

**CITY OF ABILENE, TEXAS PLANNING AND ZONING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
February 3, 2026, at 1:30 p.m.**

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on February 3, 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, Kristen Dressen-Kyker, 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. 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 January 6, 2025, were unanimously approved. The motion prevailed by the following vote:

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

**NAYS: None**

**INVOCATION**

Commissioner Halliburton delivered the invocation.

**ELECTION OF OFFICERS**

Commissioner Lewis nominated Commissioner Halliburton to serve as Chair Pro-Tem. Commissioner Kyker seconded the nomination. The motion prevailed by the following vote:

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

**NAYS: None**

Commissioner Strauser nominated Commissioner Lewis to serve as Sergeant-at-Arms. Commissioner Halliburton seconded the nomination. The motion prevailed by the following vote:

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

**NAYS: None**

Commissioner Kyker nominated Commissioner Sitzes to serve as Secretary. Commissioner Halliburton seconded the nomination. The motion prevailed by the following vote:

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

**NAYS: None**

## ZONING

**CUP-2026-02:** 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 a Recreation Vehicle Park in Agricultural Open (AO) and General Commercial (GC) Zoning. Located at 309 Arnold Boulevard. Legal Description Being Approximately 83.84 Acres Out of the B.S & F. Survey No. 1, Abstract No. 31 and B.S.& F. Survey No. 2, Abstract No. 528 and 585, Abilene, Taylor County, Texas.

The subject property was annexed to the City limits in 1956. The applicant is currently proposing 88 RV units on improved pads with full utility hookups. The Plan of Operation states that the RV park will provide a high-quality, safe, and well managed experience for guests.

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:** Staff recommends approval of the Conditional Use Permit, subject to the concept plan and the plan of operation.

Commissioner Halliburton moved to **approve** the request **as recommended by Staff**. Commissioner Sitzes seconded the motion. The motion prevailed by the following vote:

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

**NAYS: None**

**CUP-2026-03:** 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 an RV Park in Agricultural Open (AO) and General Commercial (GC) Zoning within 239.86 Acres. Located at 3799 N Danville Drive. Legal description being approximately 239.86 acres, being part of the W.W. Sills Survey No. 23, part of the W.W. Sills Survey No. 24, part of the L. Bowerman

Survey No. 84, part of the R. Turner Survey No. 25 and part of the J. Shipman Survey No. 85, Abilene, Taylor County, Texas.

The subject property has remained mostly undeveloped except for a billboard that was erected along N Danville Dr. The applicant is proposing a 147 RV space Recreational Vehicle Park within the Agricultural Open (AO) zoning.

Chairman Benham opened the public hearing. Those who stepped forward were Clint Rosenbaum and Clint Taylor. 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:** Staff recommend approval of the Conditional Use Permit, subject to the concept plan and plan of operation.

Commissioner Halliburton moved to **approve** this request **subject to the concept plan and plan of operation**. Commissioner Kyker seconded the motion.

The motion prevailed by the following vote:

**AYES: Strauser, House, Kyker, 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 2002 Jameson Street. Legal Description Being Lot 2, Block A, QT 7904 Addition, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The owner would like to rezone the property to General Commercial to allow new uses for the property. The existing Planned Development District is restrictive and does not permit some commercial uses by right.

Chairman Benham opened the public hearing. Seeing no one present and desiring to be heard, the 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 Kyker seconded the motion.

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

**NAYS: None**

**Z-2026-05:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 1.54 Acres from Planned Development (PDD-59) to General Retail (GR) Zoning. Located at 4541 Catclaw Drive. Legal Description Being Lot 1, Block A, Ridgmar Addition Section 2 Continuation 1, Abilene, Taylor County, Texas.

Ms. Kera Valois presented this request. The subject property was annexed into the City limits in 1963 as Agricultural Open (AO) and Residential Multi Family (RM-2). The subject property was rezoned to Planned Development (PDD-59) in 1995. The current base zoning for Tract 2 of the Planned Development is Office (O) zoning, excluding the uses in the Trade-Retail Use category.

Chairman Benham opened the public hearing. Mr. Alex Whitten 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 two (2) responses received in favor with none (0) in opposition.

**STAFF RECOMMENDATION:** Approval

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

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

**NAYS: None**

**Z-2026-06:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 2.80 Acres from Agricultural Open (AO) to Residential Single-Family (RS-6) Zoning. Located at the 1500 Block of Wildlife Trails Parkway. Legal Description Being Approximately 2.80 Acres of Lot 1, Block L, Griffith Lake Estates, Sec 1, Abilene, Taylor County, Texas. (*Adam Holland*)

Mr. Adam Holland presented this request. The owner would like to rezone the property to Residential Single-family to allow them to plat the property in order to build a single-family residence at the parcel adjacent.

Chairman Benham opened the public hearing. Mr. BJ Prichard 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. One (1) response was received in favor with none (0) in opposition.

**STAFF RECOMMENDATION:** Approval

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

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

**NAYS: None**

**Z-2026-07:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 3.87 Acres from General Retail (GR) to Light Industrial (LI) Zoning. Located at 5601 Memorial Dr. Legal Description Being Lots 304, Block B, Windmill Acres, Abilene, Taylor County, Texas.

Ms. Kera Valois presented this request. The property has 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. Mr. Clint Rosenbaum 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 one (1) in opposition.

**STAFF RECOMMENDATION:** Approval

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

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

**NAYS: None**

**ADJOURNMENT**

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

**APPROVED**  
  
Mr. Brad Benham, Chairman

