

**CITY OF ABILENE, TEXAS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
October 7, 2025, at 1:30 p.m.**

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on October 7, 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, and Shawnté Fleming-Lewis, Secretary.

Also present were Mr. Tim Littlejohn, Director of Planning and Development Services, Ms. Kelley Messer, First City Attorney, 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 meeting minutes from September 2, 2025, were unanimously approved. The motion prevailed by the following vote:

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

NAYS: None

INVOCATION

Commissioner Halliburton delivered the invocation.

ZONING

Z-2025-32: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 20.61 Acres From Agricultural Open (AO) And Medium Density (MD) To Multi-Family (MF). Located At The 400 Block Of Jolly Rogers Road. Legal Description Being Approximately 20.61 Acres Out Of Section 83, Block 14, T&P RR Co Surveys, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The subject property was annexed into the City Limits in 1980 and has remained undeveloped. In recent years, this area of Abilene has begun to see more development.

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** this request. Commissioner Kyker seconded the motion. The motion prevailed by the following vote:

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

NAYS: None

Z-2025-33: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 1.05 Acres From Medium Density (MD) To Mixed Use (MX). Located At 1636 N 20th Street. Legal Description Being Block 6, Lot 209 Of The College Heights Subdivision, Abilene, Taylor County, Texas.

Ms. Kera Valois presented this request. The subject property was annexed into the City limits in 1911 and has been zoned Mixed Use (MX) and Medium Density (MD) since.

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

Mr. Kelly Sites	Ms. Pam Sites	Mr. Ruben Rodriguez
Ms. Anissa Rodriguez	Mr. Richard Darden	Mr. Lee Morris
Ms. Ida Rocha		

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 five (5) in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Z-2025-34: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 2.88 Acres From RS-8/COR And AO/COR To GR/COR. Located At 6144 Buffalo Gap Road. Legal Description Being Lots 1, 2, And 3 Of The G.J. Roberts Subdivision Of Part Of The A. Greenwall Survey # 100, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The subject property was annexed into the Abilene City Limits in 1963, designated for Residential Single-Family (RS-8) and Agricultural Open (AO) zoning. It has remained primarily residential since that time. Additionally, the property is located within the Corridor Overlay, meaning that overlay requirements will apply during development.

Chairman Benham opened the public hearing. Those who stepped forward were Mr. Stephen Marcum and Mr. Joey Light. 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 Barnett moved to **approve** the request. Commissioner House seconded the motion. The motion prevailed by the following vote:

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

NAYS: None

Z-2025-35: 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-136). Located At 1699 S 1st Street. Legal Description Being Approximately 8.03 Acres Of Original Town Abilene, Block 184, Lot 101, Abilene, Taylor County, Texas.

Ms. Kera Valois presented this request. In 2011, Ordinance No. 48-2011 established a Planned Development District, PDD-136, allowing the building to be used for commercial purposes

while requiring that its historic appearance remains visible from South First Street and Grape Street.

As part of the ongoing Abilene Heritage Square development, a new wing is planned as an addition to the original historic building. To facilitate this expansion, an amendment to PDD-136 would need to be approved to allow for the inclusion of a drive-thru library book return, which will be integrated into the main building. The amendment to the Planned Development District will continue with the original intent of preserving the historic character of the main building as viewed from South First and Grape Streets.

Chairman Benham opened the public hearing. Those who stepped forward were Ms. Jane Beard, Ms. Patricia Almaguer and Mr. Johnny Garin. 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 Lewis moved to **approve** this request. Commissioner Halliburton seconded the motion. The motion prevailed by the following vote:

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

NAYS: None

Z-2025-36: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 5.23 Acres From Agricultural Open (AO) To Heavy Commercial (HC). Located At 3329 Maple Street. Legal Description Being The West 1108.79 Feet Of Lot 1, Block A, A.M. Wagner Subdivision, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The owner of this property would like to rezone this property to match the adjacent zoning of Heavy Commercial at 3325 Maple Street. The owner intends to use the property for Active Outdoor Recreation.

Chairman Benham opened the public hearing. Those who stepped forward were Mr. Eric Chamberlain 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 none 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: Barnett, House, Kyker, Halliburton, Lewis, Benham

NAYS: None

Z-2025-37: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 44.90 Acres From Agricultural Open (AO) To Residential Single-Family (RS-6) And General Commercial (GC). Located At 3009 Dub Wright Boulevard And 3010 Bishop Road. Legal Description Being A 44.90-Acre Tract Out Of The William Bishop Survey No. 43, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The owner of this property would like to rezone this property to General Commercial along Dub Wright and Residential use further east toward Bishop Road.

Chairman Benham opened the public hearing. Those who stepped forward were Mr. Tal Fillingim and Ms. Tricia Renfro. 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 Kyker moved to **approve** this request. Commissioner Lewis seconded the motion. The motion prevailed by the following vote:

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

NAYS: None

Z-2025-38: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 0.48 Acres From Heavy Industrial (HI) To Light Industrial (LI). Located At 525 S Treadaway Blvd. Legal Description Being Lots 7-10, Block 93, Original Town Abilene, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The applicant is proposing to downzone the property to permit auto sales. This use was previously grandfathered; however, Ted Thompson Motors

closed in 2020. Following this closure, the property was utilized for contractor services for several years, abandoning the use of auto sales.

Chairman Benham opened the public hearing. Adrian Guerrero 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: Approval

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

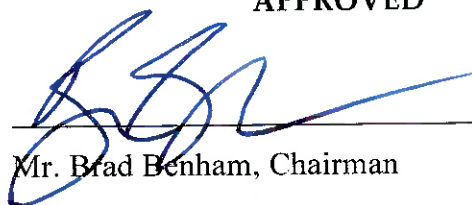
AYES: Barnett, House, Kyker, Halliburton, Lewis, Benham

NAYS: None

ADJOURNMENT

There being no further discussion, Commissioner Benham adjourned the meeting at 3:01 p.m.

APPROVED



Mr. Brad Benham, Chairman