

**CITY OF ABILENE, TEXAS PLANNING AND ZONING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
June 3, 2025, at 1:30 p.m.**

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on June 3, 2025, at 1:31 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas. Chairman Brad Benham was present and presiding, along with **Commissioners** Mitch Barnett, Chairman Pro Tem, Gary House, Kristen Dressen-Kyker, Kevin Halliburton, Sergeant-at-Arms, 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 II, Ms. Clarissa Ivey, Planner I, Ms. Kera Valois, Planner I, and 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.

Commissioners voted unanimously to approve the minutes from the previous meeting held on April 1, 2025, with the revision to remove Mr. Zach Sitzes from the motions. The incorrect minutes had been uploaded for Commission review. The motion prevailed by the following vote:

**AYES: Barnett, House, Kyker, Halliburton, Lewis, Sitzes, Benham**

**NAYS: None**

**INVOCATION**

Commissioner Halliburton delivered the invocation.

**ZONING**

**CUP-2025-09:** 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 allow a freight container within General Retail (GR) zoning. Located at 6410A Buffalo Gap Road. Legal description being, Lot 1, Block A, Casey Addition, Abilene, Taylor County, Texas

Ms. Clarissa Ivey presented this request. In 2016, the newly constructed retail building welcomed its first occupants. Several businesses have made it their home; it wasn't until July 2022 that Blue Barrel Bar & Grill began operations. Most recently Blue Barrel Bar & Grill has found themselves in need of additional storage and prompting the use of a freight container.

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. There were no (0) responses received in favor nor in opposition.

**STAFF RECOMMENDATION:** Staff recommends approval, with the following conditions. Freight container must be located completely behind the building and out of view from the right-of-way.

Container must be of a solid color to match the dominant color of principal structure. Freight containers may not be stacked, or have any other items stacked on top.

Commissioner Barnett moved to approve this request with the conditions recommended by Staff. Commissioner Lewis seconded the motion. The motion prevailed by the following vote:

**AYES: Barnett, House, Kyker, Halliburton, Lewis, Sitzes, Benham**

**NAYS: None**

**CUP-2025-10:** 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 for a Social Organization within Medium Density (MD) zoning. Located at 1726 Swenson Street. Legal description being, Block 43, College Heights, Abilene, Taylor County, Texas.

Ms. Kera Valois presented this request. The subject property was built in 1910 before being annexed into the City in 1911 as Medium Density (MD) zoning. Historic Overlay was added to the subject property in 1989. The subject property is owned by the Swenson House Historical Society and is currently operating as a Social Organization to fund the upkeep of the property. This request is to allow for an existing non-compliance to become compliant.

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

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

**STAFF RECOMMENDATION:** Staff recommends approval of the Conditional Use Permit, subject to the submitted Plan of Operation.

Commissioner Halliburton moved to approve the request subject to the Plan of Operation as recommended by Staff. Commissioner Kyker seconded the motion. The motion prevailed by the following vote:

**AYES: Barnett, House, Kyker, Halliburton, Lewis, Sitzes, Benham**

**NAYS: None**

**CUP-2025-11:** 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 allow for ambulance services within General Retail (GR) zoning. Located at 3301 S 14th St Suite 34A. Legal description being Section 1, Block Remainder 1 of the Wychwood Addition, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The property is home to a multi-tenant commercial building constructed in 1973. The tenant is proposing to utilize Suite 34A as an ambulance deployment center with ambulance crews working 24-hour shifts.

Chairman Benham opened the public hearing. Mr. James Bryant stepped forward for clarification. Seeing no one else present and desiring to be heard, the public hearing was closed.

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

**STAFF RECOMMENDATION:** Staff recommends approval, subject to the plan of operation.

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

**AYES: Barnett, House, Kyker, Halliburton, Lewis, Sitzes, Benham**

**NAYS: None**

**Z-2025-10:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from the owner, to rezone approximately 12.5 acres from Agricultural Open (AO) to Patio Home (PH) Located at the 3400-3500 blocks of Maple Street. Legal description being 12.5 acres out of the southeast quarter of Survey 63, Blind Asylum Lands, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The subject property is zoned Agricultural Open (AO). The applicant proposes to use the property for single-family residences.

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. There were no (0) responses received in favor nor in opposition.

**STAFF RECOMMENDATION:** Approval

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

**AYES: Barnett, House, Kyker, Halliburton, Lewis, Sitzes, Benham**

**NAYS: None**

**Z-2025-11:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from the owner, to rezone approximately 0.32 acres from Medium Density (MD) to Heavy Industrial (HI). Located at 1233 and 1241 Cherry Street. Legal description being Lots 7 & 8, Block T, Johnston Subdivision of Lot 1, Block 209, Original Town, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The two parcels are part of Original Town Abilene. 1233 Cherry St has previously been used as a residential lot until the home was demolished in 2009 and has remained vacant since. 1241 Cherry St has remained vacant, occasionally used as a storage yard per google imagery. Staff were unable to find any records of buildings/or improvements.

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. There were no (0) responses received in favor nor in opposition.

**STAFF RECOMMENDATION:** Approval

Commissioner Halliburton made the motion to approve the request. Commissioner Barnett seconded the motion. The motion prevailed by the following vote:

**AYES: Barnett, House, Kyker, Halliburton, Lewis, Sitzes, Benham**

**NAYS: None**

**Z-2025-12:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from the owner, to change the zoning of approximately 0.31 acres from General Retail (GR) to General Commercial (GC). Located at 1801 Grape Street. Legal description being Lot 3 & 4, Block 11, College Heights, Abilene, Taylor County, Texas.

