



## 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, April 14, 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 March 10, 2026

### AGENDA ITEMS

2. **BA-2026-03:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request for a Variance to Allow a Maximum of 55% Lot Coverage Where a Maximum of 40% is Allowed. The property is located at 1439 Woodland Trail. (*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 8th day of April, 2026, at 4:15 p.m.*

---

*Kaitlin Richardson*, Deputy City  
Secretary, TRMC



---

**BOARD OF ADJUSTMENT REGULAR MEETING MINUTES**

**March 10, 2026**

**8:30 a.m.**

**BOARD OF ADJUSTMENT OF THE CITY OF ABILENE, TEXAS  
CITY HALL COUNCIL CHAMBERS, 555 WALNUT STREET, ABILENE**

---

**Members Present:** Ms. Melissa Sparks, Sergeant at Arms  
Mr. John Havard  
Mr. Josh Rader  
Ms. Laura Donaway, Alternate

**Staff Present:** Mr. Michael Rice, Assistant City Manager  
Mr. Tim Littlejohn, Director  
Ms. Kelley Messer, First Assistant City Attorney  
Mr. Adam Holland, Planner III  
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. The minutes of the regular meeting held on February 10, 2026 were unanimously approved. The motion to **approve** the minutes prevailed by the following vote:

**AYES: Rader, Havard, Donaway, Sparks**

**NAYS: None**

**AGENDA ITEMS**

**BA-2026-02:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Variance Request to Allow Seven Off-Site Advertising Pylon Signs to Display Multiple Tenants of a Proposed Retail Development Located at the Southeast Corner of Griffith Road and E. Stamford Street.

Mr. Adam Holland presented this request for a variance. The request is for a variance to allow seven off-site advertising pylon and monument signs to display multiple tenants of a proposed retail development.

1. Allow a maximum of 6 signs per business within lot 101.

2. Signs 1 and 2 (pylon signs) allowed at a maximum of 60' in height (a maximum of 50' is allowed)
3. Signs 7 and 8 (monument signs) allowed at a maximum of 22 feet in height (a maximum of 8' allowed)

The subject property is currently zoned General Commercial which does not ordinarily permit multi-tenant signs as off-site advertising. Multi-tenant signs are permitted if all businesses are located on the same lot. The proposed development is located north of Rainy Creek and is separated by the nearby residential use by this creek due to the existing floodway.

Staff found there are no apparent conditions within this property that create undue hardship. Granting the request would not be contrary to the public or injurious to neighboring properties. The request is consistent with the intent of the Land Development Code. Additionally, there are no apparent hardships or inequities suffered by the petitioner.

Ms. Sparks 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 were notified. There were no (0) responses received in favor with none (0) in opposition.

Mr. Havard moved to **approve** all three variance requests as presented. Ms. Donaway seconded the motion. The motion prevailed by the following vote:

**AYES: Rader, Havard, Donaway, Sparks**

**NAYS: None**

**Resolution:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving a Resolution to Adopt the Council Rules of Procedure as the Rules of Procedure for the Board of Adjustment.

Ms. Kelley Messer stated the Resolution will supersede any old Rules of Order and Procedure.

Mr. Havard moved to **approve** the Resolution. Mr. Rader seconded the motion. The motion prevailed by the following vote:

