



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 September 10, 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 August 13, 2024

AGENDA ITEMS

2. **BA-2024-12:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from Kent Store Development, LLC represented by Prince Signs, LLC for a variance to allow a 32' tall pole sign within the Corridor Overlay, which allows pole signs at maximum height of 10' at 4202 Buffalo Gap Road. ***(Clarissa Ivey)***
3. **BA-2024-13:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from Jimmy Campbell represented by Tim Smith for a variance to allow off-site signage at 1357 Butternut St., specifically, to allow a 6 X 8 electronic message sign on the building at the previously mentioned address. ***(Adam Holland)***

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 6th day of September, 2024, at 2:00 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*



BOARD OF ADJUSTMENT REGULAR MEETING MINUTES
August 13, 2024 **8:30 a.m.**

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

Members Present: Mr. Jon Loudermilk, Chair
 Ms. Shawnda Rixey, Chair Pro Tem
 Mr. Louis Zientek, Secretary
 Ms. Joy Ellinger
 Mr. Bob Thomas, Alternate
 Mr. John Havard, Alternate

Members Absent: Melissa Sparks, Sergeant at Arms

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

Others Present: Mr. Jesus Villarreal Ms. Teresa Villarreal

CALL TO ORDER

The meeting was called to order at 8:30 a.m. and Ms. Melissa Farr recorded the minutes. A quorum was present, and the meeting proceeded.

MINUTES

The public hearing was opened. Seeing no one present and desiring to be heard, the public hearing was closed. Mr. Havard made the motion to approve the minutes from the regular meeting held on June 11, 2024. Ms. Ellinger seconded the motion. The motion to **approve** the minutes prevailed by the following vote:

AYES: Zientek, Ellinger, Havard, Rixey, Loudermilk
NAYS: None

AGENDA ITEMS

BA-2024-11: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from Jesus Villarreal for a special exception to allow auto sales within the Pine Street Corridor Overlay located at 542 East Ambler Avenue.

Ms. Clarissa Ivey presented this request. She clarified the subject property is zoned General Commercial (GC) and is located in the Ambler Avenue Corridor overlay district. The previous owner used the subject property for auto-related services. Those uses were considered legally non-conforming (grandfathered) uses because they are not permitted in the General Retail (GR) zoning district. Those uses were discontinued for more than six (6) months, resulting in the loss of the grandfathering rights of the former uses.

The current owner has recently rezoned the subject property to General Commercial (GC) zoning district (Ordinance 27-2024), which allows the use of Retail Sales/Rental (automobile/small truck). However, the property is located in the Ambler Avenue Corridor overlay district, which only allows auto related uses subject to the granting of a Special Exception.

Mr. Loudermilk opened the public hearing. The applicants, Mr. and Mrs. Jesus Villarreal, stepped forward to explain the request and answer any questions. 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. There were no (0) responses received in favor nor in opposition.

Ms. Ellinger moved to **approve** this request based upon the staff findings and criteria assessment. Mr. Zientek seconded the motion. The motion to **approve** this request prevailed by the following vote:

AYES: Zientek, Ellinger, Havard, Rixey, Loudermilk
NAYS: None

ADJOURNMENT

There being no further business, the Board of Adjustment meeting was adjourned at 8:44 a.m.

Approved: _____, Chair

BOARD OF ADJUSTMENT

BA-2024-12

STAFF REPORT

Scheduled Hearings

Board of Adjustment: September 10, 2024

Applicant

Owner: Kent Store Development, LLC

Agent: Prince Signs, LLC

Case Manager: Clarissa Ivey - Planner

Request

Variance to allow a 32' tall pole sign within the Corridor Overlay zoning district, which allows pole signs at maximum height of 10'.

Location

4202 Buffalo Gap Road

Background

The existing convenience store will be rebranding from Exxon to Chevron. The proposed sign is part of a pre-designed sign package designed specifically for Chevron and does not fit into the existing grandfathered pole sign.

Zoning, Existing and Proposed Land Use

The subject property is zoned Heavy Commercial (HC) and falls within the Corridor Overlay zoning district that runs along Buffalo Gap Road.

Land Development Code Provisions

Per LDC Section 2.3.4.1(e) pole signs in the Corridor Overlay shall not have a height greater than 10 feet.

Site Constraints

There are no apparent site constraints.

Precedents/Findings

The proposed sign will have the same height as the existing sign and an area of 144 square feet. The applicant proposes to take down the existing sign and to install a new sign farther to the north along South Clack Street and away from the intersection of South Clack Street and Buffalo Gap Road.

Site Assessment

The existing pole sign is located right at the intersection of the frontage road and Buffalo Gap Road. Replacing this sign to the proposed location will:

1. Improve traffic safety at this major street intersection by focusing driver attention on traffic public street signage and the traffic signal;
2. Improve the appearance of the Buffalo Gap corridor;
3. Continue to identify the subject property from US 83/84, which is elevated at this location; and
4. Result in the location as far away from Buffalo Gap Road as possible and provide better sign visibly for motorists traffic traveling on the South Clack Street and US Highway 83-84.

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 strict application of the provisions of the LDC will create undue hardship on this property as this sits below grade of Highway 83-84 and therefore greatly decreasing visibility. The proposed placement of the sign at a maximum height of 10-feet is not appropriate at one of the busiest intersections in Abilene.

- 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 interest because the relocation of the sign will improve traffic safety at a major intersection and consistent with the goals of the overlay district to minimize sign clutter along Buffalo Gap Road.

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

The intent of the LDC is to create attractive and aesthetically pleasing corridors. Relocating the sign as far away as possible from the intersection of Buffalo Gap Road and South Clack Street reduces signage competing at major street intersection and improves the appearance of the Buffalo Gap Road corridor.

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

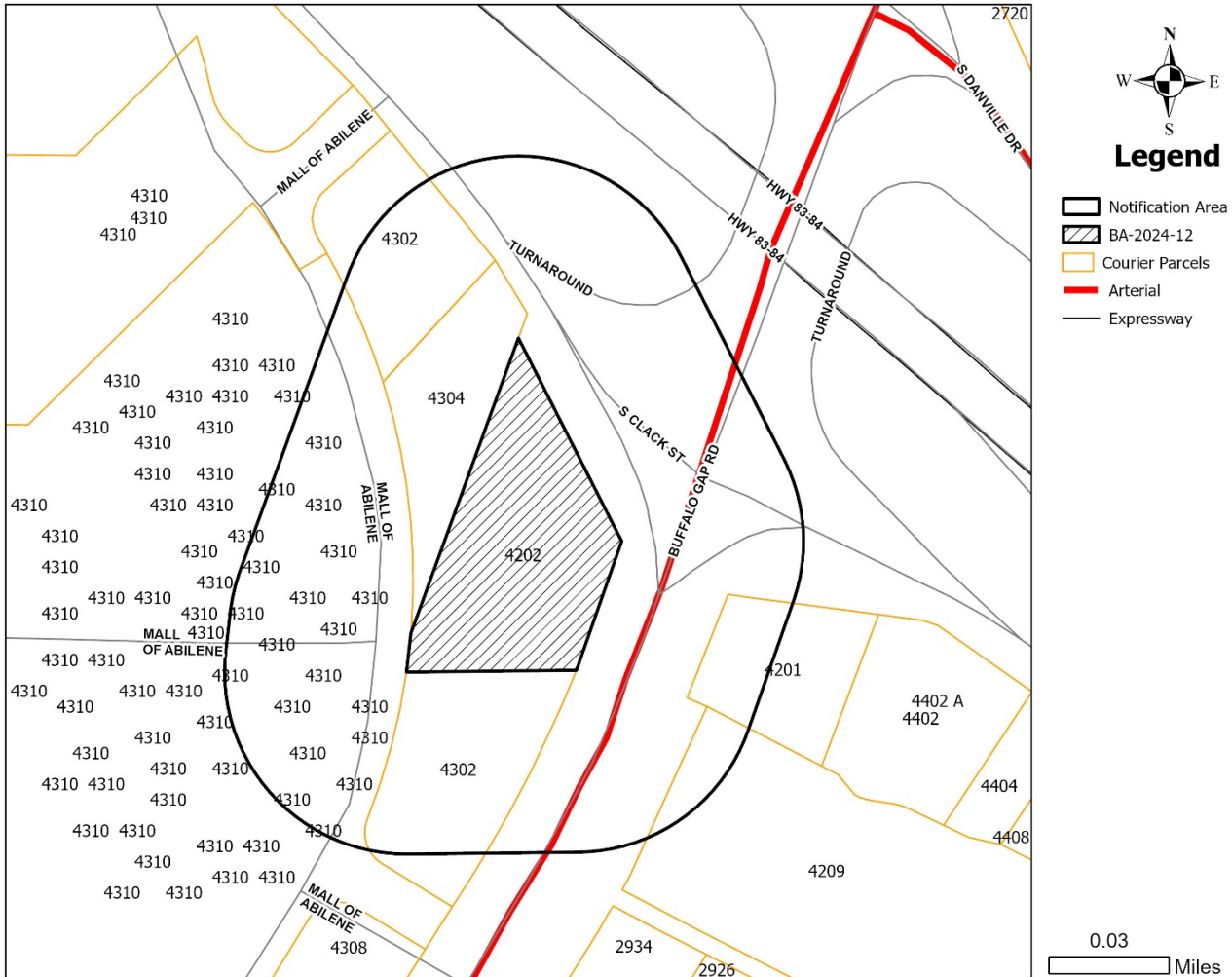
The hardship is not caused by the petitioner as the property sits below grade. Additionally, the existing grandfathered sign partially sits within an easement. A better solution for the applicant, motorists, traffic safety, and the appearance of the Buffalo Gap Road corridor is to relocate the sign, as proposed. The height and area of the new sign would not increase, relative to the existing sign.

NOTIFICATIONS

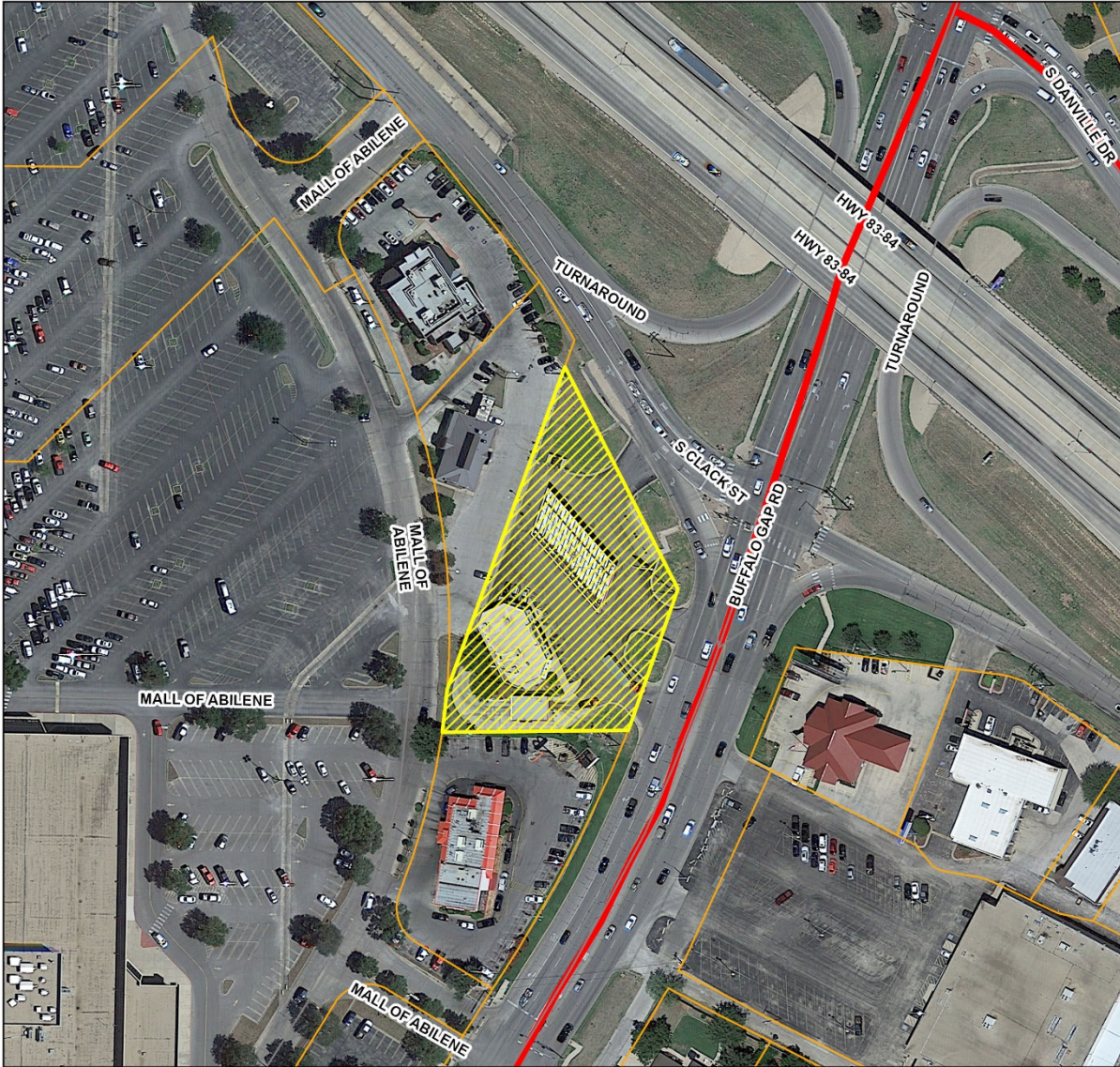
Legend:

O- Opposed
F- In Favor

Owner	Situs	Property ID	Response
HIG SOF1 GS10 LLC	4202 BUFFALO GAP RD	43728	
SCC CLACK PARTNERS LLC	4304 S CLACK ST	56200	
FIRST NATIONAL BANK BAIRD	4209 BUFFALO GAP RD	35988	
FIRST NATIONAL BANK BAIRD	4201 BUFFALO GAP RD	971887	
EVARKIOU FREDDIE & PENELOPE	4302 S CLACK ST	56196	
MCDONALDS REAL EST CO	4302 BUFFALO GAP RD	56335	
PARTNERS MALL ABILENE LLC	4310 BUFFALO GAP RD STE 1247	55553	



