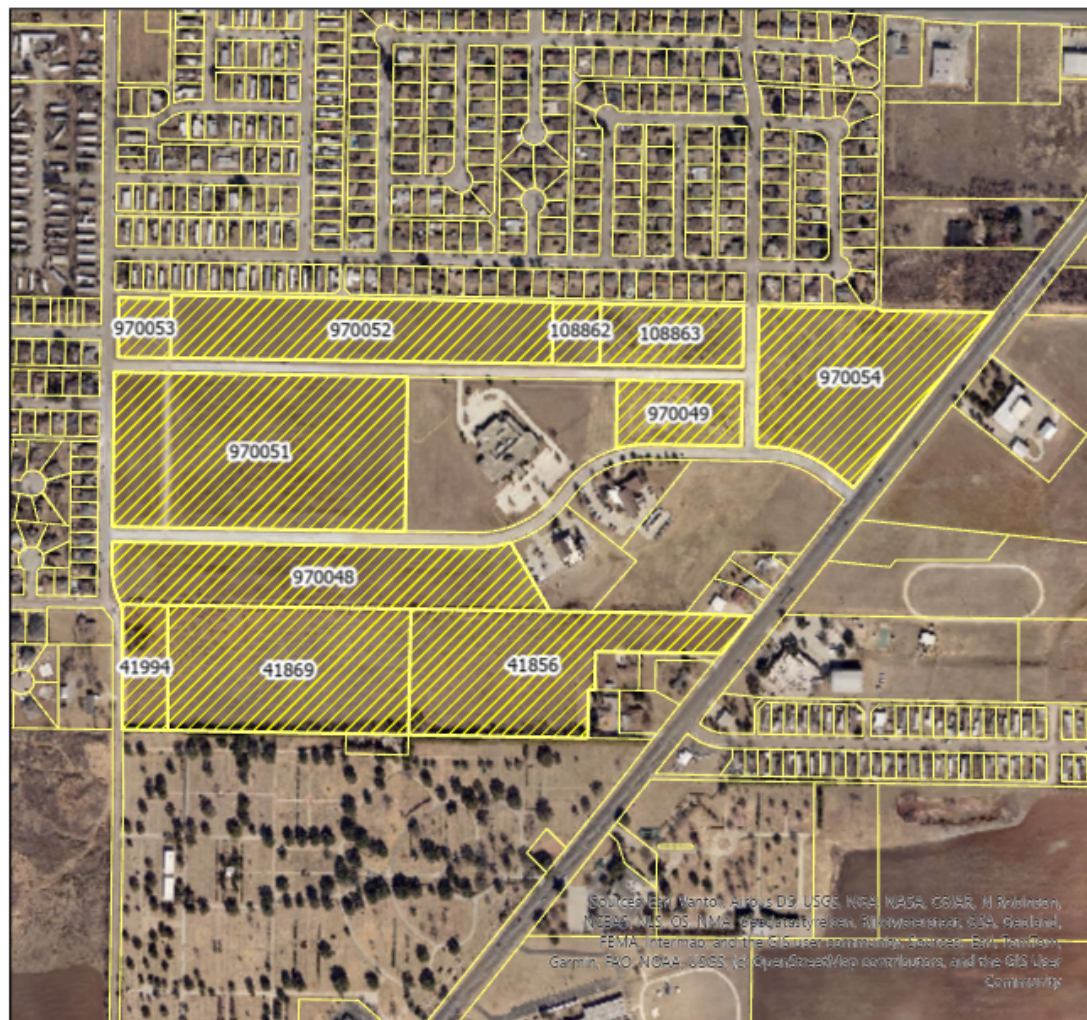
Planning & Zoning: August 4, 2026

Council Hearing: August 27, 2026
September 10, 2026





AERIAL LOCATION MAP







PROPERTY VIEWS



Subject Property



East Property



West Property

