



City of Abilene

Board of Adjustment Agenda

Notice is hereby given of a meeting of the City of Abilene Board of Adjustment to be held on Tuesday, August 12, 2025 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 June 10, 2025

AGENDA ITEMS

2. **BA-2025-06:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Variance Request Located at 301 Cypress Street to Allow the Redevelopment of an Existing Building into 49 Multi-Family Apartments, Where 24 Units would be the Maximum Allowed. **(Mason Teegardin)**

EXECUTIVE SESSION

The Board of Adjustment of the City of Abilene reserves the right to adjourn into executive session regarding any item listed on the agenda, 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 8th day of August, 2025, at 9:00 a.m.

*Kaitlin Richardson, Deputy City
Secretary*



BOARD OF ADJUSTMENT REGULAR MEETING MINUTES

June 10, 2025

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, Vice Chair
Mr. Louis Zientek, Secretary
Mr. John Havard, Alternate
Ms. Laura Donaway, Alternate

Staff Present:

Mr. Tim Littlejohn, Director
Ms. Kelley Messer, First Assistant City Attorney
Ms. Mason Teegardin, Planning Division Manager
Ms. Kera Valois, 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.

MINUTES

The public hearing was opened. Seeing no one present and desiring to be heard, the public hearing was closed. Mr. Zientek made the motion to approve the minutes of the regular meeting held on May 13, 2025. Ms. Rixey seconded the motion. The motion to **approve** the minutes prevailed by the following vote:

AYES: Zientek, Rixey, Donaway, Havard, Loudermilk

NAYS: None

AGENDA ITEMS

BA-2025-04: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request for special exception located at 701 S. Pioneer Drive to expand a nonconforming structure and a variance for a 5-foot setback along S. 7th Street, where 30 feet is required.

Ms. Clarissa Ivey presented this request. The subject property is zoned Residential Single-Family (RS-8) which allows Church use, which is required to meet the standards set out in the Office (O) zoning district. The church is proposing an expansion towards the northern and eastern property lines.

Mr. Loudermilk opened the public hearing. Those who stepped forward were Mr. B.J. Pritchard and Mr. Jeff Scott.

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. Rixey moved to **approve** the Special Exception request based upon the staff findings of criteria assessment. The motion includes approval of the Variance request with the hardship being the applicant is landlocked and there is no alternative location. Mr. Havard seconded the motion. The motion to approve prevailed by the following vote:

AYES: Zientek, Rixey, Donaway, Havard, Loudermilk

NAYS: None

BA-2025-05: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on request for special exception located at 222 Bois D Arc Street to expand a nonconforming structure and a variance for a 0-foot setback along the alley, where 25-feet is required.

Ms. Clarissa Ivey presented this request. In Light Industrial (LI) zoning the setback along N 2nd Street and the alley is 25 feet, the existing structures were built within this setback in 1939, prior to the adoption of the Land Development Code (LDC). According to LDC Section 2.6.3.2(c), a nonconforming structure cannot be expanded unless a special exception is granted. The proposed addition will also require a variance to be granted for a 0-foot setback along the alley.

Mr. Loudermilk opened the public hearing. Mr. Jeremy Wright stepped forward. Seeing no one else present and desiring to speak, the public hearing was closed.

Property owners within a 200-foot radius of the property address were notified. There were two (2) responses received in favor with none (0) in opposition.

Mr. Havard moved to **approve** the Special Exception based upon the staff findings. The Variance request was approved with the hardship being there is no other option for expansion. The motion includes the need for protection and security of the equipment. Ms. Donaway seconded the motion.

The motion to approve prevailed by the following vote:

AYES: Zientek, Rixey, Donaway, Havard, Loudermilk

NAYS: None

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:07 a.m.

Approved: _____, Chair
Jon Loudermilk

BOARD OF ADJUSTMENT

BA-2025-06

STAFF REPORT

Scheduled Hearings

Board of Adjustment: August 12, 2025

Applicant

Owner: Hendrick Medical

Agent: Overland Property Group

Case Manager

Mason Teegardin – Planning Manager

Request

The applicant is requesting a variance to allow the redevelopment of an existing building into 49 multi-family apartments, where 24 units would be the maximum allowed.

Location

301 Cypress Street

Background

The subject property is zoned Central Business (CB). The building was built in the 1920s, according to Taylor County Appraisal District. The applicant is requesting a variance to allow the redevelopment of an existing historic building into multi-family apartments. The maximum dwelling units per acre allowed within Central Business (CB) zoning is 24 units per acre. The request is to allow 49 units per acre within the existing footprint of the 7-story building. The applicant is also proposing commercial space on the ground floor.

Land Development Code Provisions

Per Chapter 2, Article 3, Division 2 – Non-Residential Zoning Districts, Table 2-4: Site Layout and Building Requirements for Non-Residential Zoning Districts, Multi-family within CB zoning is subject to Multi-Family (MF) zoning standards. Section 2.3.2.9 states that the maximum dwelling units per acre is 24.

Site Constraints

The applicant is proposing to work within the existing historic footprint of the building. When the building was built in the 20s, there weren't zoning standards to follow. When developing today, the applicant is subject to all current applicable standards. The applicant must also meet the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings, which also places additional compliance regulations on the project.

Criteria Assessment – Section 1.4.4.2 – Variances

A variance is used to modify the application of the Land Development Code as it applies to a specific piece of property which, because of peculiar circumstances applicable only to the property, prevent its being used on the same basis as other property in the same zoning district. In reaching a decision on the variance application, the Board shall determine and make written findings that **all** 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 footprint of the site, historic rehabilitation standards, and the overall size of the existing building creates an undue hardship.

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 injurious to neighboring properties, or public welfare.

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

The request is consistent with the intent of Historic Preservation and the viability of downtown redevelopment.

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

The hardships present are not caused by the petitioner, but by the historic site.

Attachments

- Application
- PowerPoint Presentation

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on July 25, 2025, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER

