



BOARD OF ADJUSTMENT REGULAR MEETING MINUTES
June 9, 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. Shawnda Rixey
Ms. Melissa Sparks
Mr. Josh Rader
Ms. Laura Donaway

Staff Present: Mr. Michael Rice, Assistant City Manager
Ms. Kelley Messer, First Assistant City Attorney
Ms. Mason Teegardin, Planning Services Manager
Ms. Clarissa Ivey, Planner II
Ms. Melissa Farr, Executive Assistant

CALL TO ORDER

The meeting was called to order at 8:32 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. Sparks moved to approve the minutes of the regular meeting held on April 14, 2026. Mr. Rader seconded the motion. The motion to **approve** the minutes prevailed by the following vote:

AYES: Rader, Donaway, Sparks, Rixey

NAYS: None

AGENDA ITEMS

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.

Ms. Clarissa Ivey presented this request. 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.

Ms. Rixey opened the public hearing. The applicant, Mr. Jeremy Ford, 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 no (0) responses received in favor with four (4) received in opposition.

Mr. Rader moved to approve this request based upon the standards for special exemptions. The approval results from the discussion acknowledging the proposed use is not compatible with Light Industrial uses, but the applicant was not told that the residence was not grandfathered in the zoning and there is another nonconforming residence on the same block. Ms. Donaway seconded the motion.

The motion to approve the special exception prevailed by the following vote:

AYES: Rader, Donaway, Sparks, Rixey

NAYS: None

ADJOURNMENT

Ms. Donoway moved to adjourn the meeting. There being no further business or discussion, the meeting was adjourned at 9:10 a.m.

Approved:  , Chair
Jon Loudermilk