



BOARD OF ADJUSTMENT REGULAR MEETING MINUTES

May 10, 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. Jon Loudermilk
Ms. Dani Ramsay, Alternate

Staff Present: Mr. Michael Rice, Assistant City Manager
Ms. Kelley Messer, First Assistant City Attorney
Mr. Tim Littlejohn, Director of Planning and Development Services
Mr. Adam Holland, Planner I
Ms. Clarissa Ivey, Planner I
Ms. Melissa Farr, Executive Assistant

Others Present: Mr. James Sargent Mr. J.T. Unruh

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 March 8, 2022. Mr. Loudermilk seconded the motion. The motion to **approve** the minutes prevailed by the following vote:

AYES: Ramsay, Langholtz, Beermann, Loudermilk, 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.

This request was tabled at the previous meeting. Colonel Langholtz made the motion to remove this item from the table, and Mr. Beermann seconded the motion. The motion to **untable** this request prevailed by the following vote:

AYES: Ramsay, Langholtz, Beermann, Loudermilk, Hay

NAYS: None

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.

Mr. Hay opened the public hearing. Mr. J.T. Unruh (KeyCity Capital) spoke in favor, sharing his opinion that the impact of his project will be an improvement to the existing area.

Mr. James Sargent spoke in opposition, saying the rear entry of vehicles in the alley creates a burden. That traffic usually brushes against his fence. 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, with one (1) received in opposition.

STAFF RECOMMENDATION: Approval

Discussion among the Board confirmed encouragement of new development and improvements for the area.

Mr. Beermann made the motion to approve the request based upon the findings found within the staff report and criteria for approval. Colonel Langholtz seconded the motion. The motion to approve this request prevailed by the following vote:

AYES: Ramsay, Langholtz, Beermann, Loudermilk, Hay

NAYS: None

ADJOURNMENT

There being no further business, Colonel Langholtz moved to adjourn the meeting. Mr. Loudermilk seconded the motion. The Board of Adjustment meeting was adjourned at 8:57 a.m.

Approved: , Chairman
Scott Hay