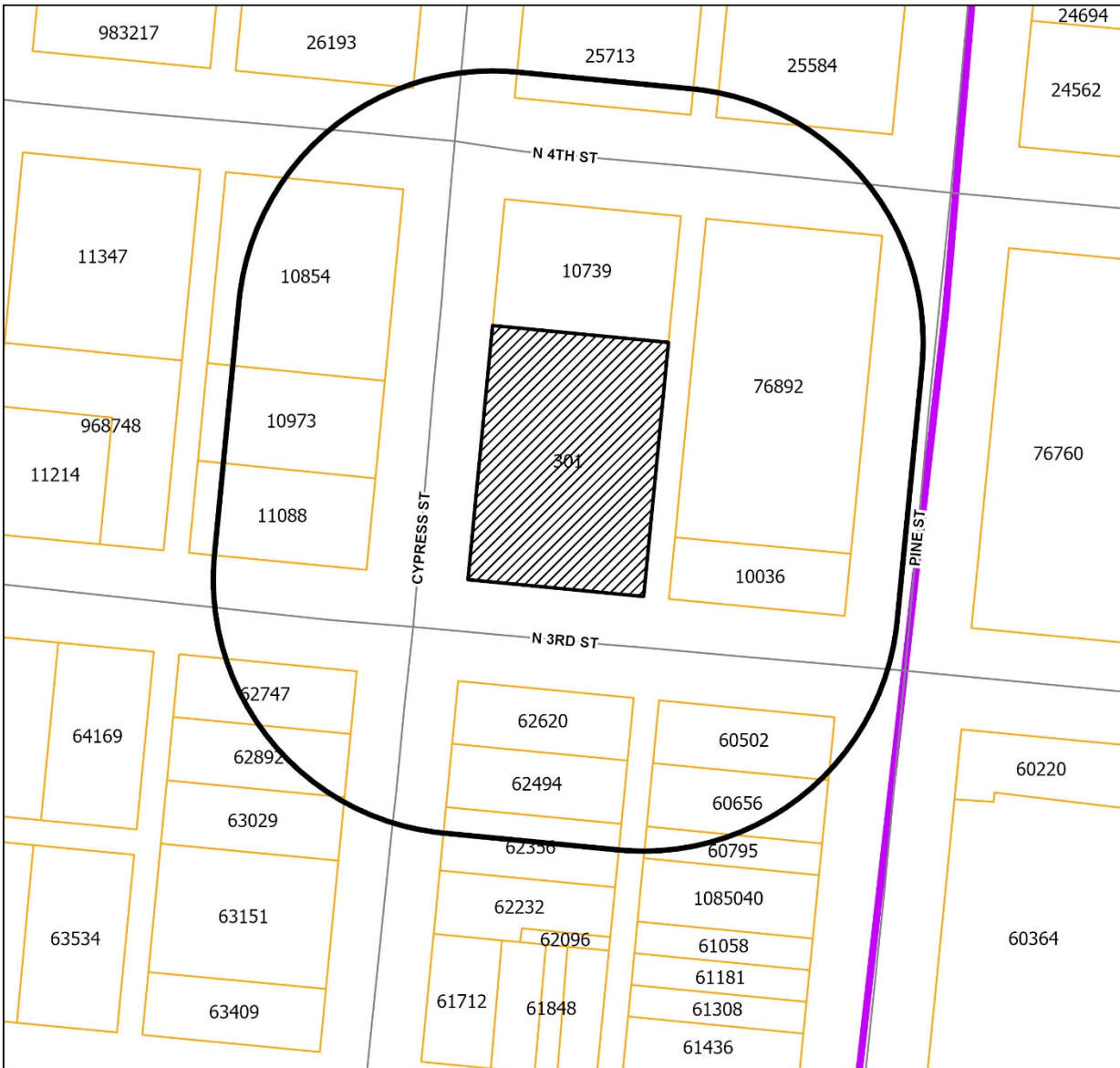
Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROP ID	SITUS	RESPONSE
ABILENE MAJESTIC LLC SERIES J	60795	258 PINE ST	
DODGCO INC	10973	352 CYPRESS ST	
FIRST NATIONAL BANK	25584	400 PINE ST	
FIRST NATIONAL BANK	25713	401 CYPRESS ST	
FIRST NATIONAL BANK	76892	382 PINE ST	
GO LYTLELY LLC	63029	250 CYPRESS ST	F
GO LYTLELY LLC	62892	274 CYPRESS ST	F
GO LYTLELY LLC	62892	266 CYPRESS ST	F
HENDRICK MEDICAL CENTER	10739	365 CYPRESS ST	F
HENDRICK MEDICAL EXEMPT	1008029	301 CYPRESS ST	owner
HENDRICK MEDICAL EXEMPT	1008029	1054 N 3RD ST	owner
HOTEL WOOTEN 168 LLC	11088	320 CYPRESS ST	
HOTEL WOOTEN 168 LLC	11088	326 CYPRESS ST	
HOTEL WOOTEN 168 LLC	11088	302 CYPRESS ST	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST	
HOTEL WOOTEN 168 LLC	11088	1118 N 3RD ST	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 202	

HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 203	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 204	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 301	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 305	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 304	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 303	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 302	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 401	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 407	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 406	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 405	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 404	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 403	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 402	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 501	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 502	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 503	
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HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 505	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 506	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 507	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 601	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 602	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 603	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 605	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 701	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 703	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 705	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 801	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 803	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 805	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 901	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 903	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 905	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 1001	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 1003	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 1005	

HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 1101	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 1103	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 1105	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 1201	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 1203	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 1205	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 1301	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 1303	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 1305	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 1401	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 1403	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 1405	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 1501	
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HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 1505	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 1601	
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HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 1605	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 1701	
HOTEL WOOTEN 168 LLC	11088	1102 N 3RD ST APT 1702	
O KELLY CARROLL E JR	62747	290 CYPRESS ST	
PROSPERITY BANK	26193	402 CYPRESS ST	
SOUTHWESTERN BELL	10854	366 CYPRESS ST	
STATE NATIONAL BANK	62620	275 CYPRESS ST	
STATE NATIONAL BANK	62620	1049 N 3RD ST	
STATE NATIONAL BANK	60502	290 PINE ST	
STATE NATIONAL BANK	62494	265 CYPRESS ST	
STATE NATIONAL BANK	62356	257 CYPRESS ST	
STATE NATIONAL BANK	60656	266 PINE ST	
THIRD AND PINE LP	10036	302 PINE ST	