LOCATION MAP

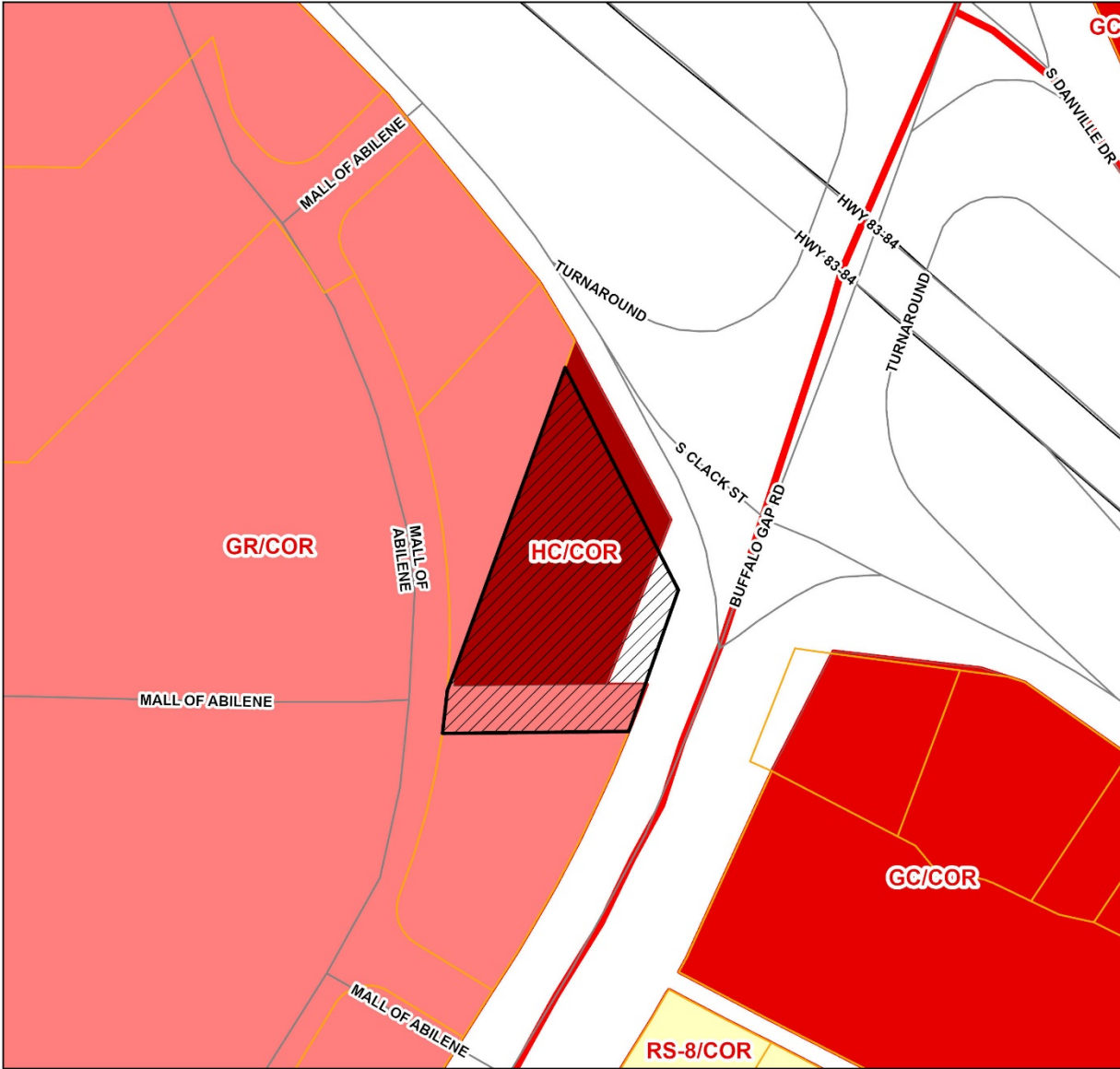


Legend

-  BA-2024-12
-  Courier Parcels
-  Arterial
-  Expressway

0.03
Miles

ZONING MAP



Legend

- BA-2024-12
- Courier Parcels
- HC (Heavy Commercial)
- GC (General Commercial)
- GR (General Retail)
- RS (Residential - Single Family)
- Arterial
- Expressway
- Zoning District

0.03 Miles

Case: BA-2024-12

Owner: Kent Store Development, LLC

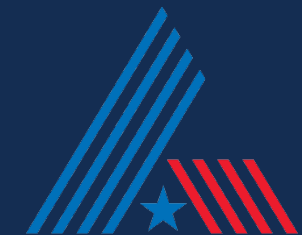
Agent: Prince Signs, LLC

Request: Variance to allow a 32' tall pole sign within the Corridor Overlay, which allows pole signs at maximum height of 10'.

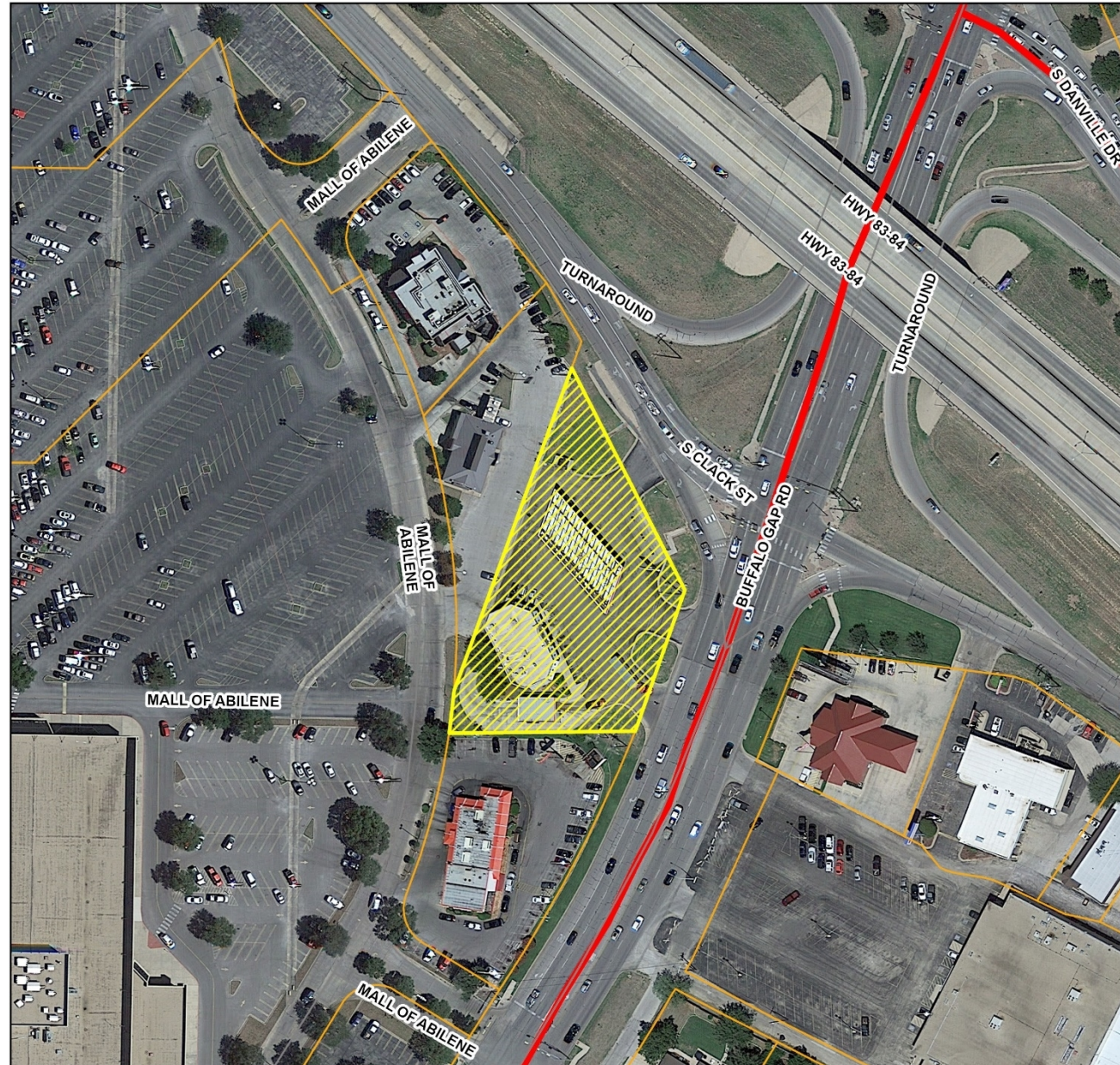
Location: 4202 Buffalo Gap Rd

Notification: 0 in Favor, 0 Opposed




Board of Adjustment: September 10, 2024



AERIAL LOCATION MAP



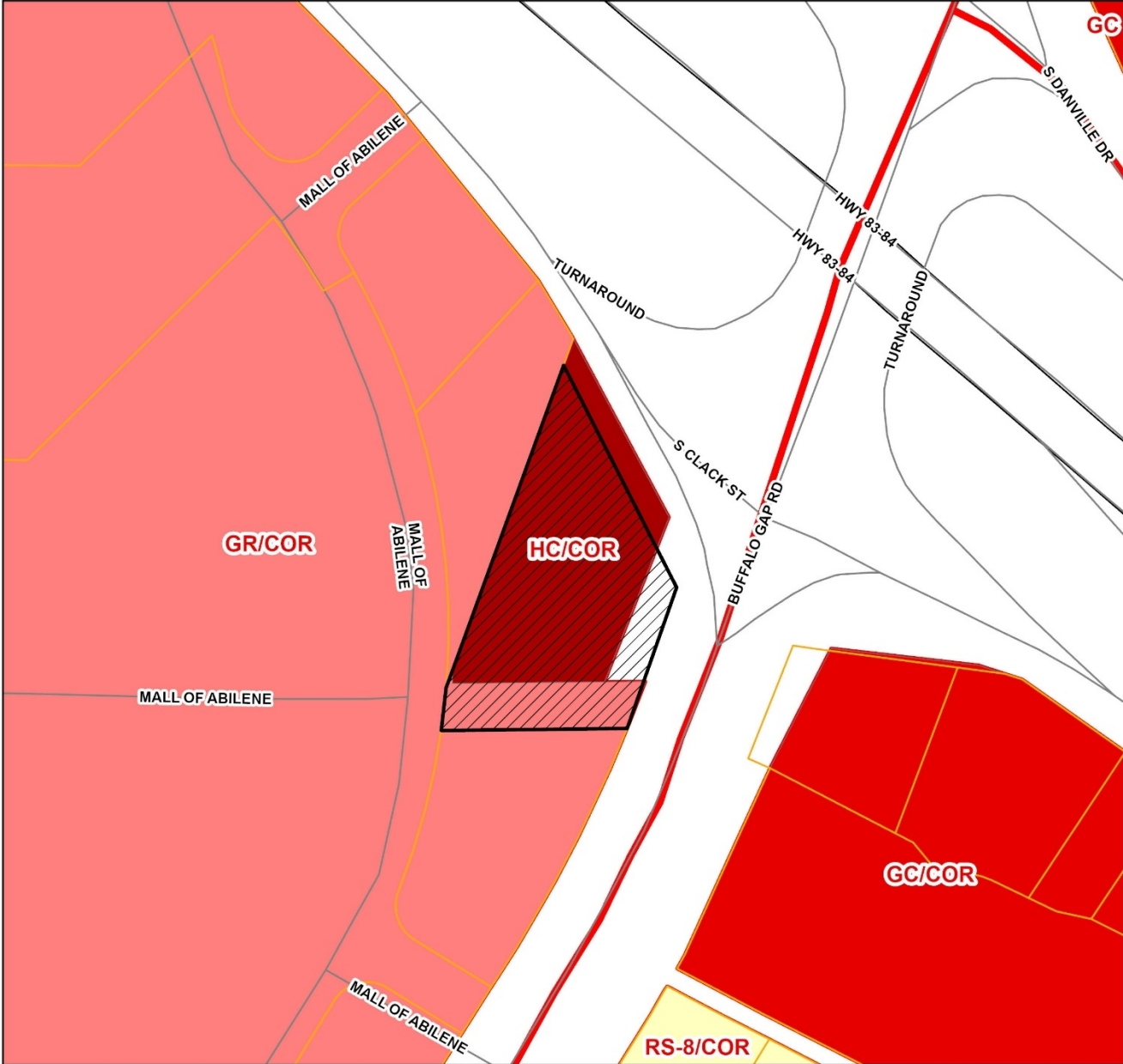
Legend

-  BA-2024-12
-  Courier Parcels
-  Arterial
-  Expressway

0.03
Miles



ZONING MAP

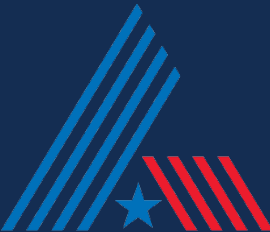


Legend

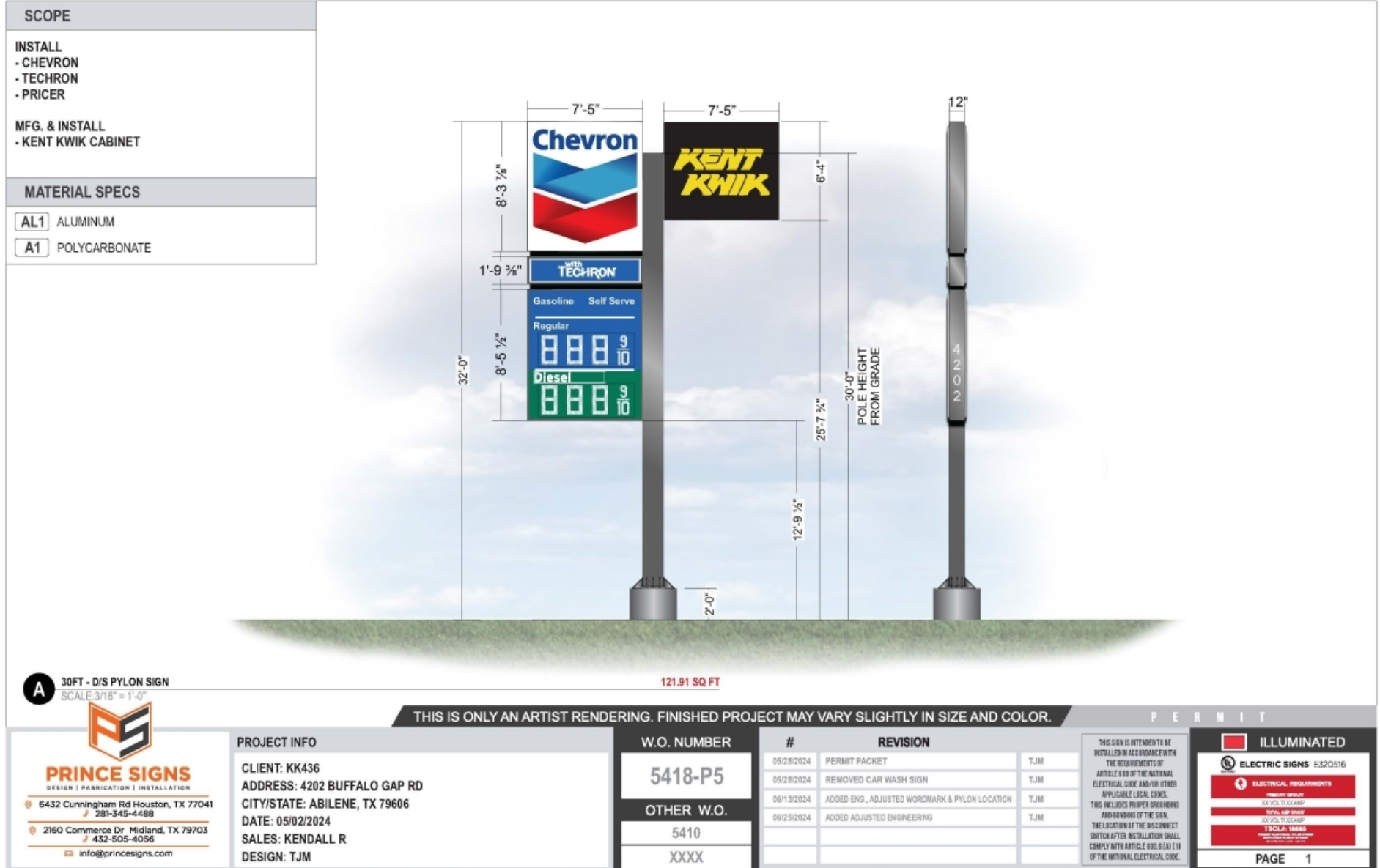
- BA-2024-12
- Courier Parcels
- HC (Heavy Commercial)
- GC (General Commercial)
- GR (General Retail)
- RS (Residential - Single Family)
- Arterial
- Expressway
- Zoning District

*Property has been rezoned to General Commercial (GC).
Ordinance No. 27-2024

0.03 Miles



Proposed Sign



A 30FT - D/S PYLON SIGN
 SCALE 3/16" = 1'-0"



PRINCE SIGNS
 DESIGN | FABRICATION | INSTALLATION

6432 Cunningham Rd Houston, TX 77041
 281-345-4488

2160 Commerce Dr Midland, TX 79703
 432-505-4096

info@princesigns.com

PROJECT INFO

CLIENT: KK436
 ADDRESS: 4202 BUFFALO GAP RD
 CITY/STATE: ABILENE, TX 79606
 DATE: 05/02/2024
 SALES: KENDALL R
 DESIGN: TJM

W.O. NUMBER

5418-P5

OTHER W.O.

