

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

On the 8th 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.

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

A motion to approve P-17-113 was made by Commissioner Jones, seconded by Commissioner Thomason, and carried unanimously.

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

A. Z-17-35 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 (PD) 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. The request would simply expand the size of PD-116 to take in this additional property. Mr. English ended with the staff recommendation of 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-17-35 was made by Commissioner Thomason and seconded by Commissioner Harman, and carried unanimously.

A. Z-17-36 Rezoning Lots 1 - 3, Block 2, Westcliff Park Unit No. 40, in Section 25, 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, and G(PD-55BCG) to Office District 1 (O-1). (Vicinity: Tascosa Rd. & Westwood Dr.)

Jeffrey English, Planner I, presented this item, and advised the applicant is requesting a change in zoning from PD 55BCG to O-1 in order to further develop the property for an expanded assisted living facility. Mr. English ended the presentation with a staff recommendation of 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-17-36 was made by Commissioner Jones and seconded by Commissioner Thomason, and carried unanimously.

3: Future Land Use & Character (FLUC) Map Amendment: The Planning & Zoning Commission makes recommendations for approval or denial;

A. FLUC-17-01 Discussion and consideration of amendment to the Future Land Use and Character Map (FLUC) for recently annexed area along Tascosa Road, on the NW side of Amarillo to encompass a preliminary plan for the Estancia Addition. (154.60 Acres) (Vicinity: Tascosa Rd. & N Coulter St.)

Jeffrey English, Planner I, presented this item and noted that this is a recently annexed area still categorized as entirely Suburban Residential (SR). Mr. English stated that staff is looking for direction from the Board regarding this amendment to update the area based on proposed uses from a submitted preliminary plan. Mr. English added that this item was initiated by the department. Mr. English stated that staff 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 FLUC-17-01 was made by Commissioner Thomason and seconded by Commissioner Gooch, and carried unanimously.

4: Planning Director's Report.

AJ Fawver, Planning Director, opened the report by welcoming the two new board members, Mr. Royce Gooch and Mr. Joshua Raef. Ms. Fawver stated that the new members meant a

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.



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