

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 7th Avenue, Amarillo, Texas, on February 12, 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 22, 2018 meeting.**
- IV. **Regular Agenda:**
 - 1: Vacations: The Planning & Zoning Commission makes recommendation for approval or denial; appeals may be directed to City Council.
 - A. **V-17-06 Vacation of 80' ROW known as South Monroe Street between Block 192 and Block 193 in Plemons Unit No. 1 and the southern 14' of 80' ROW known as Southwest 14th Avenue located along Block 192 in Plemons Unit No. 1, both in Section 170, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: S Monroe St. & SW 14th Ave.)**
 - 2: Subdivision Plats: The Planning & Zoning Commission has final authority for approval; appeals may be directed to City Council.
 - A. **P-18-02 Arrowhead Addition Unit No. 10, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 149, Block 2, AB&M Survey, Randall County, Texas. (37.34 Acres) (Vicinity: South Fork Ave. & Flint St.)**

Public hearing and consideration of a request for approval of a final plat creating 26 residential lots in Amarillo's ETJ, and an alley variance. A variance is requested from the standard that all lots platted shall provide alleys per Sec. 4-6-53(b).
 - B. **P-18-06 Riverroad Gardens Unit No. 29, a suburban subdivision to the City of Amarillo, being a replat of a portion of Lot 49, Riverroad Gardens Unit No. 1, in Section 162, Block 2, AB&M Survey, Potter County, Texas. (1.00 Acres) (Vicinity: E Cherry Ave. & Bluebonnet Rd.)**

Public hearing and consideration of a request for approval of a minor plat with a variance that is requested from the standard that all lots platted in the ETJ along an arterial street (E Cherry Ave.) shall have a minimum lot width of 150 feet per Sec. 4-6-54(h).
 - C. **P-18-09 Lonesome Dove Estates Unit No. 8, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 111, Block 2, AB&M Survey, Randall County, Texas. (2.44 Acres) (Vicinity: S Eastern St. & Joshua Deets Trl.)**

Public hearing and consideration of a request for approval of a minor plat with a variance requested from the standard that all lots platted in the ETJ along an arterial street (S Eastern St.) shall have a minimum lot width of 150 feet per Sec. 4-6-54(h), and a requested from the standard that a dead

end street shall provide a turn around with a minimum right-of-way radius of 50 feet per Sec. 4-6-53(8).

- D. P-18-12 Highway 136 Unit No 1, a suburban subdivision to the City of Amarillo. Situated in Section 95, Block 2, A.B.&M. survey, Potter County, TX (1.18 Acres) (Vicinity: Highway 136 and Hastings)

Public hearing and consideration of a request for approval of a minor plat with a variance that is requested from the standard that all lots platted in the ETJ along an arterial street (Highway 136.) shall have a minimum lot width of 150 feet per Sec. 4-6-54(h).

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

- A. Z-17-23 Rezoning of a portion of Lot 3, Block 186; Lots 2, 3, and portion of Lot 1 in Block 192; and all of Block 193 in Plemons Unit No.1, in Section 170, 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 120 and 130 (PD-120 and PD-130) to Multiple Family District 2 (MF-2). (5.62 Acres) (Vicinity: S Monroe St. & SW 14th Ave.)
- B. Z-18-01 Rezoning of Lot 1, Block 27, Lawrence Park Unit No. 16, in Section 227, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Planned Development 354 (PD-354) to Light Commercial (LC). (3.46 Acres) (Vicinity: SW 26th Ave. & Britain Dr.)
- C. Z-18-02 Rezoning of a 31,500 +/- square foot tract of land out of Section 43, Block 9 BS&F Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Agricultural (A) to Office 2 (O-2). (0.72 Acres) (Vicinity: Outlook Dr. & S Coulter St.)

4: Discuss Items for Future Agendas.

SIGNED this 7th day of February 2018.



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. 7th 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 22th 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	Y	2	1
Royce Gooch	Y	2	2
Rob Parker, Chairman	Y	84	69
Rick Thomason	Y	54	45
Bowden Jones	N	45	35
Dick Ford	Y	29	23
Terry Harman	Y	28	28

PLANNING DEPARTMENT STAFF:
AJ Fawver, AICP, CNU-A, Planning Director
Cody Balzen, Planner I

Sherry Bailey, Senior Planner
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 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 January 8th, 2018 meeting.

A motion to approve the consent agenda was made by Commissioner Harman, 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-17-118 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)

Cody Balzen, 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 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-17-118 was made by Commissioner Thomason, seconded by Commissioner Ford, and carried unanimously.

- 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.)

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 of approval for this plat.

Chairman Parker asked if anyone wanted to speak in favor of or against said request. Richard Crawford, 6601 Admiral Ct, attended to answer any questions regarding his requested item. No questions or comments were made.

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

A motion to approve P-17-126 was made by Commissioner Ford, seconded by Commissioner Thomason, and carried unanimously.

- 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. & Wolfin Ave.)

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, including that there was a petition submitted, and concluding with a staff recommendation of approval for this plat.

Chairman Parker asked if anyone wanted to speak in favor of said request Richard Crawford, 6601 Admiral Ct, appeared to answer any questions regarding his request. Mr. Crawford explained his reasons and desired future plans for both agenda items (P-17-126 and P-17-127). Mr. Crawford explained that the replat was in conjunction with moving houses and that he will be submitting a future rezoning request.

Chairman Parker asked if anyone wanted to speak against said request. Joseph C. Kutin, 2006 South Madison, stood to speak against said agenda item. Mr. Kutin stated that 4/5 neighboring households were in opposition of the replat. Mr. Kutin stated that he and fellow owners of the neighborhood do not want a future rezoning change to general retail.

There was a rebuttal by Mr. Crawford, stating that many neighboring properties are already general retail.

Commissioner Ford had questions for staff regarding future plans to rezone P-17-127. Commissioner Ford asked if a fence would be necessary in separating a general retail zoned property from a residential zoned property. Commissioner Harman asked for confirmation that should the replat be approved, the property would continue to remain residential until otherwise requested. Mr. Balzen noted that this request does meet all the standards for a replat, but that a rezoning could happen in the future.

A motion to approve P-17-127 was made by Commissioner Ford, seconded by Commissioner Thomason, and carried unanimously.

4: Planning Director's Report.

AJ Fawver, Planning Director, opened the report by welcoming appointed Commissioner Mr. Joshua Raef. Ms. Fawver informed the Commission about an ongoing annexation, along with the hearing dates planned for that annexation process. Ms. Fawver explained the annexation process to the board and noted that in the future there is imitative high probability that the staff may discuss this area with the Commission once annexed, particularly regarding the future land use. Ms. Fawver concluded by also introducing new Senior Planner, Ms. Sherry Bailey.

5: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:20 P.M.

A handwritten signature in blue ink, appearing to read "AJ Fawver", written over a horizontal line.

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

- I. Call to order and establish a quorum is present.
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- 1: Approval of the minutes of the January 22, 2018 meeting.

IV. Regular Agenda:

- 1: Vacations: The Planning & Zoning Commission makes recommendation for approval or denial; appeals may be directed to City Council.
 - A. V-17-06 Vacation of 80' ROW known as South Monroe Street between Block 192 and Block 193 in Plemons Unit No. 1 and the southern 14' of 80' ROW known as Southwest 14th Avenue located along Block 192 in Plemons Unit No. 1, both in Section 170, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: S Monroe St. & SW 14th Ave.)

Proposal

The applicant is proposing to vacate South Monroe Street between SW 14th Avenue and SW 15th Avenue along with the 14' south portion of SW 14th Avenue Right-of-way. This vacation is associated with a church expansion project which will give them more space to expand westward.

Analysis

This requested vacation is for the purpose of removing the right of way to make way for the church building expansion that will be eventually encroaching that right of way if it were still there in the future. This vacation also makes way to creating a unified building site so that the rezoning, Downtown Urban Design Standard (DAUDS) process, and site plan review easier. Construction plans have been approved and surety provided to relocate utilities at the cost of the developer.

Planning, Utilities, and Engineering Departments have reviewed the vacation and associated dedication to conclude that a later proposed dedication would suffice for proper utility services and maintenance.

Per Section 12, "Dedications and Vacations" of the City of Amarillo's Development Policy Manual, the developer is required to pay the fair market value of the "use" of the land, since the ownership still resides with the city, the applicant paid the valuation of \$8,800 to the city. The bricks in the street are to be recycled through the city's Street Department.

Recommendation

Considering the above and the establishment of another nearby easement for the new water pipeline, staff **recommends approval** of this vacation.

- 2: Subdivision Plats: The Planning & Zoning Commission has final authority for approval; appeals may be directed to City Council.
 - A. P-18-02 Arrowhead Addition Unit No. 10, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 149, Block 2, AB&M

Survey, Randall County, Texas. (37.34 Acres) (Vicinity: South Fork Ave. & Flint St.)

DEVELOPER(S): David Wiggains
SURVEYOR: Daryl Furman
R.O.W. WIDTH VARIANCE: Not required
ALLEY VARIANCE: Required
STREET/ALLEY PLANS: Required
DRAINAGE REPORT: Required
WATER PLANS: Not required
SEWER PLANS: Not required
AVIATION CLEAR ZONE EASEMENT: Required

This plat is for the purpose of creating twenty six (26) residential lots 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-18-06 Riverroad Gardens Unit No. 29, a suburban subdivision to the City of Amarillo, being a replat of a portion of Lot 49, Riverroad Gardens Unit No. 1, in Section 162, Block 2, AB&M Survey, Potter County, Texas. (1.00 Acre) (Vicinity: E Cherry Ave. & Bluebonnet Rd.)

DEVELOPER(S): Michael James
SURVEYOR: Dwayne Gresham
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 residential lot from a previously unplatted tract of land. This plat is not being handled administratively because it does not meet minimum lot widths as required by 4-6-54 of the Subdivision Ordinance and, as such, a request for variance has been made. This plat has been reviewed by the customary City departments and local utility companies and – outside of the lot width issue - complies with the Subdivision and Development Ordinance.

Section 4-6-56 of Amarillo's Subdivision Ordinance outlines the variance process whereby the Planning and Zoning Commission may grant a variance from a design standard requirement. This particular portion of Broadway Street in the ETJ is classified as an arterial street, therefore the 150 ft minimum lot width standard for lots fronting on an arterial street will apply here. The current submitted plat is indicating a proposed lot width of 129.00 ft, which does not meet the 150 ft minimum standard.