**AYES: Rader, Havard, Donaway, Sparks**

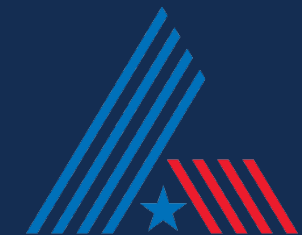
**NAYS: None**

### ADJOURNMENT

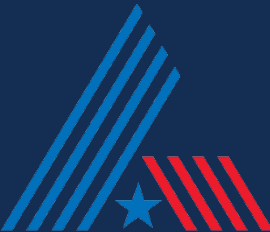
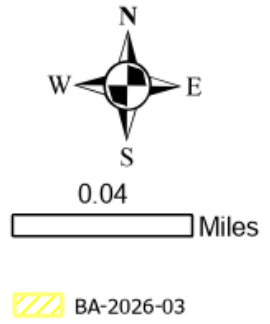
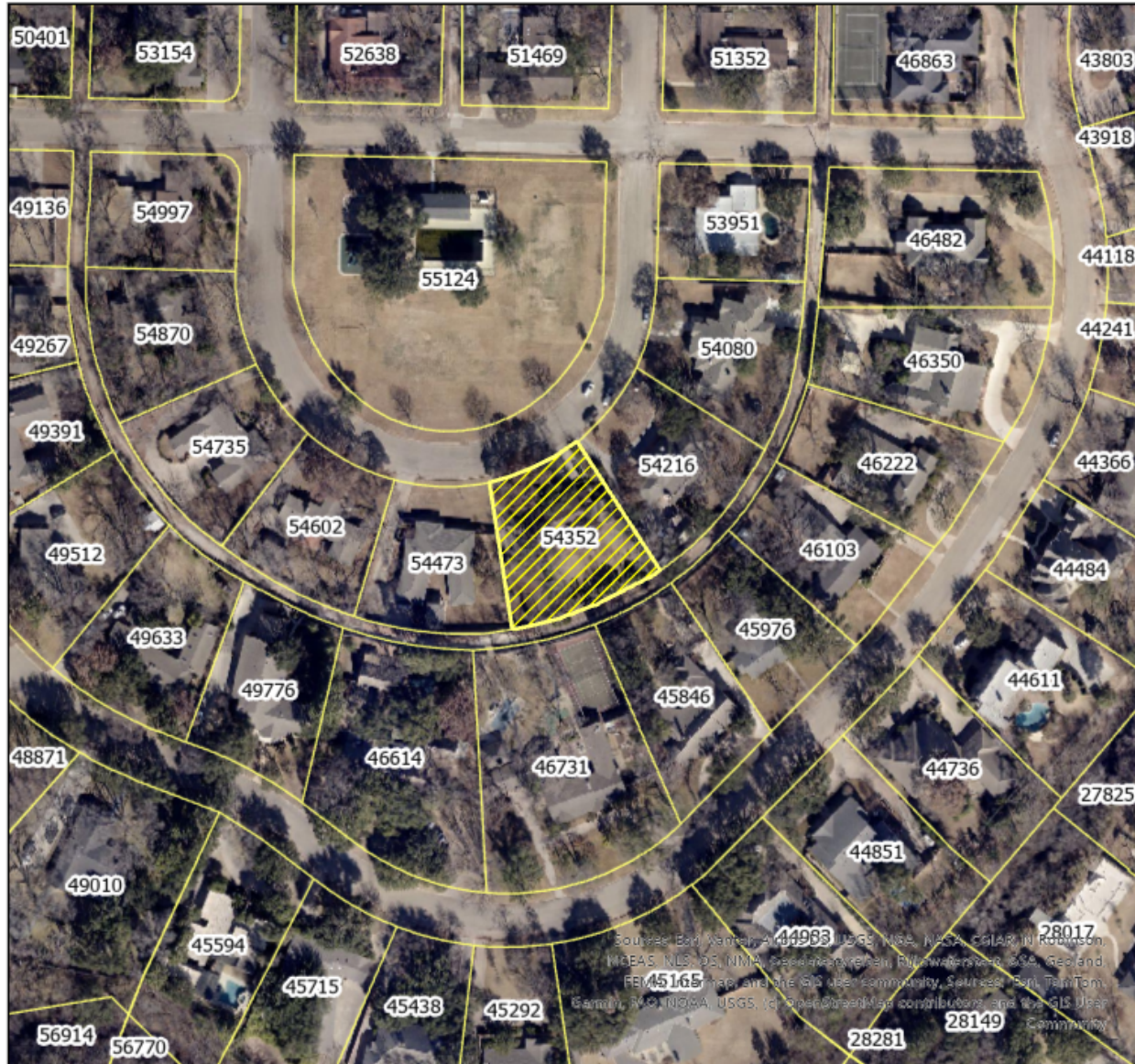
Ms. Donoway moved to adjourn the meeting. Mr. Havard seconded the motion. There being no further business, the meeting was adjourned at 8:42 a.m.

