

**CITY OF ABILENE, TEXAS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
May 5, 2026, at 1:30 p.m.**

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on May 5, 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, Kevin Halliburton, Chairman Pro Tem, and Zach Sitzes.

Also present were Mr. Michael Rice, Assistant City Manager, Mr. Tim Littlejohn, Director of Planning and Development Services, Mr. Stanley Smith, City Attorney, 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, Halliburton, Sitzes, Benham

NAYS: None

INVOCATION

Commissioner Halliburton delivered the invocation.

AGENDA ITEMS

TC-2026-02: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from McMurry University to Abandon a Certain Portion of Right-of-way known as Ross Avenue from South 15th Street to Hunt Street and a portion of South 16th Street from Ross Avenue to 140 Feet West to an Alley Running North and South.

Ms. Mason Teegardin presented this request. The property adjacent to the requested area is owned by McMurry University. McMurry intends to create a more pedestrian-friendly environment through the abandonment of the rights-of-way.

Chairman Benham opened the public hearing. Mr. Paul Frazier and Ms. Kendra Hanfeld 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 recommends approval with the following conditions:

- All utilities must be relocated at the expense of the applicant or placed in appropriate easements.
- Emergency access and drainage easements shall be provided to meet the standards set by the Fire Marshal and Public Works Department.
- Property must be replatted within one year of the approval date of this request.

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

AYES: Strauser, Halliburton, Sitzes, Benham

NAYS: None

Z-2026-23: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from The Owner to Change the Zoning of Approximately 99.38 Acres from Agricultural Open (AO) To a Planned Development District (PDD-199) to allow Residential Medium Density and Residential Single-family uses with amended standards. Located At 4489x Caldwell Road. Legal Description Being A 93.4 Acre Tract of Land of Survey 82 and 82, T & P Railway Company Block 14 and a 5.9 acre tract out of Survey 82-83, Block 14 T & P Railway Company, Abilene, Taylor County, Texas.

Ms. Mason Teegardin presented this request. The subject property was annexed into the City limits in 1980. The owner intends to allow Medium Density with alternative minimum size standards of 40 feet in width and 4,000 square feet in area to allow a mixture of single-family and duplexes. Additionally, within tract 2 they have proposed Residential Single-Family uses with minimum standard sizes of 50 feet in width and a minimum of 5,000 square foot lots.

Chairman Benham opened the public hearing. Ms. Nancy Lugo and Mr. Clayton Farrow 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: Staff recommends approval.

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

AYES: Strauser, Halliburton, Sitzes, Benham

NAYS: None

Z-2026-24: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from The Owner to Change the Zoning of Approximately 6.86 acres from General Retail (GR) To A Planned Development District (PDD-200). Located At 256 East Beltway. Legal Description Being Lot 34, Block AK, Carriage Hills Addition Section 4A, Abilene, Taylor County, Texas.

Ms. Kera Valois presented this request. The subject property was annexed into the City limits in 1932. The property was rezoned from Agricultural Open (AO) to General Retail (GR) in 2021.

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 two (2) in opposition.

STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

- A minimum of one (1) tree located within each parking island; with a minimum of eight (8) parking islands.
- A privacy fence located along the eastern property line.
- Rod iron fencing along E Beltway S and Freedom Crest Ave.
- Ornamental trees located along E Beltway S at a rate of 1 per 60 feet in addition to the required street trees.

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

AYES: Strauser, Halliburton, Sitzes, Benham

NAYS: None

Z-2026-25: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 1.21 Acres from Residential Single-Family (RS-12) to General Commercial (GC) Zoning. Located on the Southwest Corner of ES 11th Street and Oldham Lane. Legal Description Being 1.210 Acres of Land Out of the Southeast 1/4 of Section 48, Blind Asylum Lands, City of Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The subject property was annexed in 1959 and has remained vacant since. The applicant would like to rezone to General Commercial (GC) to make the property more marketable.

Chairman Benham opened the public hearing. Ms. Kaitlyn Shaw 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: Staff recommends approval.

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

AYES: Strauser, Halliburton, Sitzes, Benham

NAYS: None

Z-2026-27: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from The Owner, To Change the Zoning of Approximately 0.81 Acres from Residential Single Family (RS-6) to General Commercial (GC). Located at 1700, 1718, 1726, and 1742 Ambler Avenue. Legal Description Being Lots 5-8, Block 1, University Place, Abilene, Taylor County, Texas.

Ms. Kera Valois presented this request. The subject property was annexed into the City limits in 1924 and has remained residentially zoned since. The applicant is requesting to change the zoning for a proposed coffee shop.

Chairman Benham opened the public hearing. Mr. Gary Underwood and Ms. Lindsey Vermillion 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 recommends approval.

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

AYES: Strauser, Halliburton, Sitzes, Benham

NAYS: None

Z-2026-28: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owners to Change the Zoning of Approximately 0.36 Acres from Residential Single-Family (RS-6) to General Commercial (GC) Zoning. Located at 1358, 1366, and 1374 Barrow St. Legal Description Being B F Horn Subdivision of Harris, Block E, Lot 10, Lot W 100.20' of Lot 9, and Lot 8, City of Abilene, Taylor County, Texas. ***TABLED UNTIL JUNE.**

ADJOURNMENT

There being no further discussion, Commissioner Benham adjourned the meeting at 2:31 p.m.

APPROVED



Mr. Brad Benham, Chairman

MR KEVIN HALLIBURTON

