

STATE OF TEXAS
 COUNTIES OF POTTER & RANDALL
 CITY OF AMARILLO

MINUTES

On February 9, 2017, the Zoning Board of Adjustments met at 3:30 p.m. at City Hall, 509 E 7th 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 7th Ave, City Council Chambers.

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD SINCE APPOINTMENT	NO. OF MEETINGS ATTENDED
Larry Mills	Yes	28	23
Craig Davis	Yes	10	10
Tom Kollus	Yes	10	10
Ryan Brewster	Yes	11	7
Chris Rhynehart	No	9	4
ALTERNATE MEMBERS			
Farrar Mansfield	No	11	7
Claudia Stuart	Yes	4	4
Matthew Tavern	No	3	2
Jackie Payne	Yes	3	3

Also in attendance were:

Randy W. Schuster
 Shayla Junell
 Jonathan Lofton
 Heather Fulton
 Kristi Haynes
 Kevin Starbuck
 Donny Mason

BUILDING OFFICIAL, CITY OF AMARILLO
 PERMITTING SUPERVISOR, CITY OF AMARILLO
 DEVELOPMENT SERVICES COORDINATOR, CITY OF AMARILLO
 AAA SIGNS
 NIGHT AND DAY CARE & PLAY, INC
 ASSISTANT CITY MANAGER, CITY OF AMARILLO
 DON MASON BUILDERS

ITEM 1: Call to Order. Larry Mills established a quorum and called the regularly scheduled meeting of the Zoning Board of Adjustments to order at 4:30 p.m.

ITEM 2: Approval of Minutes from Regular Meetings held on December 8, 2016. Motion was made by Mrs. Claudia Stuart, seconded by Mr. Craig Davis and unanimously carried to approve such minutes as written.

ITEM 3: V-01-17: Location: 6003 NE 24th Ave

Legal Description: Section 103 AB&M, BLK 0002, Irreg TR beg 30' N of SE corner

Property Owner: Canadian River Municipal Water Authority

Applicant: City of Amarillo

Variance Requested: Consider a variance request to increase the maximum allowed height of a telecommunication tower from 126' to 180'

Mr. Kevin Starbuck, Assistant City Manager for the City of Amarillo, appeared before the Board to ask that the maximum allowed height of a telecommunication tower be increased to 180 feet. He also stated that the existing tower would be removed after the new tower was installed. Mr. Kevin Starbuck then stated that the fall distance would fall inside the parameters of the property. Mr. Larry Mills asked if the Board had any questions. Mr. Tom Kollus asked who, between the owner of the property and the City of

Amarillo, would be responsible for any damages. Mr. Starbuck then stated that since the City of Amarillo owns the part of the property that the tower would be located on, the City of Amarillo would be held responsible. Mr. Larry Mills then asked if the City had any comments. Mr. Randy Schuster stated that the City of Amarillo mailed 33 letters to area property owners and 5 were returned in support of the variance and 1 was returned opposing the variance. There being no further discussion, Chairman Mr. Larry Mills called for a motion. Mr. Craig Davis made a motion to approve the variance. Seconded by Ryan Brewster, the motion passed with five members voting to support, zero against.

ITEM 4: V-02-17: Location: 2831 Mays St

Legal Description: Mays Ranches, Irreg 85' of TR 28, Beg 189.77' SE of SW Corner

Property Owner: Kristi Haynes

Applicant: Kristi Haynes DBA Night and Day Care and Play Inc

Variance Requested: Consider a special exception to reduce the number of required Off-Street Parking from 34 spaces to 19 spaces for a Day Care Operation

Ms. Kristi Haynes, Owner of Night and Day Care and Play Inc, appeared before the Board to ask that the number of required Off-Street Parking be reduced to 19 spaces for her operation. She then stated that the extra room would be used to move in a new permanent portable building to accommodate more children from another day care operation that has recently closed. Mr. Larry Mills asked if the Board had any questions. Ms. Claudia Stuart asked if there was ever a traffic issue at the operation, would the operation have a staff member help direct the flow of traffic? Ms. Haynes stated yes, she would have a staff member help direct the flow of traffic. Mr. Larry Mills then asked if the City had any comments. Mr. Randy Schuster stated that the City of Amarillo mailed 10 letters to area property owners and 5 were returned in support of the exception and 1 was returned opposing the exception. There being no further discussion, Chairman Mr. Larry Mills called for a motion. Mr. Craig Davis made a motion to approve the exception. Seconded by Ms. Claudia Stuart, the motion passed with five members voting to support, zero against.

ITEM 5: V-03-17: Location: 3107 & 3109 SW 27th Ave

Legal Description: Lawrence Park 4, Lots 20, 21, & 22, Blk 11

Property Owner: DM & DW LLC

Applicant: Don Mason Builders

Variance Requested: Consider a special exception to reduce the number of required Off-Street Parking from 36 spaces to 28 spaces for a Day Care Operation

Mr. Donny Mason, builder for Don Mason Builders, appeared before the Board to ask that the number of required Off-Street Parking be reduced to 28 spaces for a Day Care Operation. Mr. Mason then stated the reason for the exception is to build a larger facility to accommodate more children and meet the current Fire Code and State Regulations. Mr. Larry Mills asked if the Board had any questions, which there were none. Mr. Larry Mills then asked if the City had any comments. Mr. Randy Schuster stated that the City of Amarillo mailed 27 letters to area property owners and 4 were returned in support of the exception. There being no further discussion, Chairman Mr. Larry Mills called for a motion. Mr. Craig Davis made a motion to approve the exception. Seconded by Ms. Claudia Stuart, the motion passed with five members voting to support, zero against.

ITEM 6: V-04-17: Location: 2410 S Georgia St, AKA 2747 Duniven Circle

Legal Description: Lawrence Park 101, Lot 5, Blk D

Property Owner: Home Depot USA, Inc

Applicant: AAA Signs of Amarillo

Variance Requested: Consider a variance request to increase the maximum allowed sign height from 38' to 54'10" and increase the maximum allowed sign area of 160 sq ft to 224 sq ft for a free standing sign.

Ms. Heather Fulton, with AAA Signs of Amarillo, appeared before the Board to ask that the maximum allowed sign height be increased to 54'10" and the maximum allowed sign area be increased to 224 sq ft for a free standing sign. She then stated the reason for the variance was to raise the sign to unblock an existing billboard behind the existing sign. Mr. Larry Mills asked if the Board had any questions, which there were none. Mr. Larry Mills then asked if the City had any comments. Mr. Randy Schuster stated that the City of Amarillo mailed 26 letters to area property owners and 2 were returned in support of the variance. There being no further discussion, Chairman Mr. Larry Mills called for a motion. Mr. Craig Davis made a motion to deny the variance based on if the variance was granted the sign would not be legal. Seconded by Ms. Claudia Stuart, the motion was denied with five members voting to deny, zero supporting.

Item 7: Public Forum. Mr. Larry Mills asked if anyone had any comments on matters pertaining to the Zoning Board of Adjustments. No comments were made.

ITEM 8: Adjournment. There, being no further business, Mr. Craig Davis moved to adjourn the meeting. The motion was seconded by Mr. Ryan Brewster and the meeting adjourned at 4:51 p.m. This meeting was recorded and all comments are on file with the Department of Building Safety.

 5/11/17
Larry Mills, Chairman, Zoning Board of Adjustments

ATTEST:
 5/11/17
Randy W. Schuster, Secretary to the Board