

## **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 2:00 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 7<sup>th</sup> Avenue, Amarillo, Texas, on March 12, 2018. The subjects to be considered at this meeting are as follows:

### **WORK SESSION**

A. Planning and Zoning Commission will discuss or receive reports on the following current matters or projects.

- (1) Review agenda items for regular meeting and attachments;
- (2) Update on City Council item Presentation and Consideration of Ordinance No. 7719
- (3) Discussion on the concept of short term rentals.
- (4) Discussion on Item 3 on regular agenda

### **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 February 26, 2018 meeting.
- IV. Regular Agenda:
  - 1: Subdivision Plats: The Planning & Zoning Commission has final authority for approval; appeals may be directed to City Council.
    - A. P-18-015 Carr Subdivision Unit No. 13, an addition to the City of Amarillo, being a replat of a portion of Tract A, Block 13, Carr Subdivision Unit No. 1, in Section 160, Block 2, AB&M Survey, Potter County, Texas. (5.31 Acres) (Vicinity: Yucca Ave. & Irwin Rd.)

Public hearing and consideration of a request for approval of a final plat creating 2 residential lots from a portion of 1 previously platted lot. Residential replats are required to go before the Planning and Zoning Commission per Texas Local Government Code 212.015(c).
  - 2: Rezoning: The Planning & Zoning Commission makes recommendation for approval or denial; appeals may be directed to City Council.
    - A. Z-18-03 Rezoning of a 12.23 acre tract of land, being Lot 1A, Block 1, Medical Institute Unit No. 9, in Sections 25 & 44, Block 9, BS&F Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 348 (PD-348) to amended Planned Development District 348 (PD-348). (12.23 Acres) (Vicinity: SW 8th Ave. & Coulter St.)
    - B. Z-18-05 Rezoning of a 2.86 acre tract of land in Section 183, Block 2, AB&M Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agriculture District (A) to General Retail District (GR).
  - 3: Discussion and possible action on zoning ordinance amendment to create use

category for shooting range, indoor.

4: Discussion and possible action regarding Barrio Neighborhood Plan.

5: Discuss Items for Future Agendas.

**SIGNED** this 8<sup>th</sup> day of March 2018.



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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. 7<sup>th</sup> 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 26<sup>th</sup> 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	4	1
Royce Gooch	Y	4	4
Rob Parker, Chairman	Y	86	71
Rick Thomason	N	56	46
Bowden Jones	Y	47	36
Dick Ford	Y	31	25
Terry Harman	Y	30	30

**PLANNING DEPARTMENT STAFF:**

AJ Fawver, AICP, CNU-A, Planning Director  
Cody Balzen, Planner I  
Hannah Green, Recording Secretary

Sherry Bailey, Senior Planner  
Jeffrey English, Planner I

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 February 12th, 2018 meeting.

A motion to approve the consent agenda was made by Commissioner Harman, 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-17-07 Vacation of a 22,420 square foot portion of 60' ROW known as SW 8th Avenue directly east of S Coulter Street, previously dedicated by Medical Institute Unit No. 8 plat, in Sections 25 & 44, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: SW 8th Ave. & S Coulter St.)

Cody Balzen, Planner I presented this item, explaining that the applicant is requesting the City of Amarillo vacate a portion of a cul-de-sac that was never constructed.

Mr. Balzen 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-17-07 was made by Commissioner Ford, seconded by Commissioner Jones, and carried unanimously.

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

A. Z-18-03 Rezoning of Lot 4B, Block 124, Original Town of Amarillo Unit No. 16, in Section 188, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Multiple Family District 1 with Specific Use Permit 115 (MF-1/S-115) to Planned Development 388 (PD-388) for Tiny Houses. (0.14 Acres) (Vicinity: N Rusk St. & NW 3rd Ave.)

Jeffrey English, Planner I, presented this item, and advised that the applicant is requesting a zone change from Multiple Family District 1 with Specific Use Permit 115 to Planned Development 388 in order to build four tiny houses on this lot. Mr. English ended the presentation with a staff recommendation of approval as submitted.

Chairman Parker asked if anyone wanted to speak in favor, Dan Ferguson, 3807 Beaver Dr, stood to further explain the reasons and purpose for the request and to answer questions. Kidd Rudd, 6850 Grande, also stood to express his thanks to the Board. Chairman Parker asked if anyone wanted to speak against said request. No comments were made.

A motion to approve Z-18-03 was made by Commissioner Jones, and seconded by Commissioner Ford, and carried unanimously.

