

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

On the 12th day of February, 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	3	1
Royce Gooch	Y	3	3
Rob Parker, Chairman	Y	85	70
Rick Thomason	Y	55	46
Bowden Jones	N	46	35
Dick Ford	Y	30	24
Terry Harman	Y	29	29

PLANNING DEPARTMENT STAFF:
Sherry Bailey, Senior Planner
Jeffrey English, Planner I
Hannah Green, Recording Secretary

Cody Balzen, Planner I
David Moore, Planner I

Chairman Parker opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Cody Balzen, 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 January 22th, 2018 meeting.

A motion to approve the consent agenda was made by Commissioner Thomason, seconded by Commissioner Gooch, and carried unanimously.

- IV. Regular Agenda:

1: Vacations: The Planning & Zoning Commission makes recommendation to 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.)

Jeffrey English, Planner I presented this item, explaining that the applicant is proposing to vacate South Monroe Street between SW 14th Ave and SW 15th Ave. This vacation is associated with a church expansion project.

Mr. English gave a brief presentation, concluding with a staff recommendation of approval of this vacation.

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

A motion to approve V-17-06 was made by Commissioner Ford, seconded by Commissioner Thomason, and carried unanimously.

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.)

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 of this plat as well as approval of the requested 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-18-02 was made by Commissioner Thomason, seconded by Commissioner Harman, and carried unanimously.

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.)

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 the requested 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-18-06 was made by Commissioner Gooch, seconded by Commissioner Thomason, and carried unanimously.

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.)

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 and the associated variance requests.

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

A motion to approve P-18-09 was made by Commissioner Harman, seconded by Commissioner Thomason, and carried unanimously.

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

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

Mr. Moore 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. No comments were made.

A motion to approve P-18-12 was made by Commissioner Thomason, seconded by Commissioner Gooch, and carried unanimously.

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.)

Jeffrey English, Planner I, presented this item, and advised that the applicant is requesting a zone change in order to expand the existing church and its accessory uses; this use is already allowed in Multiple Family 2 District (MF-2), which is to the north of this property. Mr. English ended the presentation with a staff recommendation of approval 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-17-23 was made by Commissioner Ford, and seconded by Commissioner Harman, and carried unanimously.

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.)

Jeffrey English, Planner I, presented this item, and advised the applicant is requesting a change in zoning to Light Commercial (LC) to allow automobile workshop type uses. Mr. English ended the presentation with a staff recommendation of approval as submitted.

Chairman Parker asked if anyone wanted to speak in favor this item. Mr. Joe Bob McCartt, came forward to represent the applicant and help answer any questions regarding the request.

Chairman Parker asked if anyone wanted to speak against this item. No comments were made.

A motion to approve Z-18-01 was made by Commissioner Thomason and seconded by Commissioner Ford, and carried unanimously.

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.)

David Moore, Planner I, presented this item, and advised the applicant is requesting a change in zoning from Agriculture District (A) to Office 2 District (O-2) in order to develop the property with an office use. Mr. Moore 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-18-02 was made by Commissioner Ford and seconded by Commissioner Thomason, and carried unanimously.

4: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:29 P.M.

A handwritten signature in blue ink that reads "AJ Fawver". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

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