
BOARD OF ADJUSTMENT REGULAR MEETING MINUTES

January 12, 2021

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. Mark Odle
Mr. Bob Thomas, Alternate

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

Staff Present: Mr. Michael Rice, Assistant City Manager
Mr. Mike Warrix, Director of Planning and Development Services
Mr. Zack Rainbow, Assistant Director
Ms. Kelley Messer, First Assistant City Attorney
Ms. Cheryl Sawyers, Planning Services Manager
Mr. Nick Watts, Planner I
Ms. Melissa Farr, Executive Assistant

Others Present: Mr. Tommy Roberts Mr. Scott Senter
Mr. Bryce Stickney Mr. Chase Denis
Mr. Eddie Magee

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.

Mr. Hay spoke to recognize a former Board member, Mr. Roger Huber, who passed on January 2, 2021. Mr. Huber served on this Board since 2007.

MINUTES

Mr. Odle made the motion to approve the minutes of the previous meeting, which was held on December 8, 2020. Mr. Beermann seconded the motion. The vote to approve minutes was carried by four (4) with none in opposition.

AYES: Beermann, Odle, Thomas, Hay

NAYS: None

AGENDA ITEMS

BA-2021-01: Receive a Report and Hold a Discussion and Public Hearing on a request from Ameritex Homes, agent Daniel Zarate, to seek a ten (10) foot variance from the minimum lot width of 60 feet for 1402, 1414, 1422, 1426, 1442 Plum Street. Additionally the applicants are seeking a six (6) foot variance from the minimum 15 foot exterior street side setback for 1402 Plum Street.

Mr. Nick Watts presented this request. The applicant requests approval of five (5) lot width variances of 10-feet from the minimum lot width of 60-foot in Single-Family Residential (RS-6) District, for 1402, 1414, 1422, 1426 and 1442 Plum Street and one (1) 6-foot variance from the minimum 15-foot exterior street side setback in RS-6, for 1402 Plum Street.

Mr. Hay opened the public hearing. Mr. Daniel Zarate spoke in favor and was available to answer any questions.

Mr. Steven Woodard approached the lectern to inquire about the ownership of 1402 Plum Street, stating it used to belong to a family member. He was advised to speak with the current owner of the property and/or search the Deed records at the County Courthouse.

Seeing no one else present and desiring to be heard, Mr. Hay closed the public hearing. Mr. Woodard requested to ask another question, so Mr. Hay reopened the public hearing. Mr. Woodard spoke to the developers. Mr. Hay closed the public hearing again.

Property owners within 200 feet of the request were notified. There were no (0) responses received in favor, with one (1) in opposition.

PLANNING STAFF RECOMMENDATION: Staff recommends approval.

Based upon the findings provided in the staff report as criteria for approval, Mr. Beermann moved to **approve** the request for a ten (10) foot variance from the minimum lot width of 60 feet. Mr. Odle seconded the motion. The motion to **approve** this Variance prevailed by the following vote:

AYES: Beermann, Odle, Thomas, Hay

NAYS: None

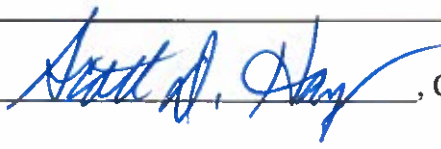
Based upon the findings provided in the staff report as criteria for approval, Mr. Beermann moved to **approve** the request for a six (6) foot variance from the minimum 15 foot exterior street side setback. Mr. Odle seconded the motion. The motion to **approve** this Variance prevailed by the following vote:

AYES: Beermann, Odle, Thomas, Hay

NAYS: None

ADJOURNMENT

There being no further business, Mr. Beermann moved to adjourn the meeting. Mr. Odle seconded the motion. The Board of Adjustment meeting was adjourned at 9:05 a.m.

Approved: , Chair