B. Z-18-04 Rezoning of Lot 3A, Block 1, Sunset Addition Unit No. 4, in Section 171, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 3 (R-3) to General Retail District (GR). (0.44 Acres) (Vicinity: S Washington St. & Wolflin Ave.)

Cody Balzen, Planner I, presented this item, and advised the applicant is requesting a change in zoning from Residential District 3 to General Retail in order to develop the property with a restaurant with drive-in service. Mr. Balzen ended the presentation with a staff recommendation of approval.

Chairman Parker asked if anyone wanted to speak in favor of said request. No comments were made. Joseph Kutin, 2006 S Madison, stood to inquire what a screen fence would mean. Mr. Balzen explained further what type of fencing would be permitted. Rick Crawford, 500 S Taylor, also stood to speak in favor of said request.

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

A motion to approve Z-18-04 was made by Commissioner Gooch and seconded by Commissioner Harman, and carried unanimously.

3: Discuss Items for Future Agendas.

No comments were made.

4: Director's Report

AJ Fawver, Planning Director, gave an update for a few zoning cases. Ms. Fawver also invited the Commission to the Barrio Neighborhood Plan reveal, taking place in the evening. She noted the hopes for a positive turnout. Ms. Fawver ended by saying that the department will be working to update the Zoning Ordinance, and that the department will continue to keep the Commission informed throughout the process.

No further comments were made and the meeting was adjourned at 3:30 P.M.

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

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DEVELOPER(S): Jimmy Ray Dees  
SURVEYOR: Daryl Furman  
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

Public hearing and consideration of a request for approval of a residential replat creating 2 residential lots from a portion of 1 previously platted lot. Residential replats are required to go before the Planning and Zoning Commission per Texas Local Government Code 212.015(c).

This item does not currently meet the Development Review Committee's determination of needed corrections prior to consideration. More discussion between the applicant and city departments is necessary before final consideration of the item. Planning Department staff **recommends the item be tabled** until the following P&Z meeting.

- 2: Rezoning: The Planning & Zoning Commission makes recommendation for approval or denial; appeals may be directed to City Council.
  - A. Z-18-03 Rezoning of a 12.23 acre tract of land, being Lot 1A, Block 1, Medical Institute Unit No. 9, in Sections 25 & 44, Block 9, BS&F Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 348 (PD-348) to amended Planned Development District 348 (PD-348). (12.23 Acres) (Vicinity: SW 8th Ave. & Coulter St.)

Notices have been sent on this item which mandated it to be placed on the agenda; however, this item is incomplete and will be postponed during work session.

- B. Z-18-05 Rezoning of a 2.86 acre tract of land in Section 183, Block 2, AB&M Survey, Randall County, Texas, plus one-half of all bounding streets,

alleys, and public ways to change from Agriculture District (A) to General Retail District (GR).

Applicant: JAMAL Enterprises, LP

**Area Characteristics**

Adjacent zoning consists of GR to the north, GR to the west, R-2 to the east, and Agriculture and R-1 to the south.

Adjacent land use consists of vacant land to the south and north, commercial to the west, and residential to the east.

The applicant's property is located in southwest Amarillo at the intersection of S. Georgia and SW 58th.

**Proposal**

The applicant is requesting a change in zoning from A to GR in order to develop the property as a commercial use which is proposed to be a gas station/convenience store.

**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.

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" land use. The Comprehensive Plan states that the development type in this designation allows a range of commercial, retail, and service uses, at varying scales and intensities depending on the site.

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 since the corner of Georgia and SW 58th is being treated as an arterial intersection.

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 to encourage an emphasis on infill development and 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. The proposed rezoning to GR will allow a transition in the area to accommodate future development that is consistent with the nearby zoning and future land use map.

**Recommendation**

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

Notices have been sent out to 23 property owners within 200 feet regarding this proposed rezoning. At the time of this writing, the Planning Department has received no calls for or against this request.

3: Discussion and possible action on zoning ordinance amendment to create use category for shooting range, indoor.