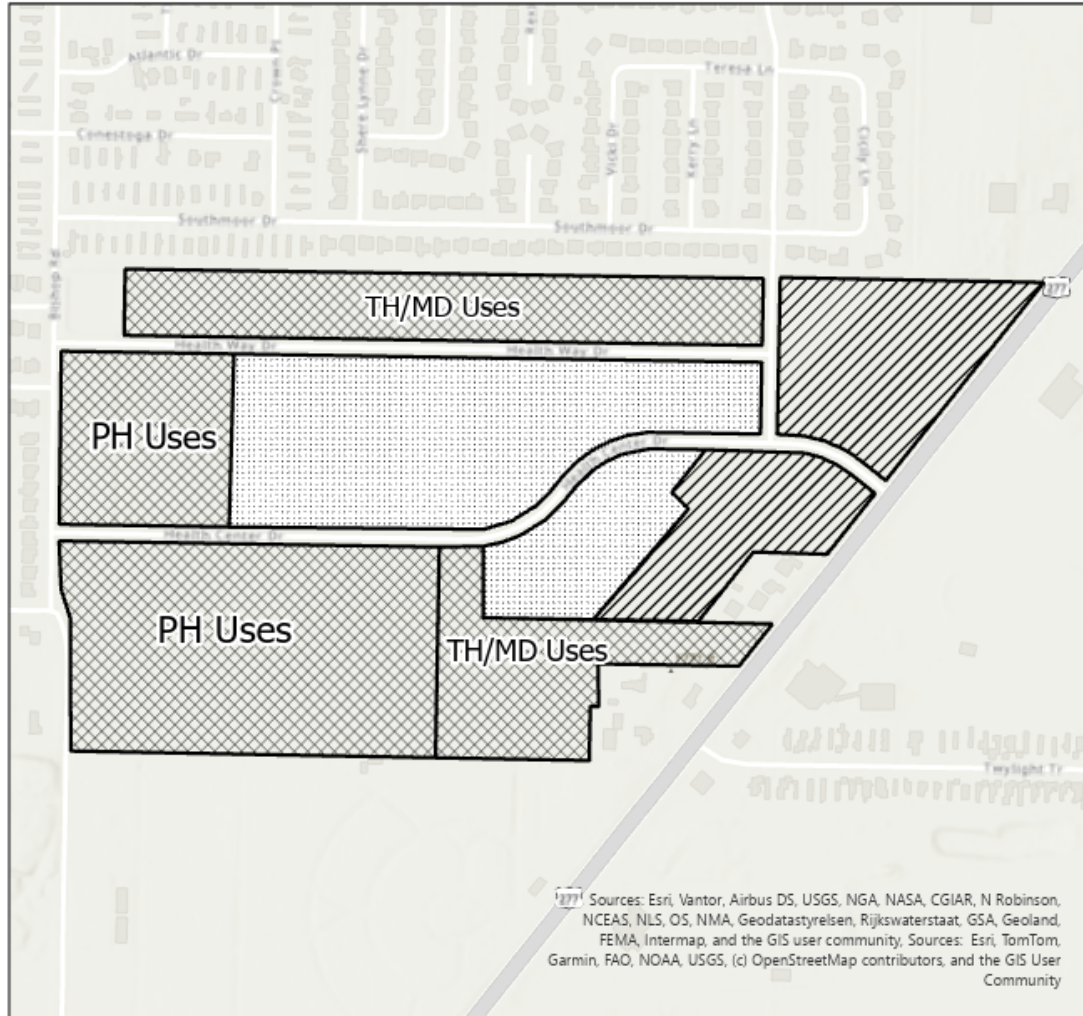


Southwest Property





CONCEPT PLAN

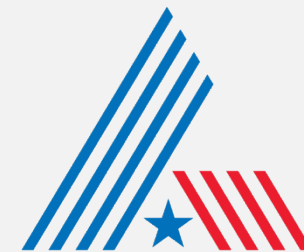


0.1

Miles

- Tract 1 to allow existing uses
- Tract 2 to allow existing uses
- Tract 3 MD to add TH uses and PH uses

