

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. & Wolffin 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