



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, February 10, 2026 at 8:30 AM 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 Approving the minutes from the Regular Meeting Held on December 9, 2025

AGENDA ITEMS

2. **BA-2026-01:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Variance Request for Property Located at the Northwest Corner of Oldham Lane and Loop 322 to Allow Two On-Site Advertising Pole Signs (Monument Signs Ordinarily Required) (**Adam Holland**)

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 4th day of February, 2026, at 4:40 p.m.

Shawna Atkinson, City Secretary



BOARD OF ADJUSTMENT REGULAR MEETING MINUTES

December 9, 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
Ms. Melissa Sparks, Sergeant at Arms
Ms. Laura Donaway, Alternate

Staff Present: Mr. Tim Littlejohn, Director
Ms. Kelley Messer, First Assistant City Attorney
Ms. Melissa Farr, Executive Assistant

CALL TO ORDER

The meeting was called to order at 8:35 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. Ms. Rixey made the motion to approve the minutes of the regular meeting held on October 14, 2025. Ms. Sparks seconded the motion. The motion to **approve** the minutes prevailed by the following vote:

AYES: Donaway, Rixey, Sparks, Loudermilk

NAYS: None

EXECUTIVE SESSION

The Board went into session at 8:36 a.m. and consulted with an attorney to discuss legal issues and standards. There were no motions made. The session ended at 9:42 a.m.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:43 a.m.

Approved: _____, Chair
Jon Loudermilk

NJH INVESTMENT CORP
(INST. No. 2025-13913)

3/8" IRFC
(ILLEGIBLE)

N88°56'20"E 327.66'

REMAINDER OF 84.29 ACRE TRACT
WEATHERBEE CONSTRUCTION, INC.
(VOL. 3162, PG. 741)

N0°11'42"E 302.37'

REMAINDER OF 84.29 ACRE TRACT
WEATHERBEE CONSTRUCTION, INC.
(VOL. 3162, PG. 741)

S89°48'18"E 120.15'

N0°11'42"E 249.31'

S61°06'50"W 513.22'

S0°02'57"W 309.42'

OLDHAM LANE
(80' RIGHT-OF-WAY)

P.O.B.



CMF
"TXDOT"

LOOP 322
(VARIABLE WIDTH RIGHT-OF-WAY)



1/2" IRF

GENERAL INFO:
SITE ID: 0202_Aldene, TX
SITE LOCATION: NJH Oldham Ln & Loop 322
STORE STYLE: U4
PUMP STYLE: 604
DRAWN BY: KMI
DATE: 11.17.25

SPECIAL REQUIREMENTS:
LANDSCAPING PLAN REQUIRED
SITE LIGHTING PLAN REQUIRED
SUBMISSION OF LOT SPLIT REQUIRED
ROOF TOP UNIT SCREENING REQUIRED
BRICK CHIMNEY ENCLOSURE REQUIRED
PUBLIC SIDEWALKS REQUIRED
TRAFFIC IMPACT STUDY REQUIRED
KNOX BOX SYSTEM REQUIRED

PETROLEUM:
DISPENSED PRODUCTS:

1. TX (STANDARD) - 800L, 8TC, 8TC, 8TC, 80E, 91E
2. 1 - 20,000 GALLON DOUBLE WALL FIBERGLASS UJST
2 - 20,000 GALLON DOUBLE WALL FIBERGLASS UJST
TANK COMPARTMENT 1 - 22,000 GALLON (87E)
TANK COMPARTMENT 2 - 14,000 GALLON (87C/88E/88L)
TANK COMPARTMENT 3 - 8,000 GALLON (87C)
TANK COMPARTMENT 4 - 8,000 GALLON (91E)
3. (6) HEADWAY
4 - GAS VAPOR VENTILATION DISPENSERS (BLENDED)
8" BSA - 6 NOZZLES & 8 METERS EACH



A1 Site Plan Concept
1" = 30'

A2 Vicinity Map
Not To Scale





Casey's

SIGN PACKET

ABILENE, TX #5267

NEW STORE

 **PERSONA TRIANGLE**
FACILITY SERVICES | LIGHTING | SIGNAGE

700 21st St SW
Watertown, SD 57201
Tel: 800.843.9888
www.personatriangle.com

Customer:
CASEY'S
Location:
ABILENE, TX
File Name:
530217 - SITE 5267 - ABILENE, TX

<i>Project No.:</i> 530217	<i>Request No.:</i> 84203
<i>Prepared By:</i> AHD	
<i>Date:</i> 12/12/25	<i>Revision:</i> 0



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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Customer Approval (Please Initial):

Approval Date:

Building & Wall Signs (U4 Flat Roof)

Sign #	Sign	Type	Location	Illumination	Dimensions				
					Height	Width	Bottom	Top	Area Ft ²
1	"Casey's"	Surface	Building Front	Internal	6'-0"	15' 4-1/4"	12' 7"	18' 7"	37.85
2	DO NOT INSTALL								
3	Snap Frame	Advertising	Building Front	N/A	3' 0"	8' 0"	3' 4"	6' 8-1/2"	24
4	Snap Frame	Advertising	Building Front	N/A	3' 8"	2' 4"	2' 10"	6' 10-1/2"	8.56
Total									70.41

