

MINUTES

On October 13, 2022, the Zoning Board of Adjustments met at 4:00 p.m. for a Regular meeting at City Hall, 601 S Buchanan Street, third floor, City Council Chambers.

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD SINCE APPOINTMENT	NO. OF MEETINGS ATTENDED
Craig Davis	Yes	42	39
Chris Rhynehart	Yes	42	34
Cory Mathis	Yes	23	21
Paul French	Yes	24	21
Claudia Stuart	Yes	35	32
ALTERNATE MEMBERS			
Jason Burr	Yes	6	1
Dayton F.E. Tipton	No	6	1
Johnnie O'Dell	No	23	1
Rodney L Ramirez	No	5	0

Also in attendance were:

Douglas Patrick
Leslie Schmidt
Shayla Sotelo

DEPUTY 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 4:00 p.m., recited the procedural rules.

Item 1: Approval of the minutes from Regular Meeting held on September 8, 2022. Motion was made by Ms. Claudia Stuart to approve the minutes, seconded by Mr. Chris Rhynehart. The minutes were unanimously approved.

Item 2: Consider Variance V-22-08

Location: 8772 S Coulter St
Legal Description: Westover Village, Lot 002, Block 0014, less ROW
Property Owner: Jamal Enterprises, LP
Applicant: Heath Davis
Variance Requested: Exceed height limit required for freestanding sign

Mr. Davis asked if there was anyone who wished to speak. Mr. John Lutz, a Toot N Totum representative, stated they are asking for the ability to erect a high-rise price sign. He then stated that the State of Texas has begun to treat the loop as a highway. Mr. Lutz also stated that the traffic pattern recently changed when an overpass was put in. He stated high-rise signs are allowed on all highways in Amarillo, however TXDOT is calling this a State Loop, even though it functions as a highway. Mr. Lutz

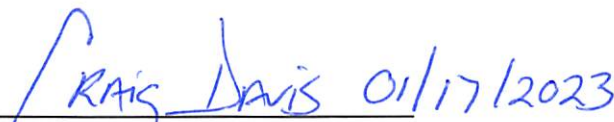
then stated that a number of businesses along Interstate 27 have high-rise signs and it is essential for their businesses. Mr. Davis then asked if the Board had questions. Mr. Chris Rhynehart asked if there is currently a sign at this location. Mr. Lutz stated there is a small flag sign. Mr. Craig Davis then asked if they are proposing to install a 53' sign. Mr. Lutz stated yes. Mr. Paul French asked since Mr. Lutz had mentioned Waffle House, how tall is their sign. Mr. Lutz stated probably about 60 feet or so. Mr. Chris Rhynehart then asked if the proposed sign would be on Hollywood or Coulter. Mr. Lutz asked to approach the Board and showed them where it would be located. Mr. Craig Davis asked if the Board had any other questions. There were none. Mr. Davis asked if the City had any comments. Mr. Doug Patrick stated the staff analysis and recommendation. Mr. Davis asked what the zoning is for the Waffle House district. Ms. Shayla Sotelo stated the area around and including Waffle House is zoned Light Commercial, which is different. Mr. Davis then asked what the height requirement would be for a sign in a light commercial zone. City staff researched the answer. Ms. Claudia Stuart asked if any letters were sent out. Mr. Patrick stated 4 letters were sent, 0 returned. Mr. Patrick then stated that the height for signs in a light commercial zone are the same as for a general retail zone. Mr. Davis asked if there were any other questions or comments from the board. Mr. Paul French asked if the sign would be lit. Mr. Lutz stated yes, it would be lit and would have electronic digits. Mr. Lutz then stated this is a very expensive sign to erect and they are just trying to reestablish their business within the traffic pattern. Mr. Davis asked if there were any other questions. There were none. Mr. Paul French made a motion to approve based on the special circumstances that exist and it was not caused by the property owners themselves; seconded by Mr. Chris Rhynehart. The variance was passed, 6:0.

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 Ms. Claudia Stuart. The motion passed and meeting adjourned at 4:28 p.m. This meeting was recorded, and all comments are on file with the Department of Building Safety.



Craig Davis
Chairman, Zoning Board of Adjustments



Johnny Scholl
Building Official