

STATE OF TEXAS  
 COUNTIES OF POTTER & RANDALL  
 CITY OF AMARILLO

MINUTES

On October 11, 2018, the Zoning Board of Adjustments met at 4:15 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	No	19	17
Tom Kolius	Yes	19	17
Ryan Brewster	No	20	14
Chris Rhynehart	No	18	11
<b>ALTERNATE MEMBERS</b>			
Claudia Stuart	Yes	13	10
Matthew Tavern	Yes	12	6
Jackie Payne	Yes	12	9
Alpesh Patel	Yes	4	1

Also in attendance were:

Randy Schuster  
 Gwen Gonzales  
 Leslie Schmidt  
 Dirk Van Reenen

BUILDING OFFICAL, CITY OF AMARILLO  
 BUILDING SAFETY MANAGER, CITY OF AMARILLO  
 CITY ATTORNEY, CITY OF AMARILLO  
 APPLICANT

Mr. Tom Kolius, 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 May 10, 2018. Motion was made by Ms. Claudia Stuart, seconded by Ms. Jackie Payne and unanimously carried to approve such minutes as written.

**ITEM 2: Consider Variance V-05-18:**

Consider a variance request to increase the maximum allowed lot coverage from the allowed 65% to 77% for an addition to a single family residence.

**Location:** 1300 Westcliff Pkwy

**Zoned:** PD-55

**Legal Description:** Westcliff Park #3, Lot 022 Block 0029

**Property Owner:** Dirk & Androetta Van Reenen

**Applicant:** Dirk Van Reenen

**Variance Requested:** Increase the maximum allowed lot coverage from the allowed 65% to 77% for an addition to a single family residence.

Applicant, Dirk Van Reenen, explained that he had applied for a building permit to add a deck with a portion of it being covered onto his home. The permit was denied because the allowable lot coverage would exceed 65%. Mr. Kolius asked if the Board members had any questions, none. Mr. Kolius asked if there were any who wished to speak to either support or oppose the variance. Mr. Bruce Fielder, 1300

Westcliff Pkwy #2 stated he was a neighbor and the secretary of the Homeowners Association. He was in support of the variance. Mr. Mike Hale, 1300 Westcliff #21, stated he was a neighbor and that he currently has a lot coverage of 74%. Mr. Hale wanted to know when the percentage had changed to 65% and that he supported the variance. Mr. Kolius asked Mr. Randy Schuster, Building Official, to answer. Mr. Schuster stated that the Planned Development specifically stated 55% lot coverage. There had been multiple amendments to the Planed Development; research showed there was no authorization to exceed 65%. However, there are multiple properties enjoying this condition, the City is not going back and retroactively enforcing any percentage. This is a matter of course because this lot coverage was brought to the City's attention and this variance will create a "grandfathered" or "legal conforming" for those exceeding 65%. Mr. Kolius then asked if the City had any comments. Mr. Schuster stated that the City of Amarillo has nothing to add and supports the variance, since the number of lots that enjoyed the same conditions and had no adverse affect on the neighborhood. The City then stated that 24 letters were mailed to surrounding properties and of those, 13 letters were returned; 12 in support, 1 wanted a delay, 0 opposed. There being no other comments or questions Acting Chairman, Mr. Tom Kolius called for a motion. Ms. Claudia Stuart made a motion to approve the variance, seconded by Mr. Matthew Tavern; the motion passed 5:0.

**ITEM 3: Public Forum.** There was no public forum.

**ITEM 4: Adjournment.**

There, being no further business, Acting Chairman Mr. Tom Kolius called for a motion to adjourn. Mr. Matthew Tavern made a motion to adjourn, seconded by Ms. Claudia Stuart, the motion passed and meeting adjourned at 4:40 pm. This meeting was recorded and all comments are on file with the Department of Building Safety.



Acting Chairman Tom Kolius, Zoning Board of Adjustments

ATTEST:



FOR Randy W Schuster, Secretary to the Board