

MINUTES

On September 27, 2021, the Zoning Board of Adjustments met at 3:00 pm for a Work Session and at 3:30 p.m. for a Regular meeting at City Hall, 601 S Buchanan St, third floor, City Council Chambers.

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD SINCE APPOINTMENT	NO. OF MEETINGS ATTENDED
Craig Davis	Yes	34	31
Chris Rhynehart	Yes	34	29
Cory Mathis	Yes	15	13
Paul French	Yes	15	14
Claudia Stuart	Yes	27	24
ALTERNATE MEMBERS			
Alpesh Patel	No	19	2
Johnnie O'Dell	No	15	1

Also in attendance were:

Justin Oppel
Leslie Schmidt
Shayla Sotelo

DEPUTY BUILDING OFFICIAL, CITY OF AMARILLO
SENIOR ASSISTANT CITY ATTORNEY, CITY OF AMARILLO
ADMINISTRATIVE SPECIALIST, CITY OF AMARILLO

Mr. Craig Davis called the Zoning Board of Adjustments to order at 3:30 p.m., recited the procedural rules.

Item 1: Approval of the minutes from Regular Meeting held on June 10, 2021. Motion was made by Mr. Paul French to approve the minutes, seconded by Ms. Claudia Stuart. The minutes were unanimously approved.

Item 2: Consider Variance V-21-20

Location: 8801 Town Square Blvd
Legal Description: Town Square #9, Lot 001 Block 0001
Property Owner: Retail Buildings, Inc
Applicant: Mark Grubbs
Variance Requested: Waive the requirement for screen fencing

Mr. Mark Grubbs, applicant, stated the property is on the southwest side of Town Square and Soncy Street and is proposed to be a Braum’s Store. He then stated the property is surrounded by agriculture zones on the south and west sides. Mr. Grubbs stated that at the site plan approval stage, staff informed them to show the screen fencing on the south and west side of the property, even though the rewrite of the code would alleviate it between commercial and agriculture zones. He then stated that since the rewrite has

not been adopted and construction is moving forward, staff recommended to ask for a variance to remove the fencing. Mr. Davis then asked if the City had comments. Mr. Justin Oppel stated the staff analysis and recommendation. Ms. Claudia Stuart asked how many letters were sent to the neighboring properties. Mr. Justin Oppel stated 2 letters were sent and 0 were returned. Mr. Paul French asked when the change to the code started. Mr. Oppel informed the Board that it is administered through the Planning Department and believed it was approximately 2 years ago. Ms. Claudia Stuart made a motion to approve the variance, based on item B and C; seconded by Mr. Paul French. The variance was approved 5:0.

Item 3: Consider Variance V-21-21

Location: 600 SW 8th Ave

Legal Description: Plemons, Lot Block 0093, 3 thru 5

Property Owner: Amarillo Steam Team, LLC

Applicant: Charles R Lynch

Variance Requested: Exceed maximum lot coverage percentage and allow on-street parking

