
BOARD OF ADJUSTMENT REGULAR MEETING MINUTES
December 8, 2020 **8:30 a.m.**

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

Members Present: Mr. Scott Hay, Chairman
Mr. Robert Beermann
Mr. Mark Odle
Mr. Jon Loudermilk, Alternate
Mr. Bob Thomas, Alternate

Member Absent: Col. Morton Langholtz, Vice-Chairman
Mr. Roger Huber, Secretary

Staff Present: Mr. Michael Rice, Assistant City Manager
Mr. Mike Warrix, Director of Planning and Development Services
Ms. Kelley Messer, First Assistant City Attorney
Ms. Cheryl Sawyers, Planning Services Manager
Mr. Jared Smith, Planner II
Ms. Melissa Farr, Executive Assistant

Others Present: Mr. Tommy Roberts Mr. Scott Senter
Mr. Bryce Stickney Mr. Chase Denis
Mr. Eddie Magee

CALL TO ORDER

Mr. Hay 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. Odle made the motion to **approve** the minutes of the previous meeting, which was held on November 10, 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, Hay

NAYS: None

AGENDA ITEMS

BA-2020-03: Receive a Report and Hold a Discussion and Public Hearing on a request from owner Yi-Chien Lien, agent Lamar Outdoor, to seek a Special Exception to allow an offsite

advertising billboard within Agricultural Open Space (AO) Zoning. Legal description being 12.94 Acres out of C. A. Donovan original survey in the City of Abilene, Taylor County, Texas

Mr. Jared Smith presented this request. The applicant is requesting to construct a two-sided offsite advertising sign which will be 300 square feet in area. These two sides will be oriented towards east and west bound traffic along Antilley Road. The proposed height of this sign will be 35-feet at the highest point. Additionally, they intend to have the eastern facing side of the sign to be digital while the western face of the sign will be static.

Mr. Hay opened the public hearing. Speaking in favor was Mr. Tommy Roberts of Lamar Advertising. Mr. Roberts explained Antilley Road is the only conforming location for the area. He provided handouts, which explained the proposed lighting control system and showed the exact location for the sign.

Lamar Advertising operates two sizes of digital signs in Abilene. They try to place digital signs at intersections, which are approximately 200 feet from the intersection. Mr. Roberts was amenable to the approval of 300 square feet, if the Board was unwilling to grant approval for the 12 X 25, or 378 square feet maximum request. He shared that the size of the board could actually be smaller, due to the budget affected by the pandemic, but his presentation represented what the sign could be at the largest size implementation.

Mr. Scott Senter also spoke in favor of this request. He stated it would help generate income for the owner of the land. He also projected the sign would make the area feel more promotional, which may attract other institutions such as a bank, investment office, etc.

Mr. Chase Denis spoke in opposition of this request. He is a resident in the area. Seeing no one else present and desiring to be heard, Mr. Hay closed the public hearing.

Property owners within 200 feet of the request were notified. There were no (0) responses received in favor, with eleven (11) in opposition.

Discussion included:

- o Special conditions of this piece of property
- o Using the signage for public service announcements and the location as being a high-traffic area to receive the information
- o The uncertainty of future development and if the sign would affect projects, or not

PLANNING STAFF RECOMMENDATION: Staff recommends denial.

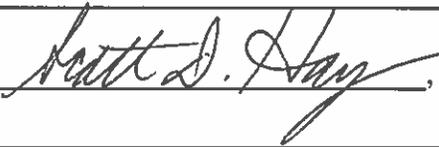
Mr. Beermann moved to approve this request based upon the discussion between the Board and the applicant. The approval is to allow signage up to the maximum requested dimensions, 378 or 360 (whatever they prefer), with the condition to include wrapping the pole base with rock for aesthetics. Mr. Thomas seconded the motion. The motion to approve this Special Exception prevailed by the following vote:

AYES: Beermann, Odle, Loudermilk, Thomas, Hay

NAYS: None

ADJOURNMENT

There being no further business, Mr. Beermann moved to adjourn the meeting. The Board of Adjustment meeting was adjourned at 9:42 a.m.

Approved: , Chair

