

STATE OF TEXAS
COUNTIES OF POTTER & RANDALL
CITY OF AMARILLO

MINUTES

On August 10, 2017, the Zoning Board of Adjustments met at 4:00 p.m. at City Hall, 509 E 7th Ave, third floor Room 306 to review of agenda items and consideration of future agenda items. The board then met at 4:30 p.m. for a Regular meeting at City Hall, 509 E 7th Ave, in room 306.

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD SINCE APPOINTMENT	NO. OF MEETINGS ATTENDED
Larry Mills	Yes	31	25
Craig Davis	Yes	13	12
Tom Kolius	Yes	13	13
Ryan Brewster	Yes	14	9
Chris Rhynehart	Yes	12	7
ALTERNATE MEMBERS			
Farrar Mansfield	No	14	7
Claudia Stuart	No	7	6
Matthew Tavern	No	6	3
Jackie Payne	No	6	5

Also in attendance were:

Randy W. Schuster	BUILDING OFFICIAL, CITY OF AMARILLO
Jonathan Lofton	DEPUTY BUILDING OFFICIAL, CITY OF AMARILLO
Leslie Schmidt	SENIOR ASST. CITY ATTORNEY
Mason Rogers	OWNER'S REPRESENTATIVE
Mike Ritter	OWNER'S REPRESENTATIVE
Sam Moore	OWNER'S REPRESENTATIVE

ITEM 1: Call to Order by Chairman Mr. Larry Mills, established a quorum and called the regularly scheduled meeting of the Zoning Board of Adjustments to order at 4:30 p.m.

ITEM 2: Approval of Minutes from Regular Meeting held on June 8, 2017. Motion was made by Mr. Craig Davis, seconded by Mr. Chris Rhynehart and unanimously carried to approve such minutes as written.

ITEM 3: V-08-17: Location: 26 Prestwick

Legal Description: La Paloma Estates #4, Block 0009, lots 3-5

Property Owner: Kristan & Cindu Bhargavi Yalamanchili

Applicant: Mason Rogers DBA Playa Design

Variance Requested: Reduce the front yard setback from 15' to 3'3"

Mr. Mason Rogers testified on behalf of the owner stating that the project involved construction on a unique property and topography. Further that because of the steep grade along the rear property line the structure design worked best if moved forward, thus allowing use of the rear yard space, and foregoing the need for a substantial retaining wall. He also pointed out that only portions of the proposed structure would encroach into setback and the remainder did meet setback requirements. He added that the proposal would not interfere with pedestrian access as a continuous sidewalk is provided across the street. Mr. Chris Rhynehart inquired about the affect this may have on the residence directly behind or east of this proposal. Mr. Mason Rogers stated that as designed, the roof peak of proposed structure

would be at approximate height of finished floor of the referenced residence, therefore offering little or no obstruction of view to the surrounding area. Chairman Mr. Larry Mills asked for comment from city staff; Mr. Jonathan Lofton re-stated staff position as found in summary and that 14 letters went out to properties within 200' of the subject property; of those; two were returned; one opposing and one in favor. There bring no other comments or questions Mr. Larry Mills called for a motion. Mr. Chris Rhynehart made a motion to approve the variance, seconded by Mr. Tom Kolius, the motion passed with five members voting to support, zero against.

Item 4: V-09-17 Location: 5300 E. Amarillo Blvd.

Legal Description: Sect 105 AB&M, Lot 0002, 9.63 ACS BEG 697FT E & 50FT S of NW Cor


Property Owner: DJK, John Bushman V.P.

Applicant: CD DG Amarillo, LLC

Special Exception Requested: To reduce the number of required Off-Street Parking from 36 spaces to 30

Mr. Sam Moore testified on behalf of the owner. In his testimony he referenced market studies done by Dollar General Stores; those studies noted that a typical customer visit is 15 minutes or less and that on average 13 cars would occupy the lot. Chairman Mr. Larry Mills asked if the Board or audience had questions, there were none. Chairman Mr. Larry Mills asked for comment from city staff; Mr. Jonathan Lofton stated 15 letters were sent out to property owners within 200' of the subject property; of those 2 were returned; both in favor of the exception. . There bring no other comments or questions Chairman Mr. Larry Mills called for a motion. Mr. Ryan Brewster made a motion to approve the exception, seconded by Mr. Craig Davis, the motion passed with five members voting to support, zero against.

ITEM 5: Adjournment. There, being no public comment or further business, Chairman Mr. Larry Mills called for a motion to adjourn. Mr. Ryan Brewster made a motion to adjourn, seconded by Mr. Craig Davis, the motion passed and meeting adjourned at 4:47pm. This meeting was recorded and all comments are on file with the Department of Building Safety.


Larry Mills, Chairman, Zoning Board of Adjustments

ATTEST.

Randy W. Schuster, Secretary to the Board