In this instance, the applicant only owns 129.00 ft of frontage and therefore cannot meet this standard. Staff believes that the variance is applicable and is supported by the fact that the owner does not own any additional land to meet the minimum design standard.

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

C. P-18-09 Lonesome Dove Estates Unit No. 8, a suburban subdivision to the

City of Amarillo, being an unplatted tract of land in Section 111, Block 2, AB&M Survey, Randall County, Texas. (2.44 Acres) (Vicinity: S Eastern St. & Joshua Deets Trl.)

DEVELOPER(S): Robert Wilkinson
SURVEYOR: Daryl Furman
R.O.W. TURNAROUND VARIANCE: 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 two (2) lots from a previously unplatted tract of land. This plat is not being handled administratively because it does not meet two subdivision minimum requirements. One standard that all lots platted in the ETJ along an arterial street (S Eastern St.) shall have a minimum lot width of 150 feet per Sec. 4-6-54(h) and another standard that a dead end street shall provide a turn around with a minimum right-of-way radius of 50 feet per Sec. 4-6-53(8). As such, a request for variances from both minimums has been made. This plat has been reviewed by the customary City departments and local utility companies and – outside of the lot width issue - complies with the Subdivision and Development Ordinance.

Section 4-6-56 of Amarillo's Subdivision Ordinance outlines the variance process whereby the Planning and Zoning Commission may grant variances from certain design standard requirements.

This particular portion of Eastern Street in the ETJ is classified as an arterial street; therefore, the 150 ft minimum lot width standard for lots fronting on an arterial street will apply here. The current submitted plat is indicating a proposed lot width of 124.71 ft, which does not meet the 150 ft minimum standard. In this instance, the applicant only owns 124.71 ft of frontage and therefore cannot meet this standard. Staff believes that the variance is applicable and is supported by the fact that the owner does not own any additional land to meet the minimum design standard.

Joshua Deets Trail dead ends as it reaches one of the lots in the submitted plat. The subdivision standards state that dead end roads require a turnaround with a minimum right-of-way radius of 50 feet. The road is currently built and does not include a turnaround. The applicant is including a 60 foot radius ingress/egress easement to act as a turnaround for the end of this road; however, right-of-way is not being dedicated which necessitates the need for a variance request. With the granting of the easement by the plat, staff believes that the variance is applicable in this situation.

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

- D. P-18-12 Highway 136 Unit No 1, a suburban subdivision to the City of Amarillo, situated in Section 95, Block 2, A.B.&M. survey, Potter County Texas. (1.18 Acres) (Vicinity: Highway 136 and Hastings). (5.48 Acres) (Vicinity: S Western St. & Petersen Rd.)

DEVELOPER(S): Randall Henderson
SURVEYOR: Jeff Reasoner
R.O.W. WIDTH VARIANCE: 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 residential lot from a previously unplatted tract of land. This plat is not being handled administratively

because it does not meet minimum lot widths as required by 4-6-54 of the Subdivision Ordinance and, as such, a request for variance has been made. This plat has been reviewed by the customary City departments and local utility companies and – outside of the lot width issue - complies with the Subdivision and Development Ordinance.

Section 4-6-56 of Amarillo's Subdivision Ordinance outlines the variance process whereby the Planning and Zoning Commission may grant a variance from a design standard requirement. This particular portion of Broadway Street in the ETJ is classified as an arterial street, therefore the 150 ft minimum lot width standard for lots fronting on an arterial street will apply here. The current submitted plat is indicating a proposed lot width of 125 ft, which does not meet the 150 ft minimum standard.

In this instance, the applicant only owns 125 ft of frontage and therefore cannot meet this standard. In this instance, staff believes that the variance is applicable and is supported by the fact that the owner does not own any land to meet the minimum design standard.

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

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

A. Z-17-23 Rezoning of a portion of Lot 3, Block 186; Lots 2, 3, and portion of Lot 1 in Block 192; and all of Block 193 in Plemons Unit No.1, in Section 170, 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 120 and 130 (PD-120 and PD-130) to Multiple Family District 2 (MF-2).

Area Characteristics

Adjacent zoning consists of Planned Development District 120 and 130 (PD-120 and PD-130) to the south, east, and west, and Multiple Family District 2 (MF-2) to the north.

Adjacent land uses consist of Urban (U) in all directions.

The applicant's property is located in central Amarillo, near the intersection of S Monroe Street and SW 14th Avenue.

Proposal

The applicant is requesting a zone change in order to expand the existing church and its accessory uses; this use is already allowed in MF-2, which is to the north of this property. This request would simply expand the size of MF-2 to take in this additional property to simplify the site plan and DAUDS reviews.

Analysis

Staff's analysis of zoning change requests begins with referring to the Comprehensive Plan's Future Land Use and Character Map in order to identify what it recommends for future land uses. Staff also considers how any zoning change would impact the Comprehensive Plan's recommended Neighborhood Unit Concept (NUC) of development whereby non-residential land uses are encouraged at section-line arterial intersections with a transition to residential uses as development occurs away and inward from the arterial intersections. Staff also considers the principles and recommendations laid out within the Comprehensive Plan, as well existing zoning and development patterns in the area.

During the site visit, Planning Department staff noticed that – to the north were residential uses, as well as part of the Baptist Community Services (BCS) campus. Looking to the east and west were church related uses and the south was a parking lot for the church with some nearby

residences.

This rezoning request is consistent with the adopted 2010 Comprehensive Future Land Use and Character Map, which designates this area for a future "Urban (U)" land use. The Comprehensive Plan states that the character and intensity of this land use category allows "Institutional" uses.

The Neighborhood Unit Concept is also a key piece of the adopted plan, in which zoning transitions from areas of lower density at section line corners to areas of high density. This concept of development ensures that commercial areas will have less of an impact to residential areas. This concept does not follow the Neighborhood Unit Concept as this area was developed before that concept was adopted.

The adopted Comprehensive Plan contains a number of action strategies that are to be followed when making decisions about land use, development, and other community elements. These include:

- Emphasis on infill development and encouraging development in existing undeveloped portions of the city where utility services are already available. (page 3.3, *Growth Management & Capacity*)

The requested zoning change would expand the MF-2 boundaries and simplify further development processes in the area for this church in the future.

Recommendation

Considering the above, staff believes the applicant's request is appropriate and recommends approval as submitted.

Notices have been sent out to 20 property owners within 200 feet regarding this proposed rezoning. At the time of this writing, the Planning Department has not received any comments regarding this request, either in favor of or in opposition to the request.

B. Z-18-01 Rezoning of Lot 1, Block 27, Lawrence Park Unit No. 16, in Section 227, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Planned Development 354 (PD-354) to Light Commercial (LC). (3.46 Acres) (Vicinity: SW 26th Ave. & Britain Dr.)

Area Characteristics

Adjacent zoning consists of Light Commercial to the north, east, and west (Remainder of PD-354 as well) while General Retail (GR) is to the southwest. Multiple Family District 1 (MF-1) is found to the south across SW 27th Avenue.

Adjacent land uses consist of General Commercial (GC) in all directions except south where Multi-Family Residential (MFR) is found.

The applicant's property is located in southwest Amarillo, at the intersection of SW 26th Avenue and Britain Drive.

Proposal

The applicant is requesting a zone change to Light Commercial to allow for automobile workshop type uses; this use is allowed within LC, a logical continuation from the north of this property. This request would simply expand the size of LC to take in this additional property.

Analysis

Staff's analysis of zoning change requests begins with referring to the Comprehensive Plan's Future Land Use and Character Map in order to identify what it recommends for future land uses. Staff also considers how any zoning change would impact the Comprehensive Plan's

recommended Neighborhood Unit Concept (NUC) of development whereby non-residential land uses are encouraged at section-line arterial intersections with a transition to residential uses as development occurs away and inward from the arterial intersections. Staff also considers the principles and recommendations laid out within the Comprehensive Plan, as well as existing zoning and development patterns in the area.

During the site visit, Planning Department staff noticed that - in all directions of this property are retail or commercial uses except south of SW 27th Avenue where residential apartments were located.

This rezoning request is consistent with the adopted 2010 Comprehensive Future Land Use and Character Map, which designates this area for a future "General Commercial (GC)" land use. The Comprehensive Plan states that the character and intensity of this land use category encompasses a broad range of commercial and retail uses. Including but not limited to automotive workshop which falls under commercial uses and is thus allowable in General Commercial (GC).

The Neighborhood Unit Concept (NUC) is also a key piece of the adopted plan, in which zoning transitions from areas of lower density at section line corners to areas of high density. This concept of development ensures that commercial areas will have less of an impact to residential areas. This concept does follow the Neighborhood Unit Concept as this request is part of a larger LC zoned area that starts at the section line arterial intersection (Wolflin Avenue & South Georgia Street) where commercial and retail uses are highly recommended. This square mile section developed a little differently than the other square mile NUCs in Amarillo as residential (One apartment complex is found) is found nowhere along the northern half of this square mile section that follows along Interstate 40.

The adopted Comprehensive Plan contains a number of action strategies that are to be followed when making decisions about land use, development, and other community elements. These include:

- Emphasis on infill development and encouraging development in existing undeveloped portions of the city where utility services are already available. (page 3.3, *Growth Management & Capacity*)

The requested zoning change would expand the existing nearby LC boundaries. During research of this particular case, the site was found to be zoned General Retail (GR) and some Light Commercial (LC) before it was rezoned to PD-354 in 2008 (Ordinance No. 7120).

Recommendation

Considering the above, staff believes the applicant's request is appropriate and **recommends approval** as submitted.

Notices have been sent out to 21 property owners within 200 feet regarding this proposed rezoning. At the time of this writing, the Planning Department has not received any comments regarding this request, either in favor of or in opposition to the request.

C. Z-18-02 Rezoning of a 31,500 +/- square foot tract of land out of Section 43, Block 9 BS&F Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Agricultural (A) to Office 2 (O2).

APPLICANT: Eric Yahoudy

Area Characteristics

Adjacent zoning consists of PD-203 to the south, General Retail (GR) to the east, PD 178 to the north, and PD 287 to the west.

Adjacent land use consists of vacant land to the east and north, a medical

complex to the south, and retail to the west.

The applicant's property is located in West Amarillo near the intersection of S Coulter and Outlook Dr.

Proposal

The applicant is requesting a change in zoning from AG to O-2 in order to develop the property with an office use.

