



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, June 9, 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 April 14, 2026

AGENDA ITEMS

2. **BA-2026-05:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request to Reinstate a Special Exception Previously Approved by the Board of Adjustment to Resume the Residential Use That Was Previously Abandoned, as Well as to Allow the Reconstruction of Said Building to the Extent of More Than Fifty Percent (50%) of its Replacement Cost. The Property is Located at 302 Willow Street. ***(Clarissa Ivey)***

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 3rd day of June, 2026, at 10:40 a.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC, CMC*



BOARD OF ADJUSTMENT REGULAR MEETING MINUTES
April 14, 2026 **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
 Ms. Melissa Sparks
 Mr. John Havard
 Mr. Josh Rader
 Ms. Laura Donaway

Staff Present: Mr. Michael Rice, Assistant City Manager
 Mr. Tim Littlejohn, Director
 Ms. Kelley Messer, First Assistant City Attorney
 Ms. Mason Teegardin, Planning Services Manager
 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 March 10, 2026 were unanimously approved. The motion to **approve** the minutes prevailed by the following vote:

AYES: Rader, Havard, Donaway, Sparks, Loudermilk
NAYS: None

AGENDA ITEMS

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.

Mr. Adam Holland presented this request. 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.

Chairman Loudermilk opened the public hearing. Mr. Rick Weathrl stepped forward. Seeing no one else present and desiring to be heard, the public hearing was closed.

Property owners within a 200-foot radius were notified of this request. There were two (2) responses received in favor with one (1) in opposition.

Mr. Havard moved to approve this request, stating the shape of the lot and design of the home are special circumstances that create undue hardship. This hardship suffered by the petitioners is not caused by them, as the aesthetics of the design affect the existing neighborhood and must be considered. Ms. Donaway seconded the motion. The motion to approve prevailed by the following vote:

AYES: Rader, Havard, Donaway, Sparks, Loudermilk

NAYS: None

ADJOURNMENT

There being no further business or discussion, Chairman Loudermilk adjourned the meeting at 9 a.m.

Approved: _____, Chair
Jon Loudermilk

BOARD OF ADJUSTMENT

BA-2026-05

STAFF REPORT



Scheduled Hearings

Board of Adjustment: June 9, 2026

Applicant

Owner: Jeremy Ford

Case Manager:

Clarissa Ivey, Planner

Request

Reinstate a special exception previously approved by the Board of Adjustment to resume the residential use that was previously abandoned, as well as to allow the reconstruction of said building to the extent of more than fifty percent (50%) of its replacement cost.

Location

302 Willow Street

Background

A residence built in 1947 exists on the property. According to the water department, service has been off since January 23, 2010. Mr. Ford acquired the property in 2025 and set out immediately to do repairs to the building. However, he was unaware that building permits were required, leading to the issuance of a stop-work order. At that time, Mr. Ford learned that the property was zoned Light Industrial and that he could not resume residential use without approval from the Board of Adjustment. The property was condemned on August 27, 2025, and the Board of Adjustment granted a special exception for repairs and the resumption of residential use on October 14, 2025. Following the granting of exceptions, Mr. Ford received multiple reminders from Planning staff and a Code Enforcement officer to obtain the necessary permits and commence work on the building. Mr. Ford failed to obtain the permits within 180 days.

Zoning, Existing and Proposed Land Use

The subject property is zoned Light Industrial (LI), which does not allow residential uses. The applicant intends to rehabilitate a condemned residence for use as a dwelling.

Land Development Code Provisions

Per LDC Section 2.6.3.6(b), if a nonconforming use or structure is abandoned, any future use of the premises shall be in conformity with the provisions of this Code. Additionally, Section 2.6.3.3 explains how the right to operate and maintain any nonconforming structure shall terminate and shall cease to exist whenever the nonconforming structure becomes substandard (condemned).

Site Constraints

The property is surrounded by Light Industrial (LI) zoning. Thus, the property is not a candidate for rezoning.

Precedents/Findings

The property was condemned by the Code Enforcement Department on August 27, 2025. The Board of Adjustment granted the Special Exception on October 14, 2025. After not receiving a plan of action

the Code Enforcement Department proceeded with measures to obtain an order for the demolition of the condemned building. On May 06, 2026, the Board of Building Standards tabled the item at the owner's request to go back to the Board of Adjustment and request for the previously approved special exceptions be re-approved.

