

**STATE OF TEXAS** §  
**COUNTIES OF POTTER** §  
**AND RANDALL** §  
**CITY OF AMARILLO** §

On the 10<sup>th</sup> day of October 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	N	104	75
Dean Bedwell	Y	189	178
Rob Parker	Y	57	45
Rick Thomason	Y	27	22
Bowden Jones	Y	18	13
Dick Ford	Y	2	2
Terry Harman	Y	1	1

**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

Acting-Chairman Parker 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 26, 2016 meeting

A motion to approve the minutes of the September 26, 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.

Ms. Fawver explained this item is open for discussion. Dick Ford nominated Rob Parker to serve as the Chairman of the Planning and Zoning Commission. Motion was seconded by Dean Bedwell, and the motion carried unanimously. Dick Ford nominated Mike Good to serve as the Vice-Chairman of the Planning and Zoning Commission. Motion was seconded by Dean Bedwell, and the motion carried unanimously.

ITEM 3: Z-16-29 Rezoning of Lot 7, Block 34, Eastridge Addition Unit No. 4, Section 104, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 2 to Residential District 2 with a Specific Use Permit for placement of a carport. (Vicinity: NE 16th Ave. & Dahlia St.)  
APPLICANT: Annette Morris

Mr. Balzen advised the applicant is proposing the zoning change in order to keep an existing carport. Section 4-10-193 of the City's Zoning Ordinance sets standards for the placement of carports when they are unable to meet required setbacks. Section 4-10-193 also includes fourteen factors for consideration when granting a specific use permit. Staff applied these factors to the application and discovered the carport meets 11 of the 14 factors. Mr. Balzen stated this request does not compromise the 2010 Future Land Use map and all other zoning regulations will follow Residential District 2 zoning regulations. Mr. Balzen commented staff views this zoning request as appropriate due to the lack of disruption to the existing streetscape character, and would recommend approval of the request as submitted.

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

A motion to approve Z-16-29 was made by Commissioner Bedwell, seconded by Commissioner Jones, and carried unanimously.

ITEM 4: Z-16-30 Rezoning of Lot 22, Block 39, Grandview Addition Unit No. 11, in Section 139, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 1 to Residential District 1 with a Specific Use Permit for the placement of a carport. (Vicinity: SE 34th Ave. & Browning St.)  
APPLICANT: Ventura Garcia

Mr. English advised the applicant is proposing the placement of a carport within the front yard setback. Section 4-10-193 includes fourteen factors for consideration when granting a specific use permit for a carport. Staff has applied these factors to the request, and found the request is in compliance with all fourteen factors. Mr. English mentioned this request does not compromise the 2010 Future Land Use map and all other zoning regulations will follow Residential District 1 zoning regulations. Mr. English further advised staff believes the request is appropriate and recommends approval as submitted.

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

A motion to approve Z-16-30 was made by Commissioner Ford, seconded by Commissioner Thomason, and carried unanimously.

ITEM 5: D-16-01 Dedications of two 11.5 ft Public Utility / Drainage Easements, one .042 acre Storm Sewer/ Drainage Easement and a 37ft Street dedication deed in Section 43, Block 9, B.S. & F Survey, Potter County, Texas. (Vicinity: Pointwest Pkwy. & Outlook Dr.)  
APPLICANT: Dick Faussett

Mr. Soto stated the four dedications were submitted in regards to the proposed street, Outlook Dr. Outlook Dr., is a street in the preliminary construction phase and located in Point West Business Park. During the review process, the Engineering Department advised the right-of-way did not meet the minimum standard of 50' to 70'. The applicant is proposing a 37' right-of-way with two 11.5' Public Utility / Drainage easements. Mr. Soto advised the easements would allow public access but are not dedicated to the public. The normal process allows approval of dedications by City Council, but since the minimum design standards are not being met, the Subdivision Ordinance allows the Planning and Zoning Commission the ability to recommend approval. Staff has asked the applicant to submit a variance whereby, the applicant advised the request will conform with the existing area in the Point West Pkwy. Mr. Soto commented staff is recommending approval of this variance due to the fact of the consistency of the area, however, moving forward, the requirement for a dedication of such right-of-way will be accomplished via platting.

Chairman Parker asked if anyone wanted to speak in favor of said request. Dwight Brandt, 4537 Canyon Dr., spoke in favor of the request advising he has worked with developer and believes this request is consistent with the current development.

Ms. Fawver advised the proposed will accomplish the same objective through the dedication of easements rather than the dedication of right-of-way through a platting exercise. The proposed is consistent with the previous approvals in the existing area, and therefore staff is recommending approval of this request. However, she reiterated that both Local Government Code and the Subdivision Ordinance require streets to be dedicated via the subdivision plat and this method will be used moving forward.

Chairman Parker asked if anyone wanted to speak against said request. No comments were made.

A motion to approve D-16-01 was made by Commissioner Bedwell, seconded by Commissioner Ford, and carried unanimously.

