

STATE OF TEXAS  
 COUNTIES OF POTTER & RANDALL  
 CITY OF AMARILLO

MINUTES

On February 08, 2018, the Zoning Board of Adjustments met at 4:00 p.m. at City Hall, 509 E 7<sup>th</sup> 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 7<sup>th</sup> Ave, in City Council Chambers.

| VOTING MEMBERS           | PRESENT | NO. MEETINGS HELD SINCE APPOINTMENT | NO. OF MEETINGS ATTENDED |
|--------------------------|---------|-------------------------------------|--------------------------|
| Craig Davis              | Yes     | 16                                  | 15                       |
| Tom Kofius               | No      | 16                                  | 14                       |
| Ryan Brewster            | Yes     | 17                                  | 12                       |
| Chris Rhynehart          | Yes     | 15                                  | 9                        |
| <b>ALTERNATE MEMBERS</b> |         |                                     |                          |
| Claudia Stuart           | No      | 10                                  | 7                        |
| Matthew Tavern           | No      | 9                                   | 4                        |
| Jackie Payne             | Yes     | 9                                   | 7                        |

Also in attendance were:

Randy Schuster  
 Jonathan Lofton  
 Mick McKamle  
 Diane Taylor  
 Joe Bob McCartt  
 Steve Pair  
 Richard Brown  
 David Worsley  
 Marcus Norris  
 Cheryl Smith  
 Troy Dickson

BUILDING OFFICAL, CITY OF AMARILLO  
 DEPUTY BUILDING OFFICIAL, CITY OF AMARILLO  
 CITY ATTORNEY, CITY OF AMARILLO  
 APPLICANT  
 APPLICANT  
 AGAINST VARIANCE  
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 AGAINST VARIANCE

Mr. Craig Davis, called the Zoning Board of Adjustments to order at 4:30 p.m., recited the procedural rules, and swore in those planned to give testimony.

**ITEM 1:** Approval of Minutes from Regular Meeting held on November 09, 2017. Motion was made by Mr. Chris Rhynehart, seconded by Mr. Ryan Brewster and unanimously carried to approve such minutes as written.

**ITEM 2: V-01-18:**

**Location:** 1 Broadcast Center/1100 Buchanan

**Legal Description:** Plemons, Lot Block 0147, N 100ft of 4 Less Exp, Row Blk 171 & All of Blk, 147 Less Exp Row Plus, Vacated Alley & Streets

**Property Owner:** Sinclair Communications

**Applicant:** KVII/Sinclair Communications LLC

**Variance Requested:** Consider a variance request to allow a chain-link security fence in the Downtown Amarillo Urban Design District (DAUDS).

Applicant Diane Taylor with KVII/Sinclair Communications notified the board of the recent denial of the special exception presented to the DAUDS board. She asked for the consideration of the zoning board to overturn the decision made. She then stated that she was unaware of the downtown standards of the type of fence that need to be installed to meet the standards put into place; and in order to meet such standards it would come at great cost in addition to the cost of the removal of the fence already constructed on the property. The following citizens Steve Pair, Richard Brown, David Worsley, Marcus Norris, Cheryl Smith, and Troy Dickson all asked the board to consider upholding the previous decision of the Downtown Amarillo Design Standards Board (DAUDS) of denial. Each spoke to the importance of why these standards were put into place and how these standards are a key role in the efforts of the revitalization of downtown Amarillo. Acting Chairman Mr. Craig Davis then asked if the Board or audience had any further questions, there were none. Acting Chairman Mr. Craig Davis asked for comment from city staff; Mr. Jonathan Lofton stated sixteen letters were sent out to property owners within 200' of the subject property; of those none were returned; in support of the variance, none were returned in opposed of the variance. There bring no other comments or questions Acting Chairman Mr. Craig Davis called for a motion. Ms. Jackie Payne made a motion to deny the variance, seconded by Mr. Ryan Brewster, the motion passed 4:0.

**ITEM 3: V-02-18:**

**Location:** 1619 S. Kentucky

**Legal Description:** Westview Square #8, Lot Block 0004, All of 2 Blk 4, Westview, Sq #6 Plus, All of 3

**Property Owner:** WSQ Investors, LP

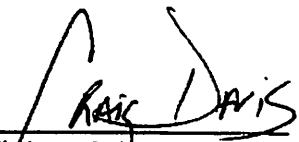
**Applicant:** Joe Bob McCartt

**Special Exception:** Consider a request to reduce the number of required Off-Street parking spaces from 572 to 552 spaces.

Applicant Joe Bob McCartt explained to the board the reasoning of his request to reduce the number of off street parking spaces is for the purpose of constructing a new retail space in the already constructed business park. Acting Chairman Mr. Craig Davis asked for comment from city staff; Mr. Jonathan Lofton stated fourteen letters were sent out to property owners within 200' of the subject property; of those returned; three in support of the variance, one in opposed of the variance. There bring no other comments or questions Acting Chairman Mr. Craig Davis called for a motion. Ms. Jackie Payne made a motion to deny the variance, seconded by Mr. Ryan Brewster, the motion passed 4:0.

**ITEM 4: Public Forum.** There was no Public Forum.

**ITEM 5: Adjournment.** There, being no public comment or further business, Acting Chairman Mr. Craig Davis called for a motion to adjourn. Mr. Chris Rhynehart made a motion to adjourn, seconded by Mr. Ryan Brewster, the motion passed and meeting adjourned at 4:52 pm. This meeting was recorded and all comments are on file with the Department of Building Safety.

  
Acting Chairman Craig Davis, Zoning Board of Adjustments

ATTEST  
  
Randy W Schuster, Secretary to the Board