Ms. Kera Valois presented this request. The subject property was annexed into the City in 1911. The building was built in the 1940s and has been in operation as Abilene Mini since 1996 and Abilene Auto Mart since 2018.

Chairman Benham opened the public hearing. Mr. Sherali Ramzanali 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 two (2) responses received in favor, with none (0) in opposition.

**STAFF RECOMMENDATION:** Denial

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

**AYES: Barnett, House, Kyker, Halliburton, Lewis, Sitzes, Benham**

**NAYS: None**

**Z-2025-13:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from the owners, to amend the terms and conditions of a Planned Development District (PDD-177), specifically to allow residential single-family uses with alternative lot dimensions.

Located along Jolly Rogers Road. Legal description being 76.5 acres out of Survey 83 L Bowerman, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The applicant proposes to use the property for single-family residences. The owners intend to allow 4,500 square foot lots which have a minimum frontage of 40 feet and side setbacks of 5 feet. All other setbacks will remain as standard for RS-6 zoning.

Chairman Benham opened the public hearing. Stepping forward to speak were Mr. Cory Dulin and Mr. Brad Bardin. Seeing no one else present and desiring to be heard, the public hearing was closed.

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

**STAFF RECOMMENDATION:** Staff recommends approval.

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

**AYES: Barnett, House, Kyker, Halliburton, Lewis, Sitzes, Benham**

**NAYS: None**

**Z-2025-14:** Receive a Report, Hold a Discussion and Public Hearing and Take Action on a request from the owners to amend the terms and conditions of a Planned Development District (PDD-104), specifically to allow for Multi-Family (MF) base zoning in Tract 5. Located along East South 27<sup>th</sup> Street.

Mr. Adam Holland presented this request. The applicant proposes to use the property for multi-family residential.

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. There were no (0) responses received in favor nor in opposition.

**STAFF RECOMMENDATION:** Staff recommends approval.

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

**AYES: Barnett, House, Kyker, Halliburton, Lewis, Sitzes, Benham**

**NAYS: None**

**Z-2025-15:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from the owners, to rezone approximately 11.25 acres from Agricultural Open (AO) and Planned Development (PDD-120) to Multi Family (MF). Located at 1717 Musgrave Boulevard. Legal description being approximately 11.25 acres of Section No. 25, Blind Asylum Lands, Abstract No. 1006, Abilene, Taylor County, Texas.

Ms. Kera Valois presented this request. The subject property was annexed into the City in 1980 as Agricultural Open (AO) and has remained vacant since. The portion that is zoned PDD-120 was rezoned in 2007 from Agricultural Open (AO) to Planned Development (PDD-120) which has a base zoning of General Retail GR).

Chairman Benham opened the public hearing. Mr. Mark León 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:** Approval

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

**AYES: Barnett, House, Kyker, Halliburton, Lewis, Sitzes, Benham**

**NAYS: None**

**Z-2025-16:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from the owner, to amend the terms and conditions of a Planned Development District (PDD-188). Specifically, to reduce the interior side yard setback to 5 feet. Located at 894-970

Minda St and 933-985 Hailey St. Legal description being Lots 1-34, Block A, Sanford Addition, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The subject property was annexed into the City of Abilene in 1957 and has remained vacant. The property was rezoned from Single Family Residential (RS-6) to Multi-Family (MF) in July 2023, and then again to Planned Development (PDD-188) in November 2024. Since being rezoned to Planned Development (PDD-188) the properties have been replatted and utilities extended.

Chairman Benham opened the public hearing. Those who stepped forward were Mr. Clayton Farrow, Ms. Aurora Royal, and Ms. Dorothy Drones.

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:** Approval

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

**AYES: Barnett, House, Kyker, Halliburton, Lewis, Sitzes, Benham**

**NAYS: None**

**Z-2025-17:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from the owner, to rezone approximately 2.06 acres from Agricultural Open (AO) to Multi-Family (MF). Located at 5233 Old Andy Street. Legal description being approximately 2.06 acres out of Lot 8, Anderson and Berry's Subdivision of the A. Thompson Survey NO. 37, Abilene, Taylor County, Texas.

Ms. Kera Valois presented this request. The subject property was annexed into the City in 1959 as Agricultural Open (AO) and has remained vacant since.

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

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

**STAFF RECOMMENDATION: Approval**

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

**AYES: Barnett, House, Kyker, Halliburton, Lewis, Sitzes, Benham**

**NAYS: None**

**Z-2025-18:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from the owner, to rezone approximately 12.96 acres from Patio Home (PH), Neighborhood Office (NO), Medium Density (MD), and Office (O) to Neighborhood Retail (NR) and General Retail (GR). Located at 6817X Horse Head Crossing. Legal description being Lot 201, Block C, The Denali Addition, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The subject properties were annexed to Abilene City Limits in 1980 as Agricultural Open Space (AO) Zoning. In June of 2019 the properties were then zoned to Patio Home (PH), Neighborhood Office (NO), Medium Density (MD), and Office (O). Since its rezoning in 2019 the properties surround this area have developed making the proposed zoning change necessary.

Chairman Benham opened the public hearing. Those who stepped forward were Mr. Clayton Farrow and Mr. Jason Gazaille. 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 House moved to approve the request. Commissioner Lewis seconded the motion. The motion prevailed by the following vote:

**AYES: Barnett, House, Kyker, Halliburton, Lewis, Sitzes, Benham**

**NAYS: None**

**ADJOURNMENT**

There being no further discussion, Commissioner Benham adjourned the meeting at 2:53 p.m.

**APPROVED**



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Brad Benham, Chair