AGENDA
HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA PLANNING COMMISSION
MONDAY, OCTOBER 19, 2026
9:00 AM
CITY COMMISSION CHAMBERS - GARDEN CITY, KANSAS

Note: If you require any 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.

No Workshop

I. Chairman calls regular meeting to order

II. PUBLIC COMMENT - Agenda Schedule Allowance: 30 minutes (5 minutes per spokesperson)

III. Submittal of Exhibits for the Record

A. Finney County Zoning Regulations, Garden City Zoning Regulations and City of Holcomb Zoning Regulations all as amended
B. Finney County, City of Garden City, and City of Holcomb Subdivision Regulations all as amended
C. Finney County, City of Garden City, and City of Holcomb Comprehensive Plans 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. GC2026-38: Rezone from "R-3" Multiple Family Residential to "I-2" Medium Industrial District for the property generally located in the 1600 Block of W. Joe McGraw Street, Garden City, Kansas.

Vicinity Map
General Information

V. Adjourn

GARDEN CITY
— KANSAS —

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Aleecya Charles, Assistant Neighborhood & Development Services Director
DATE: October 19, 2026
RE: GC2026-38: Rezone from "R-3" Multiple Family Residential to "I-2" Medium Industrial District for the property generally located in the 1600 Block of W. Joe McGraw Street, Garden City, Kansas.

ISSUE:
The Planning Commission is asked to consider and provide a recommendation of the rezoning request for the property generally located in the 1600 Block of W. Joe McGraw Street, Garden City, Kansas.

BACKGROUND:
American Warrior Construction requests rezoning of the 1600 block of W. Joe McGraw Street from "R-3" Multiple Family Residential to "I-2" Medium Industrial District. The lot totals approximately 36.11 acres and is currently vacant. If approved, the potential buyer, TEK-OK-KAN Oil Field Services, to the east, intends to expand their business.

STAFF ANALYSIS:
The proposed business expansion of TEX-OK-KAN's manufacturing operations is a permitted use within the "I-2" district. As a condition of this proposed use, the zoning district requires that any outside storage be contained within a six-foot wall or fence and that no noxious or offensive odors, emissions, vibration, or noise occur beyond the confines of the building.
The Garden City Comprehensive Plan's Future Land Use Map designates this area as Low Density Residential, making the proposed request inconsistent with the Comprehensive Plan. Given the proximity to the established "I-2" district and uses to the east, and landscaping buffer requirements for any portion of land used for industrial that abuts residential, this rezone and proposed use will have little impact on the surrounding neighborhood.

The Planning Commission may make its recommendation and state its findings in accordance with the criteria in Section 27.040 of the Garden City Zoning Regulations. Below is the complete list of these criteria:

27.040 AMENDMENT EVALUATION CRITERIA. Prior to taking any action on a request for an amendment which is not a general revision of the Zoning Regulations and which will affect specific property, the Planning Commission shall give consideration to the following evaluation criteria:

A. The physical character of the neighborhood surrounding the property under consideration.
B. The existing zoning and land uses of properties both adjacent and near the property under consideration,
C. The suitability under existing conditions of the subject property for the land uses to which it has been zoned

D. The extent to which removal or alteration of the existing zoning classification will affect nearby properties (outlined in (B) above),
E. The length of time the subject property has remained vacant as zoned (if applicable),
F. The relative gain to the public health, safety and welfare by the change of value of the landowner's property compared to any hardship that may be imposed upon the landowner,
G. The consideration of recommendations of permanent or professional staff (if applicable),
H. The conformance of a proposed zoning change to the adopted or recognized Comprehensive Plan being utilized by the City of Garden City, Kansas, and
I. Other factors relevant or specific to a particular proposed zoning amendment. (Ord. #1770, 11/2/91)

ALTERNATIVES:

1. The Planning Commission may recommend approval of the rezoning request as presented.
2. The Planning Commission may not recommend approval of the rezoning request.

