



---

**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.

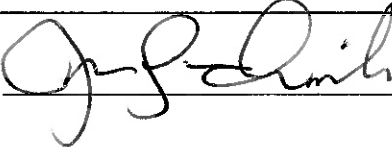
Ms. Ellinger moved to **approve** this request based upon the staff findings and criteria assessment. Mr. Zientek seconded the motion. The motion to **approve** this request prevailed by the following vote:

**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