



City of Abilene

Board of Adjustment Agenda

Notice is hereby given of a meeting of the Board of Adjustment of City of Abilene to be held on January 9, 2024, at 8:30 a.m., at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Minutes from the Regular Meeting Held on November 14, 2023

ELECTION OF BOARD CHAIR

2. Hold a Discussion and Take Action to Elect a Regular Board Member to Serve as Chair

AGENDA ITEMS

3. **BA-2023-10:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Robert Shipley Represented By Lance Johnson For A **20 Ft Variance From The 30ft Setback From The Rear Property Line Located at 3541 Edgewood. This Is Proposed To Create A 10 Ft Setback From The East Side Of The Subject Property And A Variance to The Maximum Lot Coverage Percentage to 52.5% (Required Maximum Is 40%).** (Adam Holland)
4. **BA-2023-11:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Sergio Vazquez For A **Variance To Allow For A 3-Foot Setback (7 Feet Required) For An Accessory Building That Is 14 Feet Tall Located at 1460 Tanglewood.** (Mason Teegardin)
5. **BA-2024-01:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Seaton Higginbotham For A **Special Exception To Allow For Off-Site Advertising In Agricultural Open Zoning Located at property ID 34009.** (Mason Teegardin)
6. **BA-2024-02:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Jana Dover For A **1' Variance From The 7' Maximum Fence Height Indicated In The LDC On The Rear Fence Located at 2918 Arlington Avenue.** (Kiley Hannah)

EXECUTIVE SESSION

The Board of Adjustment of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections:

551.071 (Consultation with Attorney)

ADJOURNMENT

Notice

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received forty-eight (48) hours prior to scheduled meetings. Please contact the City Secretary's Office at 325-676-6208. Telecommunication device for the deaf is 325-676-6360.

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 5th day of January, 2024, at 2:10 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*



BOARD OF ADJUSTMENT REGULAR MEETING MINUTES
November 14, 2023 8:30 a.m.

BOARD OF ADJUSTMENT OF THE CITY OF ABILENE, TEXAS
CITY HALL COUNCIL CHAMBERS, 555 WALNUT STREET, ABILENE

Members Present: Col. Morton Langholtz, Vice-Chairman
Mr. Jon Loudermilk
Ms. Shawnda Rixey
Mr. Bob Thomas, Alternate
Mr. Chip Whitlock, Alternate

Members Absent: Mr. Robert Beermann
Ms. Joy Ellinger, Alternate

Staff Present: Ms. Kelley Messer, First Assistant City Attorney
Mr. Michael Rice, Assistant City Manager
Mr. Randy Anderson, Assistant Director
Ms. Clarissa Ivey, Planner I
Ms. Kera Valois, Planning Technician
Ms. Melissa Farr, Executive Assistant

Others Present: Mr. Wes Brooks

CALL TO ORDER

Colonel Langholtz called the meeting to order at 8:31 a.m. and Ms. Melissa Farr recorded the minutes. A quorum was present, and the meeting proceeded.

MINUTES

Mr. Loudermilk made the motion to approve the minutes from the regular meeting held on August 8 2023. Ms. Rixey seconded the motion. The motion to **approve** the minutes prevailed by the following vote:

AYES: Whitlock, Loudermilk, Rixey, Thomas, Langholtz

NAYS: None

AGENDA ITEMS

BA-2023-09: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from Wes Brooks for a special exception located at 7102 Sable Circle allowing a detached accessory structure within the front setback and a variance to allow the accessory structure to extend to the property line.

Ms. Clarissa Ivey presented this request. The proposed carport is not attached to the main structure. As a result, a 15-foot building setback would apply instead of a 5-foot setback. The applicant requests a 0' setback from the property line and wishes to encroach into the right-of-way an additional four feet. If the requested Special Exception is approved, in order to build in the right-of-way, the applicant would need to request an Extended Street Use Permit (ESP) with the Land Office for the proposed 4-foot right-of-way encroachment. The ESP would require City Council approval.

Colonel Langholtz opened the public hearing. Mr. Wes Brooks, applicant, stepped forward to provide additional details and respond to any questions. He has resided at this address since the house was built in 2004. A 24 X 24 concrete slab was added at that time for his children to use for a basketball goal.

The proposed carport would be a rectangular tubing design with sheets from Mueller, Inc. There will be no purlin, as purlin frames seem to attract birds. Seeing no one else present and desiring to be heard, the public hearing was closed.

Property owners within a 200-foot radius of the property address were notified. One (1) response was received in favor with one (1) in opposition.

Discussion among the Board revealed a common concern of creating a precedence for construction of carports, which are not attached or abutting to the principal structure. Conversation was had pertaining to the challenges of residing in a cul-de-sac; however, the granting of this request would place a burden on public facilities.

Based upon the criteria assessment, Mr. Loudermilk moved to **deny** this request for a special exception. Ms. Rixey seconded the motion. The motion prevailed by the following vote:

AYES: Whitlock, Loudermilk, Rixey, Langholtz

NAYS: Thomas

ADJOURNMENT

There being no further business, the Board of Adjustment meeting was adjourned at 9:04 a.m.

Approved: _____, Vice-Chairman
Colonel Morton Langholtz

BOARD OF ADJUSTMENT

BA-2023-10

STAFF REPORT



Scheduled Hearings

Board of Adjustment: January 9, 2023

Applicant

Owner: Robert Shipley

Agent Lance Johnson

Case Manager: Adam Holland

Request

20-foot variance from the 30-foot rear yard setback requirement of the RS-12 zoning district along the south property line and 52.5% lot coverage (40% maximum allowed).

Location

3541 Edgewood Drive

Background

The existing residence was built in 1928 prior to first Zoning Ordinance adopted by the City of Abilene in 1946. The existing residence does not comply with the current day RS-12 development standards because rear setback is 0-feet (30-feet required) along the south property line. The setback from the east property line is approximately 20 feet (10-feet required). The existing home is a legally non-conforming (grandfathered) structure. The subject lot does comply with all RS-12 development standards.

Zoning, Existing and Proposed Land Use

The owner proposes to raze the existing residence and build a new home on this lot. When that occurs, the property loses its grandfathering designation and all when the home is razed and all new construction must comply with all present day RS-12 development standards.

Site Constraints

Once the existing home is razed, there will be no site constraint on the surface or subsurface that will restrict the placement of a home on this lot in accordance with all RS-12 development standards. Since the subject lot conforms to all RS-12 requirements for lot width, depth, and area and has a rectangle shape, the lot does not create any site constraints. For those reasons, there is no site constraint that affects the placement of a home on this lot in accordance with all applicable RS-12 development standards.

Precedents/Findings

The attached site plan (Exhibit 1) shows the proposed location of the new home and other proposed accessory improvements, such as a pool. As currently shown, all of these improvements exceed the impervious cover limits of the LDC.

Staff is not aware of any another instance where a grandfathered residence was razed and proposed to be replaced by a residence that did not comply with the all applicable development standards. For that reason, approval of this variance would establish a precedent.

Criteria Assessment

A variance can be granted only when special circumstances are present to justify them. In reaching a decision on a Variance request, the Board shall determine and make written findings that all of the following conditions are present:

- 1. There are special circumstances or conditions arising from the physical surroundings, shape, topography or other features affecting the land, such that strict application of the provisions of this Code will create an undue hardship or inequity (other than financial) upon or for the applicant in developing the land, or deprive the applicant of reasonable and beneficial use of the land.**

This property conforms to the current standards set in the LDC for lot width and length. A dwelling that meets the standards set in the LDC can be built on this property.

- 2. That the granting of the Variance will not be contrary to the public interest and will not be injurious to neighboring properties or otherwise detrimental to the public welfare.**

Granting the variance may be contrary to the public interest as it will decrease the amount of open space required in the RS-12 zoning district.

- 3. Granting the Variance is consistent with the intent of Abilene's Land Development Code.**

The LDC states that if a grandfathered residence is damaged beyond 50% of its value, it must be replaced by a new home that complies with all zoning requirements. In this case, a residence is voluntarily proposed to be razed. Adherence to the purpose of the LDC would require that the new residence comply fully with all requirements of the LDC.

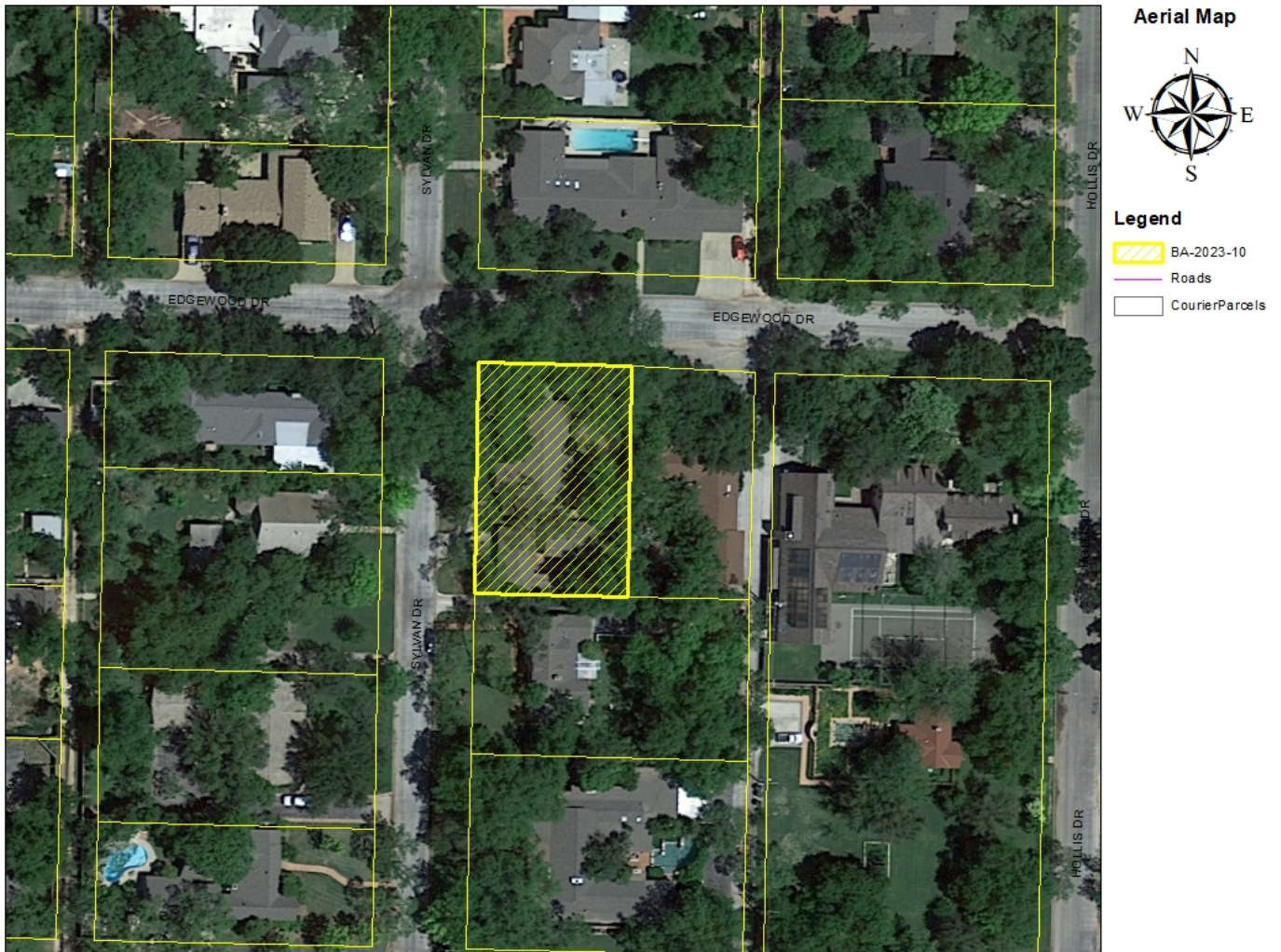
- 4. The hardship or inequity suffered by the petitioner is not caused wholly or in substantial part by the petitioner.**

The applicant did not construct the existing nonconforming residence, but the LDC protects the right of the owner to maintain the home as it was constructed. By razing the residence and requesting variances, the applicant will be creating the hardship for which he is seeking relief because a conforming RS-12 residence can be built on a conforming RS-12 lot.

Notification

OWNER	SITUS	PROP_ID	RESPONSE
GLOYNA MYRICK & KATHERINE	3601 EDGEWOOD DR	58081	
BACON DAVID & SUSAN	1234 SYLVAN DR	55743	
HAMMOND LESLIE K & LINDA J	1326 SYLVAN DR	57770	
OLDHAM LESLIE N & JEANNETTE H	1310 SYLVAN DR	57938	
LOPACHIN DOUGLAS M	1334 SYLVAN DR	57615	
GREEN BOBBY & DIANNE	1233 SYLVAN DR	56679	
ALEXANDER REBECCA SUZANNE	1317 SYLVAN DR	58480	
RHYAN ERNEST W JR & TAMARA L	1325 SYLVAN DR	58611	
CORE WILLIAM GEORGE &	1234 HOLLIS DR	56953	
SHIPLEY ROBERT D	3541 EDGEWOOD DR	58208	
NELSON CONSTRUCTION LLC	3511 EDGEWOOD DR	58345	
DURHAM DAVID R	1334 HOLLIS DR	59044	
DURHAM DAVID R	3501 EDGEWOOD DR	59044	
FERGUSON JOHN DICKSON III &	1226 SYLVAN DR	55627	
PARKER EVAN & LAUREN	1225 1/2 SYLVAN DR	56541	
PARKER EVAN & LAUREN	1225 SYLVAN DR	56541	
KAISER GAIL CLARK	1242 HOLLIS DR	56815	

LOCATION MAP

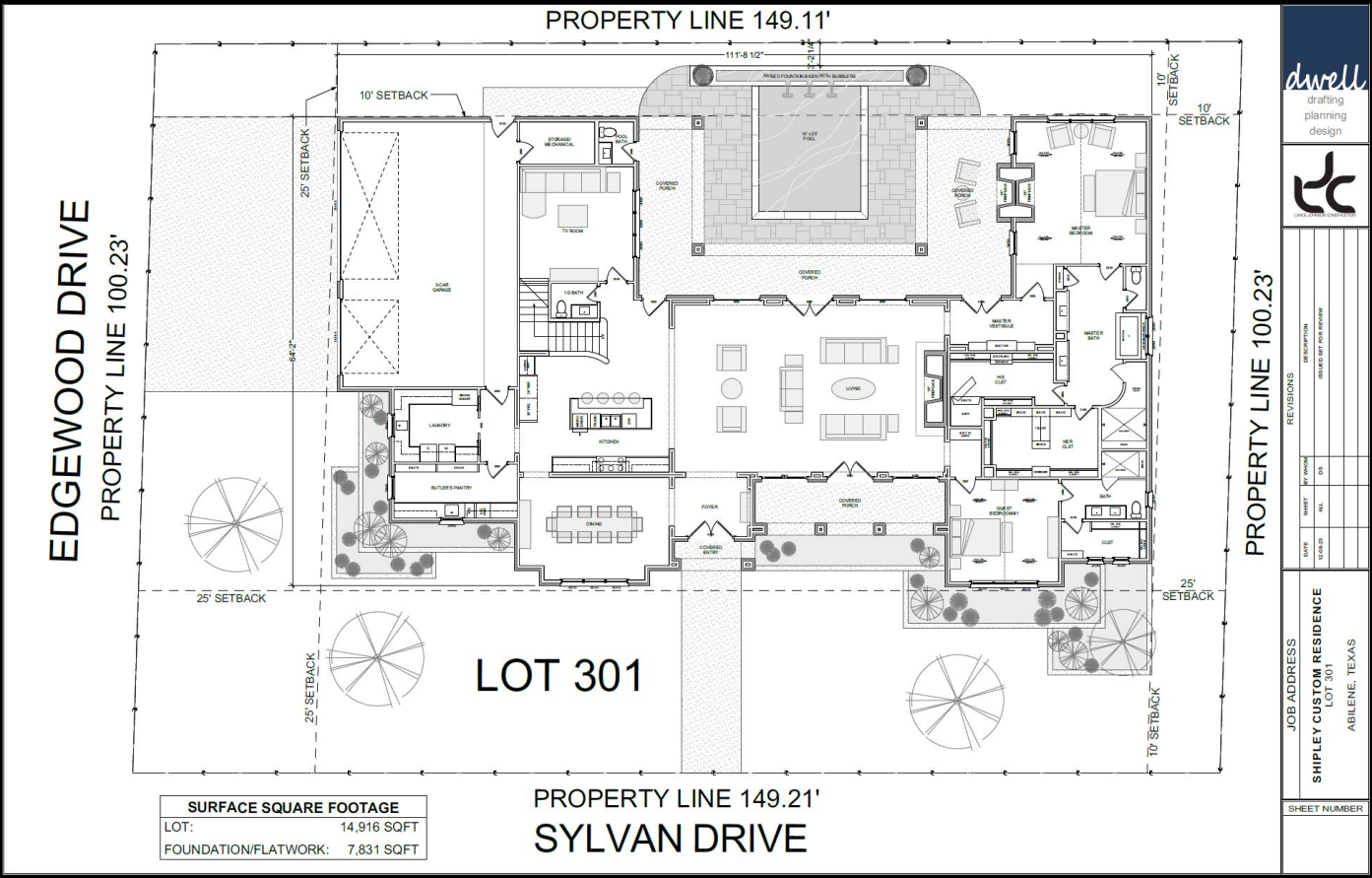


ZONING MAP



Exhibit 1

Submitted Site Plan



Case: BA-2023-10

Owner: Robert Shipley

Agent: Lance Johnson

Requests: Variances to allow a 20-foot variance from the required 30-foot rear setback requirement and to allow 52% lot coverage (40% allowed)

