

## PUBLIC NOTICE OF MEETING

**NOTICE** is hereby given that the Planning and Zoning Commission of the City of Amarillo, Texas, will meet in a **WORK SESSION AT 2:45 PM** and will hold their regularly scheduled public meeting at 3:00 PM on the Third Floor of City Hall, in the City Council Chambers, 509 Southeast 7<sup>th</sup> Avenue, Amarillo, Texas, on January 22, 2018. The subjects to be considered at this meeting are as follows:

### **AGENDA**

- 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*) If you wish to speak regarding an item on the agenda, please hold your comments until that item is introduced.
- 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 January 8, 2018 meeting.
- IV. Regular Agenda:
  - 1: Subdivision Plats: The Planning & Zoning Commission has final authority for approval; appeals may be directed to City Council.
    - A. P-17-118 Village at Four Corners Unit No 1, A suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 34, Block 1, T.T.R.R. Co Survey, Randall County, Texas. (143.59 Acres) (Vicinity: FM2590 & FM2219)

Public hearing and consideration of a request for approval of a final plat creating 114 residential and commercial lots in Amarillo's ETJ, an alley variance, and a lot width variance. A variance is requested from the standard that all lots platted shall provide alleys per Sec. 4-6-53(b). A variance is also requested from the standard that all lots platted in the ETJ along an arterial street shall have a minimum lot width of 150 feet per Sec. 4-6-54(h).
    - B. P-17-126 Howard Lawson Unit No. 4, an addition to the City of Amarillo, being a replat of Lot 1, Block 5, Howard Lawson Subdivision Unit No. 3, in Section 9, Block 6, BS&F Survey, Potter County, Texas. (0.60 Acres) (Vicinity: Plains Blvd. & Lawson Ln.)

Public hearing and consideration of a request for approval of a residential replat which is required to go before the Planning and Zoning Commission per Texas Local Government Code 212.015(c).
    - C. P-17-127 Sunset Addition Unit No. 4, an addition to the City of Amarillo, being a replat of Lots 3 through 5, Block 1, Sunset Addition Unit No. 1, in Section 171, Block 2, AB&M Survey, Potter County, Texas. (0.44 Acres) (Vicinity: S Washington St. & Wolflin Ave.)

Public hearing and consideration of a request for approval of a residential replat which is required to go before the Planning and Zoning Commission per Texas Local Government Code 212.015(c).
  - 2: Planning Director's Report.
  - 3: Discuss Items for Future Agendas.

**SIGNED** this 17<sup>th</sup> day of January 2018.



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

The Planning and Zoning Commission reserves the right and hereby gives notice that it may conduct an executive session, as the Planning and Zoning Commission may find necessary, on any item of business listed in this agenda for which state law authorizes an executive session, even if such item is not specifically designated to be an executive session item.

*Amarillo City Hall is accessible to individuals with disabilities through its main entry on the south side (S.E. 7<sup>th</sup> Avenue) of the building. An access ramp leading to the main entry is located at the southwest corner of the building. Parking spaces for individuals with disabilities are available in the south parking lot. City Hall is equipped with restroom facilities, communications equipment and elevators that are accessible. Individuals with disabilities who require special accommodations or a sign language interpreter must contact the City Secretary's Office 48 hours prior to meeting time by telephoning 378-3014 or the City TDD number at 378-4229.*

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

On the 8<sup>th</sup> day of January, 2018, 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
Joshua Raef	N	1	0
Royce Gooch	Y	1	1
Rob Parker, Chairman	Y	83	68
Rick Thomason	Y	53	44
Bowden Jones	Y	44	35
Dick Ford	Y	28	22
Terry Harman	Y	27	27

PLANNING DEPARTMENT STAFF:  
AJ Fawver, AICP, CNU-A, Planning Director  
Hannah Green, Recording Secretary

Jeffrey English, 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 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 December 11, 2017 meeting.

