

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

On the 25<sup>th</sup> day of September, 2017, 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	124	89
Dean Bedwell	Y	209	197
Rob Parker, Chairman	N	77	63
Rick Thomason	Y	47	39
Bowden Jones	Y	38	29
Dick Ford	Y	22	17
Terry Harman	Y	21	21

PLANNING DEPARTMENT STAFF:

Cody Balzen, Planner I

Jeffrey English, Planner I

Jan Sanders, Recording Secretary

Vice Chairman Good opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Cody Balzen and Jeffrey English gave the recommendation for the agenda items.

- I. Call to order and establish a quorum is present.
- II. Public Comment: Citizens who desire to address the Planning and Zoning Commission with regard to matters on the agenda or having to do with policies, programs, or services will be received at this time. The total time allotted for comments is three (3) minutes per speaker. Planning and Zoning Commission may not discuss items not on this agenda, but may respond with factual, established policy information, or refer to staff. *(Texas Attorney General Opinion. JC-0169)*

No comments were made.

- III. Consent Agenda: The Commission may request a consent agenda item to be moved to the Regular Agenda for presentation and comment. Otherwise, the consent agenda will be considered in one vote. Consent agenda items are routine items recommended for approval, and which do not include requests for waivers or variances.

- 1: Approval of the minutes of the September 11, 2017 meeting.

Mr. Harman advised on Item D, page 3, fourth paragraph, his name was misspelled. A motion to approve the Consent Agenda with this correction was made by Commissioner Jones, seconded by Commissioner Thomason, and carried unanimously.

- IV. Regular Agenda:

- 1: Rezoning: The Planning & Zoning Commission makes recommendation for approval or denial; appeals may be directed to City Council.
  - A. Z-17-18 Rezoning of 13.26 acre tract of land in the Northwest corner of Lot 48, Block 1, South Side Acres Unit No. 25, in Section 230, Block 2, AB&M Survey, Randall County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District with Specific Use Permit 99 (A/S-99) to General Retail District (GR). (13.26 Acres) (Vicinity SW 58th Ave. & Royce Dr.)

Mr. English advised the applicant is proposing the rezoning to allow an accessory use restaurant that serves alcohol in the existing Netplex building. The request follows along with the principles

of growth management, encourages development where utilities exist, and is consistent with the Neighborhood Unit Concept. Mr. English stated the area may be a candidate for a future land use map amendment. Mr. English advised staff believes the request is appropriate and recommends approval as submitted.

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-17-18 was made by Commissioner Thomason, seconded by Commissioner Bedwell, and carried unanimously.

- B. Z-17-24 Rezoning of L10 - 12, Block 223, Plemons Unit No. 1, in Section 170, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and publicways to change from Planned Development 130 (PD-130) to Planned Development 130 (PD-130). (0.52 Acres) (Vicinity: SW 16<sup>th</sup> Ave. & S Jackson St.)

Mr. English advised the request is to develop the next phase of the Baptist Community Services Campus. Analysis of the site reveals the 2010 Comprehensive Plan Compliance is consistent with principles of growth management, 2010 Future Land Use map compliance, consistent with neighborhood conservation land use designation, and was approved by the Downtown Design Review Board (DAUDS). Mr. English advised staff, along with the DAUDS, believes the request is appropriate and recommends approval as submitted.

Vice-Chairman Good asked if anyone wanted to speak in favor of said request. Mason Rogers, Architect for the project, 1827 S. Virginia, appeared to answer any questions.

Vice-Chairman Good asked if anyone wanted to speak against said request. Mike Steinkoenig, 1602 Van Buren, inquired about the fence on the east side of the property. Mr. Rogers advised the site plan has been approved which provides a fence along the south side, and a screening wall on the west side per DAUDS. On the alley side, currently no fence is planned at this time. Mr. Steinkoenig mentioned the site is within a historical neighborhood, and he has concerns about a bus barn and offices within the area.

Mr. English advised the proposed rezoning tract does not have an alley to the east but an Easement of some type, screening walls were not required since properties to the east were part of PD-130, which fall under Sec. 4-10-269 (a) code of the zoning ordinance where it basically states that PD-130 or MF-2 for that matter do not require screening fences.

Mary Fuller, 1606 Van Buren, inquired about the lack of landscaping on the south side and back of the property, voiced concerns the two story building will have lights that shine into her yard, and a bus barn will decrease her property values.

Mr. Rogers advised on this project specifically, the property is screened to the south, the lighting will not be pole lighting, but will be downward facing and will be approximately 10' in height. Mr. English advised the streetscape is outlined by the DAUDS and the applicant is working to keep the existing trees.

Vice-Chairman Good asked if there were any rebuttals. Ms. Fuller inquired about the distance on notifications. Mr. English advised the notifications go out to all property owners within 200' of the site.

A motion to approve Z-17-24 was made by Commissioner Ford, seconded by Commissioner Thomason, and carried unanimously.

- C. Z-17-29 Rezoning of Lots 1A & 1B, Block 6, Ridgeview Medical Center Unit No. 24, in Section 43, Block 9, BS&F Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 244 (PD-244) to Office District 2 (O-2). (5.51 Acres) (Vicinity: S Coulter St. & Evans Dr.)

Mr. Balzen advised the zoning request is in order to alleviate development challenges associated with the current PD zoning of the site. The zoning request is consistent with current pattern of development within the area, which is predominately office or medical uses. Mr. Balzen advised analysis of the site reveals the 2010 Comprehensive Plan Compliance is consistent with character emphasis of development, and consistent with easing redevelopment of the site. Mr. Balzen advised staff believes the request is appropriate and recommends approval as submitted.

Vice-Chairman Good asked if anyone wanted to speak against said request. No comments were made.

A motion to approve Z-17-29 was made by Commissioner Harman, seconded by Commissioner Bedwell, and carried unanimously.

2: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:34 P.M.



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