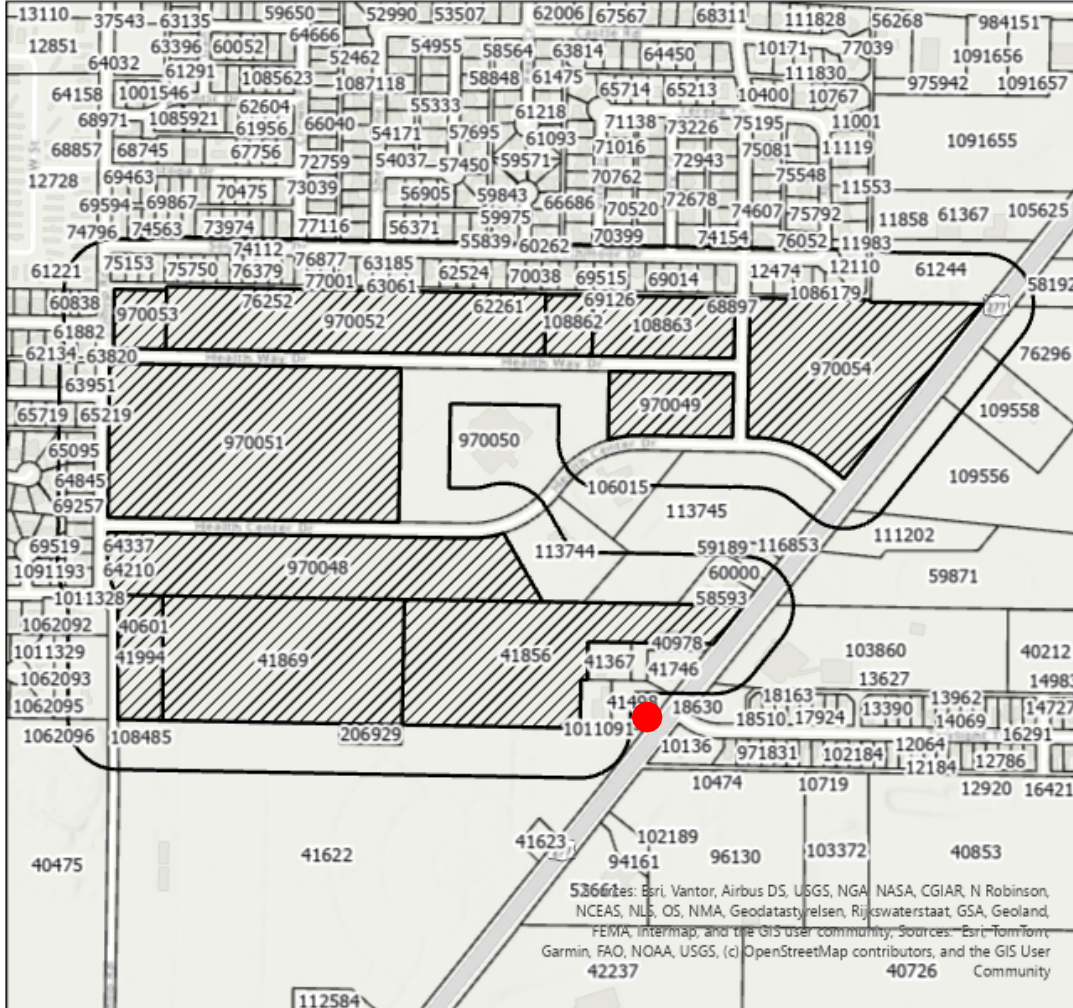
13771 Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



CITY OF
ABILENE
TEXAS



NOTIFICATION AREA MAP



- 0 - In Favor- ●
- 1 - Opposed- ●
- 0.6% Opposition



CITY OF
ABILENE
TEXAS



FINDINGS AND RECOMMENDATION

The proposed request is consistent with:

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

Staff recommends **approval**.





Questions?