A motion to approve the consent agenda was made by Commissioner Thomason, seconded by Commissioner Gooch 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-17-113 Highland Springs Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 100, Block 9, BS&F Survey, Randall County, Texas. (268.30 Acres) (Vicinity: W Hollywood Rd. & S Dowell 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.

fully staffed Planning and Zoning board and going forward there may be changes as City Council alters various boards in efforts to serve the city. Ms. Fawver also discussed the Future Land Use and Character Map item, addressing what the next steps were for the process of this change to the Comprehensive Plan. Ms. Fawver noted that this can serve as one example going forward of how the department will work with developers proactively. Ms. Fawver also noted that the approval for the first item in regards to the alley variance will be followed by future meetings to re-examine the ordinance in order to investigate the city's needs for continuing alley ways. Ms. Fawver gave a status update on the Barrio Plan, stating that it is moving forward. Ms. Fawver ended with a note on the finalization of the MPEV site, and that moving forward there will be further discussion regarding the 1960 Zoning Ordinance document. As needed, Ms. Fawver assured the board that information and updates will be provided as they become available.

5: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:19 P.M.



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

- I. Call to order and establish a quorum is present.
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- 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 January 8, 2018 meeting.

IV. Regular Agenda:

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

A. P-17-118 Village at Four Corners Unit No 1, A suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 34, Block 1, T.T.R.R. Co Survey, Randall County, Texas. (143.59 Acres) (Vicinity: FM2590 & FM2219)

DEVELOPER(S): Jonathan Lair

SURVEYOR: Daryl Furman

R.O.W. WIDTH VARIANCE: Not required

ALLEY VARIANCE: Required

STREET/ALLEY PLANS: Not required

DRAINAGE REPORT: Not required

WATER PLANS: Not required

SEWER PLANS: Not required

AVIATION CLEAR ZONE EASEMENT: Not required

This plat is for the purpose of creating one hundred and fourteen (114) residential and commercial from a previously unplatted tract of land. Because of the number of lots, this plat is not considered a minor plat, and therefore requires action from the Planning and Zoning Commission. This plat is located outside the city limits in the City of Amarillo's ETJ. The plat has been reviewed by the customary City departments and local utility companies and complies with all other Subdivision and Development Ordinance standards except for 4-6-53(b) which states that "alleys shall be provided in all Plats, except that the Planning and Zoning Commission may waive this requirement where other definite and assured provision is made for service access". The applicant is seeking a variance from the alley requirements, stating that the lots are outside of the City Limits and services are provided on-site, such as well and septic systems.

Planning Department staff **recommends approval** of this plat. Staff also **recommends approval** of the variance request.

B. P-17-126 Howard Lawson Unit No. 4, an addition to the City of Amarillo, being a replat of Lot 1, Block 5, Howard Lawson Subdivision Unit No. 3, in Section 9, Block 6, BS&F Survey, Potter County, Texas. (0.60 Acres) (Vicinity: Plains Blvd. & Lawson Ln.)

DEVELOPER(S): Richard Crawford

SURVEYOR: Daryl Furman

R.O.W. WIDTH VARIANCE: Not required

ALLEY VARIANCE: Not required

STREET/ALLEY PLANS: Not required

DRAINAGE REPORT: Not required

WATER PLANS: Not required

SEWER PLANS: Not required

AVIATION CLEAR ZONE EASEMENT: Not required

This plat is for the purpose of creating three (3) residential lots from one previously platted lot. Because a residential replat requires a public hearing and notifications to be sent to all property owners within the original subdivision and within 200' of the replat (Texas Local Government Code 212.015(c)), this application requires action from the Planning and Zoning Commission. This replat is located within the city limits of the City of Amarillo. It has been reviewed by the customary City departments and local utility companies and complies with the Subdivision and Development Ordinance.

Four (4) notices were sent out and no comments were received for or against this item.

Planning Department staff **recommends approval** of this plat.

C. P-17-127 Sunset Addition Unit No. 4, an addition to the City of Amarillo, being a replat of Lots 3 through 5, Block 1, Sunset Addition Unit No. 1, in Section 171, Block 2, AB&M Survey, Potter County, Texas. (0.44 Acres) (Vicinity: S Washington St. & Wolfiin Ave.)