## VARIANCE REQUEST

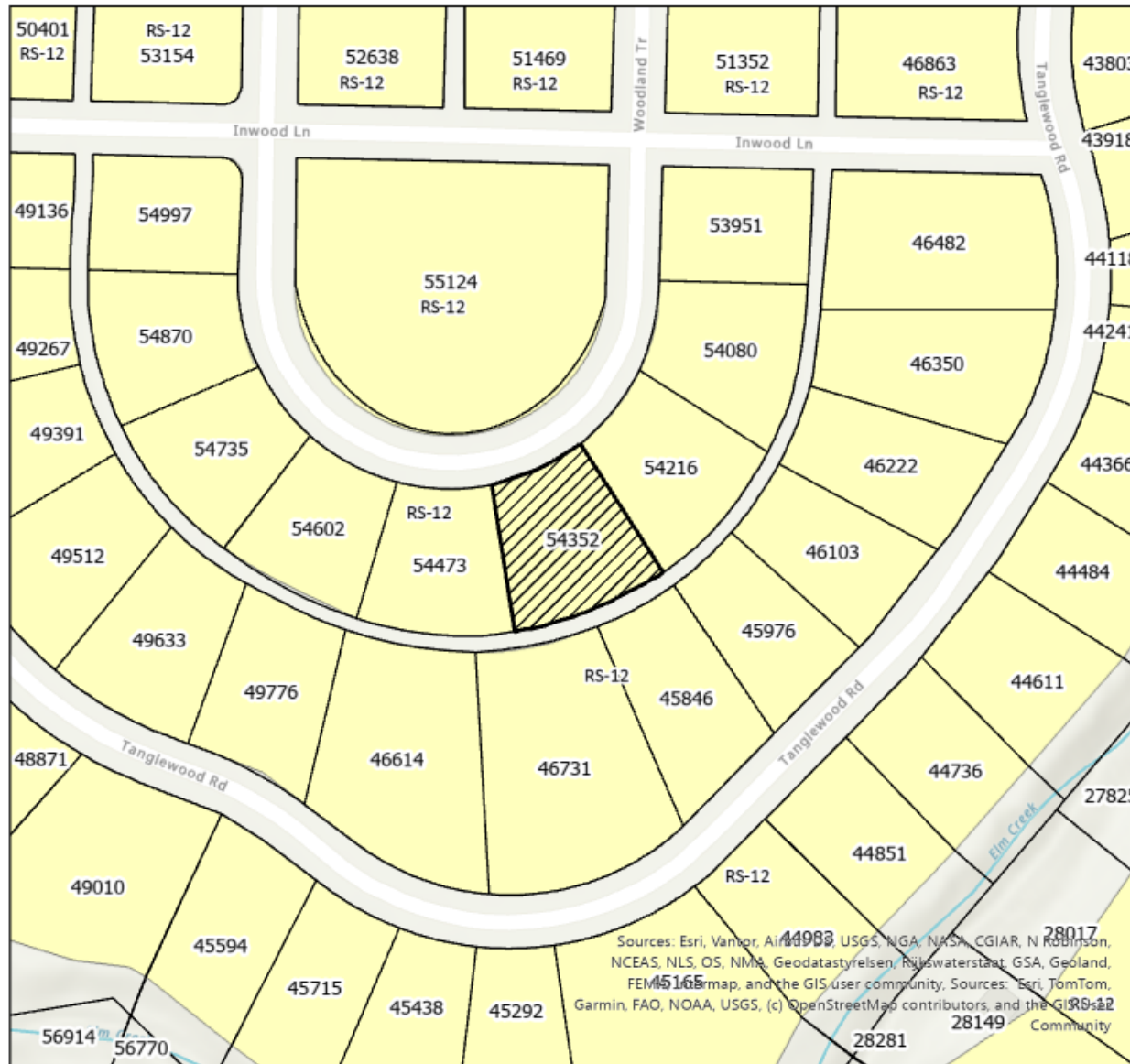
<b>Case:</b>	BA-2026-03
<b>Owner:</b>	Ana and Robert Floyd
<b>Agent:</b>	Weatherl & Associates, PLLC
<b>Request:</b>	Variance to allow the following:  A maximum of 55% lot coverage where a maximum of 40% is allowed.
<b>Location:</b>	1439 Woodland Trail
<b>Notification:</b>	2 in Favor, 1 Opposed
<b>Board of Adjustment:</b>	April 14, 2025