#### **ITEMS WITH PLAT WAIVERS SET TO EXPIRE ON 10/10/2016:**

Mr. Balzen advised Item 11 needs to be removed from the items with plat waivers set to expire this date. Mr. Balzen explained 30 day waivers were submitted on the following items, which allows the developer and staff additional time for review of each plat. Since there are no other tools to extend this time, staff is recommending denial of the following plats.

ITEM 6: P-12-45 Redstone Addition Unit No. 1, an addition to the City of Amarillo, being an unplatted tract of land situated in Section 37, Block 9, BS&F Survey, Randall County, Texas. (58.82 acres)(Vicinity: W. Loop 335 & S. Coulter St.)  
DEVELOPER: Charlie Hamilton  
SURVEYOR: David Miller

A motion to deny P-12-45 was made by Commissioner Jones, seconded by Commissioner Thomason, and carried unanimously.

ITEM 7: P-14-41 Skyline Terrace Unit No. 11 Amended, an addition to the City of Amarillo, being a replat of Lot 20, Block 6, Skyline Terrace Unit No. 11 and a portion of an existing 20' alley as dedicated by Skyline Terrace Unit No. 2, all in Section 135, Block 2, AB&M Survey, Potter County, Texas. (26.27 acres)(Vicinity: NE 24<sup>th</sup> Ave & Manhattan St.)

A motion to deny P-14-41 was made by Commissioner Jones, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 8: P-15-43 Highland Park Village Unit No. 3, an addition to the City of Amarillo being a replat of a portion of Lot 1, Block 23, Highland Park Village in Section 39, Block 2, AB&M Survey, Potter County, Texas. (1.38 acres)(Vicinity: J Ave. & Golden Dr.)  
DEVELOPER(S): Joe Bob McCartt  
SURVEYOR: Robert Keys

A motion to deny P-15-43 was made by Commissioner Bedwell, seconded by Commissioner Thomason, and carried unanimously.

ITEM 9: P-15-49 City View Estates Unit No. 16, an addition to the City of Amarillo, being an unplatted tract of land out of Section 231, Block 2, AB&M Survey, Randall County, Texas. (31.24 acres)(Vicinity: Georgia St. & Bismarck Ave.)  
DEVELOPER(S): Matt Griffith  
SURVEYOR: Robert Keys

A motion to deny P-15-49 was made by Commissioner Ford, seconded by Commissioner Jones, and carried unanimously.

ITEM 10: P-16-37 Maple Fields Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 61, Block 1, TTRR Co, Survey, Randall County, Texas. (93.52 Acres)(Vicinity: Lair Rd. & Helium Rd.)  
DEVELOPER(S): Josh Howell  
SURVEYOR: Daryl Furman

A motion to deny P-16-37 was made by Commissioner Jones, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 11: P-16-43 Lonesome Dove Unit No. 7, a suburban subdivision to the City of Amarillo, being an unplatted tract of land situated in Section 111, Block 2, AB&M Survey, Randall County, Texas. (44.29 Acres)(Vicinity: Eastern St. & Joshua Deets Trl.)  
DEVELOPER(S): Robert Wilkinson  
SURVEYOR: Daryl Furman

As stated above, this item is removed from the list of Items with Plat Waivers set to expire 10/10/16.

ITEM 12: P-16-70 Sun-Air Estates Unit No. 8, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 36, Block 9, BS&F Survey, Randall County, Texas. (3.00 Acres)(Vicinity: Canyon Dr. & Coulter St.)  
DEVELOPER(S): Mark Christy  
SURVEYOR: Daryl Furman

A motion to deny P-16-70 was made by Commissioner Jones, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 13: P-16-78 Coulter Acres Unit No. 17, a suburban subdivision to the City of Amarillo, being a replat of all of lot 10, Block 2, Coulter Acres, in Section 38, Block 9, BS&F Survey, Randall County, Texas. (4.77 Acres)(Vicinity: SW 81<sup>st</sup> Ave. & Cody Dr.)  
DEVELOPER(S): Melinda Christy  
SURVEYOR: Daryl Furman

A motion to deny P-16-76 was made by Commissioner Thomason, seconded by Commissioner Jones, and carried unanimously.

ITEM 14: 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 15: Director's Report.

Ms. Fawver advised going forward the commissioners will see items on the agenda that require action, and not informational items per se. Ms. Fawver updated the commissioners on Item Z-16-24, a zoning request to change from General Retail to Light Commercial for an outdoor car lot. This item was denied by this board, an appeal was filed and the item has since been denied by City Council. Today's agenda Item 5, the dedications of easements is a Consent Agenda item on the City Council's agenda for October 11, 2016. Ms. Fawver mentioned staff will be monitoring the influx of carport requests to determine whether this is an educational issue to be addressed, isolated to the same area, or possibly the same contractor. As additional information is gathered, a presentation will be forthcoming at a future Planning and Zoning Commission meeting. Additionally the work session is in the process of being refined, with attempts to allow for more dialogue, to focus the presentations by hitting the highlights, taking any advice and feedback from the commissioners, and essentially making this time more productive. Ms. Fawver welcomed new Commissioner Terry Harman to the board.

ITEM 16: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:40 P.M.

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