



BOARD OF ADJUSTMENT REGULAR MEETING MINUTES

February 8, 2022

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. Bob Thomas
Ms. Dani Ramsay

Members Absent: Mr. Jon Loudermilk
Col. Morton Langholtz, Vice-Chairman

Staff Present: Mr. Michael Rice, Assistant City Manager
Ms. Kelley Messer, First Assistant City Attorney
Mr. Tim Littlejohn, Interim Director & Chief Building Official
Mr. Jared Smith, Planning Services Manager
Mr. Adam Holland, Planner I
Ms. Melissa Farr, Executive Assistant

Others Present: None

CALL TO ORDER

Mr. Hay called the meeting to order at 8:39 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 from both meetings. Mr. Thomas seconded the motion. The motion to **approve** the minutes prevailed by the following vote:

AYES: Ramsay, Beermann, Thomas, Hay

NAYS: None

AGENDA ITEMS

BA-2021-12: (Tabled from December 14, 2021 Meeting) Receive a Report and Hold a Discussion and Public Hearing on a Request from Josh Stallings (Represented by Gerard Real Estate LLC) for Approval of a Special Exception to Allow Expansion of a Nonconforming Use, Specifically By Converting a Vacant Accessory Building to an Additional Apartment Unit on the Site of Existing Apartment Buildings at 1250 Elm Street in a Heavy Commercial Zoning District.

Mr. Beermann moved to take this item from the table. Ms. Ramsay seconded the motion.

Mr. Jared Smith presented this request. The applicant is seeking approval of a special exception to allow expansion of a nonconforming use, specifically by converting a detached accessory building to an additional apartment unit on the site of existing apartment buildings.

Mr. Hay opened the public hearing. Seeing no one present and desiring to be heard, the public hearing was closed.

Property owners within a 200-foot radius of the property address were notified. There were no (0) responses received in favor, nor in opposition.

STAFF RECOMMENDATION: City staff recommends approving this requested special exception, subject to the following conditions:

- Prior to approval of required additions/alterations permits from the Planning & Development Services Office; the existing 20-foot-wide easement located at the rear of the subject property must be formally released by the City of Abilene.
- Prior to the release of this easement, the exiting 6-inch-wide sewer main located within the easement must be relocated. The re-routing and reconfiguration of this sewer main and the subsequently affected sewer service lines shall be in accordance with plans approved by the City Engineer illustrating how the sewer main will be relocated. The relocation of this sewer main must comply with the approved plans and shall be in coordination with the City of Abilene's Water Utilities Department.

Mr. Beermann moved to approve the Special Exception request as indicated in the staff report, with the recommended conditions. Mr. Thomas seconded the motion. The motion to **approve with conditions** prevailed by the following vote:

AYES: Ramsay, Beermann, Thomas, Hay
NAYS: None

ADJOURNMENT

There being no further business, Mr. Thomas moved to adjourn the meeting. Mr. Beermann seconded the motion. The Board of Adjustment meeting was adjourned at 8:50 a.m.

Approved: Scott D. Hay, Chairman