5410

XXXX

#

05/28/2024

05/28/2024

06/13/2024

06/25/2024

REVISION

PERMIT PACKET

REMOVED CAR WASH SIGN

ADDED ENG., ADJUSTED WORDMARK & PYLON LOCATION

ADDED ADJUSTED ENGINEERING

TJM

TJM

TJM

TJM

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 690 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 690.5 (A) (1) OF THE NATIONAL ELECTRICAL CODE.

PERMIT

ILLUMINATED

ELECTRIC SIGNS E-520516

MINIMUM HEIGHT

TOTAL SIGN AREA

TYPE OF SIGN

DATE OF PERMIT

PAGE 1

Proposed View



PRINCE SIGNS
DESIGN | FABRICATION | INSTALLATION

6432 Cunningham Rd Houston, TX 77041
281-345-4488

2160 Commerce Dr Midland, TX 79703
432-505-4096

info@princesigns.com

THIS IS ONLY AN ARTIST RENDERING. FINISHED PROJECT MAY VARY SLIGHTLY IN SIZE AND COLOR.

PROJECT INFO

CLIENT: KK436
ADDRESS: 4202 BUFFALO GAP RD
CITY/STATE: ABILENE, TX 79606
DATE: 05/02/2024
SALES: KENDALL R
DESIGN: TJM

W.O. NUMBER

5418-P5

OTHER W.O.

5410

XXXX

REVISION

#	REVISION	
05/28/2024	PERMIT PACKET	TJM
05/28/2024	REMOVED CAR WASH SIGN	TJM
06/13/2024	ADDED ENG., ADJUSTED WORDMARK & PYLON LOCATION	TJM
06/25/2024	ADDED ADJUSTED ENGINEERING	TJM

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 900 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER DIMENSIONS AND SPACING OF THE SIGN. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 900.5 (A) (1) OF THE NATIONAL ELECTRICAL CODE.

PERMIT

ILLUMINATED

ELECTRIC SIGNS E-520516

ELECTRICAL REQUIREMENTS

TOTAL AMP LOAD

PAGE 4

Additional Proposed Views

OLD LOCATION



PROPOSED LOCATION



PRINCE SIGNS
DESIGN | FABRICATION | INSTALLATION

6432 Cunningham Rd Houston, TX 77041
281-345-4488
2160 Commerce Dr Midland, TX 79703
432-505-4096
info@princesigns.com

THIS IS ONLY AN ARTIST RENDERING. FINISHED PROJECT MAY VARY SLIGHTLY IN SIZE AND COLOR.

PROJECT INFO

CLIENT: KK436
ADDRESS: 4202 BUFFALO GAP RD
CITY/STATE: ABILENE, TX 79606
DATE: 05/02/2024
SALES: KENDALL R
DESIGN: TJM

W.O. NUMBER

5418-P5

OTHER W.O.

5410

XXXX

#

REVISION

#	REVISION	TJM
05/28/2024	PERMIT PACKET	TJM
05/28/2024	REMOVED CAR WASH SIGN	TJM
06/13/2024	ADDED ENG., ADJUSTED WORDMARK & PYLON LOCATION	TJM
06/25/2024	ADDED ADJUSTED ENGINEERING	TJM

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 900 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER DIMENSIONS AND SPACING OF THE SIGN. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 900.5 (A) (1) OF THE NATIONAL ELECTRICAL CODE.

PERMIT

ILLUMINATED

ELECTRIC SIGNS E-520516

ELECTRICAL REQUIREMENTS

TOTAL AMP LOAD

TOTAL WATTAGE

PAGE 3

Location of Sign



SCALE: 1:510

THIS IS ONLY AN ARTIST RENDERING. FINISHED PROJECT MAY VARY SLIGHTLY IN SIZE AND COLOR.

PERMIT



PRINCE SIGNS
DESIGN | FABRICATION | INSTALLATION

6432 Cunningham Rd Houston, TX 77041
281-345-4488

2160 Commerce Dr Midland, TX 79703
432-505-4096

info@princesigns.com

PROJECT INFO

CLIENT: KK436
ADDRESS: 4202 BUFFALO GAP RD
CITY/STATE: ABILENE, TX 79606
DATE: 05/02/2024
SALES: KENDALL R
DESIGN: TJM

W.O. NUMBER

5418-P5

OTHER W.O.

5410

XXXX

#

REVISION

#	REVISION	TJM
05/28/2024	PERMIT PACKET	TJM
05/28/2024	REMOVED CAR WASH SIGN	TJM
06/13/2024	ADDED ENG., ADJUSTED WORDMARK & PYLON LOCATION	TJM
06/25/2024	ADDED ADJUSTED ENGINEERING	TJM

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 900 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER DIMENSIONS AND SPACING OF THE SIGN. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 900.6 (A) (1) OF THE NATIONAL ELECTRICAL CODE.

ILLUMINATED

ELECTRIC SIGNS E-520516

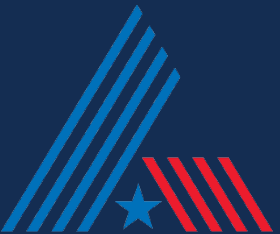
ELECTRICAL REQUIREMENTS

TOTAL AMP LOAD

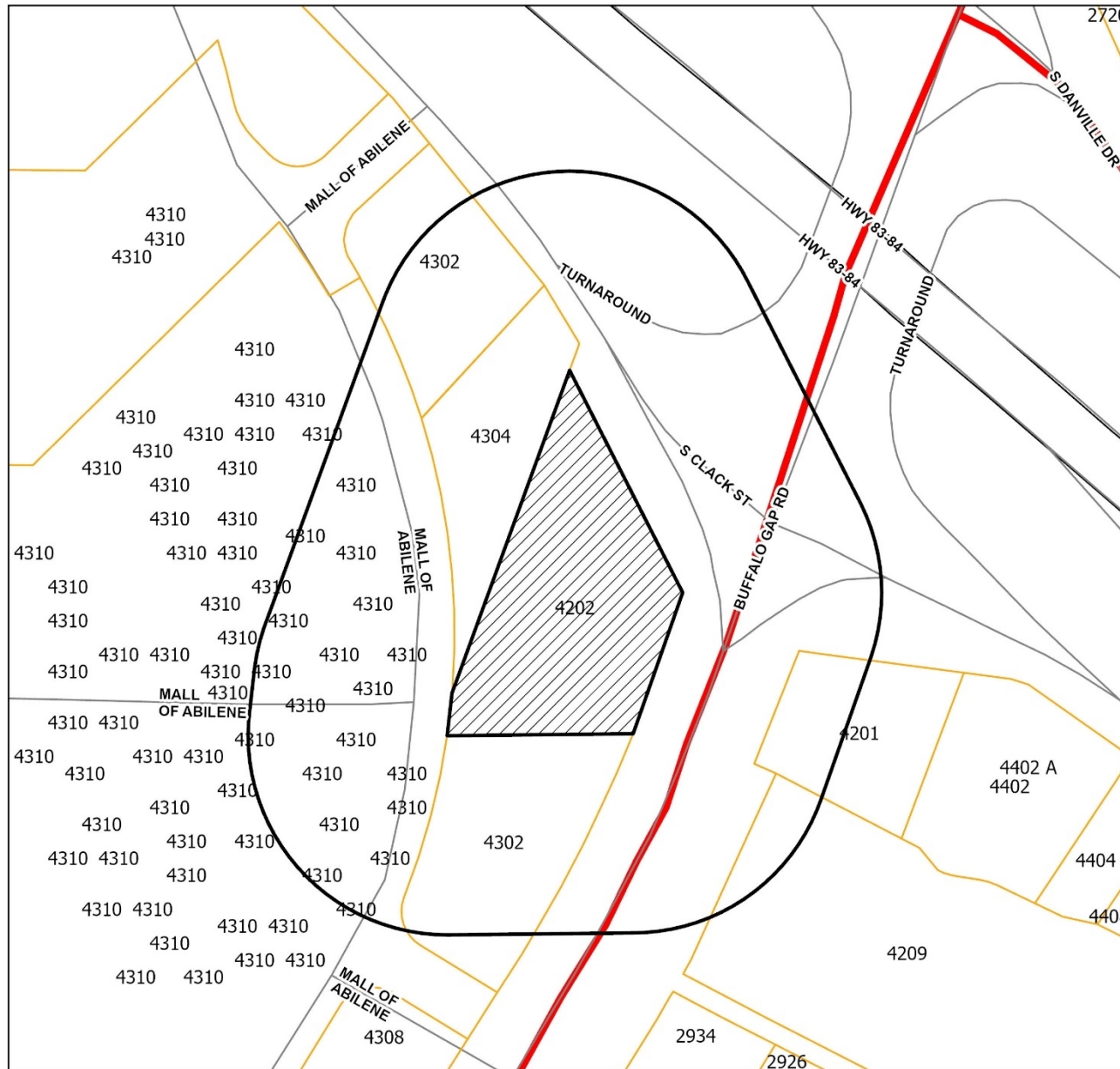
TOTAL WATTAGE

PAGE 9

Views of Subject Property



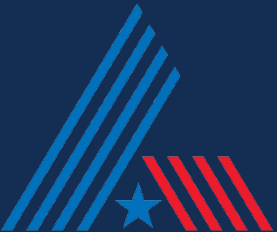
NOTIFICATION AREA MAP



Legend

- Notification Area
- BA-2024-12
- Courier Parcels
- Arterial
- Expressway

- 0- In Favor-
- 0- Opposed-



Reviewed Pursuant to Section 1.4.4.1(e) 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 strict application of the provisions of the LDC will create undue hardship on this property as this sits below grade of Highway 83-84 and therefore greatly decreasing visibility. The proposed placement of the sign at a maximum height of 10-feet is not appropriate at one of the busiest intersections in Abilene.

- **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 sign is located within private property and does not impose into the neighbor's property or right-of-way.

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

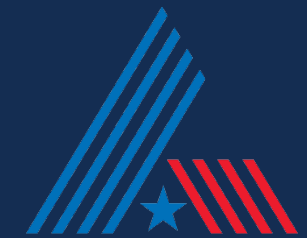
The intent of the LDC is to create attractive and aesthetically pleasing corridors. Relocating the sign as far away as possible from the intersection of Buffalo Gap Road and South Clack Street reduces signage competing at major street intersection and improves the appearance of the Buffalo Gap Road corridor.

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

The hardship is not caused by the petitioner as the property sits below grade. Additionally, the existing grandfathered sign partially sits within an easement. A better solution for the applicant, motorists, traffic safety, and the appearance of the Buffalo Gap Road corridor is to relocate the sign, as proposed. The height and area of the new sign would not increase, relative to the existing sign.



Questions?





Board of Adjustment Application

Owner Information and Representative Designation

OWNER INFORMATION			
Name: KENT STORE DEVELOPMENT, LLC			
Address: PO BOX 908001			
City: Midland	State: TX	Zip: 79708	
Number: 432.520.4000	Email: kfryer@kentoil.com		

AGENT INFORMATION (if applicable)			
Name: Prince Signs, LLC			
Address: 6432 Cunningham Rd			
City: Houston	State: TX	Zip: 77041	
Number: 281.345.4488	Email: permits@princesigns.com		

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Jennifer Flores / Kendall Robinson / Kevin Fryer (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.

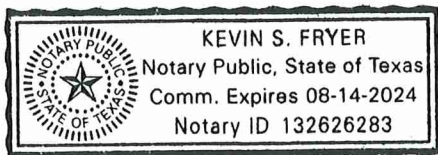
Property Owner's Signature: 

STATE OF: Texas

COUNTY OF: Midland

BEFORE ME, a Notary Public, on this day personally appeared Adam Sturdivant (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 6 day of August, 2024




NOTARY PUBLIC in and for the State of Texas



Board of Adjustment Application

Project Information

REQUEST TYPE

- Variance Special Exception Non-Conformity

RELIEF PROCEDURES

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

Project Name: Kent Kwik 436		
Address: 4202 Buffalo Gap Rd, Abilene, TX 79606	Total lots: 1	Acreage: 0.99
Subdivision: Stonegate Addition, Section 2	Block(s): 5	Lot(s): 1
Current Zoning: GR/COR		

The proponent (or agent) is responsible for answering the following questions. The following questions need to be answered to the best ability possible in order to assist staff in processing the request. The Board follows this line of questioning and will expect the proponent (or agent) to cover this material in the presentation of the case.

1. 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 its intent.

The existing and grandfathered sign can not be modified to meet the branding requirements of the national fuel brand (Chevron)

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

Not to our knowledge, however, we have chosen to relocate the main ID and fule price sign to the extreme Western edge of the property so as to maximize the distance from the main intersection and comply with the spirit of the City's Corridor Overlay District



Board of Adjustment Application

3. What affect would it have on the rest of the public if your request is granted? What effect on the neighborhood? We believe that any affect on the city, public, and neighborhood will be positive as the relocation of the fuel price sign from the intersection to the Western edge of the property closely aligns with the aesthetic goal of the Corridor Overlay District

4. What special conditions apply to your property that would show that the literal enforcement of ordinance Section 2.3.4.1 would be an unnecessary hardship on you? What hardship other than financial? Should the literal enforcement of ordinance Section 2.3.4.1 - Corridor Overlay (COR) District be applied to the subject property, the main ID and fuel price sign would be both visibly and physically obscured due to the ordinance's height restriction and the neighboring property's parking, dumpster enclosure, and landscaping

5. What use or activity will be made on the property if your request is granted? The continued operation of a Fuel Station and Convenience Store

6. Is your property zoned appropriately? Yes



Board of Adjustment Application

7. Does your property have sufficient flood protection according to elevation standards for that area?

Yes

8. Are there any alternatives available that you could use without needing a variance? Would these alternatives allow you reasonable use of your property? Please explain:

Not to our knowledge



Board of Adjustment Application

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 Board of Adjustment at the earliest available meeting.

