AGENDA
GARDEN CITY BOARD OF ZONING APPEALS
TUESDAY, SEPTEMBER 8, 2026
9:00 AM
CITY COMMISSION CHAMBER - GARDEN CITY, KS

Note: If you require any additional accommodation (i.e. qualified interpreter, large print, reader, hearing assistance) in order to attend this meeting, please notify this office at (620) 276-1170 no later than 48 hours prior to the scheduled commencement of the meeting.

The agenda for the meeting is as follows:

I. Chairman calls regular meeting to order

II. Approval of Minutes

II.A. Garden City Board of Zoning Appeals Minutes-June 19, 2026
GCBZA Minutes-June 19, 2026

III. Submittal of Exhibits for the Record

A. City of Garden City Zoning Regulations as amended.
B. City of Garden City Subdivision Regulations as amended.
C. City of Garden City Comprehensive Plan all as amended
D. All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats
E. All application files in their entirety including Staff Reports

IV. New Business

IV.A. GCBZA2026-13: Conditional use permit request to allow a metal-construction private garage over 100 square feet for the property generally located at 1507 Mikes Drive, Garden City, KS.
GCBZA2026-13 Vicinity Map
GCBZA2026-13 Site Plan
GCBZA2026-13 Proposed Garage.pdf

V. Adjourn

MINUTES
BOARD OF ZONING APPEALS
GARDEN CITY, KANSAS

June 19, 2026

The Garden City Board of Zoning Appeals scheduled a Public Hearing at 9:00 a.m. Friday, June 19, 2026, in the City Commission Chambers at the City of Garden City Administrative Center located at 301 North 8th Street, Garden City, Kansas.

I. CALL TO ORDER

Meeting called to order at 9:00 a.m. Present were Chairman Acosta, Vice-Chair Madrid, Member Dick, and Member Franco. Also, in attendance were, Staff Rivera, and Staff Thompson.

II. APPROVAL OF MINUTES

Member Dick made a motion to approve the minutes from April 14, 2026. *Vice-Chair Madrid* seconded the motion. Votes were taken by yeas and nays and recorded as follows:

Dick	Acosta	Franco	Karhoff	Madrid
Yea	Yea	Yea	Not Present	Yea

Motion passed.

III. NEW BUSINESS

GCBZA2026-10: Setback Variance Request to construct within the front and rear yard setbacks for the property generally located at 1907 W. Fulton Street.

Staff Rivera- Presented staff report.

Representative Alejandro Rodriguez- We want to make sure that there's families that, you guys know how the market is really high. It's really hard for them to be able to get into mortgages with the rates so high. So, we just want to be able to help a family and increase their home. And I think this would be the best way for their financial stability that they're going through. So, we just want to hopefully get you guys to change your minds. And it's not really something that they're expanding forward, it's just to decide. So hopefully, I don't feel like it should be a big problem.

Vice-Chair Madrid- Did I miss your name?

Representative Alejandro Rodriguez-Alejandro

Vice-Chair Madrid-So are you working with them?

Representative Alejandro Rodriguez- Yes, we're the contractors for RDZ Construction. They weren't able to show just because work was not allowing them to come.

Vice-Chair Madrid-Are you Luis's brother?

Representative Alejandro Rodriguez-Yes, I'm Luis's brother. So, we're just here to represent the family.

Chairman Acosta- I've got an open public comment. Can you state your last name too?

Representative Alejandro Rodriguez- Yeah, last name is Rodriguez.

Chairman Acosta- Awesome. Do we have any questions for the committee?

Vice-Chair Madrid-Is this Fulton Street that way by the railroad? Is that where it's at?

Staff Thompson-Yeah.

Member Franco-It's right in front of the railroad.

Staff Thompson- Yeah, the railroad in this picture is back here. That looks like a train there. (4:50) And then Fulton Street is along here. And north is to the left, yeah.

Member Dick- And to be clear, the addition is just what's expanding to the west.

Staff Thompson-Yeah.

Chairman Acosta-Did anyone write in or anything for a comment? Did anyone write in? Nothing?

Staff Rivera-No.

Chairman Acosta-Okay.