Analysis

Staff's analysis of zoning change requests begins with referring to the Comprehensive Plan's Future Land Use and Character Map in order to identify what it recommends for future land uses. Staff also considers how any zoning change would impact the Comprehensive Plan's recommended Neighborhood Unit Concept (NUC) of development whereby non-residential land uses are encouraged at section-line arterial intersections with a transition to residential uses as development occurs away and inward from the arterial intersections. Staff also considers the principles and recommendations laid out within the Comprehensive Plan, as well existing zoning and development patterns in the area.

This rezoning request is consistent with the adopted 2010 Comprehensive Future Land Use and Character Map, which designates this area for a future "business park" land use. The Comprehensive Plan states that the development type in this designation should be that associated with office, medical, and technology/research uses with commercial retail uses to serve local workers and visitors.

The Neighborhood Unit Concept is also a key piece of the adopted plan, in which zoning transitions from areas of higher density at section line corners to areas of lower density toward the center of the section. This concept of development ensures that commercial areas will have less of an impact to residential areas. This rezoning request follows the Neighborhood Unit Concept.

The adopted Comprehensive Plan contains a number of action strategies that are to be followed when making decisions about land use, development, and other community elements. One of these strategies is an emphasis on infill development and encouraging development in existing undeveloped portions of the city where utility services are already available. (Page 3.3, Growth Management & Capacity) This action strategy is supported in this situation as the requested zoning change would create the opportunity to further the development in this location.

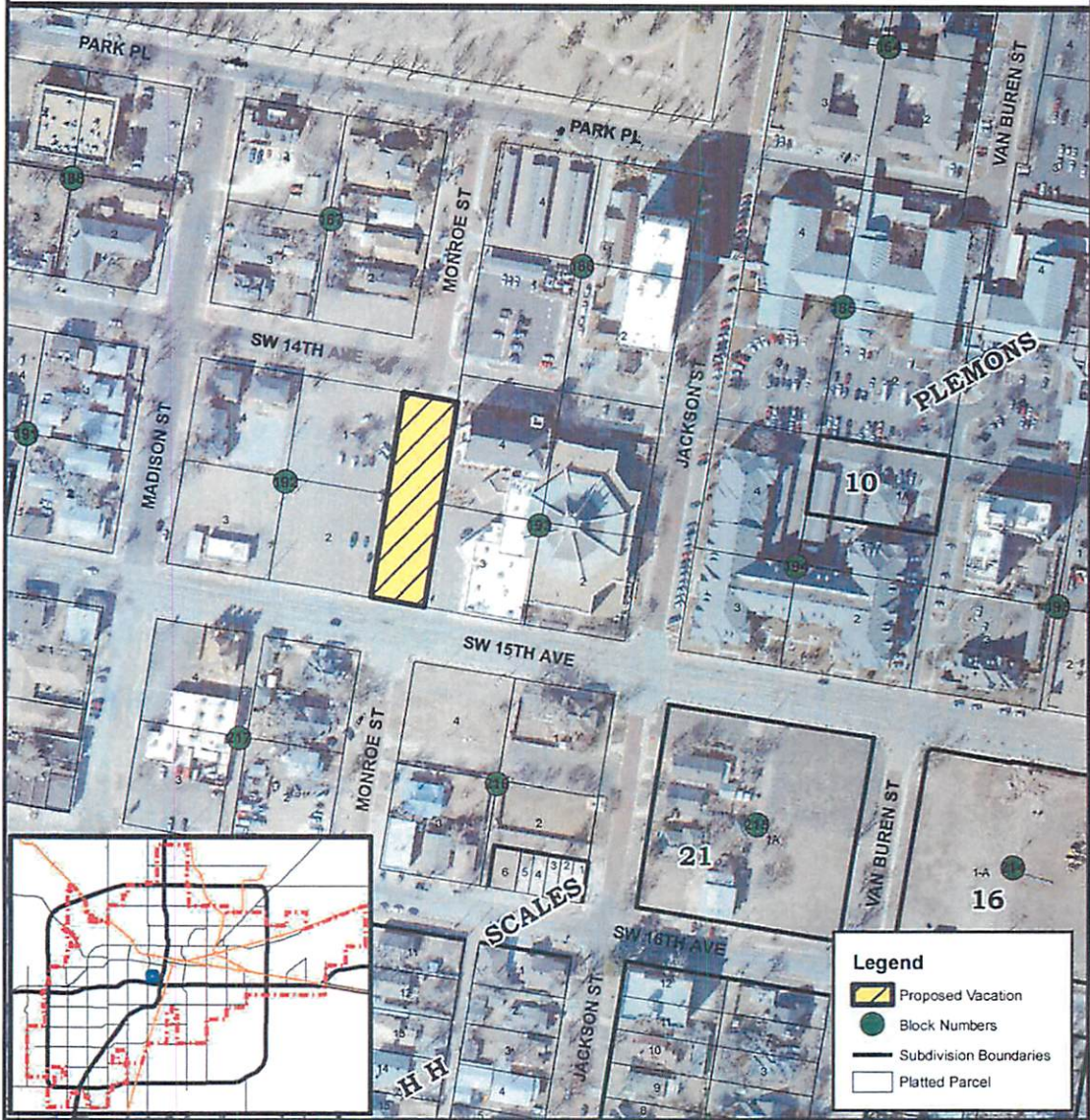
This rezoning request is consistent with the current pattern of development and zoning. There currently exists a vacant lot with the zoning of Agricultural, adjacent to the lot are commercial/office uses and other vacant land. The proposed rezoning to O-2 will allow a transition in the area to accommodate future development that is consistent with the current and future zoning.

Recommendation

Considering the above, staff believes the applicant's request is appropriate and recommends approval as submitted.

Notices have been sent out to 5 property owners (sent out 1/31/18) within 200 feet regarding this proposed rezoning. At the time of this writing, the Planning Department has received no calls regarding this request.

**CASE V-17-06
VACATION OF RIGHT-OF-WAY**



**CITY OF AMARILLO
PLANNING DEPARTMENT**

Vacation of 80' ROW known as South Monroe Street between Block 192 and Block 193 in Plemons Unit No. 1 and the southern 14' of 80' ROW known as Southwest 14th Avenue located along Block 192 in Plemons Unit No. 1, both in Section 170, Block 2, AB&M Survey, Potter County, Texas.

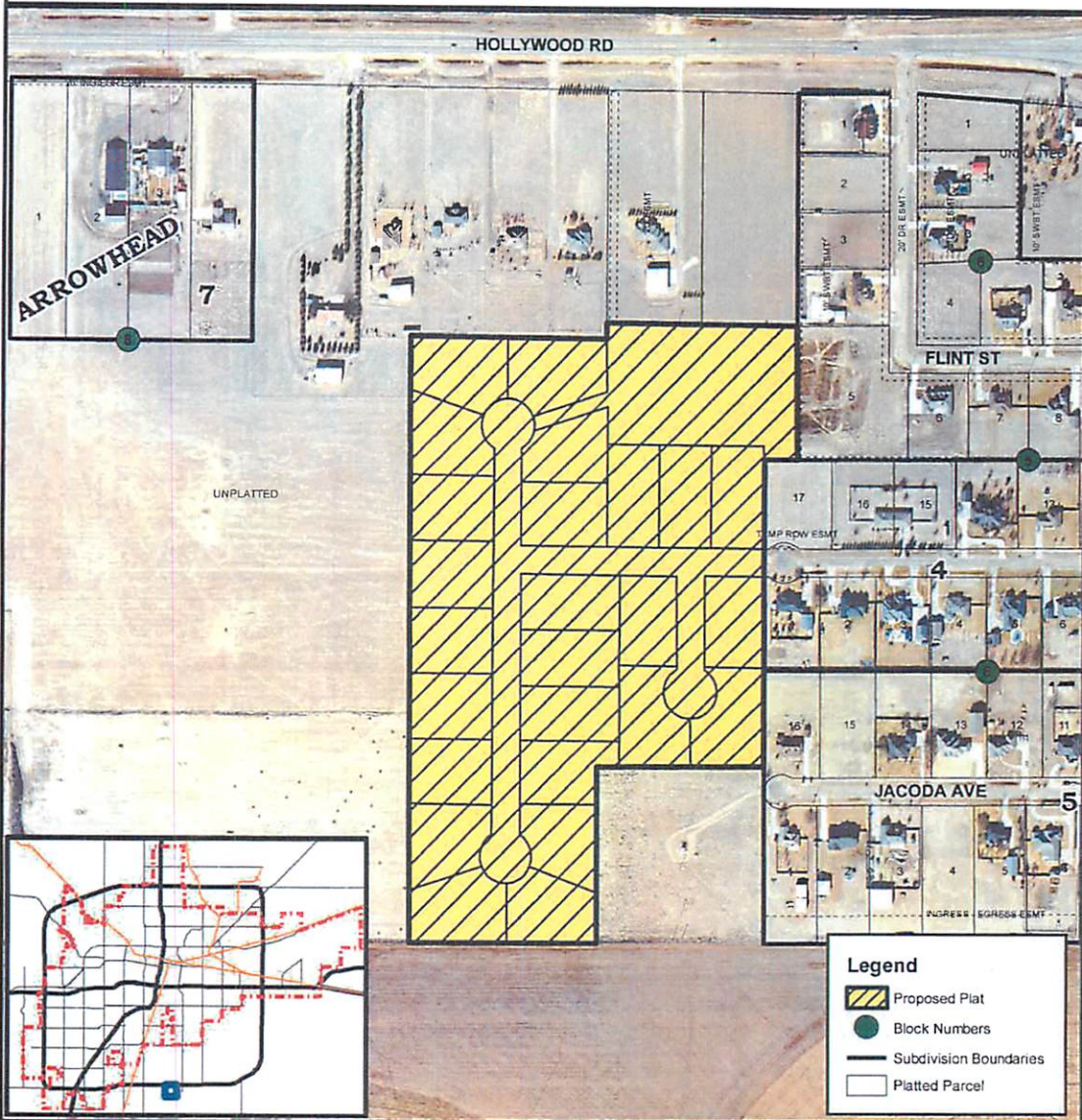
Scale: 1 inch = 200 feet
Date: 2/8/2018



Applicant: Che Shadle
Vicinity: S Monroe St. & SW 14th Ave.