ZONING CASE

Z-2026-48

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: August 4, 2026
City Council 1st Reading: August 27, 2026
City Council 2nd Reading: September 10, 2026

Applicant

Agent: eHT
Owner: Wesley Hawks

Case Manager

Kera Valois – Planner

Request

Change the zoning of approximately 30.08 acres from Agricultural Open (AO) to Residential Single Family (RS-6).

Location

Located at 6648 Butterfield Trail. Legal description being a 30.08 acre tract out of the John Adams Survey No. 44, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City limits in 1986 and has remained Agriculturally zoned since.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	RS-6	Residential
East	RS-6	Residential/Vacant Lot
South	PH/AO	Residential/Vacant Lot
West	PH	Vacant Lot

Criteria Assessment

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

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

The proposed use is consistent with the Comprehensive Plan.

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

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

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

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

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- Presentation
- Metes & Bounds
- Owner Authorization

Notification

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

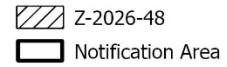
PROPERTY OWNER		Legend: O - Opposed, F - In Favor	
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
ARNETT MONICA S SELF	29538	6641 INVERNESS ST	
BACA DWAYNE A & MELINDA R	29902	6625 INVERNESS ST	
BAILEY QUANTESH	1002438	6749 INVERNESS ST	
BURKS TINA STACEY	28122	6634 INVERNESS ST	
COOK CHARLES	1001265	6626 INVERNESS ST	
CROWN MONEY LLC	53023	3802 STEWART RD	
DIMAOALA LESNER	29285	6657 INVERNESS ST	
FARVARDIN LLC	116116	6717 INVERNESS ST	
FENTON RICHARD D JR	116131	3142 STERLING ST	
GRAY TROY	24593	6649 BUTTERFIELD TR	
GUTHRIE CHRISTOPHER SHAWN &	28498	6658 INVERNESS ST	
HAWKS WES	56530	6648 BUTTERFIELD TR	
JOHNSON PAUL	56796	6610 BUTTERFIELD TR	
LOPEZ MANUEL ALEXIS & TIESHA DENISE	30051	6617 INVERNESS ST	
MARINE MARK C	29162	6671 INVERNESS ST	
MC CUSKER THOMAS J & SANDRA R	28262	6642 INVERNESS ST	
MOORE LARRY J & ANN MARIE	29036	6673 INVERNESS ST	
PALMER DONNALYNN P	28387	6650 INVERNESS ST	
PARRIS BRADLEY D & ANN E	28860	6701 INVERNESS ST	
QUINN KEITH	28737	6674 INVERNESS ST	
SANCHEZ MANUEL & HERLINDA	116115	6709 INVERNESS ST	
SCHULTZ ZACHARY LEE & KRISTIN ELIZABETH	1002440	6809 INVERNESS ST	
SHARP TOM	1058266		
SMITH CHRISTOPHER W	19360	3142 DELAWARE RD	
SMITH WILLIAM MARK & MARGARET ANN	29702	6633 INVERNESS ST	

SORIANO BEATRIZ ADRIANA	116119	6741 INVERNESS ST	
STEWART BRADLY WES & KORI	116118	6733 INVERNESS ST	
THOMPSON DESMOND A & ASHTON D	1002439	6801 INVERNESS ST	
VALADEZ RAUL L & CHRISTINA M	29408	6649 INVERNESS ST	
VANDEBURG JORY R	1002442	3141 PAUL ST	
VENABLE DANIEL D JR	116117	6725 INVERNESS ST	
WEBB CHARLES E & MISTY M	116103	3141 STERLING ST	
WILLIAMS JACK B & SHELLEY R	28618	6670 INVERNESS ST	