NOTIFICATION MAP



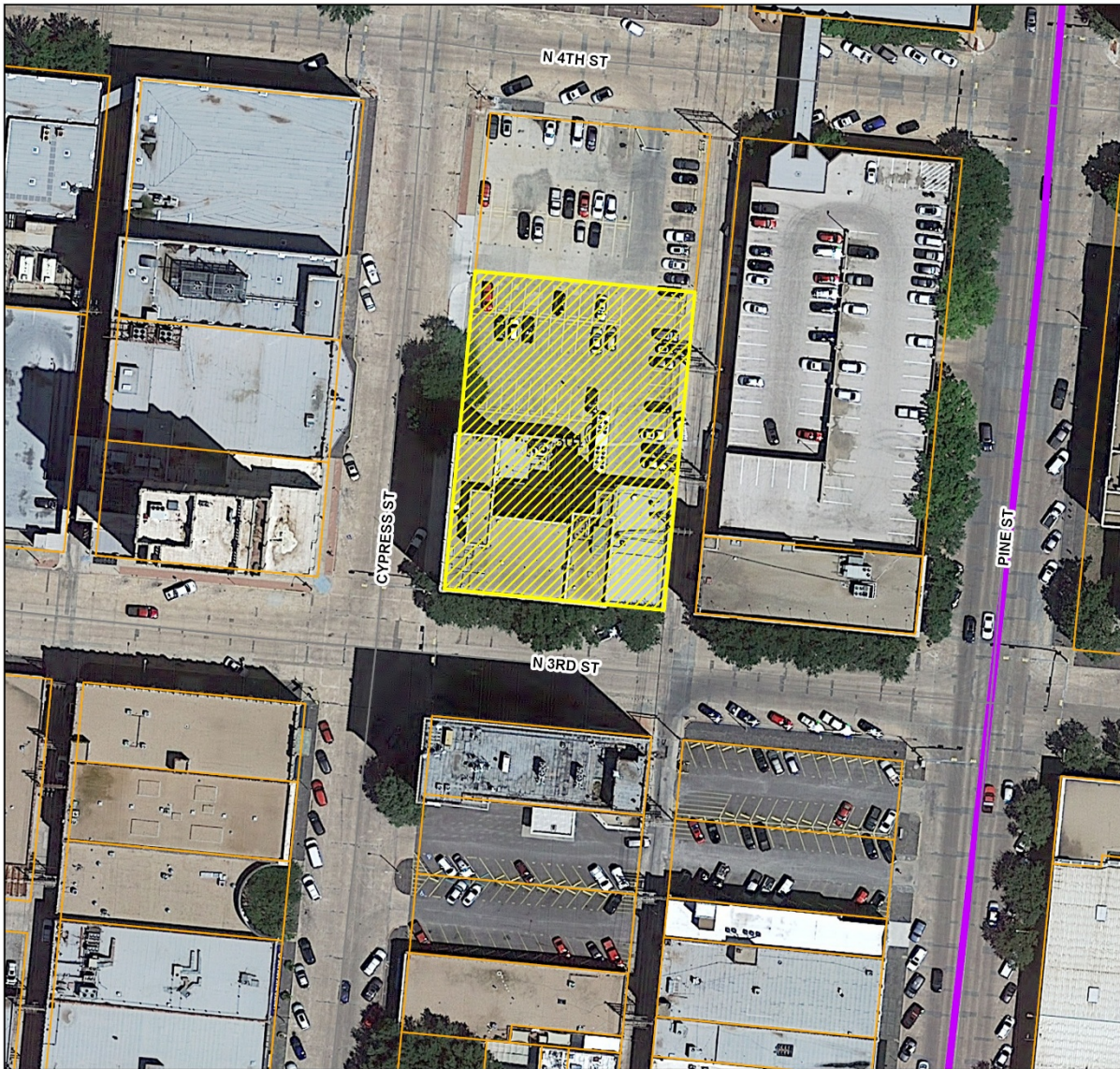
Legend

- BA-2025-06
- Notification Area
- Courier Parcels
- Minor




0.02

Miles

LOCATION MAP

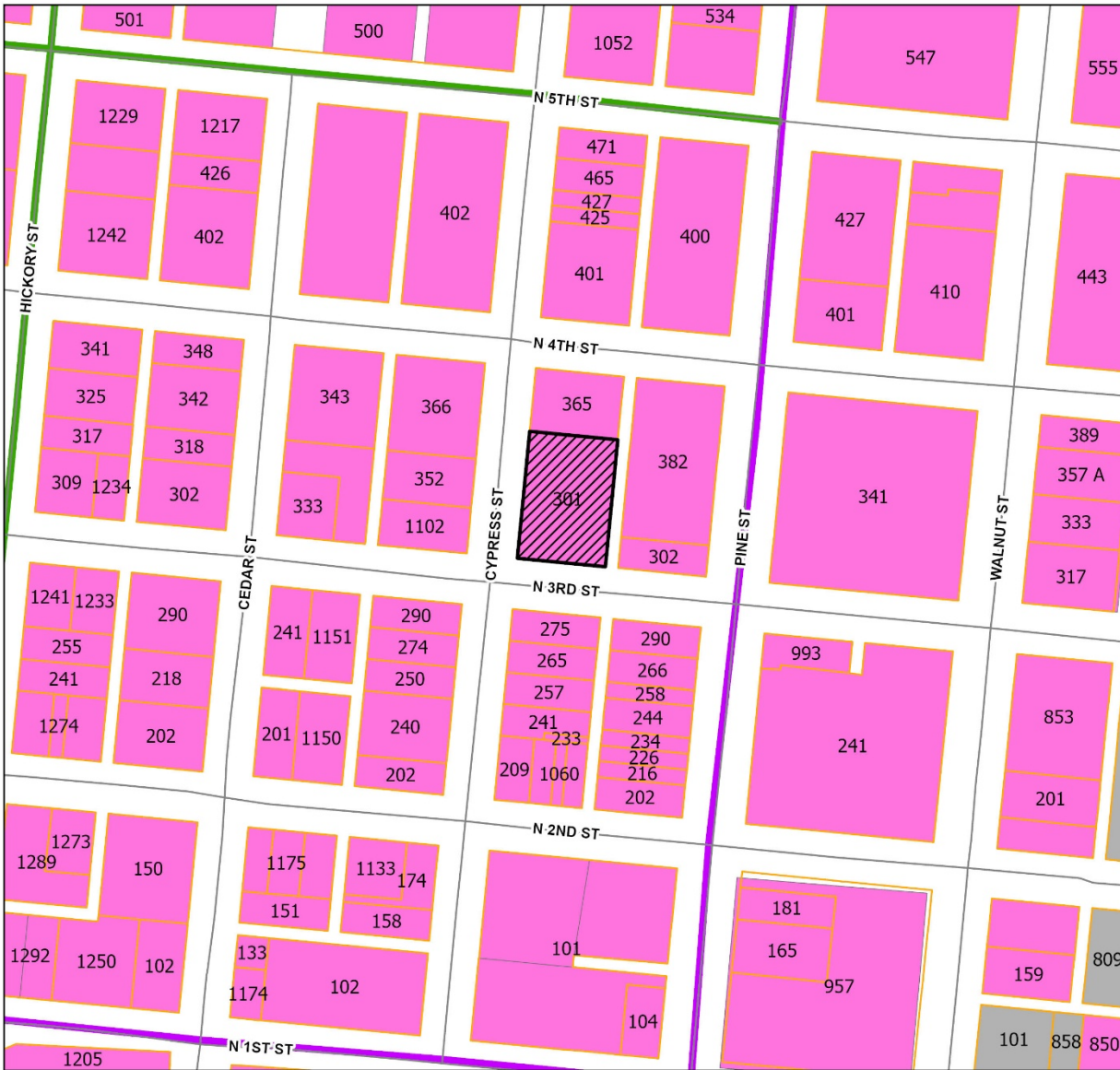


Legend

-  BA-2025-06
-  Courier Parcels
-  Minor

0.01
Miles

ZONING MAP



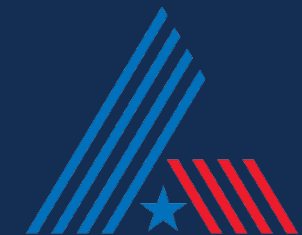
Legend

-  BA-2025-06
-  Courier Parcels
-  LI (Light Industrial)
-  CB (Central Business)
-  Collector
-  Minor