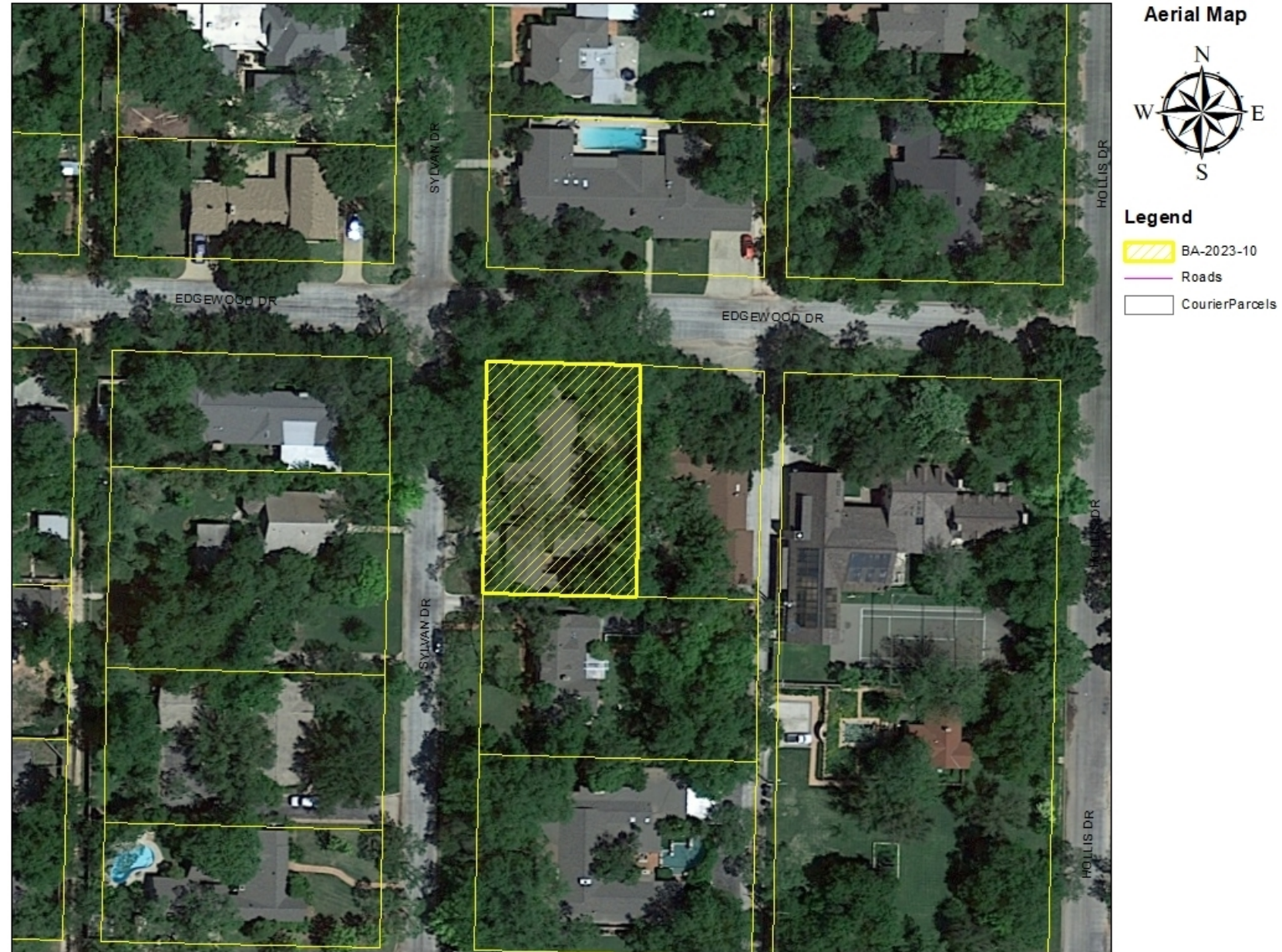
Location: 3541 Edgewood

Notification: 0 in Favor, 0 Opposed

Board of Adjustment: January 9, 2023



AERIAL LOCATION MAP



ZONING MAP



VIEWS OF SUBJECT PROPERTY



Existing Structure



Existing Structure



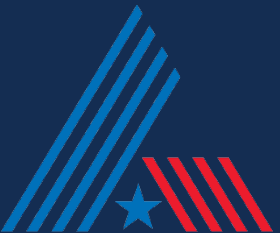
Existing Structure



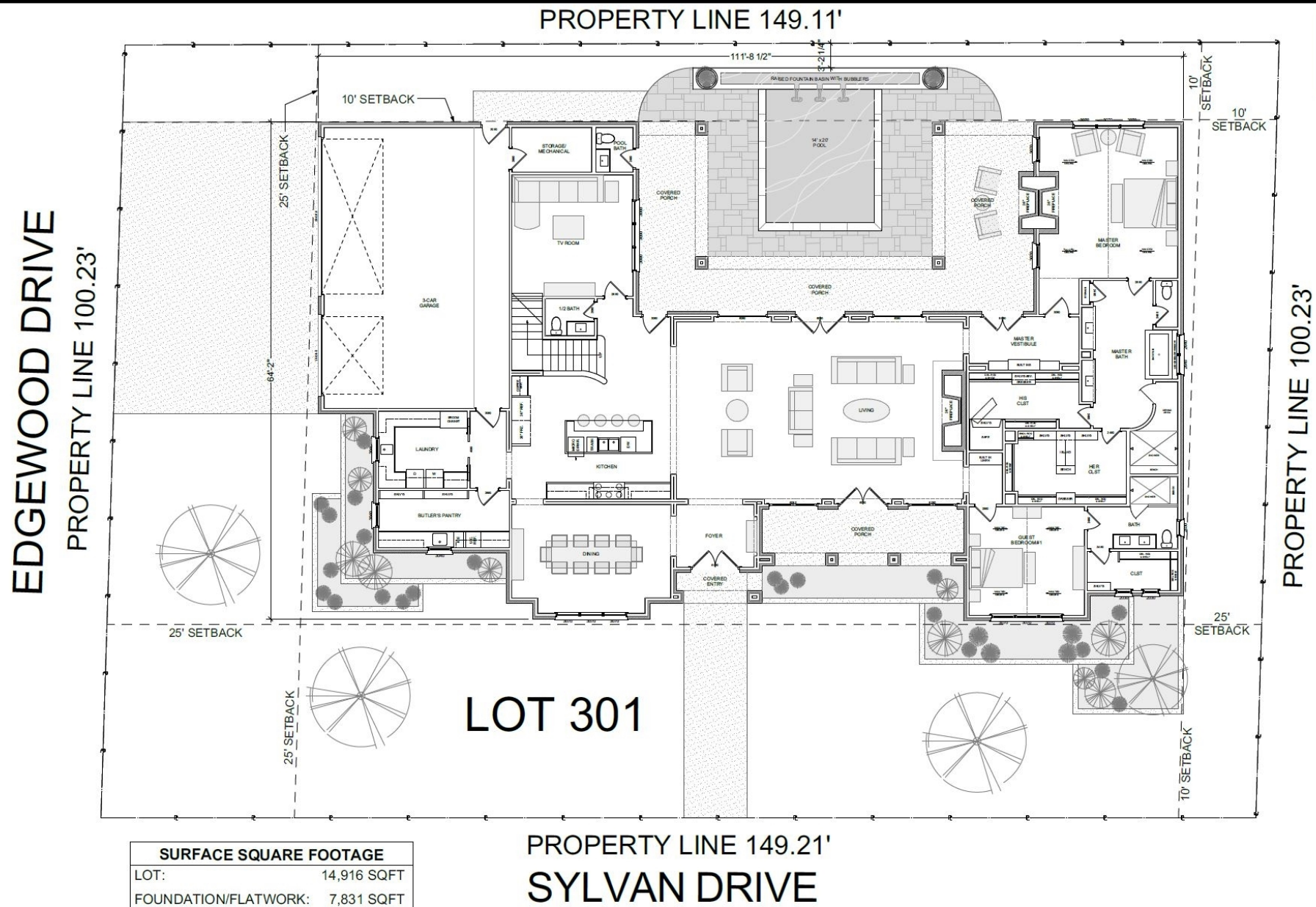
Neighboring Property (West)



Neighboring Property (East)



Proposed New Dwelling



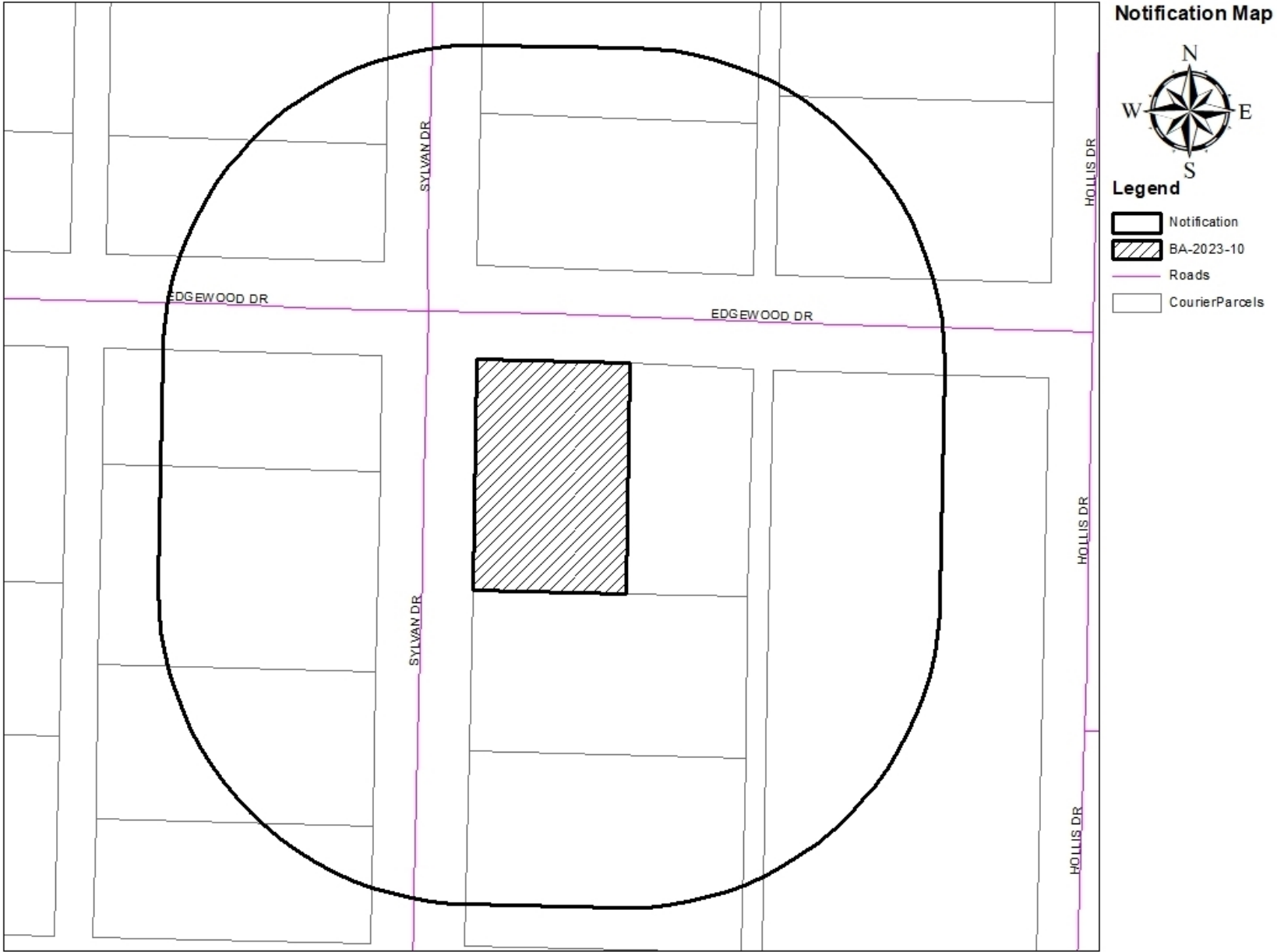
dwell
drafting
planning
design

[illegible]

JOB ADDRESS
SHIPLEY CUSTOM RESIDENCE
LOT 301
ABILENE, TEXAS

SHEET NUMBER

NOTIFICATION AREA MAP

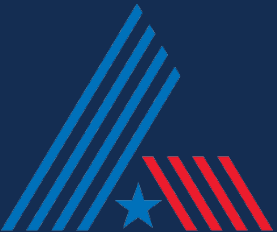


Legend

- Notification
- BA-2023-10
- Roads
- CourierParcels

0- In Favor- 

0- Opposed- 



Reviewed Pursuant to Section 1.4.4.2 (d) of Land Development Code (Criteria for Approval)

There are special circumstances or conditions arising from the physical surroundings, shape, topography or other features affecting the land, such that strict application of the provisions of this Code will create an undue hardship or inequity (other than financial) upon or for the applicant in developing the land, or deprive the applicant of reasonable and beneficial use of the land.

This property conforms to the current standards set in the LDC for lot width and length. A dwelling that meets the standards set in the LDC can be built on this property.

That the granting of the Special Exception will not be contrary to the public interest and will not be injurious to neighboring properties or otherwise detrimental to the public welfare.

Granting the variance may be contrary to the public interest as it will decrease the amount of open space typically required in the RS-12 zoning district.

Granting the Special Exception is consistent with the intent of Abilene's Land Development Code.

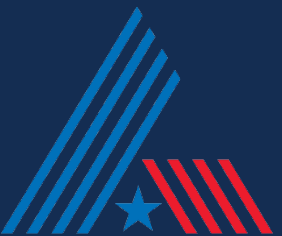
The proposed structure is not consistent with the intent of the LDC. The LDC includes standards for setbacks which could be met by a conforming structure.

The hardship or inequity suffered by the petitioner is not caused wholly or in substantial part by the petitioner.

The hardship is caused by the petitioner because the lot conforms to the LDC requirements and a conforming dwelling can be built on the property.



Questions?