PROPERTY ID

Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
SMITH CHRISTOPHER W	19360	3142 DELAWARE RD	
GRAY TROY	24593	6649 BUTTERFIELD TR	
BURKS TINA STACEY	28122	6634 INVERNESS ST	
MC CUSKER THOMAS J & SANDRA R	28262	6642 INVERNESS ST	
PALMER DONNALYNN P	28387	6650 INVERNESS ST	
GUTHRIE CHRISTOPHER SHAWN &	28498	6658 INVERNESS ST	
WILLIAMS JACK B & SHELLEY R	28618	6670 INVERNESS ST	
QUINN KEITH	28737	6674 INVERNESS ST	
PARRIS BRADLEY D & ANN E	28860	6701 INVERNESS ST	
MOORE LARRY J & ANN MARIE	29036	6673 INVERNESS ST	
MARINE MARK C	29162	6671 INVERNESS ST	
DIMAOALA LESNER	29285	6657 INVERNESS ST	
VALADEZ RAUL L & CHRISTINA M	29408	6649 INVERNESS ST	
ARNETT MONICA S SELF	29538	6641 INVERNESS ST	
SMITH WILLIAM MARK & MARGARET ANN	29702	6633 INVERNESS ST	
BACA DWAYNE A & MELINDA R	29902	6625 INVERNESS ST	
LOPEZ MANUEL ALEXIS & TIESHA DENISE	30051	6617 INVERNESS ST	
CROWN MONEY LLC	53023	3802 STEWART RD	
HAWKS WES	56530	6648 BUTTERFIELD TR	
JOHNSON PAUL	56796	6610 BUTTERFIELD TR	
WEBB CHARLES E & MISTY M	116103	3141 STERLING ST	
SANCHEZ MANUEL & HERLINDA	116115	6709 INVERNESS ST	
FARVARDIN LLC	116116	6717 INVERNESS ST	
VENABLE DANIEL D JR	116117	6725 INVERNESS ST	
STEWART BRADLY WES & KORI	116118	6733 INVERNESS ST	
SORIANO BEATRIZ ADRIANA	116119	6741 INVERNESS ST	
FENTON RICHARD D JR	116131	3142 STERLING ST	
COOK CHARLES	1001265	6626 INVERNESS ST	
BAILEY QUANTESH	1002438	6749 INVERNESS ST	
THOMPSON DESMOND A & ASHTON D	1002439	6801 INVERNESS ST	
SCHULTZ ZACHARY LEE & KRISTIN ELIZABETH	1002440	6809 INVERNESS ST	
VANDEBURG JORY R	1002442	3141 PAUL ST	
SHARP TOM	1058266		