Canopy

Sign #	Sign	Type	Location	Illumination	Dimensions				
					Height	Width	Bottom	Top	Area Ft ²
5	"Casey's"	Surface	Canopy Front	Internal	2' 5"	6' 2-3/16"	17' 3"	19' 8"	6.14
5	"Casey's"	Surface	Canopy Side	Internal	2' 5"	6' 2-3/16"	17' 3"	19' 8"	6.14
5	"Casey's"	Surface	Canopy Side	Internal	2' 5"	6' 2-3/16"	17' 3"	19' 8"	6.14
4	Snap Frame	Advertising	Canopy Column	N/A	3' 8"	2' 4"	3' 0"	7' 0-1/2"	8.56
4	Snap Frame	Advertising	Canopy Column	N/A	3' 8"	2' 4"	3' 0"	7' 0-1/2"	8.56
4	Snap Frame	Advertising	Canopy Column	N/A	3' 8"	2' 4"	3' 0"	7' 0-1/2"	8.56
4	Snap Frame	Advertising	Canopy Column	N/A	3' 8"	2' 4"	3' 0"	7' 0-1/2"	8.56
4	Snap Frame	Advertising	Canopy Column	N/A	3' 8"	2' 4"	3' 0"	7' 0-1/2"	8.56
4	Snap Frame	Advertising	Canopy Column	N/A	3' 8"	2' 4"	3' 0"	7' 0-1/2"	8.56
4	Snap Frame	Advertising	Canopy Column	N/A	3' 8"	2' 4"	3' 0"	7' 0-1/2"	8.56
4	Snap Frame	Advertising	Canopy Column	N/A	3' 8"	2' 4"	3' 0"	7' 0-1/2"	8.56
Total									86.9

Pylon Sign (3 Product)

Sign #	Sign	Type	Location	Illumination	Dimensions				
					Height	Width	Bottom	Top	Area Ft ²
6	Weathervane	Freestanding	Street	N/A	2' 8"	2' 5"	22' 4"	25' 0"	2.93
	House Logo	Freestanding	Street	Internal	6' 2"	11' 4-7/16"	16' 2"	22' 4"	47.66
	Price Sign	Freestanding	Street	Internal	3' 0"	10' 7-1/2"	12' 6"	15' 6"	31.86
	Product Tag	Freestanding	Street	N/A	1' 3"	4' 0"	10' 6"	11' 9"	5
Total									87.45

Hi-Rise 80' OAH (1 Product)

Sign #	Sign	Type	Location	Illumination	Dimensions				
					Height	Width	Bottom	Top	Area Ft ²
7	House Logo	Freestanding	Street	Internal	15' 0"	22' 9-3/8"	65' 0"	80' 0"	282
	Price Sign	Freestanding	Street	Internal	10' 3"	17' 4"	52' 9"	63' 0"	178
Total									460





1

4

3

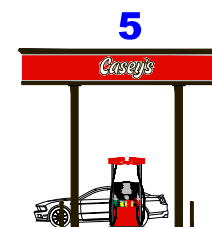
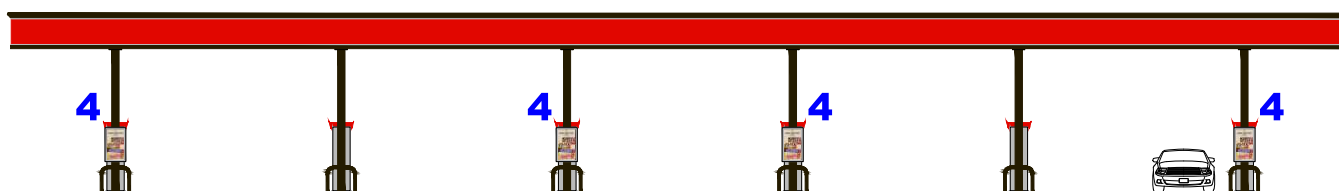
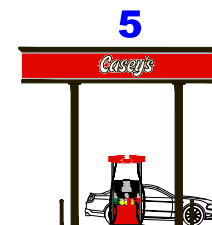
<i>Customer:</i> CASEY'S	<i>Project No.:</i> 530217	<i>Request No.:</i> 84203
<i>Location:</i> ABILENE, TX	<i>Prepared By:</i> AHD	
<i>File Name:</i> 530217 - SITE 5267 - ABILENE, TX	<i>Date:</i> 12/12/25	<i>Revision:</i> 0