Vice-Chair Madrid-I don't see a problem with that. It's been there for years. And it's actually going to be further out from each side than the existing part of the home already.

Chairman Acosta-No questions? I'll go ahead and close public comments. Do we have any discussion or issues?

Member Dick- I mean, the house is already where it was at. I mean, this is not infringing more than what's currently there. My main concern when I saw this, I was thinking it was the other way around, that they were building into the railroad line, which the railroad might not care. But if they're already there, the railroad shouldn't care that much more that it's further away than what we already have.

MEMBER FRANCO MADE A TO APPROVE THE VARIANCE REQUEST PER STAFF RECOMMENDATION ALTERNATIVE ONE. *VICE-CHAIR MADRID* SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Dick	Acosta	Franco	Karhoff	Madrid
Yea	Yea	Yea	Not Present	Yea

Motion passed.

IV. ADJOURN

Vice-Chair Madrid made a motion to adjourn. Member Dick seconded the motion. Votes were taken by yeas and nays and recorded as follows:

Dick	Acosta	Franco	Karhoff	Madrid
Yea	Yea	Yea	Not Present	Yea

Motion passed.

The meeting was adjourned at 9:07 A.M.

Trent Maxwell Secretary
Aleecya Charles
Daunte Thompson
Angela Rivera

Isaac Acosta Chairman
Elva Madrid Vice-Chair

GARDEN CITY
— KANSAS —

MEMORANDUM

TO: Garden City Board of Zoning Appeals
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Angie Rivera, Planning Technician
DATE: September 8, 2026
RE: GCBZA2026-13: Conditional use permit request to allow a metal-construction private garage over 100 square feet for the property generally located at 1507 Mikes Drive, Garden City, KS.

ISSUE:
The Garden City Board of Zoning Appeals is asked to consider a conditional use permit request to allov a metal-construction private garage over 100 square feet for the property generally located at 1507 Mikes Drive, Garden City, KS.

BACKGROUND:

Terrence Winter is requesting approval of a conditional use permit (CUP) for the property generally located at 1507 Mikes Drive. The property consists of approximately +/- 7,800 square feet, is zoned "R-1" Single-Family Residential District, and is currently developed with an existing single-family residence containing approximately +/- 2,600 square feet.

The applicant is proposing to construct a 24 foot by 32 foot metal garage within the rear portion of the property.

STAFF ANALYSIS
The property is currently zoned “R-1” Single Family Residential district, in which metal-construction private garages over 100 square feet are a conditional use. The proposed detached garage would be located approximately 5 feet from the west property line and 20 feet from the north property line, meeting the applicable setback requirements of the R-1 District.

The applicant is requesting a metal structure due to its affordability and durability compared to other construction options. The proposed garage will be used for personal storage, vehicle parking, and the applicant’s personal woodworking hobby. The woodworking activities are intended solely for personal use, and no commercial or business-related activities are proposed as part of this request. The property currently has an existing driveway providing access to the proposed garage location and meets the 20-foot driveway requirement for a detached garage.

29.050 CONSIDERATION OF A CONDITIONAL USE. In considering any application for a conditional use permit, the Board of Appeals shall give consideration to the Comprehensive Plan of the City, including but not limited to the following:
A. The stability and integrity of the various zoning districts.

1. Conservation of property values.
2. Protection against fire and casualties.
3. . Observation of general police regulations.
4. Prevention of traffic congestion.
5. Promotion of traffic safety and the orderly parking of motor vehicles.
6. Promotion of the safety of individuals and property.
7. Provision for adequate light and air.
8. Prevention of over-crowding and excessive intensity of land uses.
9. Provision for public utilities and schools.
10. Invasion by inappropriate uses.
11. Value, type, and character of existing or authorized improvements and land uses.
12. Encouragement of improvements and land uses in keeping with overall planning.
13. Provisions for orderly and proper urban renewal, development, and growth.

B. The Board of Appeals shall impose such restrictions, terms, time limitations, landscaping and other appropriate safeguards to project adjoining properties.

ALTERNATIVES:

1. The Board may approve a conditional use permit for a metal-construction private garage over 100 square feet.
2. The Board may not approve a conditional use permit for a metal-construction private garage over 100 square feet.

