

## **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 7<sup>th</sup> Avenue, Amarillo, Texas, on April 9<sup>th</sup>, 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 26, 2018 meeting.

#### IV. Regular Agenda:

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

A. V-18-01 Vacation of a 30' Public Utility Easement (PUE), located in a portion of Pinnacle Unit No. 2, located in Section 3, Block 9, BS&F Survey, Randall County, Texas. (0.41 Acres) (Vicinity: Meadow Ridge Dr. & S Western St.)

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

A. D-18-01 Dedication of 7,782 square feet and 2,166 square feet of Public Right-Of-Way located on portions of Lot 1, Block 1, Plemons Addition Unit No. 22, an addition to the City of Amarillo, in Sections 155 and 170, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: SE 8<sup>th</sup> Ave. & S Buchanan St.)

3: 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.)

Vote to remove this item off the table. Item previously tabled at the 3/12/2018 Planning and Zoning Commission meeting.

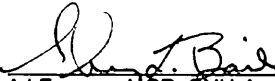
B. P-18-38 The Colonies Unit No. 69, an addition to the City of Amarillo, being an unplatted tract of land out of Section 40, Block 9, BS&F Survey, Randall County, Texas. (2.14 Acres) (Vicinity: Lexington Sq. & Pilgrim Dr.)

Public hearing and consideration of a request for approval of a final plat creating 2 commercial lots from a previously unplatted tract of land. Public improvements were needed for this project mandating the plat be required to go to the Planning and Zoning Commission for consideration.

- 4: Rezoning: The Planning & Zoning Commission makes recommendation for approval or denial; appeals may be directed to City Council.
- A. Z-18-07 Rezoning of Lot 7, Block 38, Lawrence Park Unit No. 69, 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 General Retail (GR) to General Retail with Specific Use Permit 191 (GR/S-191) for on-premise alcohol sales and service. (4.34 Acres) (Vicinity: Olsen Blvd. & Lometa Dr.)
  - B. Z-18-08 Rezoning of Lot 1J, Block 25, Sleepy Hollow Unit No. 95, in Section 41, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from General Retail District (GR) to General Retail District with Specific Use Permit 192 (GR/S-192) for on-premise alcohol sales and service. (0.68 Acres) (Vicinity: SW 45th Ave. & Lake Front Ln.)
  - C. Z-18-09 Rezoning of Lot 22B, Block 23, Glendale Addition Unit No 26, in Section 5, Block 9, BS&F Survey, Randall County Texas, plus one-half of all bounding streets, alleys, and public ways to change from General Retail District (GR) to General Retail District with Specific Use Permit 193 (GR/S-193) for an indoor shooting range. (0.81 Acres) (Vicinity: Hillside Rd & Bell St.)

5: Discuss Items for Future Agendas.

SIGNED this 4<sup>th</sup> day of April 2018.

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

on behalf of

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 March, 2018, the Amarillo Planning and Zoning Commission convened in regular session at 3:05 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	6	3
Royce Gooch	N	6	5
Rob Parker, Chairman	Y	88	73
Rick Thomason	N	58	47
Bowden Jones	Y	49	38
Dick Ford	Y	33	27
Terry Harman	Y	32	32

PLANNING DEPARTMENT STAFF:

Sherry Bailey, Senior Planner  
Jeffrey English, Planner I

Cody Balzen, Planner I  
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 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 March 12th, 2018 meeting.

A motion to approve the consent agenda was made by Commissioner Harman 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-18-30 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.)

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 to table this item, as it is incomplete, until a future meeting in April.

A motion to table P-18-30 was made by Commissioner Raef, 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 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.)

Cody Balzen, Planner I, presented this item, and advised that the applicant is requesting a zone change. Mr. Balzen this item is still incomplete. Mr. Balzen ended the presentation recommending this item be tabled.

A motion to table Z-18-03 was made by Commissioner Harman, and seconded by Commissioner Raef, and carried unanimously.

A. 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.)

Jeffrey English, Planner I, presented this item, and advised the applicant is requesting a change in zoning from Agriculture District to Light Commercial. Mr. English ended the presentation with a staff recommendation of approval.

Commissioners asked various questions regarding land use and the Neighborhood Concept. Mr. English answered the questions.

Chairman Parker asked if anyone wanted to speak in favor of this item. No comments were made. Chairman Parker asked if anyone wanted to speak against this item. David Lowe, 1209 Fox Terrier Ave, expressed concerned regarding future plans involving TXDOT and the creation of large amounts of traffic as well as types of businesses that would be allowed with this zoning change. Matt Cox, 1403 Fox Terrier Ave, also expressed concerns about the truck and car traffic. Mr. Cox was also concerned about the noise and the neighborhood safety that can come with commercial businesses. Melinda Prather, 1305 Fox Terrier Ave, explained her concern for safety of neighborhood children if businesses come in and creates larger amounts of traffic so close to the neighborhood itself.

There was a discussion between Commissioners, planning staff, and citizens regarding certain types of businesses and the overall traffic influence.