<i>Customer Approval (Please Initial):</i>
<i>Approval Date:</i>



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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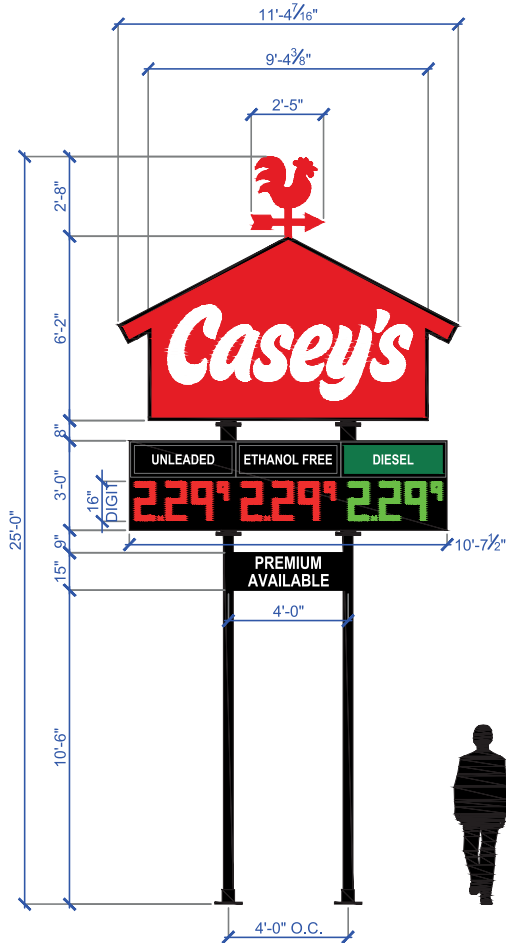
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Customer Approval (Please Initial):

Approval Date:

Pylon Sign (3 Product)

Sign #	Sign	Type	Location	Illumination	Dimensions				
					Height	Width	Bottom	Top	Area Ft ²
6	Weathervane	Freestanding	Street	N/A	2' 8"	2' 5"	22' 4"	25' 0"	2.93
	House Logo	Freestanding	Street	Internal	6' 2"	11' 4-7/16"	16' 2"	22' 4"	47.66
	Price Sign	Freestanding	Street	Internal	3' 0"	10' 7-1/2"	12' 6"	15' 6"	31.86
	Product Tag	Freestanding	Street	N/A	1' 3"	4' 0"	10' 6"	11' 9"	5
								Total	87.45

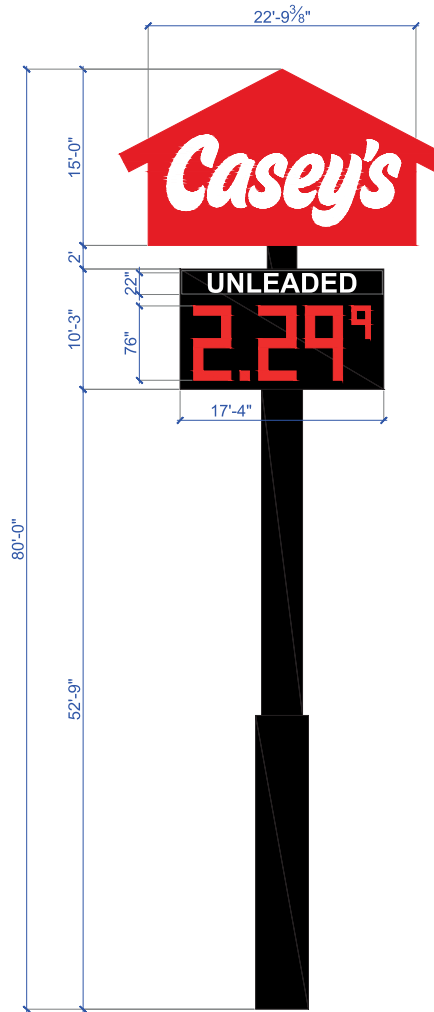


PRICER NOTES:

- 16" RED AND GREEN LED
- DIESEL ON THE RIGHT, BOTH SIDES
- STATIC PRODUCT LABELS, SECOND SURFACE
- AUTOMATICALLY ADJUSTS BRIGHTNESS FOR DAYTIME AND NIGHTTIME OPERATIONS

Hi-Rise 80' OAH (1 Product)

Sign #	Sign	Type	Location	Illumination	Dimensions				
					Height	Width	Bottom	Top	Area Ft ²
7	House Logo	Freestanding	Street	Internal	15' 0"	22' 9-3/8"	65' 0"	80' 0"	282
	Price Sign	Freestanding	Street	Internal	10' 3"	17' 4"	52' 9"	63' 0"	178
							Total	460	

