



BOARD OF ADJUSTMENT REGULAR MEETING MINUTES

March 8, 2022

8:30 a.m.

**BOARD OF ADJUSTMENT OF THE CITY OF ABILENE, TEXAS
ABILENE PUBLIC LIBRARY SOUTH BRANCH, MALL OF ABILENE**

- Members Present:** Mr. Scott Hay, Chairman
Col. Morton Langholtz, Vice-Chairman
Mr. Robert Beermann
Mr. Bob Thomas
- Members Absent:** Mr. Jon Loudermilk
- Staff Present:** Mr. Michael Rice, Assistant City Manager
Mr. Stanley Smith, City Attorney
Mr. Tim Littlejohn, Director & Chief Building Official
Mr. Adam Holland, Planner I
Ms. Melissa Farr, Executive Assistant
- Others Present:** Mr. James Sargent

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 from the regular meeting held on February 8, 2022. Mr. Beermann seconded the motion. The motion to **approve** the minutes prevailed by the following vote:

AYES: Langholtz, Beermann, Thomas, Hay

NAYS: None

AGENDA ITEMS

BA-2022-01: Receive a Report and Hold a Discussion and Public Hearing on a request from KeyCity Capital for approval of a 10-foot variance to allow construction of a duplex on a 50-foot-wide lot.

Mr. Adam Holland presented this request to the Board. The applicant is seeking a 10-foot variance from the minimum 60-foot lot width ordinarily required in Medium Density (MD) Zoning districts. The applicant intends on constructing a duplex on this tract of land.

The property is located within Medium Density (MD) zoning (previously classified as RM-3) and has been since 1974. Presently, the subject property is vacant. The land uses surrounding this subject property are single-family residences and duplexes to the South, West, and East which are all located within MD zoning, and a vacant lot zoned for office uses to the North.

Mr. Hay opened the public hearing. Mr. James Sargent spoke in opposition of this request, citing the main concern of safety issues and traffic in the alley. Seeing no one else 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: Approval

Colonel Langholtz made the motion to table this item. Mr. Thomas seconded the motion. The motion to table this request until the next regular scheduled meeting, prevailed by the following vote:

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

ADJOURNMENT

There being no further business, Mr. Beermann moved to adjourn the meeting. Mr. Thomas seconded the motion. The Board of Adjustment meeting was adjourned at 8:40 a.m.

Approved: Scott A. Hay, Chairman
Scott Hay