DEVELOPER(S): Richard Crawford

SURVEYOR: Daryl Furman

R.O.W. WIDTH VARIANCE: Not required

ALLEY VARIANCE: Not required

STREET/ALLEY PLANS: Not required

DRAINAGE REPORT: Not required

WATER PLANS: Not required

SEWER PLANS: Not required

AVIATION CLEAR ZONE EASEMENT: Not required

This plat is for the purpose of creating one (1) lots from three (3) previously platted lots. Because a residential replat requires a public hearing and notifications to be sent to all property owners within the original subdivision and within 200' of the replat (Texas Local Government Code 212.015(c)), this application requires action from the Planning and Zoning Commission. At the time of this writing, the Planning Department has received two (2) calls on the item, but no comments were given either in favor or opposition to this replat. This replat is located within the city limits of the City of Amarillo. It has been reviewed by the customary City departments and local utility companies and complies with the Subdivision and Development Ordinance.

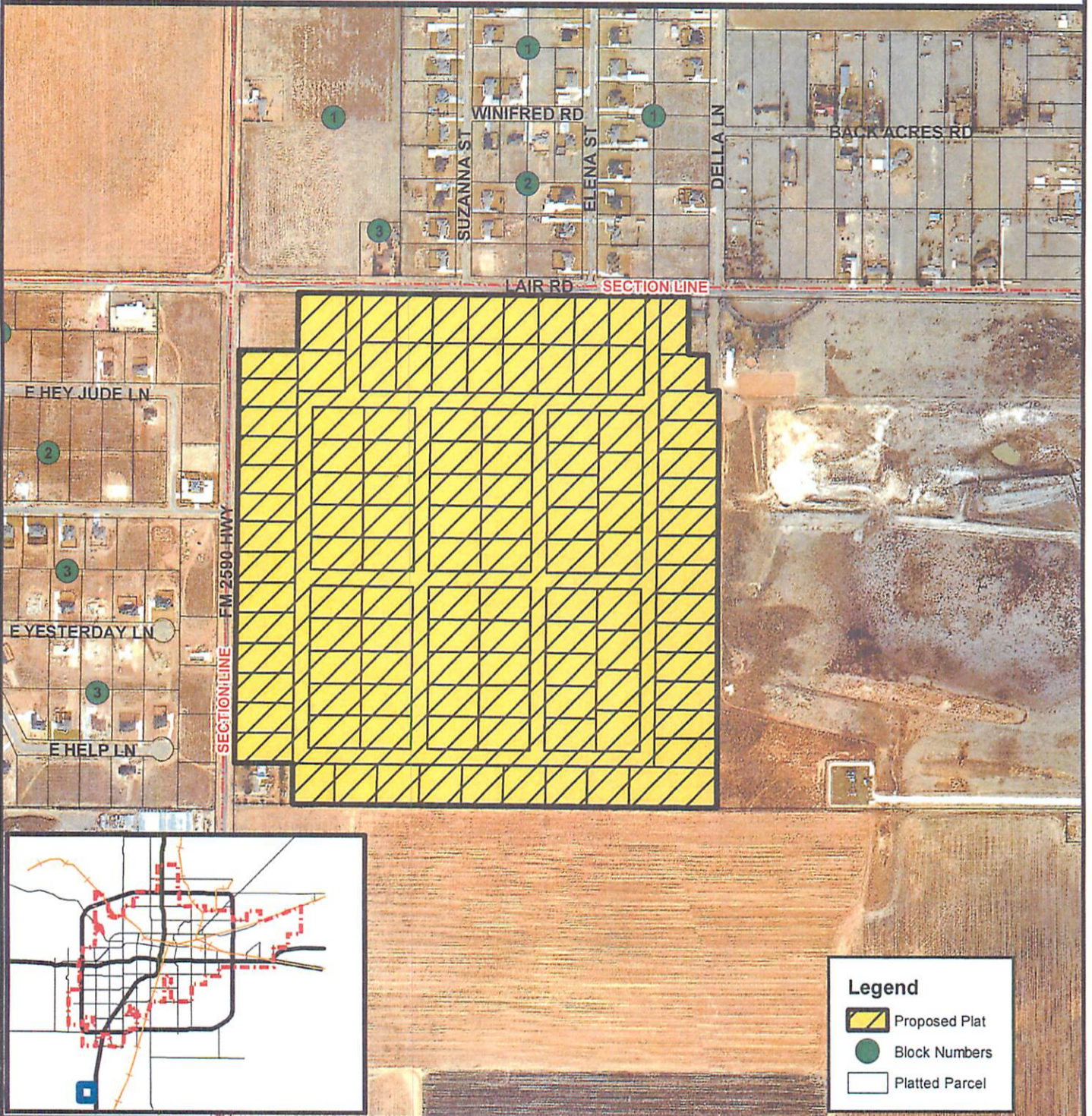
Four (4) notices were sent out and no comments were received for or against this item.

