



BOARD OF ADJUSTMENT REGULAR MEETING MINUTES
July 13, 2021 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
Col. Morton Langholtz, Vice-Chairman
- Members Absent:** Mr. Jon Loudermilk
- Staff Present:** Mr. Michael Rice, Assistant City Manager
Mr. Mike Warrix, Director of Planning and Development Services
Mr. Tim Littlejohn, Assistant Director and Building Official
Mr. Van Watson, Assistant Building Official
Ms. Kelley Messer, First Assistant City Attorney
Ms. Cheryl Sawyers, Planning Services Manager
Mr. Brad Stone, Planner III
Ms. Melissa Farr, Executive Assistant
Ms. Molly Matties, Plans Examiner Trainee
Ms. Clarissa Ivey, Plans Examiner Trainee
- Others Present:** Ms. Rosaelena Landeros

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

Colonel Langholtz made the motion to approve the minutes of the previous meeting, which was held on May 11, 2021. Mr. Beermann seconded the motion. The vote to approve minutes was carried by four (4) with none in opposition.

AYES: Beermann, Odle, Langholtz, Hay
NAYS: None

AGENDA ITEMS

BA-2021-07: Receive a report, public hearing, discussion and action on a request for a Special Exception to allow the expansion of a nonconforming use at Lake Breeze Trailer Park, located at 902 East South 11th Street, Abilene, Texas

Mr. Brad Stone presented this request. The applicant is seeking approval of a special exception allowing expansion of a nonconforming use, specifically by increasing the number of spaces available for habitation of recreational vehicles at Lake Breeze Trailer Park.

Mr. Hay opened the public hearing. Mr. Tommy Hendrix, owner, spoke in favor of this request stating he seeks to expand the intensity of use at Lake Breeze Trailer Park, by converting the grass-covered courtyard into “pull-through” spaces for placement of nine additional recreational vehicles. 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 responses received in favor nor in opposition.

Colonel Langholtz moved to **approve** this request based upon the findings in the staff report to include the condition the applicant install a backflow prevention device as recommended by the City of Abilene Water Department. Mr. Beermann seconded the motion. The vote to **approve** minutes was carried by four (4) with none in opposition.

AYES: Beermann, Odle, Langholtz, Hay

NAYS: None

BA-2021-08: Receive a report, public hearing, discussion and action on a request for a 3-foot 2-inch Variance from the minimum 6-foot side building setback required in an RS-6 zoning district, located at 326 Shelton Street, being Lot 18 Block 1 of the Oakwood Addition, Abilene, Texas.

Mr. Brad Stone presented this request. The applicant is seeking a 3-foot, 2-inch variance from the minimum 6-foot side building setback ordinarily required in an RS-6 zoning district, to legitimize previous construction of a residential addition situated 2 feet, 10 inches from the south side boundary of her property at 326 Shelton Street.

Mr. Hay opened the public hearing. Ms. Rosaelena Landeros, owner, spoke in favor of this request sharing that she is trying to sell the single-family home site. The residential addition was built approximately ten years ago and was constructed without a building permit. She was unaware of this violation of zoning regulations.

Mr. Van Watson, assistant building official, spoke to clarify the issue of the window on the new construction on south side of her home. Mr. Watson stated the 2012 International Residential Code requires that anything less than three feet parallel to the property line may not have openings, such as windows. Seeing no one else present and desiring to be heard, Mr. Hay closed the public hearing.

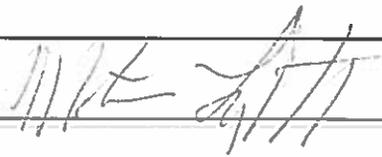
Property owners within 200 feet of the request were notified. Two (2) responses were received in favor with none (0) in opposition.

Mr. Beermann moved to **approve** this request with the condition that window reconstruction or replacement with solid wall must meet Abilene building code requirements. Mr. Odle seconded the motion. The vote to **approve** minutes was carried by four (4) with none in opposition.

AYES: Beermann, Odle, Langholtz, Hay
NAYS: None

ADJOURNMENT

There being no further business, Colonel Langholtz moved to adjourn the meeting. Mr. Beermann seconded the motion. The Board of Adjustment meeting was adjourned at 9:20 a.m.

Approved:  , Chair