2023 Development Application

Zoning Application Page 1 of 3

Planning

- ☐ Conditional Use ☐ Special Exceptions ☐ Rezoning ☒ Variance
☐ PDD Amendment ☐ Street Name Change ☐ Thoroughfare Abandonment
☐ Easement Release

Relief Procedures

- ☐ Petition for Relief ☐ Proportionality Appeal ☐ Vested Rights Petition ☐ Appeal
Other: _____

Project Name: 3541 Edgewood
Address: 3541 Edgewood Number of Lots: 1 Acreage: .343
Legal Description: Edgewood Addition Block 279 Lot W 100
Subdivision Name: Edgewood Block: 279 Lot: W 100
Current Zoning: RS 12 Proposed Zoning (if applicable): _____

OWNER AND AUTHORIZATION

Owner Name: Robert Shipley
Address: 3541 Edgewood
City, State, Zip: Abilene, TX 79605 Fax: _____
Phone: _____ Email: _____
Agent Name: Lance Johnson
Address: 5260 Pepperglass Ln.
City, State, Zip: Abilene, TX 79606 Fax: _____
Phone: 325-665-6173 Email: Lance@lancejconstruction.com

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

Signature of Owner: Robert Shipley Date: 11/07/2023

FOR OFFICE USE ONLY

Received: _____	Fee: \$ _____	Receipt No.: _____
Case No.: _____		Reviewed By: _____



2023 Development Application

Owner Authorization and Representative Designation

Property Description

Subdivision: Elmwood Total Number of Acres: .343
Zoning Classification(s): _____ Total Number of Lots: 1
Location: 3541 Elmwood Addn. Block 279 Lot W100

Property Owner Information & Authorization

Name/Company: Robert Shipley
Address: 3541 Elmwood, Abilene
City: Abilene State: TX Zip Code: 79605
Phone: _____ Email: _____

Project Representation (check one):

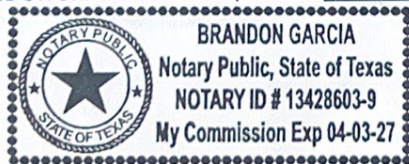
- ☐ I will represent the application myself; OR
☐ I hereby designate Lance Johnson (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Abilene.

Property Owner's Signature: Robert Shipley Date: 11/07/2023
STATE OF: Texas
COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared David C Johnson, Robert D Shipley (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 7 day of November, 2023



Brandon Garcia
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☒ Other(specify): Contractor

Name: Lance Johnson Company: Lance Johnson Construction
Address: 5260 Peppergrass Ln City: Abilene State: TX
Zip Code: 79606 Number: 325-665-6173 Email: Lance@lancejconstruction.com



2023 Development Application

Special Exception & Variance

Please answer these questions in order to assist Staff with the processing of your Special Exception or Variance request. Please use additional sheet(s), if necessary.

1. Fully describe the unique circumstances or peculiarities of the land or improvements in question that do not allow the desired use to conform to the provisions in the Ordinance and the intent.

The existing home located at 3541 Edgewood is to be removed. A new residence will be constructed but cannot reside in the current lot allowance. Therefore, the builder needs to utilize 20ft of the 30ft rear/south setback. This will accommodate the new home.

2. Are there other locations on the property that could accommodate the use while still complying with the Ordinance and, if so, why have you chosen the proposed location?

no



2023 Development Application

Recommendations

The Planning & Zoning Commission (P&Z) and the City Council look to the Planning & Development Services staff to make a recommendation for the approval or disapproval of this application. We will make every effort to notify you of our recommendation at least one (1) week in advance of the scheduled meeting of the P&Z Commission. In the case of a rezoning, and when the public interest requires it, we may recommend a rezoning to a Planned Development District (PDD) or a classification other than the classification requested. We will notify you of our decision to propose a PDD as soon as possible after the application is filed to give you time to prepare a site plan.

PUBLIC NOTIFICATION

The public is entitled to examine this application and participate in the decision-making process. In most cases, we are required to notify all property owners within two hundred feet (200') of the boundaries of your property. To ensure the fullest possible consideration, we may also notify neighborhood groups, organizations or individuals that have a special interest in a particular issue. Except for matters that the Planning & Development Services staff have expressly agreed not to disclose (and provided the law allows us to hold the matter in confidence), then all information that we deem relevant to the review and processing of this application may become public knowledge.

PLEASE READ BEFORE SIGNING

The undersigned has read the above application and hereby certifies that the information contained therein is complete, true and correct; and does hereby request that said application be submitted to the Planning & Zoning Commission at the earliest available meeting.

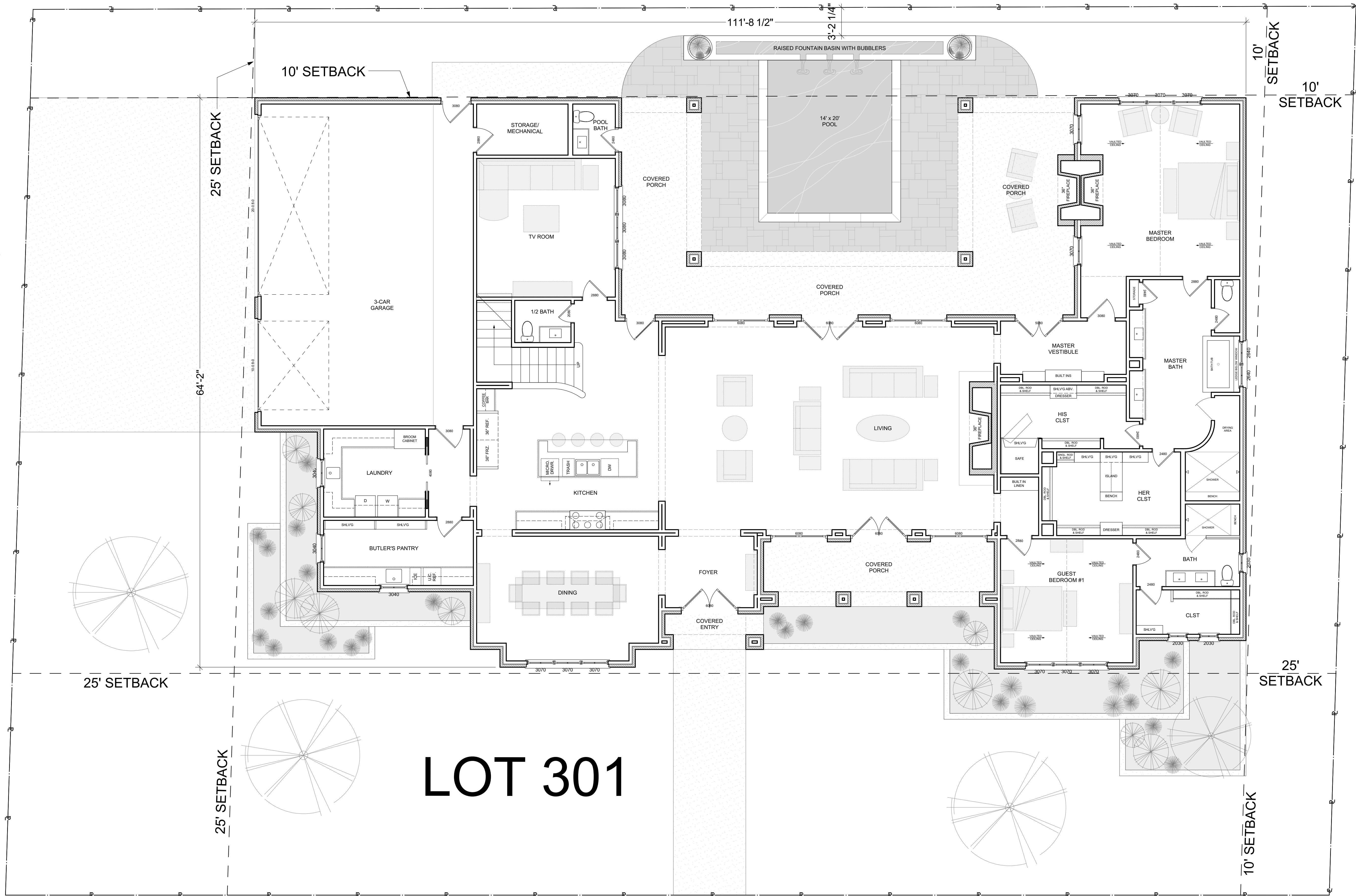
I understand and acknowledge that it is my responsibility to furnish an accurate and precise legal description of the property, and only the property, that is subject of this application, and that failure to furnish such information prior to the application deadline date will delay the processing of this application. I also understand that the City must notify affected property owners of this application. In the event that I fail to submit in a timely manner any information that the City deems necessary to transmit this application to the Planning & Zoning Commission or City Council, then in lieu of dismissal I hereby request that this application be temporarily withdrawn from further consideration until such information is submitted, and I agree to pay a resubmission fee of \$120 to reimburse the City for the expense of re-notifying affected property owners. I have been informed of the tentative date and time that the Planning & Zoning Commission and City Council will hear this application, and I understand that hearings may be continued from time to time at the discretion of the Commission or Council to allow for full consideration or when the public interest requires a continuation.

SIGNED: _____

DATE: 11-7-2023

EDGEWOOD DRIVE

PROPERTY LINE 100.23'



LOT 301

PROPERTY LINE 149.21'
SYLVAN DRIVE

SURFACE SQUARE FOOTAGE	
LOT:	14,916 SQFT
FOUNDATION/FLATWORK:	7,831 SQFT

dwell
drafting
planning
design



LANCE JOHNSON CONSTRUCTION

REVISIONS			
DATE	SHEET	BY WHOM	DESCRIPTION
12-08-23	ALL	DS	ISSUED SET FOR REVIEW

JOB ADDRESS

SHIPLEY CUSTOM RESIDENCE
LOT 301
ABILENE, TEXAS

SHEET NUMBER

BOARD OF ADJUSTMENT

BA-2023-11

STAFF REPORT

Scheduled Hearings

Board of Adjustment: January 9, 2024

Applicant

Owner: Sergio Vazquez

Case Manager: Mason Teegardin

Request

Variance to allow for a 3-foot setback (7 feet required) for an accessory building that is 14 feet tall.

Location

1460 Tanglewood Road

Background

The applicant began building on a detached garage without permits. After a stop work order was issued, the applicant pulled a permit to build a 9' tall garage with a 3' setback. A 3' setback is permitted for a building height up to 10'. After beginning construction, the applicant informed staff that the structure actually had a height of 14'. Staff informed the applicant that a 7' setback was required for the structure height of 14' tall. There have been no inspections on this structure to determine if it meets Building Inspection Division requirements.

Zoning, Existing and Proposed Land Use

The subject property is zoned Single-Family Residential (RS-12). The owner is requesting a variance to allow the subject garage to have a 3-foot side yard setback (7' required).

Land Development Code Provisions

Per LDC Section 2.4.4.1, detached accessory buildings with a maximum height of 10 feet shall be setback a minimum of 3 feet from an interior side property line. Detached accessory buildings over 10 feet in height shall be setback from an interior side property line, where no public alley exists, with an additional foot of setback for every foot of building height over 10 feet.

Site Constraints

There are no apparent site constraints.

Precedents/Findings

The garage was constructed with a height of 14' without a permit. Had the applicant requested a permit for a building height of 14', staff would have advised the applicant of the required 7' setback. An inspector also would have caught the fact that the structure was too tall for the setbacks provided, and the applicant could have revised plans accordingly. Since there has not been any inspections on the structure or foundation, staff cannot confirm if the construction complies with the building code.

Criteria Assessment

A variance can be approved only when special circumstances are present to justify the expansion of a nonconforming building. In reaching a decision on the variance requests, the Board shall determine and make written findings that all of the following conditions are present:

1. **There are special circumstances or conditions arising from the physical surroundings, shape, topography or other features affecting the land, such that strict application of the provisions of this Code will create an undue hardship or inequity (other than financial) upon or for the applicant in developing the land, or deprive the applicant of reasonable and beneficial use of the land.**

There appears to be no apparent hardships present.

2. **That the granting of the variance will not be contrary to the public interest and will not be injurious to neighboring properties or otherwise detrimental to the public welfare.**

Granting the request would not be contrary to the public because the building is located within private property and does not impose in to the neighbor's property.

3. **Granting the variance is consistent with the intent of Abilene's Land Development Code.**

The building is not consistent with the Land Development Code, which requires additional setback separation for taller building detached accessory structures.

4. **The hardship or inequity suffered by the petitioner is not caused wholly or in substantial part by the petitioner.**

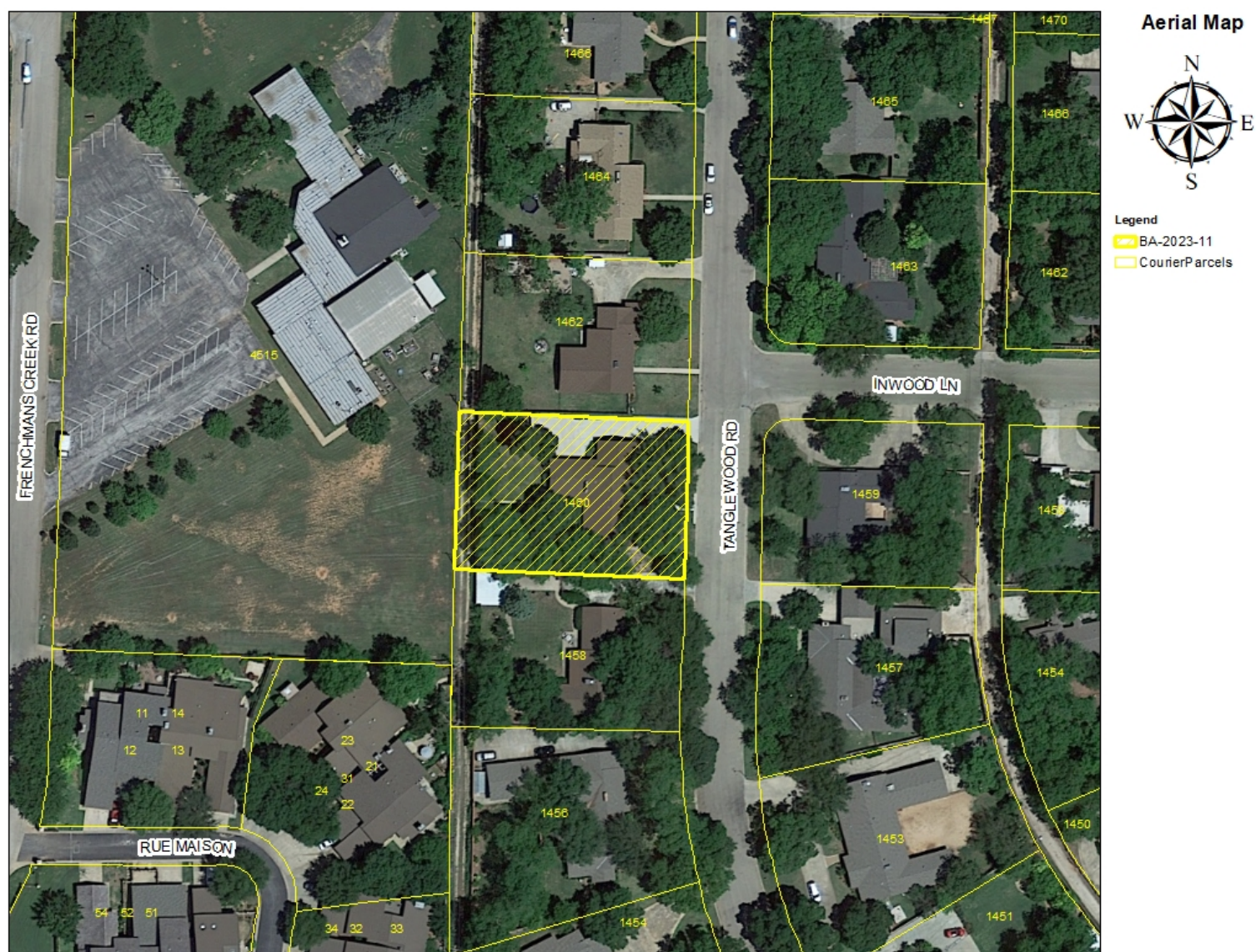
There are no apparent hardships because the need for the variance was created by the applicant.