RECOMMENDATION:

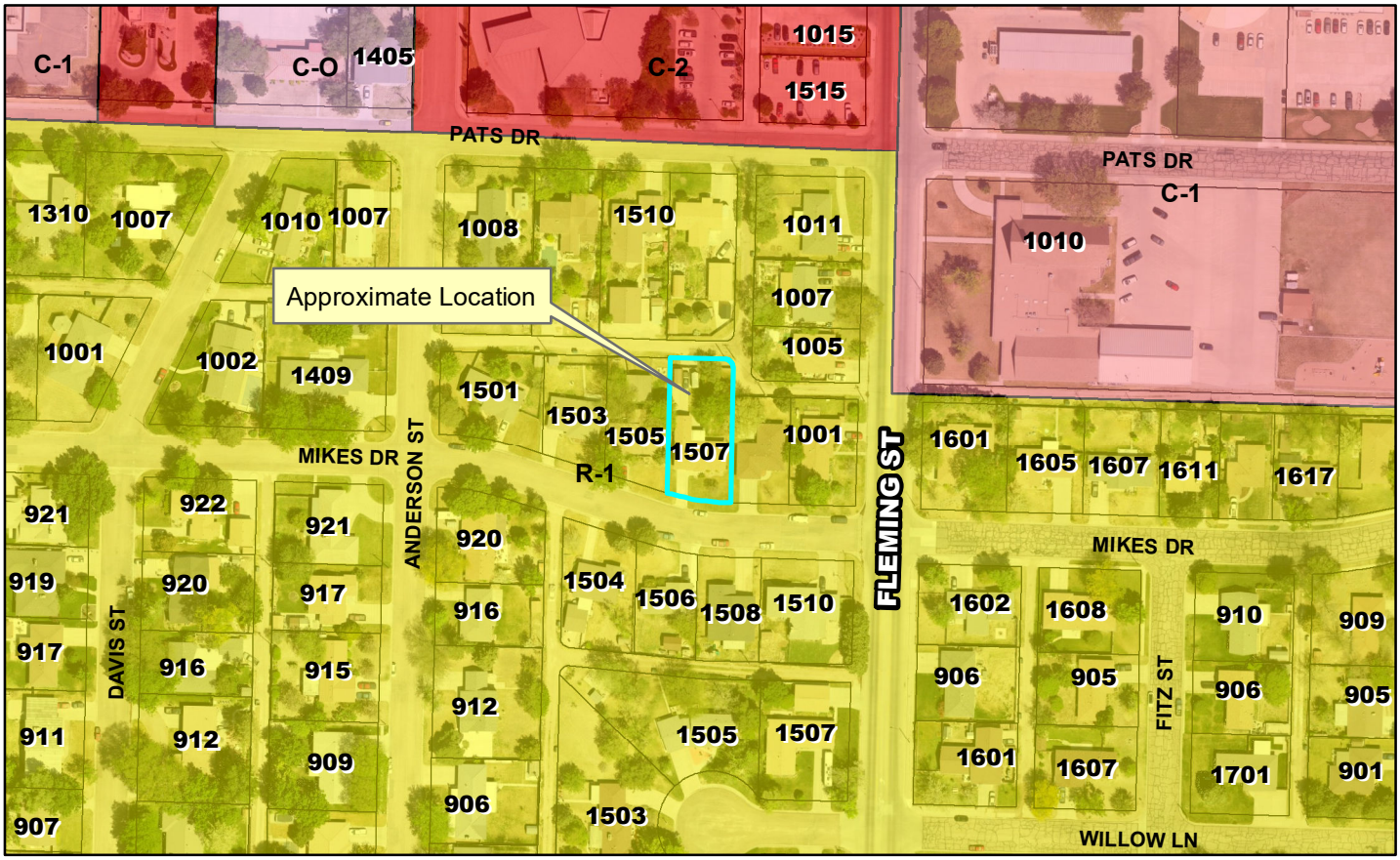
Staff recommends approval of the conditional use permit to allow for a metal-construction private garage over 100 square feet.

FISCAL NOTE:

There is no fiscal impact.

