

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 March 26, 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.

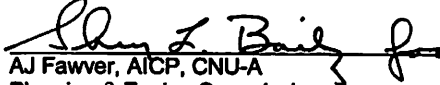
(1) Review agenda items for regular meeting and attachments

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 March 12, 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-18-30 La Paloma Estates Unit No. 13, an addition to the City of Amarillo, being a replat of Lot 5, Block 9, and a portion of Lot 19, Block 8, La Paloma Estates Unit No. 4, in Section 23, Block 9, BS&F Survey, Potter County, Texas. (0.48 Acres) (Vicinity: Prestwick Ln. & Merion Pl.)

Public hearing and consideration of a request for approval of a minor 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-18-06 Rezoning of Lot 1, Block 1, Fox Hollow Unit No. 2, in Section 160, Block 2, AB&M Survey, Potter County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Agricultural District (A) to Light Commercial (LC). (2.62 Acres) (Vicinity: E Saint Francis Ave. & Pavillard Dr.)
 - 3: Discuss Items for Future Agendas.

SIGNED this 22nd day of March 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 12th day of March, 2018, the Amarillo Planning and Zoning Commission met in a work session at 2:00 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	5	2
Royce Gooch	Y	5	5
Rob Parker, Chairman	Y	87	72
Rick Thomason	Y	57	47
Bowden Jones	Y	48	37
Dick Ford	Y	32	26
Terry Harman	Y	31	31

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

David Moore, Planner I

Chairman Parker opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Sherry Bailey 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 February 26th, 2018 meeting.

A motion to approve the consent agenda was made by Commissioner Gooch, seconded by Commissioner Jones, 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-18-15 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.)

Sherry Bailey, Senior Planner, presented this item, explaining that a public hearing is required per Texas Local Government Code 212.0159(c).

Ms. Bailey gave a brief presentation, concluding with a staff recommendation that the item be tabled until a following P&Z meeting.

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

A motion to table P-18-15 was made by Commissioner Harman, seconded by Commissioner Raef, 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 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.)

Sherry Bailey, Senior Planner, presented this item, and advised that the applicant is requesting a zone change from Planned Development District 348 to amended Planned Development District 348. Ms. Bailey stated that notices have been sent out, mandating that this item be on the agenda, however, this item is complete. Ms. Bailey ended the presentation recommending this item be withdrawn.

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

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).

David Moore, Planner I, presented this item, and advised the applicant is requesting a change in zoning from Agriculture District to General Retail District. Mr. Moore ended the presentation with a staff recommendation of approval.

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

A motion to approve Z-18-05 was made by Commissioner Ford and seconded by Commissioner Thomason, and carried unanimously.

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

Sherry Bailey, Senior Planner presented this item, and advised that this ordinance came about from an application, and the department wanting to take a proactive closer look at where and how a gun range should be allowed. Ms. Bailey stated that given the nature of this request and of possible future requests, the department has turned to the Commission in regards to using a Specific Use Permit in certain districts and that would allow for each request to be weighed as needed and other districts to be allowed by right. Ms. Bailey ended the presentation with staff recommendation of approval.

Commissioners asked further questions regarding safety and zoning concerns, which Ms. Bailey answered.

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

A motion to approve this item was made by Commissioner Harman and seconded by Commissioner Ford, and carried unanimously.

4: Discussion and possible action regarding Barrio Neighborhood Plan.

Sherry Bailey, Senior Planner, presented this item to update the Commission on the events of the recent Barrio Neighborhood Public Meeting. Ms. Bailey noted the boundary lines regarding the neighborhood and the meetings that took place in order to gain public feedback while speaking on the importance of the plan and the success of the neighborhood. Ms. Bailey went

through the timeline of the plan's process, the top priority areas, and the reveal of the plan itself. Ms. Bailey ended the presentation with the staff recommendation of approval.

Commissioners had a few questions regarding the implications of approval for the plan, which were answered by Ms. Bailey and by Floyd Hartman, Assistant City Manager.

Chairman Parker invited Mercy Murguia, Potter County Commissioner, to speak. Ms. Murguia went into further details regarding the plan, how it came to be, and the overall significance of this plan and what it means to not only the community but to the city as a whole.