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 and 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-18-02
ARROWHEAD ADDITION UNIT NO. 10**



**CITY OF AMARILLO
PLANNING DEPARTMENT**

Arrowhead Addition Unit No. 10, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 149, Block 2, AB&M Survey, Randall County, Texas.

Developer: David Wiggains

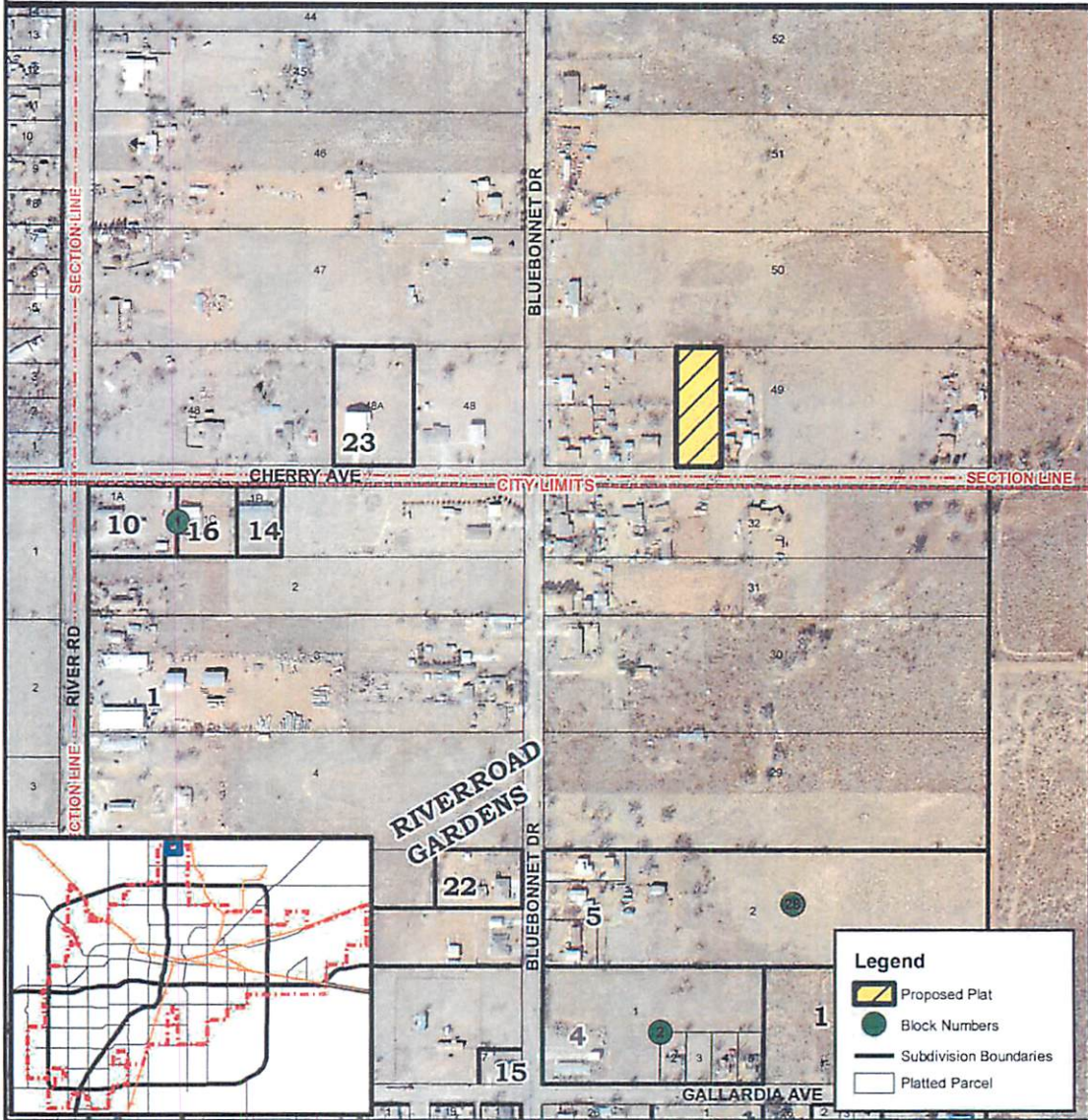
Surveyor: Daryl Furman

Scale: 1 inch = 400 feet
Date: 1/21/2018



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**CASE P-18-06
RIVERROAD GARDENS UNIT NO. 29**



**CITY OF AMARILLO
PLANNING DEPARTMENT**

Riverroad Gardens Unit No. 29, a suburban subdivision to the City of Amarillo, being a replat of a portion of Lot 49, Riverroad Gardens Unit No. 1, in Section 162, Block 2, AB&M Survey, Potter County, Texas.

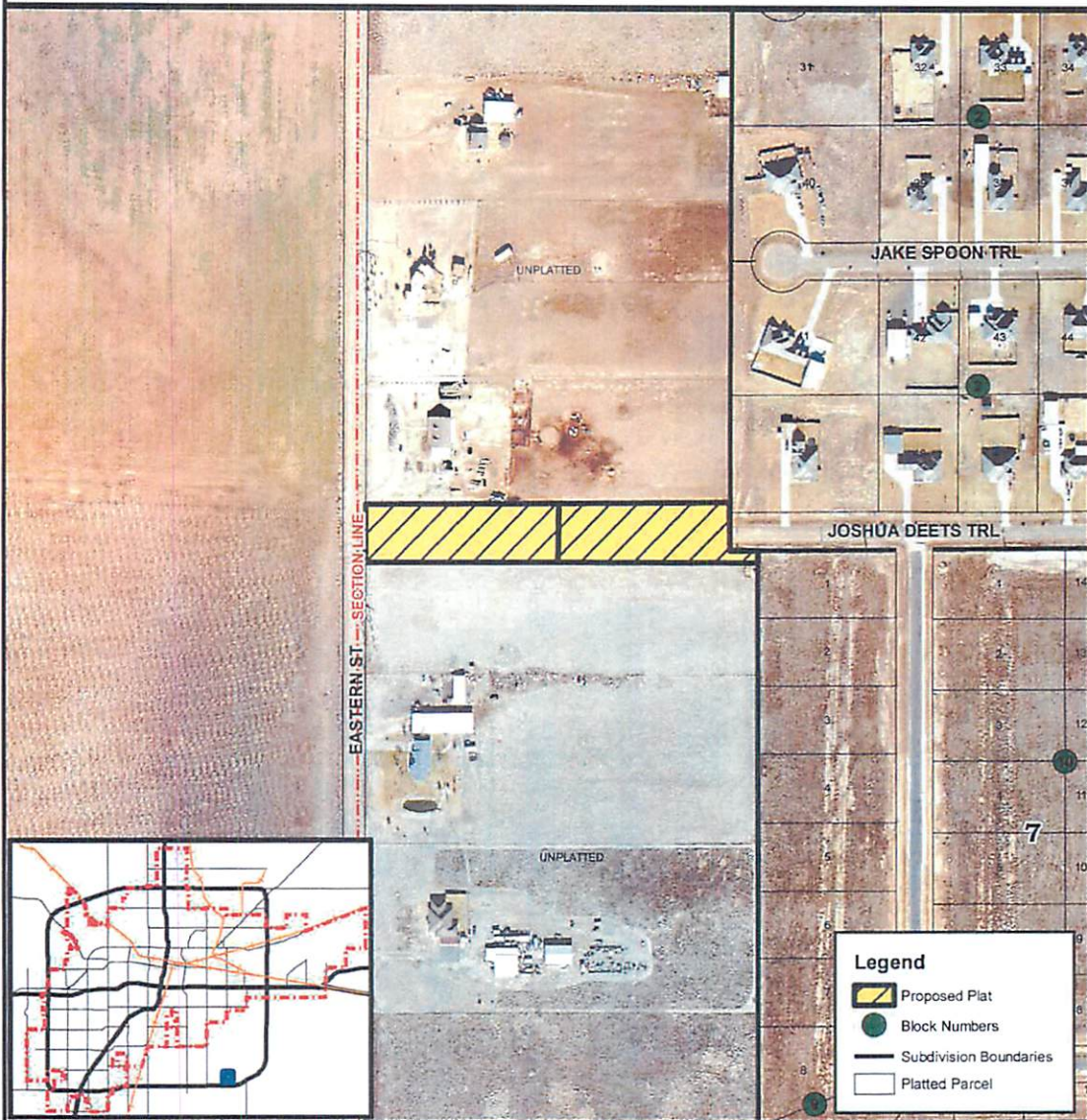
Scale: 1 inch = 400 feet
Date: 2/8/2018



Developer: Michael James
Surveyor: Dwayne Gresham

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**CASE P-18-09
LONESOME DOVE ESTATES UNIT NO. 8**



**CITY OF AMARILLO
PLANNING DEPARTMENT**

Lonesome Dove Estates Unit No. 8, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 111, Block 2, AB&M Survey, Randall County, Texas.

