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**BOARD OF ADJUSTMENT REGULAR MEETING MINUTES**

**July 12, 2022**

**8:30 a.m.**

**BOARD OF ADJUSTMENT OF THE CITY OF ABILENE, TEXAS  
CITY HALL COUNCIL CHAMBERS, 555 WALNUT STREET, ABILENE**

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**Members Present:** Mr. Scott Hay, Chairman  
Col. Morton Langholtz, Vice-Chairman  
Mr. Robert Beermann  
Mr. Jon Loudermilk  
Mr. Bob Thomas, 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:** Ms. Julia Garcia 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**

Mr. Loudermilk made the motion to approve the minutes from the regular meeting held on June 14, 2022. Colonel Langholtz seconded the motion. The motion to **approve** the minutes prevailed by the following vote:

**AYES: Langholtz, Beermann, Loudermilk, Thomas, Hay**

**NAYS: None**

**AGENDA ITEMS**

**BA-2022-03:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from KeyCity Capital of a 13-foot variance from the minimum 60-foot lot width ordinarily required for MF (Multi-family) Zoning districts.

Mr. Adam Holland presented this request. The applicant is seeking a 13-foot variance from the minimum 60-foot lot width ordinarily required in Multi-Family (MF) Zoning districts. The applicant intends on constructing a duplex on this tract of land, which is temporarily addressed as 1734 N. 2<sup>nd</sup> Street in north-central Abilene. The property is not a fully platted lot.

Mr. Hay opened the public hearing. Mr. J.T. Unruh spoke on behalf of KeyCity Capital. Seeing no one else present and desiring to be heard, Mr. Hay closed the public hearing.

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

Mr. Beermann noted there are special circumstances and conditions for this lot in that it is bounded by Antilley and property owner to the west would have to give up another three feet.

Colonel Langholtz moved to approve this variance request as stated and based upon the findings in the staff report. Mr. Loudermilk seconded the motion. The motion to **approve** the variance prevailed by the following vote:

**AYES: Langholtz, Beermann, Loudermilk, Thomas, Hay**

**NAYS: None**

**BA-2022-04:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request for an 8-foot variance from the minimum 60-foot lot width ordinarily required for RS-6 (Residential Single-family) Zoning districts.

Ms. Clarissa Ivey presented this request. The applicant is seeking an 8-foot variance from the minimum 60-foot lot width ordinarily required in Residential Single-Family (RS-6) Zoning districts. The applicant intends on constructing a Single-Family Residence on this tract of land. The subject property is temporarily addressed as 2811 Roberts Street located in South-central Abilene. The property is a platted lot.

Mr. Hay opened the public hearing. The proponent was not present to state his position. Ms. Julia Garcia spoke neither in favor nor opposition, but asked questions for clarification.

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

Board members expressed discomfort in approving this request without the applicant being present. There was also concern noted with the vacancy of two additional lots.

Colonel Langholtz moved to table this variance request until the next meeting is scheduled. Mr. Thomas seconded the motion. The motion to **table** the variance prevailed by the following vote:

**AYES: Langholtz, Beermann, Loudermilk, Thomas, Hay**

**NAYS: None**

### ADJOURNMENT

There being no further business, Mr. Beermann moved to adjourn the meeting. Colonel Langholtz seconded the motion. The Board of Adjustment meeting was adjourned at 8:54 a.m.