NOTIFICATIONS

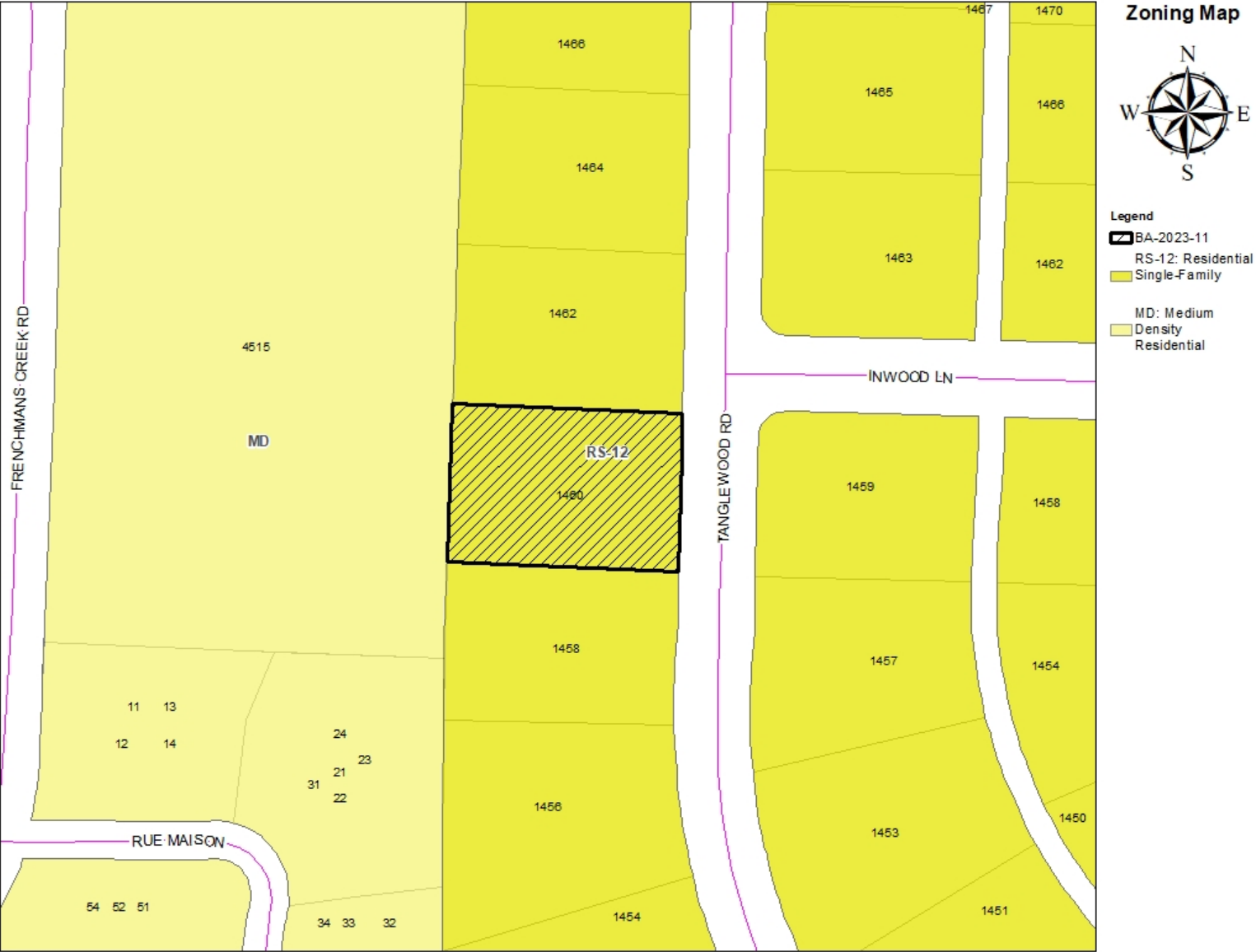
Legend:
O- Opposed
F- In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
WESTMINSTER PREBYTERIAN	14142	4515 S 14TH ST	
HARRISON RANDOLPH B & BONNIE G	39187	31 RUE MAISON	
MEADOR WILLIAM ALLAN & EMILY E	39535	12 RUE MAISON	
WALLACE WILSON EMERSON & ANNE NIBLO	47968	1464 TANGLEWOOD RD	
CHAPMAN SANDRA JEAN	48093	1462 TANGLEWOOD RD	
VAZQUEZ SERGIO & CARMEN	48208	1460 TANGLEWOOD RD	
FEDERAL NATIONAL MORTGAGE ASSOCIATION	48333	1458 TANGLEWOOD RD	
HOWARD CHRISTOPHER BLAKE & MARLINDA	48461	1456 TANGLEWOOD RD	
CAMMACK CAROLINE S	49136	1459 TANGLEWOOD RD	
EMERSON ERIC JOHN & KATIE ELIZABETH	49267	1457 TANGLEWOOD RD	
MC MILLON MATTHEW D &	49391	1453 TANGLEWOOD RD	
CHOATE THOMAS W & RUTH ANN	50401	1463 TANGLEWOOD RD	

LOCATION MAP



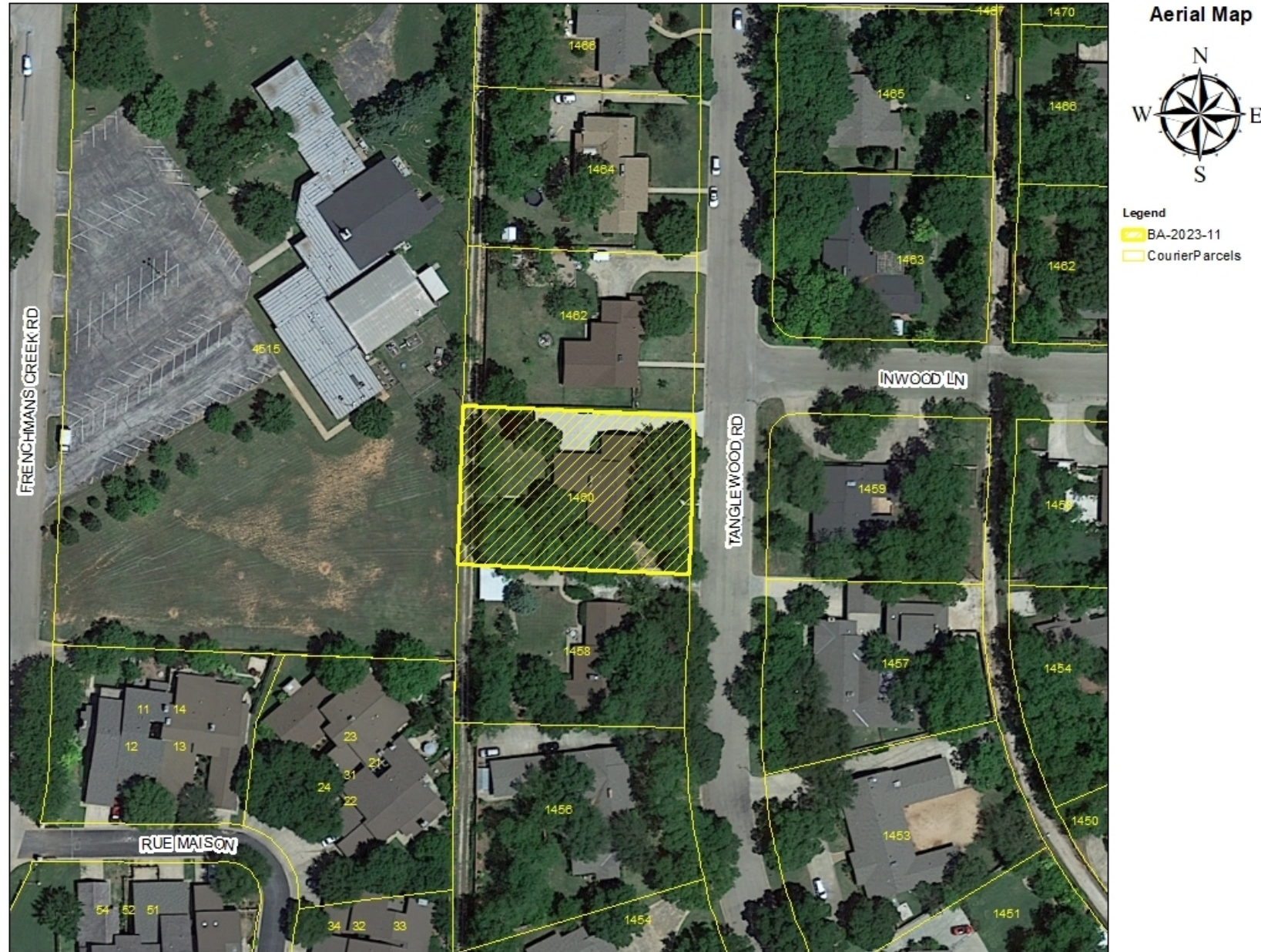
ZONING MAP



Case:	BA-2023-11
Owner:	Sergio Vazquez
Requests:	Variance to allow a 3-foot setback (7-foot required) for a 14' tall accessory building.
Location:	1460 Tanglewood Road
Notification:	0 in Favor, 0 Opposed
Board of Adjustment:	January 9, 2023



AERIAL LOCATION MAP

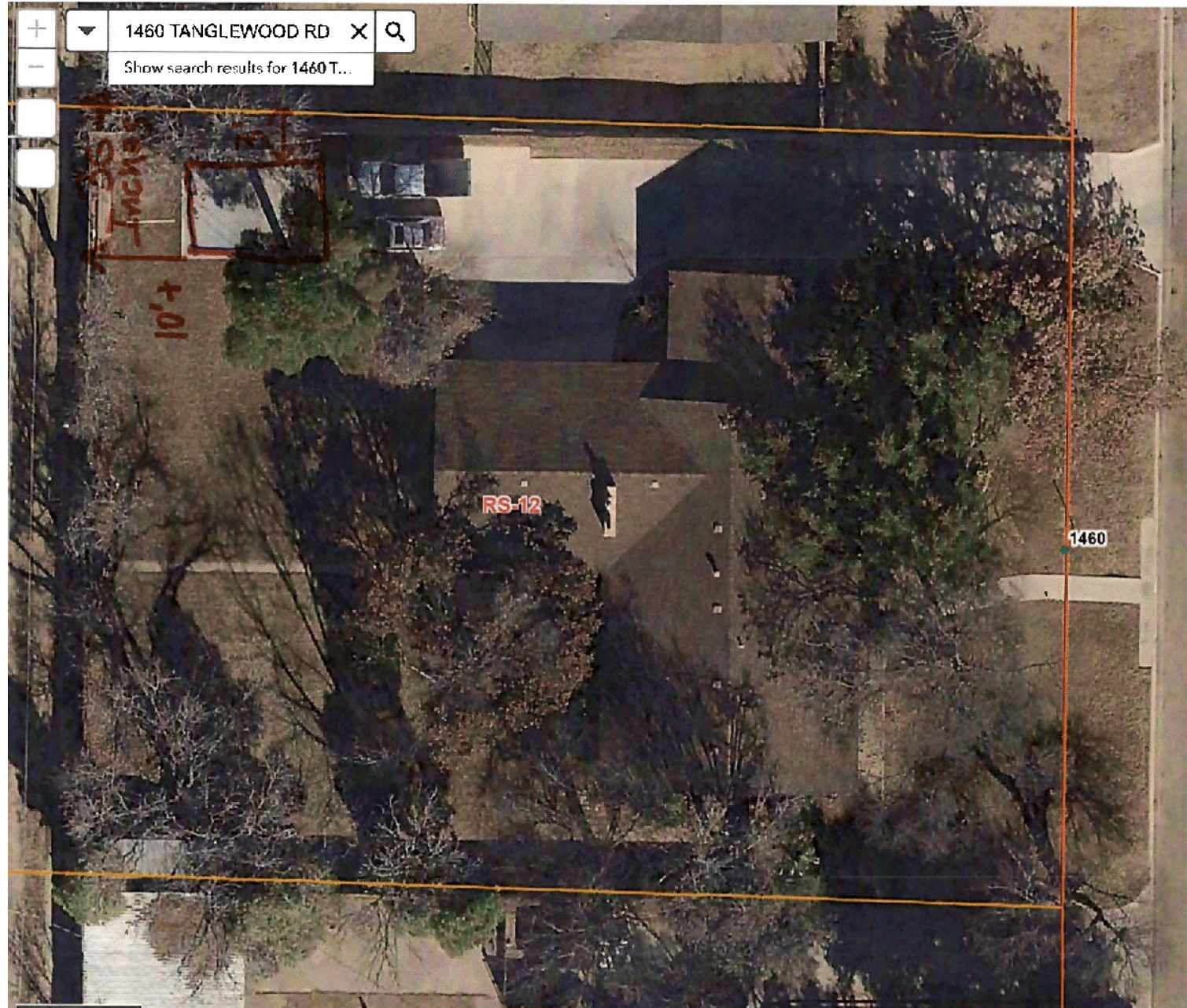




VIEWS OF SUBJECT PROPERTY



SITE PLAN

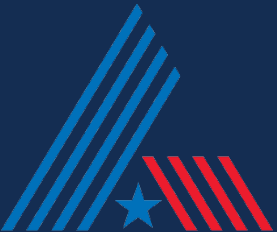


NOTIFICATION AREA MAP



0- In Favor- 

0- Opposed- 



Reviewed Pursuant to Section 1.4.4.2 (d) of Land Development Code (Criteria for Approval)

There are special circumstances or conditions arising from the physical surroundings, shape, topography or other features affecting the land, such that strict application of the provisions of this Code will create an undue hardship or inequity (other than financial) upon or for the applicant in developing the land, or deprive the applicant of reasonable and beneficial use of the land.

There appears to be no apparent hardships present.

That the granting of the Special Exception will not be contrary to the public interest and will not be injurious to neighboring properties or otherwise detrimental to the public welfare.

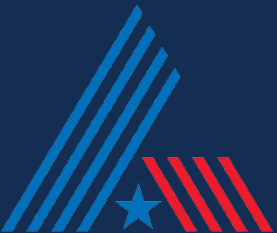
Granting the request would not be contrary to the public because the building is located within private property and does not impose in to the neighbor's property.

Granting the Special Exception is consistent with the intent of Abilene's Land Development Code.

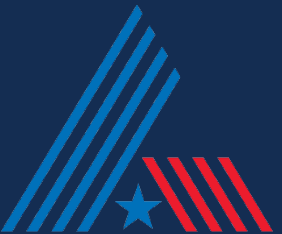
The building is not consistent with the Land Development Code, which requires additional setback separation for taller building detached accessory structures.

The hardship or inequity suffered by the petitioner is not caused wholly or in substantial part by the petitioner.

There are no apparent hardships because the need for the variance was created by the applicant.



Questions?