Developer: Robert Wilkinson

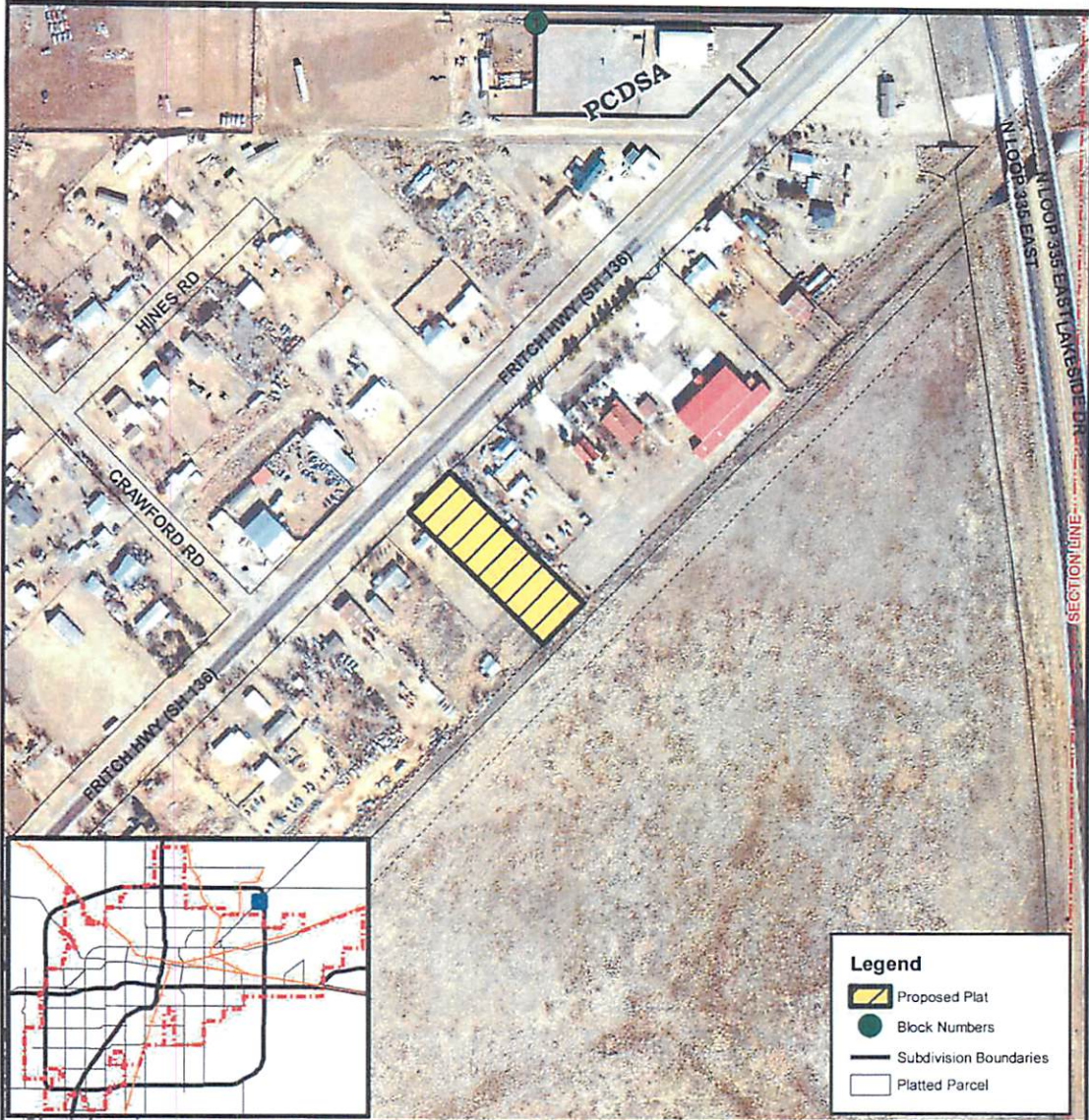
Surveyor: Daryl Furman

Scale: 1 inch = 300 feet
Date: 1/21/2018



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**CASE P-18-12
HIGHWAY 136 UNIT NO. 1**



**CITY OF AMARILLO
PLANNING DEPARTMENT**

Highway 136 Unit No 1, a suburban subdivision to the City of Amarillo, situated in Section 95, Block 2, A.B.&M. survey, Pottter County Texas

Developer: Randall Henderson

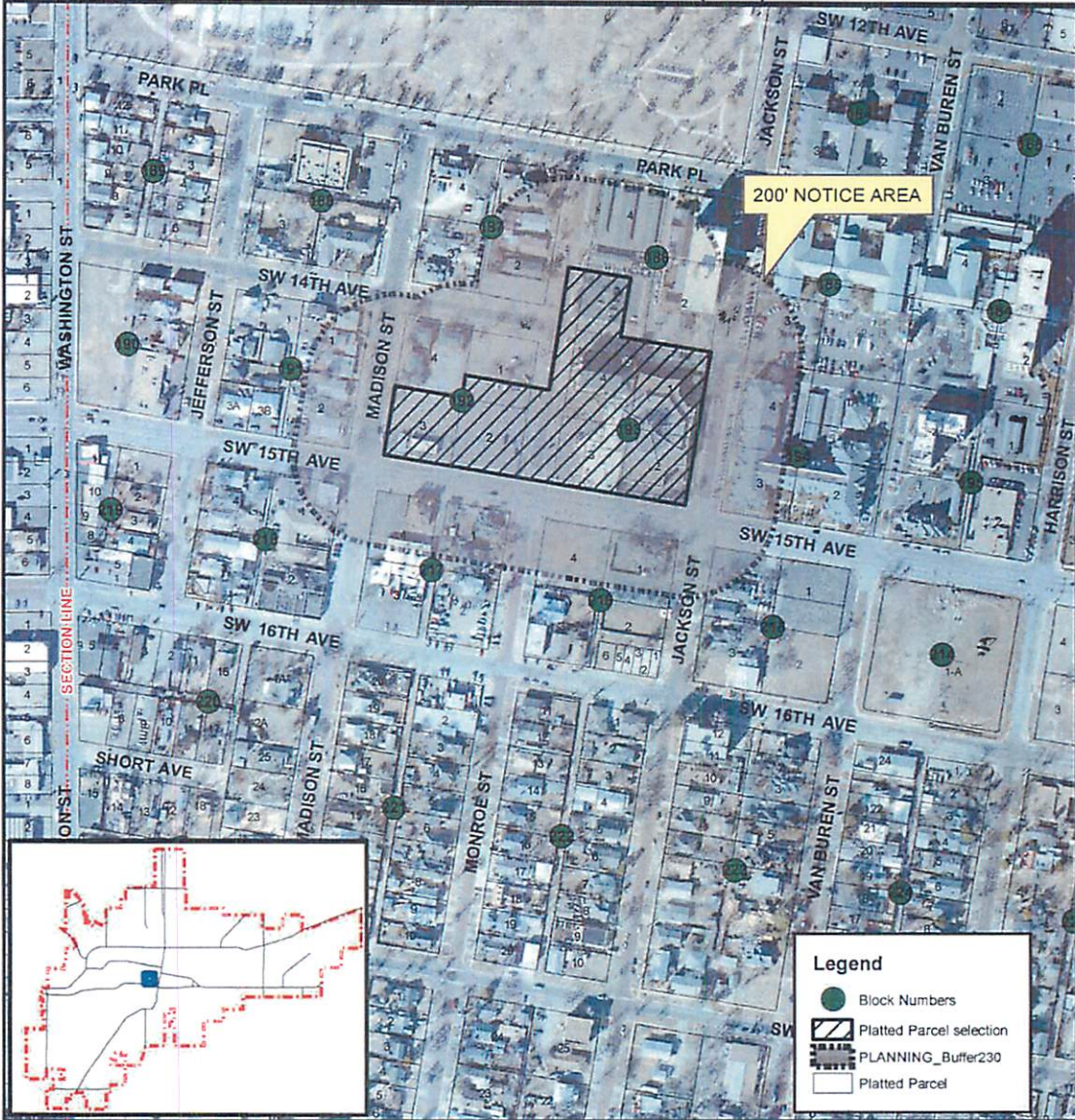
Surveyor: Cindy Beyer

Scale: 1 inch = 300 feet
Date: 1/21/2018



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**CASE Z-17-23
 REZONING FROM PLANNED DEVELOPMENT 120 AND 130 (PD-120 AND PD-130)
 TO MULTIPLE FAMILY DISTRICT 2 (MF-2)**



**CITY OF AMARILLO
 PLANNING DEPARTMENT**

Rezoning of a portion of Lot 3, Block 186; Lots 2, 3, and portion of Lot 1 in Block 192; and all of Block 193 in Plemons Unit No.1, in Section 170, 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 120 and 130 (PD-120 and PD-130) to Multiple Family District 2 (MF-2).

Scale: 1 inch = 300 feet
 Date: 8/22/2017

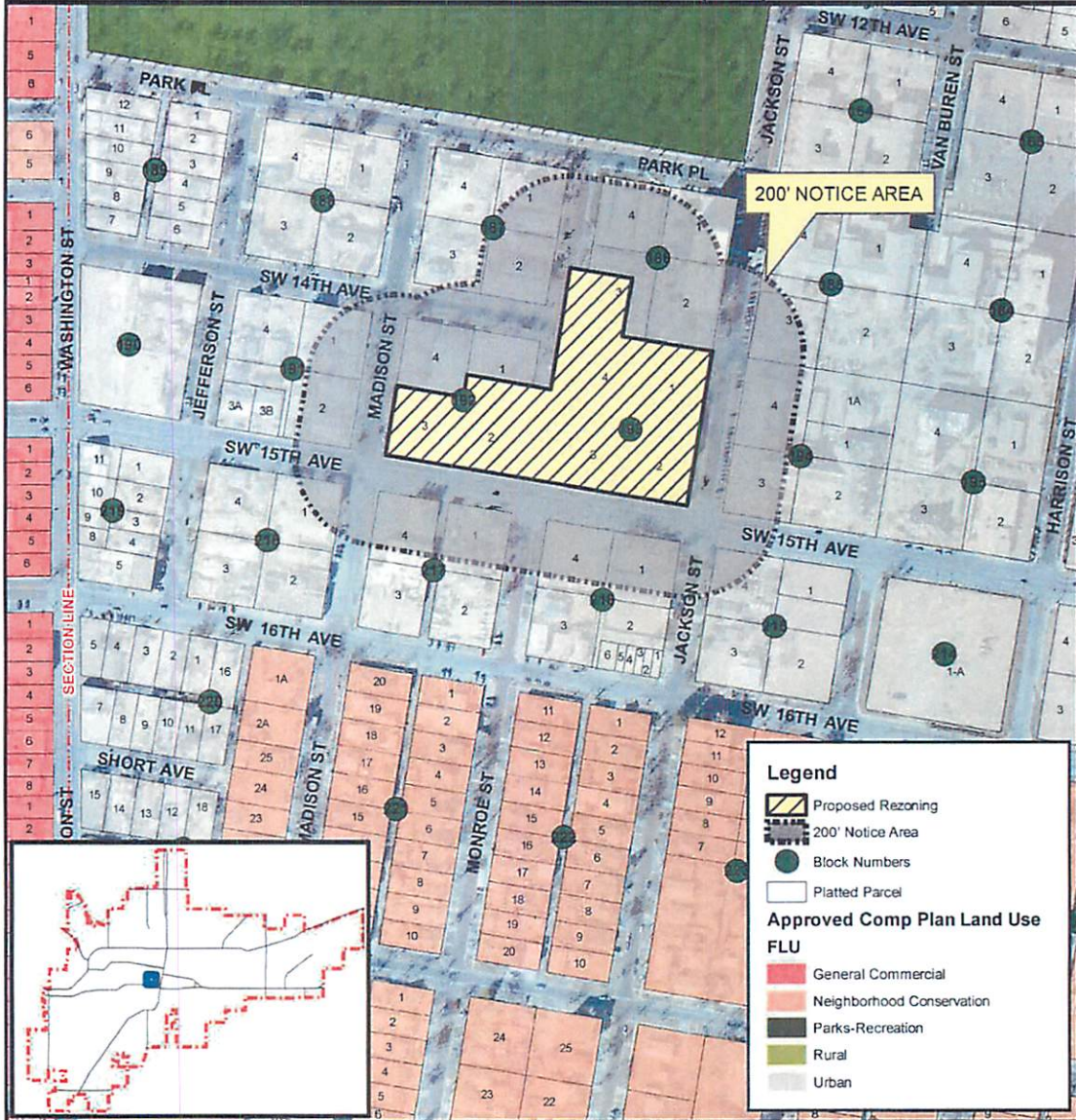


Applicant: Che Shadle

Vicinity: SW 14th Ave. & S Monroe St.

