



City of Abilene Board of Adjustment Agenda

Notice is hereby given of a meeting of the Board of Adjustment to be held on Tuesday, November 22, 2016 at 8:30 AM at 555 Walnut Street, 2nd Floor Council Chambers, for the purpose of considering the following agenda items.

1. **Call to Order**
2. **Minutes**
 - a. Approval of Revised Minutes from October 11, 2016 and Minutes from Last Meeting, November 8, 2016
3. **Agenda Items:**
 - a. **BA-2016-36 (Tabled from 10/11/2016)**
A public hearing to consider a request from Jose A. Quinonez for a Special Exception to locate a carport in the front yard building setback in RS-6 (Residential Single Family) zoning. Legal description being ANNWOOD ADDITION, BLOCK 2, LOT 7. Located at 2802 Caton Place.
 - b. **BA-2016-43**
A public hearing to consider a request from David Parker, agent Kris Tooley for a Special Exception to locate an off-site advertising sign in AO (Agricultural Open Space) zoning. Legal Description being A1457 SURVEY 35 T & P RY CO, BLOCK 16, ACRES 14.9. Located at 8496 W. Overland Trail.
4. **Adjournment**

NOTICE

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending Board of Adjustment meetings. To better serve you requests should be received forty-eight (48) hours prior to the meetings. Please contact Planning at 676-6237. Telecommunication device for the deaf is 676-6360.

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the _____ day of _____, 2016, at _____ o'clock (A.M.) (P.M.) . _____ City Secretary



**Board of Adjustment
Agenda Memo**

Board of Adjustment Meeting Date: 11/22/2016

TO: Mr. Dana L. Schoening, Director of Planning and Development Services

FROM: Mr. Zack Rainbow, Planning Services Manager

BA-2016-36 (Tabled from 10/11/2016)

SUBJECT: A public hearing to consider a request from Jose A. Quinonez for a Special Exception to locate a carport in the front yard building setback in RS-6 (Residential Single Family) zoning. Legal description being ANNWOOD ADDITION, BLOCK 2, LOT 7. Located at 2802 Caton Place.

GENERAL INFORMATION

LAND USES:

This property and the surrounding properties are developed with single family homes.

THE FOLLOWING 3 CRITERIA MUST BE FOUND IN THE AFFIRMATIVE TO APPROVE THIS REQUEST:

1. THE PROPOSED USE IS COMPATIBLE WITH THE AREA:

There are other front carports located in the surrounding area that appear to be within the front building setback.

2. THERE WOULD BE NO SIGNIFICANT NEGATIVE EFFECT ON PUBLIC FACILITIES:

Staff anticipates no negative effects on public facilities from a carport at this location.

3. THE REQUEST IS IN HARMONY WITH THE INTENT OF THE REGULATIONS:

The intent of this regulation is to allow carports in front yards only in areas where such structures already exist. This provides for uniform and consistent development in areas with no front carports while providing an opportunity for property owners in areas with carports to make similar improvement to their properties. Since this proposed carport is in an area with similar front carports, the proposal is consistent with the intent of the regulation.

REQUEST ANALYSIS:

The applicant wishes to construct a 20' x 22' front carport extending from the garage. The carport would need to be at least 3' from the side property line and 17' from the curb at 2802 Caton Pl. The parkway width on Caton Pl. is 12'. The Board of Adjustment has the authority to grant a Special Exception for a front carport up to 5' from the front property line. Therefore, if the Special Exception is granted the carport must be a minimum of 17' from the curb.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Approval, the request meets the criteria necessary to grant a Special Exception.

BOARD OR COMMISSION RECOMMENDATION

The Board of Adjustment will hear this request at a special meeting on November 22, 2016.

ATTACHMENTS:

Description	Type
☐ Staff Report	Backup Material

BA-2016-36
(Tabled from 10/11/2016)



OWNER: Jose A. Quinonez

AGENT: none

LOCATION: 2802 Caton Pl.

REQUEST: Special Exception to locate a carport in the front yard setback.

ZONING: Parcel: RS6 (Residential Single-Family) East: RS6
North: RS6 West: RS6
South: RS6

LAND USES:

This property and the surrounding properties are developed with single family homes.

THE FOLLOWING 3 CRITERIA MUST BE FOUND IN THE AFFIRMATIVE TO APPROVE THIS REQUEST:

1. THE PROPOSED USE IS COMPATIBLE WITH THE AREA:

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OWNER	SITUS	RESPONSE
ALEXANDER JANE H	2802 BARROW ST	
ALTOM BILL & JANIS	2808 BARROW ST	
BINGAMAN CHARLES G & MINNIE I	2811 CATON PL	
BOOZER MELBA J	2732 BARROW ST	
CAMARILLO BARRY C & BECKY	2750 CATON PL	
CAMARILLO FRANCISCO A &	2734 CATON PL	
CHURCH OF GOD	2826 BARROW ST	
CHURCH OF GOD	2826 BARROW ST	
CITIMORTGAGE INC	2807 CATON PL	
COLLINS JAMES	2818 CATON PL	
COX DIEDRA L	2803 CATON PL	
GARDNER LESLIE	2738 BARROW ST	
GILLILAND JULIE WILLIAMSON	2815 CATON PL	
HASTY BEVERLY JEAN	2731 CATON PL	
HIGGINS DIANA D	2809 CATON PL	
HOLMES RON & LETA	2801 CATON PL	
JORDAN RICHARD W & FRANCES E	2813 CATON PL	
LANGFORD KELLY	2804 BARROW ST	
LEIGH RODGERS INVESTMENTS LLC	3109 S 27TH ST	
LEIGH RODGERS INVESTMENTS LLC	3100 S 27TH ST	
LEIGH RODGERS INVESTMENTS LLC	3117 S 27TH ST	
MAJESTY HOMES LLC	3141 S 27TH ST	
MAJESTY HOMES LLC	3143 S 27TH ST	
MAZUREK JOHN	2834 CATON PL	
MC WILLIAMS BETTY A	2810 BARROW ST	
MEDINA LAURA PENA	2735 CATON PL	
MEEKS GLENN	2801 SHEPHERD ST	
MEISTER-ARES VICTORIA TRUST	2814 BARROW ST	
MEISTER-ARES VICTORIA TRUST	2816 BARROW ST	
MONK SHERMAN W	2749 SHEPHERD ST	
PAR VENTURE HOLDINGS LLC PROJECT SERIES	2736 BARROW ST	
QUINONEZ JOSE A & MIRIAN N	2802 CATON PL	
REED CATHY S	2812 BARROW ST	
RICCO STEVE A & CLARA A	2841 SHEPHERD ST	
RODGERS LAURA C	2850 CATON PL	
SCJ HOLDINGS A LLC	2729 CATON PL	
SHANKS VIRGINIA	2737 CATON PL	
SMITH ELIZABETH A	2805 CATON PL	
SPIEKER BO & ASHLEY	2833 SHEPHERD ST	
THOMAS INVESTING VENTURES LLC	3125 S 27TH ST	
TRAN RACHEL	2733 CATON PL	
VALLONE MICHAEL S	2734 BARROW ST	
VELEZ ADRIANA	3149 S 27TH ST	
WALDEN J C	2717 SHEPHERD ST	
WILEY JASON L & MARY S	2806 BARROW ST	
WORKMAN ROY F & ZENA A	2817 SHEPHERD ST	





**Board of Adjustment
Agenda Memo**

Board of Adjustment Meeting Date: 11/22/2016

TO: Mr. Dana L. Schoening, Director of Planning and Development Services

FROM: Mr. Zack Rainbow, Planning Services Manager

BA-2016-43

SUBJECT: A public hearing to consider a request from David Parker, agent Kris Tooley for a Special Exception to locate an off-site advertising sign in AO (Agricultural Open Space) zoning. Legal Description being A1457 SURVEY 35 T & P RY CO, BLOCK 16, ACRES 14.9. Located at 8496 W. Overland Trail.

GENERAL INFORMATION

LAND USES:

This property as well as most the surrounding properties are primarily used for agricultural purposes. The property to the west is an oil field services facility.

COMPATABILITY WITH SURROUNDING LAND USES:

The applicant is requesting a Special Exception to construct an off-site advertising sign located in the southwest corner of their property. The sign would be located on W. Overland Trail and oriented to I-20 and the access road with the purpose of advertising to those drivers. Staff feels that this use is compatible because it is located along 2 thoroughfares that are designated as “expressways” and off-site advertising signs are allowed along and oriented to I-20. The ordinance also states, “In determining the suitability of a site within the AO district, the Board shall consider the proximity of the proposed location to existing...residential uses...”. The request meets this criteria as well as the closest residential uses are approximately 2300’ away from the proposed sign location.

EFFECTS ON PUBLIC FACILITIES:

Staff anticipates no negative effects on public facilities from the proposed use.

RELATIONSHIP TO THE INTENT OF THE REGULATION:

The intent of the regulation is to assure that off-site advertising signs in AO zoning districts are located in areas that are deemed compatible with the surrounding land uses and also to assure that they are located an appropriate distance from residential uses. In this situation, staff feels that the proposed use is located far enough away from residential uses and the request is compatible with the area.

REQUEST ANALYSIS:

The applicant is requesting a Special Exception to construct a two sided, off-site advertising sign located in the southwest corner of their property. The sign would be located on W. Overland Trail and oriented to I-20 and the access road. The applicants stated that they are wishing to build a 35’ tall, 2-sided, T shaped sign. The total area of the sign would measure 12’x38’. The applicant wishes to use this location in order to get the maximum

amount of exposure to both I-20 and the access road. The sign meets all spacing requirements from other off-site advertising signs in every direction and is located approximately 2300' from the nearest residential use.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval. The request meets the criteria necessary to grant a Special Exception.

BOARD OR COMMISSION RECOMMENDATION

The Board of Adjustment will hear this request at the special meeting on November 22, 2016.