2023 Development Application

Zoning Application Page 1 of 3

Planning

- ☐ Conditional Use ☐ Special Exceptions ☐ Rezoning ☒ Variance
☐ PDD Amendment ☐ Street Name Change ☐ Thoroughfare Abandonment
☐ Easement Release

Relief Procedures

- ☐ Petition for Relief ☐ Proportionality Appeal ☐ Vested Rights Petition ☐ Appeal
Other: _____

Project Name: Garcia
Address: 1460 Tanglewood RD Number of Lots: _____ Acreage: _____
Legal Description: Tanglewood Sec 2, Block H, LOT 6
Subdivision Name: Tanglewood Sec 2 Block: H Lot: 6
Current Zoning: RS 12 Proposed Zoning (if applicable): _____

OWNER AND AUTHORIZATION

Owner Name: Sergio Vazquez
Address: 1460 Tanglewood RD
City, State, Zip: Abilene, TX 79605 Fax: _____
Phone: 714-232-3214 Email: elyeyo25@gmail.com
Agent Name: _____
Address: _____
City, State, Zip: _____ Fax: _____
Phone: _____ Email: _____

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

Signature of Owner: Sergio Vazquez Date: 11-07-2023

FOR OFFICE USE ONLY

Received: _____ Fee: \$ _____ Receipt No.: _____
Case No.: _____ Reviewed By: _____

2023 Development Application

Special Exception & Variance

Please answer these questions in order to assist Staff with the processing of your Special Exception or Variance request. Please use additional sheet(s), if necessary.

1. Fully describe the unique circumstances or peculiarities of the land or improvements in question that do not allow the desired use to conform to the provisions in the Ordinance and the intent.

I been paying for a self storage for over 10 years since I don't have a storage building or a garage in my house. I thought it would be a good idea to build one in my house over an existing concrete slab at the end of my driveway in the back yard. We started to save for this 5 years ago to make this project happen and stop throwing money away in the rent of the self storage.

2. Are there other locations on the property that could accommodate the use while still complying with the Ordinance and, if so, why have you chosen the proposed location?

There is another area where this garage can be built, however that will require a huge amount of money just to pour the concrete slab, money that I don't have. It has taken me 5 years to save the money to do it now plus the 10 I been paying for the storage, and if I have to tear this one down all the materials won't be usable any more.

Please allow me to complete this project

I am a law abiding citizen that pay his taxes on time and does not get any type of assistance from the government, not even to pay for my kids college education. Thank

2023 Development Application

Disclosure of Interest

Disclosure Questions

Every question must be answered. If the question is not applicable, answer with "N/A".

NOTE: If the Project Representative is not the Property Owner, this form must be filled out by **both** the Property Owner and the Project Representative.

- A. Do you believe that a City official* or City employee** may have a conflict of interest in the property or application referenced on the reverse side? ☐ Yes ☒ No
- B. If so, state the name of each City official or employee of the City of Abilene known by you that may have a conflict of interest in the property or application referenced on reverse side.
- C. State all information upon which you base the belief (use additional paper, if necessary).

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Abilene, Texas, as changes occur.

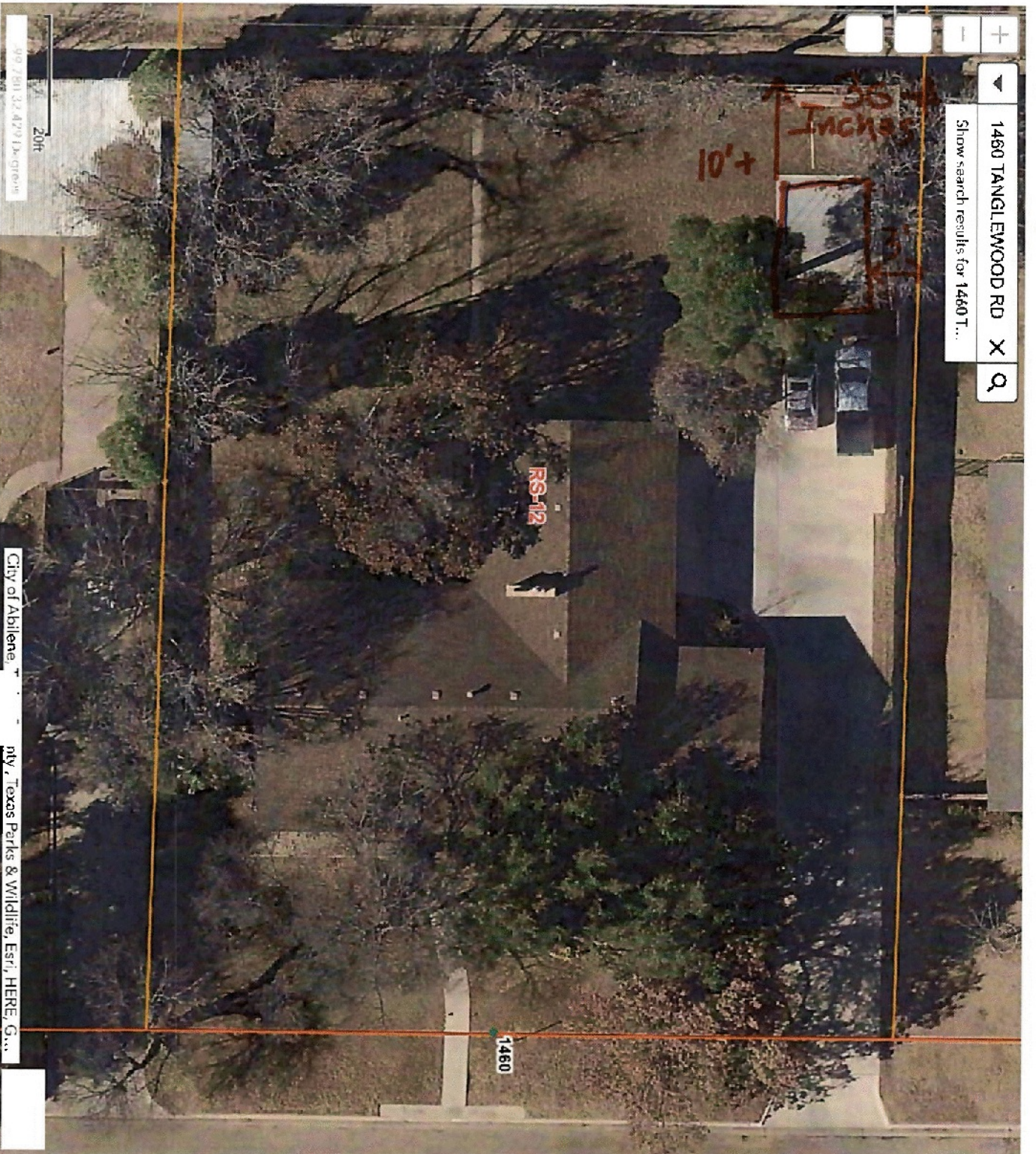
Name of Certifying Person (print): Beradio Vazquez

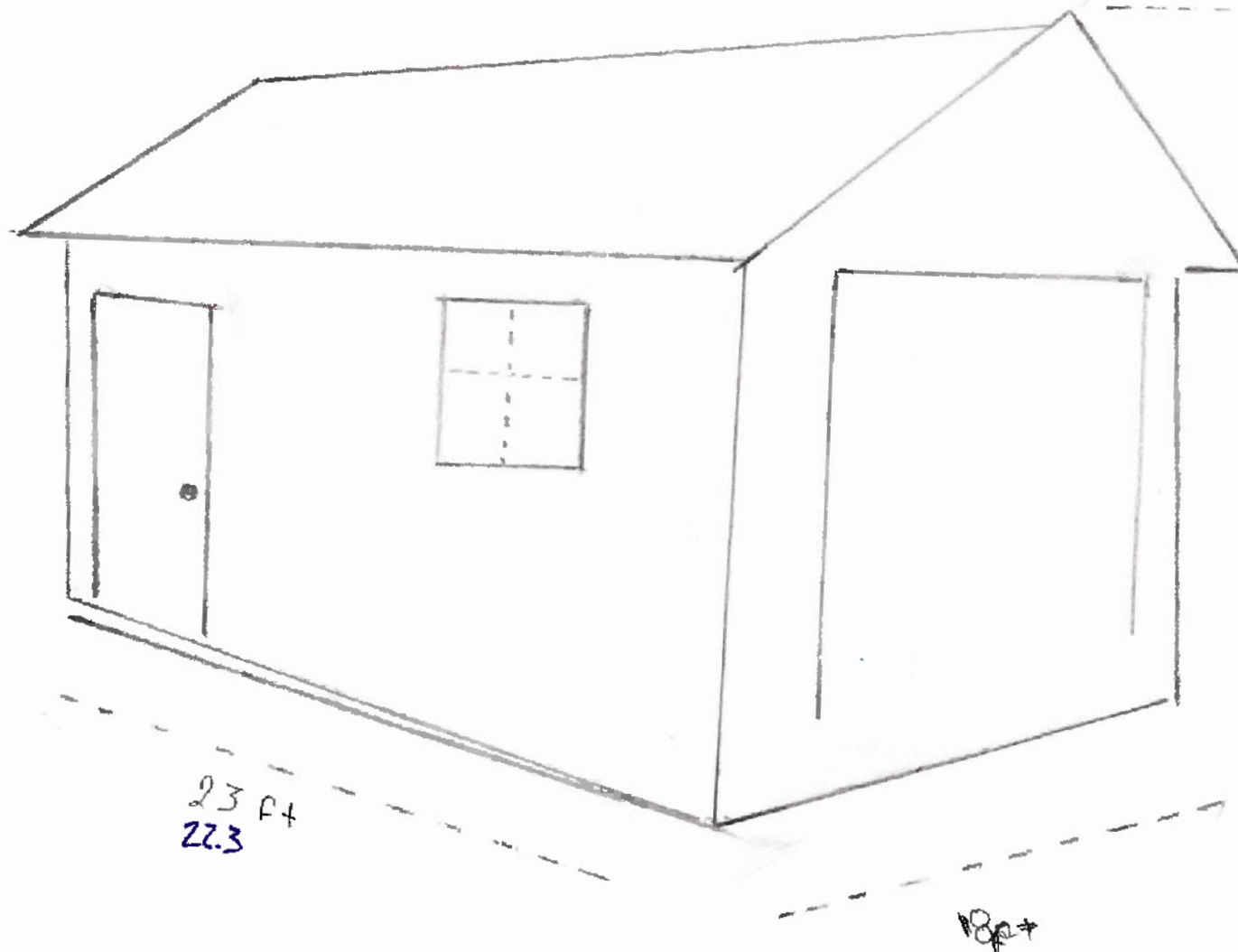
Property Owner ☒ Project Representative ☐

Signature of Certifying Person: Beradio Vazquez

*Mayor, City Council members, Planning and Zoning Commission members, and Zoning Board of Adjustment members

**City Manager, City Secretary, City Attorney, and all department heads





BOARD OF ADJUSTMENT

BA-2024-01

STAFF REPORT

Scheduled Hearings

Board of Adjustment: January 9, 2023

Applicant

Owner: Carlynn Enterprise

Agent: Seaton Higginbotham

Case Manager: Mason Teegardin

Request

Special Exception to allow an off-site advertising sign (billboard) on a site zoned Agricultural Open.

Location

Property ID: 34009 (West side of the Loop 322/Winters Freeway interchange)

Background

TxDOT will no longer allow the applicant to keep their Arrow Ford billboard sign along I-20. The sign has been at the existing location since 1979. The applicant would like to relocate their legacy sign to the subject property.

Zoning, Existing and Proposed Land Use

The subject property is Agricultural Open (AO). The agent requests to move the existing Arrow Ford sign to this location.

Background

The existing Arrow Ford billboard is legal in all aspects and the applicant is satisfied with that location. The new sign location is requested to accommodate the needs of TxDOT on I-20 and not for any business or advertising reasons.

Land Development Code Provisions

Per LDC Section 4.2.8.9, an off-site advertising sign (billboard) is only permitted in an AO district if the Board of Adjustment grants a Special Exception. In determining the suitability of a site within the AO district, the Board shall consider the proximity of the proposed location to existing or proposed residential uses as may be indicated on the Zoning Map of the City of Abilene or any land use plans that have been approved by either the Planning and Zoning Commission or the City Council.

Site Constraints

There are no apparent site constraints.

Precedents/Findings

The Future Land Use Map and Comprehensive Plan both recommend retail uses on the subject site due to the proximity of the site to two regional highways. TxDOT will determine the location of the sign in accordance with the criteria set out in the Highway Beautification Act. The applicant proposes to locate the sign approximately 480 feet from the closest residentially zoned lot.

Criteria Assessment

In deciding whether to approve, conditionally approve or deny the application for a Special Exception, the Board shall apply the standards for special exceptions for nonconformities, outlined in Section

1.4.4.1(d), as criteria for general special exceptions. In addition, the Board shall determine that the requested special exception complies with each of the following:

- 1. Will be wholly compatible with the use and permitted development of adjacent property, either as filed or subject to such requirements as the Board finds to be necessary to protect and maintain the stability of adjacent properties.**

The proposed sign location appears to be to be compatible with the surrounding area. The proposed location is designated for commercial use by the Comprehensive Plan and Future Land Use Map.

- 2. Will place no undue burden on public facilities. Public facilities to be considered shall include, but are not limited to, streets and alleys, water and sewer utilities, schools and parks.**

The relocation of the subject sign will not result in any burden on any existing or proposed public facilities.

- 3. That approval of the special exception is clearly in harmony with the general purposes and intent of this Ordinance and, furthermore, provides for substantial justice.**

The request is consistent with the uses typically allowed in Agricultural Open zoning districts, particularly those AO districts that adjoin TxDOT system highways.

NOTIFICATIONS

Legend:

O- Opposed

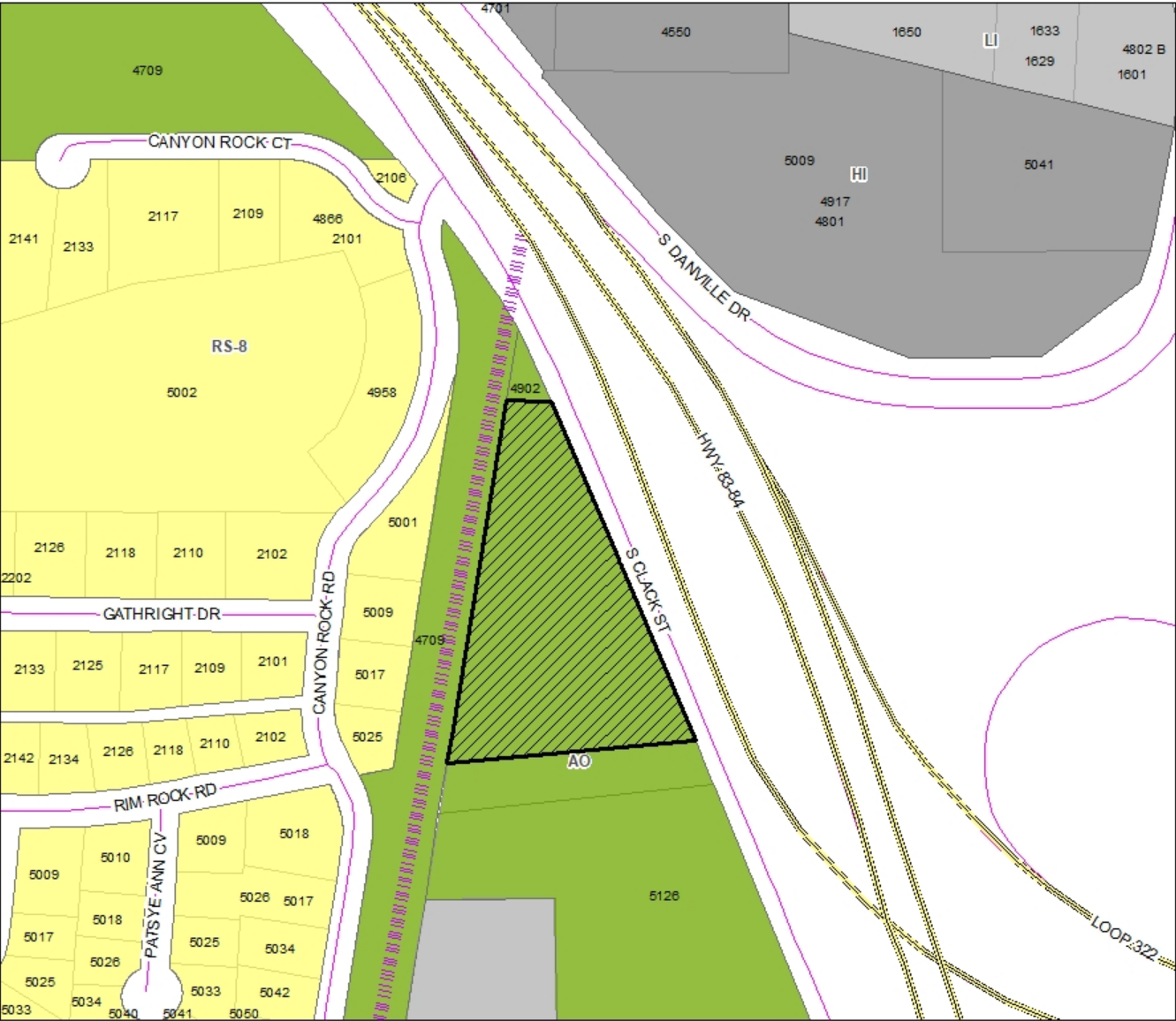
F- In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
WILCOX STEVEN M & SARA S	27065	5001 CANYON ROCK RD	
HARRUFF DOUGLAS KIRK &	27200	5009 CANYON ROCK RD	
MAR DANIEL K JR & TERESA A	27375	5017 CANYON ROCK RD	
CITY OF ABILENE	33039	4902 S CLACK ST	
WEST TEXAS GULF PIPE LINE CO	33733		
CARLYNN ENTERPRISE	34009		
CARLYNN ENTERPRISE	34011	5126 S CLACK ST	
LAWSON CHARLES L & DEON	36598	5025 CANYON ROCK RD	
CITY OF ABILENE	105610	4709 S DANVILLE DR	
FAIN CECIL	994088	4958 CANYON ROCK RD	