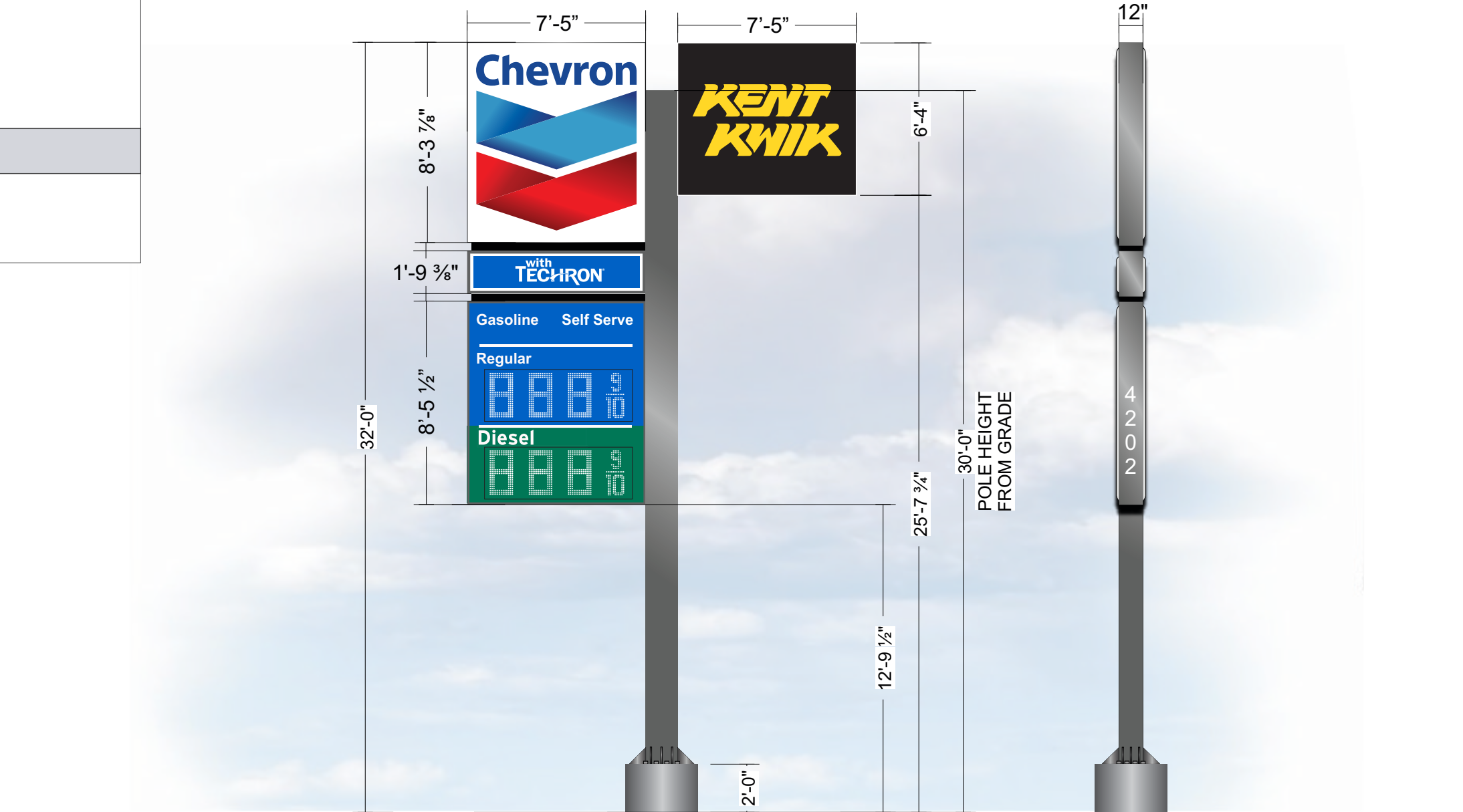
I understand and acknowledge that it is my responsibility to furnish an accurate and precise legal description of the property, and only the property, that is subject of this application, and that failure to furnish such information prior to the application deadline date will delay the processing of 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 Board of Adjustment, 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 Board of Adjustment will hear this application, and I understand that hearings may be continued from time to time at the discretion of the Board to allow for full consideration or when the public interest requires a continuation.

SIGNED: _____

A handwritten signature in black ink, appearing to be "M. M.", written over a horizontal line.

DATE: 8/6/2024

SCOPE	
INSTALL	- CHEVRON - TECHRON - PRICER
MFG. & INSTALL	- KENT KWIK CABINET
MATERIAL SPECS	
AL1	ALUMINUM
A1	POLYCARBONATE



A 30FT - D/S PYLON SIGN
SCALE: 3/16" = 1'-0"

121.91 SQ FT

THIS IS ONLY AN ARTIST RENDERING. FINISHED PROJECT MAY VARY SLIGHTLY IN SIZE AND COLOR.

P E R M I T



PRINCE SIGNS
DESIGN | FABRICATION | INSTALLATION

6432 Cunningham Rd Houston, TX 77041
281-345-4488

2160 Commerce Dr Midland, TX 79703
432-505-4056

info@princesigns.com

PROJECT INFO

CLIENT: KK436
ADDRESS: 4202 BUFFALO GAP RD
CITY/STATE: ABILENE, TX 79606
DATE: 05/02/2024
SALES: KENDALL R
DESIGN: TJM

W.O. NUMBER

5418-P5

OTHER W.O.

5410

XXXX


#

REVISION

05/28/2024	PERMIT PACKET	TJM
05/28/2024	REMOVED CAR WASH SIGN	TJM
06/13/2024	ADDED ENG., ADJUSTED WORDMARK & PYLON LOCATION	TJM
06/25/2024	ADDED ADJUSTED ENGINEERING	TJM

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6 (A) (1) OF THE NATIONAL ELECTRICAL CODE.

ILLUMINATED



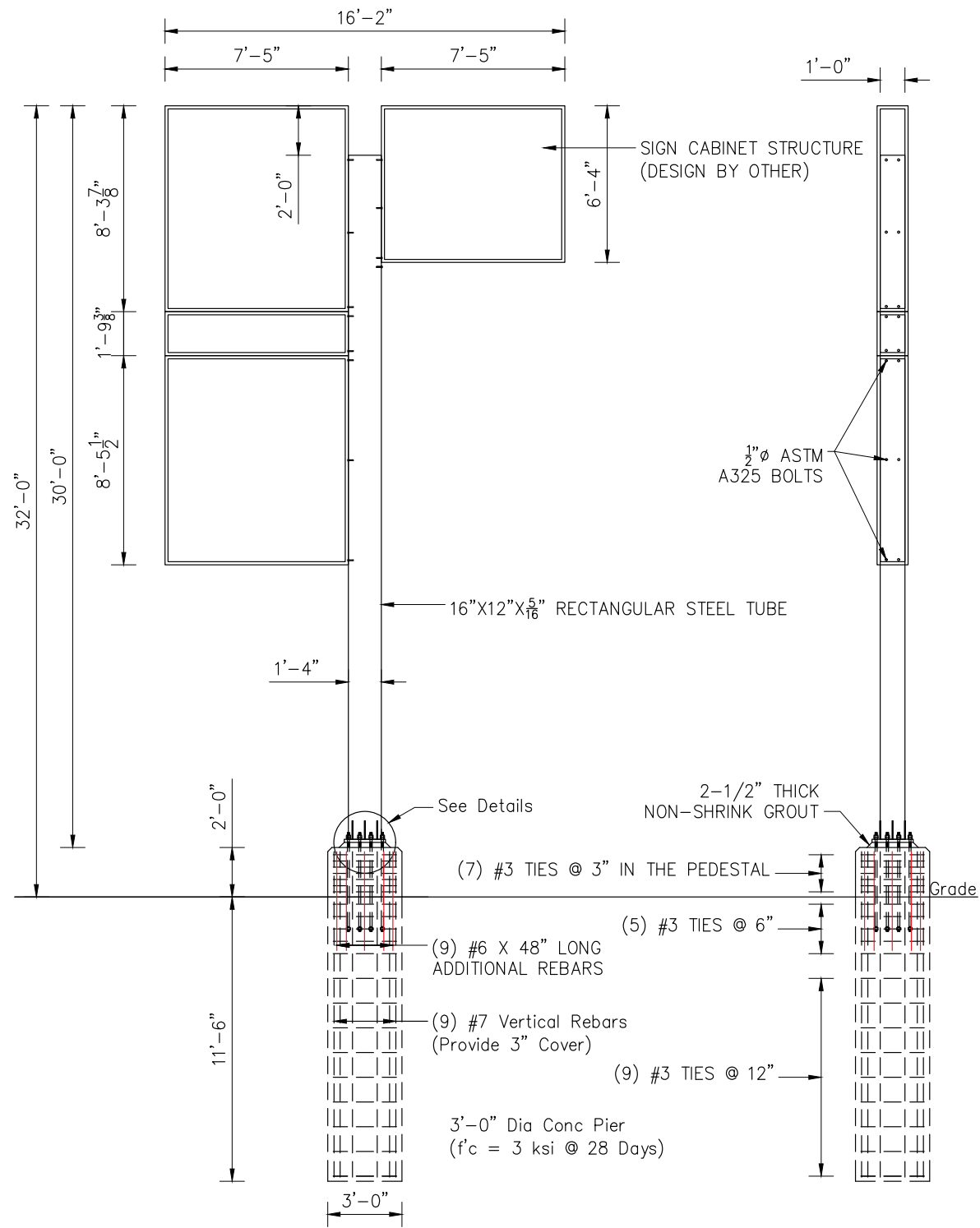
ELECTRIC SIGNS E320516

ELECTRICAL REQUIREMENTS

PRIMARY CIRCUIT
XX VOLT / XX AMP

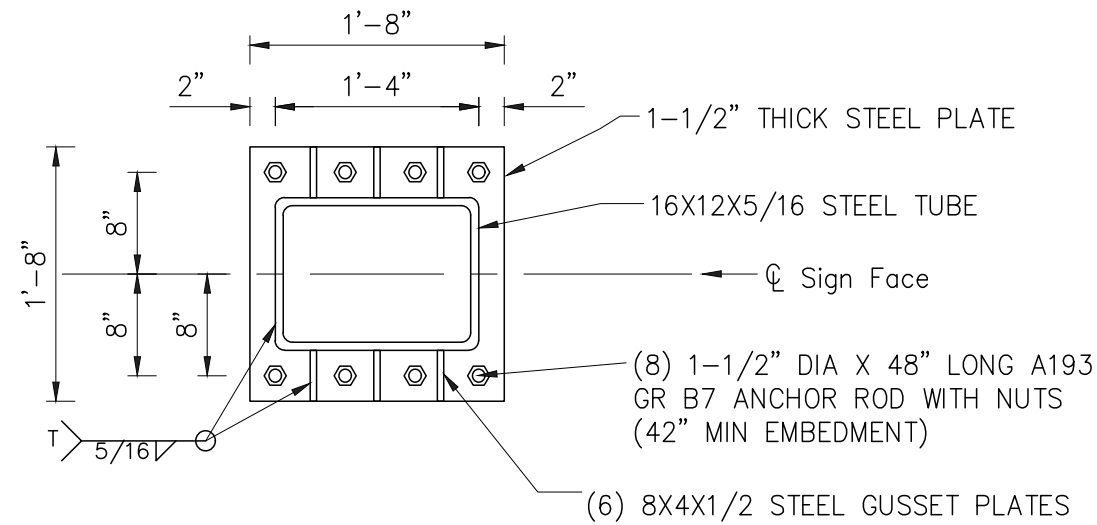
TOTAL AMP DRAW
XX VOLT / XX AMP

TSCL #: 18895
PRIMARY ELECTRICAL TO LEADPOWER
SUPPLY SUPPLIED BY OTHERS
RECORDING LEAD, 24 HRS.

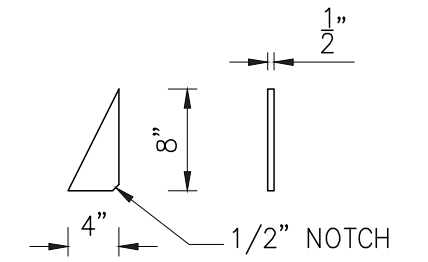


ELEVATION

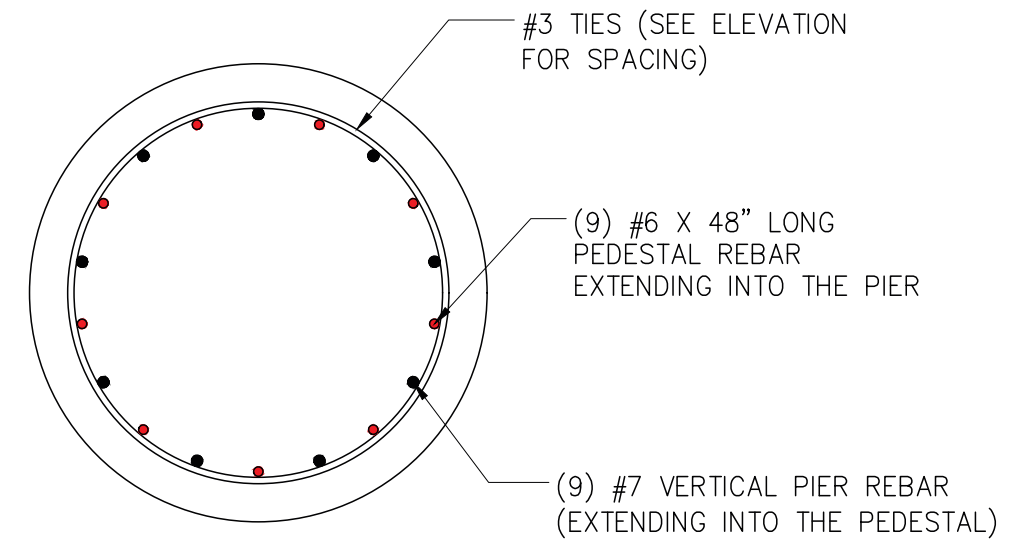
SIDE ELEVATION



BASE PLATE DETAIL



GUSSET PLATE DETAIL



PEDESTAL REBAR DETAILS

THIS IS ONLY AN ARTIST RENDERING. FINISHED PROJECT MAY VARY SLIGHTLY IN SIZE AND COLOR.

P E R M I T



PRINCE SIGNS
DESIGN | FABRICATION | INSTALLATION

6432 Cunningham Rd Houston, TX 77041
281-345-4488
2160 Commerce Dr Midland, TX 79703
432-505-4056
info@princesigns.com

PROJECT INFO

CLIENT: KK436
ADDRESS: 4202 BUFFALO GAP RD
CITY/STATE: ABILENE, TX 79606
DATE: 05/02/2024
SALES: KENDALL R
DESIGN: TJM

W.O. NUMBER

5418-P5

OTHER W.O.

5410

XXXX

#

REVISION

05/28/2024	PERMIT PACKET	TJM
05/28/2024	REMOVED CAR WASH SIGN	TJM
06/13/2024	ADDED ENG., ADJUSTED WORDMARK & PYLON LOCATION	TJM
06/25/2024	ADDED ADJUSTED ENGINEERING	TJM

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6 (A) (1) OF THE NATIONAL ELECTRICAL CODE.

ILLUMINATED

ELECTRIC SIGNS E320516

ELECTRICAL REQUIREMENTS
PRIMARY CIRCUIT

TOTAL AMP DRAW

TSCL#: 18895
PRIMARY ELECTRICAL TO LEADPOWER
SUPPLY SUPPLIED BY OTHERS
RECORDING LOAD, SEE PLAN

OLD LOCATION



PROPOSED LOCATION



THIS IS ONLY AN ARTIST RENDERING. FINISHED PROJECT MAY VARY SLIGHTLY IN SIZE AND COLOR.

P E R M I T



PRINCE SIGNS
DESIGN | FABRICATION | INSTALLATION

6432 Cunningham Rd Houston, TX 77041
281-345-4488

2160 Commerce Dr Midland, TX 79703
432-505-4056

info@princesigns.com

PROJECT INFO

CLIENT: KK436
ADDRESS: 4202 BUFFALO GAP RD
CITY/STATE: ABILENE, TX 79606
DATE: 05/02/2024
SALES: KENDALL R
DESIGN: TJM

W.O. NUMBER

5418-P5

OTHER W.O.

5410

XXXX

REVISION

#	REVISION	
05/28/2024	PERMIT PACKET	TJM
05/28/2024	REMOVED CAR WASH SIGN	TJM
06/13/2024	ADDED ENG., ADJUSTED WORDMARK & PYLON LOCATION	TJM
06/25/2024	ADDED ADJUSTED ENGINEERING	TJM

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6 (A) (1) OF THE NATIONAL ELECTRICAL CODE.

ILLUMINATED

ELECTRIC SIGNS E320516

ELECTRICAL REQUIREMENTS
PRIMARY CIRCUIT

TOTAL AMP DRAW

TSCL#: 18895
PRIMARY ELECTRICAL TO LEADPOWER
SUPPLY SUPPLIED BY OTHERS
RECORDING LOAD: 24.8VA

PAGE 3



THIS IS ONLY AN ARTIST RENDERING. FINISHED PROJECT MAY VARY SLIGHTLY IN SIZE AND COLOR.

P E R M I T



PRINCE SIGNS
DESIGN | FABRICATION | INSTALLATION

6432 Cunningham Rd Houston, TX 77041
281-345-4488

2160 Commerce Dr Midland, TX 79703
432-505-4056

info@princesigns.com

PROJECT INFO

CLIENT: KK436
ADDRESS: 4202 BUFFALO GAP RD
CITY/STATE: ABILENE, TX 79606
DATE: 05/02/2024
SALES: KENDALL R
DESIGN: TJM

W.O. NUMBER

5418-P5

OTHER W.O.