Planning Department staff **recommends approval** of this plat.

2: Planning Director's Report.

3: Discuss Items for Future Agendas.

**CASE P-17-118  
VILLAGE AT FOUR CORNERS UNIT NO. 1**



**CITY OF AMARILLO  
PLANNING DEPARTMENT**

Village at Four Corners Unit No 1, A suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 34, Block 1, T.T.R.R. Co Survey, Randall County, Texas.

Developer: Jonathan Lair

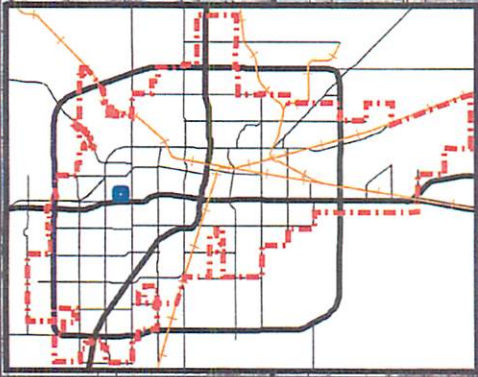
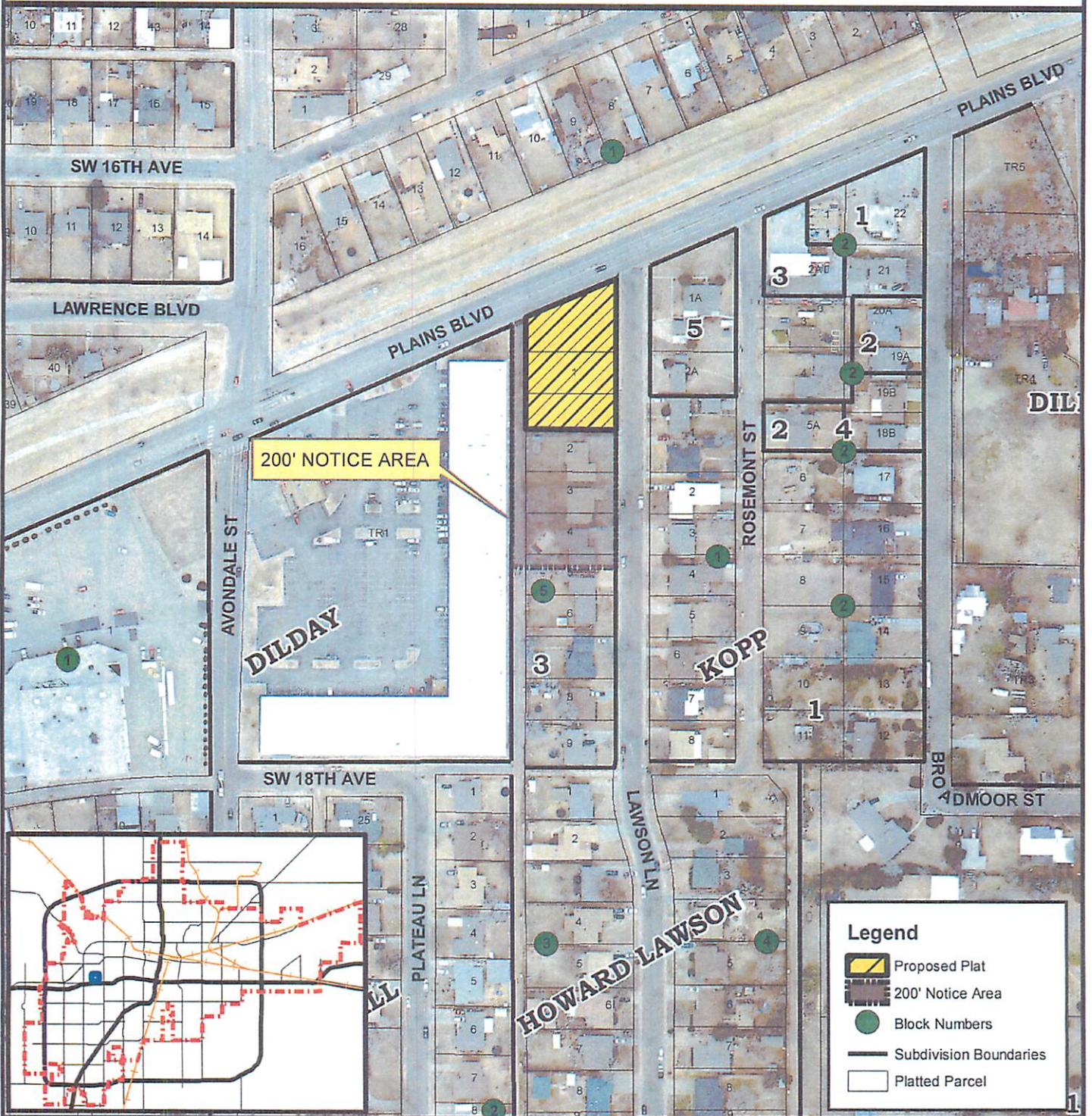
Surveyor: Daryl Furman