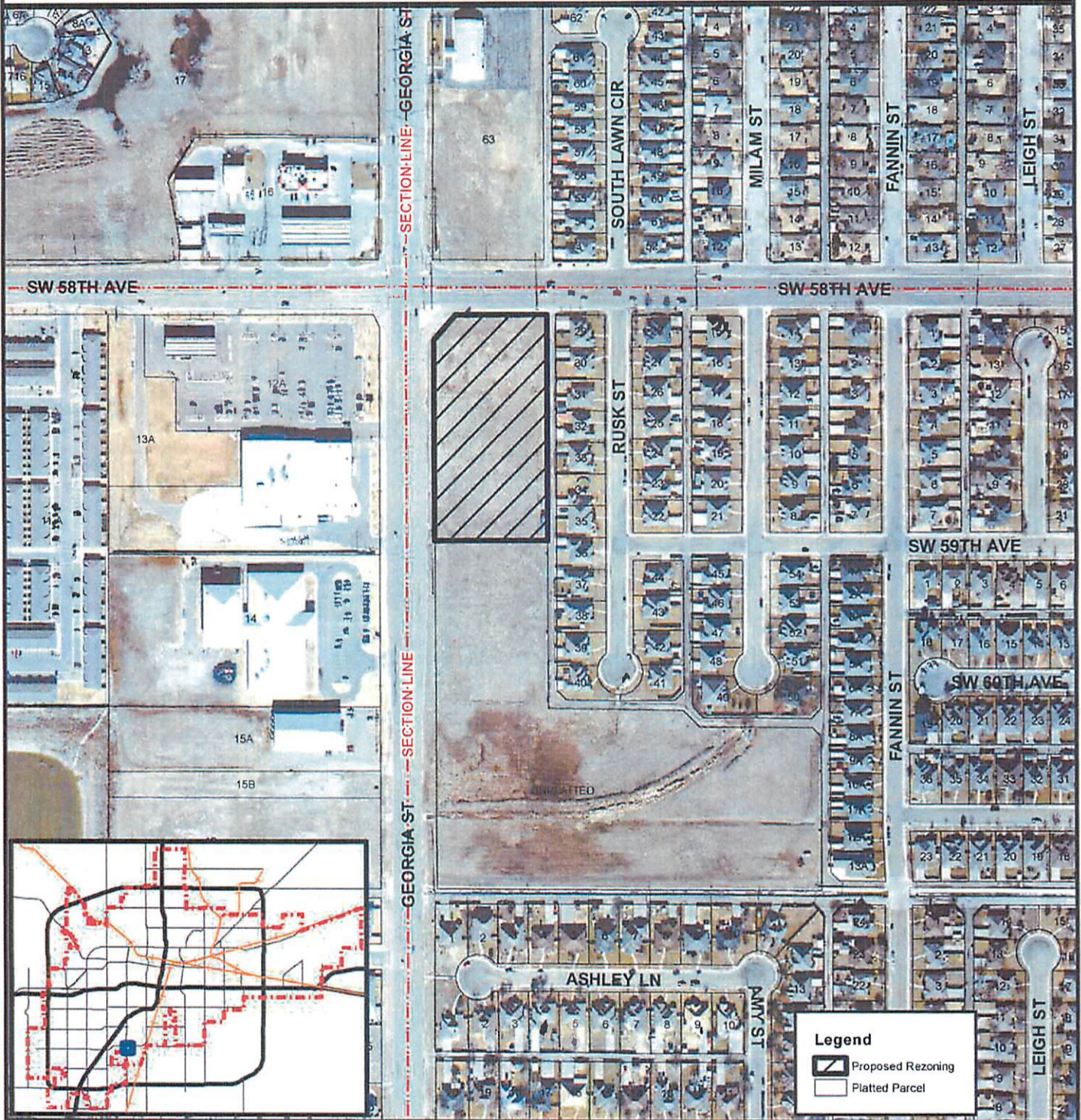
This ordinance amendment was stemmed by a site plan submittal with a proposed use of a shooting complex. Upon review of the site plan it was determined that there was not a use in our zoning ordinance that adequately allowed for shooting ranges to be permitted. Through numerous discussions it was decided that in order to remedy this, and in order to remove any future ambiguity, that an amendment to the current zoning ordinance to include this as a specific use was necessary. The proposed ordinance calls for the use to be allowed in the prescribed zonings by right or SUP. The allowed zonings and associated restrictions will be discussed during the Planning and Zoning Commission meeting. This ordinance amendment is being recommended for Approval by the Planning Department.

4: Discussion and possible action regarding Barrio Neighborhood Plan.

5: Discuss Items for Future Agendas.