Criteria Assessment

In deciding whether to approve, conditionally approve or deny the application for a Special Exception, the Board shall apply the standards for special exceptions for nonconformities, outlined in Section 1.4.4.1(e), as criteria for general special exceptions. In addition, the Board shall determine that the requested special exception complies with each of the following:

1. **Will be wholly compatible with the use and permitted development of adjacent property, either as filed or subject to such requirements as the Board finds to be necessary to protect and maintain the stability of adjacent properties.**
The proposed use is not compatible with Light Industrial uses.
2. **Will place no undue burden on public facilities. Public facilities to be considered shall include, but are not limited to, streets and alleys, water and sewer utilities, schools and parks.**
The granting of the Special Exception will not place a burden on public facilities.
3. **That approval of the special exception is clearly in harmony with the general purposes and intent of this Ordinance and, furthermore, provides for substantial justice.**
The intention of the Land Development Code is to protect residential uses from manufacturing, wholesale and medium intensity activities.

Attachments

- Application
- Site Plan
- PowerPoint Presentation

Notification

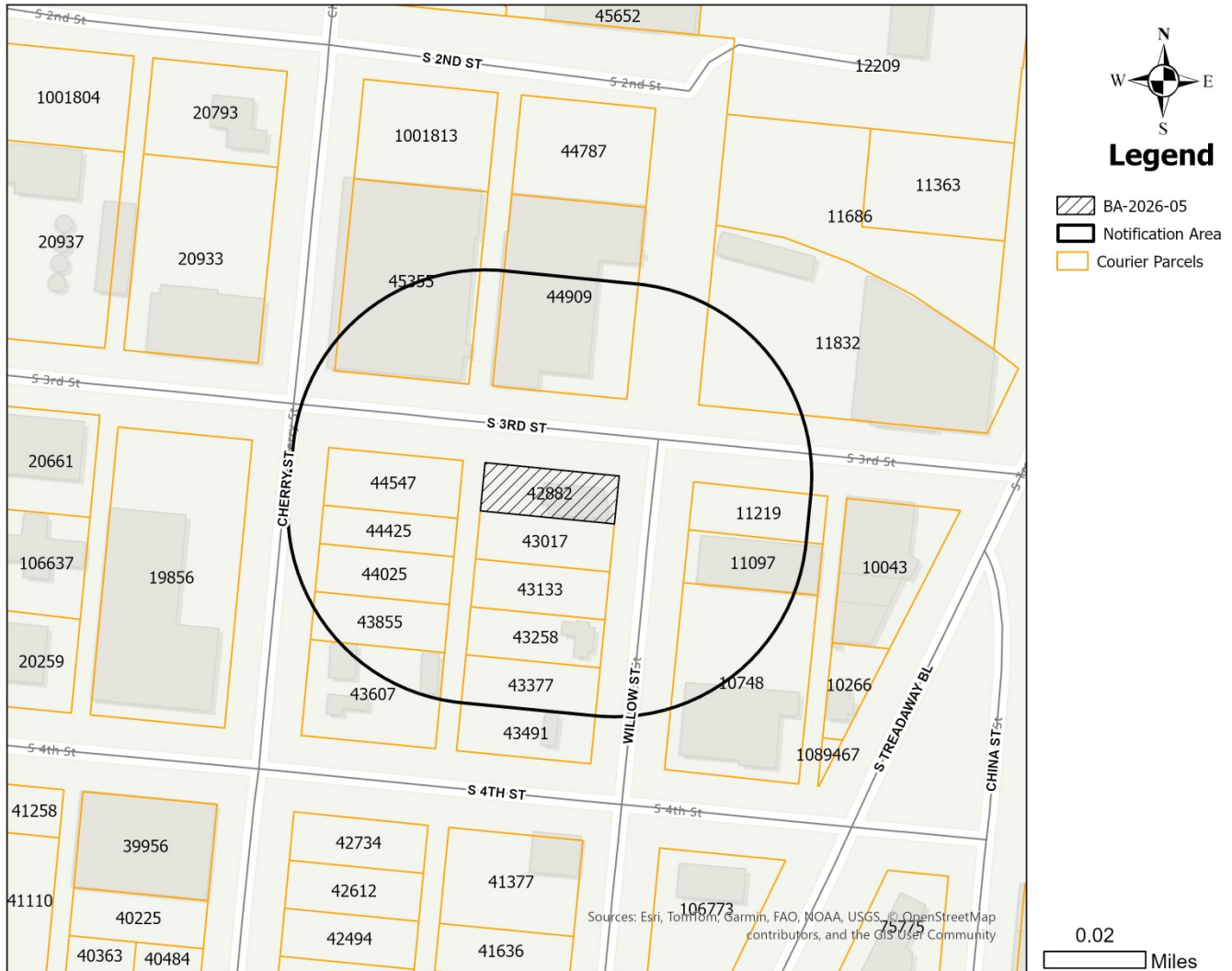
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on May 21, 2026, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below.