LOCATION MAP

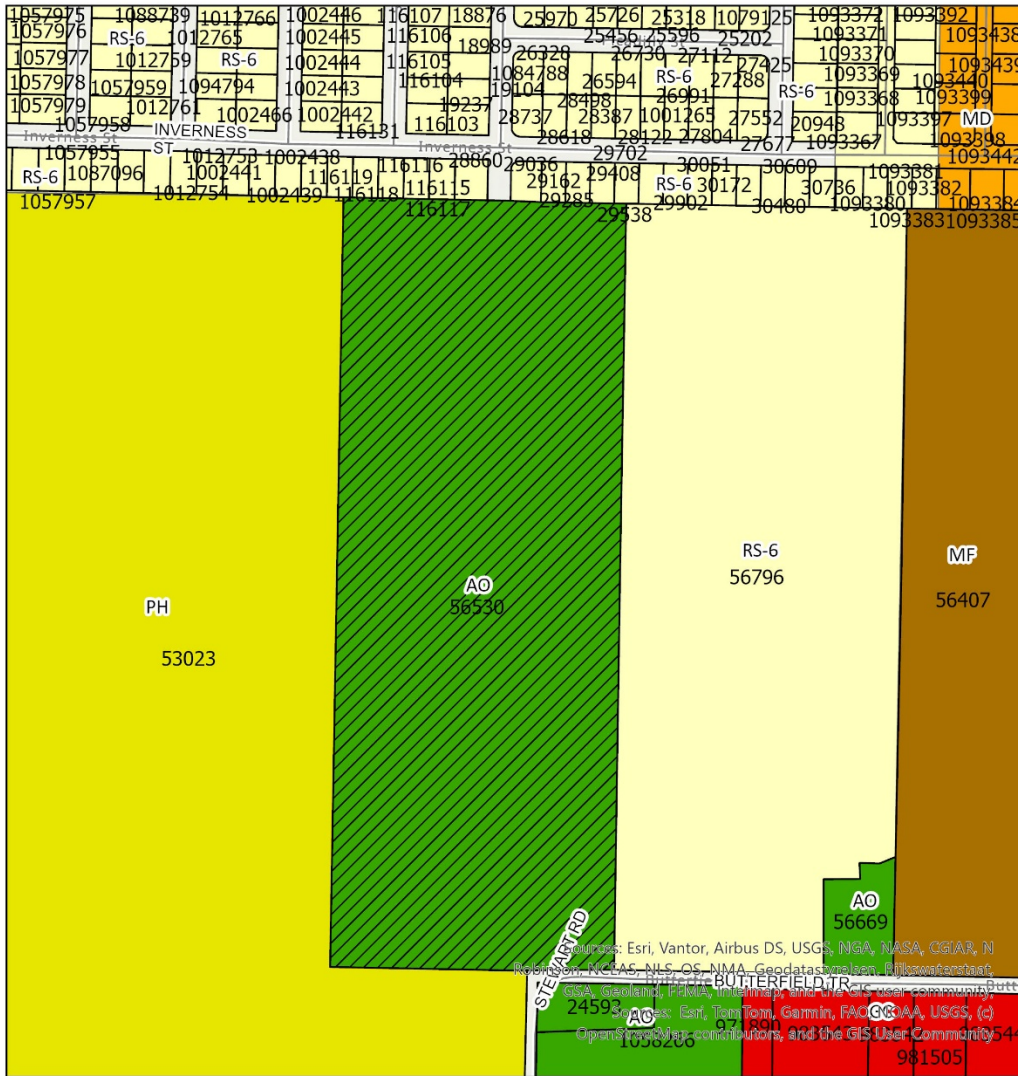


0.09

Miles

Z-2026-48

ZONING MAP



0.09

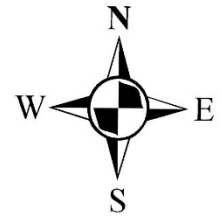
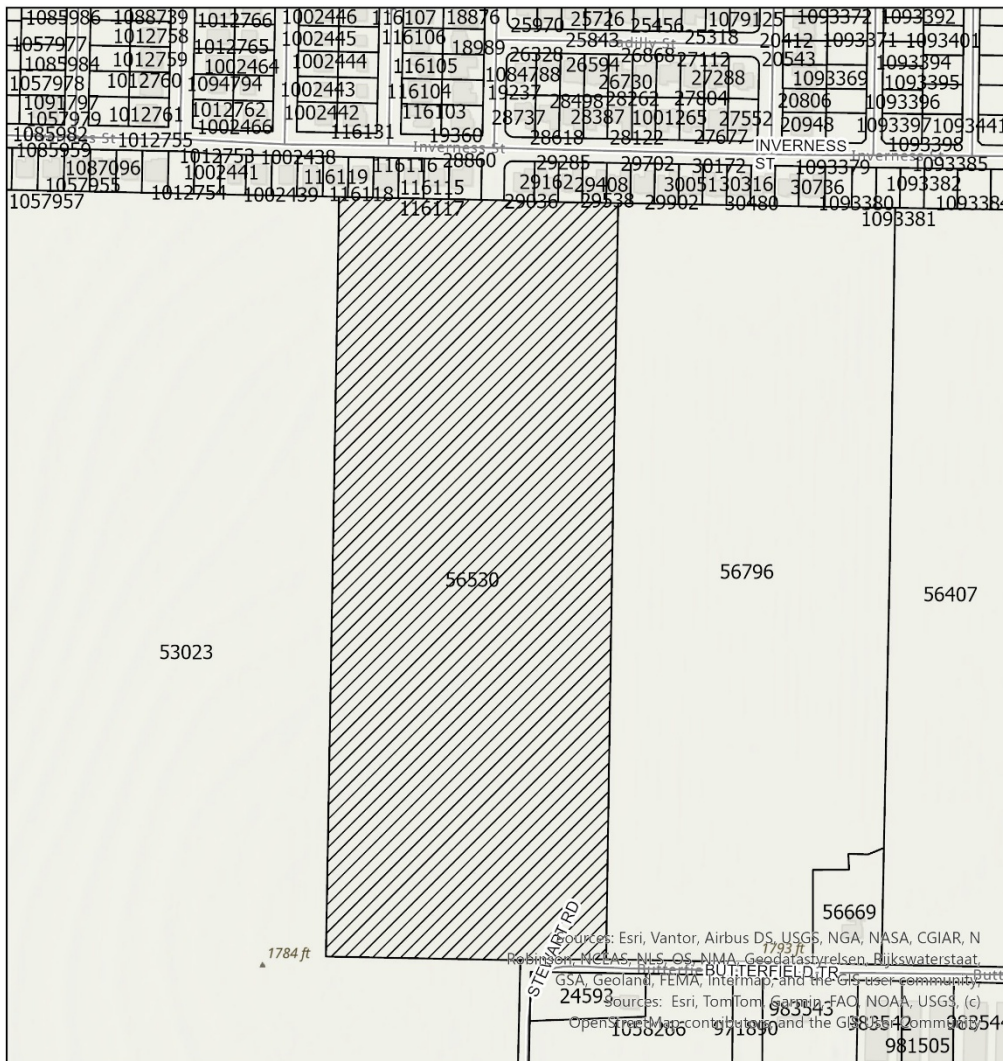
Miles