**CASE Z-18-05  
REZONING FROM AGRICULTURE (A) TO GENERAL RETAIL (GR)**



**Legend**

-  Proposed Rezoning
-  Platted Parcel

**CITY OF AMARILLO  
PLANNING DEPARTMENT**

**Scale: 1 inch = 300 feet**  
**Date: 2/23/2018**

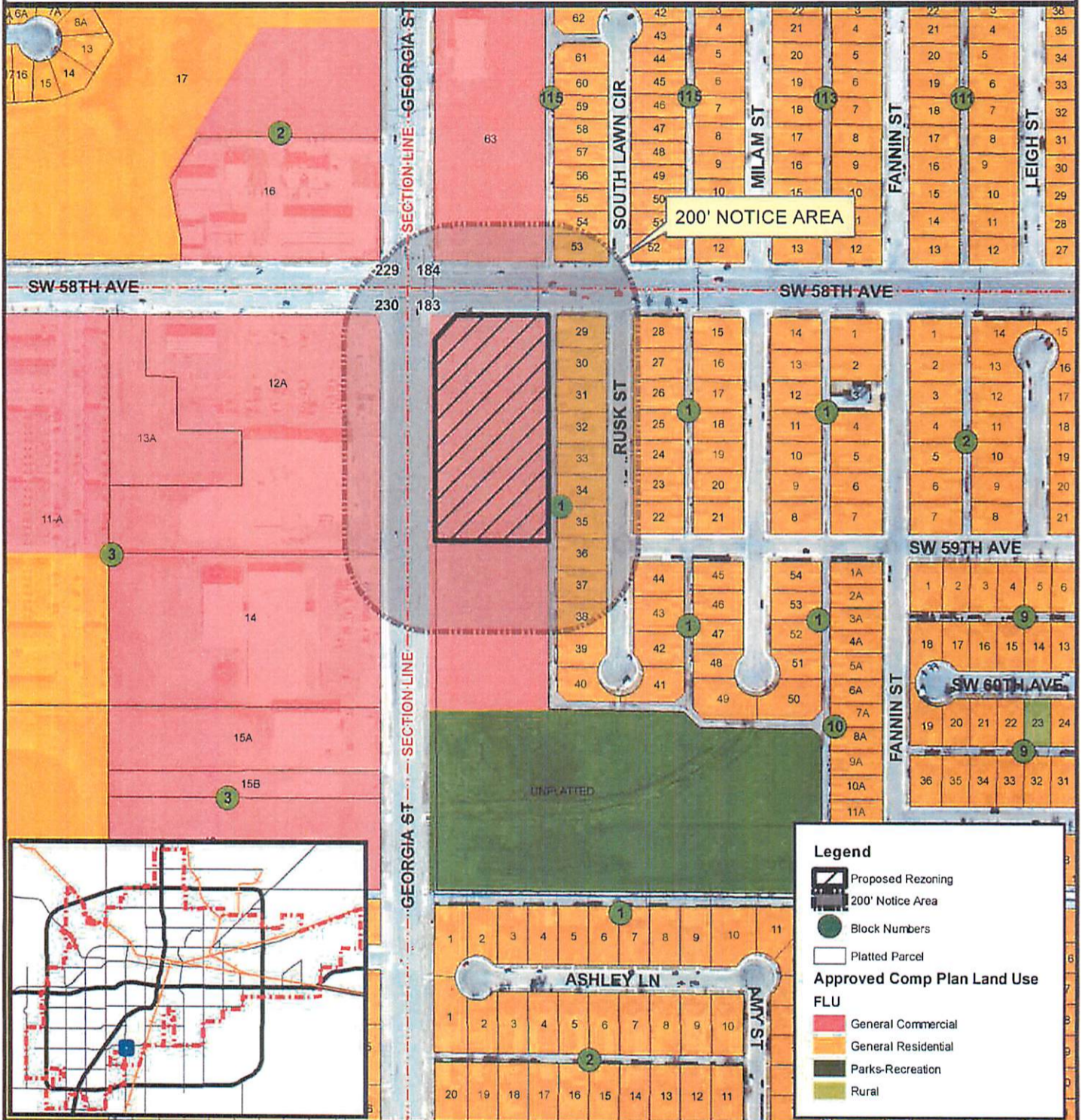


Rezoning of a 2.86 acre tract of land in Section 183, Block 2, AB&M Survey, Randall County, Texas, plus on-half of all bounding streets, alleys, and public ways to change from Agriculture District (A) to General Retail District (GR).