Edith DiTommaso, 1613 Bowie St, stood to speak. Ms. DiTommaso, noted that she worked with the Neighborhood Committee and the excitement that the overall community has in taking stock of how the identity of the Barrio has grown. Ms. DiTommaso, ended by stated she hopes approval passes.

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

A motion to approve this item was made by Commissioner Jones and seconded by Commissioner Thomason, and carried unanimously.

5: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:49 P.M.


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

- 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 March 12, 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-18-30 La Paloma Estates Unit No. 13, an addition to the City of Amarillo, being a replat of Lot 5, Block 9, and a portion of Lot 19, Block 8, La Paloma Estates Unit No. 4, in Section 23, Block 9, BS&F Survey, Potter County, Texas. (0.48 Acres) (Vicinity: Prestwick Ln. & Merion Pl.)

DEVELOPER(S): Kishan Yalamanchilli
 SURVEYOR: Richard Johnson
 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 (1) residential lot (Zoned: Planned Development District – 262A (PD-262A) for residential uses) from one previously platted lot. Because a residential replat requires a public hearing and notifications to be sent to all property owners within the original subdivision and within 200' of the replat (Texas Local Government Code 212.015(c)), this application requires action from the Planning and Zoning Commission. This replat is located within the city limits of the City of Amarillo. It has been reviewed by the customary City departments and local utility companies and complies with the Subdivision and Development Ordinance.

Eight (8) notices were sent out and no comments were received for or against this item.

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

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-18-06 Rezoning of Lot 1, Block 1, Fox Hollow Unit No. 2, in Section 160, Block 2, AB&M Survey, Potter County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Agricultural District (A) to Light Commercial (LC). (2.62 Acres) (Vicinity: E Saint Francis Ave. & Pavillard Dr.)

APPLICANT(S): Karl Christensen

Area Characteristics

Adjacent zoning consists of Agricultural District (A) and Residential District 3 (R-3) to the north, Residential District 1 (R-1) to the south and west, and Agricultural District (A) to the east.

Adjacent land uses consist of General Residential (GR) to the north and east and Suburban Residential (SR) in all other directions.

The applicant's property is located in north Amarillo, near the intersection of East Saint Francis Avenue and Pavillard Drive.

Proposal

The applicant is requesting a zone change in order to possibly build mini-storage on the site. This request would simply create a zoning district that would allow the proposed use by right.

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 – to the north and south across E Saint Francis Avenue were residential uses. Looking to the west was church related uses and the east was an open undeveloped field.

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 allows "Wide range of commercial retail and service" uses.

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 low 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 commercial area is along the middle edge of the square mile but the middle edge of this square mile is along a future limited-access freeway with frontage roads corridor (Loop 335) that has not been completed yet (Segment C of the Amarillo Loop Plan).

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 create Light Commercial (LC) zoning district and simplify further commercial development processes in the

area for the future.

