

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

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on July 7, 2026 at 1:33 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, Gary House, 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, Ms. Kelley Messer, First Assistant City Attorney, Ms. Mason Teegardin, Planning Services Manager, 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 minutes from the regular meeting held on June 2, 2026 were unanimously approved.

INVOCATION

Commissioner Halliburton delivered the invocation.

AGENDA ITEMS

CUP-2026-09: 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 41.188 Acres Zoned Agricultural Open (AO) To Allow for A Recreational Vehicle Park. Located At 6702 East Lake Road. Legal Description Being an Approximate 41.188 Acre Tract out of a 76.21 Acre tract of the John Sellers Survey 76, Abilene, Jones County, Texas.

Ms. Kera Valois presented this request. The subject property was annexed into the City limits in 1983. The applicant is proposing 149 RV units on improved pads with full utility hookups.

Chairman Benham opened the public hearing. Those who stepped forward were:

Mr. Paul Walker, Mr. Spencer Dobbs, Ms. Faith Gage, Mr. James Bailey, Mr. Kolin Bonnett, Ms. Lisa Lambert, Mr. Jody Team, Mr. Seaton Higginbotham, Ms. Vickey Reynolds, Mr. Will Ratliff, Mr. Aaron Young

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 in opposition.

STAFF RECOMMENDATION: P&Z recommends denial subject to the following:

- Plan of Operation
- Concept Plan

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

AYES: Strauser, House, Kyker, Halliburton, Lewis

NAYS: Sitzes, Benham

CUP-2026-10: 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 Allow a Daycare Operation – Center-Based within Multi-Family (MF). Located at 3050 Old Anson Road. Legal description being Lots 101 and 102, Block A, Anson Park Addition, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The subject property was annexed into the City limits in 1957. The property was developed in 2006 and at that time a daycare was permitted by right in the equivalent to MF zoning. The previous daycare located at the northeast corner of the property flooded in 2019 due to a malfunction with the fire suppression system. The owner would like to reopen the daycare and allow hours from 5 A.M. to 7 P.M. Monday-Friday. The owner intends to have a tenant to operate the facility.

Chairman Benham opened the public hearing. Mr. Mark Hobscheid 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. Three (3) responses were received in favor, with none (0) in opposition.

STAFF RECOMMENDATION: Staff recommend approval subject to the Plan of Operation.

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

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

NAYS: None

CUP-2026-11: 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 0.32 Acres Zoned Central Business (CB) to Allow a Tattoo Parlor. Located at 1240 N 8th Street. Legal Description Being Original Town Abilene, Block 179, Evans Subdivision, Lot 12 & Motz & Curtis Subdivision, Lots 6 & 7, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The subject property is located near downtown and features a commercial building constructed in 1928. Over the past three years, the property has undergone renovations and has had numerous tenants throughout those years.

Chairman Benham opened the public hearing. Mr. Kyle Tamez and Mr. Lynn Salas 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 subject to the concept plan.

Commissioner Kyker moved to approve this request with the hours of 8 AM to 8 PM. Commissioner Strauser seconded the motion. The motion prevailed by the following vote:

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

NAYS: None

Z-2026-34: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 2.23 Acres from Residential Single Family (RS-6) to Medium Density (MD). Located at Property ID 1063914. Legal Description Being Lot 22, Block A, Forrest Meadows Addition Section 1, Abilene, Taylor County, Texas.

Ms. Kera Valois presented this request. The subject property was annexed into the City limits in 1980 and has remained residentially zoned since. The applicant is requesting to change the zoning to Medium Density (MD).

Chairman Benham opened the public hearing. 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: Approval

Commissioner Halliburton 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-2026-35: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 24.48 Acres from Agricultural Open (AO) to Multi-Family (MF). Located at the northeast intersection of East

Lake Road and Musgrave Boulevard. Legal Description Being 24.48 acres of the southwest quarter of Survey 25, Blind Asylum Lands, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The subject property was annexed into the City limits in 1980 and 1982 and has remained vacant and agriculturally zoned since. The applicant is requesting to change the zoning for a proposed multifamily development. Chairman Benham opened the public hearing.