ATTACHMENTS:

Description	Type
□ Staff Report	Backup Material



BA-2016-43

Applicant: David Parker

Agent: Kris Tooley

Location: 4550 Peppergrass Lane

Request: Special Exception to locate an Off-Site Advertising sign in an AO zoning district.

Zoning: Parcel: AO (Agricultural Open Space) East: AO
North: AO West: City of Tye city limits
South: I-20 ROW

LAND USES:

This property as well as most the surrounding properties are primarily used for agricultural purposes. The property to the west is an oil field services facility.

COMPATABILITY WITH SURROUNDING LAND USES:

The applicant is requesting a Special Exception to construct an off-site advertising sign located in the southwest corner of their property. The sign would be located on W. Overland Trail and oriented to I-20 and the access road with the purpose of advertising to those drivers. Staff feels that this use is compatible because it is located along 2 thoroughfares that are designated as “expressways” and off-site advertising signs are allowed along and oriented to I-20. The ordinance also states, “In determining the suitability of a site within the AO district, the Board shall consider the proximity of the proposed location to existing...residential uses...”. The request meets this criteria as well as the closest residential uses are approximately 2300’ away from the proposed sign location.

EFFECTS ON PUBLIC FACILITIES:

Staff anticipates no negative effects on public facilities from the proposed use.

RELATIONSHIP TO THE INTENT OF THE REGULATION:

The intent of the regulation is to assure that off-site advertising signs in AO zoning districts are located in areas that are deemed compatible with the surrounding land uses and also to assure that they are located an appropriate distance from residential uses. In this situation, staff feels that the proposed use is located far enough away from residential uses and the request is compatible with the area.

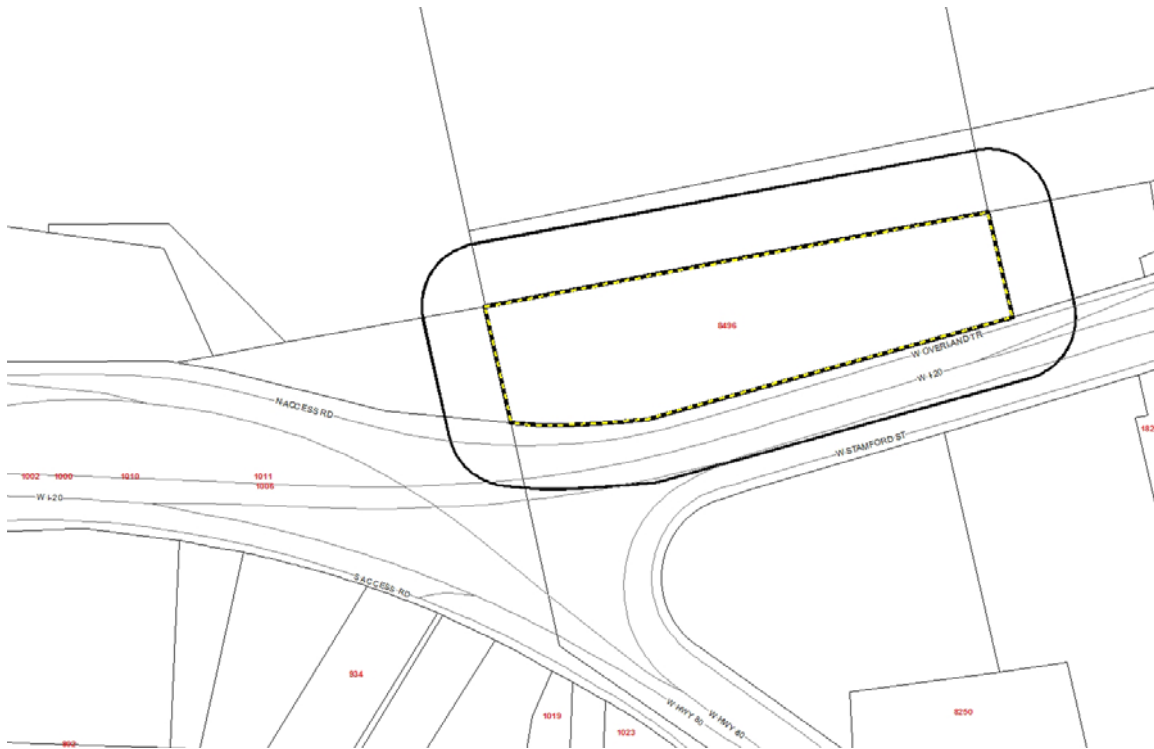
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STAFF RECOMENDATION:

Staff recommends approval. The request meets the criteria necessary to grant a Special Exception.

BA-2016-43



OWNER	ADD2	RESPONSE
CACTUS SQUARED LLC	5701 BUFFALO GAP RD	
CACTUS SQUARED LLC	5701 BUFFALO GAP RD	
CACTUS SQUARED LLC	5701 BUFFALO GAP RD	
CACTUS SQUARED LLC	5701 BUFFALO GAP RD	
CACTUS SQUARED LLC	PO BOX 6401	
HANTMAN JOSEPH	18855 WELL WORTH AV	



