

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

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on March 3, 2026, 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** Tyson Strauser, Gary House, Kristen Dressen-Kyker, Kevin Halliburton, Chairman Pro Tem, Shawnté Fleming-Lewis, Sergeant-at-Arms, and Zach Sitzes, Secretary.

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.

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

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

**NAYS: None**

**INVOCATION**

Commissioner Halliburton delivered the invocation.

**ZONING**

**CUP-2026-04:** 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 Outdoor Recreational Activities (Pickleball Courts). Located At 1200 Ruswood Drive. Legal Description Being 1.292-Acre Tract Out Of The Remainder Of Lot 3, Block A, Section 10. Radford Hills Addition, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The subject property is zoned General Retail and has been home to a shopping center since 1977. A variety of uses such as retail, office, and restaurants have been part of this development.

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. One (1) response was received in favor with none (0) in opposition.

**STAFF RECOMMENDATION:** Staff recommend approval of the Conditional Use Permit, subject to the concept plan, plan of operation, and following conditions:

- The hours of operation be reduced to 7AM-8PM
- Provide noise mitigation

Commissioner Halliburton moved to **approve this request according to the conditions provided by Staff, which includes the implementation of noise mitigation measures.** Commissioner Kyker seconded the motion. The motion prevailed by the following vote:

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

**NAYS: None**

**Z-2026-08:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 0.074 Acres from Residential Single Family (RS-6) to General Commercial (GC) Zoning. Located at 1366 Portland Avenue. Legal Description Being Approximately a 0.074-Acre Tract out of Lots 13 and 14, Block 2, Carey Place Addition, Abilene, Taylor County, Texas.

Ms. Kera Valois presented this request. The subject property was annexed into the City limits in 1923. The subject property is currently being platted together with the property located to the south as well as the three parcels located to the west along Marshall Street.

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 three (3) responses received in favor with none (0) in opposition.

**STAFF RECOMMENDATION:** Approval

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

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

**NAYS: None**

**Z-2026-09:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 6.82 Acres from Residential Single-Family (RS-6), Mobile/Manufactured Home (MH), Light Industrial (LI), and General Commercial (GC) to General Commercial (GC) Zoning. Located at 650 N. 18<sup>th</sup> Street. Legal Description Being 6.82 acres of Block 3, Central Park Addition, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The subject property was annexed into the City limits in 1911. The subject property was previously a mobile home park and used for some manufacturing.

Chairman Benham opened the public hearing. 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 Sitzes moved to **approve** this request. Commissioner Kyker seconded the motion. The motion prevailed by the following vote:

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

**ABSTAINED: Benham**

**NAYS: None**

## ADJOURNMENT

There being no further discussion, Commissioner Benham adjourned the meeting at 1:57 p.m.

**APPROVED**  
  
Mr. Brad Benham, Chairman