



BOARD OF ADJUSTMENT REGULAR MEETING MINUTES
May 13, 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
 Ms. Melissa Sparks, Sergeant at Arms
 Mr. John Havard, 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 from the regular meeting held on March 11, 2025. Mr. Havard seconded the motion. The motion to **approve** the minutes prevailed by the following vote:

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

AGENDA ITEMS

BA-2025-02: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a variance request by Nathan Franco. The subject property is located at 1758 Oldham Lane, Abilene, Texas. The variance request is to allow a 20' rear setback, where a 25' minimum is required.

Ms. Kera Valois presented this request. The subject property is currently zoned Planned Development (PDD-64) with a base zoning of Residential Single Family (RS-8). A permit was issued in November of 2023 for a single-family residence, with a minimum setback of 25 feet. The applicant informed us that he has built the home 5 additional feet into the 25' minimum setback. This results in the applicant asking for a 20' minimum setback.

Mr. Loudermilk opened the public hearing. There were three individuals who stepped forward to speak. 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 no (0) responses received in favor with one (1) received in opposition.

Mr. Havard moved to approve the request based upon the lot size being a special circumstance. The motion is also made due to the existing hardship of rebuilding the structure not being caused by the petitioner because the error should have been caught during the building inspection. Mr. Zientek seconded the motion. The motion to approve prevailed by the following vote:

AYES: Zientek, Rixey, Sparks, Havard, Loudermilk

NAYS: None

BA-2025-03: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a variance request by Kartavya (Kevin) Patel. The subject property is located at 1441 Barrow Street, Abilene, Texas. The request for the variance is to allow one (1) parking space, where ten (10) are required.

Ms. Kera Valois presented this request. The subject property is zoned General Commercial (GC) and is being proposed for a new development. The current use of the lot is a pizza restaurant, and the applicant is proposing to demolish and build a 7 Brew. Once an existing building is demolished, any new development is required to conform to the standards set out in the Land Development Code. The proposed 7 Brew is currently in the Site Plan review phase, where a parking issue has been identified. Drive-thru restaurants are required to have a minimum of ten (10) parking spaces, no matter the building square footage.

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.

Ms. Rixey moved to deny the request. Ms. Sparks seconded the motion. The motion to deny prevailed by the following vote:

AYES: Zientek, Rixey, Sparks, Havard, Loudermilk

NAYS: None

ADJOURNMENT

There being no further business, Mr. Zientek moved to adjourn. Ms. Rixey seconded the motion. The meeting was adjourned at 8:58 a.m.

Approved:  _____, Chair
Jon Loudermilk