Legend: O- Opposed F- Favor

Owner	Situs	Property ID	Response
4321 MT VERNON LLC	302 WILLOW ST	42882	
ARMSTRONG DORIS J	309 CHERRY ST	44425	
ARMSTRONG JEROLD R	533 S 3RD ST	44547	
ARMSTRONG JEROLD R	510 S 3RD ST	44909	
CAF REALTY LLC	316 WILLOW ST	43133	
CAF REALTY LLC	308 WILLOW ST	43017	
COCHNAUER ROBERT	358 WILLOW ST	43491	
COCHNAUER ROBERT	334 WILLOW ST	43377	
CROWE MANAGEMENT SERVICES INC	249 CHERRY ST	45355	
FAIN CECIL A & JANE A	309 WILLOW ST	11097	
FAIN CECIL A & JANE A	425 S 3RD ST	11219	
FAIN TOMMY	317 WILLOW ST	10748	

FAIN TOMMY	442 S 4TH ST	10748	
PAYNE HENRIETTA	324 WILLOW ST	43258	
PINK FRANCES M BRITTON	317 CHERRY ST	44025	
REYES ROLANDO SR	325 CHERRY ST	43855	
REYES ROLANDO SR	333 CHERRY ST	43607	
SHAR-I LP	242 S TREADAWAY BL	11832	



Notification Map



LOCATION MAP



Legend






-  BA-2026-05
-  Courier Parcels

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Miles

ZONING MAP



Legend

-  BA-2026-05
-  Courier Parcels
-  HI (Heavy Industrial)
-  LI (Light Industrial)
-  HC (Heavy Commercial)

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Welcome

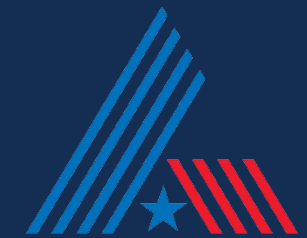
to the

Board of Adjustment Meeting

*Please add your name to the sign-in
sheet by the door and have a seat*



INVOCATION



Item 1

MINUTES

Approval of the Minutes from the Regular
Meeting Held on April 14, 2026



Case: BA-2026-05

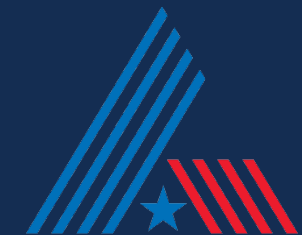
Owner: Jeremy Ford

Request: Reinstate a special exception to resume the residential use and to allow the reconstruction of more than fifty percent (50%) of its replacement cost.

Location: 302 Willow Street

Notification: 0 in Favor, 0 Opposed



Board of Adjustment: June 9, 2026



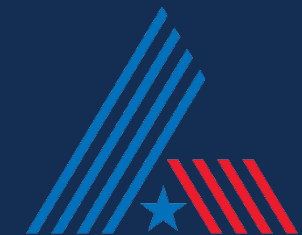
AERIAL LOCATION MAP



Legend

-  BA-2026-05
-  Courier Parcels






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ZONING MAP



Legend

-  BA-2026-05
-  Courier Parcels
-  HI (Heavy Industrial)
-  LI (Light Industrial)
-  HC (Heavy Commercial)

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

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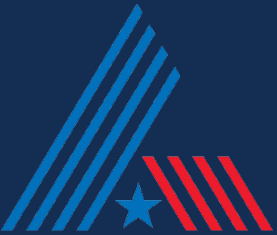


VIEWS OF SUBJECT PROPERTY



Current State

October 2025



VIEWS OF NEIGHBORING PROPERTIES



USES IN LIGHT INDUSTRIAL ZONING

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P Drive-Through Facility
- TP Field Office or Construction Office (temporary)
- P Freight Container
- P Fuel Sales
- TP Itinerant Business
- P Manufacturing (incidental)
- C Mobile Home (permanent security residence)
- TP Mobile Home (temporary security residence)
- P Mobile Home or Temporary Building (office for sales and service)
- P Recreation Building, Multipurpose
- P Recycling Collection Point
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

