



BOARD OF ADJUSTMENT REGULAR MEETING MINUTES
November 8, 2022 8:30 a.m.

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

Members Present: Col. Morton Langholtz, Vice-Chairman
 Mr. Jon Loudermilk
 Mr. Bob Thomas, Alternate
 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. Randy Anderson, Assistant Director
 Mr. Adam Holland, Planner I
 Ms. Clarissa Ivey, Planner I
 Ms. Melissa Farr, Executive Assistant

Others Present: Mr. Bryan Irons Mrs. Jayne Irons
 Mr. Bruce Bixby Mr. Chris Shelton
 Ms. Wendy Nichols Mr. Landon Liles
 Mr. Hege

CALL TO ORDER

Colonel Langholtz 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 September 13, 2022. Ms. Ramsay seconded the motion. The motion to **approve** the minutes prevailed by the following vote:

AYES: Ramsay, Loudermilk, Thomas, Langholtz
NAYS: None

AGENDA ITEMS

BA-2022-11: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from Bruce Bixby to allow a group sign at 3858 Ridgmont Drive.

Mr. Adam Holland presented this request to allow an off-site sign for BioLife Plasma Services and a group sign for Firehouse Subs. BioLife Plasma Services is located at 3366 John Knox Drive. The existing 50' tall pole sign on that property cannot be seen from Ridgmont Drive due to the height of the hotel located at 3950 Ridgmont Drive. The applicant, and the owners of Firehouse Subs,

located on the subject site, are amicable to the idea of a group pole sign on the subject site for both businesses.

The subject property is located in a General Commercial (GC) zoning district and is surrounded by properties that are zoned GC. The subject site is used as a fast food restaurant. All surrounding uses are commercial.

Colonel Langholtz opened the public hearing. Ms. Wendy Nichols announced the request was made due to the lack of visibility from Ridgemont Drive. Mr. Chris Shelton clarified the intent is not to use nor remove the sign for Buffet King.

Mr. Bruce Bixby expressed the clear hardship of removing the sign, as a contract exists which means removal is not an option. When asked why Staff recommends removal of the existing sign on John Knox Drive, Mr. Holland replied it is to prevent overcrowding of signage in this area.

Property owners within a 200-foot radius of the property address were notified. One (1) response was received in favor, with one (1) received in opposition.

Discussion among the Board determined the removal of the sign would create a new hardship for other businesses. There is a need for visible signage from Ridgemont Drive.

Mr. Loudermilk made the motion to approve the construction of a new sign located at 3858 Ridgemont Drive based upon the findings in the staff report and Board discussion. The condition of approval is that it may only be a freestanding sign. Ms. Ramsay seconded the motion. The motion prevailed by the following vote:

AYES: Ramsay, Loudermilk, Thomas, Langholtz

NAYS: None

BA-2022-12: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from Jayne Irons for a two-foot (2') variance from the side yard setback and one-foot (1') variance from the rear setback required for an eighteen-foot (18') tall detached accessory building in Residential (RS-12) Zoning district.

Ms. Clarissa Ivey presented this request. A two-foot (2') variance from the required side yard setback and one-foot (1') variance from the required rear setback is requested to allow an eighteen-foot (18') tall detached accessory building in a Residential (RS-12) zoning district.

The property is located at 2425 Shoreline Drive. The subject lot meets the minimum size requirements of the Residential (RS-12) zoning district. All of the properties surrounding the subject site are located in the RS-12 zoning district. A single-family residence currently exists on the subject lot and all adjacent lots.

Colonel Langholtz opened the public hearing. Mr. Bryan Irons shared that he is working with West Texas Solar on this project. The purpose for the 24 X 50 accessory building is for storage use. There are solar panels on the building. He stated he would have lowered the pitch had he been aware of being in violation.

Property owners within a 200-foot radius of the property address were notified. There were five (5) responses received in favor, with none (0) received in opposition.

The Board discussed the fact that the exception for solar panels is enough to make a motion for approval.

Mr. Loudermilk made the motion to approve this variance request based upon the findings of Staff and the hardship created by the purpose of the structure. Mr. Thomas seconded the motion. The motion prevailed by the following vote:

AYES: Ramsay, Loudermilk, Thomas, Langholtz

NAYS: None

ADJOURNMENT

There being no further business, Mr. Loudermilk moved to adjourn the meeting. Ms. Ramsay seconded the motion. The Board of Adjustment meeting was adjourned at 9:11 a.m.

Approved:  Vice Chairman
Col. Morton Langholtz