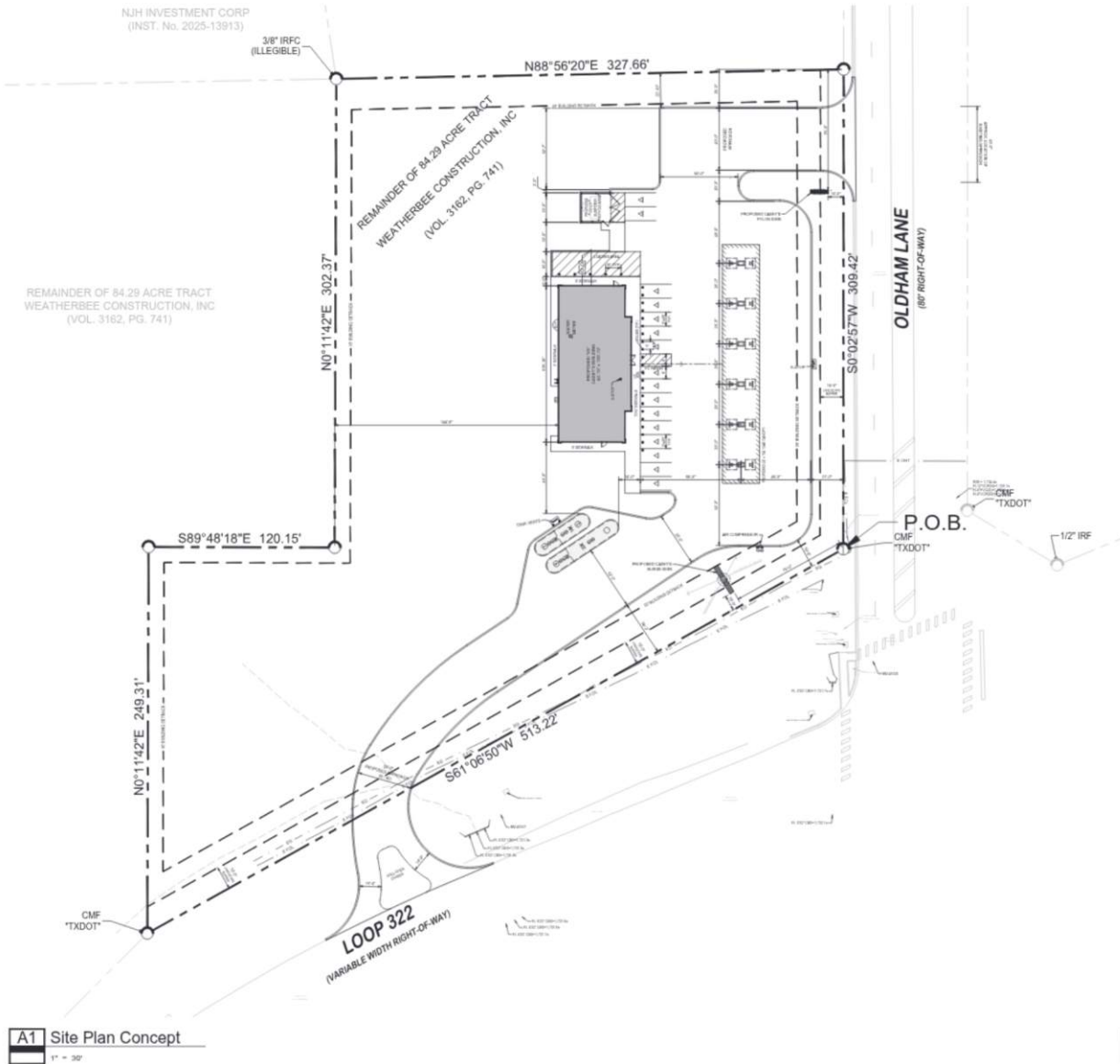


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Customer Approval (Please Initial):

Approval Date:



- GENERAL INFO:**
- DATE: 11.07.25
- SPECIAL REQUIREMENTS:**
- LANDSCAPING PLAN REQUIRED
 - EROSION CONTROL PLAN REQUIRED
 - ROOFTOP UNIT SCREENING REQUIRED
 - TRAFFIC IMPACT STUDY REQUIRED
 - NOISE BARRIER SYSTEM REQUIRED
- PETROLEUM**
- TYPE: STORAGE
 - TYPE: ABOVE GROUND
 - TYPE: BELOW GROUND
 - TYPE: ABOVE AND BELOW GROUND



A1 Site Plan Concept
1" = 30'

A2 Vicinity Map
Not To Scale

Customer: CASEY'S	Project No.: 530217	Request No.: 84203
Location: ABILENE, TX	Prepared By: AHD	
File Name: 530217 - SITE 5267 - ABILENE, TX	Date: 12/12/25	Revision: 0

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Customer Approval (Please Initial):

Approval Date:

VARIANCE REQUEST

Case: BA-2026-01

Owner: Weatherbee Construction Inc.

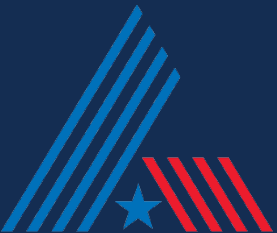
• **Request:** Variance to allow two signs:

- A sign 80' in height (10' ordinarily allowed) and 460 square feet (80 square feet ordinarily allowed)
- A sign 25' in height (10' ordinarily allowed) 87 square feet (80 square feet ordinarily allowed)

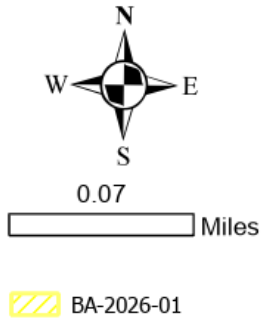
Location: Northwest corner of Loop 322 and Oldham Lane

