

**CITY OF ABILENE, TEXAS PLANNING AND ZONING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
September 2, 2025 at 1:30 p.m.**

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on September 2, 2025, at 1:30 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, Secretary, and Zach Sitzes.

Also present were Mr. Tim Littlejohn, Director of Planning and Development Services, Mr. Stanley Smith, City Attorney, Mr. Adam Holland, Planner III, Ms. Clarissa Ivey, Planner II, Ms. Kera Valois, Planner I, Ms. Melissa Farr, Executive Assistant, and Ms. Kate Alvarez, Downtown Coordinator.

**APPROVAL OF MINUTES FOR THE PREVIOUS MEETING**

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

Commissioner House made the motion to approve the meeting minutes from August 5, 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 Halliburton delivered the invocation.

**ZONING**

**Z-2025-25:** 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 4. Located Along East South 27<sup>th</sup> Street. Legal Description Being Approximately 16.5 Acres Of The Northeast Quarter Of Survey 62 Blind Asylum Lands, Abilene, Taylor County, Texas

Mr. Adam Holland presented this request. The applicant would like to amend the terms of this Planned Development District to allow multi-family uses in Tract 4 of the PD.

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 with two (2) in opposition.

**STAFF RECOMMENDATION:** Approval

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

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

**NAYS:** None

**Z-2025-26:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 29.26 Acres From Agricultural Open (AO) To Light Industrial (LI). Located At 4994x W Lake Road. Legal Description Being Approximately 29.26 Acres Out Of An Original 34.39-Acre Tract Being Out Of The E. Anderson Survey Number 81, A-1381 And The D. Johnson Survey Number 80, A-1267, Abilene, Taylor County, Texas.

Kera Valois presented this request. The subject property was annexed into the City limits in 1980 as Agricultural Open (AO) and most of the property has remained vacant. In 2022 a 468 sq ft utility facility was placed on the property.

Chairman Benham opened the public hearing. Those who stepped forward to speak were Ms. Katie Preswood, Mr. Joe Hook, Mr. Colton Rhodes and Mr. Clint Rosenbaum. 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 two (2) in opposition.

**STAFF RECOMMENDATION:** Denial

Commissioner Halliburton moved to **table** this request for an amendment to the comprehensive plan. Commissioner Lewis seconded the motion. The motion to table this request prevailed by the following vote:

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

**NAYS:** None

**Z-2025-27:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 0.23 Acres From Multi-Family (MF) To Mixed Use (MX). Located At 1365 Sayles Bl. Legal Description Being Lot 7, Block H, Highland Addition Continuation 5, Abilene, Taylor County, Texas.

Clarissa Ivey presented this request. The subject property has been part of the City of Abilene since 1895, but it wasn't until 1936 that a home was built on the property. The applicant intends to continue to use the residence as her primary home, additionally she wishes to establish a medical office at an undisclosed date.

Chairman Benham opened the public hearing. Those who stepped forward were Ms. Shona Williford, Ms. Allison Cowling, Mr. Javier Izaguirre, and Ms. Katie Freeman. 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 one (1) in opposition.

**STAFF RECOMMENDATION:** Approval

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

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

**NAYS: Sitzes, Benham**

**Z-2025-28:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 32.55 Acres From Agriculture Open (AO), Multi-Family (MF) And General Commercial (GC) To General Commercial (GC). Located At 1755 E Stamford Street. Legal Description Being Lots 1 And 2, Block A, Rainey Creek Addition, Abilene, Taylor County, Texas.

Adam Holland presented this request. The subject property was rezoned from AO to MF and GC previously, however, the owner would like to rezone the property to strictly GC.

Chairman Benham opened the public hearing. Mr. Tal Fillingim 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 was one (1) response 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 to approve prevailed by the following vote:

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

**NAYS: None**

**Z-2025-29:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 106.76 Acres From Residential Single-Family (RS-8) To Residential Single-Family (RS-6). Located At The 6700 Block Of Lantana Avenue. Legal Description Being 106.76 Acres Out Of The W.E. Vaughn Survey 101, Abilene, Taylor County, Texas.

Adam Holland presented this request. The subject property was annexed in 1995 and was previously rezoned to RS-8 to allow for 8000 square foot minimum lots. The owner would like to rezone the property to allow a minimum of 6000 square foot lots.

Chairman Benham opened the public hearing. Those who stepped forward were Clayton Farrow, Donna Ruby, and Matthew Jackson. 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 one (1) in opposition.

**STAFF RECOMMENDATION:** Approval

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

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

**NAYS: None**

**Z-2025-30:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 99.45 Acres From Agricultural Open (AO) To Residential Single-Family (RS-6). Located At The 6600 Block Of HWY 277 S. Legal Description Being A 99.45-Acre Tract Out Of The William Scallorns Survey No. 46, Abstract No. 241, Abilene, Taylor County, Texas.

Kera Valois presented this request. The subject property was annexed into the City limits in 1986 as Agricultural Open (AO) and has remained vacant.

Chairman Benham opened the public hearing. Those who stepped forward were Ms. Twylia Waldon and Mr. Tal Fillingim. 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 House moved to **approve** the request. Commissioner Sitzes seconded the motion. The motion to approve prevailed by the following vote:

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

**NAYS: None**

**Z-2025-31:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 6.53 Acres From Heavy Industrial (HI) To Light Industrial (LI). Located At 4325 Burl Harris Dr. Legal Description Being Lot 509, Block B, Industrial Trade Center, Abilene, Taylor County, Texas.

Clarissa Ivey presented this request. The subject property was annexed in 1957 but has remained vacant since. The applicant intends to down-zone this property to be able to allow more of a variety of uses that are not otherwise permitted within HI zoning.

Chairman Benham opened the public hearing. Mr. Jonathan Baum 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 Kyker moved to **approve** the request. Commissioner Halliburton seconded the motion. The motion to approve prevailed by the following vote:

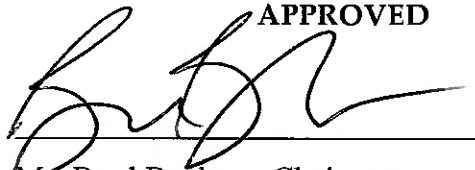
**AYES: Barnett, House, Kyker, Halliburton, Lewis, Sitzes, Benham**

**NAYS: None**

**ADJOURNMENT**

There being no further discussion, Commissioner Benham adjourned the meeting at 2:52 p.m.

**APPROVED**

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

Mr. Brad Benham, Chairman