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**CASE Z-17-23
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Scale: 1 inch = 300 feet
 Date: 8/22/2017

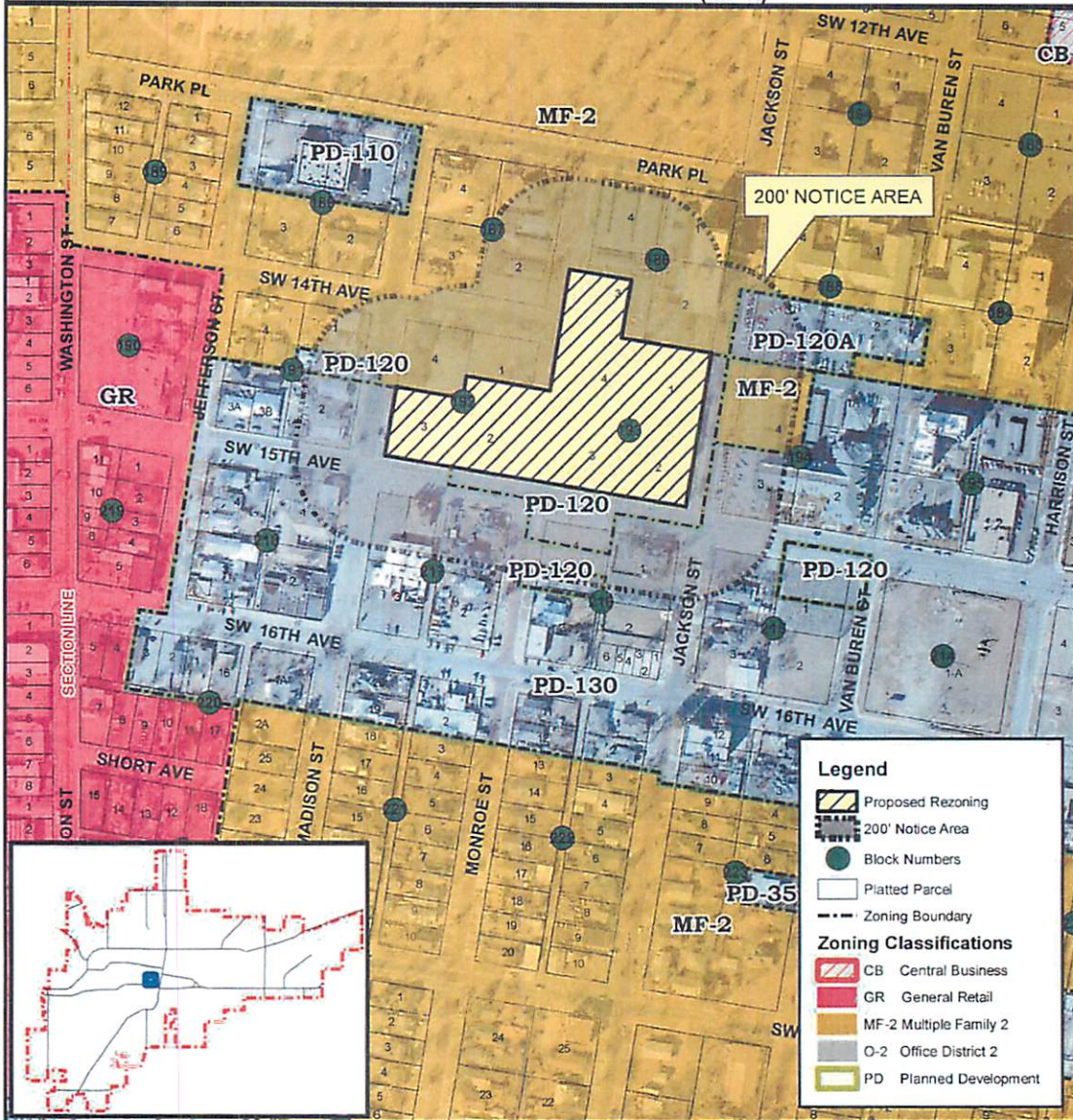


Applicant: Che Shadle

Vicinity: SW 14th Ave. & S Monroe St.

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CASE Z-17-23
REZONING FROM PLANNED DEVELOPMENT 120 AND 130 (PD-120 AND PD-130)
TO MULTIPLE FAMILY DISTRICT 2 (MF-2)



Legend

- Proposed Rezoning
- 200' Notice Area
- Block Numbers
- Platted Parcel
- Zoning Boundary

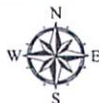
Zoning Classifications

- CB Central Business
- GR General Retail
- MF-2 Multiple Family 2
- O-2 Office District 2
- PD Planned Development



CITY OF AMARILLO
PLANNING DEPARTMENT

Scale: 1 inch = 300 feet
Date: 8/22/2017

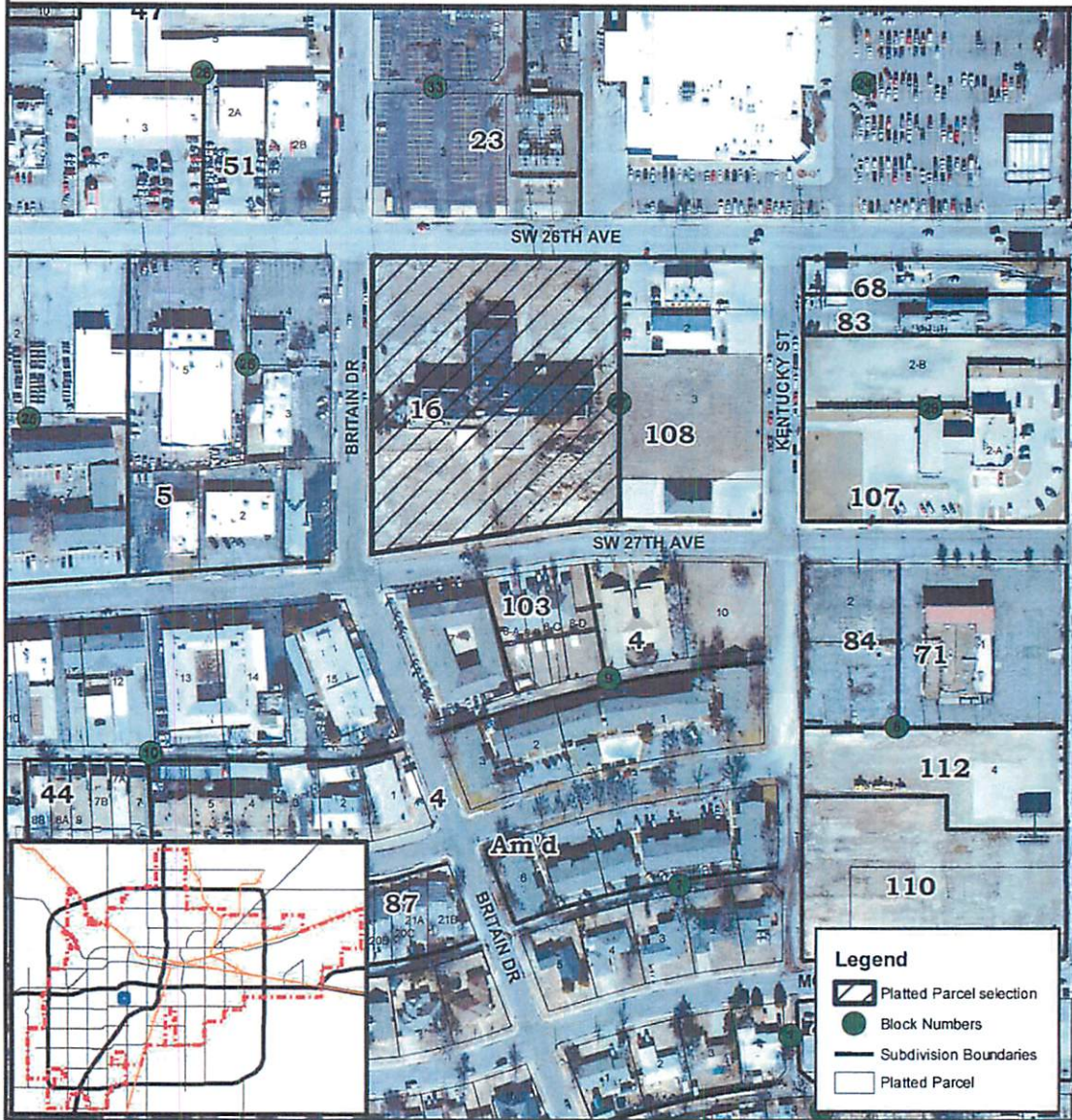


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Applicant: Che Shadle
Vicinity: SW 14th Ave. & S Monroe St.

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**CASE Z-18-01
REZONING FROM PLANNED DEVELOPMENT 354 (PD-354) TO LIGHT COMMERCIAL (LC)**



**CITY OF AMARILLO
PLANNING DEPARTMENT**

Rezoning of Lot 1, Block 27, Lawrence Park Unit No. 16, in Section 227, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Planned Development 354 (PD-354) to Light Commercial (LC).

