



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 Weatherl 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.

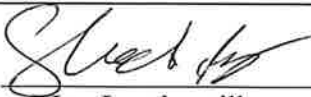
Mr. Havard moved to **approve** this request, stating the shape of the lot and design of the home are special circumstances that create undue hardship. This hardship suffered by the petitioners is not caused by them, as the aesthetics of the design affect the existing neighborhood and must be considered. 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 Shawnda Rxeey