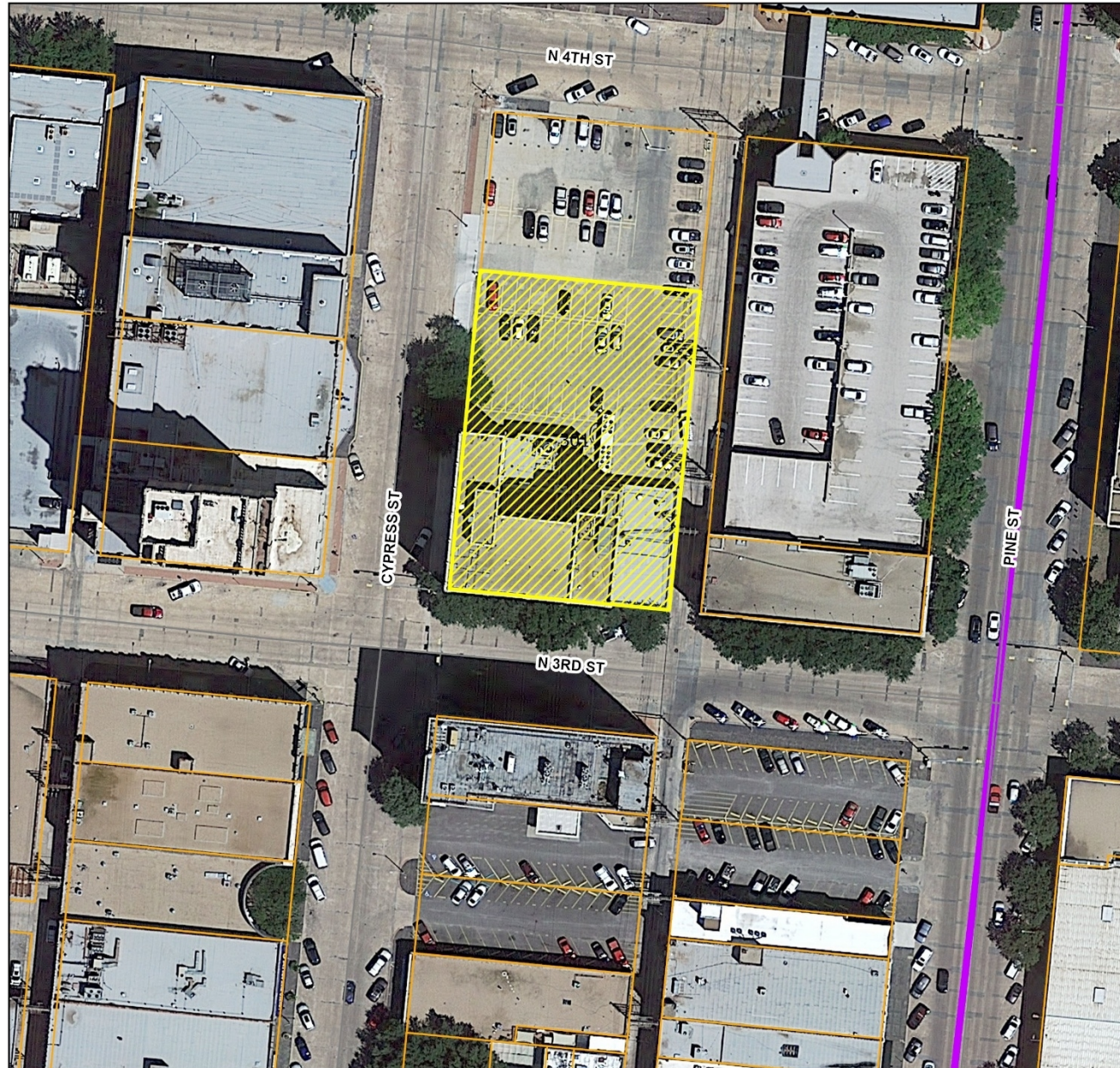
0.04
Miles

VARIANCE REQUEST



Case:	BA-2025-06
Owner:	Hendrick Medical
Agent:	Overland Property Group
Request:	The applicant is requesting a variance to allow the redevelopment of an existing building into 49 multi-family apartments, where 24 units would be the maximum allowed.
Location:	301 Cypress Street
Notification:	3 in Favor, 0 Opposed
Board of Adjustment:	August 12, 2025



AERIAL LOCATION MAP



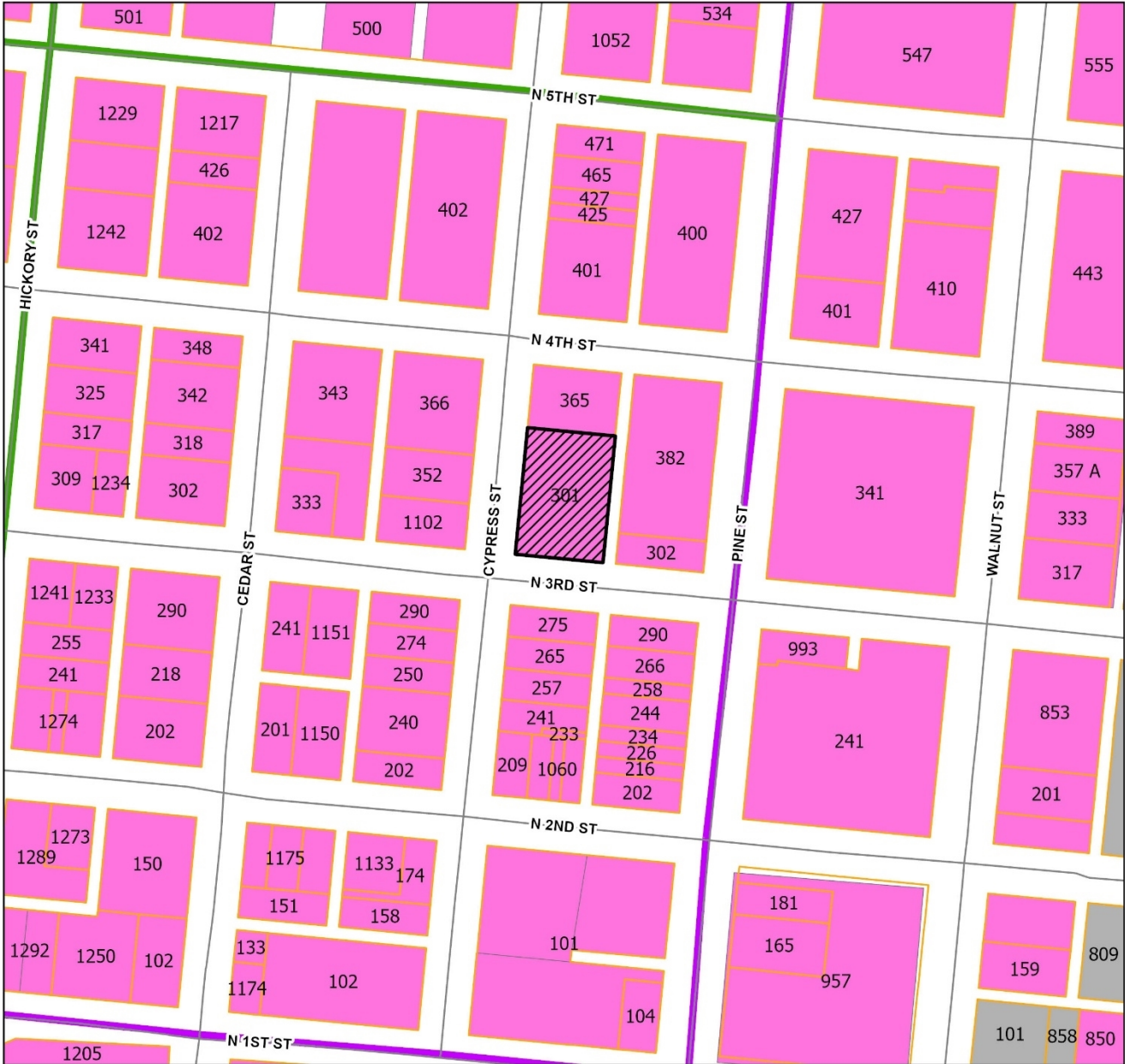
Legend

-  BA-2025-06
-  Courier Parcels
-  Minor

0.01
Miles



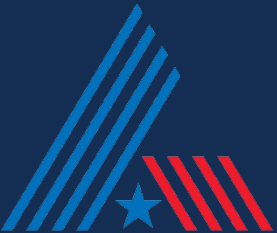
ZONING MAP



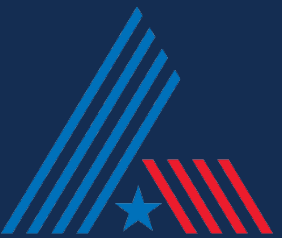
Legend

- BA-2025-06
- Courier Parcels
- LI (Light Industrial)
- CB (Central Business)
- Collector
- Minor

