

**CITY OF ABILENE, TEXAS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
August 4, 2026 at 1:30 p.m.**

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on August 4, 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 Kevin Halliburton, Tyson Strauser, Kristen Dressen-Kyker, Shawnté Fleming-Lewis 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. Mason Teegardin, Planning Services Manager, Mr. Adam Holland, Planner III, Ms. Clarissa Ivey, Planner II, Ms. Kera Valois, Planner I, Ms. Kate Alvarez, Downtown Coordinator, 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 minutes from the regular meeting held on July 7, 2026 were unanimously approved.

INVOCATION

Commissioner Halliburton delivered the invocation.

AGENDA ITEMS

HOZ-2026-02: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Apply Historic Overlay Zoning To Approximately 0.139 Acres Zoned General Commercial (GC). Located at 1902 North 1st Street. Legal Description Being Approximately 0.139 Acres Out of Lots 1 and 2, Block 2 of Craft's Subdivision of Lot 2, Block 206, Abilene, Taylor County, Texas.

Kera Valois presented this request. Philpott Florist was originally opened in 1920 at 241 Sayles by Mr. and Mrs. W. A. Philpott. They operated the business until 1923, when they sold it to their daughter (Ruth) and son-in-law, Mr. and Mrs. W. E. Loveday who operated the business for 22 years. In 1945 Mrs. Loveday sold Philpott Florist to her cousin Miss Harriett Loveday.

Miss Harriett Loveday hired her friend Mr. Jimmy Tittle, an architect not long out of Texas A&M University, to design the building that still stands at 1902 N 1st Street. In 1955, Philpott

Florist relocated from its original location on Sayles Boulevard to its new home at 1902 N 1st Street, where it continues to serve the Abilene community.

Mr. Ray Maddox purchased Philpott Florist from Miss Harriett Lovelady in 1973. He owned and operated the business for nearly five decades, serving the Abilene community until 2022 when he sold the property to Mr. Ethan Stewart-Duke.

In 2025, Mr. Jon Crisp became the owner of Philpott Florist, continuing a proud tradition of talented florists who have served the Abilene community for more than a century.

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.

THE LANDMARKS COMMISSION RECOMMENDATION: Approval

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

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

NAYS: None

Z-2026-43: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 0.8 Acres from Heavy Commercial (HC) to a Planned Development District (PDD-202). Located at 803, 825, and 833 Pine Street. Legal Description Being Lots 5-9, Block 178, 3-Compere Abilene Original Town, Abilene, Taylor County, Texas.

Kera Valois presented this request. The subject property was annexed into the City limits in 1895 and has remained commercially zoned since.

The base zoning of the PDD will be Town Home (TH) with the following specific modifications:

- Minimum Lot Width: 18 feet
- Minimum Exterior/Street Side Setback: 10 feet
- Minimum Interior Side Yard Setback: 5 feet
- Minimum Rear Yard Setback: 20 feet
- Minimum Front Setback: 20 feet

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. Two (2) responses were received in favor with none (0) in opposition.

STAFF RECOMMENDATION: Staff recommend approval with the following conditions:

- No driveways access off N 8th Street
- Required landscape area equal to 15% of the site located between the adjacent street and right of way

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

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

NAYS: None

Z-2026-44: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 8.05 Acres from General Commercial (GC) to Multi-Family (MF). Located on the 1200 Block of Spur 707. Legal Description Being a 8.05 Acre Tract Out of the NW/4 of Section No. 22, Lunatic Asylum Lands, S. Love Survey, Abstract No. 1694, Abilene, Taylor County, Texas.

Clarissa Ivey presented this request. The subject property was annexed to the City limits in 1980 and has remained vacant. In 2023, the property was rezoned from Agricultural Open (AO) to General Commercial (GC) but since remained undeveloped.

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. Two (2) responses were received inf favor with one (1) in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Z-2026-45: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 166.9 Acres from Agricultural Open (AO) to Patio Home (PH), Multi-Family (MF), and General Retail (GR). Located at 6002 Texas Avenue. Legal Description Being 166.9 Acres out of and a part of Lots 5 & 6, of the Anderson & Berry's Subdivision of the Alexander Thompson Survey No. 37, Abstract No. 317, Abilene, Taylor County, Texas.

Clarissa Ivey presented this request. The property was annexed in 1959 as Agricultural Open (AO) zoned property. Over the last couple of decades, the property has been used as farmland.

Chairman Benham opened the public hearing. Stepping forward were Mr. Clayton Farrow, Ms. Alana Jeter, and Mr. Blake Keating. 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 Sitzes moved to **approve** this request. Commissioner Kyker seconded the motion. The motion prevailed by the following vote:

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

NAYS: None

Z-2026-46: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 2.0 Acres from Agricultural Open (AO) to Residential Single-Family (RS-6). Located at 3234 Beltway S. Legal Description Being Approximately 2.0 acres of the W.J. Reddell Survey, Abilene, Taylor County, Texas.

Adam Holland presented this request. The subject property was annexed into the City limits in 1980. The structure was built in 1964. The owner intends to subdivide the property to the north of the house to create a total of three lots.

Chairman Benham opened the public hearing. Mr. Thomas Burns 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. No (0) responses were received in favor nor in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Z-2026-47: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to amend the terms of a Planned Development District (PDD-76). Specifically, to allow town homes and Patio Homes within Tract 3. Located at 5534 Health Way Dr. Legal Description being the Medical Plaza Subdivision, and approximately 23 acres of Survey 43, William Bishop, Abilene, Taylor County, Texas.

Adam Holland presented this request. The subject property was annexed to the City limits in 1959. The Planned Development District was created in 2002 for medical uses; however, the property was amended in 2024 to allow for residential uses in tract 3.

Chairman Benham opened the public hearing. Mr. BJ Pritchard and Mr. Blake Keating 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 Halliburton moved to approve this request. Commissioner Lewis seconded the motion. The motion prevailed by the following vote:

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

NAYS: None

Z-2026-48: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to change the zoning of approximately 30.08 acres from Agricultural Open (AO) to Residential Single Family (RS-6). Located at 6648 Butterfield Trail. Legal description being a 30.08 acre tract out of the John Adams Survey Number 44, Abilene, Taylor County, Texas.

Kera Valois presented this request. The subject property was annexed into the City limits in 1986 and has remained Agriculturally zoned since.

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

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

NAYS: None

ADJOURNMENT

There being no further discussion, Commissioner Benham adjourned the meeting at 2:20 p.m.


Mr. Brad Benham, Chairman

