
BOARD OF ADJUSTMENT REGULAR MEETING MINUTES
November 10, 2020 8:30 a.m.

BOARD OF ADJUSTMENT OF THE CITY OF ABILENE, TEXAS
COUNCIL CHAMBERS, CITY HALL

Members Present: Col. Morton Langholtz, Vice-Chairman
Mr. Robert Beermann
Mr. Mark Odle
Mr. Jon Loudermilk, Alternate
Mr. Bob Thomas, Alternate

Member Absent: Mr. Roger Huber, Secretary
Mr. Scott Hay, Chairman

Staff Present: Mr. Michael Rice, Assistant City Manager
Mr. Mike Warrix, Director of Planning and Development Services
Mr. Zack Rainbow, Assistant Director
Mr. Stanley Smith, City Attorney
Mr. Nick Watts, Planner I/Historic Preservation Officer
Mr. Brad Stone, Planner III
Ms. Melissa Farr, Executive Assistant

Others Present: Mr. Bryce Stickney Mr. Stephen Moody
Mr. Chase Dennis

CALL TO ORDER

Colonel Langholtz called the meeting to order at 8:30 a.m. and Ms. Melissa Farr recorded the minutes. A quorum of members was present, and the meeting proceeded.

MINUTES

Mr. Beermann made the motion to approve the minutes of the previous meeting, which was held on October 13, 2020. Mr. Loudermilk seconded the motion. The vote to approve minutes was carried by five (5) with none in opposition.

AYES: Beermann, Odle, Loudermilk, Thomas, Langholtz
NAYS: None

AGENDA ITEMS

BA-2020-07: Receive a Report and Hold a Discussion and Public Hearing on a request from owner B.R. Forest Enterprises LLC, agent Stephen Moody for a request of an approval of a Special Exception to alter the front garage setback of a residence in a Medium Density (MD) District by

less than 10 percent. Legal description being Lot 18 in Section 2 of Cordova Place, neighborhood to the City of Abilene, Taylor County, Texas

Mr. Nick Watts presented this request. The applicant is requesting to alter the front facing garage setback by approximately 1.8 feet from the minimum setback of 25 feet to be 23.2 feet. This request is a decrease of approximately 7% from the minimum front facing garage setback.

Colonel Langholtz opened the public hearing. Mr. Stephen Moody spoke in favor of this request. He stated the subject property was already platted when they purchased it. He and his partner had rather not develop a third design, so they are requesting this Special Exception. With no other speakers coming forward, the public hearing was closed.

Property owners within 200 feet of the request were notified. There were 22 responses received in favor, with none in opposition.

PLANNING STAFF RECOMMENDATION: Staff recommends approval.

Mr. Loudermilk moved to approve this request based upon the criteria and findings of Staff. Mr. Odle seconded the motion. The motion to approve this Special Exception prevailed by the following vote:

AYES: Beermann, Odle, Loudermilk, Thomas, Langholtz

NAYS: None

BA-2020-08: Receive a Report and Hold a Discussion and Public Hearing on a request from owner First National Bank, agent Jacob & Martin, to seek a 57.75 foot variance from the minimum side setback of 77.9 feet required for freestanding onsite advertising signs within the Buffalo Gap Corridor Overlay. Additionally, the applicant is seeking an 8 foot variance from the minimum 10 foot front setback applicable to freestanding on site advertising signs within Neighborhood Retail (NR) Zoning. Legal description being Lot 101, Block A of Cactus Addition within the City of Abilene, Taylor County, Texas

Mr. Brad Stone presented this request. The proponents have a branch banking facility on the subject property at 5657 Buffalo Gap Road. The proponents desire to install a freestanding, monument-type sign at the front of this property.

The first variance request is a 57 foot 9 inch variance. Approval of this request would permit the sign to be located within 20 feet from the north side boundary.

Colonel Langholtz opened the public hearing. Mr. Tal Fillingim spoke in favor of these requests, saying the property did not encompass the land to the north at the time of platting and development.

The variance of eight (8 ft.) feet will provide the width necessary to set the sign. There was no choice but to pursue a Variance, as the Corridor Overlay Sign Variance Requirements would have placed the sign in the middle of the driveway. Discussion took place regarding the visibility from

the road. Mr. Fillingim sat at the intersection to ensure the sign would not obscure the view. The sign is behind their proposed sidewalk.

With no other speakers coming forward to speak in favor nor in opposition, the public hearing was closed.

Property owners within 200 feet of the request were notified. There was one (1) response received in favor, with one (1) in opposition.

PLANNING STAFF RECOMMENDATION: Staff recommends approval.

Mr. Beermann moved to approve both requests for variances based upon the criteria and findings of Staff. Mr. Thomas seconded the motion. The motion to approve these Variances prevailed by the following vote:

AYES: Beermann, Odle, Loudermilk, Thomas, Langholtz

NAYS: None

ADJOURNMENT

There being no further business, Mr. Beermann moved to adjourn the meeting. The Board of Adjustment meeting was adjourned at 9:17 a.m.

Approved: Matt A. Hay, Chair

