

**CITY OF ABILENE, TEXAS PLANNING AND ZONING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
April 7, 2026, at 1:30 p.m.**

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on April 7, 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.

The commissioners unanimously voted to approve the minutes. The motion prevailed by the following vote:

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

**NAYS: None**

**INVOCATION**

Commissioner Halliburton delivered the invocation.

**AGENDA ITEMS**

**Resolution 2026-01:** Receive a report, hold a discussion and public hearing, and take action on approving a resolution to adopt the council rules of procedure as the rules of procedure for the planning and zoning commission.

Ms. Kelley Messer explained to the Commission that Council adopted Rules of Procedure in 2023 and should apply to all boards and commissions. By approving this resolution, the

original rules and/or bylaws are repealed. Additionally, authority is given to a Chair and Vice Chair, eliminating the need for other designated roles.

The commissioners unanimously voted to approve the resolution. The motion prevailed by the following vote:

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

**NAYS: None**

## ZONING

**CUP-2026-06:** 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 Approximately 1.11 Acres Zoned General Retail (GR) to Allow a Freight Container. Located at 3440 N 1<sup>st</sup> Street. Legal Description Being Lot 106, Block 1, Westwood Plaza, Abilene, Taylor County, Texas.

Clarissa Ivey presented this request. Google imagery shows a freight container was present in 2025. It appears that no requests were made to approve the freight container.

Chairman Benham opened the public hearing. Ms. Tami Shiffleth 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, subject to the submitted concept plan and all applicable LDC requirements.

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

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

**NAYS: None**

**CUP-2026-07:** 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 Utility Generation within Agricultural Open (AO) zoning. Legal Description Being 1,802.91 Acres Known by The City of Abilene as the Hamby 'A' Tract, Located in Jones and Shackelford Counties, 440.20 Acres of Sections 8 and 11 and Approximately 50.22 Acres of Sections 3 and 8, Blind Asylum Lands, Jones County, Texas.

Mason Teegardin presented this request. In late 2024 and early 2025, the City of Abilene annexed approximately 2,243.11 acres into the City Limits. The City is requesting a Conditional Use Permit to allow Utility Generation within the annexed property and some additional property that has been within the City Limits since 1990.

Chairman Benham opened the public hearing. Mr. Don Powers and Ms. Nancy Williams 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 Sitzes 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**

**TC-2026-01:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Abandon 15' of Public Right-Of-Way Along Lincoln Dr. Located at 525 EN 19<sup>th</sup> Street Abilene, Taylor County, Texas.

Kera Valois presented this request. The subject property was annexed into the City limits in 1928. Abilene Christian University is requesting to abandon 15' of public right-of-way along Lincoln Drive.

This request was reviewed by the Development Review Committee (DRC). The DRC has the following comments:

- Public Works has discussed this abandonment and is not in favor of releasing the 15' due to potential future public improvements.
- The Water Department has a water line in this 15' and agrees with Public Works that we are not in favor of releasing the 15' due to existing infrastructure.

Chairman Benham opened the public hearing. Mr. Corder Norris 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 this request with conditions:

1. The subject right-of-way, and all adjoining properties, shall be platted in accordance with the City of Abilene's Standards. A plat must be recorded within one (1) year from the date of approval.

2. The property owners shall grant easements for all existing utilities or relocate them at the owners' expense.
3. Any public improvements shall meet all applicable City of Abilene standards for design.

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

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

**NAYS: None**

**Z-2026-10:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 11.10 Acres from Residential Single-family (RS-6) to Patio Home (PH) Zoning. Located at 2637 Old Ironsides Road. Legal Description Being A 11.10 Acre Tract of Land Out of The Southeast-quarter Of Section No. 21, Blind Asylum Lands, Abstract No. 1040, and the Northeast-quarter Of Section No. 25, Blind Asylum Lands, Abstract No. 1009, Abilene, Taylor County, Texas.

Clarissa Ivey presented this request. The property was annexed in 1982 and rezoned to Residential-Single Family (RS-6) in 2021. As part of a 242-acre rezone request in 2021 the intent at the time was to develop the land completely in Residential-Single Family. Today, the property owner is requesting to rezone a portion of the acreage to Patio Home (PH) district which is designed to provide for development of detached single-family residences on compact lots.

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 five (5) in opposition.

**STAFF RECOMMENDATION:** Approval

Commissioner Kyker 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-2026-11:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner, to Change the Zoning of Approximately 0.96 Acres from Central Business (CB) to a Planned Development District (PDD-196). Located at 1333 N 6<sup>th</sup> Street. Legal Description Being Lots 7-12, Block 74, OT Abilene, Abilene, Taylor County, Texas.