Notification: 0 in Favor, 0 Opposed

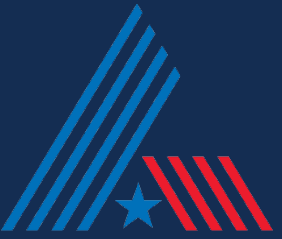
Board of Adjustment: February 10, 2026



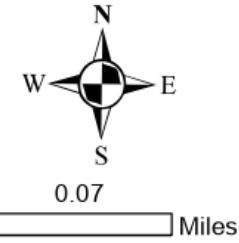
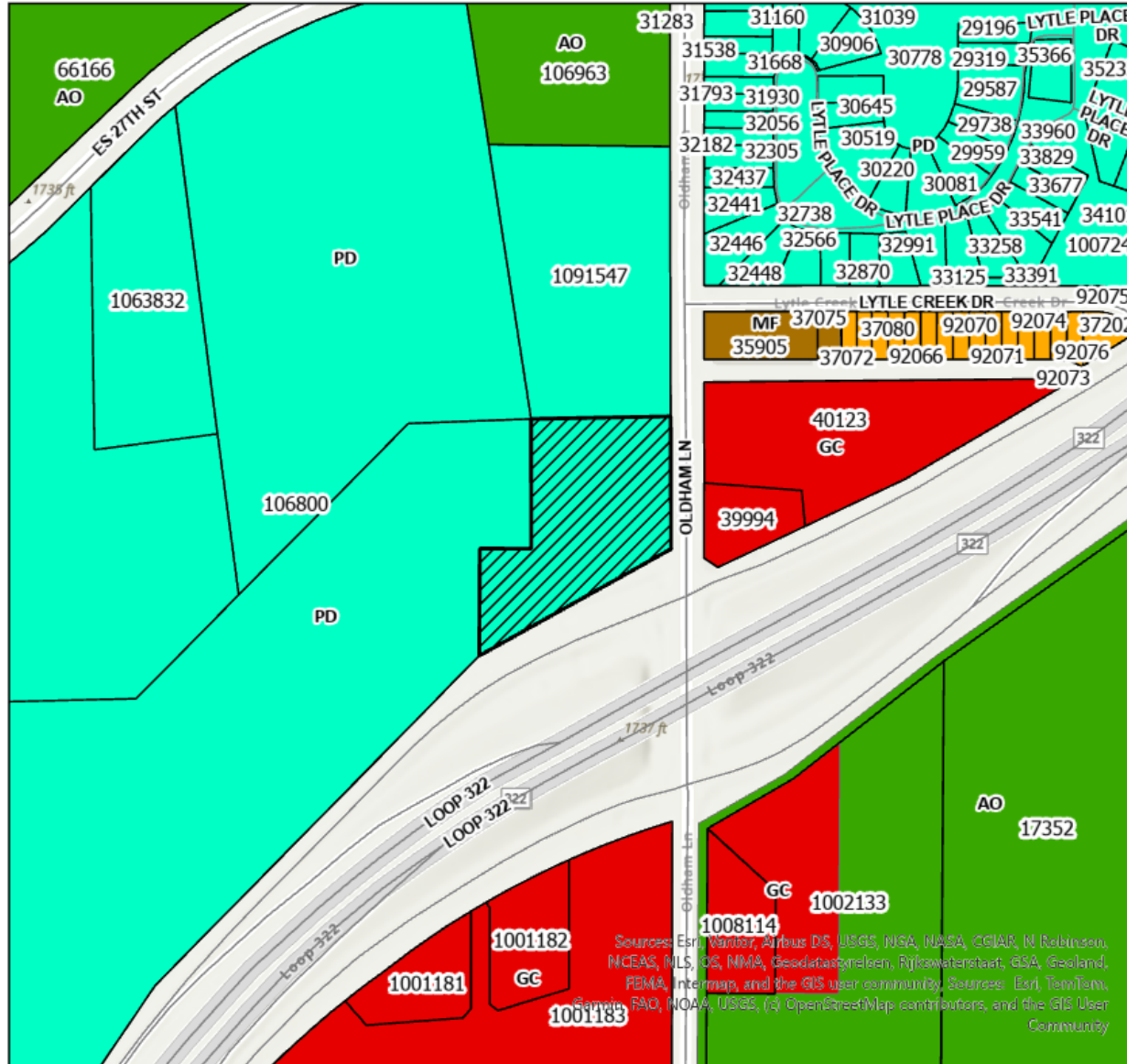
AERIAL LOCATION MAP



Sources: Esri, Garmin, Airbus DS, USGS, NGA, NASA, CGIAR, N. Robinson, NCEAS, NLS, OS, IMIA, Geodatasnelen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, Garmin, Garmin, FAO, NOAA, USGS, and OpenStreetMap contributors, and the GIS user community.

