

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

On the 11th day of December, 2017, the Amarillo Planning and Zoning Commission met in a work session at 2:47 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	129	90
Dean Bedwell	N	214	201
Rob Parker, Chairman	Y	82	67
Rick Thomason	Y	52	43
Bowden Jones	Y	43	34
Dick Ford	N	27	21
Terry Harman	Y	26	26

PLANNING DEPARTMENT STAFF:
AJ Fawver, AICP, CNU-A, Planning Director
Cody Balzen, 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. Cody Balzen and 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 November 27, 2017 meeting.

A motion to approve the consent agenda was made by Commissioner Jones, seconded by Commissioner Thomason 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-17-104 Soncy Heights Unit No. 12, an addition to the City of Amarillo, being a replat of a portion of Lot 6, Block 1, Soncy Heights Unit No. 3, and an unplatted tract of land all of which is located in Section 61, Block 9, BS&F Survey, Potter County, Texas.

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-17-104 was made by Commissioner Harman, seconded by Commissioner Thomason, and carried unanimously.

- B. P-17-111 River Falls Unit No. 49, a suburban subdivision to the City of Amarillo, being a replat of Lot 7, Block 2, River Falls Unit No. 38, and Lot 8, Block 2, River Falls Unit No. 42, in Section 83, Block 2, AB&M Survey, Randall County, Texas.

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

Mr. Balzen gave a brief presentation, concluding with a staff recommendation approval of this plat with 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-17-111 was made by Commissioner Jones, seconded by Commissioner Harman, and carried unanimously.

- C. P-17-112 Taylor Rose Landing Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 84, Block 2, AB&M Survey, Randall County, Texas.

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

Mr. Balzen gave a brief presentation, concluding with a staff recommendation approval of this plat.

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

A motion to approve P-17-112 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-17-28 Rezoning of Lot 1, Block 1, Plemons Addition Unit No. 22, in Section 155 and Section 170, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Central Business District (CB) and Light Industrial District (I-1) to Planned Development District 387 (PD-387).

Jeffrey English, Planner I, presented this item, and advised the applicant is requesting a planned development district amendment of 9.42 acres from Central Business District (CB) and Light Industrial District (I-1) to Planned Development District 378 in order to develop the Multi-Purpose Event Venue (MPEV). Mr. English explained that this is consistent with 2010 Comprehensive Plan.

Mr. English noted that there were previous approvals for right of ways, signs, and plats as well as the rezoning being reviewed by the Downtown Urban Amarillo Design Board and approved. It was explained that the rezoning would or will meet all standards presented by the attempt to revitalize downtown Amarillo. Mr. English stated that this rezoning is consistent with nurturing downtown Amarillo and compliant with the Comprehensive Plan and Future Land Use. Mr. English concluded with a staff recommendation of approval of this rezoning 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-17-28 was made by Commissioner Jones and seconded by Commissioner Thomason, and carried unanimously.

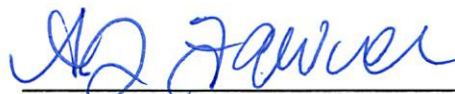
- 3: Planning Director's Report.

AJ Fawver, Planning Director, gave an update on the Neighborhood Barrio Meeting that occurred last week, saying that there was a good turn-out of 50-60 attendees. Ms. Fawver

explained that this meeting was the second part of the plan to help improve the neighborhood, and that there is hope to see some finalization in the spring of the coming year. She also noted that there will be a meeting for another neighborhood plan for North Heights coming up later in the month, focusing on corridor studies to address various amenities and issues. Ms. Fawver gave an update on the City Council reappointments and admissions, saying that the department will continue to update their information and help with board member orientation. She was pleased to announce that there are current negotiations with a potential Senior Planner and is hoping to introduce them in the coming year. Ms. Fawver ended the report with speaking about renewing various department documents in order to better serve the community.

4: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:18 P.M.



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