Kera Valois presented this request. The subject property was annexed into the City limits in 1895. A resolution of support was approved by City Council on February 12, 2026 for a 44-unit apartment development.

The base zoning for the PDD will be Central Business (CB) with the following specific modifications:

- Maximum density shall be 46 units per acre
- Maximum height 52 feet or four stories
- One hundred percent lot coverage
- Three parking spaces per two units
- Maximum building length shall be two hundred and thirty feet

Chairman Benham opened the public hearing. Those who stepped forward were Jason Lain, Richard Reinmund, Victoria Carter, and Terry Hagin. 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 four (4) 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: House, Kyker, Halliburton, Lewis, Sitzes, Benham**

**NAYS: None**

**ABSTAINED: Strauser**

**Z-2026-12:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request from the Owner, to Change the Zoning of Approximately 34.8 Acres from General Retail (GR) to Multi-Family (MF). Located at 6157 HWY 277 S. Legal Description Being 34.8 Acres Located Within Samuel J. Ricker Survey Number 45, Abstract Number 163, Abilene, Taylor County, Texas.

Mason Teegardin presented this request. The property was annexed in 1986 and has remained vacant since. The applicant is proposing a multi-family development on this tract.

Chairman Benham opened the public hearing. Ms. Tyler Apple stepped forward to speak. 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 House moved to **approve** this request. Commissioner Kyker seconded the motion. The motion to approve prevailed by the following vote:

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

**NAYS: None**

**Z-2026-13:** 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-104). Specifically, to Allow General Commercial Within Specific Portions of the PDD. Located on the West Side of Oldham Lane between S. 27th St. and Loop 322. Legal Description Being Approximately 29.35 acres, in the Northeast Quarter of Section 62, Blind Asylum Lands, Abilene, Taylor County, Texas.

Adam Holland presented this request. The subject property was annexed into the City limits in 1968. The Planned Development district currently permits General Retail uses as well as self-storage uses within the subject property. The owner intends to allow General commercial uses to make the property more marketable.

Chairman Benham opened the public hearing. Ms. Cheryl Sawyers 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 none (0) in opposition.

**STAFF RECOMMENDATION:** Approval

Commissioner Kyker 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-2026-14:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 1.42 Acres from Multifamily (MF) to a Planned Development District (PDD-197). The use of the proposed PDD is for Patio Home Development. Located at 1321 Cedar St. Legal Description Being Lot 303, Marbridge House Subdivision, Abilene, Taylor County, Texas.

Adam Holland presented this request. The owner of the property would like to create a planned development to allow for the use of the property for 11 patio homes served by a public access easement and two drives at the north and south sides of the property.

Chairman Benham opened the public hearing. Those who stepped forward were Mr. BJ Prichard and Mr. Rosten Callarman. 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:**

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

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

**NAYS: None**

**\*Commissioner Strauser exited the chambers.**

**Z-2026-15:** 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 (PDD-39). Specifically, to add welding, small parts fabrication, and firearm modification as permitted uses. Located at 5550 HWY 277 S. Legal Description Being 1.4 Acres out of the William Bishop Survey No. 43, Abilene, Taylor County, Texas.

Mason Teegardin presented this request. The property was annexed in 1959 and currently has a residence and a shop. The shop has been previously used for automotive fabrication and machining. PDD-39 was designed to allow the residence and the shop to be on the same lot, to follow RS-6 standards and specifically allow automotive modification and repairs. The applicant is proposing to add welding, small parts fabrication, and firearms modification to the existing uses.

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 with none (0) in opposition.

**STAFF RECOMMENDATION:** Approval

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

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

**NAYS: None**

**Z-2026-16:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 10.4 Acres from Residential Single-Family (RS-8) to Residential Single-Family (RS-6). Located at 6498 Pebble Beach. Legal Description Being 10.4 Acres out of the W. E, Vaughn Survey No. 101, Abstract No. 417, and the C. Donovan Survey, Abstract No. 1295, Abilene, Taylor County, Texas.

Ms. Mason Teegardin presented this request. The property was annexed in 1980 and has remained vacant since.

Chairman Benham opened the public hearing. Those who stepped forward were Mr. Tal Fillingim, Mr. David Ballard, Mr. Joseph Cardot, Mr. Herbert Skidmore, Ms. Susie Carter, Mr. Rick Failor, Mr. Robert Runnion,

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

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

**NAYS: Sitzes, Benham**

**Z-2026-17:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 0.26 Acres from Residential Single Family (RS-8) to Neighborhood Office (NO). Located at 2380 S 32<sup>nd</sup> Street. Legal Description Being Lot 106, Block 1, Monterrey Place, Abilene, Taylor County, Texas.