RECOMMENDATION:

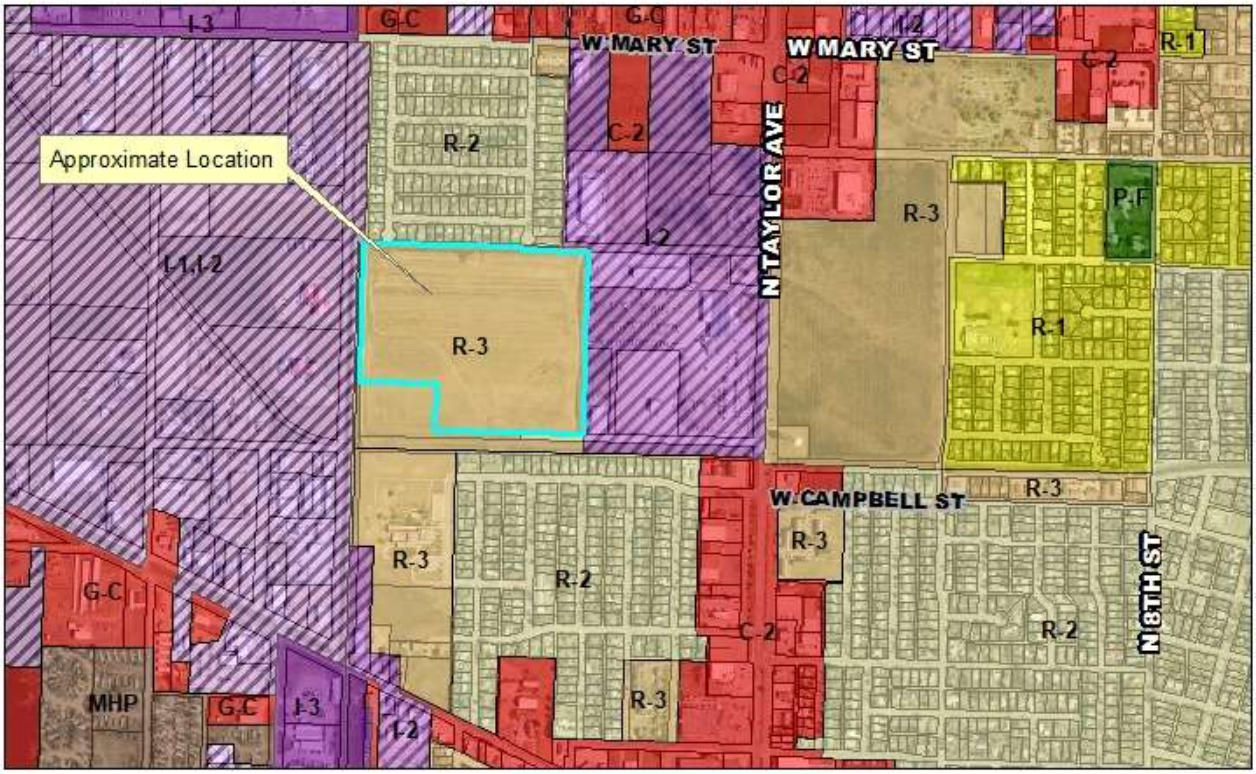
Staff recommends that the Planning Commission recommend approval of the rezoning request.

FISCAL NOTE:

There is no fiscal impact.

ATTACHMENTS:

Vicinity Map
General Information



Case Number: GC2026-38
Applicant: American Warrior Construction, Inc
Address: 1600 Blk W. Joe McGraw Street
Request: Rezone request form "R-3" Multiple Family Residential District to "I-2" Medium Industrial District



GC2026-38: Rezone from "R-3" Multiple Family Residential to "I-2" Medium Industrial District for the property generally located in the 1600 Block of W. Joe McGraw Street, Garden City, Kansas.

GENERAL INFORMATION

Date:	October 19, 2026	**Jurisdiction:**	Garden City
Owner:	American Warrior Construction, Inc.		
Applicant:	American Warrior Construction, Inc.		
Requested Action:	Rezone to “I-2” Medium Industrial District		
Purpose:	To expand the existing business, TEX-OK-KAN Oil Field Services, to the east.		
Location address:	The property is generally located at the 1600 block of W. Joe McGraw Street.		
Comprehensive Plan:	The proposed land use is not consistent with the Comprehensive Plan.		
Sites Existing Zoning:	“R-3” Multiple Family Residential		
Surrounding Zoning:	North “R-2” Single Family Residential District South “R-3” Multiple Family Residential / “R-2” Single Family Residential East “I-2” Medium Industrial District West “I-2” Medium Industrial District		
Land Area:	Contains 36.11 +/- acres		
Notice Date:	This project was published and noticed by mail as required by code.		