Mr. Spence Lynch stated they are requesting a variance for the lot coverage for the property. He then stated that they were under the impression that the property was in a Central Business district, however it is zoned Light Commercial. Mr. Lynch stated a light commercial zone allows fifty percent lot coverage, but has been designed with fifty-nine percent lot coverage with the renovation. He then stated that code would require 24 parking spaces but as designed would allow for 14 parking spaces on site and 11 spaces on-street parking. Mr. Davis asked the applicant if there was on-street parking now. Mr. Lynch stated there is, but it is not marked. Mr. Paul French asked what the purpose of the building is. Mr. Lynch stated it would serve as the office headquarters for Amarillo Steam Team as well as storage for equipment. Mr. Davis asked if the property would be brought up to code during the renovation. Mr. Lynch stated yes, it would be brought up to code. Mr. Cory Mathis asked if the parking on Monroe Street would be feasible and if there are parking signs. Mr. Lynch stated there are not parking signs but based on the Zoning Ordinance and the way it is being designed it would be acceptable. Mr. Mathis then asked if the reason for the number of parking spaces is due to the foot traffic or occupancy load. Mr. Lynch stated it was due to occupancy. Mr. Davis asked if the front door is on 8th Street or Monroe. Mr. Lynch stated it is on 8th Street. Mr. French asked if parking spaces would be needed for employees. Mr. Lynch stated the on-site parking would be provided for employees. Mr. French asked if the building would be in compliance with the Downtown Urban Design. Mr. Lynch stated yes it would be. Mr. Davis asked if the City had any comment. Mr. Justin Oppel stated there was a correction to be made on the front page of the staff summary. The maximum requirement for lot coverage should be fifty percent, not sixty-five percent. Mr. Oppel stated the staff analysis and recommendation. Mr. Davis asked if there were other properties in the area that are enjoying excessive lot coverage. Mr. Oppel stated yes, he looked at adjacent blocks and there are several properties enjoying ninety to one-hundred percent lot coverage. He then stated that most of those properties were built from 1915 to 1930, with the most recent being 1950. Mr. Paul French asked when this property was built. Mr. Oppel stated it was built in 1960 according to the Potter Randall Appraisal District. Mr. Oppel stated that staff was okay with using on-street parking. Mr. Davis asked if there were any further questions or comments. Mr. Charles Lynch stated that he commends the client for coming into the Downtown District to build a business. He also stated that the size of the shop is what is needed for them to be efficient in their business. Mr. Calvin Hewitt, General Manager of Amarillo Steam

Team, stated they are requesting the variance because they are proud to be part of the business community and the company prides itself on being locally owned. He then stated at the beginning of COVID, they volunteered to do weekly cleanings at each of the firehouses as well as the trucks. Mr. Hewitt stated that as far as foot traffic, there would be no more than two extra cars at the office. He stated the shop they are wanting to build is for the trucks for fire and water restoration. Mr. Hewitt stated that the existing footprint of the building would not accommodate the space they need. Ms. Claudia Stuart asked how many letters were sent. Mr. Justin Oppel stated 15 letters were sent, 2 were returned in support. Mr. Oppel also stated that staff was in support of bringing another business into downtown if they could meet lot coverage requirements. Mr. French thanked the business for volunteering at the Fire Stations. The Chairman asked for a motion. No motion was made. The Chairman then asked for a motion. Mr. Paul French asked if the owner was aware of the limitations on the property. Mr. Hewitt stated no. Mr. French asked if the previous owner made them aware of the limitations. Mr. Hewitt stated the previous owner had an open-door policy and it was being used as a squatter's house. He stated the condition of the property was terrible, but it worked from a price standpoint and space standpoint. Mr. Paul French made a motion to deny the variance, based on items A, C and D; seconded by Mr. Claudia Stuart. The variance was denied 4:1.

Item 4: Consider Variance V-21-22

Location: 8590 NE 24th Ave

Legal Description: A B & M Survey, Lot 093, Block 0002, Abstract No 31

Property Owner: ET Amarillo, LLC

Applicant: Tracy Hammer

Variance Requested: Waive the requirement for screen fencing

Mr. Davis asked if there was anyone on behalf of the applicant. Mr. Oppel stated that he spoke with the representative, Mr. Josh Rogers who lives in Arizona, on Friday. He stated that it was his plan to be present at the meeting, but he tested positive for COVID as he was boarding the plane. Mr. Oppel stated that he was available by phone if needed. Mr. Paul French made a motion to approve. Mr. Davis asked if the City had a comment. Mr. Oppel stated the staff analysis and recommendation. Mr. Oppel state 2 letters were sent out, none returned. The Chairman asked for a motion. Mr. Paul French made a motion to approve the variance, based on items A, B and D; seconded by Mr. Chris Rhynehart. The variance was approved 5:0.

Item 5: Public Forum

Mr. Davis asked if there was any other comments. Ms. Claudia Stuart asked staff to number the pages of the packet.

Item 6: Adjournment

There being no further business, Chairman Craig Davis called for a motion to adjourn. Mr. Chris Rhynehart made a motion to adjourn; the motion was seconded by Mr. Paul French. The motion passed and meeting adjourned at 4:14 p.m. This meeting was recorded, and all comments are on file with the Department of Building Safety.

Craig Davis

Craig Davis
Chairman, Zoning Board of Adjustments

10/15/2021

Justin Oppel

Justin Oppel
Deputy Building Official

10/15/21