5410

XXXX

REVISION

#	REVISION	
05/28/2024	PERMIT PACKET	TJM
05/28/2024	REMOVED CAR WASH SIGN	TJM
06/13/2024	ADDED ENG., ADJUSTED WORDMARK & PYLON LOCATION	TJM
06/25/2024	ADDED ADJUSTED ENGINEERING	TJM

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6 (A) (1) OF THE NATIONAL ELECTRICAL CODE.

ILLUMINATED

ELECTRIC SIGNS E320516

ELECTRICAL REQUIREMENTS
PRIMARY CIRCUIT

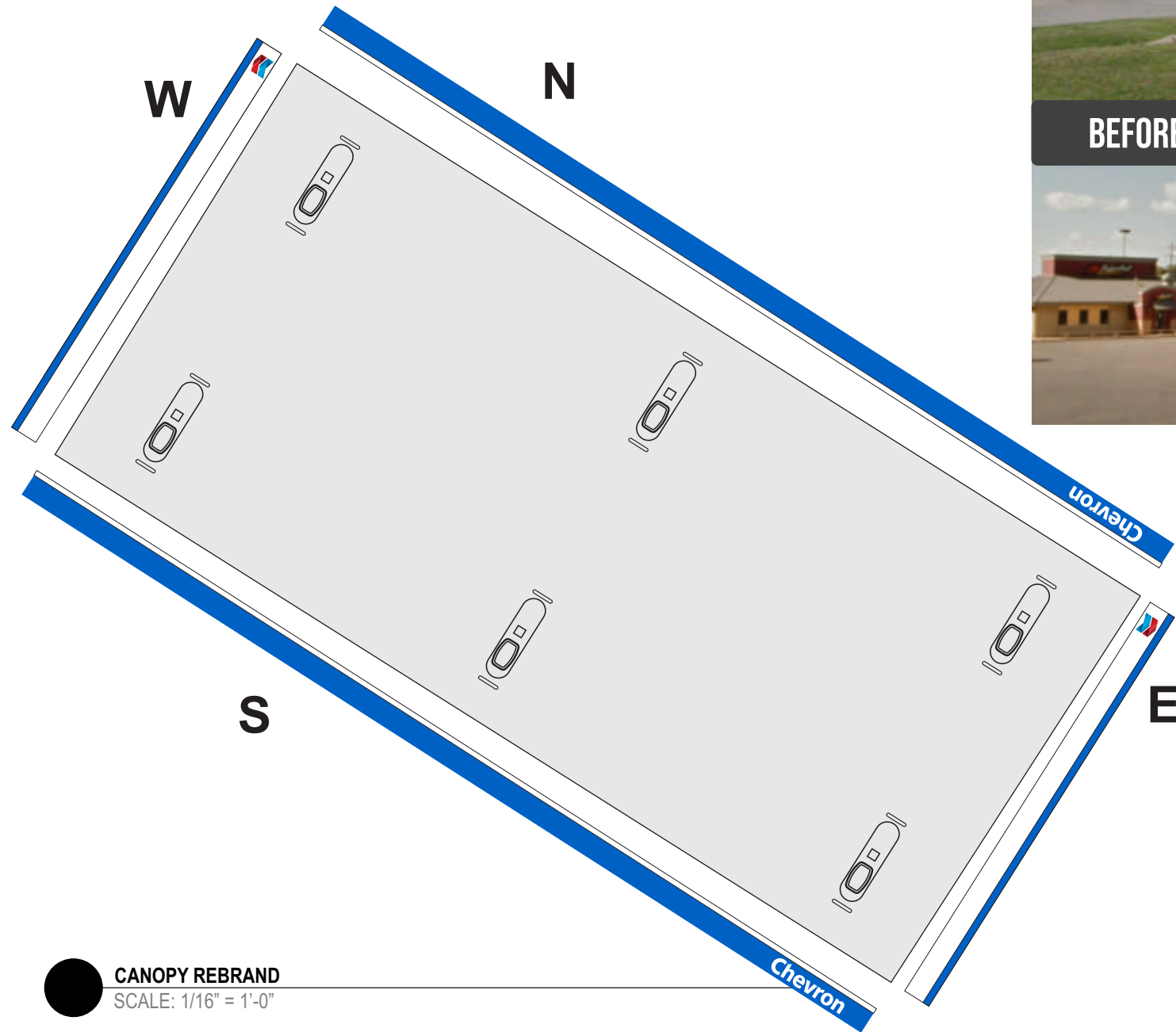
TOTAL AMP DRAW

TSCL#: 18895
PRIMARY ELECTRICAL TO LEADPOWER
SUPPLY SUPPLIED BY OTHERS
RECORDING LEAD, SEE PLAN

PAGE 4

SCOPE

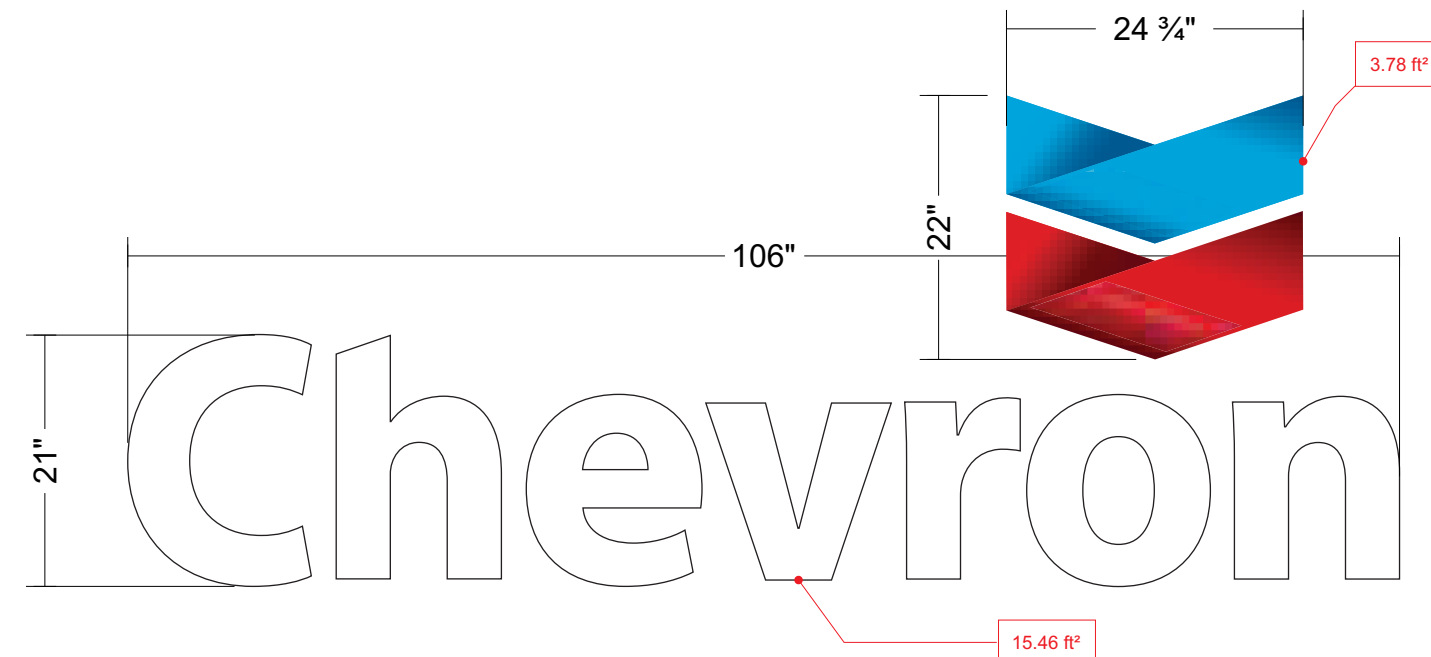
REMOVE ALL PANELS AND CHANNEL LETTERS AND DISPOSE OF OFF SITE. INSTALL PANELS AND CHANNEL LETTERS / MODULES ON CANOPY INTO EXISTING ELECTRICAL PROVIDED BY OTHERS.



BEFORE



AFTER



CHANNEL LETTER & MODULE
SCALE: 3/4" = 1'-0"

CANOPY REBRAND
SCALE: 1/16" = 1'-0"

THIS IS ONLY AN ARTIST RENDERING. FINISHED PROJECT MAY VARY SLIGHTLY IN SIZE AND COLOR.

P E R M I T



PRINCE SIGNS
DESIGN | FABRICATION | INSTALLATION

6432 Cunningham Rd Houston, TX 77041
281-345-4488

2160 Commerce Dr Midland, TX 79703
432-505-4056

info@princesigns.com

PROJECT INFO

CLIENT: KK436
ADDRESS: 4202 BUFFALO GAP RD
CITY/STATE: ABILENE, TX 79606
DATE: 05/02/2024
SALES: KENDALL R
DESIGN: TJM

W.O. NUMBER

5418-P5

OTHER W.O.

5410

XXXX

#

REVISION

#	REVISION	
05/28/2024	PERMIT PACKET	TJM
05/28/2024	REMOVED CAR WASH SIGN	TJM
06/13/2024	ADDED ENG., ADJUSTED WORDMARK & PYLON LOCATION	TJM
06/25/2024	ADDED ADJUSTED ENGINEERING	TJM

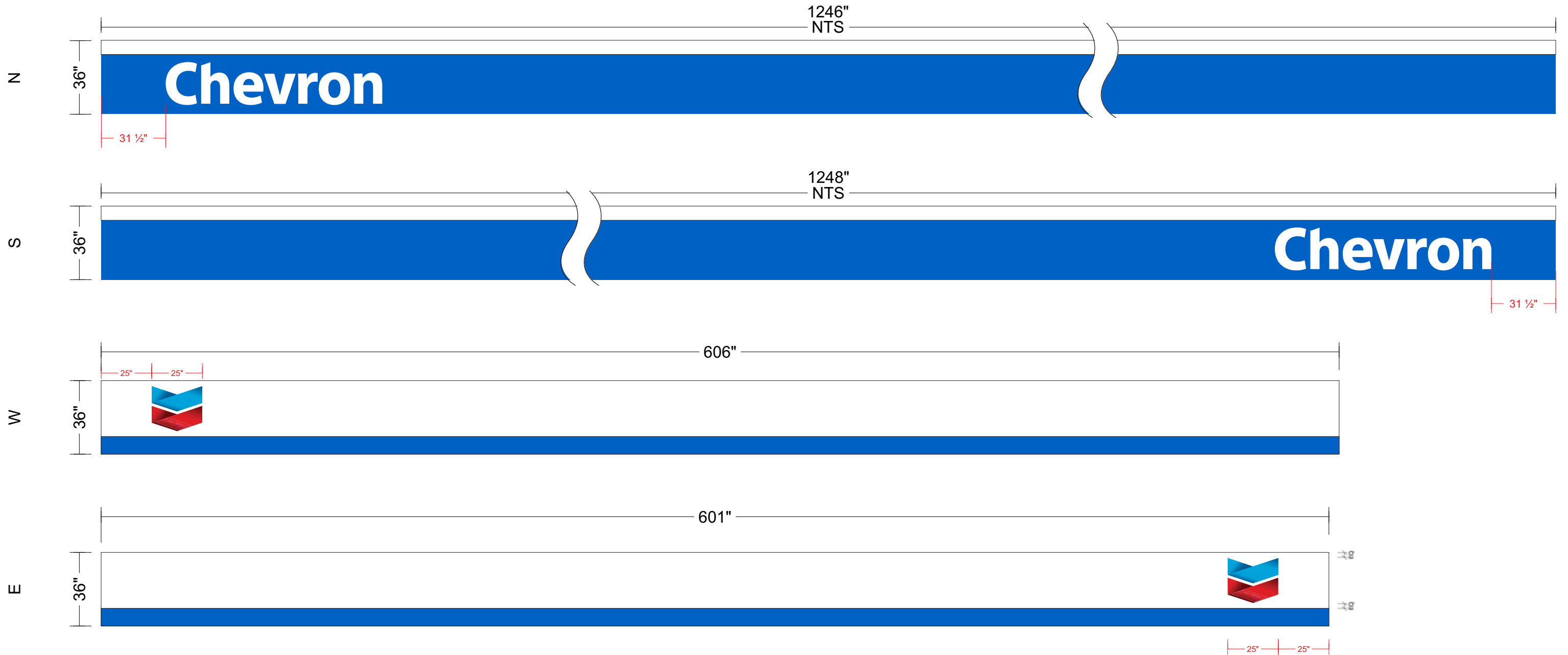
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6 (A) (1) OF THE NATIONAL ELECTRICAL CODE.

ILLUMINATED

ELECTRIC SIGNS E320516

ELECTRICAL REQUIREMENTS	
PRIMARY CIRCUIT	XX VOLT / XX AMP
TOTAL AMP DRAW	XX VOLT / XX AMP
TSC#:	18895

PAGE 5



CANOPY REBRAND
SCALE: 1/4" = 1'-0"

THIS IS ONLY AN ARTIST RENDERING. FINISHED PROJECT MAY VARY SLIGHTLY IN SIZE AND COLOR.

P E R M I T



6432 Cunningham Rd Houston, TX 77041
281-345-4488
2160 Commerce Dr Midland, TX 79703
432-505-4056
info@princesigns.com

PROJECT INFO

CLIENT: KK436
ADDRESS: 4202 BUFFALO GAP RD
CITY/STATE: ABILENE, TX 79606
DATE: 05/02/2024
SALES: KENDALL R
DESIGN: TJM

W.O. NUMBER

5418-P5

OTHER W.O.

5410

XXXX

REVISION

#	REVISION	
05/28/2024	PERMIT PACKET	TJM
05/28/2024	REMOVED CAR WASH SIGN	TJM
06/13/2024	ADDED ENG., ADJUSTED WORDMARK & PYLON LOCATION	TJM
06/25/2024	ADDED ADJUSTED ENGINEERING	TJM

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6 (A) (1) OF THE NATIONAL ELECTRICAL CODE.

ILLUMINATED

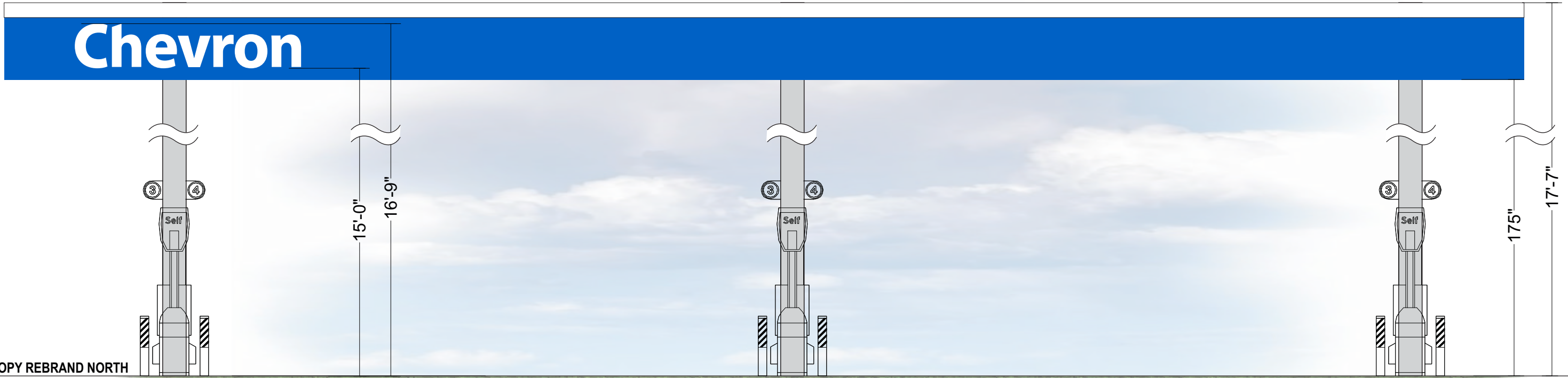
ELECTRIC SIGNS E320516

ELECTRICAL REQUIREMENTS

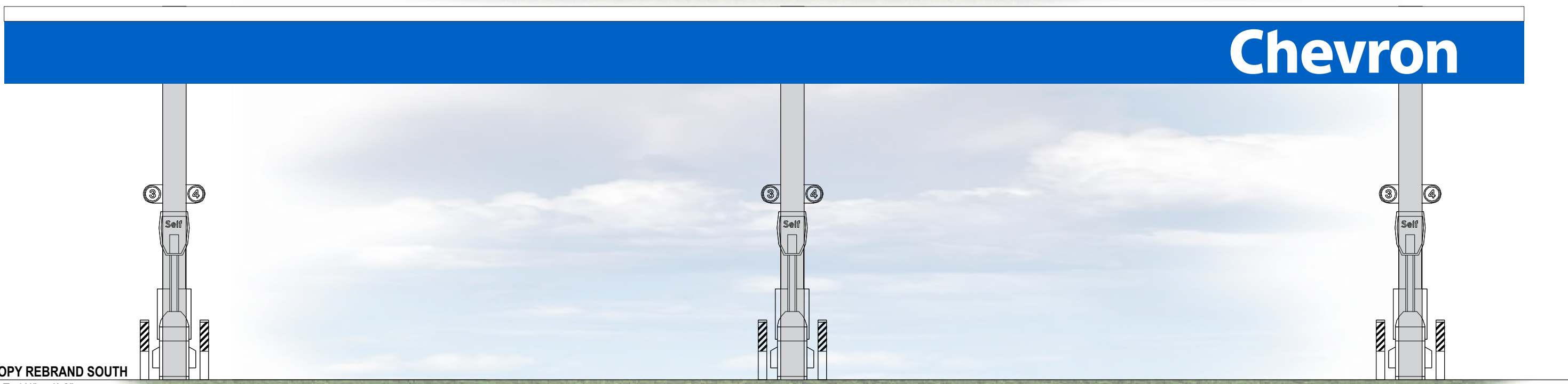
PRIMARY CIRCUIT
XX VOLT/ XX AMP

TOTAL AMP DRAW
XX VOLT/ XX AMP

TSC# 18895
PRIMARY ELECTRICAL TO LEADPOWER
SUPPLY SUPPLIED BY OTHERS
RECORDING LEAD, 24 HRS.



