

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

On the 23th day of October, 2017, the Amarillo Planning and Zoning Commission met in a work session at 2:45 PM to review agenda items, and 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	126	90
Dean Bedwell	Y	211	199
Rob Parker, Chairman	Y	79	64
Rick Thomason	N	49	40
Bowden Jones	Y	40	31
Dick Ford	Y	24	19
Terry Harman	Y	23	23

PLANNING DEPARTMENT STAFF:

AJ Fawver, AICP, CNU-A, Planning Director
Jeffrey English, Planner I
Hannah Green, Recording Secretary

Cody Balzen, Planner I
David Moore, Planner I

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

- 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 October 9, 2017 meeting.

A motion to approve the consent agenda was made by Commissioner Harman, seconded by Commissioner Bedwell, and carried unanimously.

- IV. Regular Agenda:

- 1: Subdivision Plats: The Planning & Zoning Commission has final authority for approval; appeals may be directed to City Council.

- A. P-17-86 Mirror Addition Unit No. 29, an addition to the City of Amarillo, being a replat of a portion of Lot 1, Block 440, Mirror Addition Unit No. 1, in Section 155, Block 2, AB&M Survey, Potter County, Texas. (0.17 Acres) (Vicinity: S Houston St. & SE 12th Ave.)

Jeffrey English, Planner I, presented this item, explaining that a public hearing is required per Texas Local Government Code 212.0159(c).

Mr. English gave a brief presentation, concluding with a staff recommendation of approval.

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

A motion to approve P-17-86 was made by Commissioner Bedwell, seconded by Commissioner Good, and carried unanimously.

- B. P-17-92 South Georgia Place Unit No. 32, an addition to the City of Amarillo, being an unplatted tract of land in Section 183, Block 2, AB&M Survey, Randall County, Texas. (10.37 Acres) (Vicinity: Gemini Trl. & NASA Ave.)

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

A motion to approve P-17-92 was made by Commissioner Harman, seconded by Commissioner Bedwell, and carried unanimously.

- C. P-17-93 Lakeside Estates Unit No. 7, a suburban subdivision to the City of Amarillo, being a replat of Lot 10, Block 8, Lakeside Estates Unit No. 3, in Sections 15 and 16, Block 6, IGNRR Co. Survey, Randall County, Texas. (5.48 Acres) (Vicinity: S Western St. & Petersen Rd.)

Jeffrey English, Planner I, presented this item, with a staff recommendation of approval. He explained that a variance from the minimum required lot width was being requested; therefore board action is required for this item. This portion of S Western St is not an arterial street, he clarified. While not an ideal situation, this appears to be the best possible handling of this particular item, due to a variety of factors he walked through in this presentation. The resulting lots would be 20' and 213' wide respectively.

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

A motion to approve P-17-93 was made by Commissioner Good, seconded by Commissioner Bedwell, and carried unanimously.

- D. P-17-90 Broadway Acres Addition Unit No. 3, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 194, Block 2, AB&M Survey, Potter County, Texas. (1.00 Acre) (Vicinity: Broadway St. & W Mobley St.)

Cody Balzen, Planner I, presented this item, with a staff recommendation of approval. He explained that variance from the minimum required lot width was being requested; therefore, board action is required for this item. This variance requested is from the standard that all lots platted in the ETJ which front upon an arterial road shall have a minimum 150ft lot width to allow for a lot width of 141.7ft.

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

A motion to approve P-17-90 was made by Commissioner Ford, seconded by Commissioner Good, and carried unanimously.

- 2: Rezoning: The Planning & Zoning Commission makes recommendation for approval or denial; appeals may be directed to City Council.

- A. Z-17-31 Rezoning of Lots 5A and a portion of Lot 5B, Block 8, Sunrise Addition Unit No. 4, and Lots 3, 4, and the west 38 feet of Lot 2, Block 8, Sunrise Addition Unit No. 2, in Section 123, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 386 (PD-386) to Planned Development District 386 (PD-386). (1.71 Acres) (Vicinity: I-40 E Frontage Rd. & Carter St.)

Jeffrey English, Planner I, presented this item, and advised the applicant is requesting a Planned Development (PD) Amendment for the existing PD-386 in order to construct a wooden fence along the north property line in place of landscaping that was part of approved original plan from January 2006. Mr. English stated that this rezoning request is consistent with the adopted 2010 Comprehensive Future Land Use and Character Map, as well as the Neighborhood Unit Concept, the Comprehensive Plan guidelines, and existing conditions in the area. Mr. English 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-17-31 was made by Commissioner Bedwell, seconded by Commissioner Harman, and carried unanimously.

B. Z-17-32 Rezoning of a 21.95 acres tract of land in Section 40, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agriculture District (A) to Heavy Commercial District (HC) and General Retail District (GR). (21.95 Acres) (Vicinity: I-27 Frontage Rd. & Thunder Rd.)

Cody Balzen, Planner I, presented this item. He advised the applicant is requesting this change in zoning in order to develop the property with commercial and retail uses in the future along Interstate Highway 27. Mr. Balzen stated that this request is consistent with the 2010 Comprehensive Future Land Use and Character Map. Mr. Balzen also stated that this request does not follow the Neighborhood Unit Concept; however the current zoning pattern is inconsistent with this concept as IH27 runs diagonally across the eastern portion of the section keeping this concept from being able to occur in this location. This rezoning request will be consistent with the current pattern of development and zoning located adjacent to IH27. Mr. Balzen advised staff believes the request is appropriate and recommends approval as submitted. He noted that staff would not have been supportive of rezoning the entire 212.95 acres Heavy Commercial; in working with the applicant to create a better proposal, the request was modified to limit a portion of the acreage to HC, and place the rest in a GR zoning district.

Chairman Parker asked if anyone wanted to speak for this item. No comments were made.

Chairman Parker asked if anyone wanted to speak against this item. Wesley Ingram, 8308 Challenge Drive, voiced his concerns about Heavy Commercial zoning and possible future problems of drainage turning into flooding for the neighborhood as well as light pollution and screening fences from businesses. Mr. Ingram stated that he would accept a rezoning of General Retail for the entire area.

There was no discussion or additional questions, and no one else came forward to speak on this item.

A motion to approve Z-17-32 was made by Commissioner Ford, seconded by Commissioner Good, and carried unanimously.

3: Planning Director's Report.

Ms. Fawver discussed three previous cases that will be scheduled for second hearings. Informed Council that the department would attend the City Council Meeting the following day as it is National Community Planning Month. Ms. Fawver spoke about the upcoming Planning Conference, saying that it will serve a chance to look for resources regarding the topic of environmental planning, land use, and neighborhood revitalization. Ms. Fawver stated that the website updates are going nicely and that there would be a meeting next week to further discuss changes in order to make the site more user friendly, provide better customer service and gain feedback. Ms. Fawver briefly discussed various features of the anticipated website to better serve applicants and save time.

4: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:23 P.M.



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