Applicant: Robert Keys

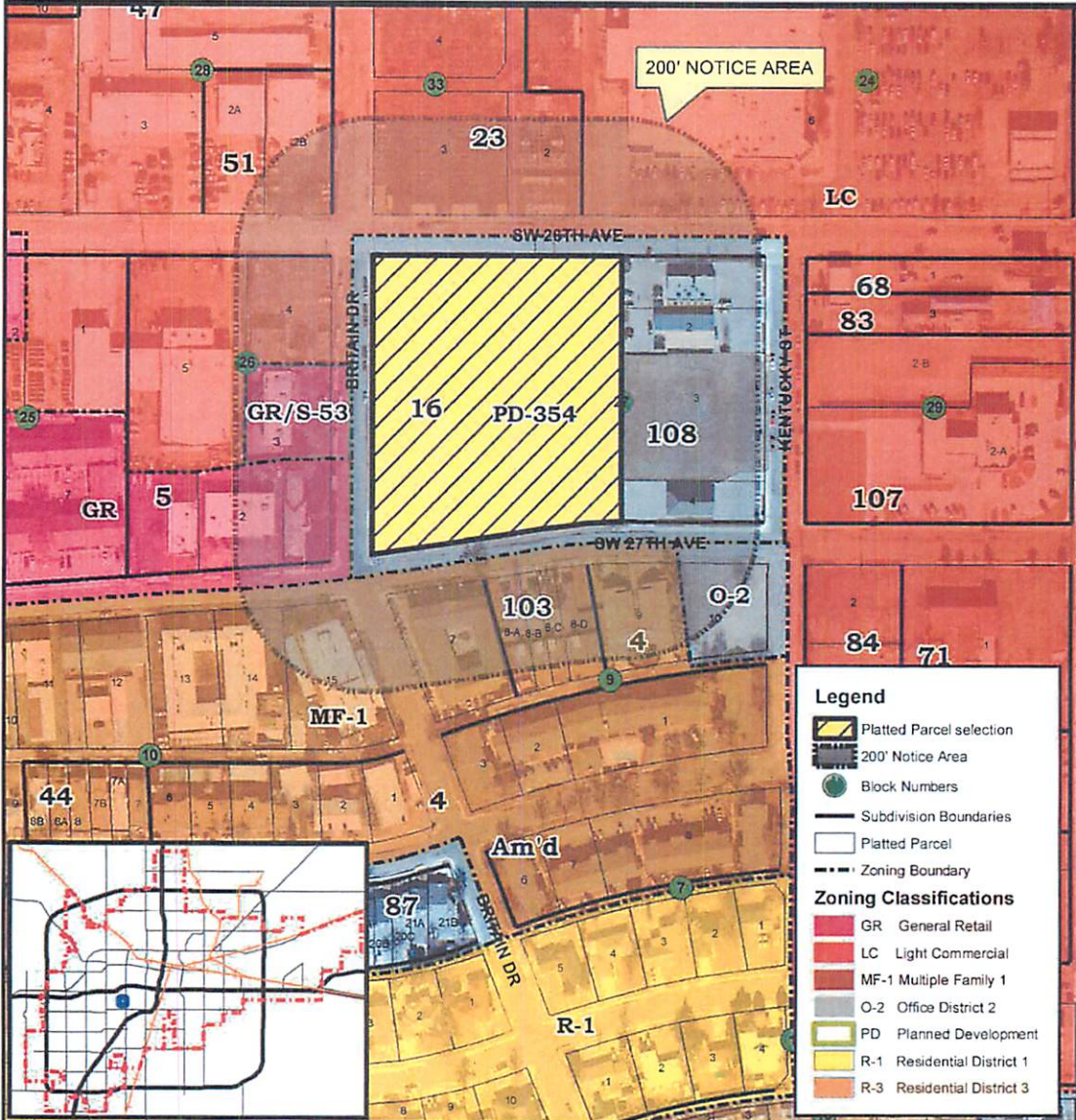
Vicinity: SW 26th Ave. & Britain Dr.

Scale: 1 inch = 200 feet
Date: 1/21/2018



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**CASE Z-18-01
REZONING FROM PLANNED DEVELOPMENT 354 (PD-354) TO LIGHT COMMERCIAL (LC)**



**CITY OF AMARILLO
PLANNING DEPARTMENT**

Rezoning of Lot 1, Block 27, Lawrence Park Unit No. 16, in Section 227, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Planned Development 354 (PD-354) to Light Commercial (LC).

Scale: 1 inch = 200 feet
Date: 1/21/2018

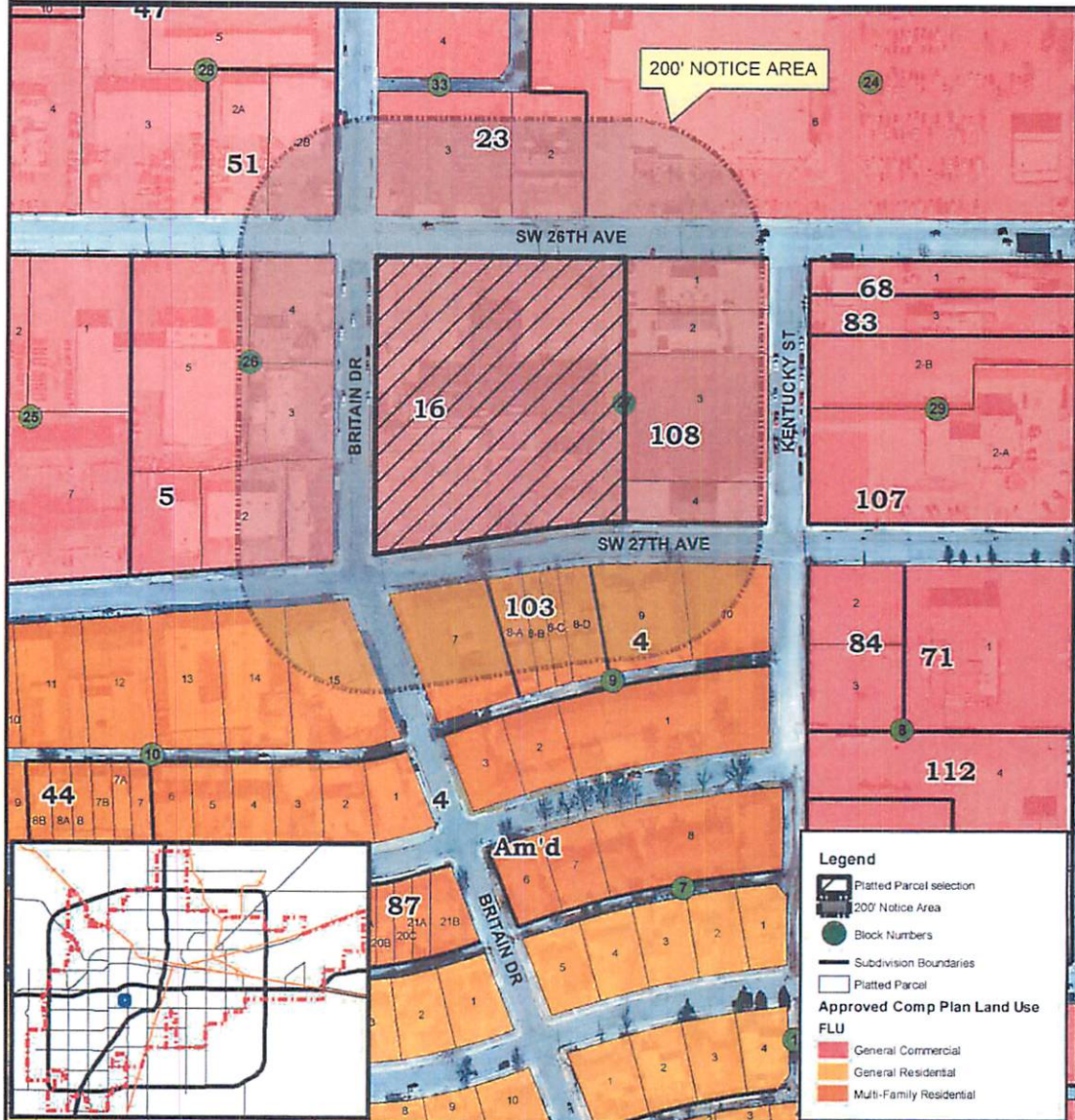


Applicant: Robert Keys

Vicinity: SW 26th Ave. & Britain Dr.

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CASE Z-18-01
REZONING FROM PLANNED DEVELOPMENT 354 (PD-354) TO LIGHT COMMERCIAL (LC)



CITY OF AMARILLO
PLANNING DEPARTMENT

Scale: 1 inch = 200 feet
 Date: 1/21/2018



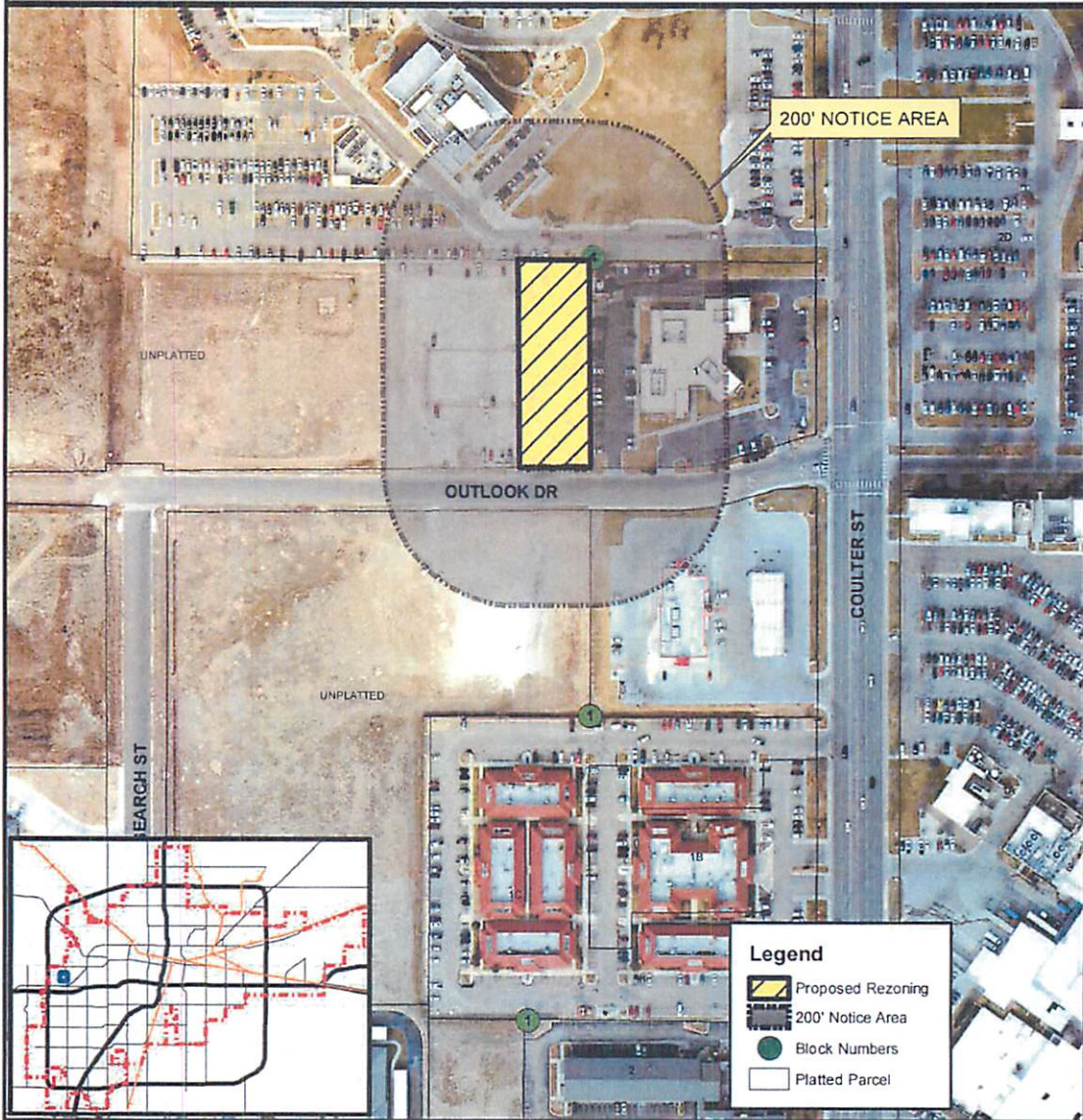
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**CASE Z-18-02
REZONING FROM AGRICULTURAL (A) TO OFFICE 2 (O-2)**