# AERIAL LOCATION MAP

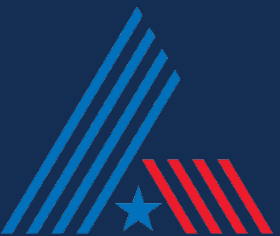


# ZONING MAP

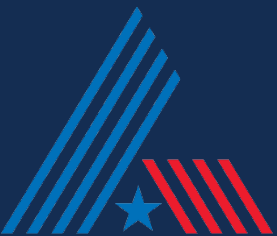




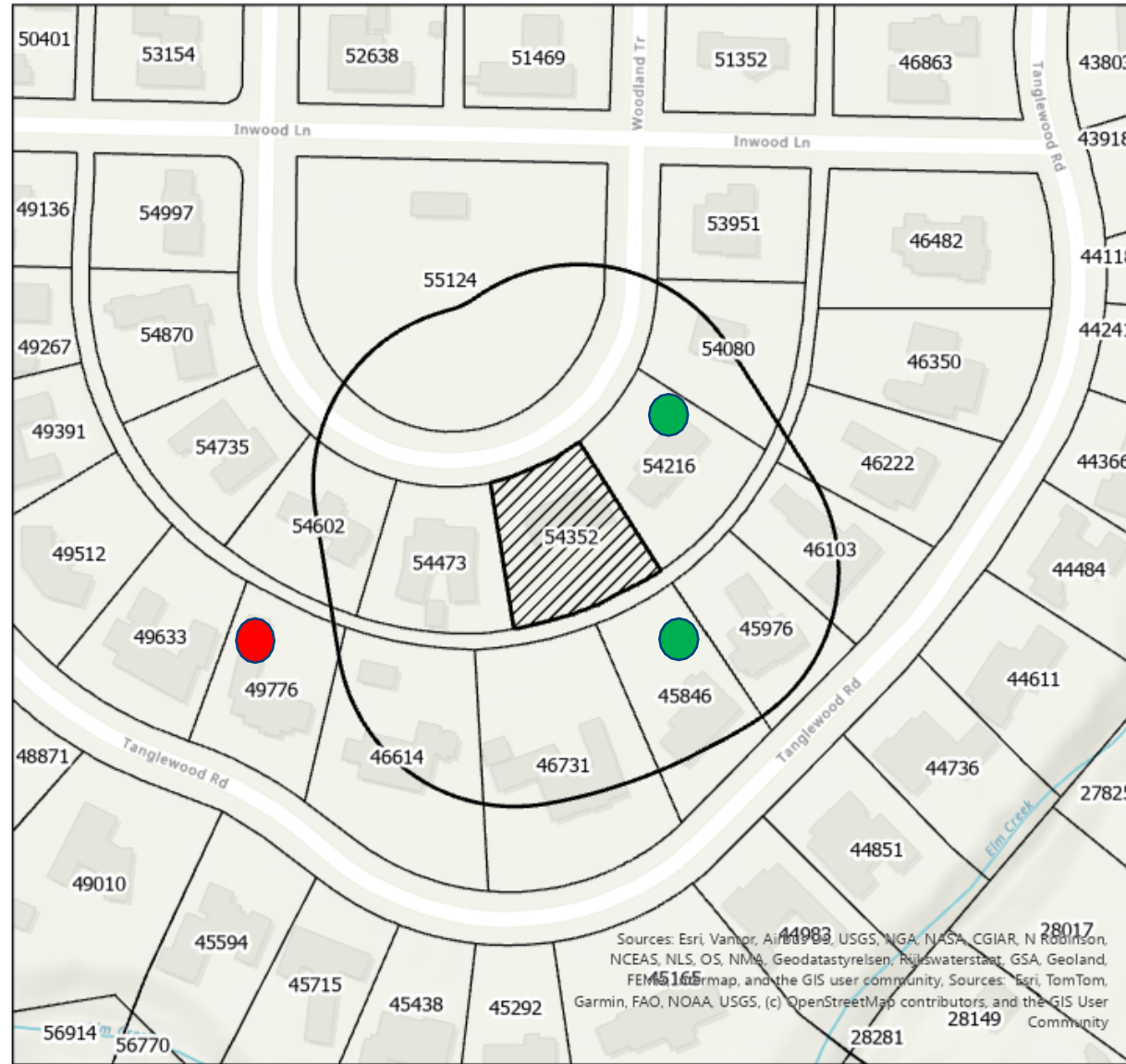
# CONCEPT PLAN



# Views of Subject Property



# NOTIFICATION AREA MAP



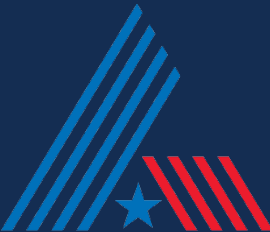
0.04

Miles

- BA-2026-03 Notification Buffer
- BA-2026-03

- 2- In Favor-
- 1- Opposed-

Sources: Esri, Vantor, Airphoto, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



### 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.**

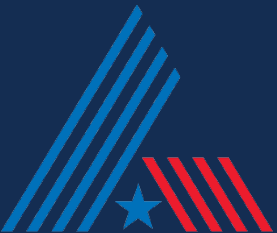
Granting the request would not be contrary to the public or injurious to neighboring properties.