Kera Valois presented this request. The subject property was annexed into the City limits in 1951 and has remained residentially zoned since. The subject property is currently being renovated to be used as an office.

Chairman Benham opened the public hearing. Mr. Kevin Parnell 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 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-2026-18:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 38.97 Acres from General Commercial (GC) and Heavy Commercial (HC) to a Planned Development District (PDD-198). Located Along the 1100 - 1400 Block of Ben Richey Dr. and the 1100 - 1400 Block of Petroleum Dr. Legal Description Being Lot 103, Section 3, Block F, South Treadaway And Industrial Blvd Plaza Addition, Lots 4 & 5, Section 4, Block F, South Treadaway And Industrial Blvd Plaza Addition, Lots 1-9, Section 5, Block K, South Treadaway And Industrial Blvd Plaza Addition, Lot 5, Block A, Scott Industrial District, The Remainder Of Continuation 1, Scott Industrial District, And Lot 502, Block A, Three Palms Addition, Abilene, Taylor County, Texas.

Clarissa Ivey presented this request. The owner of the property would like to create a planned development to allow for residential and commercial uses within the same lot. All current uses are to remain on their respective lots, while the remaining of the property is replatted to accommodate more lots with the possibility of just residential or commercial, or both. The PDD also looks to set specific building material standards, as well as setbacks and signage amongst other use specific restrictions.

Chairman Benham opened the public hearing. Those who stepped forward were Mr. Jacob Powell, Mr. Mark Shook, Mr. Kevin Phillips, and Mr. Mark Spurlock.

Property owners within a 200-foot radius were notified of this request. Six (6) responses were received in favor with one (1) 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-2026-19:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 28.87 Acres from Agricultural Open (AO) to Residential Single-Family (RS-6) Zoning. Located at 6610 Butterfield Trail. Legal Description Being 28.87 Acres of Survey 44, John Adams, Abilene, Taylor County, Texas.

Adam Holland presented this request. The subject property was annexed into the City limits in 1986. The owner would like to rezone to create a new single-family subdivision.

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 one (1) in opposition.

**STAFF RECOMMENDATION:** Approval

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

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

**NAYS: None**

**Z-2026-20:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 2.20 Acres from Agricultural Open (AO) and General Commercial (GC) to General Commercial (GC) Zoning. Located on the North 300 Block of ES 11th St. Legal Description Being Lot 205, Block 212, Original Town of Abilene Subdivision, Abilene, Taylor County, Texas.

Adam Holland presented this request. The subject property was annexed into the City limits in 1957. The owner intends to allow General Commercial uses to make the property more marketable.

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

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

**NAYS: None**

**\*Commissioner Strauser exited the chambers.**

**Z-2026-21:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 0.50 Acres from Residential Single Family (RS-8) to Town Home (TH). Located at 3035 Buffalo Gap Road. Legal Description Being a 0.50 Acre Tract Out of Lot 101, Block 1, Monterrey Place, Abilene, Taylor County, Texas.

Kera Valois presented this request. The subject property was annexed into the City limits in 1951 and has remained residentially zoned since.

Chairman Benham opened the public hearing. Those who stepped forward were BJ Prichard, Mr. Larry Jones, and Ms. Jan Craig.

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor with three (3) in opposition.

**STAFF RECOMMENDATION:** Approval

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

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

**NAYS: Sitzes, Benham**

**Z-2026-22:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 3.58 Acres from a Planned Development (PD-55) to General Commercial (GC). Located at 6156 and 6164 Hartford St. Legal description being 3.58 acres out of Lot No. 5 of the Anderson and Berry Subdivision of the Alexander Thompson Survey No. 37, Abilene, Taylor County, Texas.

Clarissa Ivey presented this request. The property was annexed in 1959 and a home built in 1960. However, it wasn't until 1994 that the property was rezoned to PD-55 with the intention of developing the property into a commercial site. The development never started, and the PD expired.

Chairman Benham opened the public hearing. Mr. Kevin Phillips 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** this request. Commissioner Lewis seconded the motion. The motion to approve prevailed by the following vote:

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

**NAYS: None**

**ADJOURNMENT**

There being no further discussion, Commissioner Benham adjourned the meeting at 4:42 p.m.

**APPROVED**



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

Mr. Brad Benham, Chairman