**Applicant: Che Shadle**  
**Vicinity: SE 58th Ave & S Georgia St**

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 or 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 Z-18-05 REZONING FROM AGRICULTURE (A) TO GENERAL RETAIL (GR)



**CITY OF AMARILLO  
PLANNING DEPARTMENT**

**Scale: 1 inch = 300 feet**  
**Date: 2/23/2018**



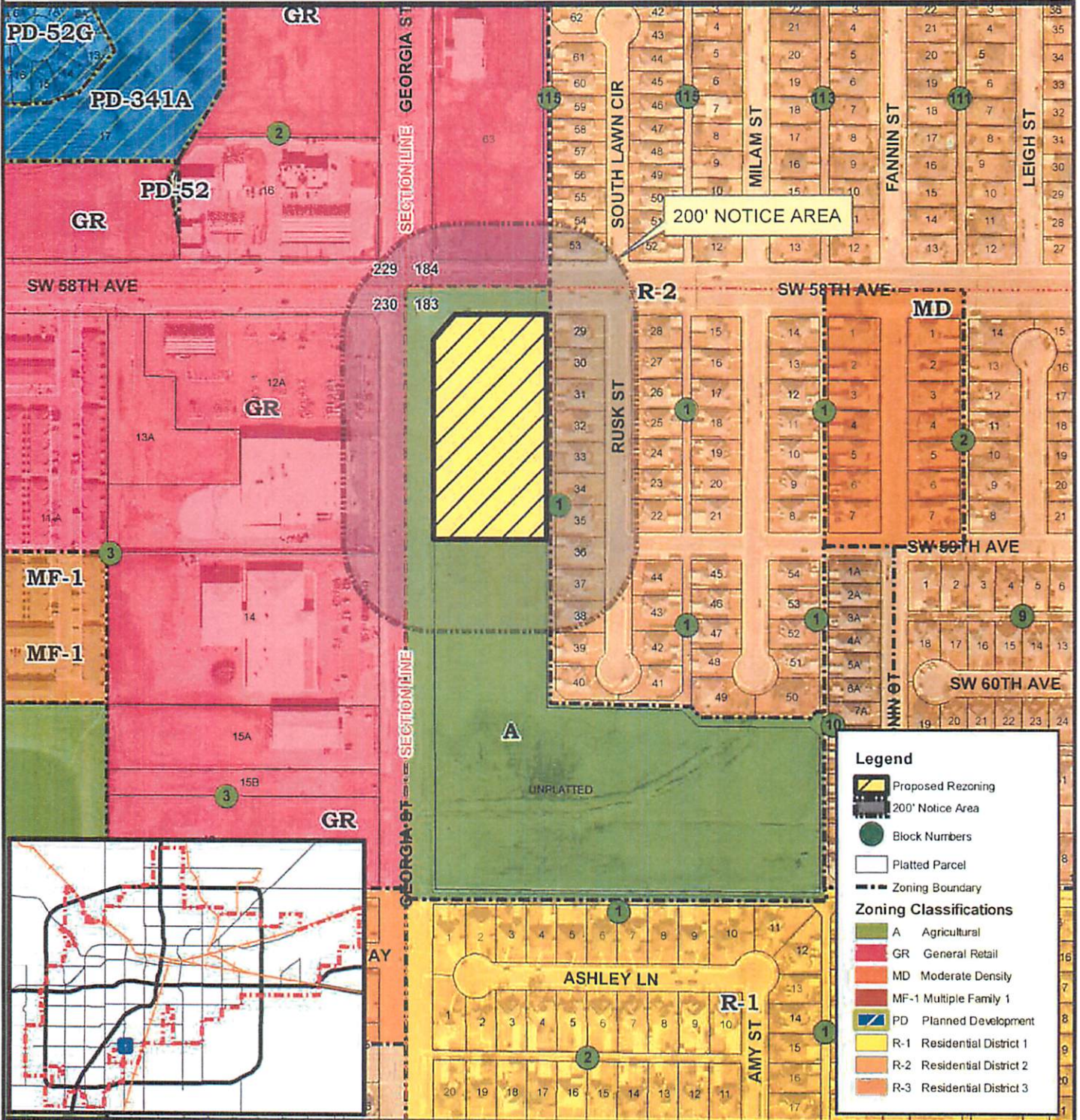
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**CASE Z-18-05  
REZONING FROM AGRICULTURE (A) TO GENERAL RETAIL (GR)**



**Legend**

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

**Zoning Classifications**

- A Agricultural
- GR General Retail
- MD Moderate Density
- MF-1 Multiple Family 1
- PD Planned Development
- R-1 Residential District 1
- R-2 Residential District 2
- R-3 Residential District 3



**CITY OF AMARILLO  
PLANNING DEPARTMENT**

**Scale: 1 inch = 300 feet**  
**Date: 2/23/2018**



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# The Barrio Neighborhood Plan