ATTACHMENTS:

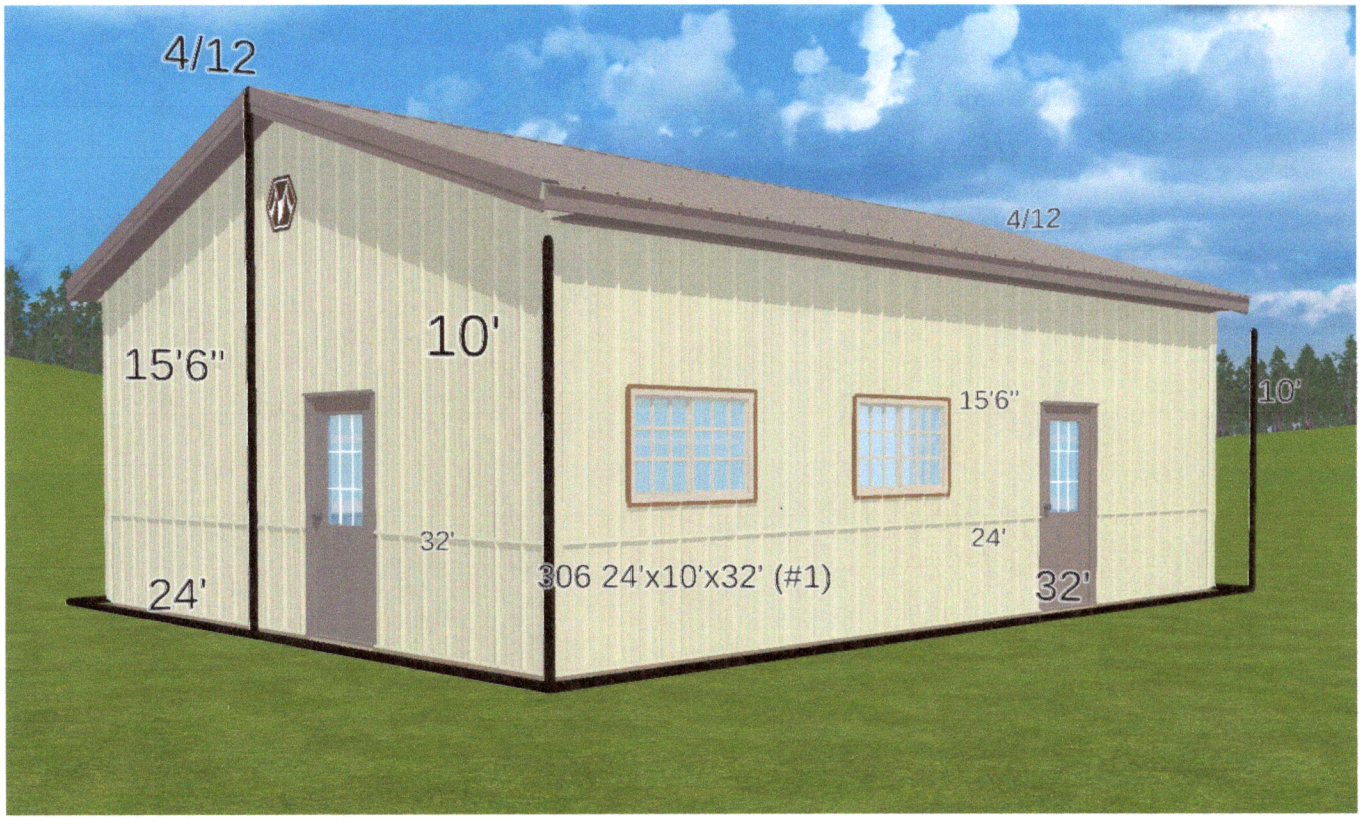
GCBZA2026-13 Vicinity Map
GCBZA2026-13 Site Plan
GCBZA2026-13 Proposed Garage.pdf



Case Number: GCBZA26-13
Applicant: Terrance Winter
Address: 1507 Mikes Drive
Request: Conditional use permit for a metal garage within the "R-1" Single Family Residential District.




20'
5'
Proposed building site.
24'x9'x32'
1507 Mikes Dr.
1505
1507
1509


4/12
4/12
10'
15'6"
15'6"
10'
32'
24'
306 24'x10'x32' (#1)
24'
32'