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

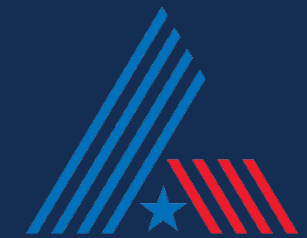
The request is consistent with the intent of the Land Development Code.

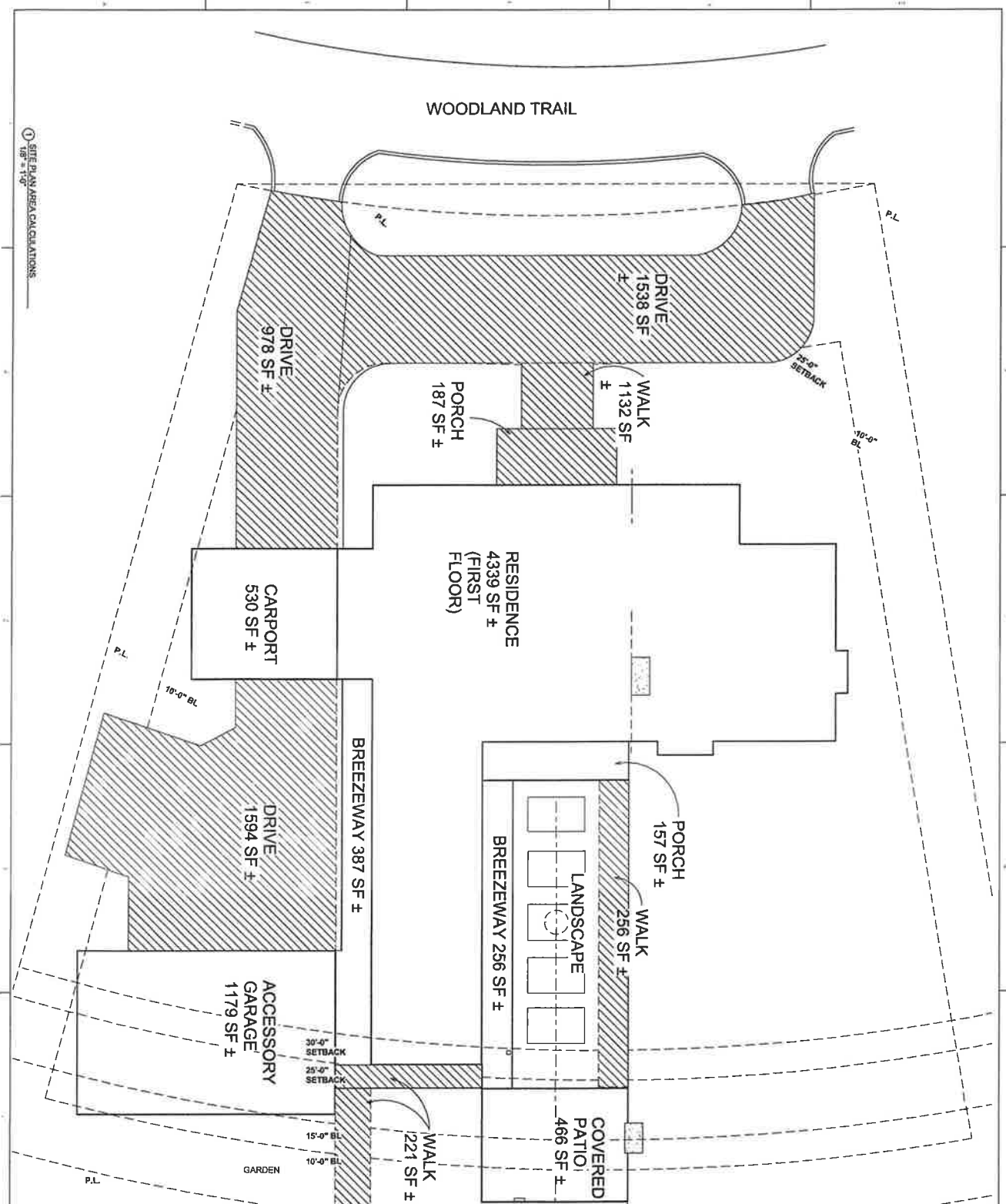
- **The hardship or inequity suffered by the petitioner is not caused wholly or in substantial part by the petitioner.**

There are no apparent hardships.