Z-2026-48

Zoning Districts

- AO
- GC
- MD
- MF
- PH
- RS-6

FLOOD MAP



0.09

Miles

 Z-2026-48

FEMA Flood Zones

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



REZONE REQUEST

Case: Z-2026-48

Agent: eHT

Owner: Wesley Hawks

Request: Change the zoning of approximately 30.08 acres from Agricultural Open (AO) to Residential Single Family (RS-6).

Location: Located at 6648 Butterfield Trail.

Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: August 4, 2026

Council Hearing: August 27, 2026
September 10, 2026





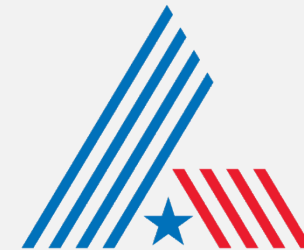
AERIAL LOCATION MAP



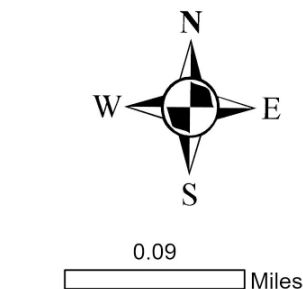
0.09

Miles

 Z-2026-48



CITY OF
ABILENE
TEXAS



 Z-2026-48

Zoning Districts

- | | |
|---|------|
|  | AO |
|  | GC |
|  | MD |
|  | MF |
|  | PH |
|  | RS-6 |





PROPERTY VIEWS

Subject Property



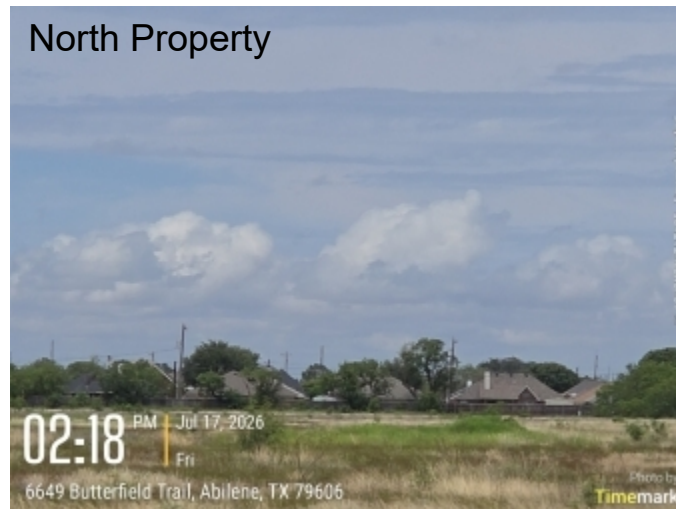
East Property



South 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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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

