

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

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on July 1, 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, Kevin Halliburton, Sergeant-at-Arms, and Shawnte Fleming-Lewis, Secretary.

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 Division Manager, Mr. Adam Holland, Planner III, Ms. Clarissa Ivey, Planner II, 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.

Commissioner Barnett made the motion to approve the meeting minutes from June 3, 2025. Commissioner Lewis seconded the motion. The motion prevailed by the following vote:

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

**NAYS: None**

**INVOCATION**

Commissioner Halliburton delivered the invocation.

**ZONING**

**CUP-2025-13:** Receive a Report, Hold a Discussion and Take Action on A Request From The Owner, To Apply A Conditional Use Permit To Allow A Freight Container Within Planned Development District 52 (PDD-52). Located At 4338 Rio Mesa Drive. Legal Description Being, Lot 1, Block A, Enchanted Mesa Estates, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The applicant is requesting to apply a Conditional Use Permit to allow two (2) freight containers within Planned Development District 52 (PDD-52). The subject property was rezoned to PDD-52 in 1992, with a base zoning of General

Commercial. The property remained undeveloped until 2019 when the construction of a doughnut shop was completed.

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 opposition.

**STAFF RECOMMENDATION:** Staff recommends approval of the Conditional Use Permit, subject to the following conditions:

1. A building permit must be applied for within 30 days of approval
2. The freight containers are subject to the submitted concept plan and all applicable LDC requirements.

Commissioner Barnett moved to approve this request. Commissioner House seconded the motion.

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

**NAYS: None**

**CUP-2025-14:** Receive a Report, Hold a Discussion and Take Action on A Request From The Owner, To Apply A Conditional Use Permit To Allow A Freight Container Within General Commercial (GC). Located At 358 East South 11th Street. Legal Description Being, Lot 101, Block A, Section 2, Martin Addition, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The applicant is requesting to apply a Conditional Use Permit to allow two (2) freight containers within General Commercial (GC) zoning.

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 opposition.

**STAFF RECOMMENDATION:** Staff recommends approval of the Conditional Use Permit, subject to the following conditions:

1. A building permit must be applied for within 30 days of approval
2. The freight containers are subject to the submitted concept plan and all applicable LDC requirements.

Commissioner Lewis moved to approve this request. Commissioner Halliburton seconded the motion.

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

**NAYS: None**

**Z-2025-19:** Receive a Report, Hold a Discussion and Take Action on A Request From The Owner, To Rezone Approximately 21.22 Acres From General Retail (GR) To Multi Family (MF). Located Along Memorial Drive. Legal Description Being Approximately 21.22 Acres Out Of The Southwest Quarter Of Section No. 12, Lunatic Asylum Lands, M Pohue Survey, Abstract No. 831, Abilene, Taylor County, Texas.

Ms. Kera Valois presented the request. The applicant is requesting to change the zoning of approximately 21.22 acres from General Retail (GR) to Multi Family (MF). The subject property was annexed into the City in 2001 as Agricultural Open (AO) and was rezoned to General Retail (GR) in January 2025. The lot has remained vacant since its annexation into City limits.

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 no (0) responses received in favor, nor opposition.

**STAFF RECOMMENDATION:** Staff recommends approval.

Commissioner Barnett moved to approve the request. Commissioner Halliburton seconded the motion.

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

**NAYS: None**

**Z-2025-20:** Receive a Report, Hold a Discussion and Take Action on A Request From The Owner, To Amend The Terms And Conditions Of A Planned Development District (PDD-181). Specifically, To Amend The Buffer Area Surrounding The Property. Located At 617 F.M. 2404. Legal Description Being The Lancium Addition, Abilene, Taylor County, Texas.

Mr. Adam Holland presented the request. The applicant is requesting to amend the terms and conditions of PDD-181. Specifically, to modify the buffer on the southwest corner. More property was annexed and added to the Planned Development District in April of 2025. The

conceptual plan was not amended to reflect new buffering requirements along the perimeter of the property.

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 opposition.

**STAFF RECOMMENDATION:** Staff recommends approval.

Commissioner Lewis moved to approve the request. Commissioner House seconded the motion.

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

**NAYS: None**

#### ADJOURNMENT

There being no further discussion, Commissioner Benham adjourned the meeting at 1:45 p.m.

APPROVED



Mr. Brad Benham, Chairman