B CANOPY REBRAND NORTH
SCALE: 1/4" = 1'-0"



C CANOPY REBRAND SOUTH
SCALE: 1/4" = 1'-0"

THIS IS ONLY AN ARTIST RENDERING. FINISHED PROJECT MAY VARY SLIGHTLY IN SIZE AND COLOR.

P E R M I T



PRINCE SIGNS
DESIGN | FABRICATION | INSTALLATION
6432 Cunningham Rd Houston, TX 77041
281-345-4488
2160 Commerce Dr Midland, TX 79703
432-505-4056
info@princesigns.com

PROJECT INFO

CLIENT: KK436
ADDRESS: 4202 BUFFALO GAP RD
CITY/STATE: ABILENE, TX 79606
DATE: 05/02/2024
SALES: KENDALL R
DESIGN: TJM

W.O. NUMBER

5418-P5
OTHER W.O.
5410
XXXX

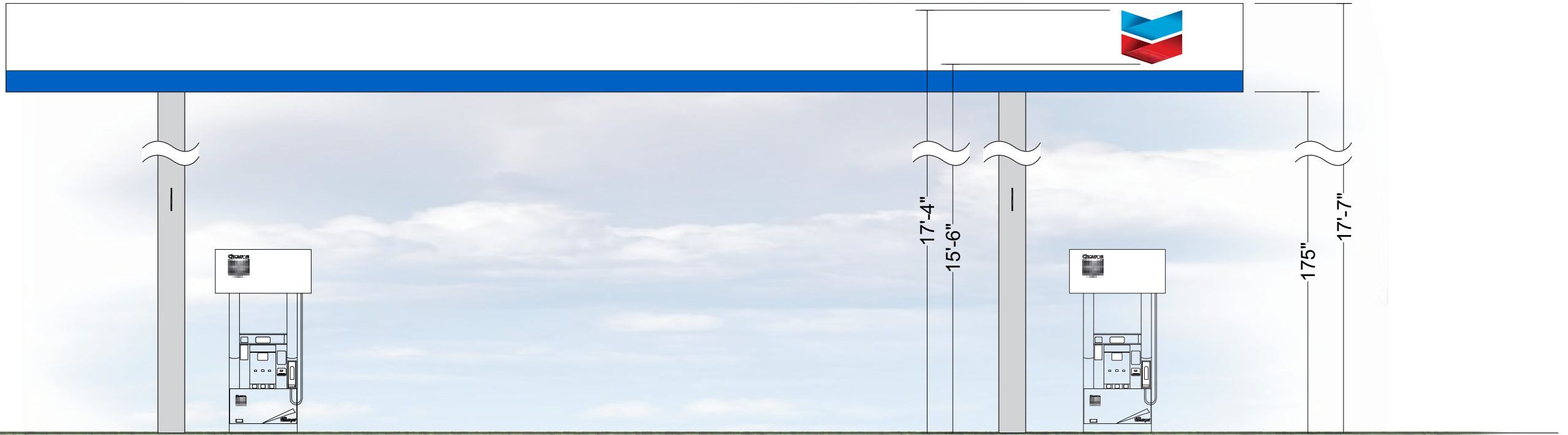
REVISION

#	REVISION	
05/28/2024	PERMIT PACKET	TJM
05/28/2024	REMOVED CAR WASH SIGN	TJM
06/13/2024	ADDED ENG., ADJUSTED WORDMARK & PYLON LOCATION	TJM
06/25/2024	ADDED ADJUSTED ENGINEERING	TJM

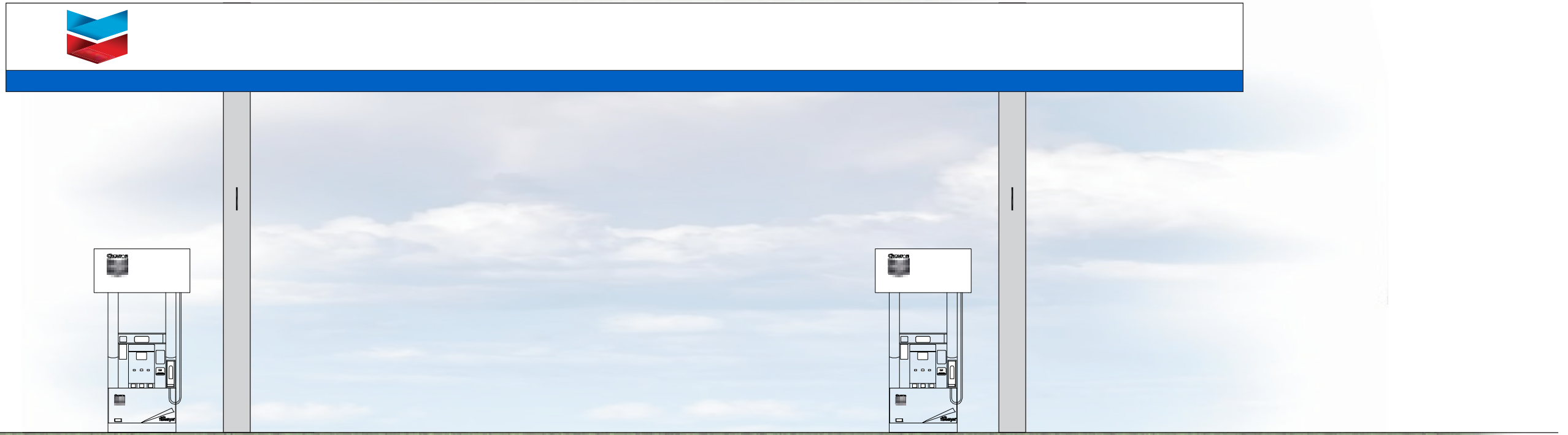
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6 (A) (1) OF THE NATIONAL ELECTRICAL CODE.

ILLUMINATED

ELECTRIC SIGNS E320516
ELECTRICAL REQUIREMENTS
PRIMARY CIRCUIT
TOTAL AMP DRAW
TSCL#: 18895
PRIMARY ELECTRICAL TO LEADPOWER
SUPPLY SUPPLIED BY OTHERS
RECORDING LEAD, SEE PLAN
PAGE 7



D CANOPY REBRAND EAST
SCALE: 1/4" = 1'-0"



E CANOPY REBRAND WEST
SCALE: 1/4" = 1'-0"

THIS IS ONLY AN ARTIST RENDERING. FINISHED PROJECT MAY VARY SLIGHTLY IN SIZE AND COLOR.

P E R M I T



PRINCE SIGNS
DESIGN | FABRICATION | INSTALLATION

6432 Cunningham Rd Houston, TX 77041
281-345-4488

2160 Commerce Dr Midland, TX 79703
432-505-4056

info@princesigns.com

PROJECT INFO

CLIENT: KK436
ADDRESS: 4202 BUFFALO GAP RD
CITY/STATE: ABILENE, TX 79606
DATE: 05/02/2024
SALES: KENDALL R
DESIGN: TJM

W.O. NUMBER

5418-P5

OTHER W.O.

5410

XXXX

REVISION

#	REVISION	
05/28/2024	PERMIT PACKET	TJM
05/28/2024	REMOVED CAR WASH SIGN	TJM
06/13/2024	ADDED ENG., ADJUSTED WORDMARK & PYLON LOCATION	TJM
06/25/2024	ADDED ADJUSTED ENGINEERING	TJM

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6 (A) (1) OF THE NATIONAL ELECTRICAL CODE.

ILLUMINATED

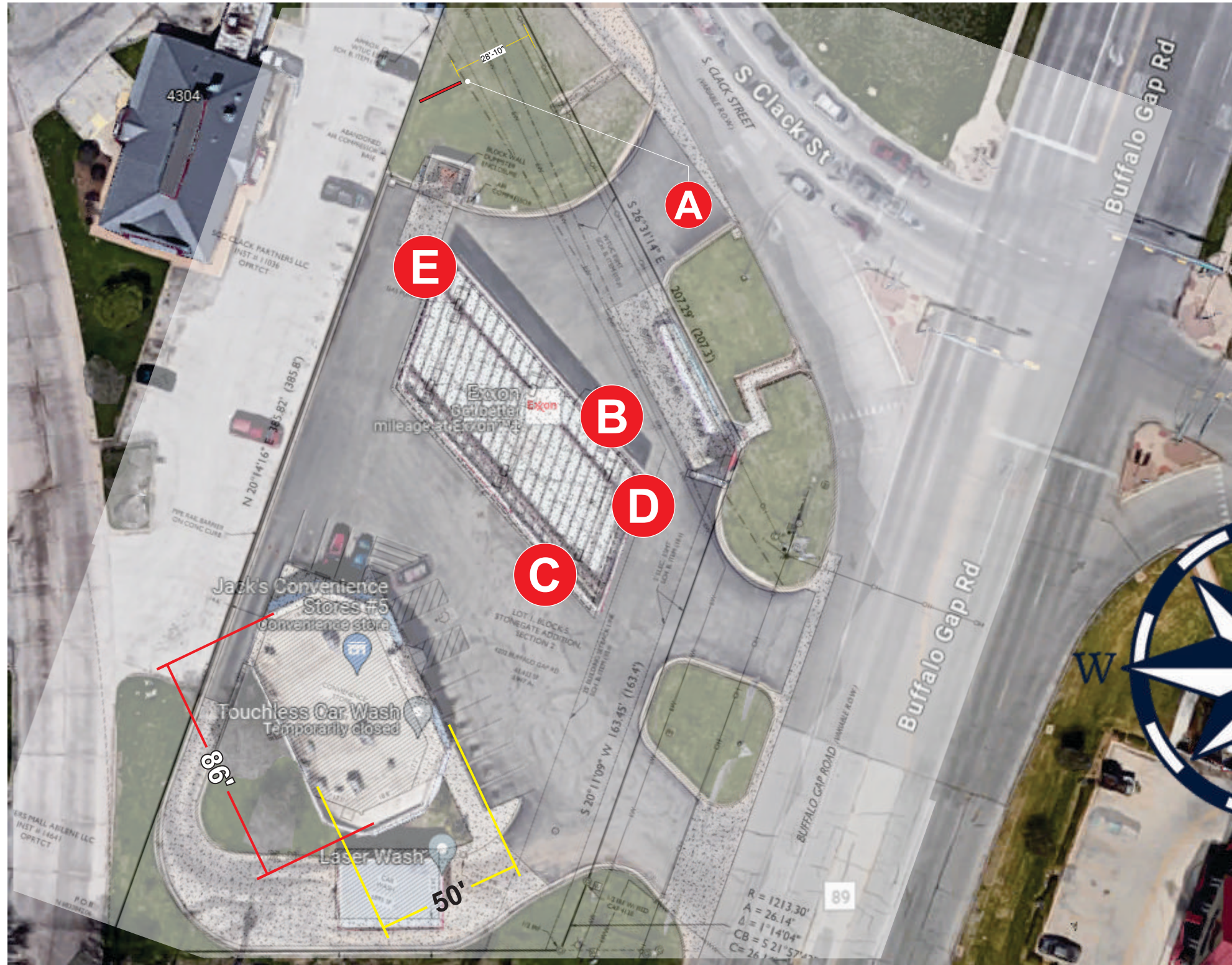
ELECTRIC SIGNS E320516

ELECTRICAL REQUIREMENTS
PRIMARY CIRCUIT

TOTAL AMP DRAW

TSCL#: 18895
PRIMARY ELECTRICAL TO LEADPOWER
SUPPLY SUPPLIED BY OTHERS
RECORDING LOAD, SEE PLAN

PAGE 8



SCALE: 1:510

THIS IS ONLY AN ARTIST RENDERING. FINISHED PROJECT MAY VARY SLIGHTLY IN SIZE AND COLOR.

P E R M I T



PRINCE SIGNS
DESIGN | FABRICATION | INSTALLATION

6432 Cunningham Rd Houston, TX 77041
281-345-4488

2160 Commerce Dr Midland, TX 79703
432-505-4056

info@princesigns.com

PROJECT INFO

CLIENT: KK436
ADDRESS: 4202 BUFFALO GAP RD
CITY/STATE: ABILENE, TX 79606
DATE: 05/02/2024
SALES: KENDALL R
DESIGN: TJM

W.O. NUMBER

5418-P5

OTHER W.O.

5410

XXXX

#

REVISION

#	REVISION	
05/28/2024	PERMIT PACKET	TJM
05/28/2024	REMOVED CAR WASH SIGN	TJM
06/13/2024	ADDED ENG., ADJUSTED WORDMARK & PYLON LOCATION	TJM
06/25/2024	ADDED ADJUSTED ENGINEERING	TJM

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6 (A) (1) OF THE NATIONAL ELECTRICAL CODE.

ILLUMINATED

ELECTRIC SIGNS E320516

ELECTRICAL REQUIREMENTS

PRIMARY CIRCUIT

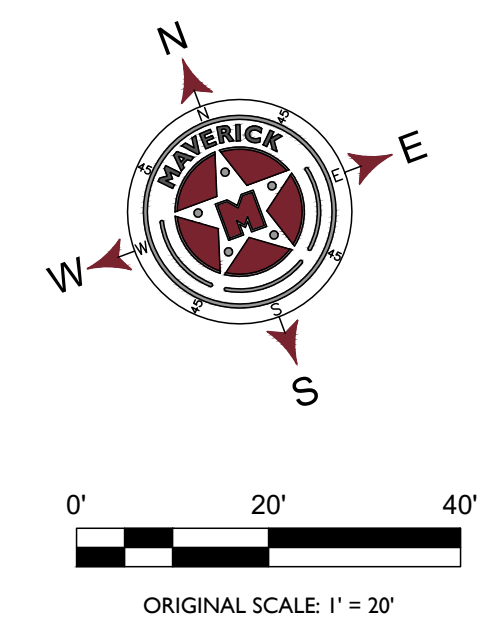
TOTAL AMP DRAW

TSCL#: 18895
PRIMARY ELECTRICAL TO LEADPOWER
SUPPLY SUPPLIED BY OTHERS
SECONDARY LEAD, SEE PLAN

PAGE 9



VICINITY MAP
N.T.S.