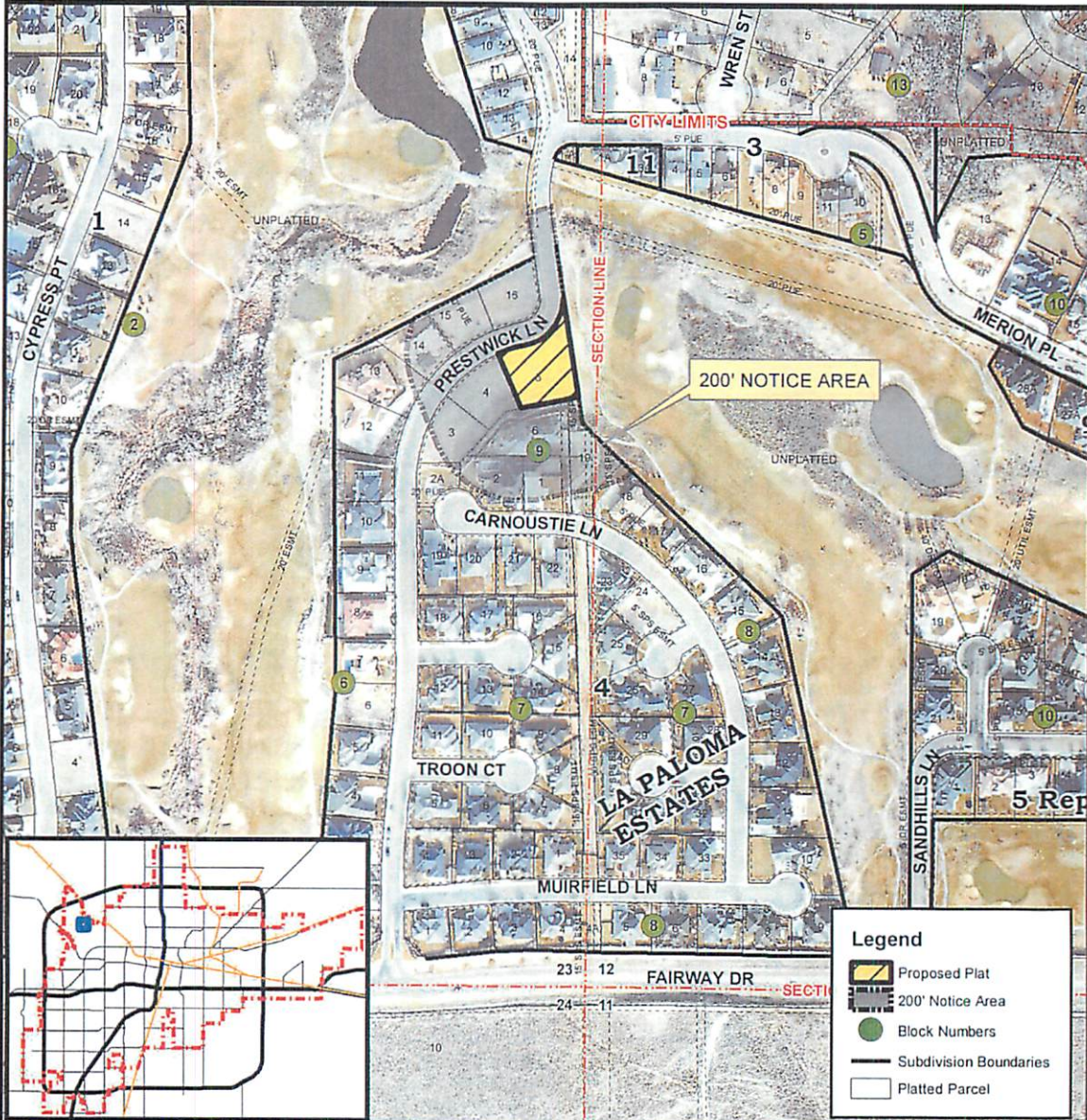
Recommendation

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






Notices have been sent out to 15 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.

3: Discuss Items for Future Agendas.

**CASE P-18-30
LA PALOMA ESTATES UNIT NO. 13**




Legend

-  Proposed Plat
-  200' Notice Area
-  Block Numbers
-  Subdivision Boundaries
-  Platted Parcel

