AGENDA
GARDEN CITY BOARD OF ZONING APPEALS
TUESDAY, OCTOBER 13, 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-September 8, 2026
Garden City Board of Zoning Appeals Minutes-September 8, 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. GCBZA2026-14: Conditional Use Permit to allow automobile sales at 1116 N. Taylor Avenue.
Vicinity map
Applicant's Site Plan

V. Adjourn

MINUTES
BOARD OF ZONING APPEALS
GARDEN CITY, KANSAS

September 8, 2026

The Garden City Board of Zoning Appeals scheduled a Public Hearing at 9:00 a.m. Tuesday, September 8, 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 *Vice-Chair Madrid, Member Dick, and Chair Acosta* via Teams Meeting. Also, in attendance were Staff Charles, Staff Rivera and Staff Thompson.

II. APPROVAL OF MINUTES

Member Dick made a motion to approve the minutes from June 19, 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	Not Present	Not Present	Yea

Motion passed.

III. NEW BUSINESS

GCBZA2026-13: Terrance Winter has filed an application for a conditional use permit to construct a metal garage for the property generally located at 1907 Mike's Drive.

Staff Rivera- Presented staff report.

OPEN PUBLIC COMMENT

Terrance Winter, Applicant- I have a cochlear implant, I'll try to understand you okay. On this email I got today from this financial department, what my feeling is, it's not going to have a bathroom or anything. It's just a regular garage. And I do a lot of woodworking. That's all it's for. But what these fees are is a total of $3850. Do I have to pay this application review fee of $2,050, and the zoning and the compliance assessment of $500, and the legal administration fee? Or do I just get a regular building permit? I don't understand.

Reynaldo Mesa, Representative for Applicant- He's not clear on these fees. He got this email from somebody here, and it's about $3,800 all together, and like you said, it had to do with legal fees, application fee, zoning, compliance with $500, legal administrative fee $600, application review processing fee $2,000.

Terrance Winter-I was not told any of this when I first got it.

Staff Charles- This is not from us. It's definitely a scam.

Reynaldo Mesa- Oh. I didn't realize that. I kind of thought so. I didn't know it was a scam.

Vice-Chair Madrid-What email is that from, Ray?

Reynaldo Mesa- This is not legit. This is a scam.

Terrance Winter- Well, I'm just wondering, because it came at 4:31 a.m.

General Discussion regarding fraudulent e-mail.

Reynaldo Mesa-Do you have anything else to say, TK?

Terrance Winter-No. I can say thank you. Do I kind of just get my building permit today before I walk out?

Reynaldo Mesa-Well, they have to approve it first.

Terrance Winter-That's okay. This is my first time here. I didn't mean to jump in.

Vice-Chair Madrid-You're okay. Anything else? I don't see an issue with it. I would approve it.

Member Dick-It's after looking at the considerations for conditional use, I think I would move to approve this permit for the metal construction private garage over 100 square feet.

CLOSE PUBLIC COMMENT

MEMBER DICK MADE A TO APPROVE THE CONDITIONAL USE REQUEST PER STAFF RECOMMENDATION ALTERNATIVE ONE. *CHAIR ACOSTA* SECONDED THE MOTION.

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

Dick	**Acosta**	**Franco**	**Karhoff**	**Madrid**
Yea	Yea	Not Present	Not Present	Yea

Motion passed.

IV. ADJOURN

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: Daunte Thompson, Planner
DATE: October 13, 2026
RE: GCBZA2026-14: Conditional Use Permit to allow automobile sales at 1116 N. Taylor Avenue.

ISSUE:
The Garden City Board of Zoning Appeals is asked to consider the conditional use permit request to allow for automobile sales at 1116 N. Taylor Avenue.

BACKGROUND:
The applicant, Adolfo Armenta Gutierrez, requests a conditional use permit to allow automobile sales under Article 15.030(C) of the Garden City Zoning Regulations for the property generally located at 1116 N. Taylor Avenue. The property is currently vacant but previously housed a tax and financial services business and other uses.

STAFF ANALYSIS
The property is currently zoned "C-2" General Commercial District and contains +/- 0.49 acres. Automobile sales are a conditional use within the "C-2" General Commercial District according to Article 15.030(C). The applicant intends to display up to six cars, with the remaining parking stalls used for customers and up to two employees. The current parking lot has twelve parking stalls, and the Zoning Regulations require one parking stall per 400 sq. ft. of retail floor area. The existing building, intended as the dealership office, is approximately 1,000 sq. ft. Using that square footage and the parking calculation, the lot has adequate parking to meet the minimum parking requirements and support the proposed number of display cars. The applicant's site plan shows that the business will continue to use the existing entrances off of Taylor Avenue. Although the applicant hasn't indicated any construction or remodeling, any other changes to the property or building may require a building permit and plans from a design professional.

At least one other car dealership is within a quarter mile of this location, and given the adjacent land is zoned and used for commercial, the proposed car dealership conforms to the surrounding neighborhood and will have no adverse effects on surrounding properties.