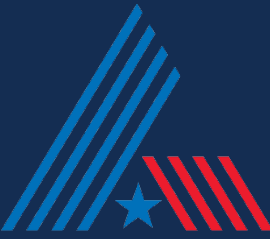


ZONING MAP

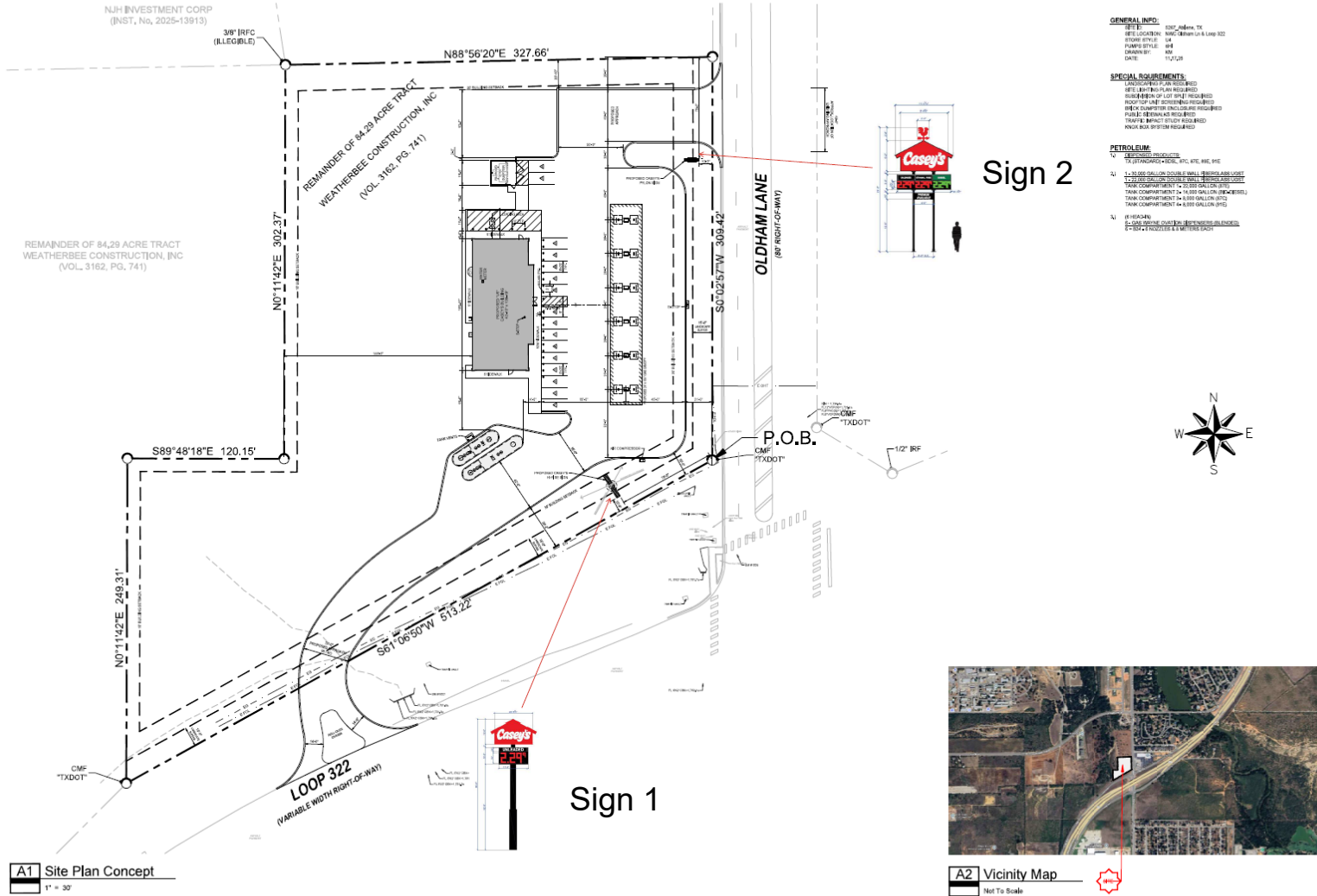


- BA-2026-01**
- Zoning Districts**
- AO
 - GC
 - MD
 - MF
 - PD

Sources: Esri, DeLorme, Airbus DS, USGS, NSA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NIMA, Geodatasourcen, Rijkswaterstaat, ESA, Geoland, PDMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