**CITY OF AMARILLO
PLANNING DEPARTMENT**

Scale: 1 inch = 300 feet
Date: 3/9/2018

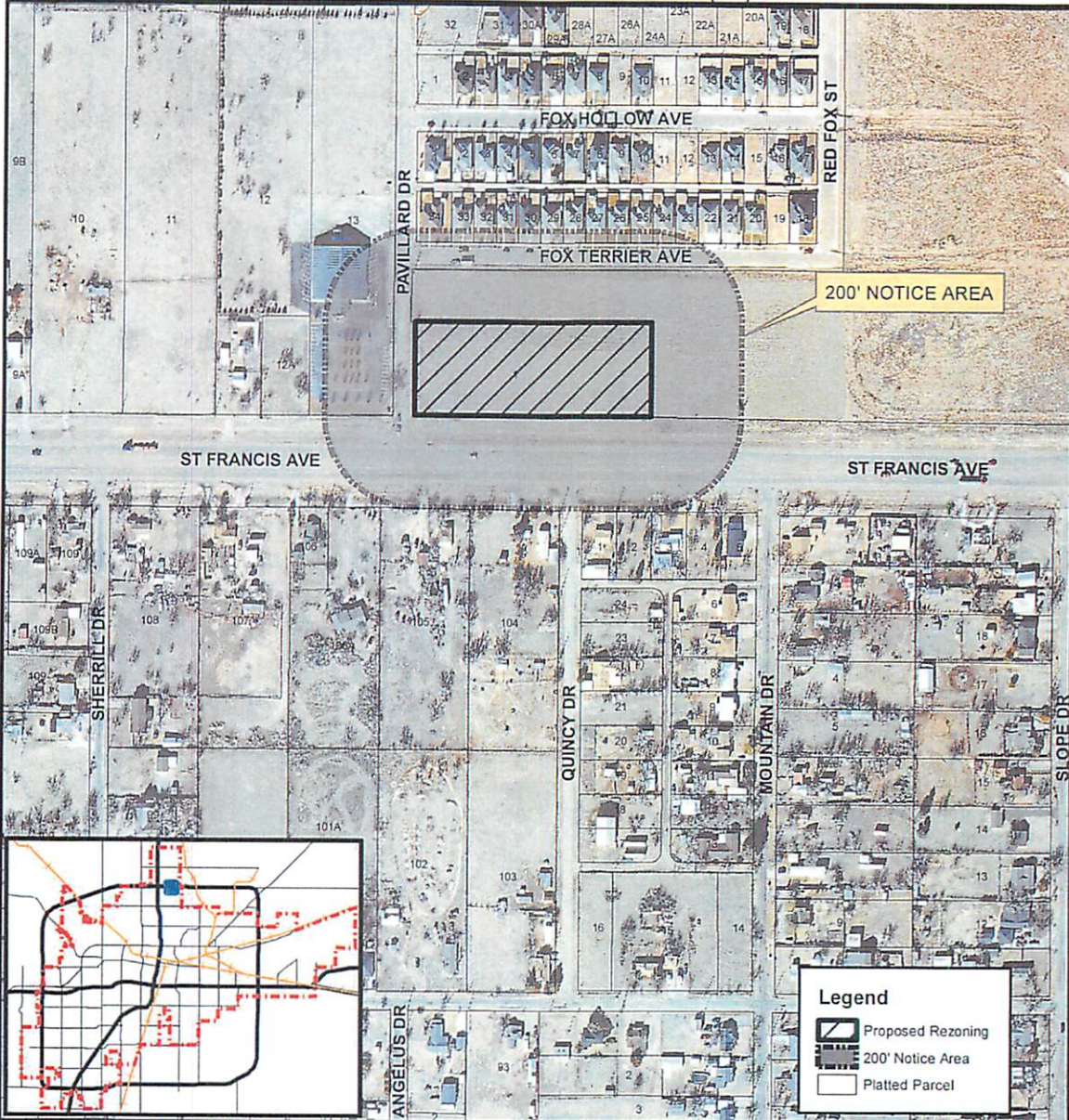


La Paloma Estates Unit No. 13, an addition to the City of Amarillo, being a replat of Lot 5, Block 9, and a portion of Lot 19, Block 8, La Paloma Estates Unit No. 4, in Section 23, Block 9, BS&F Survey, Potter County, Texas.

Developer: Kishan Yalamanchili
Surveyor: Richard Johnson

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-18-06
REZONING FROM AGRICULTURAL DISTRICT (A)
TO LIGHT COMMERCIAL DISTRICT (LC)**



**CITY OF AMARILLO
PLANNING DEPARTMENT**

Scale: 1 inch = 300 feet
Date: 3/14/2018



Rezoning of Lot 1, Block 1, Fox Hollow Unit No. 2, in Section 160, Block 2, AB&M Survey, Potter County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Agricultural District (A) to Light Commercial (LC).

