

**CITY OF ABILENE, TEXAS PLANNING AND ZONING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
January 6, 2026, at 1:30 p.m.**

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on January 6, 2026, 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** Tyson Strauser, Gary House, Kevin Halliburton, Sergeant-at-Arms, Shawnté Fleming-Lewis, Secretary, 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 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 December 9, 2025, were unanimously approved. The motion prevailed by the following vote:

**AYES: Strauser, House, Halliburton, Lewis, Sitzes, Benham**

**NAYS: None**

**INVOCATION**

Commissioner Halliburton delivered the invocation.

**ZONING**

**CUP-2026-01:** 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 a Property to Allow Contractor Services. Located at 8050 Buffalo Gap Road. Legal Description Being Approximately 0.69 Acres Out of the M. Talbot Survey No. 103, Abstract No. 319, Abilene, Taylor County, Texas.

Ms. Kera Valois presented this request. The subject property was annexed to the City limits in 1980. The proposed use for the subject property is for contractor services for Peak Roofing.

Chairman Benham opened the public hearing. Mr. Tevin Senne stepped forward. Seeing no one else present and desiring to speak, 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 subject to the following conditions:

- Plan of Operation
- Outdoor storage, including trailers, must be screened from public view
- Parking lot must be brought up to current standards

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

**AYES: Strauser, House, Halliburton, Lewis, Sitzes, Benham**

**NAYS: None**

**Z-2026-01:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 2.5 Acres from Residential Single-Family (RS-6) to General Commercial (GC). Located at 1900 West Stamford Street. Legal Description Being 2.5 Acres of Block 26, North Park Addition of Hefner, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The subject property was annexed into the City in 1950. The owner would like to rezone the property to General Commercial.

Chairman Benham opened the public hearing. Ms. Juanita Salinas stepped forward. Seeing no one else present and desiring to speak, 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 Sitzes moved to **approve** this request. Commissioner House seconded the motion. The motion to **approve** prevailed by the following vote:

**AYES: Strauser, House, Halliburton, Lewis, Sitzes, Benham**

**NAYS: None**

**Z-2026-02:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 3.65 Acres from Planned Development District (PDD-116) to General Commercial (GC) Zoning. Located at 2200 Jameson Street. Legal Description Being Lot 2, Block A, QT 7904 Addition, Abilene, Taylor County, Texas.

*This item was pulled from the agenda due to the incorrect number of property address. The correct address is 2002 Jameson Street.*

**Z-2026-03:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 1.43 Acres from Residential Single Family (RS-6) to General Commercial (GC). Located at 2502 Minter Lane. Legal Description Being Approximately 1.43 Acres of the Northwood Continuation, Block A, Lot 13, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. Plans to build the church that exists on the property began in 1963. The church has been in operation ever since it was dedicated on February 9, 1964. The applicant is seeking to rezone the property to General Commercial (GC) to be able to operate a non-faith-based daycare.

Chairman Benham opened the public hearing. Those who stepped forward were Kathleen Kiefer and Meghan Dunbar. 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 Lewis moved to **approve** this request. Commissioner Halliburton seconded the motion. The motion to **approve** prevailed by the following vote:

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

**NAYS: None**

**ABSTAINED: Sitzes**

**Z-2026-04:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 3.23 Acres from General Retail (GR) to Light Industrial (LI) Zoning. Located at 28 Windmill Circle. Legal Description Being Legal Approximately 3.23 Acres of Windmill Acres, Block B, Lot 305 Replat, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The properties have remained vacant since their annexation in 1978. The applicant has indicated that the purpose of the rezoning request is to facilitate the relocation of a pharmacy currently operating on Windmill Cr. The pharmacy's specific operations require the property to be rezoned to Light Industrial (LI).

Chairman Benham opened the public hearing. Those who stepped forward were Clint Rosenbaum and Erik Johnson. Seeing no one else present and desiring to speak, 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 Halliburton moved to approve this request. Commissioner Strauser seconded the motion. The motion to approve prevailed by the following vote:

**AYES: Strauser, House, Halliburton, Lewis, Sitzes, Benham**

**NAYS: None**


#### **EXECUTIVE SESSION**

The Commission went into executive session at 2:45 p.m. to address appropriate procedures. There were no motions made. The Commission returned at 2:45 p.m.

#### **ADJOURNMENT**

There being no further discussion, Commissioner Benham adjourned the meeting at 2:46 p.m.

**APPROVED**



Mr. Brad Benham, Chairman