# Questions?





① SITE PLAN AREA CALCULATIONS  
1/8" = 1'-0"

**LEGAL DESCRIPTION:**  
TANGLEWOOD SEC 3, BLOCK  
J, LOT 4  
**PROPERTY ID: 54352**

**PROPERTY LINE: 24,249 SF**  
**COVERAGE**  
SLAB: 6,809 SF ±  
PAVING: 5,618 SF ±  
**TOTAL: 12,427 SF ±**

DATE: 07/09/2006 JOB NO: 0033	A NEW RESIDENCE FOR <b>ROBERT &amp; ANA FLOYD</b> 1439 Woodland Trail Abilene, Texas 79605		<b>Weather 1 &amp; Associates, PLLC</b> 104 Pine Street, Suite 612 Abilene, Texas 79601
----------------------------------	---	---	---

CONTRACT NO. 2005-0001  
 ALL RIGHTS RESERVED  
 THIS PLAN IS THE PROPERTY OF WEATHER 1 & ASSOCIATES, PLLC AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WEATHER 1 & ASSOCIATES, PLLC.



# BOARD OF ADJUSTMENT

## BA-2026-03

### STAFF REPORT



#### Scheduled Hearings

Board of Adjustment: April 14, 2026

#### Applicant

Owner: Ana and Robert Floyd

Agent: Weatherl & Associates, PLLC

**Case Manager:** Adam Holland - Planner

#### Request

Variance to allow the following:

- A maximum of 55% lot coverage where a maximum of 40% is allowed.

#### Location

1439 Woodland Trail

#### Land Development Code Provisions

The Land Development Code allows a maximum of 40% of lot coverage for lots zoned RS-12. Coverage is defined in the LDC as the percent of lot area covered by a roof, floor or other structure which is not open to the sky and prevents the infiltration of water into the soil. Specifically roof eaves, swimming pools, and wooden decking are excluded. Any accessory structures with a roof covering or impervious surfaces are included in the calculation of coverage.

#### Background

The subject property is currently zoned Residential Single-Family (RS-12). A demolition permit has been completed at the subject property as of May 6, 2025. The owner of the property intends to build a new single-family residence.

Existing residences nearby and adjacent have increased lot coverage averaging 50%.

#### Previous Cases

In 2024 two similar cases were brought forward to the Board and approved at 1273 Canterbury Drive (56.7% in RS-12) and 3541 Edgewood Drive (52% in RS-12) to allow additional lot coverage.

#### Site Constraints

There does not appear to be any site constraints, as determined by staff.

#### 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

- Application
- Site Plan
- PowerPoint Presentation

### Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 20, 2026, 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
GALBRAITH DALLAS S	1428 TANGLEWOOD RD	45976	
HENSON JERRY LEE JR & GRETCHEN	1435 WOODLAND TR	54216	F
EDWARDS B DALE AND ROSEMARY	1430 TANGLEWOOD RD	45846	F
HARRELL RONALD J & RONNA	1426 TANGLEWOOD RD	46103	
VOLK MARY PUGH ET AL	1439 WOODLAND TR	54352	
ROBISON JORDAN & TANDI	1422 TANGLEWOOD RD	46222	
ENDSLEY FERRAL L & DANA G	1434 TANGLEWOOD RD	46731	
HANEY KATHERINE SEARS	1431 WOODLAND TR	54080	
DARBY JASON & LEILA	1445 TANGLEWOOD RD	49776	O
CALDWELL LEE	1441 TANGLEWOOD RD	46614	
SENSING GRAHAM & JENNIFER	1446 WOODLAND TR	54602	
TANGLEWOOD CLUB INC	4201 INWOOD LN	55124	
STURGIS TAYLOR EVAN & LOGAN LOMBARD	1443 WOODLAND TR	54473	