LOCATION MAP



ZONING MAP



Zoning Map

Legend

- BA-2024-01
- Expressway
- Minor Arterial
- AO - Agricultural
- Open Space
- RS-8: Residential Single-Family
- LI: Light Industrial
- HI: Heavy Industrial



2023 Development Application

Zoning Application Page 1 of 3

Planning

- ☐ Conditional Use ☐ Special Exceptions ☐ Rezoning ☒ Variance
☐ PDD Amendment ☐ Street Name Change ☐ Thoroughfare Abandonment
☐ Easement Release

Relief Procedures

- ☒ Petition for Relief ☐ Proportionality Appeal ☐ Vested Rights Petition ☐ Appeal
Other: _____

Project Name: Arrow Ford Sign
Address: _____ Number of Lots: 1 Acreage: 4.015
Legal Description: Property Id: R34009: x Refid A0946000800
Subdivision Name: Alfred & Mary Fausshauer Block: _____ Lot: 6
Current Zoning: OA Proposed Zoning (if applicable): _____

OWNER AND AUTHORIZATION

Owner Name: Vinson Higginbotham
Address: 4001 South 1ST Street
City, State, Zip: Abilene, Texas 79605 Fax: vinsonh@arrowford.com
Phone: 325-669-4322 Email: vinson@arrowford.com
Agent Name: Seaton Higginbotham
Address: 4001 South 1ST Street
City, State, Zip: Abilene, Texas 79605 Fax: _____
Phone: 325-669-88-5 Email: seaton@arrowford.com

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

Signature of Owner: Vinson Higginbotham Date: _____

FOR OFFICE USE ONLY

Received: _____ Fee: \$ _____ Receipt No.: _____
Case No.: _____ Reviewed By: _____



2023 Development Application

Disclosure of Interest

Disclosure Questions

Every question must be answered. If the question is not applicable, answer with "N/A".

NOTE: If the Project Representative is not the Property Owner, this form must be filled out by **both** the Property Owner and the Project Representative.

A. Do you believe that a City official* or City employee** may have a conflict of interest in the property or application referenced on the reverse side? ☐ Yes ☒ No

B. If so, state the name of each City official or employee of the City of Abilene known by you that may have a conflict of interest in the property or application referenced on reverse side.

C. State all information upon which you base the belief (use additional paper, if necessary).

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Abilene, Texas, as changes occur.

Name of Certifying Person (print): Vinson Higginbotham

Property Owner ☒ Project Representative ☐

Signature of Certifying Person: Vinson Higginbotham

*Mayor, City Council members, Planning and Zoning Commission members, and Zoning Board of Adjustment members

**City Manager, City Secretary, City Attorney, and all department heads



2023 Development Application

Special Exception & Variance

Please answer these questions in order to assist Staff with the processing of your Special Exception or Variance request. Please use additional sheet(s), if necessary.

1. Fully describe the unique circumstances or peculiarities of the land or improvements in question that do not allow the desired use to conform to the provisions in the Ordinance and the intent.

TexDot will no longer allow us to keep our legacy billboard on Interstate 20.
We have proudly maintained it at that location since 1979 and at the original
Arrow Ford since 1970. We want to continue to maintain the sign our Father,
Grandfather and Great Grandfather first erected. We own the property where
we hope to relocate it. Billboards require a variance from the Board of Adjustments.
We pray for your positive consideration.

2. Are there other locations on the property that could accommodate the use while still complying with the Ordinance and, if so, why have you chosen the proposed location?

NO

() = RECORD
○ = METAL REBAR
CH = LONG CHORD
-x- = FENCE LINE
[] = STRUCTURE
[] = CONCRETE

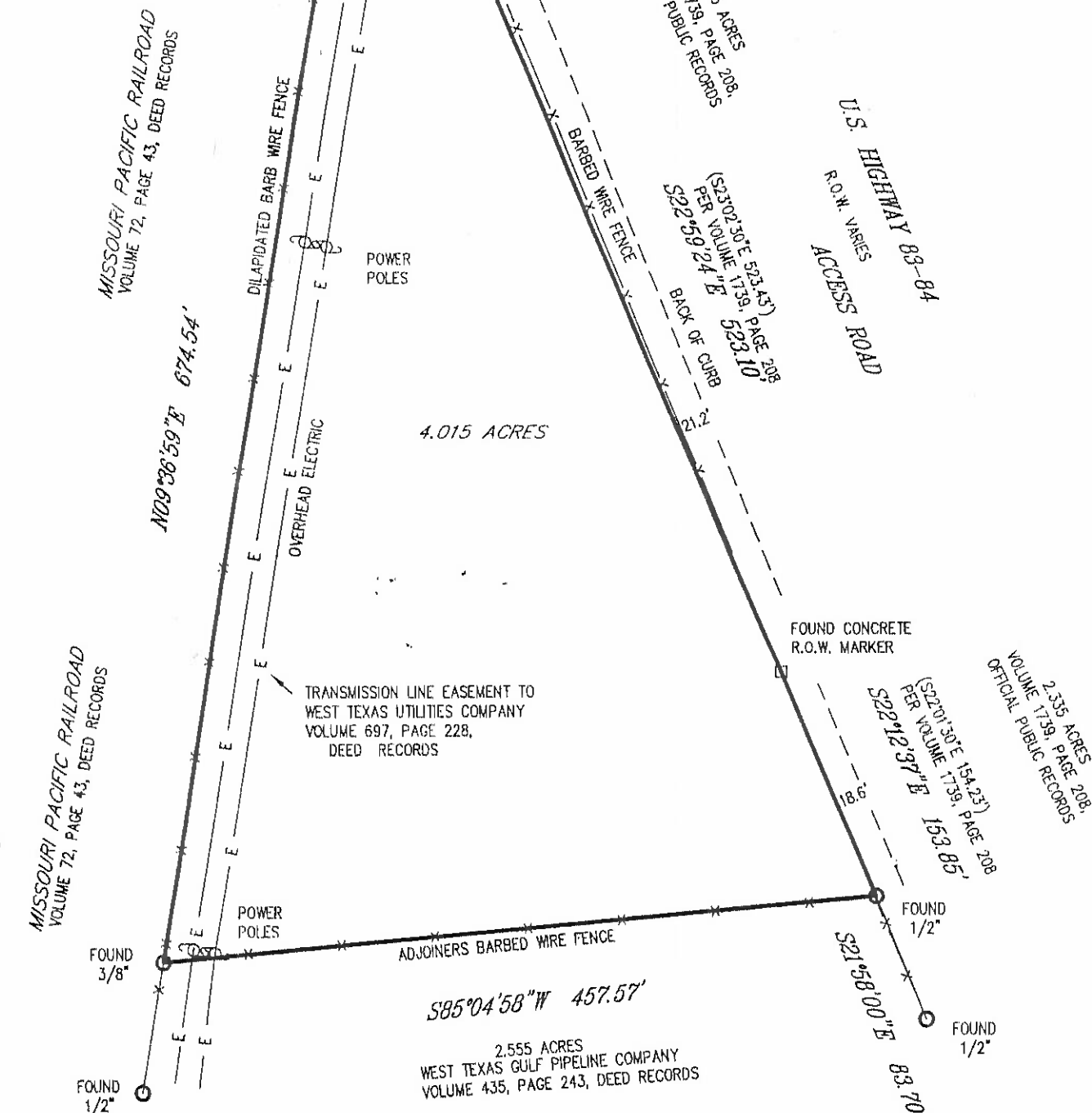
THE FOLLOWING EASEMENT DO NOT AFFECT THIS PROPERTY.

ABILENE GAS AND ELECTRIC - VOLUME 131, PAGE 425, DEED RECORDS.

WEST TEXAS UTILITIES - VOLUME 166, PAGE 420 AND VOLUME 465, PAGE 612 DEED RECORDS.

SOUTHWESTERN BELL - VOLUME 1014, PAGE 716, DEED RECORDS.

SCALE
1" = 100'



CARLYNN ENTERPRISE
VINSON HIGGINBOTHAM

Being a plat showing the survey of 4.015 acres of land out of a part of Lot 6, Alfred and Mary Fausshauer Subdivision of Section 65, Blind Asylum Lands and Section 10 and 12, Lunatic Asylum Lands, Abilene, Taylor County, Texas, said 4.015 acres being that same tract of land described as 4.036 acres in Volume 1901, Page 914, Official Public Records, Taylor County, Texas and being more particularly described as follows. See Exhibit "A", Page 2.

There are no visible encroachments upon this property.

This property does not lie within the flood plain according to the National flood Insurance Rate Map, Community Panel No. 485450 0035D.

Surveyed on the ground January 4, 1999

Alvin Joe Adams, P.E., R.P.L.S.
P.E. No. 49263, R.P.L.S. No. 4130

EXHIBIT "A"

Being 4.015 acres of land out of a part of Lot 6, Alfred and Mary Fausshauer Subdivision of Section 65, Blind Asylum Lands and Section 10 and 12, Lunatic Asylum Lands, Abilene, Taylor County, Texas, said 4.015 acres being that same tract of land described as 4.036 acres in Volume 1901, Page 914, Official Public Records, Taylor County, Texas and being more particularly described as follows;

BEGINNING at a found 3/8" metal rebar on the East line of a 100' Railroad R.O.W. (dedicated in Volume 72, Page 43, Deed Records, Taylor County, Texas) at the Southwest corner of a 0.58 acre tract (recorded in Volume 586, Page 173, Deed Records, Taylor County, Texas), for the Northwest corner of this tract;

THENCE S88°41'11"E 80.76' to a found 1/2", metal rebar on the West line of a 2.335 acre tract dedicated to the State of Texas for R.O.W. purposes (recorded in Volume 1739, Page 208, Official Public Records, Taylor County, Texas), for the Northeast corner of this tract, whence a found concrete R.O.W. marker bears N23°03'05"W 123.99';

THENCE S22°59'24"E with the West line of said 2.335 acre tract, 523.10' (recorded S23°02'30"E 523.43' per said Volume 1739, Page 208) to a found concrete R.O.W. marker;

THENCE S22°12'37"E with the West line of said 2.335 acre tract 153.85' (recorded S22°01'30"E 154.23' per said Volume 1739, Page 208) to a found 1/2" metal rebar on the North line of a 2.555 acre tract dedicated to West Texas Gulf Pipe Line Company (recorded in Volume 435, Page 243, Deed Records, Taylor County, Texas), said found 1/2" metal rebar being at the Southwest corner of said 2.335 acre tract, for the Southeast corner of this tract;

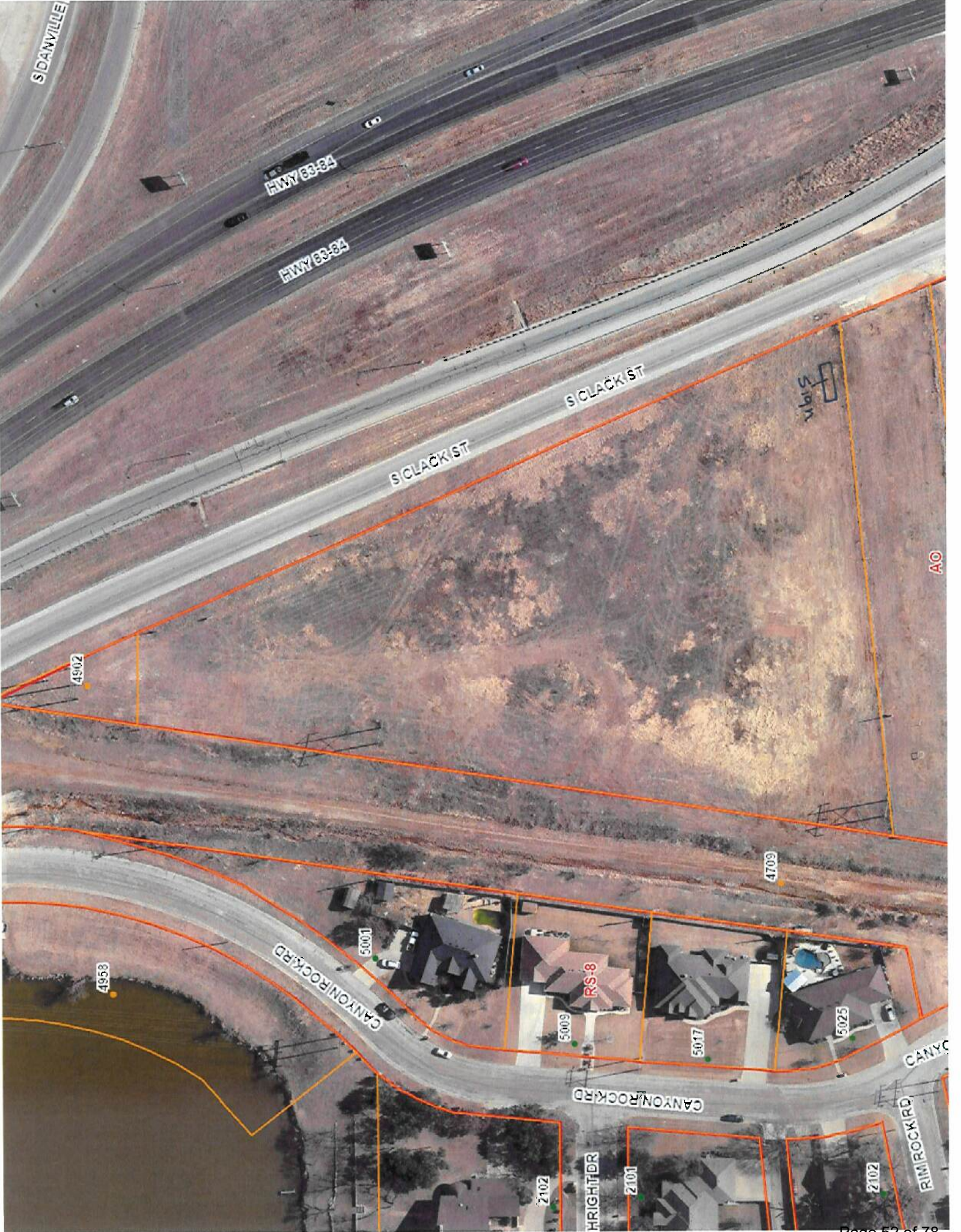
THENCE S85°04'58"W along the North line of said 2.555 acre tract, 457.57' to a found 3/8" metal rebar on the East line of said Railroad R.O.W., for the Southwest corner of this tract;