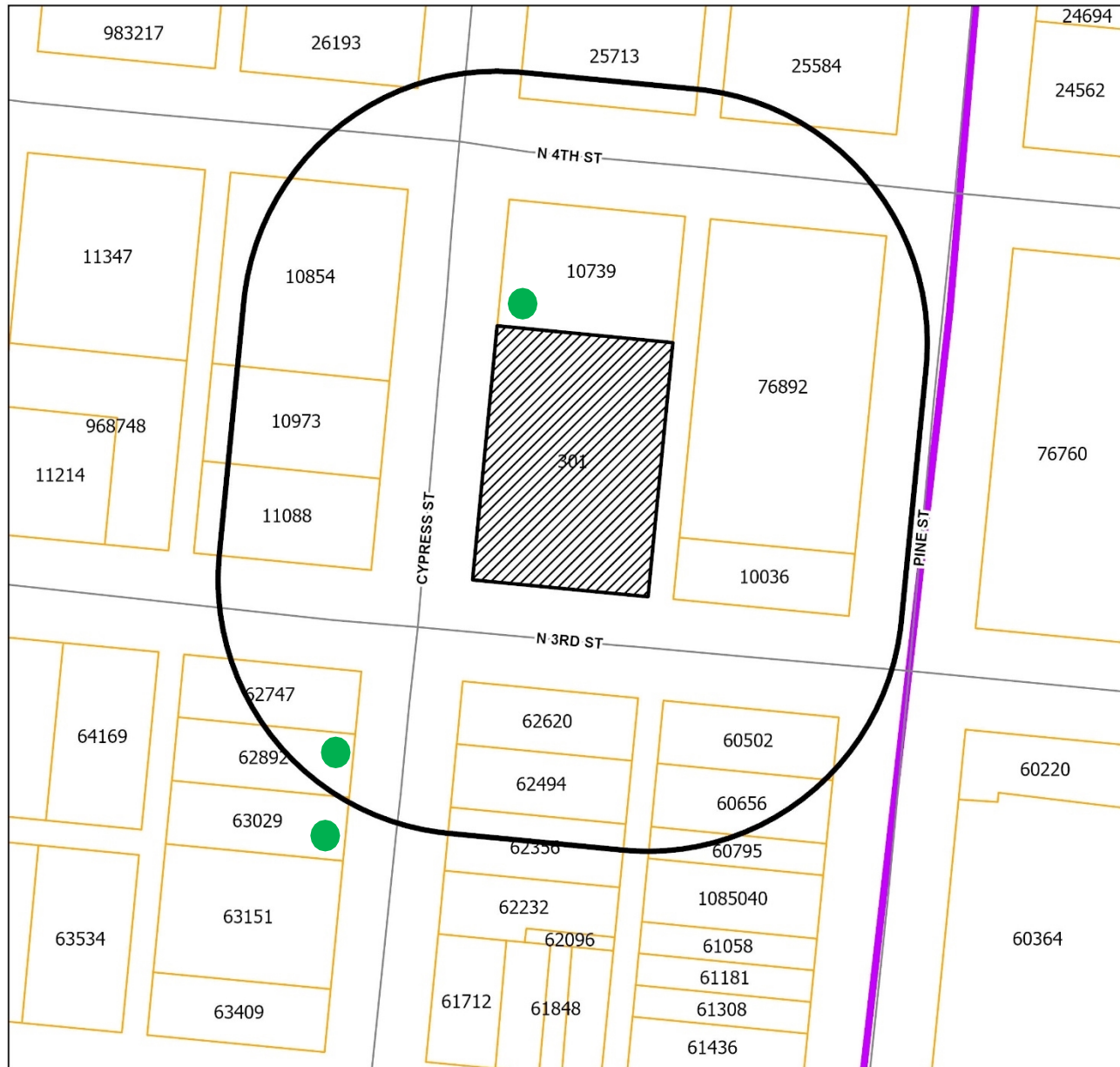
0.04 Miles



VIEWS OF SUBJECT PROPERTY



NOTIFICATION AREA MAP



Legend

- BA-2025-06
- Notification Area
- Courier Parcels
- Minor

- 3- In Favor-
- 0- Opposed-

0.02
Miles



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 footprint of the site, historic rehabilitation standards, and the overall size of the existing building creates an undue hardship.

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 injurious to neighboring properties, or public welfare.

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

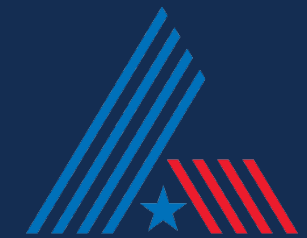
The request is consistent with the intent of Historic Preservation and the viability of downtown redevelopment.

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

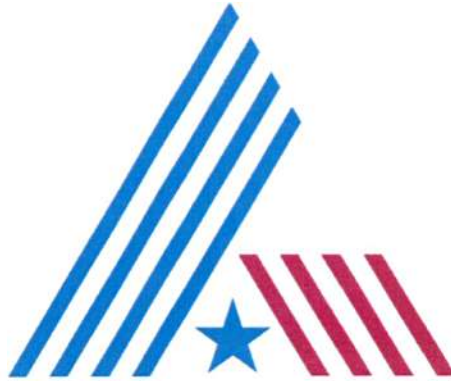
The hardships present are not caused by the petitioner, but by the historic site.



Questions?



Board of Adjustment Application



PLANNING & DEVELOPMENT SERVICES CITY OF ABILENE TEXAS

The Board of Adjustment is organized to have all the powers and authority as set forth in the Charter of the City of Abilene, Texas, and as authorized by Chapter 211 of the Texas Local Government Code.

The Board of Adjustment shall finally decide on the following types of applications:

1. An application for a Special Exception pursuant to Section 1.4.4.1;
2. An application for a Variance pursuant to Section 1.4.4.2;
3. A sign permit or an interpretation of Sign Regulations related to development within the City limits (refer to Chapter 4, Article 1, Division 3, Section 4.1.3.6 or Chapter 4, Article 2, Division 8, respectively); and
4. An application for a change in the status of a non-conformity pursuant to Section 2.6.2.4.

The Board of Adjustment shall finally decide appeals on the following matters of an appeal of any official's interpretation of the requirements of Chapters 2 or 4 of this LDC in which the requirement applies to development within the City limits of Abilene, unless a separate appeals process is otherwise defined within this LDC.