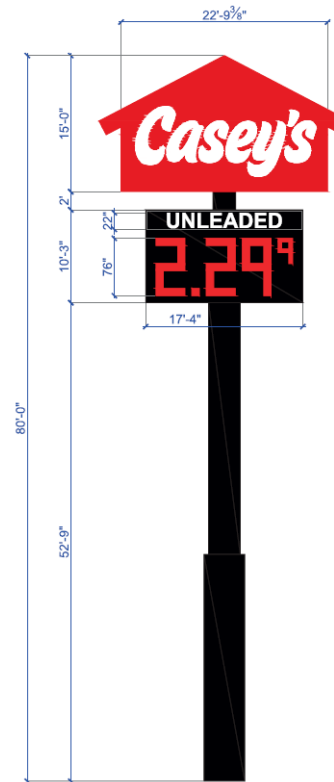


CONCEPT PLAN



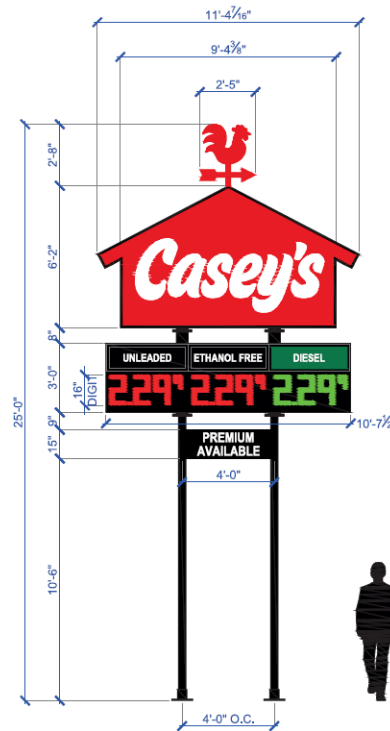
SIGN 1 EXHIBIT

Hi-Rise 80' OAH (1 Product)									
Sign #	Sign	Type	Location	Illumination	Dimensions				
					Height	Width	Bottom	Top	Area Ft ²
7	House Logo	Freestanding	Street	Internal	15' 0"	22' 9-3/8"	65' 0"	80' 0"	282
	Price Sign	Freestanding	Street	Internal	10' 3"	17' 4"	52' 9"	63' 0"	178
								Total	460



SIGN 2 EXHIBIT

Pylon Sign (3 Product)									
Sign #	Sign	Type	Location	Illumination	Dimensions				
					Height	Width	Bottom	Top	Area Ft ²
6	Weathervane	Freestanding	Street	N/A	2' 8"	2' 5"	22' 4"	25' 0"	2.93
	House Logo	Freestanding	Street	Internal	6' 2"	11' 4-7/16"	16' 2"	22' 4"	47.66
	Price Sign	Freestanding	Street	Internal	3' 0"	10' 7-1/2"	12' 6"	15' 6"	31.86
	Product Tag	Freestanding	Street	N/A	1' 3"	4' 0"	10' 6"	11' 9"	5
								Total	87.45



PRICER NOTES:

- 16" RED AND GREEN LED
- DIESEL ON THE RIGHT, BOTH SIDES
- STATIC PRODUCT LABELS, SECOND SURFACE
- AUTOMATICALLY ADJUSTS BRIGHTNESS FOR DAYTIME AND NIGHTTIME OPERATIONS

Views of Subject Property



Subject Property



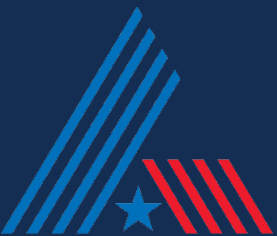
East Neighboring Property



North Neighboring Property



South Neighboring Property



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.**

There are no apparent conditions of the land within this property that create 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.**

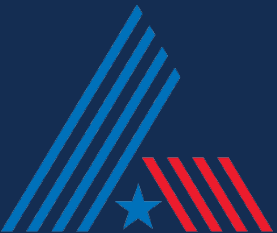
Granting the request would not be contrary to the public or injurious to neighboring properties.

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

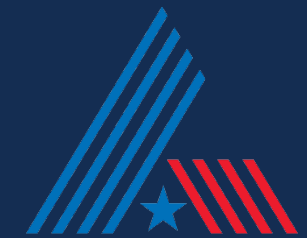
The request is consistent with the intent of the Land Development Code.

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

There are no apparent hardships.



Questions?



BOARD OF ADJUSTMENT

BA-2026-01

STAFF REPORT



Scheduled Hearings

Board of Adjustment: February 10, 2026

Applicant

Owner: Weatherbee Construction Inc.

Case Manager: Adam Holland - Planner

Request

Variance to allow two signs:

- A sign 80' in height (10' ordinarily allowed) and 460 square feet (80 square feet ordinarily allowed)
- A sign 25' in height (10' ordinarily allowed) 87 square feet (80 square feet ordinarily allowed)

Location

Northwest corner of Loop 322 and Oldham Lane

Background

The subject property is currently zoned PDD-104 which applies the General Retail (GR) zoning district with amendments. The proposed use for the property is a convenience store and gas station.

Land Development Code Provisions

The property is currently zoned PDD 104 which restricts signage within the PD to monument signs or group pole signs. Signage is further limited to a maximum size of 10 feet tall and 80 square feet.

The Land Development code allows signage at a maximum of 50 feet in height and 300 square feet. Signs of this type are also allowed at a rate of one per business per street frontage. The proposed signage restricts the size of the sign located adjacent to Oldham Lane to a smaller size than would be permitted in the GR district to compensate the larger sign adjacent to Loop 322.

Site Constraints

The proposed sign would be adjacent to the overpass at Loop 322 and Oldham Ln. The Land Development Code has specific provisions for off-site advertising signs adjacent to the highways to allow the bottom of the sign to be a maximum of 8 feet above the primary roadway.

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 of 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.**

There are no apparent conditions within this property that create 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 contrary to the public or injurious to neighboring properties.

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

The request is consistent with the intent of the Land Development Code.

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

There are no apparent hardships.