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. The motion prevailed by the following vote:

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

NAYS: None

Z-2026-37: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 6.97 Acres from General Retail (GR) to Multi-Family (MF). Located at 2202 Union Lane. Legal Description Being Lot 102, Block F, Section 1, Quail Valley Northeast, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The majority of the subject property was annexed into the City limits in 1980 and a portion was annexed in 1982. The property was initially platted in 1983 and replatted in 2006 to create the lot which currently exists. The applicant is requesting to change the zoning for a proposed multifamily development.

Chairman Benham opened the public hearing. Mr. Tal Fillingim 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. There were no (0) responses received in favor nor in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Z-2026-38: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 0.33 Acres from Residential Single-Family (RS-6) to Patio Home (PH). Located at 2525 Bel Air Dr. Legal Description

Being Lots 11-12, Block A, Continuation of Northwood Addition, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The property was annexed in 1957 and zoned Residential-Single Family (RS-6). The property was owned by the Minter Lane Church which was in operation ever since it was dedicated in 1964. Lots 11 and 12 have remained vacant since.

The properties to the North have been rezoned and developed as Patio Homes. The Planning and Zoning Commission was presented with a similar request in June 2026 to allow Patio Homes in PDD-149 which is on the west side of Bel Air Dr.

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 four (4) responses received in favor with none (0) in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

ABSENT: Sitzes

Z-2026-39: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 0.90 Acres from Medium Density (MD) to General Retail (GR). Located at 3509 S 14th Street. Legal Description being Lot 1, Block H, River Oaks Section 2, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The subject property was annexed into the City limits in 1953. The property was initially platted in 1953 to create the lot which currently exists.

Chairman Benham opened the public hearing. Those who stepped forward were:

Ms. Judy Ingram, Mr. Gary Casey, Mr. Kyle Tatom, Mr. Ron Ingram, Mr. Brad Cranford, and Ms. Suzanne Casey

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 Halliburton moved to **approve** the downgrade of the zoning district to Neighborhood Retail (NR). Commissioner Lewis seconded the motion. The motion prevailed by the following vote:

AYES: House, Halliburton, Lewis, Sitzes, Benham

NAYS: Strauser, Kyker

Z-2026-40: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to change the zoning of approximately 3.40 acres from Agricultural Open (AO) to General Commercial (GC). Located at 1627 and 1613 Musgrave Boulevard. Legal description being 3.40 acres of the northeast quarter of Survey 33 Blind Asylum Lands Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The subject property was annexed into the City limits in 1964 and has remained vacant since annexation.

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: Approval

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

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

NAYS: None

Z-2026-41: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 0.32 Acres from Heavy Industrial (HI) to Heavy Commercial (HC). Located at 2202 Butternut Street. Legal Description Being Lots 1 and 2, Block 6, Bowyer Addition, Abilene, Taylor County, Texas.

Ms. Kera Valois presented this request. The subject property was annexed into the City limits in 1951 with Heavy Industrial (HI) zoning. The property to the south was rezoned in 2023 to Heavy Commercial (HC). The applicant is proposing to down zone the property to allow more 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. Three (3) responses were received in favor with none (0) in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

ABSENT: Sitzes

Z-2026-42: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 7.59 Acres from A Planned Development District (PDD-53) to Office (O). Located at 6550 Directors Parkway. Legal Description Being Lot 2, Block B, Antilley Square Addition Section 1, Abilene, Taylor County, Texas.

Ms. Kera Valois presented this request. The subject property was annexed into the City limits in 1980 and was rezoned to a Planned Development District (PDD-53) in 1993. Planned Development District (PDD-53) has a base zoning of Office (O) with specific modifications of height and setbacks.

Chairman Benham opened the public hearing. Mr. Justin Allen 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 Halliburton moved to **approve** this request. Commissioner Lewis seconded the motion. The motion 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 4:23 p.m.

APPROVED


Mr. Brad Benham, Chairman