**Scale: 1 inch = 707 feet**  
**Date: 1/17/2018**








DISCLAIMER: The City of Amarillo is providing this information as a public service. The information shown is for information purposes only and except where noted, all of the data or features shown or depicted on this map is not to be construed or interpreted as accurate and/or reliable; the City of Amarillo assumes no liability or responsibility for any discrepancies or errors for the use of the information provided.

**CASE P-17-126  
HOWARD LAWSON SUBDIVISION UNIT NO. 4**



**Legend**

-  Proposed Plat
-  200' Notice Area
-  Block Numbers
-  Subdivision Boundaries
-  Platted Parcel

**CITY OF AMARILLO  
PLANNING DEPARTMENT**

Howard Lawson Unit No. 4, an addition to the City of Amarillo, being a replat of Lot 1, Block 5, Howard Lawson Subdivision Unit No. 3, in Section 9, Block 6, BS&F Survey, Potter County, Texas.

Developer: Richard Crawford

Surveyor: Daryl Furman

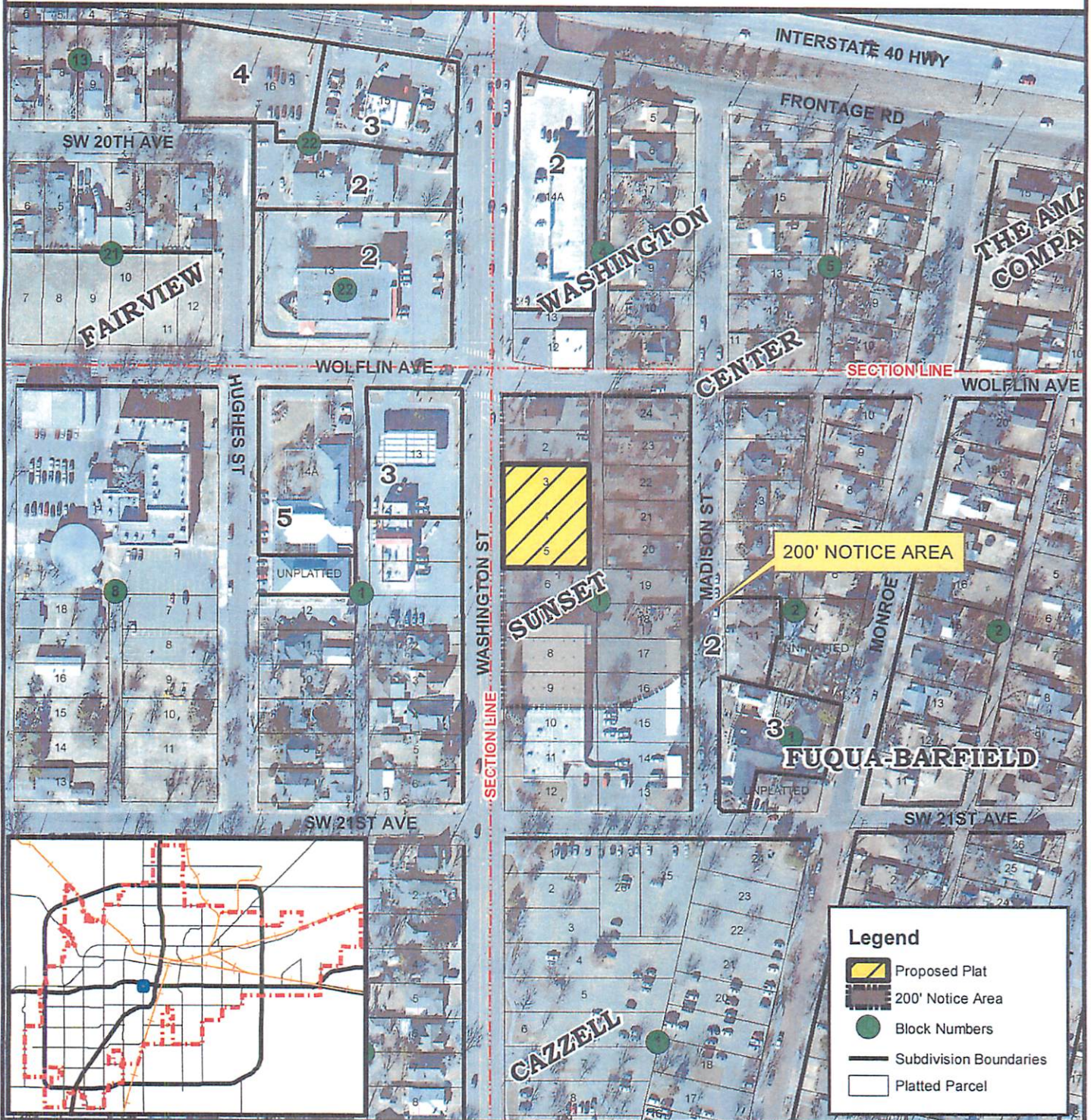
Scale: 1 inch = 200 feet  
Date: 1/8/2018



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**CASE P-17-127  
SUNSET ADDITION UNIT NO. 4**



**CITY OF AMARILLO  
PLANNING DEPARTMENT**

Sunset Addition Unit No. 4, an addition to the City of Amarillo, being a replat of Lots 3 through 5, Block 1, Sunset Addition Unit No. 1, in Section 171, Block 2, AB&M Survey, Potter County, Texas.