BEARING BASIS
BASIS OF BEARING, COORDINATES, DISTANCE AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, U.S. SURVEY FOOT.

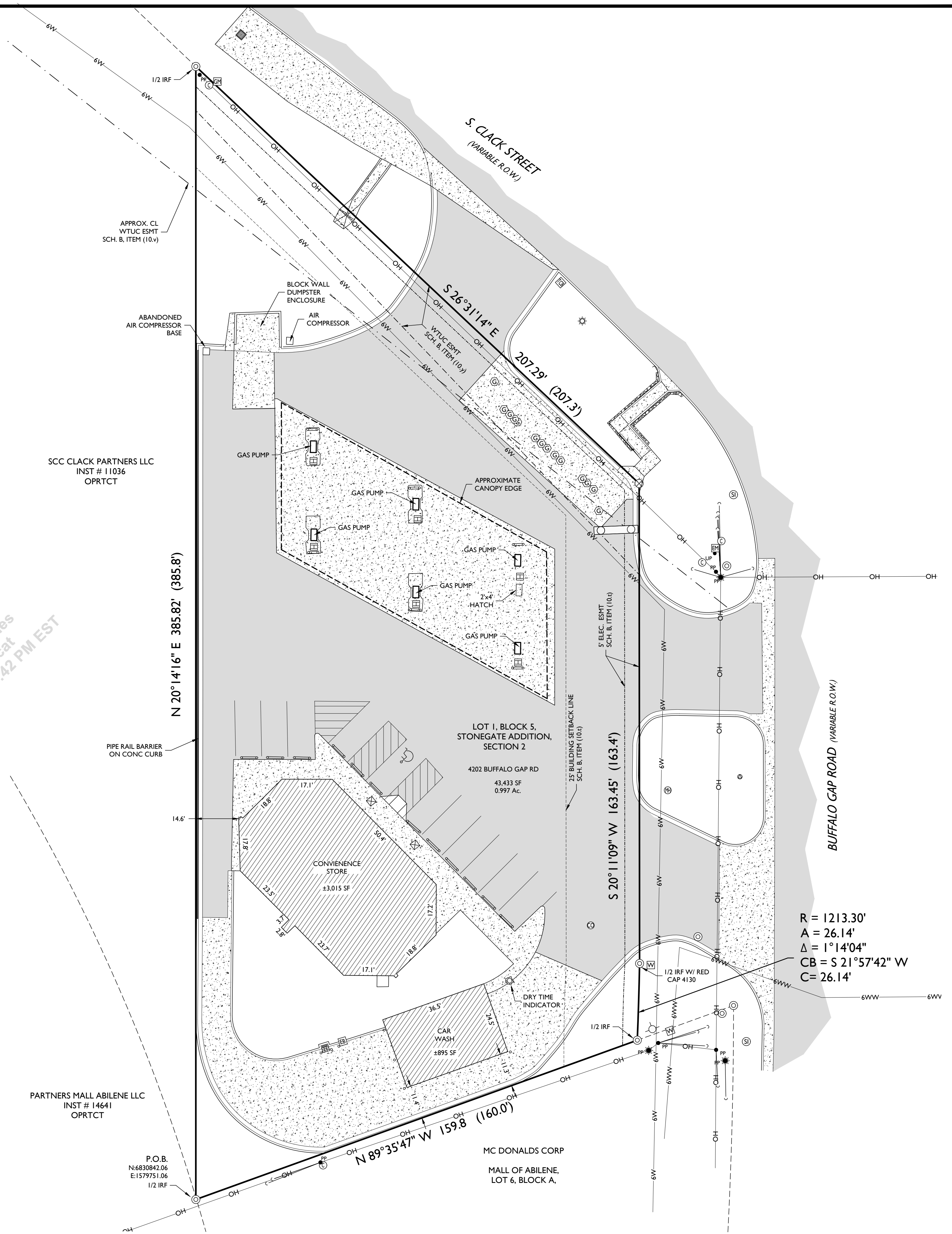
- SURVEY NOTES:**
- BASIS OF BEARING, COORDINATES, DISTANCES AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, U.S. SURVEY FOOT.
 - SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
 - THIS SURVEY IS PROVIDED WITH THE BENEFIT OF TITLE COMMITMENT #T-21-428267-GC, ISSUED OCTOBER 28, 2021 BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
WITH REGARD TO ITEM 10 OF THE SCHEDULE B OF TITLE COMMITMENT THESE ITEMS AFFECT THIS TRACT:
TRACT 4
(10.a) NOT SURVEY RELATED
(10.b) AS SHOWN HEREON, IF APPLICABLE
(10.c) NOT SURVEY RELATED
(10.d) NOT SURVEY RELATED
(10.e) AS SHOWN HEREON, IF APPLICABLE
(10.f) AS SHOWN HEREON, IF APPLICABLE
(10.g) AS SHOWN HEREON, IF APPLICABLE
(10.h) AS SHOWN HEREON
(10.i) BLANKET - NOT REPRODUCIBLE
(10.j) AS SHOWN HEREON
(10.k) NOT SURVEY RELATED
(10.l) AS SHOWN HEREON
(10.m) NOT SURVEY RELATED
(10.n) AS SHOWN HEREON, IF APPLICABLE
(10.oo) NOT SURVEY RELATED
 - THIS TRACT HAS DIRECT ACCESS TO A PUBLIC ROADWAY AS SHOWN HEREON.
 - THE POSITIONAL TOLERANCE OF THIS SURVEY SIGNIFICANTLY CONFORMS TO ITEM 3 E.V. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP LAND TITLE SURVEYS (EFFECTIVE FEB. 23, 2021)
 - IF ANY ENCROACHMENTS WERE OBSERVED IN THE PERFORMANCE OF THIS SURVEY, THEY ARE AS SHOWN HEREON.
 - THIS SURVEY IS THE SAME TRACT AS DESCRIBED IN THE TITLE COMMITMENT.

- TABLE A NOTES:**
- MONUMENTS PLACED OR FOUND AS SHOWN HEREON
 - 4202 BUFFALO GAP ROAD, ABILENE, TX
 - FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #4841C0219F DATED JANUARY 4, 2012, THIS PROPERTY AS SHOWN HEREON IS WITHIN THE UNSHADED PORTION OF ZONE "X" DESIGNATED AS "AREAS OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF MAVERICK CIVIL & SURVEY, LLC.
 - GROSS LAND AREA = 0.997 ACRES
 - CURRENT ZONING CLASSIFICATION - PER CITY OF ABILENE ZONING LETTER DATED OCTOBER 28, 2021, THIS SITE IS PRESENTLY ZONED "HC" FOR A HEAVY COMMERCIAL DISTRICT. THE CURRENT USE OF FUEL SALES IS A PERMITTED USE PER THE LAND USE MATRIX SECTION 2.4.2.1 OF THE CITY OF ABILENE LAND DEVELOPMENT CODE. NO CURRENT ZONING VIOLATIONS CURRENTLY EXIST FOR THE SUBJECT PROPERTY.
 - ZONING SETBACK REQUIREMENTS - NONE PROVIDED. REFER TO NOTE 6a.
 - EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL - AS SHOWN HEREON
 - EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL - AS SHOWN HEREON
 - SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTION FIELD WORK - AS SHOWN HEREON
 - PARKING SPACES: 11 PARKING SPACES TOTAL WITH 1 HANDICAP SPACE
 - NAMES OF ADJOINING OWNERS - AS SHOWN HEREON
 - DISTANCE TO NEAREST INTERSECTING STREET - AS SHOWN HEREON
 - EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED - NONE OBSERVED
 - PROPOSED CHANGES IN STREET RIGHTS OF WAY LINES - NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES
 - APPURTENANT OFFSITE EASEMENTS AS SHOWN HEREON IF APPLICABLE

LEGEND

	DENOTES FOUND MONUMENT AS NOTED
	DENOTES 1/2 INCH IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10154914"
	DENOTES "X" CUT IN CONCRETE
	DENOTES EXISTING BOLLARD
	DENOTES EXISTING TANK ACCESS
	DENOTES EXISTING GAS MONITOR
	DENOTES EXISTING DOUBLE PYLON SIGN
	DENOTES EXISTING CLEANOUT
	DENOTES EXISTING POWER POLE
	DENOTES EXISTING GUY ANCHOR
	DENOTES EXISTING LIGHT POLE
	DENOTES EXISTING SIGN
	DENOTES EXISTING STUB
	DENOTES EXISTING CAR WASH KIOSK
	DENOTES EXISTING MANHOLE
	DENOTES EXISTING CANOPY COLUMN
	DENOTES EXISTING FIRE HYDRANT
	DENOTES EXISTING WATER VALVE
	DENOTES EXISTING ELECTRIC BOX
	DENOTES EXISTING ELECTRIC METER
	DENOTES EXISTING TRAFFIC CONTROL BOX
	DENOTES EXISTING TRANSFORMER PAD
	DENOTES EXISTING WATER METER
	DENOTES BOUNDARY LINE
	DENOTES EXISTING ADJACENT PROPERTY LINES
	DENOTES EXISTING BUILDING SETBACK LINE
	DENOTES EXISTING OVERHEAD ELECTRIC LINE
	DENOTES EXISTING 6" WATER LINE
	DENOTES EXISTING 4" WASTE WATER LINE
	DENOTES EXISTING RIPRAP
	DENOTES EXISTING CONCRETE
	DENOTES EXISTING PAVEMENT
	DENOTES EXISTING BUILDING
	P.R.T.C.T. DENOTES PLAT RECORDS, TAYLOR CO., TX
	O.P.R.T.C.T. DENOTES OFFICIAL PUBLIC RECORDS, TAYLOR CO., TX
	D.R.T.C.T. DENOTES DEED RECORDS, TAYLOR CO., TX
	() DENOTES RECORD DIMENSIONS

CONFIDENTIAL
Downloaded by:
Nino Lawson
Monfort Companies
Project Wildcat
12/15/2021 12:23:42 PM EST



R = 1213.30'
A = 26.14'
Δ = 1°14'04"
CB = S 21°57'42" W
C = 26.14'

APPROVAL DATE: 12.14.2021	SURVEYOR: GWS	SCALE: 1" = 20'
REV 1: 12.10.2021	DRAWN BY: AMK	JOB NO.: 210157
REV 2:	APPROVED: GWS	FIELD WORK DATE: 9.22.2021

TO PENTA OPERATING, LLC, 7E TX 4202 BUFFALO GAP RD ABILENE, LLC, 7E TX 22, LLC, CAPITAL TITLE OF TEXAS, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE ALTA/NSP LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSP, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b(1), 8, 9, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 22, 2021.

DECEMBER 14, 2021

GREGORY W. SHOULTZ, RPLS #5256
FIRM NO. TX #10154514

MAVERICK
ENGINEERING / SURVEY / WATER RESOURCES
ENGINEER FIRM #: F-15089 | SURVEY FIRM #: 10194514
1909 West Wall Street, Suite "K" - Midland, Texas 79701
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

PENTA OPERATING, LLC
ALTA/NSP LAND TITLE SURVEY
BEING LOT 1, BLOCK 5, SECTION 2, STONEGATE ADDITION, AN ADDITION TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 2, SLIDE 95-D, IN THE PLAT RECORDS OF TAYLOR COUNTY, TEXAS, OUT OF THE J. P. TAYLOR PRE-EMPTION SURVEY

BOARD OF ADJUSTMENT

BA-2024-13

STAFF REPORT

Scheduled Hearings

Board of Adjustment: September 10, 2024

Applicant

Owner: Jimmy Campbell

Case Manager: Adam Holland - Planner

Request

Variance to allow off-site signage at 1357 Butternut Street to allow a 6' x 8' electronic message sign on an existing building.

Location

1357 Butternut Street

Background

The property owner proposes to place a small (6' x 8') LED off-site advertising sign on the south side of their building.

The sign was previously placed on Sockdolager/Matera Bar and Grill (located at 833 South 1st Street) and is proposed to be relocated to the subject property at the request of the sign's owner.

Zoning, Existing and Proposed Land Use

The subject property is zoned Heavy Commercial (HC) and is used as a repair and maintenance services, automobile and small truck.

Land Development Code Provisions

Per LDC Section 4.2.8.9 (f) (1) of the Land Development Code, off-site advertising (billboard) is limited in the City of Abilene to specific zoning districts and specific streets.

The proposed sign would be located in a permitted zoning district (HC). Butternut Street, despite being an arterial road, is not a permitted thoroughfare. The subject property is located one (1) block north of South 14th Street, which is an arterial that would allow the proposed sign. The proposed sign would be oriented toward South 14th Street and not toward Butternut Street.

The purpose of the above requirements is to avoid the clustering and proliferation of traditional billboards. The LDC classifies billboards into Type I and Type II categories. Type I signs may have up to 672 square feet and are limited to I-20, Winters Freeway, and Loop 322. Type II signs are limited to 372 square feet along specific arterial and collector streets listed in the LDC. The proposed 48 square foot sign is technically a Type II sign, but has an area 13% of the maximum area for a Type 2 sign.

Site Constraints

There are no apparent site constraints. The constraint generally pertains to the Land Development Code, which only addresses typical sized billboards commonly found along major highways and arterials. The LDC does not address new sign technology such as the proposed sign.

Precedents/Findings

The proposed sign is 87% smaller than the maximum permitted Type II sign area. The Board

considered a similar request for a 48 square foot off-site sign at 2479 South Treadaway Boulevard (BA-2024-08). The Board approved that request after determining:

1. The area of the sign was consistent with the purposes of the LDC to minimize the off-site signage on highways and arterial streets; and
2. The LDC did not anticipate the miniature small-scale off-site sign and as such results in a hardship for this unique type of signage.

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 are no apparent hardships present, however, the Land Development Code does not provide standards for off-site advertising signs which are significantly smaller than ordinary billboards.

- 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 sign will be surrounded by commercial uses and oriented to face toward South 14th Street and not toward Butternut Road.

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

The Land Development Code off-site sign regulations address larger billboard type signs and makes no provisions for smaller LED signs. The small size of this sign may be consistent with the spirit and intent of the LDC to limit large size off-site signage (billboards).

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

There is no site constraint that results in the need for the variance.

Staff Recommendation:

If the Board determines that the request satisfies the variance criterion, the following condition should be applied:

1. The sign owners contact information shall be printed on the sign so they may be contacted to address any problems with brightness or a sign malfunction.

