

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

On the 27th day of November, 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	N	128	90
Dean Bedwell	Y	213	201
Rob Parker, Chairman	Y	81	66
Rick Thomason	Y	51	42
Bowden Jones	Y	42	33
Dick Ford	Y	26	21
Terry Harman	Y	25	25

PLANNING DEPARTMENT STAFF:

AJ Fawver, AICP, CNU-A, Planning Director
David Moore, Planner I

Jeffrey English, Planner I
Hannah Green, Recording Secretary

Chairman Parker opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Jeffrey English and David Moore gave the recommendations 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 November 13, 2017 meeting.

A motion to approve the minutes was made by Commissioner Thomason, seconded by Commissioner Bedwell and carried unanimously.

- 2: Approval of 2018 meeting dates and associated submittal deadline dates.

A motion to approve the meeting dates and submittal deadlines was made by Commissioner Ford, seconded by Commissioner Harman 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-17-97 McCormick Plains Unit No. 1, a suburban subdivision to the City of Amarillo being an unplatted tract of land in Section 35, Block 9, BS&F Survey, Randall County, Texas. (5.48 Acres) (Vicinity: S Western St. & Petersen Rd.)

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 for this plat as well as approval for variance.

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

A motion to approve P-17-97 was made by Commissioner Bedwell, seconded by Commissioner Thomason, and carried unanimously.

B. P-17-105 Tradewind Square Unit No. 3, an addition to the City of Amarillo, being an unplatted tract of land in Section 173, Block 2, AB&M Survey, Randall County, Texas. (19.77 Acres) (Vicinity: Hornady St. & Hawken St.)

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 approval of this plat as well as a staff recommendation of approval for the variance request.

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

A motion to approve P-17-105 was made by Commissioner Thomason, seconded by Commissioner Harman, and carried unanimously.

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

A. Z-17-34 Rezoning of 1.536 acre tract of land in Section 10, Block 9 BS&F Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Planned Development 55 with amendments B, C, G, and Y (PD-55BCGY) and PD-55TY to General Retail (GR).

David Moore, Planner I, presented this item, and advised the applicant is requesting change in zoning from PD 55 to GR in order to develop the property with retail uses. Mr. Moore explained that this is consistent with 2010 Comprehensive Plan.

Mr. Moore concluded with a staff recommendation of approval of this rezoning.

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

A motion to approve Z-17-34 was made by Commissioner Bedwell and seconded by Commissioner Thomason, and carried unanimously.

B. Z-17-35 Rezoning of Tract 10, Block 1, Eberstadt & Brock Unit No. 1, in Section 185, Block 2, AB&M Survey, Randall County, Texas plus one-half of all bounding streets, alleys, and public ways to change from General Retail (GR) to Planned Development 116 (PD-116). (Vicinity: SW 45th Ave. & S Georgia St.)

Jeffrey English, Planner I, presented this item, and advised the applicant is requesting a Planned Development Amendment/Expansion for the existing PD-116 in order to construct more mini-storage units; this use is already approved within the existing PD-116, to the north of this property. This request would simply expand the size of PD-116 to take in this additional property.

Mr. English concluded with a staff recommendation of tabling this item for a later date due to a need for more information.

A motion to table Z-17-35 was made by Commissioner Jones and seconded by Commissioner Bedwell, and carried unanimously.

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

- A. V-17-08 Vacation of a blanket sewer easement occupying Lots 7A and 7B, Henry Reed's Subdivision Unit No. 10, and the remainder of Tract 7, Henry Reed's Subdivision Unit No. 1, and established by document Volume 450 Page 277 and Volume 450 Page 278 filed with the County of Potter, Texas. (Vicinity: W Cliffside Dr. & Highway 287)

Jeffrey English, Planner I, presented this item, and advised the applicant is proposing to vacate a blanket sewer easement that covers all of the applicant's property, established by document Volume 450 Page 277 and Volume 450 Page 278 filed with the County of Potter, Texas. This vacation is associated with a previous approved plat which dedicated a more defined easement to replace the blanket easement. Mr. English explained that this will meet the city's needs and did help alleviate development along the property.

Mr. English concluded with a staff recommendation of approval as submitted.

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

A motion to approve V-17-08 was made by Commissioner Bedwell and seconded by Commissioner Jones, and carried unanimously.

4: Planning Director's Report.

Planning Director, AJ Fawver gave an update on rezoning case Z-17-32. She stated that it was approved by City Council in their last meeting. Ms. Fawver also acknowledged that the new City website was now available that the department would be open to feedback. Regarding future plans, Ms. Fawver made it aware that there was an upcoming Barrio Neighborhood Planning effort. It will be the second of three meetings and takes place on Thursday, December 7th at the Wesley Center's Alamo. The meeting will be an open house design so residents can come and go as they need, able to look and examine six stations that focus on the plans goals, strategies, and actions. Ms. Fawver explained that this meeting will be one to show results and to get feedback for anything that was overlooked during the last meeting. Ms. Fawver ended the report by stating that the department will update information as needed during future meetings.

5: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:14 P.M.



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