

**CITY OF ABILENE, TEXAS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
August 5, 2025, at 1:30 p.m.**

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on August 5, 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, Shawnté Fleming-Lewis, Secretary, and Zach Sitzes.

Also present were Mr. Tim Littlejohn, Director of Planning and Development Services, Ms. Kelley Messer, First Assistant City Attorney, Mr. Adam Holland, Planner III, Ms. Clarissa Ivey, Planner II, Ms. Julie Roy, Planning Technician, 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 Halliburton made the motion to approve the meeting minutes from July 1, 2025. Commissioner Kyker seconded the motion. The motion prevailed by the following vote:

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

NAYS: None

INVOCATION

Commissioner Sitzes delivered the invocation.

ZONING

Z-2025-21: Receive a Report, Hold a Discussion and Public Hearing, and Take Action On A Request From The Owner, To Rezone Approximately 30.91 Acres From A Planned Development District (PDD-58) To A Planned Development District (PDD-195). Located At 1873 Maple Street. Legal Description Being Block A, Lot 101, Parkview Section 2, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The applicant proposes to use the property for single-family residences with specific modifications. The applicant has proposed to modify the lot size to allow a minimum lot size of 5,000sq ft as well as reduce the side yard setback to five feet instead of the standard six feet.

Chairman Benham opened the public hearing. Those who stepped forward were Robyn Wertheim, Paul Wertheim, Clayton Farrow, and Laura Wardroup.

Property owners within a 200-foot radius were notified of this request. One (1) response was received in favor with one (1) in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Z-2025-22: Receive a Report, Hold a Discussion and Public Hearing, and Take Action On A Request From The Owner, To Change The Zoning Of Approximately 33.89 Acres From Medium Density (MD) And General Retail (GR) To Agricultural Open (AO). Located At Parcel ID 75888. Legal Description Being Approximately 33.89 Acres Of The Northeast Quarter Of Survey 24, Blind Asylum Lands, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The subject property was annexed into city limits in 1980 as Agricultural Open (AO). In August of 2018 the property was rezoned to Medium Density (MD) and General Retail (GR). Since rezoning the properties have remained undeveloped. The purpose for this rezone is to be able to apply for a Conditional Use Permit (CUP) to allow for an RV Park.

Chairman Benham opened the public hearing. Those who stepped forward were Larry Earley and Clint Rosenbaum.

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor with two (2) 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: Barnett, House, Kyker, Halliburton, Lewis, Sitzes, Benham

NAYS: None

CUP-2025-15: 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 33.89 Acres Zoned Agricultural Open (AO) To Allow For An RV Park. Located At Parcel ID 75888. Legal Description Being Approximately 33.89 Acres Of The Northeast Quarter Of Survey 24, Blind Asylum Lands, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The current owner proposes to build a 110-space RV Park. This property has remained vacant since annexation in 1980.

Chairman Benham opened the public hearing. Those who stepped forward were Clint Rosenbaum, Paul Wertheim, and Dason Williams.

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor with two (2) in opposition.

STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit, subject to the *amended* concept plan, plan of operation, and all LDC requirements for recreational vehicle parks.

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-2025-23: Receive a Report, Hold a Discussion and Public Hearing, and Take Action On A Request From The Owner, To Change The Zoning Of Approximately 4.46 Acres From Planned Development (PDD-42) To Agricultural Open (AO). Located At 4051 West Lake Road. Legal Description Being The West 500' Of Lot 411, Block 3, Pleasant Hill Estate, Section 1, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The subject property was granted a Conditional Use Permit for an RV park in 2023. The owners would like to change the zoning of the PDD portion to allow for a single-family home and completely remove the planned development district along the frontage of West Lake Road.

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 with none (0) in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Z-2025-24: Receive a Report, Hold a Discussion and Public Hearing, and Take Action On A Request From The Owner, To Change The Zoning Of Approximately 140.25 Acres From Agriculture Open (AO) To Patio Home (PH). Located At 3802 Stewart Road. Legal Description Being 140.25 Acres Of The D.B. Corley Survey No. 6, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The subject property has remained vacant since annexation in 1986. The owner would like to use the property for residential single family uses. Specifically, the owner is requesting Patio Home zoning.

Chairman Benham opened the public hearing. Those who stepped forward were Jon Smolucm, Kelly Gomez, and Bob Carlson.

Property owners within a 200-foot radius were notified of this request. One (1) response was received in favor with one (1) in opposition.

STAFF RECOMMENDATION: Approval

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

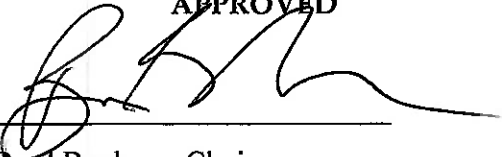
AYES: Barnett, House, Kyker, Halliburton, Lewis, Sitzes, Benham

NAYS: None

ADJOURNMENT

There being no further discussion, Commissioner Benham adjourned the meeting at 2:41 p.m.

APPROVED

A handwritten signature in black ink, appearing to read 'Brad Benham', is written over a horizontal line. The signature is stylized and cursive.

Mr. Brad Benham, Chairman