**CITY OF AMARILLO
PLANNING DEPARTMENT**

Rezoning of a 31,500 +/- square foot tract of land out of Section 43, Block 9 BS&F Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Agricultural (A) to Office 2 (O2)

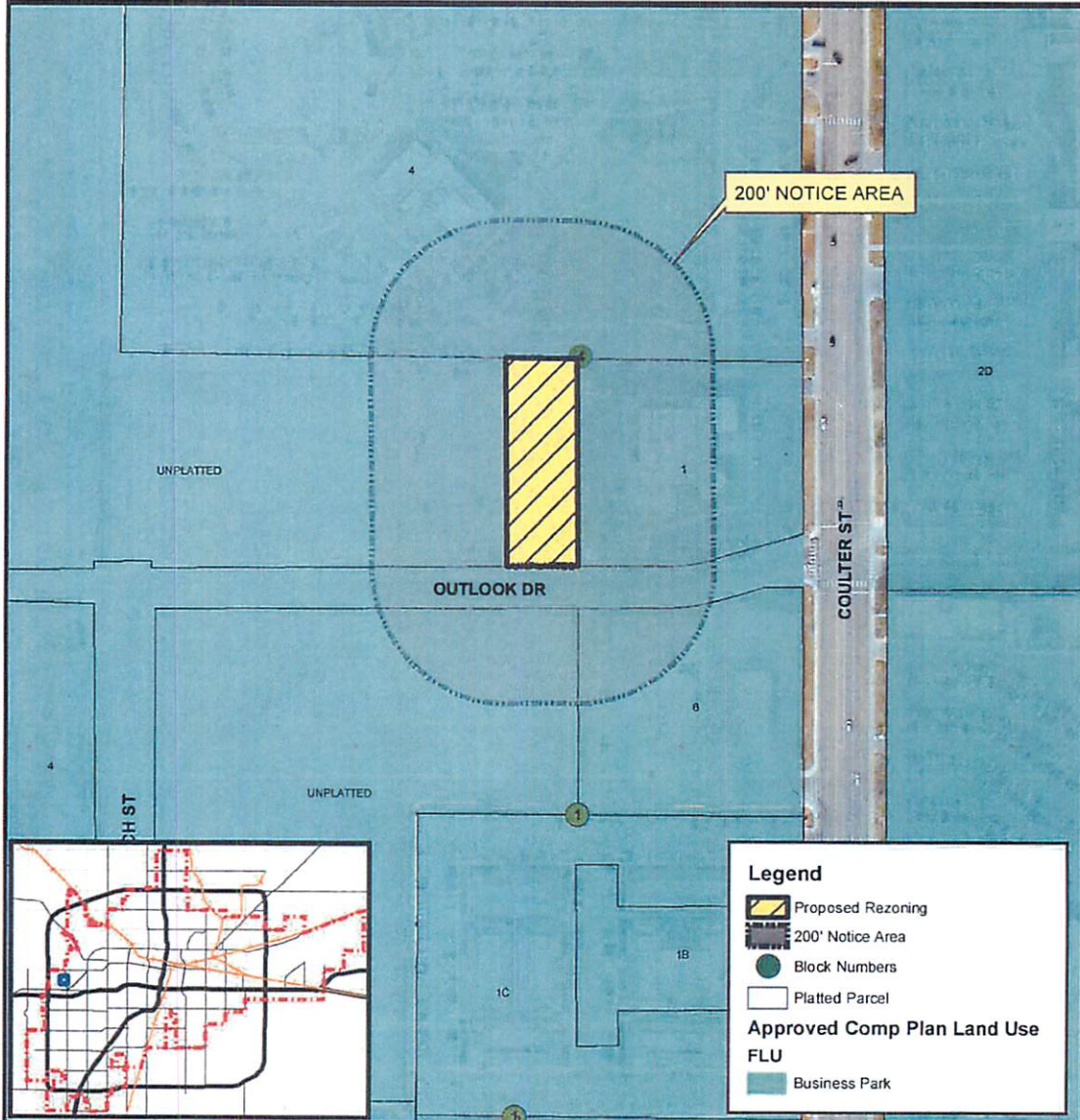
Scale: 1 inch = 200 feet
Date: 1/30/2018



Applicant: Daryl Furman
Vicinity: Outlook Dr & Coulter

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**CASE Z-18-02
REZONING FROM AGRICULTURAL (A) TO OFFICE 2 (O-2)**



**CITY OF AMARILLO
PLANNING DEPARTMENT**

Scale: 1 inch = 200 feet
Date: 1/30/2018

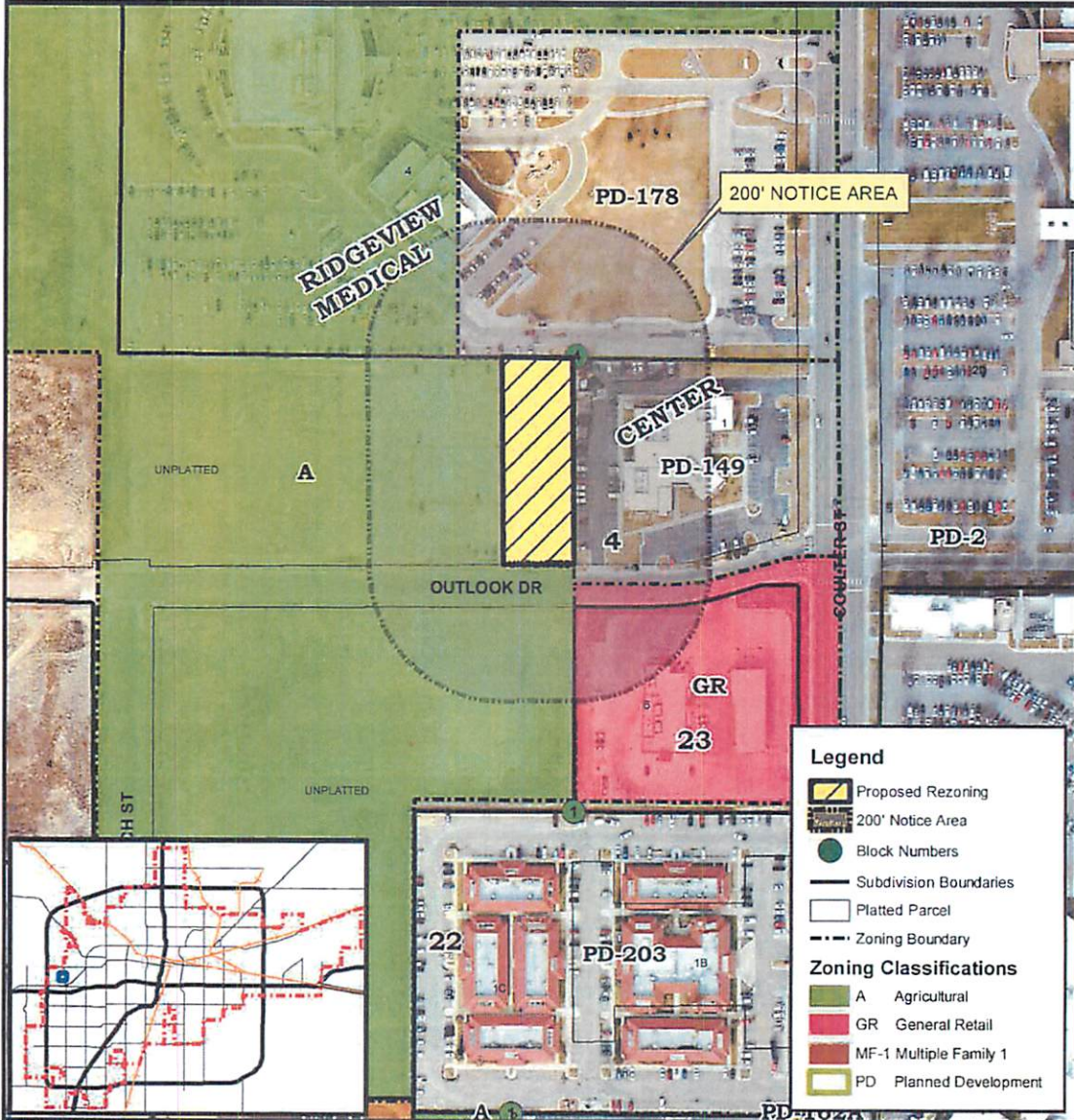


Rezoning of a 31,500 +/- square foot tract of land out of Section 43, Block 9 BS&F Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Agricultural (A) to Office 2 (O2)

Applicant: Daryl Furman
Vicinity: Outlook Dr & Coulter

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REZONING FROM AGRICULTURAL (A) TO OFFICE 2 (O-2)**



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