LEGEND

P

Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements
Applicable to Specific Land Uses of the Land Development Code)

C

Permitted as a Conditional Use Permit, Requiring Approval by City Council

TP

Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment





USES IN RESIDENTIAL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

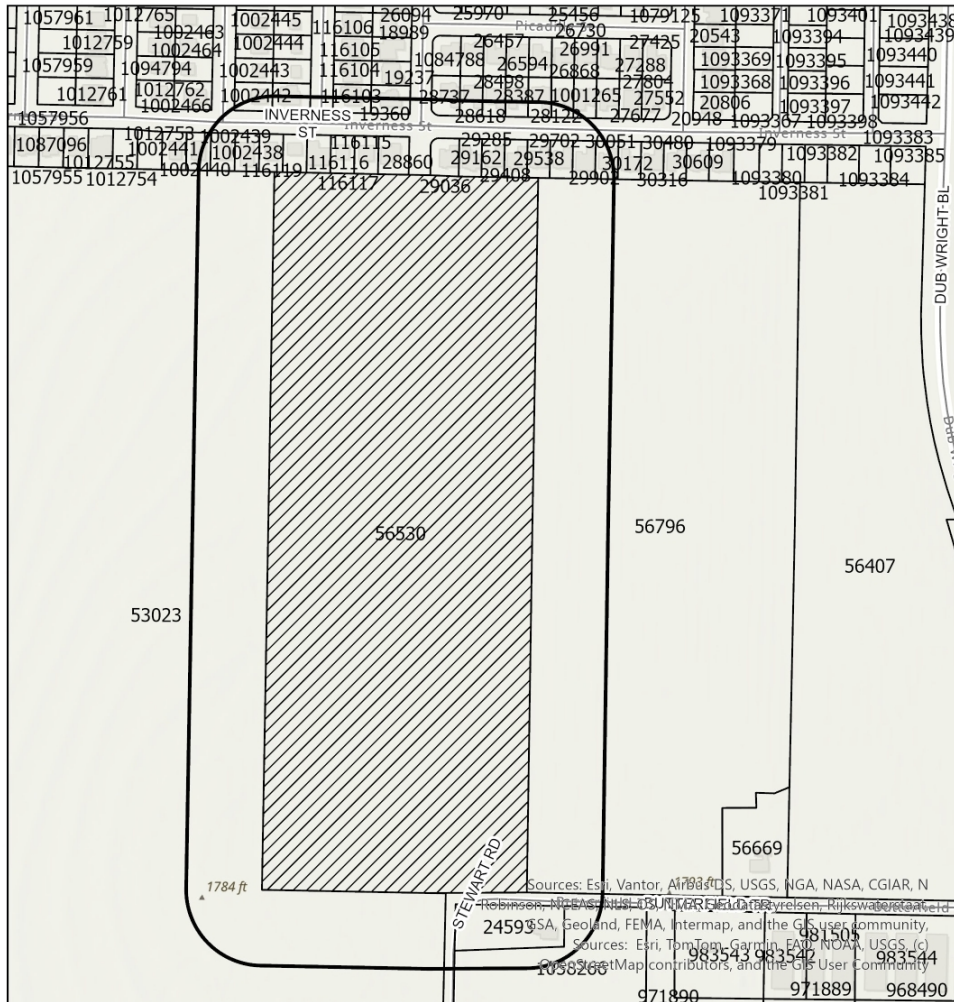
LEGEND

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





NOTIFICATION AREA MAP



0.09
Miles

- Z-2026-48
- 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?