The authority delegated to the Board of Adjustment under this Land Development Code shall not be construed to affect any of the following:

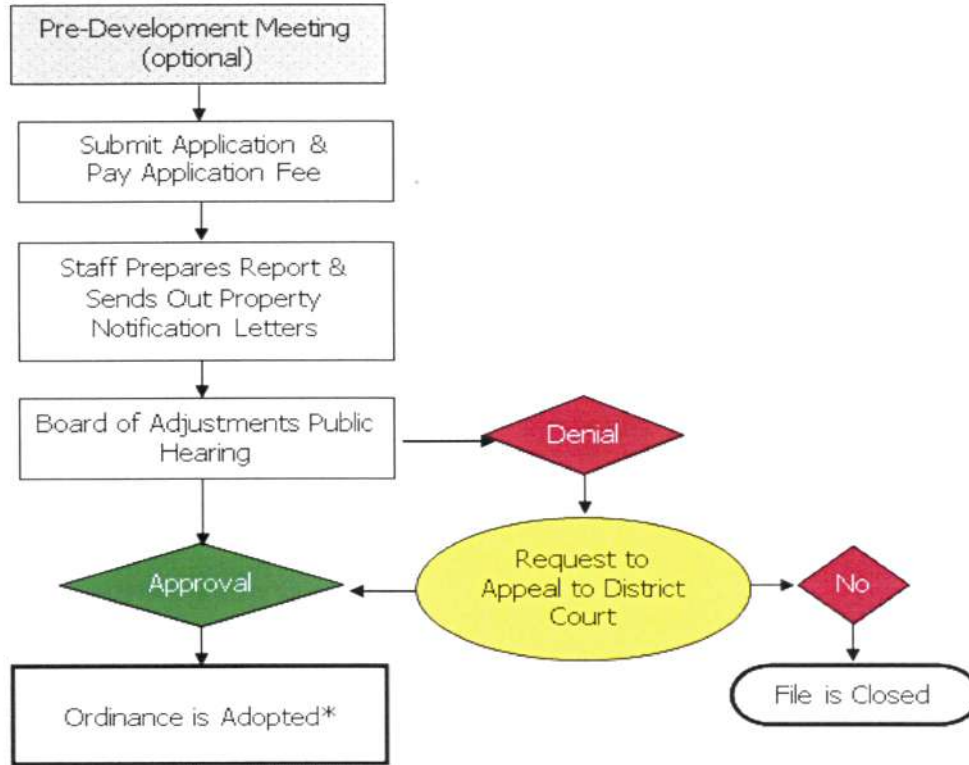
1. Approval of a petition for a zoning map amendment;
2. Approval of a Conditional Use Permit; and
3. Authorization of a use not authorized in the zoning district in which the applicant's property is located, except to the extent necessary to decide a special exception or a petition for a change in status of a non-conformity.

Also, the Board of Adjustment shall not render any decision on an application, appeal or relief petition while a petition for a zoning amendment, application for a Conditional Use Permit, or plat application for the same land is pending and until such petition or application has been finally decided pursuant to procedures in Chapter 1 of the LDC.



Board of Adjustment Application

Special Exception & Variance Flowchart



*If the request is approved, the owner will have 180 days from the hearing date to obtain a building permit.

2025 BOARD OF ADJUSTMENT

APPLICATION DEADLINE	MEETING DATE ***
12/10/24	01/14/25
01/07/25	02/11/25
02/04/25	03/11/25
03/04/25	04/08/25
04/08/25	05/13/25
05/06/25	06/10/25
06/03/25	07/08/25
07/08/25	08/12/25
08/05/25	09/09/25
09/09/25	10/14/25
10/08/25	11/12/25
11/04/25	12/09/25
12/09/25	01/13/2026

*** These meetings require public hearings and the applicant or a representative must be present.



Board of Adjustment Application

Owner Information and Representative Designation

OWNER INFORMATION			
Name: Hendrick Medical Center			
Address: 1900 Pine St.			
City: Abilene		State: TX	Zip: 79601
Number:		Email:	

AGENT INFORMATION (if applicable)			
Name: April Engstrom			
Address: 5345 W. 151st Terrace			
City: Leawood		State: KS	Zip: 66224
Number: 785-212-0810		Email: aengstrom@overlandpg.com	

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate April Engstrom, Overland Property Group (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.

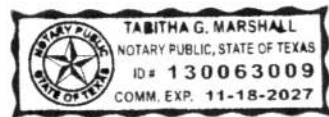
Property Owner's Signature:

STATE OF: Texas

COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared Kirk Canada (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 2 day of July, 2025



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: Landmark on Cypress		
Address: 301 Cypress St.	Total lots: 1	Acreage: .9704
Subdivision: Original Town of Abilene	Block(s): 21	Lot(s): 13-14-15
Current Zoning: CB - Central Business		

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.

Overland Property Group (OPG) is intending to purchase 301 Cypress St. with the intent of a historic adaptive redevelopment into multifamily apartments, a use permitted under the Central Business zoning code. This building occupies .9704 acres, and under the current density maximum, would not be able to adhere to the density parameters of 24 units/acre. Because of this building's height, the building is best suited to accommodate 49 units of multifamily housing, while still meeting the building code's parking requirements. We are requesting the zoning variance required to allow us to move forward with the acquisition and historic redevelopment of 301 Cypress St.

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, there are not, since we are constrained by the pre-existing building footprint and site acreage.



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?

This variance approval would have a positive effect on the general public and neighborhood, because it would allow for the redevelopment of a historic building, which would include cementing the building's historic status on the National Register of Historic Place and ensuring its long-term preservation and upkeep. This renovation would be an 11.3M investment in Abilene's downtown, contributing to the Cypress St. revitalization efforts. Additionally, this redevelopment would provide accessible and affordable living to those who work in and around downtown, holistically improving the quality of life for our future residents, expanding upon the vibrancy of Cypress St., and preserving Abilene's history. With commercial space on the ground floor, our community impact wouldn't be limited to housing.

4. What special conditions apply to your property that would show that the literal enforcement of ordinance Section 2.3.2.9 _____ would be an unnecessary hardship on you? What hardship other than financial?

The pre-existing historic structure and its square footage is the special condition that would not permit conformation to the density requirements for multi-family housing, a permitted use under the CB zoning designation. Financial ramifications aside, there would be no way to adhere to the Secretary of the Interior's standards for historic designation if we were to develop 23 units over the building's 56,474 square feet.

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

Overland Property Group would move forward with the acquisition and historic redevelopment of 301 Cypress into multifamily housing and ground floor commercial space.

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, we are not located within a floodzone and will adhere to and implement any and all drainage requirements.

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, there are no alternatives due to the unviaibility of constructing 23 units across 56,474 square feet and 7 stories.



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.

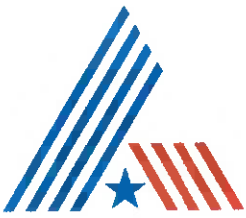
PLEASE READ BEFORE SIGNING

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.