- P Adult Entertainment Enterprise
- C Cultural Facilities
- P Drive-in Theater
- C Motorized Racing
- P Recreation – Outdoors (passive)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Ambulance Service
- P Correction, Detention, or Penal Facilities
- P Fire/Police Station
- P Homeless/Emergency Shelter
- P Medical/Dental Laboratory
- P Military and Armed Forces Reserve Center
- P Post Office
- C Sanitary Landfill

LEGEND

- P Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)
- C Permitted as a Conditional Use Permit, Requiring Approval by City Council
- TP Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment

SERVICE:

- P/C Automobile Wash
- P Contractor Services
- P Funeral Home/ Mortuary/Morgue
- P Kennel (With Outdoor Pens)
- P Kennel (Without Outdoor Pens)
- P Laundry, Dry Cleaning, Dyeing, and Linen Service (no retail customers)
- P Laundry/Dry Cleaning Services & Facilities
- P Office (general, professional, financial)
- P Printing, Copying, Reproduction, Publishing
- P Recycling Collection and Processing Center
- P Repair and Maintenance Services - Automobile/Small Truck (major)
- P Repair and Maintenance Services - Automobile/Small Truck (minor)
- P Repair and Maintenance Services (indoor)
- P Repair and Maintenance Services (outdoors)
- P Repair and Maintenance Services (truck and other large vehicles)
- P Scales (public)
- P Storage - Self-Service Units
- P Tattoo Parlor
- P Taxidermist
- P Veterinary Service (all size animals)
- P Veterinary Service (small animals)
- P Wrecker/Towing

EDUCATIONAL AND RELIGIOUS USES:

- C Cemetery, Crematorium, and Mausoleum
- P Church or Place of Worship
- P Educational and Scientific Research
- P School: Public/Private
- P Trade/Business School

TRADE – RETAIL USES:

- P Aircraft and Accessories
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P Fuel Sales
- P Head Shop
- P Liquor Store (Off Premises Consumption) (Defined under Liquor Store)
- P Liquor Store (On Premises Consumption) (Defined under Liquor Store)
- P Retail Sales/Rental (automobile/small truck)
- P Retail Sales/Rental (indoor)
- P Retail Sales/Rental (outdoors, non-vehicle)
- P Retail Sales/Rental (trucks and other large vehicles and equipment)

TRADE – WHOLESALE USES:

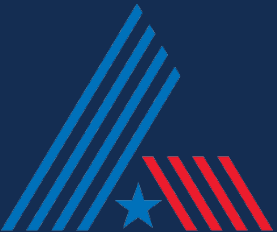
- P Liquor, Wholesale/Distribution
- C Livestock – Wholesale or Auction
- P Wholesaling and Storage (indoor)
- P Wholesaling and Storage (outdoors)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