Developer: Richard Crawford

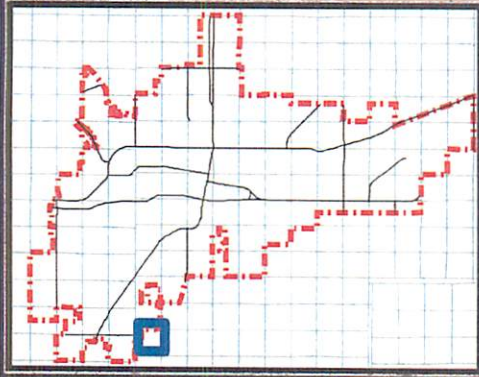
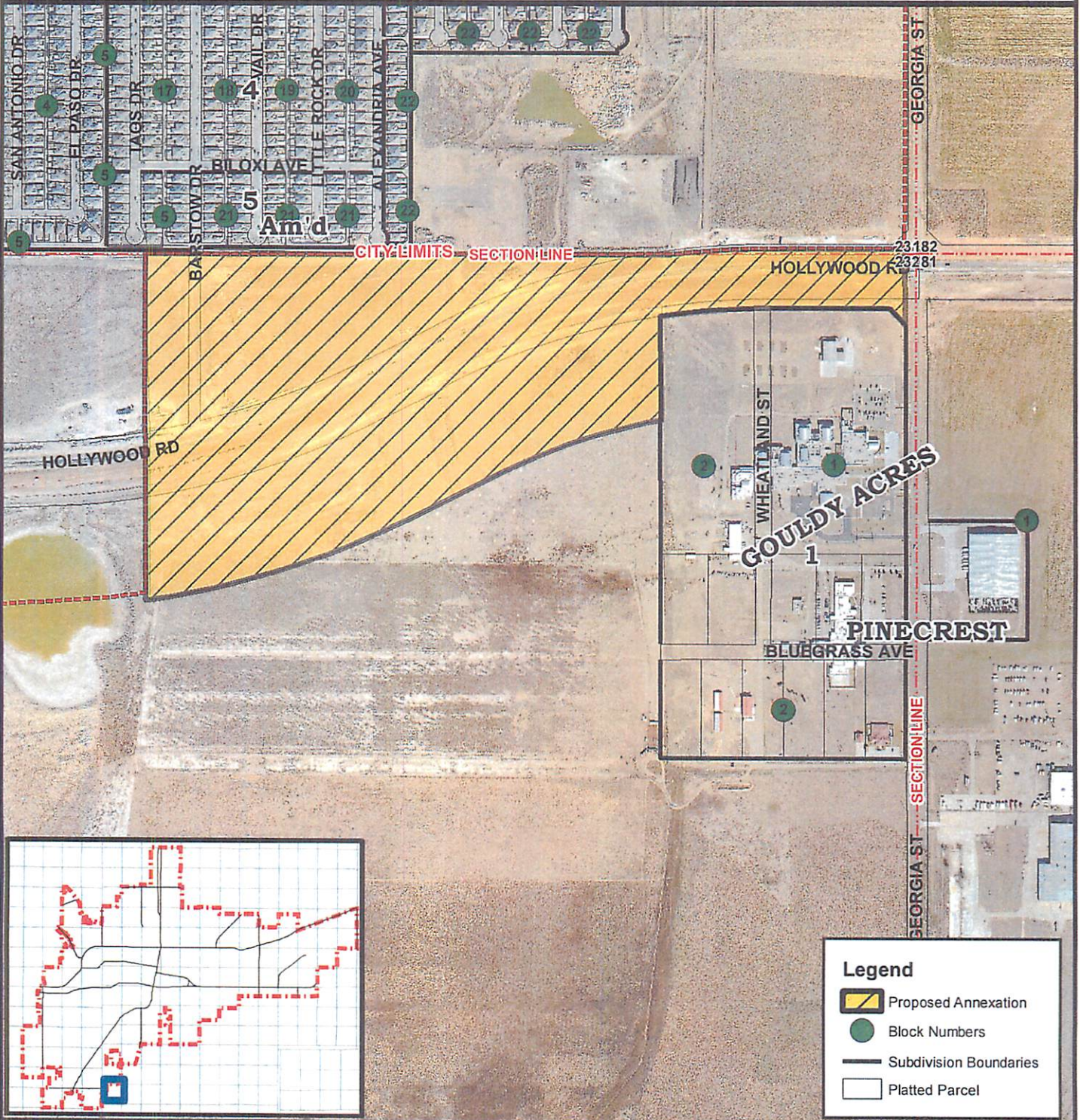
Surveyor: Daryl Furman

Scale: 1 inch = 200 feet  
Date: 1/8/2018







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# EXHIBIT "B"



**Legend**

-  Proposed Annexation
-  Block Numbers
-  Subdivision Boundaries
-  Platted Parcel

## CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1 inch = 707 feet  
Date: 12/20/2017



ANNEXATION INTO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ON PETITION OF PROPERTY OWNER, TERRITORY GENERALLY DESCRIBED AS A 91.34 ACRE TRACT LOCATED SOUTHEAST OF THE CITY, WEST OF THE INTERSECTION OF SOUTH GEORGIA STREET AND WEST LOOP 335 SOUTH, SITUATED IN SECTION 231 & 232, BLOCK 2, A.B.&M. SURVEY, AND EXTENDING WEST/SOUTHWEST ADJACENT TO THE NORTHERN LINE OF SECTION 232 FOR A DISTANCE OF 4012.31'

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