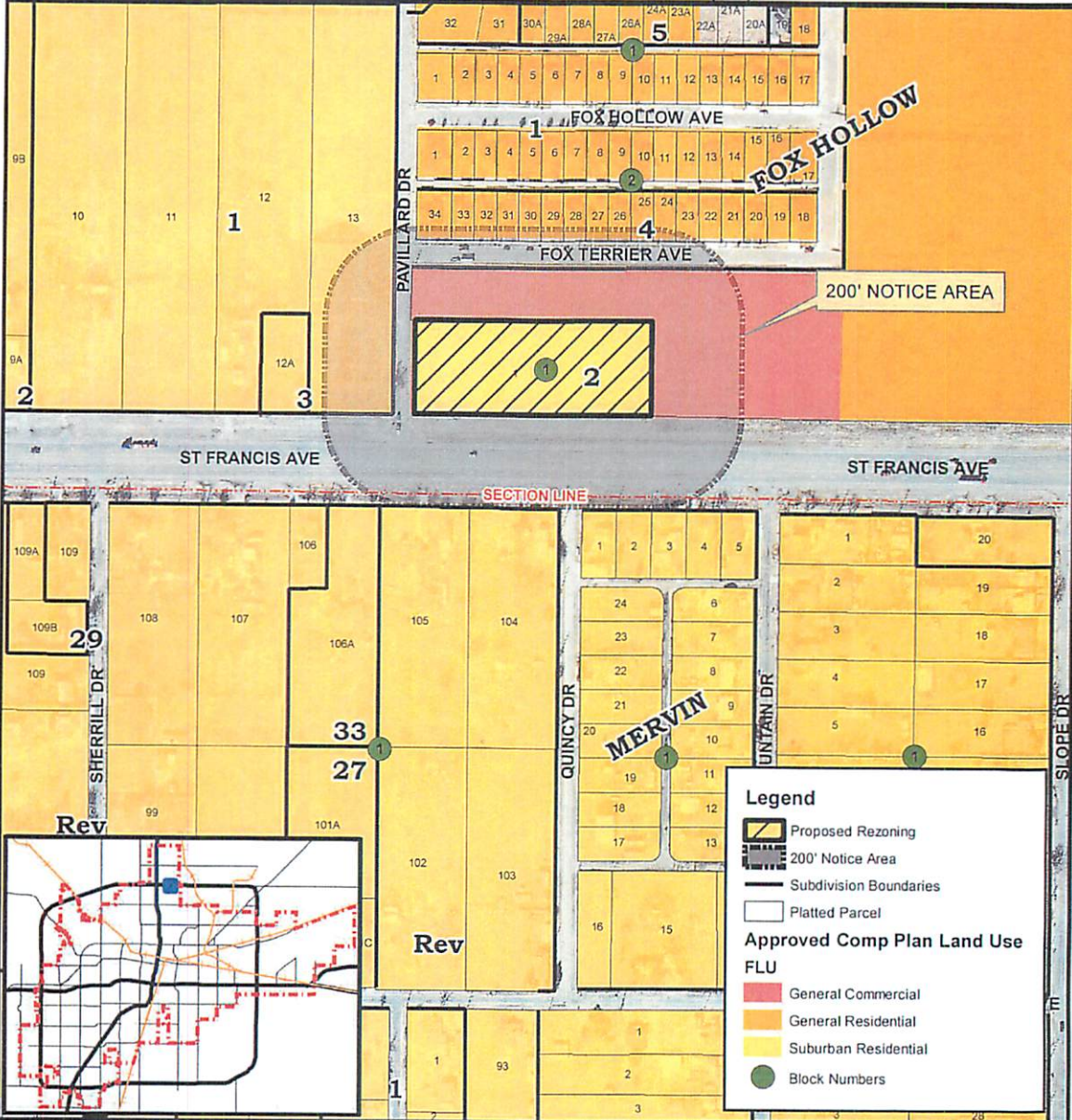
Applicant: Karl Christensen

Vicinity: E Saint Frances Ave. & Pavillard Dr.

Case Manager: Jeffery English

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-18-06
REZONING FROM AGRICULTURAL DISTRICT (A)
TO LIGHT COMMERCIAL DISTRICT (LC)**



**CITY OF AMARILLO
PLANNING DEPARTMENT**

**Scale: 1 inch = 300 feet
Date: 3/14/2018**



Rezoning of Lot 1, Block 1, Fox Hollow Unit No. 2, in Section 160, Block 2, AB&M Survey, Potter County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Agricultural District (A) to Light Commercial (LC).