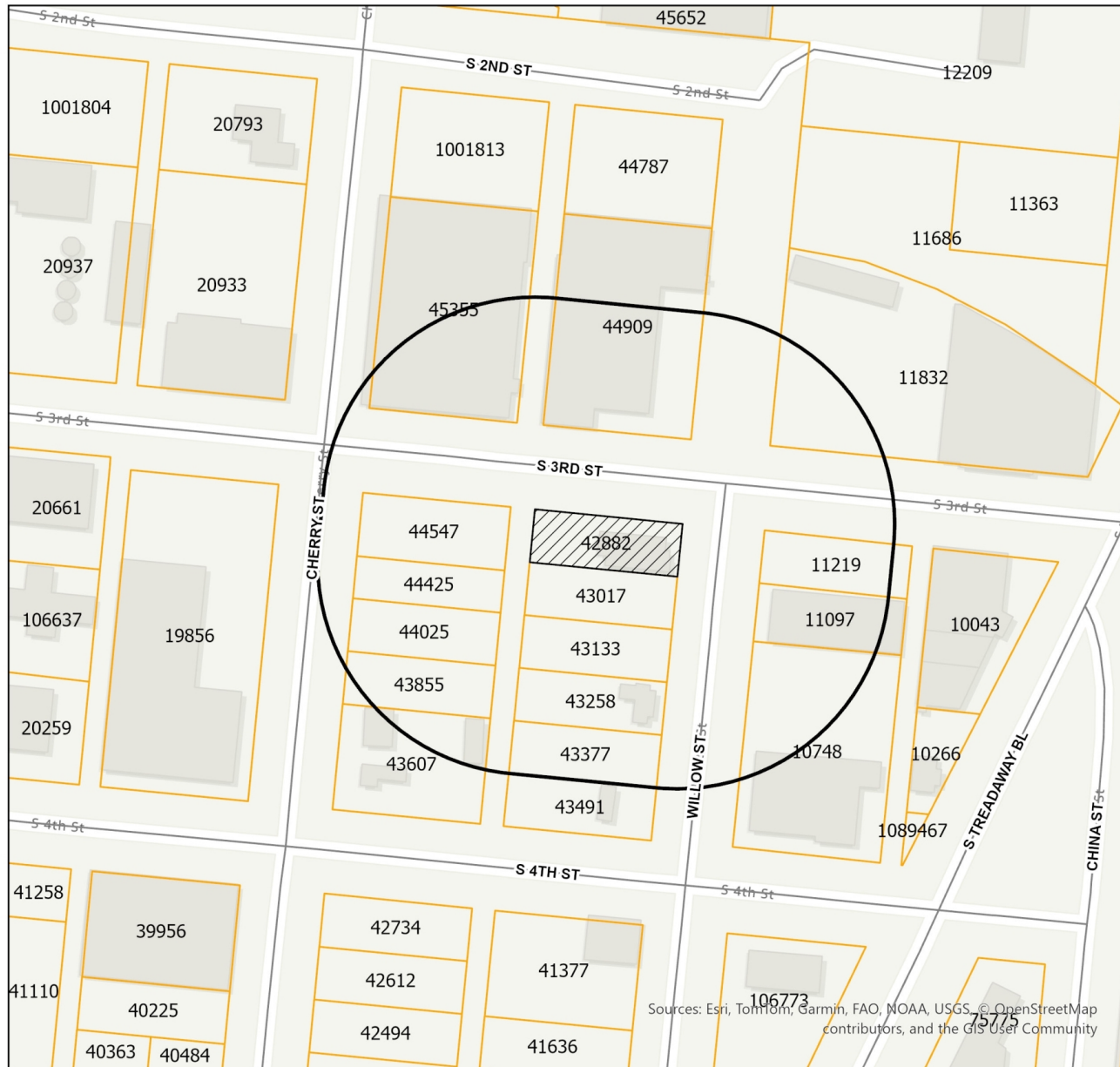
- P Airport, Heliport and Flying Field Terminals - Commercial (passenger and freight)
- P Antenna Tower - Commercial
- P Automobile Parking Lot or Structure - Commercial
- P Broadcast Studio
- P Passenger Ground Transportation Terminal
- P Pressure Control Station
- P Public Utility Facility
- P Railroad Switching and Marshaling Yard
- P Utility Generation, Production, Treatment

RESOURCE PRODUCTION AND EXTRACTION USES:

- C Mining
- P Petroleum or Gas Well
- P Liquor
- P Manufacturing (light)
- P Urban Garden



NOTIFICATION AREA MAP



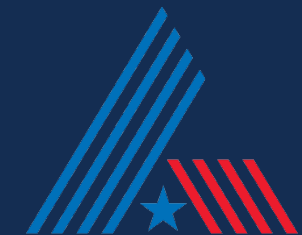
Legend

- BA-2026-05
- Notification Area
- Courier Parcels

- 0- In Favor-
- 0- Opposed-

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Reviewed Pursuant to Section 1.4.4.1(e) of Land Development Code (Criteria for Approval)

Will be wholly compatible with the use and permitted development of adjacent property, either as filed or subject to such requirements as the Board finds to be necessary to protect and maintain the stability of adjacent properties.

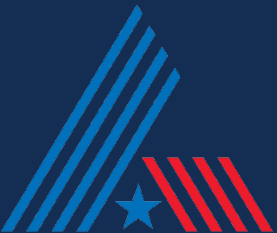
The proposed use is not compatible with Light Industrial uses.

Will place no undue burden on public facilities. Public facilities to be considered shall include, but are not limited to, streets and alleys, water and sewer utilities, schools and parks.

The granting of the Special Exception will not place a burden on public facilities.

That approval of the special exception is clearly in harmony with the general purposes and intent of this Ordinance and, furthermore, provides for substantial justice.

The Land Development Code intends to protect residential uses from manufacturing, wholesale, and medium-intensity activities.



Questions?