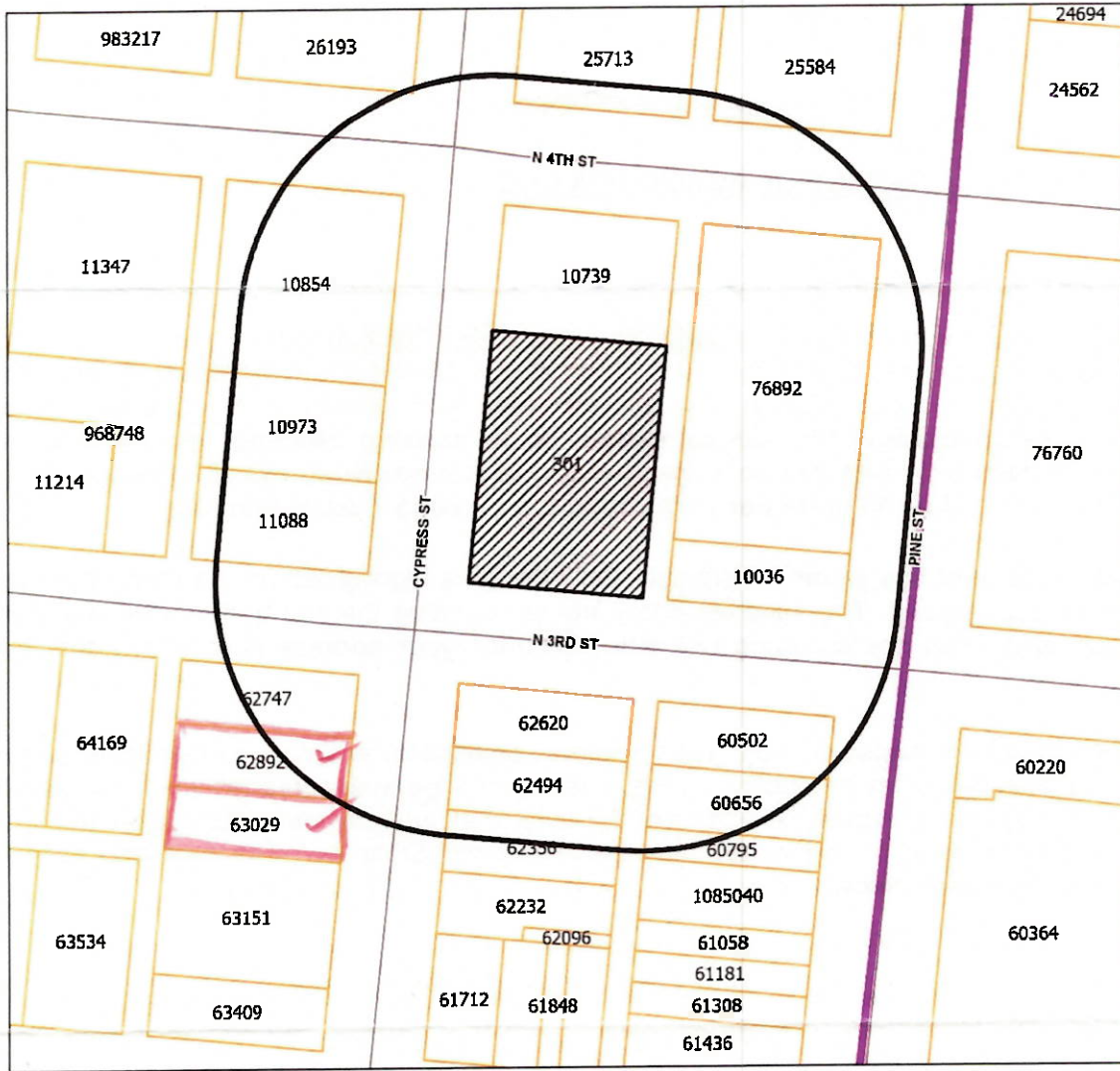
I understand and acknowledge that it is my responsibility to furnish an accurate and precise legal description of the property, and only the property, that is subject of this application, and that failure to furnish such information prior to the application deadline date will delay the processing of 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: April Gustrom

DATE: 6/27/25



BA-2025-06



Legend

- BA-2025-06
- Notification Area
- Courier Parcels
- Minor

0.02 Miles

Additional Comments:

GO Lytiely, LLC owns
250 CYPRESS + 266-270 CYPRESS.

I FULLY SUPPORT THIS
VARIANCE REQUEST BA-2025-06.

RICHARD HARDIN
P.O. Box 5628
Austin TX 78763 Page 2 of 32



RECEIVED JUL 28 2025

GO LYTLELY LLC
PO BOX 5628
AUSTIN, TX 78763-5628

NOTICE OF PUBLIC HEARING

Board of Adjustment Application Number: BA-2025-06

July 25, 2025

The Board of Adjustment will hold a public hearing on **August 12, 2025, at 8:30 AM** in the Council Chambers. The Council Chambers are located on the second floor of City Hall at 555 Walnut Street in Abilene, Texas. The variance is requested by Overland Property Group. The subject property is located at 301 Cypress Street, Abilene, Texas. **The variance is to allow the redevelopment of an existing building into multi-family apartments. The maximum dwelling units per acre allowed within Central Business (CB) zoning is 24 units per acre. The request is to allow 49 units per acre within the existing 7 story building.**

The attached map shows the area of this variance request. Only the area highlighted on the map by striped lines is being considered for this request. The solid boundary line surrounding the highlighted area is a state mandated 200' notification area. You are receiving this letter because your address is located within this notification area.

This public hearing is open to any interested person. Your opinions, objections, and comments relative to this may be expressed in writing, or in person at the public hearing. The City of Abilene encourages you to participate in this process. You will find a response form at the bottom of this letter that you may complete, cut off, and mail to the City. All written responses must be signed by the respondent per State law. The City also accepts comments by email per the instructions below.

If you have any questions, please contact Mason Teegardin at telephone 325-676-6237 or by email address planning@abilenetx.gov

NOTIFICATION RESPONSE FORM CASE #: BA-2025-06

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. **All correspondence must be signed** and include your name and address. Please mail the response form to:

**Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.**

Alternatively, you may email your response to planning@abilenetx.gov.

Your Name: GO LYTLELY LLC
Your Property Address: 274 CYPRESS ST
Your Parcel ID: 62892

I am in favor of the request

I am opposed to the request

Signature:

[Handwritten Signature]
RICHARD HARDIN, MANAGING MEMBER

AUG 4 AM 11:58



HENDRICK MEDICAL CENTER
1900 PINE STATTN: PROPERTY MANAGEMENT
ABILENE, TX 79601-2432

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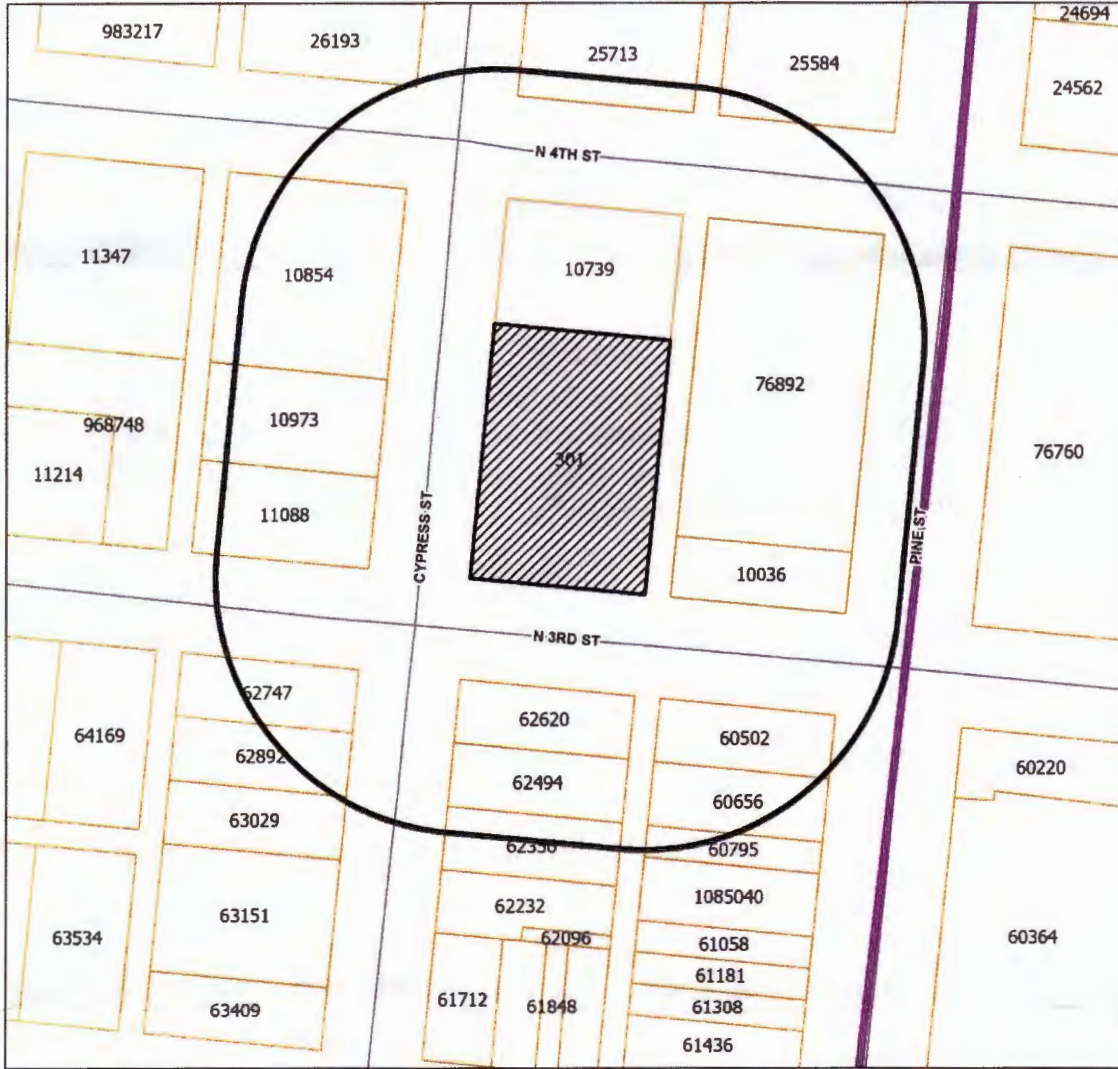
Your Name: HENDRICK MEDICAL CENTER I am in favor of the request
Your Property Address: 365 CYPRESS ST
Your Parcel ID: 10739 I am opposed to the request

Signature:

Brad Holland
President + CEO
Hendrick Health



BA-2025-06



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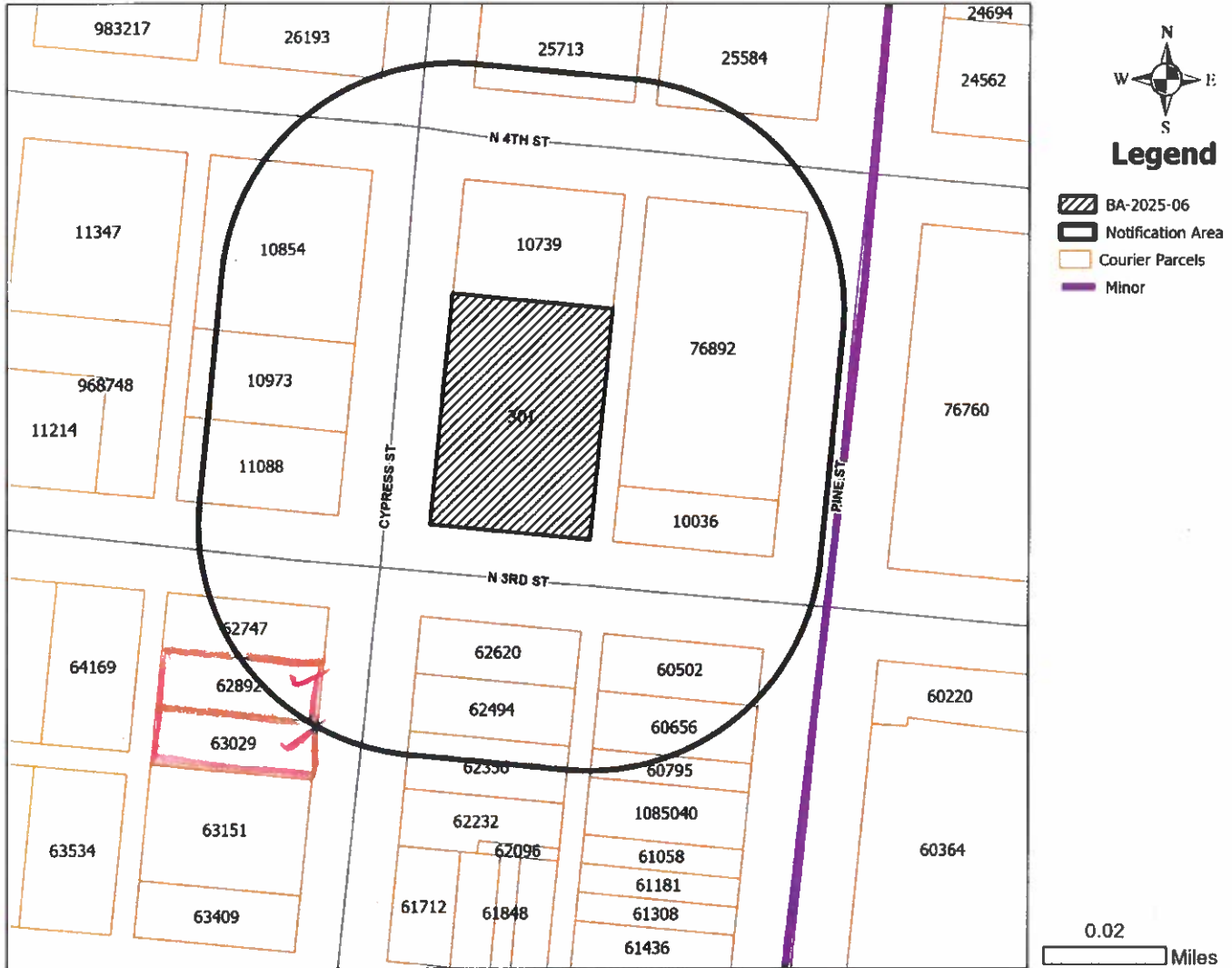
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