



BOARD OF ADJUSTMENT REGULAR MEETING MINUTES

September 10, 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
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. Adam Holland, Planner II
Ms. Clarissa Ivey, Planner I
Ms. Melissa Farr, Executive Assistant

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.

The Board adjourned into executive session to consult with the attorney at 8:32 a.m. They reconvened the meeting at 8:44 a.m.

MINUTES

The public hearing was opened. Seeing no one present and desiring to be heard, the public hearing was closed. Ms. Rixey made the motion to approve the minutes from the regular meeting held on August 13, 2024. Ms. Ellinger seconded the motion. The motion to **approve** the minutes prevailed by the following vote:

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

AGENDA ITEMS

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.

Ms. Clarissa Ivey presented this request. 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. 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.

Mr. Loudermilk opened the public hearing. Seeing no one present and desiring to be heard, the public hearing was closed.

Property owners within a 200-foot radius of the property address were notified. There were no (0) responses received in favor nor in opposition.

Mr. Zientek moved to **approve** the request. Ms. Rixey seconded the motion. The motion to **approve** prevailed by the following vote:

AYES: Zientek, Ellinger, Rixey, Sparks, Loudermilk

NAYS: None

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 Street, specifically, to allow a 6 X 8 electronic message sign on the building at the previously mentioned address.

Mr. Adam Holland presented this request. The property owner proposes to place a small (6' x 8') LED off-site advertising sign on the south side of their building. The subject property is zoned Heavy Commercial (HC) and is used as a repair and maintenance services, automobile and small truck.

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.

Mr. Loudermilk opened the public hearing. Mr. Tim Smith stepped forward to further explain the request. The sign is used to promote downtown businesses and those within the SODA district. Seeing no one else present and desiring to be heard, the public hearing was closed.

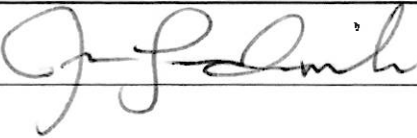
Ms. Melissa Sparks moved to deny this request because it does not meet all of the criteria set forth in Section 1.4.4.2 (d) of the LDC. Ms. Rixey seconded the motion.
The motion to deny prevailed by the following vote:

AYES: Ellinger, Rixey, Sparks, Loudermilk

NAYS: Zientek

ADJOURNMENT

There being no further business, the Board of Adjustment meeting was adjourned at 9:20 a.m.

Approved:  , Chair