

MINUTES

On May 12, 2022, the Zoning Board of Adjustments met at 4:00 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	39	36
Chris Rhynehart	No	39	32
Cory Mathis	Yes	20	18
Paul French	Yes	21	18
Claudia Stuart	Yes	32	29
ALTERNATE MEMBERS			
Jason Burr	No	3	0
Dayton Fe Tipton	No	3	0
Johnnie O'Dell	No	20	1
Rodney L Ramirez	No	2	0

Also in attendance were:

Johnny Scholl
Leslie Schmitt
Shayla Sotelo

BUILDING OFFICIAL, CITY OF AMARILLO
CITY ATTORNEY, CITY OF AMARILLO
ADMINISTRATIVE SPECIALIST, CITY OF AMARILLO

Mr. Craig Davis called the Zoning Board of Adjustments to order at 4:01 p.m., recited the procedural rules.

Item 1: Approval of the minutes from Regular Meeting held on April 14, 2022. Motion was made Mr. Paul French to approve the minutes, seconded by Ms. Claudia Stuart. The minutes were unanimously approved.

Item 2: Consider Variance V-22-04

Location: 4301 Ridgecrest Circle
Legal Description: Ridgecrest #15 AMD, Lot 02C Block 0060
Property Owner: Amarillo Ridgecrest LLC
Applicant: Amarillo Ridgecrest LLC
Variance Requested: Reduce front yard and side yard setback for a monument sign.

Mr. Davis asked if there was anyone who wished to speak. Mr. Hugh Reed stated that he is asking for a variance for the placement of the monument sign. He then stated the primary reason for the variance is due to a right-of-way that is present at the corner of Ridgecrest and Teckla. Mr. Reed then stated the city ordinance states a monument sign must be set back ten feet from the property line. He then stated if they adhere to the ordinance, the sign would be over twenty-seven feet from both curbs. Mr. Reed

stated there is approximately seventeen feet of right-of-way that they maintain and understand they cannot build on. He stated that the sign wouldn't interfere with traffic sight restrictions. Ms. Claudia Stuart asked if the sign was in place yet. Mr. Reed stated no, it is not. Mr. Charles Boceros, with SkyRight Sign Company, stated the difference between a monument sign and a vertical sign. He also handed out updated renderings to the board. Mr. Craig Davis asked if there is currently a sign at the location. Mr. Reed stated there was an eight by four sign in the right-of-way when they bought the property. Mr. Paul French then asked what the sign would be made of. Mr. Boceros stated it is aluminum. Ms. Claudia Stuart asked if the sign was already built. Mr. Boceros stated yes, it is. Mr. Reed then explained how the sign came to be built prior to obtaining the permit to install it. Mr. Reed also stated he believed that the location is within the spirit of the ordinance, and he acknowledged that if the right-of-way needed to be used his business would be impacted. Mr. Mathis asked with the current required setbacks, would the sign encroach into the parking lot. Mr. Reed stated yes, it would. Mr. Davis asked if there was any way to install the sign with the ten-foot required setback. Mr. Reed stated no. Mr. Davis asked if there were any further questions for the applicant. There were none. Mr. Davis then asked if the City had any comment. Mr. Johnny Scholl stated the staff recommendation and analysis. Ms. Stuart then asked how many letters were sent. Mr. Scholl stated 28 letters were sent, 1 returned and forwarded, 1 returned unable to forward. Mr. Davis then asked if anyone had a comment. Mrs. Jerry Ferris stated that she owns the property across the street and didn't know what a monument sign is. She stated that she is on the opposite corner of where the sign would be placed, so it does not affect her property at all. Mr. Craig Davis asked if there was any other questions or comments. Mr. Davis then asked for a motion. Ms. Claudia Stuart made a motion to deny the variance based on items (c) and (d); seconded by Mr. Cory Mathis. The motion was unanimously approved, and the variance was denied, 4:0.

Item 3: Public Forum

There was none.

Item 4: Adjournment

There being no further business, Chairman Craig Davis called for a motion to adjourn. Mr. Paul French made a motion to adjourn; the motion was seconded by Mr. Cory Mathis. The motion passed and meeting adjourned at 4:36 pm. This meeting was recorded, and all comments are on file with the Department of Building Safety.



Craig Davis
Chairman, Zoning Board of Adjustments

07/18/2022



Douglas Patrick
Deputy Building Official

7/18/22