



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. Donoway 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