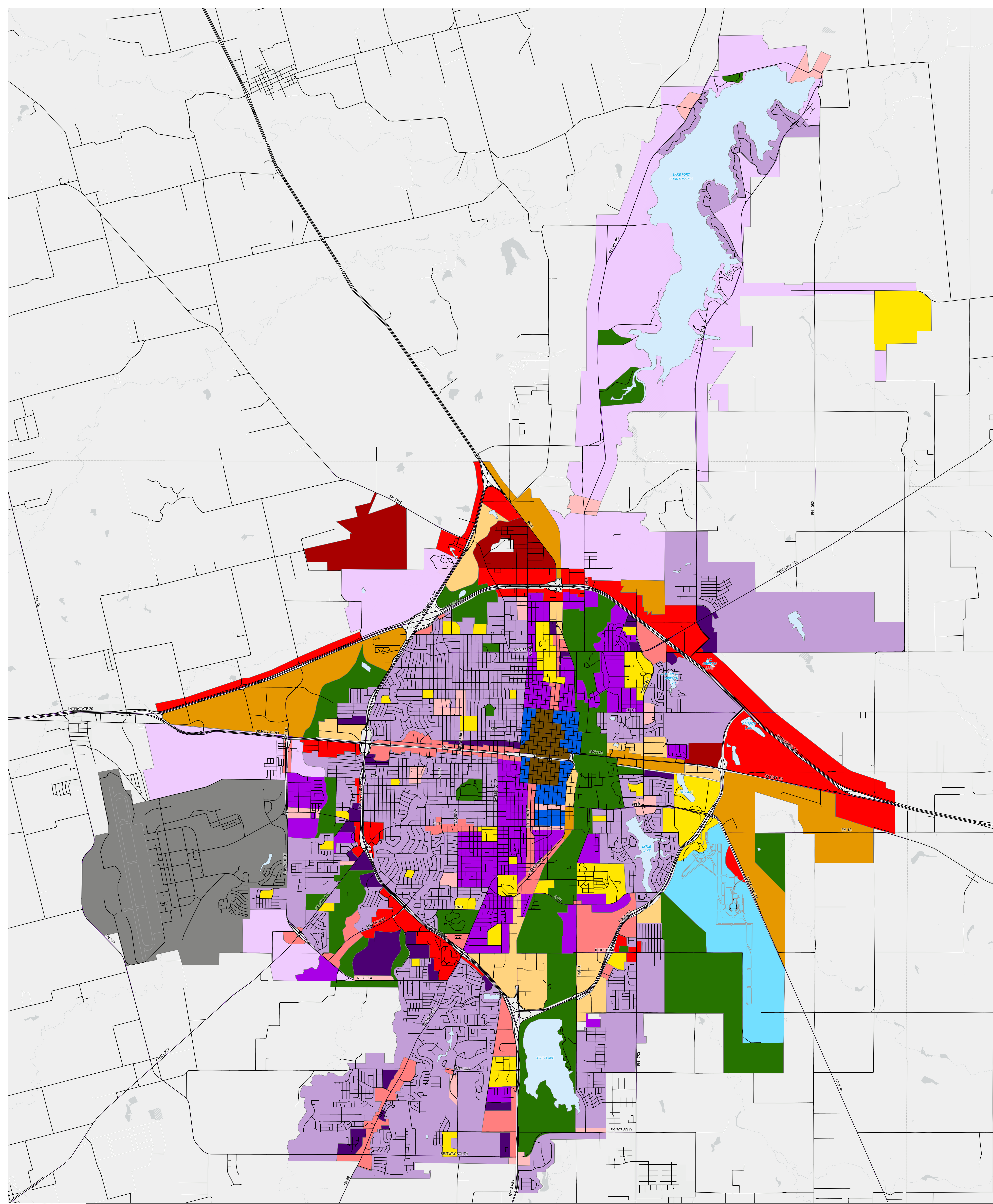
THENCE N09°36'59"E along said R.O.W., 674.54' to the point of beginning and containing 4.015 acres of land.

Reference bearing – found 3/8" metal rebar and the Southwest and Northwest corner of said 4.015 acre tract, recorded N09°36'59"E per Volume 1901, Page 914, Official Public Records, Taylor County, Texas.



Alvin Joe Adams, P.E., R.P.L.S.
P.E. No. 49263, R.P.L.S. No. 4130

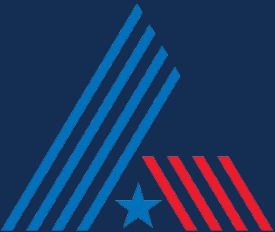




Production Date: 08/11/2022
Produced By: Abilene GIS
Data Used: Abilene GIS
Contact: (325)-676-6240

- | | | | |
|-------------------------|------------------------------|----------------------------|---------------------------|
| Light Industrial | Highway Commercial | Medium Density Residential | Parks / Open Space |
| Heavy Industrial | Heavy Commercial | High Density Residential | Central Business District |
| Neighborhood Commercial | Very Low Density Residential | Downtown Living | Dyess |
| Retail | Low Density Residential | Institutional | Abilene Regional Airport |

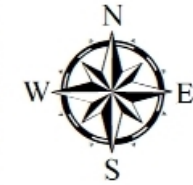
Case:	BA-2024-01
Owner:	Carlynn Enterprise
Agent:	Seaton Higginbotham
Request:	Special Exception to allow an off-site advertising sign in an AO zoning district.
Location:	Property ID: 34009 (West of the Loop 322 / Winters Freeway interchange)
Notification:	0 in Favor, 0 Opposed
Board of Adjustment:	January 9, 2023



AERIAL LOCATION MAP



Aerial Map



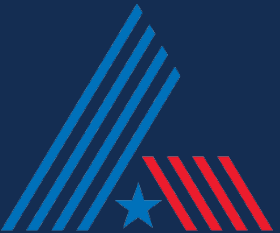
Legend

- BA-2024-01
- CourierParcels

ZONING MAP



VIEWS OF SUBJECT PROPERTY

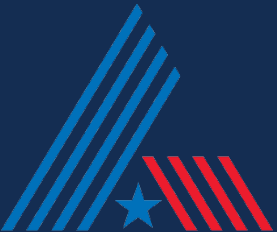


PHOTOS OF EXISTING SIGN

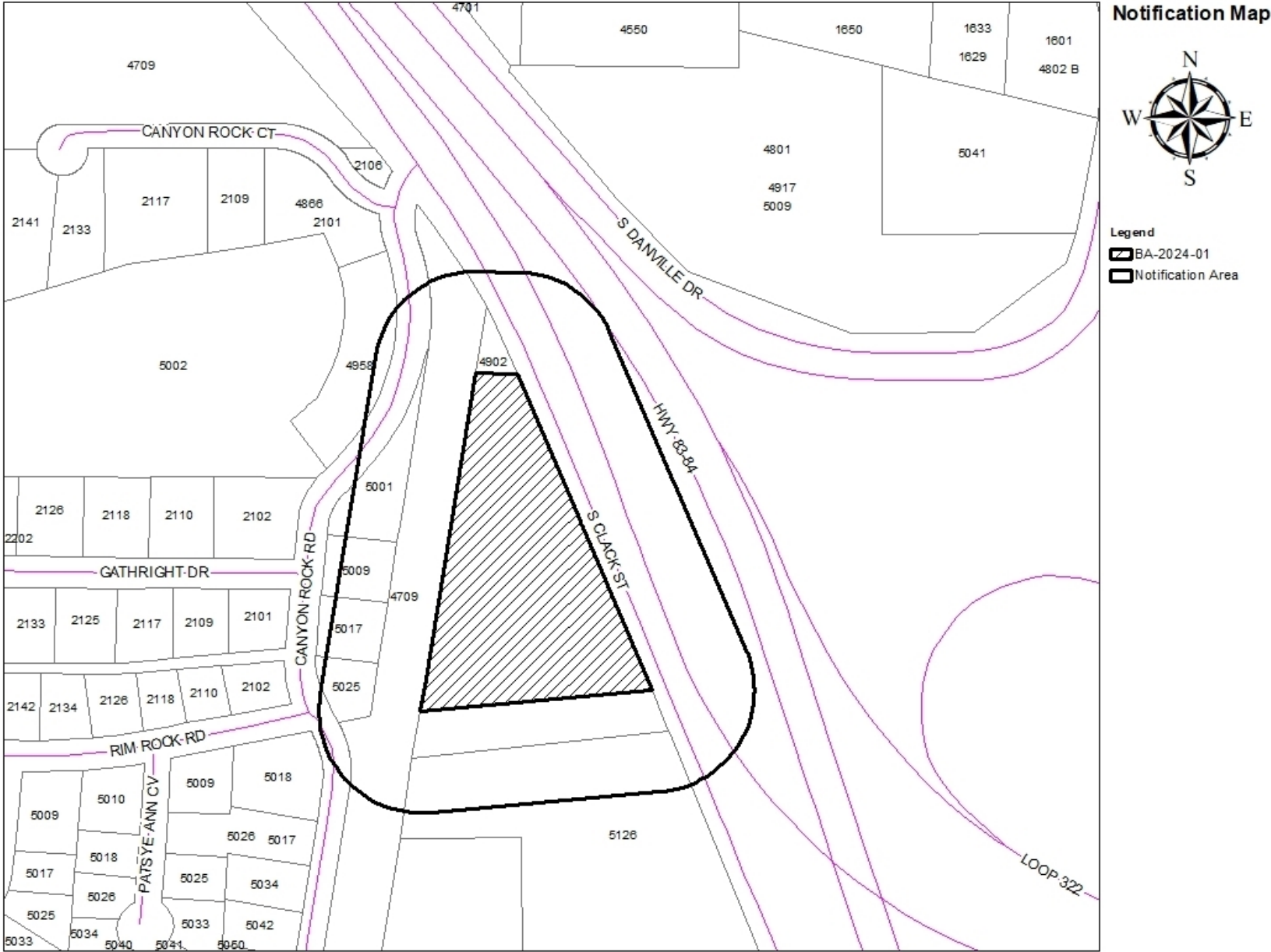




Production Date: 08/11/2022
Produced By: Abilene GIS
Data Used: Abilene GIS
Contact: (325)-676-6240



NOTIFICATION AREA MAP



0- In Favor- 

0- Opposed- 

Reviewed Pursuant to Section 1.4.4.1(e) of Land Development Code (Criteria for Approval)

Will be wholly compatible with the use and permitted development of adjacent property, either as filed or subject to such requirements as the Board finds to be necessary to protect and maintain the stability of adjacent properties.

The proposed sign location is compatible with the surrounding area. The proposed location is designated for commercial use by the Comprehensive Plan and Future Land Use Map.

Will place no undue burden on public facilities. Public facilities to be considered shall include, but are not limited to, streets and alleys, water and sewer utilities, schools and parks.

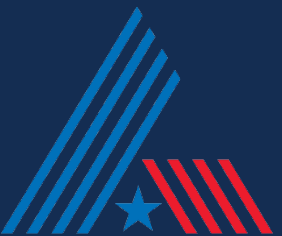
The relocation of the subject sign will not result in any burden on any existing or proposed public facilities.

That approval of the special exception is clearly in harmony with the general purposes and intent of this Ordinance and, furthermore, provides for substantial justice.

The request is consistent with the uses allowed in Agricultural Open zoning. The request is consistent with the uses allowed in Agricultural Open zoning districts, particularly those AO districts that adjoin TxDOT system highways.



Questions?



BOARD OF ADJUSTMENT

BA-2024-02

STAFF REPORT

Scheduled Hearings

Board of Adjustment: January 9, 2023

Applicant

Owner: Jana Dover

Case Manager: Kiley Hannah, Planner

Request

Variance to allow an 8' tall fence (7' permitted) along the rear property line.

Location

2918 Arlington Avenue

Background

The owner has concerns regarding security and privacy in their back yard due to the neighbor installing security cameras, one of which is directed toward the back yard of the owner.

Zoning, Existing and Proposed Land Use

The subject property is zoned RS-6. The owner proposes an 8' fence along the rear property line that tapers down to the existing 6' tall fence.

Land Development Code Provisions

Per LDC Section 4.2.4.1, fences, walls and hedges are permitted in all residential zoning districts, except MF zoning, in rear yards, interior yards and exterior yards, and shall not exceed seven feet (7') in height between the property line and the building set back line.

Site Constraints

There are no apparent site constraints.

Reasonable Alternatives

The owners can install a 7' fence that complies with the Land Development Code Section 4.2.4.1. Other options include the use of lattice, tall evergreen shrubs, or an evergreen tree.

Criteria Assessment

A variance can be approved only when special circumstances are present to justify the expansion of a nonconforming building. In reaching a decision on the variance requests, the Board shall determine and make written findings that all of the following conditions are present:

- 1. There are special circumstances or conditions arising from the physical surroundings, shape, topography or other features affecting the land, such that strict application of the provisions of this Code will create an undue hardship or inequity (other than financial) upon or for the applicant in developing the land, or deprive the applicant of reasonable and beneficial use of the land.**

The existing fence conforms to the height requirement of the LDC. There appears to be no apparent hardships present.

- 2. That the granting of the variance will not be contrary to the public interest and will not be injurious to neighboring properties or otherwise detrimental to the public welfare.**

Granting the requests would not be contrary to the public because the proposed fence will be located within private property and will not impede in the public right of way.

- 3. Granting the variance is consistent with the intent of Abilene's Land Development Code.**

The proposed variance is not consistent with the Land Development Code.

- 4. The hardship or inequity suffered by the petitioner is not caused wholly or in substantial part by the petitioner.**

The hardship is caused by the petitioner because the existing fence conforms to the LDC requirements and because reasonable alternatives are available to improve privacy on the subject property.