29.050 CONSIDERATION OF A CONDITIONAL USE. In considering an application for a conditional use permit hereunder, the Board of Appeals shall give consideration to the Comprehensive Zoning Plan of the City, the health, safety, morals, comfort, and general welfare of the inhabitants of the City, including but not limited to the following factors:

(A) The stability and integrity of the various zoning districts to include:
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 with overall planning.
13. Provisions for orderly and proper urban renewal, development, and growth.

ALTERNATIVES:

1. The Board may approve the conditional use permit to allow for automobile sales.
2. The Board may not approve the conditional use permit to allow for automobile sales.

RECOMMENDATION:

Staff recommends approval of the conditional use permit.

FISCAL NOTE:

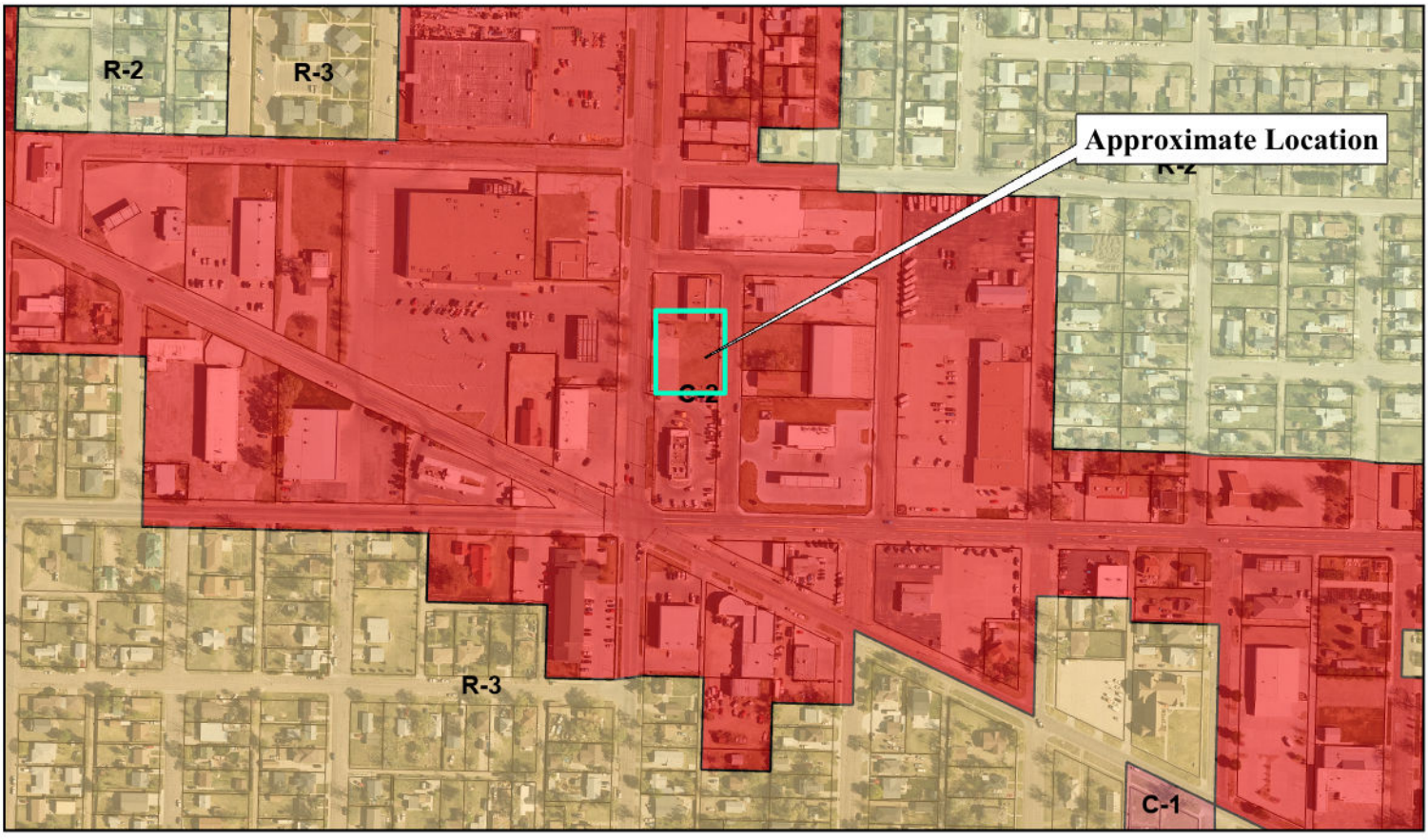
There is no fiscal note.

ATTACHMENTS:

Vicinity map
Applicant's Site Plan



Case number: GCBZA2026-14 **Address:** 1116 North Taylor Avenue
Applicant: Adolfo Armenta Gutierrez
Request: conditional use permit to allow for automobile sales





1 employee
6 cars for inventory