

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

On the 26th 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. & Wolfiin 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.



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