STATE OF TEXAS §

COUNTIES OF POTTER §

AND RANDALL §

CITY OF AMARILLO §

On the 26th day of September 2016, the Amarillo Planning and Zoning Commission met in a work session at 2:45 PM to review agenda items, then convened in regular session at 3:00 PM in the City Council Chamber on the third floor of City Hall, 509 East 7th Avenue, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Mike Good, Vice-Chairman	Y	103	75
Dean Bedwell	Y	188	177
Rob Parker	N	56	44
Rick Thomason	Y	26	21
Bowden Jones	N	17	12
Dick Ford	Y	1	1
Vacant			

PLANNING DEPARTMENT STAFF:
AJ Fawver, AICP, CNU-A, Planning Director
Cody Balzen, Planner I
Jan Sanders, Recording Secretary
David Soto, Planner I
Jeffrey English, Planner I

Vice-Chairman Good opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. David Soto, Jeffrey English and Cody Balzen read the staff reports and gave the recommendations for each item.

ITEM 1: Approval of the minutes of the September 12, 2016 meeting

A motion to approve the minutes of the September 12, 2016 meeting was made by Commissioner Bedwell, seconded by Commissioner Thomason, and carried unanimously.

ITEM 2: Nomination and election of a Planning and Zoning Commission Chairman and Vice Chairman.

Vice-Chairman Good advised this item would be tabled until the October 10, 2016.

ITEM 3: Z-16-28 Rezoning of Lot 25, Block 1, Southside Acres Unit No. 26, Section 230, Block 2, AB&M Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 1 to Planned Development District for Light Commercial Uses. (7.72 Acres)(Vicinity: Western St. & Catalpa Ln.)
APPLICANT: David R. Thompson

Mr. Soto advised staff met with the applicant and recommended the Planned Development (PD) zoning for Light Commercial (LC) uses. A PD will impose a limitation of land uses generally allowed in LC, while prohibiting those considered inappropriate in close proximity to residential development. Mr. Soto stated the staff report gives a listing of approved land uses, along with landscaping, parking, lot coverage, signage, lighting and fencing requirements. Mr. Soto advised staff recommends approval of the request as submitted. Ms. Fawver clarified that a reexamination of the Future Land Use map and updating is needed to provide a more accurate planning tool. When previous staff researched this request, it was suggested to the applicant that the use of Planned Development (PD) districts could be used to specifically dictate uses of the land, limiting it to retail uses and/or a specific "commercial" land use; however, this PD does not follow the Future Land Use map. Nonetheless, since this project review was already well underway, staff is moving forward with the original approach suggested of a Planned Development (PD) to control this important transitional area in the meantime - an area heavily influenced by the existing zoning patterns.

Vice-Chairman Good asked if anyone wanted to speak in favor of, or against said request. No comments were made.

A motion to approve Z-16-28 was made by Commissioner Thomason, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 4: P-16-82 Riverroad Gardens Unit No. 28, a suburban subdivision to the City of Amarillo, being a replat of a portion of Tract 59, Riverroad Gardens, a subdivision out of Section 162, Block 2, AB&M Survey, Potter County, Texas. (1.03 Acres)(Vicinity: Bluebonnet Rd. & E. Cottonwood St.)
DEVELOPER(S): Kim Mayes
SURVEYOR: Jeffrey Floyd Reasoner

Vice-Chairman Good stated the plat was signed by the Deputy City Manager on September 22, 2016.

ITEM 5: P-16-84 Blankenship Estates Unit No. 3, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 179, Block 2, AB&M Survey, Randall County, Texas. (15.00 Acres)(Vicinity: S. Georgia St. & Wheeler Rd.)
DEVELOPER(S): Frank Blankenship
SURVEYOR: Clyde Israel

Mr. Soto stated the plat is not ready for consideration today, but the applicant had submitted a waiver of 30 day action request. This plat will be given an additional 30 days before consideration, with the waiver expiring on October 24, 2016.

ITEM 6: P-16-86 South Park Unit No. 47, an addition to the City of Amarillo, being a portion of South Park Unit No. 18 and a portion of South Park Unit No. 23, in Section 29, Block 9, BS&F Survey, Randall County, Texas. (7.86 Acres)(Vicinity: Hillside Rd. & Bell St.)
DEVELOPER(S): Cole Cordell (Region XVI Education Service Center)
SURVEYOR: Daryl Furman

Vice-Chairman Good stated the plat was signed by the Assistant City Manager on September 26, 2016.

ITEM 7: P-16-83 Glenwood Addition Unit No. 15, an addition to the City of Amarillo, being an unplatted tract of land in Section 154, Block 2, AB&M Survey, Randall County, Texas. (4.95 Acres)(Vicinity: SE. 34th Ave. & Ross St.)
DEVELOPER(S): Derek Martin
SURVEYOR: Daryl Furman

Mr. Soto stated the plat is not ready for consideration today, but the applicant had submitted a waiver of 30 day action request. This plat will be given an additional 30 days before consideration, with the waiver expiring on October 24, 2016.

ITEM 8: P-16-85 Longhorn Addition Unit No. 6, an addition to the City of Amarillo, being an unplatted tract of land and a replat of Lot 1, Block 4, Longhorn Addition Unit No. 4, Section 140, Block 2, AB&M Survey, Randall County, Texas. (1.30 Acres)(Vicinity: SE. 42nd Ave. & Osage St.)
DEVELOPER(S): City of Amarillo
SURVEYOR: Jessie Arredondo

Vice-Chairman Good stated the plat was signed by the Assistant City Manager on September 26, 2016.

CARRY OVERS:

ITEMS 9-11: P-16-78 Coulter Acres Unit No. 17, P-16-79 Lawrence Park Unit No. 110, P-16-81 Point West Business Campus Unit No. 9.

No action was taken on these plats.

PENDING ITEMS:

ITEMS 12-24: P-12-45 Redstone Addition Unit No. 1, P-14-25 Arrowhead Addition Unit No. 8, P-14-28 Silverpointe Addition Conceptual Development Plan, P-14-41 Skyline Terrace Unit No. 11 Amended, P-15-43 Highland Park Village Unit No. 3, P-15-49 City View Estates Unit No. 16, P-16-37 Maple Fields Unit No. 1, P-16-43 Lonesome Dove Unit No. 7, P-16-45 South Park Unit No. 46, P-16-70 Sun-Air Estates Unit No. 8, P-16-71 Point West Business Campus Unit No. 8, P-16-72 The Colonies Unit No. 66, P-16-76 Potter County Unit No. 1.

No action was taken on these plats.

ITEM 25: Public Forum: Time is reserved for any citizen to comment on City zoning or planning concerns; however, the Commission can take no action on any issue raised.

No comments were made.

ITEM 26: Director's Report.

Ms. Fawver welcomed the new planning Commissioner, Dick Ford, to the board, and advised a Director's Report would be an item listed on future agendas to keep the commissioners apprised of on-going items. Currently, the Planning Department has two vacancies, the Senior Planner and the Downtown Planner, with efforts to fill both positions. Ms. Fawver stated an appeal has been filed on Z-16-24 and is an agenda item on the City Council's September 27, 2016 agenda. The item was denied at the Planning & Zoning Commission August 22, 2016 meeting. The Planning staff is in the process of streamlining the agenda with one modification being the Powerpoint presentation, which will be consistent with what is presented to the City Council. Ms. Fawver also mentioned staff will be presenting their individual cases to the Commissioners as part of ongoing efforts to develop and provide experience to the planners.

ITEM 27: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:15 P.M.

AJ Fawver, AICP, CNU-A, Secretary
Planning & Zoning Commission