Attachments

- Site Plan
- PowerPoint Presentation

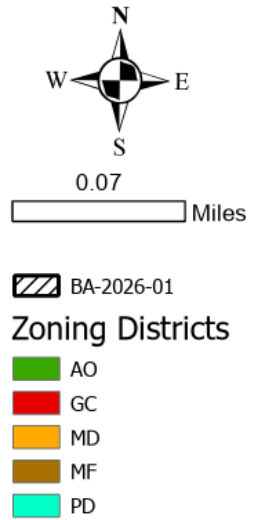
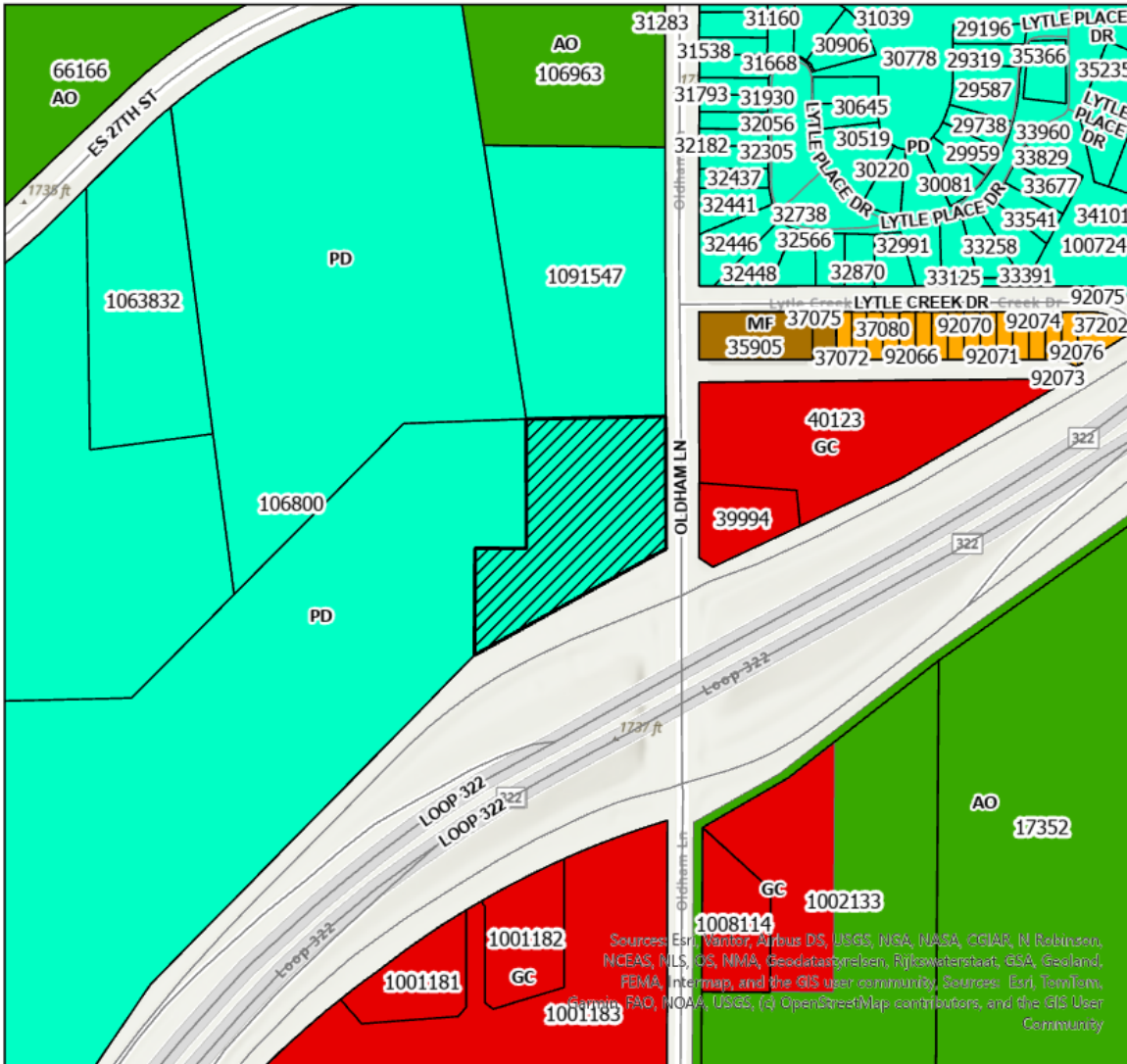
Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on January 23, 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:

Legend: O – Opposed F - In Favor

OWNER	SITUS	PROP_ID	RESPONSE
ABILENE BIBLE CONFERENCE ASSO	3103 OLDHAM LN	40123	
DENMARK STORAGE LLC	3201 OLDHAM LN	1091547	
MARTIN SCOT A & AMY	1005 LYTLE CREEK DR	35905	
SKINNYS INC	3151 OLDHAM LN	39994	
WEATHERBEE CONSTRUCTION INC		106800	

ZONING MAP



Sources: Esri, Vantor, Airbus DS, USGS, NASA, NOAA, CGIAR, N Robinson, NCEAS, MLS, CG, NIMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (s) OpenStreetMap contributors, and the GIS User Community