NOTIFICATIONS

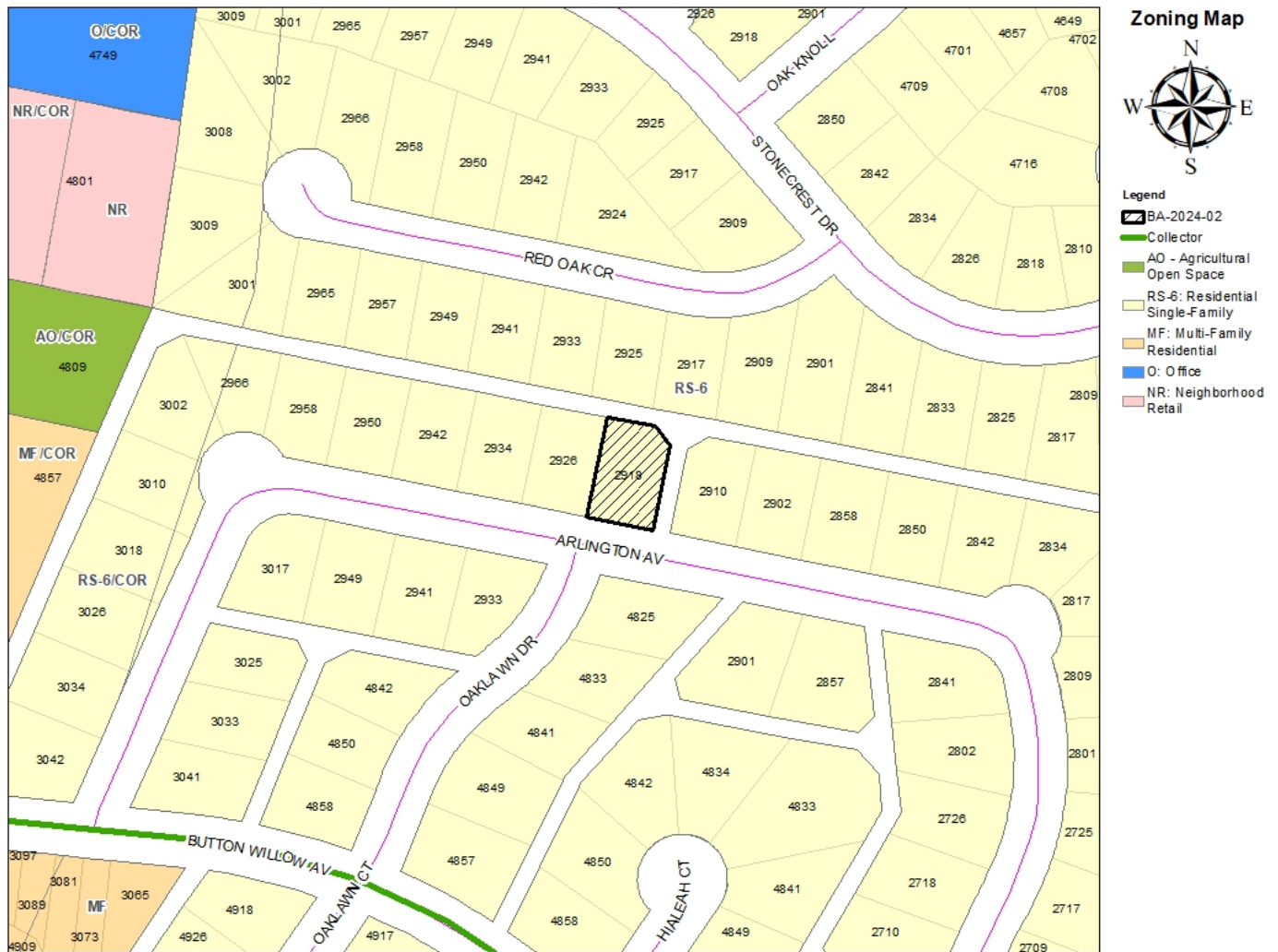
Legend:
O- Opposed
F- In Favor

OWNER	SITUS	PROP_ID	RESPONSE
BATTS LEONARD FOSTER JR	2934 ARLINGTON AV	41298	
LETZ MARCUS ANDREW & AGNES N	2941 ARLINGTON AV	42171	
WOODRIDGE INVESTMENTS LP	2942 ARLINGTON AV	41170	
MULUMBA JUDE MUTOMBO &	2949 RED OAK CR	15738	
SHARP LYNFORD C & SANDRA E	2933 ARLINGTON AV	42654	
TACKER COREY & TIFFANY	2941 RED OAK CR	15859	
ARROYO MARCO A &	2910 ARLINGTON AV	41676	
LANIER SMITH JANA RENE	2918 ARLINGTON AV	41549	
PARKER KEVIN R & LINDA M	2917 RED OAK CR	16224	
BOSQUEZ THOMAS III & SARA J TENNESSON	2909 STONECREST DR	14338	
SMITH PATSY J	2857 ARLINGTON AV	51334	
HANKS RICHARD G & MARTA R TR	2933 RED OAK CR	15978	
PETERSON JOHN EDWARD & LISA ANN	2901 ARLINGTON AV	51194	
QUACH PHUC &	4825 OAKLAWN DR	43648	
VALENTINE CARRIE	2924 RED OAK CR	14447	
GARCIA CHRISTIAN RENE	2901 RED OAK CR	16469	
ROBERSON MARY FRANCES	2926 ARLINGTON AV	41415	
GREER ROBERT M & VIRGINIA JORDAN	4833 OAKLAWN DR	43532	
CLEARVIEW FAMILY LTD PTR	2902 ARLINGTON AV	41791	
METSGAR CYNTHIA	2925 RED OAK CR	16105	
ROSSER JACK L & DIANNA M	2858 ARLINGTON AV	48587	
PILAND MALORIE LOU	2909 RED OAK CR	16342	
SMITH KEVIN ARTHUR	2841 STONECREST DR	16585	

LOCATION MAP



ZONING MAP



Case: BA-2024-02

Owner: Jana Dover

Request: Variance to allow an 8' tall fence (7' permitted)

Location: 2918 Arlington Avenue

Notification: 0 in Favor, 0 Opposed

Board of Adjustment: January 9, 2024



AERIAL LOCATION MAP



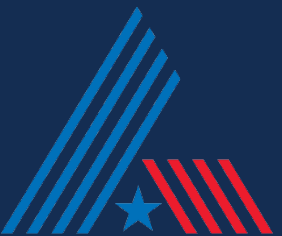
ZONING MAP



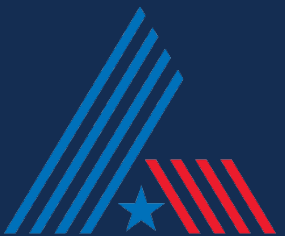
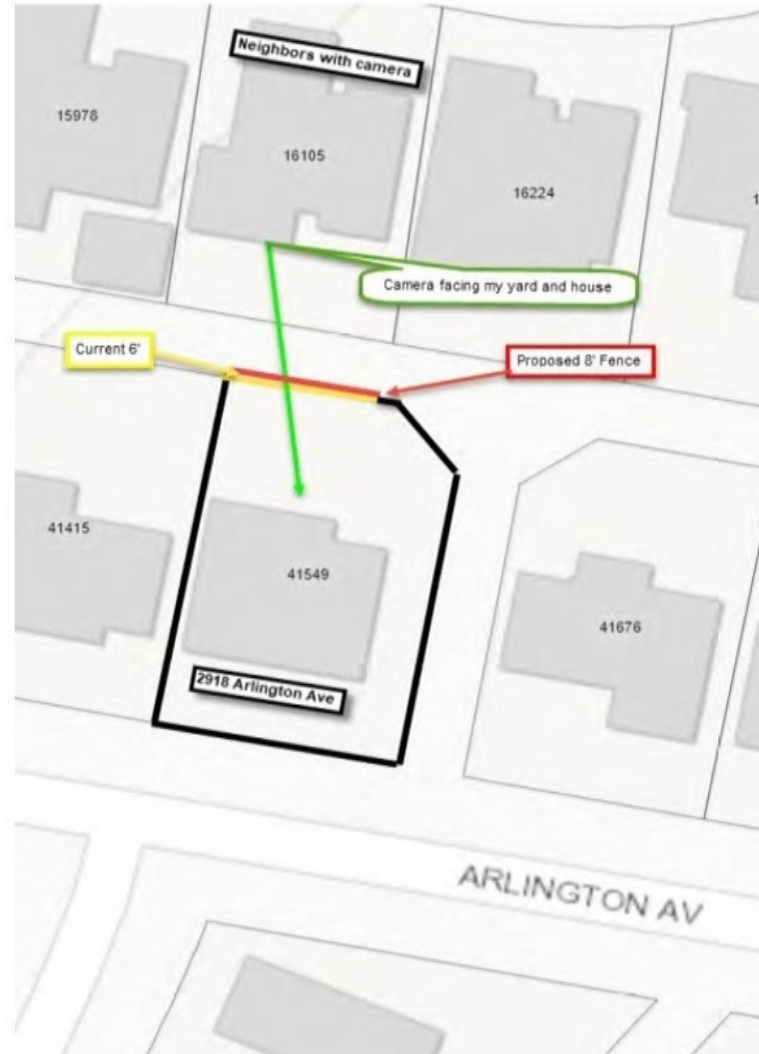
VIEWS OF SUBJECT PROPERTY



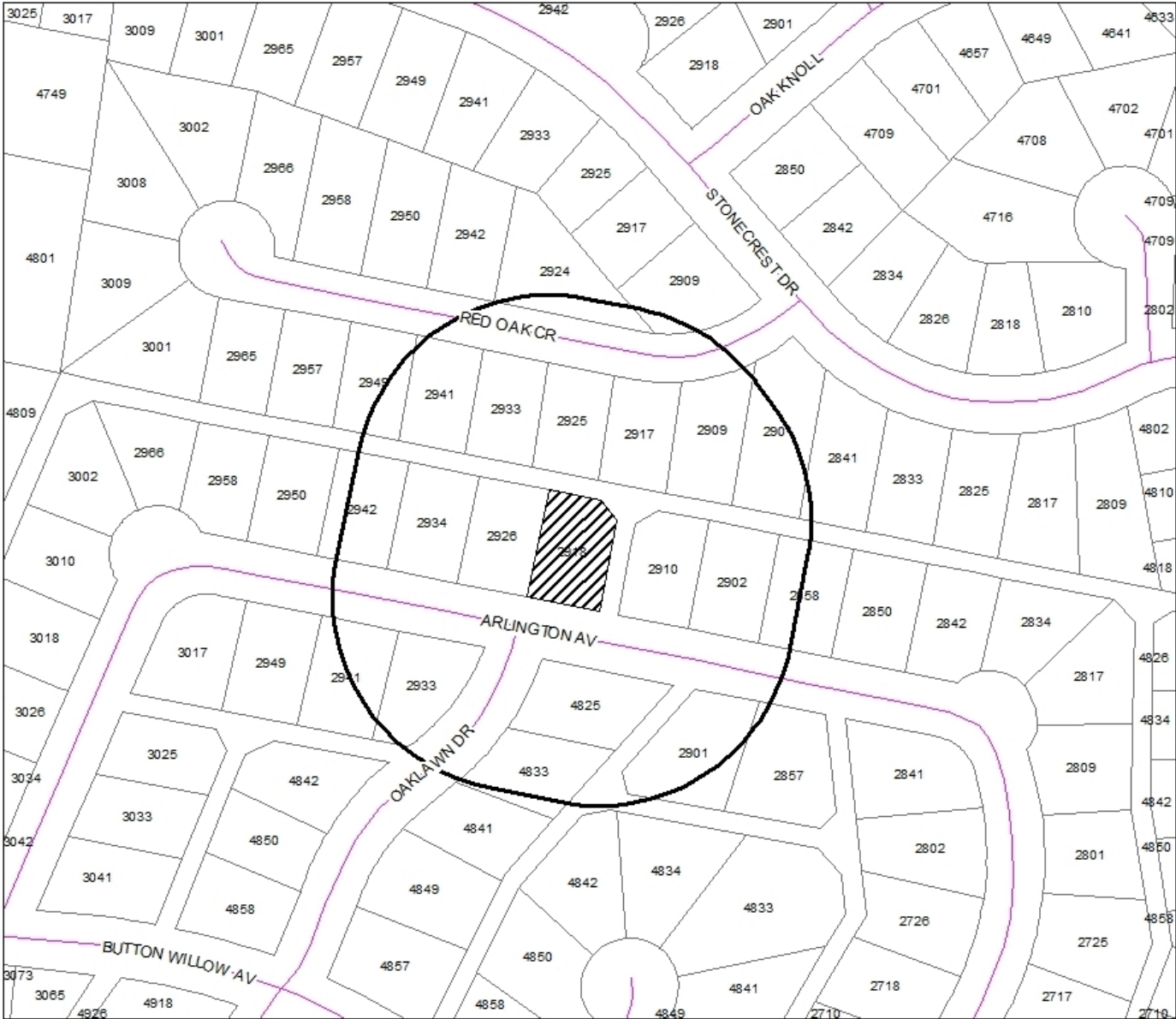
Existing Fence



Proposed



NOTIFICATION AREA MAP



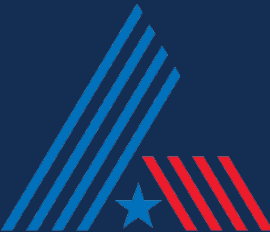
Notification Map



Legend
[Black outline] Notification Area
[Hatched box] BA-2024-02

0- In Favor- 

0- Opposed- 



Reviewed Pursuant to Section 1.4.4.2 (d) of Land Development Code (Criteria for Approval)

There are special circumstances or conditions arising from the physical surroundings, shape, topography or other features affecting the land, such that strict application of the provisions of this Code will create an undue hardship or inequity (other than financial) upon or for the applicant in developing the land, or deprive the applicant of reasonable and beneficial use of the land.

The existing fence conforms to the current standards set in the LDC for fence height.

That the granting of the Variance will not be contrary to the public interest and will not be injurious to neighboring properties or otherwise detrimental to the public welfare.

Granting the variance will not be contrary to public welfare or interest.

Granting the Variance is consistent with the intent of Abilene's Land Development Code.

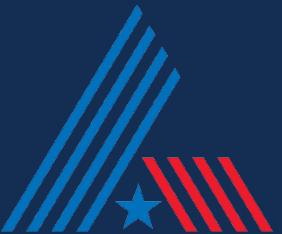
The proposed fence is not consistent with the intent of the LDC. The LDC includes standards for heights which are satisfied by the existing fence.

The hardship or inequity suffered by the petitioner is not caused wholly or in substantial part by the petitioner.

The hardship is caused by the petitioner because the current fence conforms to the LDC requirements.



Questions?



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Jana Smith

To whom it may concern, I did a request for an 8' high privacy fence to replace a 6' high privacy fence to be out on the planning agen

1

Littlejohn, Tim

I will look into this and get back to you. Tim -- Timothy Littlejohn Director of Planning and Development Services City of Abilene 555 V

2

Jana Smith

Thank you. I appreciate it some help with this. Get Outlook for iOS From: Littlejohn, Tim <tim.littlejohn@abilenetx.gov> Sent: Friday, I

4

Littlejohn, Tim

to Jana, me, adam.holland@abilenetx.gov, Clarissa, randy.anderson@abilenetx.gov, clay.door@abilenetx.gov

Hi Jana,

We will waive the fee for this request. Staff will begin the process to take to the Board for you.

Thank you,

Tim

Reply

Reply all

Forward

PROJECT OVERVIEW

Project Type: Board of Adjustment Application | **Project Title:** Board of Adjustment Application

ID # 23-000237 | **Started** 12/08/2023 at 11:46 AM



Address

2918 Arlington Av, Abilene, TX USA 79606

Legal

Button Willow Parkway Sec 1 Blk Block 1 Lot Lot 14
Button Willow Parkway Sec 1, Block 1, Lot 14

Description

Tear down old 6' fence on back property line. Place new 8' privacy fence (about 52' in length and then drop height down to 7' for remainder of back fence (about 5-6'). Then attach to new 6' fence. Metal post and stained.

PROPERTY DETAILS

Property ID	41549
GEO ID	30925
Enforcement Area	Chimney Rock Area

PROPERTY ADDITIONAL INFORMATION

Account Number	15600001400
Property ID	30925
Land Use	Single Family Res
High School	Chs
Middle School	Clack
Elementary School	Ward
Super Neighborhood	Chimney Rock Area
Courier - Building Square Feet	1643

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Jana Dover	janasmith2021@yahoo.com 9039527014	2918 Arlington Ave. Abilene, TX 79606-3506	-	APPLICANT
Lanier Smith Jana Rene -		2918 Arlington Ave Abilene, TX 79606-3506	-	Property Owner

INFORMATION FIELDS

BOA Application Type
Variance

Owner Name
Jana Lanier-Smith

Agent Name

-

No. of Lots

0

Acreage

-

Legal Description of property

-

Current Zoning

-

Variance or Special Exception: Explanation

I would like to put up an 8' privacy fence only the back part of my yard. Alley) The length would be about 52' then taper down to 7' then 6' connecting to new 6' fence. This will be installed with metal post. It will be stained also. The reasoning is the neighbors across the alley from me has a security camera that is placed on the eave of there house. It is facing my backyard, (kitchen window and above ground pool.) They say if you see the camera- it sees you. The other problem I have is the teenage boy shines a high power LED flashlight into my backyard and home at night on many occasions- especially during the night. All of the neighbors have had run ins with this neighbor and talking to them is not an option.

Variance Request

-

Special Exception

-

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No data for Generated Documents.

ATTACHED DOCUMENTS**UPLOADED ON****UPLOADED BY**

No data for Attached Documents.

EPR DOCUMENTS**ASSOCIATED STEPS****STATUS****LAST REVIEW BY**

Civil

BOA Application Review

Not Uploaded

-

GENERAL COMMENTS

No data for General Comments.