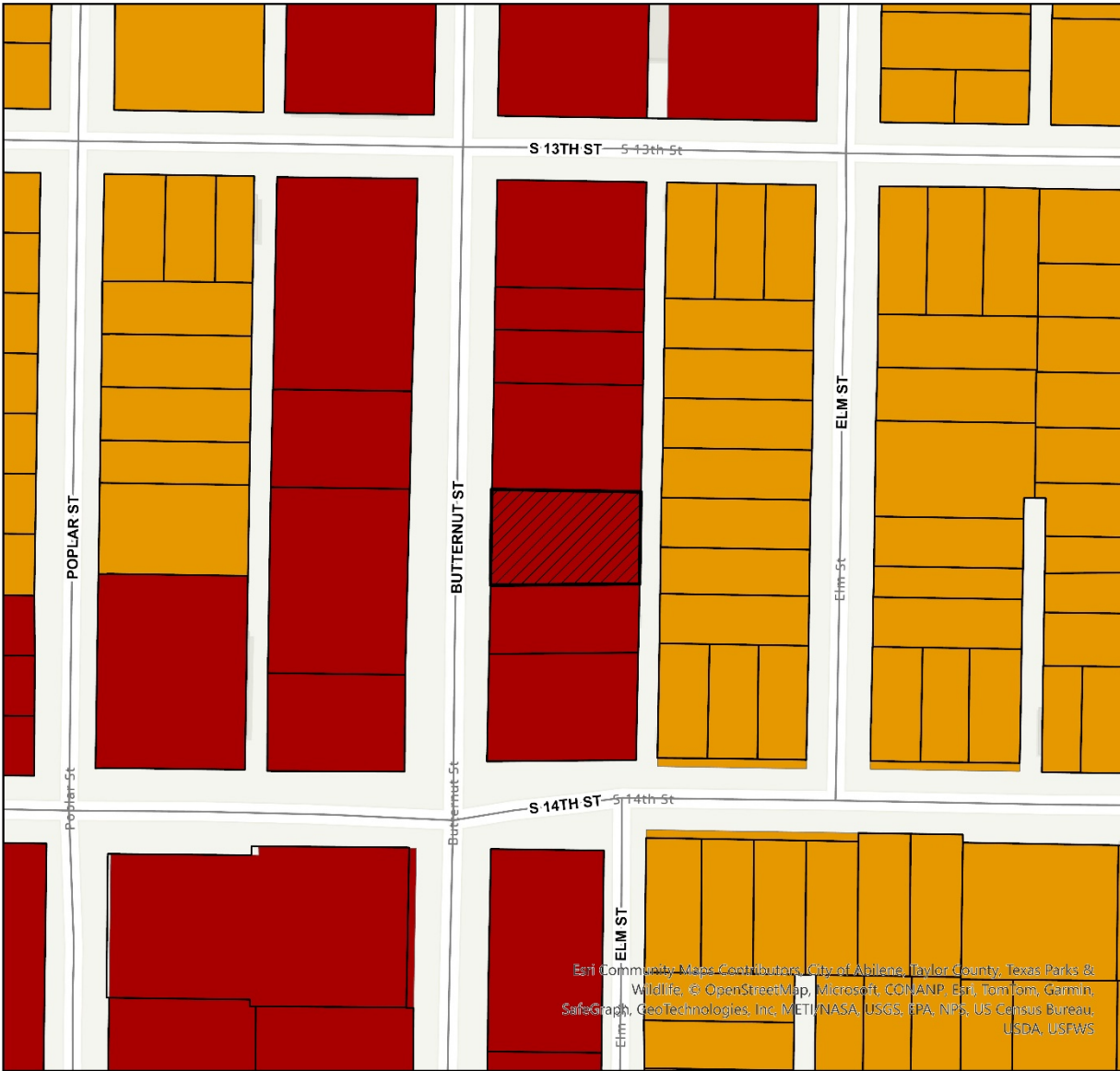
NOTIFICATIONS

Legend: O- Opposed




F- In Favor

OWNER	SITUS	PROP_ID	RESPONSE
ABILENE SUNRISE PROPERTIES	1326 BUTTERNUT ST	53359	
ARREOLA CESAR A	1350 ELM ST	20909	
CAMPBELL JIMMY	1317 BUTTERNUT ST	50486	
CAMPBELL JIMMY	1341 BUTTERNUT ST	50883	
CAMPBELL JIMMY	1310 BUTTERNUT ST	53223	
CAMPBELL JIMMY	1357 BUTTERNUT ST	51019	
CAMPBELL JIMMY & PEGGY	1301 BUTTERNUT ST	50334	
CAMPBELL JIMMY & PEGGY	1307 BUTTERNUT ST	50334	
CAMPBELL JIMMY & PEGGY	1325 BUTTERNUT ST	50624	
CAMPBELL JIMMY & PEGGY	1318 ELM ST	20377	
CAP INVESTMENT PROPERTIES III LLC	1302 S 14TH ST	53627	
CRAWFORD DENNIS	1358 ELM ST	21048	
DAUGHTERY JOANN	1202 S 14TH ST	21305	
ELM & ORANGE TRUST	1334 ELM ST	20636	
ELM & ORANGE TRUST	1334 1/2 ELM ST	20636	
FLETCHER ROSA LEE	1217 S 13TH ST	19967	
GUERRIERO SALVATORE	1342 ELM ST	20768	
LARA ISAIAS JR ET AL	1209 S 13TH ST	20093	
LUCAS CHRISTOPHER A	1326 ELM ST	20506	
NIJI HOMES LLC	1218 S 14TH ST	21702	
SAUCEDO JOSE IGNACIO JR &	1210 S 14TH ST	21573	
SKINNYS INC	1366 BUTTERNUT ST	53492	
VALDEZ MIGUEL & BRENDA	1366 ELM ST	21183	
WHITTENS 2 LLC	1365 BUTTERNUT ST	51410	F
WHITTENS 2 LLC	1389 BUTTERNUT ST	51148	F

ZONING MAP



Legend

-  BA-2024-13
- Zoning District
- HC (Heavy Commercial)
-  HC (Heavy Commercial)
- MD (Residential - Medium Density)
-  MD (Residential - Medium Density)

Esri Community Maps Contributors, City of Abilene, Taylor County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, COMANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI, NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

0.02 Miles

Case: BA-2024-13

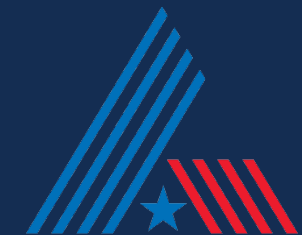
Owner: Jimmy Campbell

Request: Variance to allow a 6' x 8' off-site advertising sign on Butternut Street.

Location: 1357 Butternut Street

Notification: 2 in Favor, 0 Opposed


Board of Adjustment: September 10, 2024



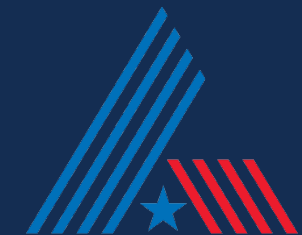
AERIAL LOCATION MAP



Legend

 BA-2024-13

0.02
Miles



ZONING MAP

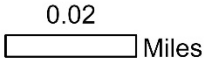


Legend

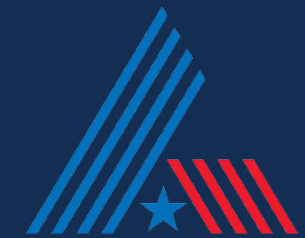
- BA-2024-13
- Zoning District
- HC (Heavy Commercial)
- HC (Heavy Commercial)
- MD (Residential - Medium Density)
- MD (Residential - Medium Density)

*Property has been rezoned to General Commercial (GC). Ordinance No. 27-2024

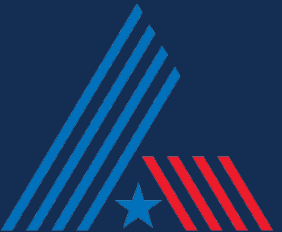
Esri Community Maps Contributors, City of Abilene, Taylor County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, COMANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI, NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



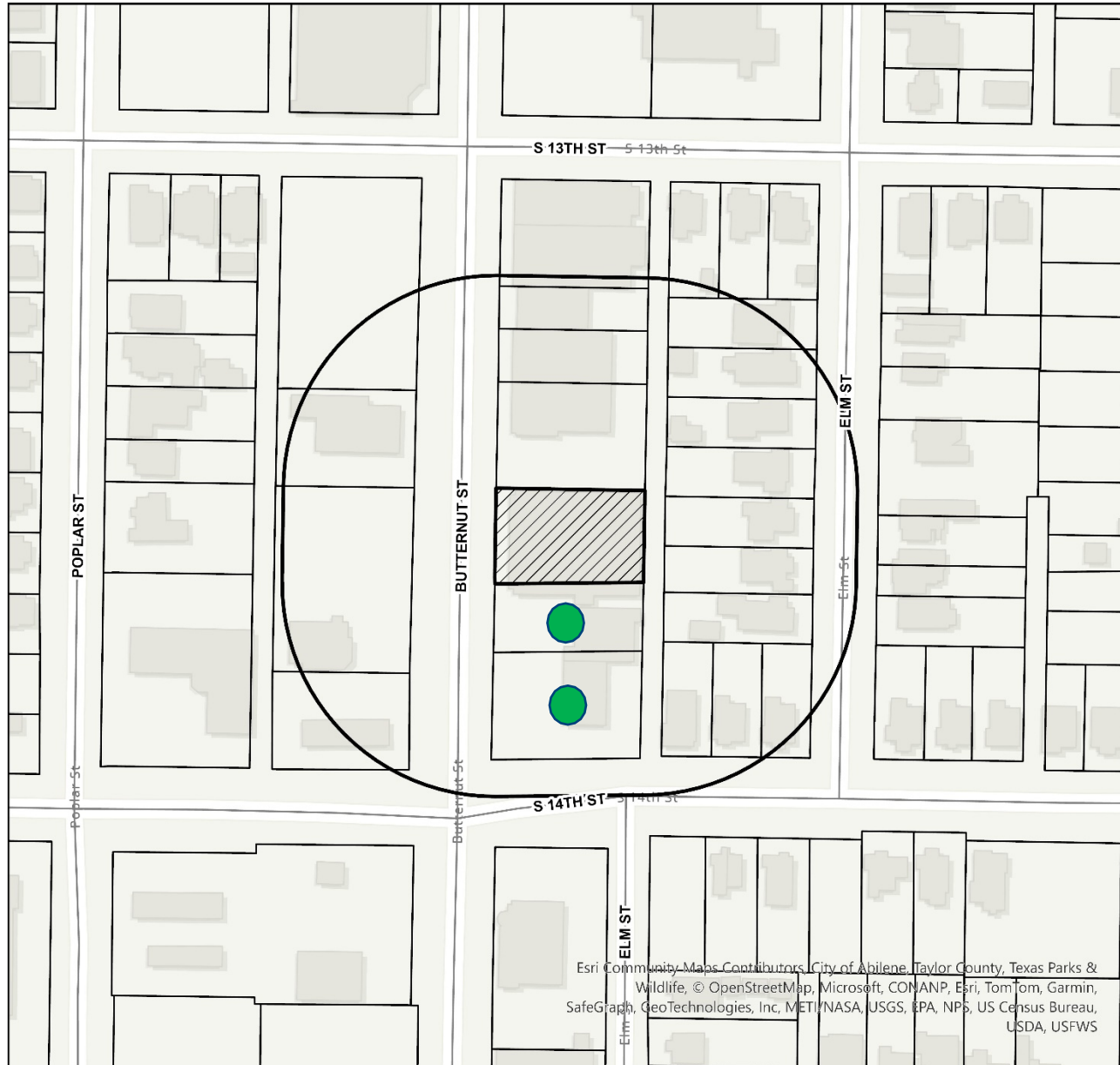
CONCEPT PLAN



VIEWS OF NEIGHBORING PROPERTIES



NOTIFICATION AREA MAP



Legend

- Notification Area
- BA-2024-13

- 2- In Favor-
- 0- Opposed-

Esri Community Maps Contributors, City of Abilene, Taylor County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, COMANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

0.02
Miles



Reviewed Pursuant to Section 1.4.4.1(e) 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 are no apparent hardships present, however, the Land Development Code does not provide standards for off-site advertising signs which are significantly smaller than ordinary billboards.

- **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.**

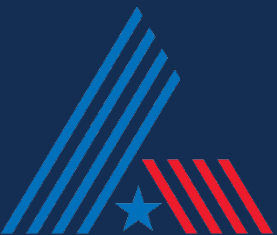
Granting the request would not be contrary to the public because the sign will be surrounded by commercial uses and oriented to face toward South 14th Street and not toward Butternut Road.

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

The Land Development Code off-site sign regulations address larger billboard type signs and makes no provisions for smaller LED signs. The small size of this sign may be consistent with the spirit and intent of the LDC to limit large scale off-site signage (billboards).

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

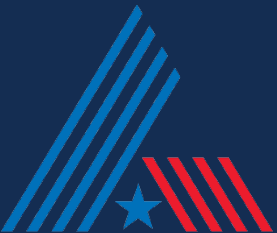
There are no site constraint that result in the need for the variance.



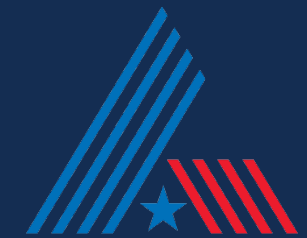
Recommendation

If the Board determines that the request satisfies the variance criterion, the following condition should be applied:

1. The sign owners contact information shall be printed on the sign so they may be contacted to address any problems with brightness or a sign malfunction.



Questions?



Board of Adjustment Application

Owner Information and Representative Designation

OWNER INFORMATION			
Name:	Jimmy Campbell		
Address:	1325 Butternut ST		
City:	Abilene	State:	TX
		Zip:	79602
Number:	325-668-4507	Email:	jimmy@procterautomotive.com

AGENT INFORMATION (if applicable)			
Name:	Tim Smith		
Address:	718 Byrd Drive		
City:	Abilene	State:	TX
		Zip:	79601
Number:	325-518-4329	Email:	sadadistrictvenues@gmail.com

Project Representation (check one):

I will represent the application myself; OR

I hereby designate Tim Smith (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.

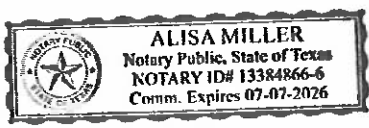
Property Owner's Signature: Jimmy Campbell

STATE OF: Texas

COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared Jimmy Campbell (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 5th day of Aug, 20 24



Alisa Miller
NOTARY PUBLIC in and for the State of Texas

Board of Adjustment Application

Project Information

REQUEST TYPE

Variance

Special Exception

Non-Conformity

RELIEF PROCEDURES

Petition for Relief

Proportionality Appeal

Vested Rights Petition

Appeal

Other: _____

Project Name: <i>Digital Ad Screen</i>		
Address: <i>1357 Butternut ST</i>	Total lots:	Acreage:
Subdivision: <i>Butternut ADDN, SAYLES → Hughes 2-3</i>	Block(s): <i>6</i>	Lot(s): <i>7-8</i>
Current Zoning: <i>HC</i>		

The proponent (or agent) is responsible for answering the following questions. The following questions need to be answered to the best ability possible in order to assist staff in processing the request. The Board follows this line of questioning and will expect the proponent (or agent) to cover this material in the presentation of the case.

1. 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 its intent.

Existing ordinances do not allow off-premise advertising at 1357 Butternut.

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

No, I have chosen this location because it is a high traffic street necessary to sell ads. I have also selected this location because I have the owners permission to place my screen on his building.

Board of Adjustment Application

3. What affect would it have on the rest of the public if your request is granted? What effect on the neighborhood?

I do not see any possible negative impact on the public or neighborhood. There are already at least four Lamar Advertising billboard on Butternut despite the ordinance that restricts off-premise advertising on Butternut.

4. What special conditions apply to your property that would show that the literal enforcement of ordinance Section _____ would be an unnecessary hardship on you? What hardship other than financial?

The ad screen ~~in~~ question currently operated at 833 S. 1ST & must be moved soon due to an upcoming ownership change & construction project. I have inquired about numerous possible locations. All have restrictions. This is the best location to request a variance. If the codes are enforced at this location it allows Lamar Advertising to have a monopoly on Butternut & prevents a low cost advertising option for numerous local small businesses.

5. What use or activity will be made on the property if your request is granted?

Advertising specifically for small, locally owned businesses.

6. Is your property zoned appropriately?

Yes

Board of Adjustment Application

7. Does your property have sufficient flood protection according to elevation standards for that area?

Yes

8. Are there any alternatives available that you could use without needing a variance? Would these alternatives allow you reasonable use of your property? Please explain:

No, this is the best possible location for the 6'x8' digital screen. The current codes would restrict placement of the screen at all locations on the property at 1357 Butternut.

Board of Adjustment Application

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 Board of Adjustment 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 Board of Adjustment, 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 Board of Adjustment will hear this application, and I understand that hearings may be continued from time to time at the discretion of the Board to allow for full consideration or when the public interest requires a continuation.

SIGNED: 

DATE: 8-5-24

LED

Parking For
H.A. Travis Automotive
Customers ONLY
ALL OTHERS
WILL BE TOWED!