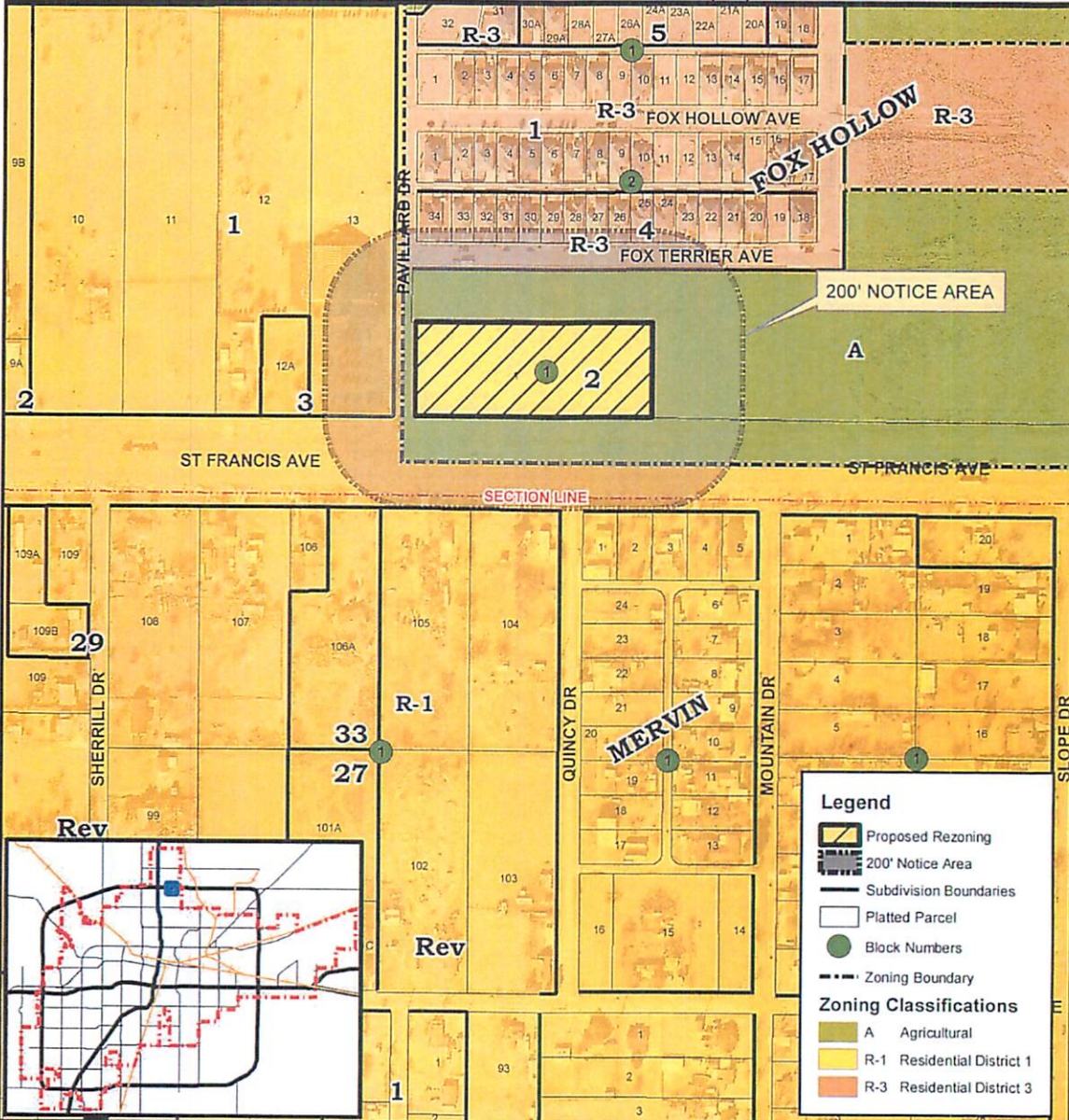
Applicant: Karl Christensen

Vicinity: E Saint Frances Ave. & Pavillard Dr.

Case Manager: Jeffery English

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-18-06
REZONING FROM AGRICULTURAL DISTRICT (A)
TO LIGHT COMMERCIAL DISTRICT (LC)



Legend

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

Zoning Classifications

- A Agricultural
- R-1 Residential District 1
- R-3 Residential District 3

CITY OF AMARILLO
PLANNING DEPARTMENT

Scale: 1 inch = 300 feet
 Date: 3/14/2018

Rezoning of Lot 1, Block 1, Fox Hollow Unit No. 2, in Section 160, Block 2, AB&M Survey, Potter County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Agricultural District (A) to Light Commercial (LC).

Applicant: Karl Christensen
 Vicinity: E Saint Frances Ave. & Pavillard Dr.
 Case Manager: Jeffery English

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.