A rebuttal by Karl Christensen, the applicant, discussed how one day, he does plan for it to be a mini storage area. Mr. Christensen answered questions posed by the citizens and the Commissioners.

Commissioners, Mr. Christensen, and planning staff discussed the idea of tabling this item so as to approach it later as a different type of rezoning.

A motion to table Z-18-06 was made by Commissioner Ford and seconded by Commissioner Jones, and carried unanimously.

3: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:38 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 26, 2018 meeting.
- IV. Regular Agenda:
  - 1: Vacations: The Planning & Zoning Commission makes recommendation for approval or denial; appeals may be directed to City Council.

- A. V-18-01 Vacation of a 30' Public Utility Easement (PUE), located in a portion of Pinnacle Unit No. 2, located in Section 3, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Meadow Ridge Dr. & S Western St.)  
APPLICANT: Matt Griffith

#### **Proposal**

The applicant is requesting the City of Amarillo vacate a 0.41 acre (592.28' x 30') portion of the 30' Public Utility Easement (PUE) north of Meadow Ridge Drive.

#### **Analysis**

This request for vacation is for the purpose to remove a 30' PUE from an area for future development. The utilities were never built in the proposed vacation. They have however, already been constructed and placed in the 2016 replacement 20' PUE located just east of this proposed vacation.

There currently exists only vacant land that fronts on this street, and to the south two CISD schools. Planning, Utilities, and Engineering Departments have reviewed the vacation and concluded that the proposed vacation would not be detrimental to the area.

Per Section 12, "Dedications and Vacations" of the City of Amarillo's Development Policy Manual, the developer is required to pay the fair market value of the land. In this instance, the applicant dedicated another easement in 2016 to the city at no charge nearby, which is where the utilities are currently. City staff believes that the benefit of the new easement outweighs the fair market value of the land to be vacated.

#### **Recommendation**

Considering the above, staff **recommends approval** of this vacation.

- 2: Dedications: The Planning & Zoning Commission makes recommendation for approval or denial; appeals may be directed to City Council.
  - A. D-18-01 Dedication of 7,782 square feet and 2,166 square feet of Public Right-Of-Way located on portions of Lot 1, Block 1, Piemons Addition Unit No. 22, an addition to the City of Amarillo, in Sections 155 and 170, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: SE 8<sup>th</sup> Ave. & S Buchanan St.)

APPLICANT: City of Amarillo

### Proposal

The city is requesting the dedication of additional Right-of-Way (ROW) in the amount of 7,782 square feet along South Buchanan Street and 2,166 square feet of Public Right-Of-Way along South Johnson Street.

### Analysis

This request for dedication is for the purpose to move the sidewalk portions of the property into the city's ROW and to ensure the new MPEV structure meets Downtown Amarillo Urban Design Standards (DAUDS) setbacks (Maximum 5' setback from property line per Page 14 of the DAUDS booklet). There are no utilities at this time (Still under construction) in the proposed ROW, these areas will have sidewalk in it.

There currently exists empty land that is being developed for the MPEV site. Planning, Utilities, and Engineering Departments have reviewed the dedication and concluded that the proposed dedication would not be detrimental to the area.

Per Section 12, "Dedications and Vacations" of the City of Amarillo's Development Policy Manual, this ROW is being dedicated by separate instrument since the plat (Filed in October 2017) had farther back property lines than where the sidewalk and building were located. There are no costs associated with this transaction since the city already owned the land.

### Recommendation

Considering the above, staff recommends approval of this dedication of Public right-of-way.

3: 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.)

Vote to remove this item off the table. Item previously tabled at the 3/12/2018 Planning and Zoning Commission meeting. If final documents are submitted that meet requirements the item could be ready for consideration. Planning Department staff is trying to accommodate the individual situation surrounding this plat.

B. P-18-38 The Colonies Unit No. 69, an addition to the City of Amarillo, being an unplatted tract of land out of Section 40, Block 9, BS&F Survey, Randall County, Texas. (2.14 Acres) (Vicinity: Lexington Sq. & Pilgrim Dr.)

DEVELOPER(S): Matt Griffith

SURVEYOR: Robert Keys

R.O.W. WIDTH VARIANCE: Not required

ALLEY VARIANCE: Not required

STREET/ALLEY PLANS: Not required

DRAINAGE REPORT: Not required

WATER PLANS: Required

SEWER PLANS: Required

AVIATION CLEAR ZONE EASEMENT: Not required

This plat is for the purpose of creating two (2) commercial lots from a previously unplatted tract of land. Since public improvements were needed, this plat is not considered a minor plat, and therefore requires action from the Planning and Zoning Commission. The public improvements have gone through construction plan review and approval, and surety has been submitted for the construction cost. This plat is located within the city limits of Amarillo. The plat has been reviewed by the customary City departments

and local utility companies and complies with all other Subdivision and Development Ordinance standards.

No notices were required.

Planning Department staff recommends approval of this plat.

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

A. Z-18-07 Rezoning of Lot 7, Block 38, Lawrence Park Unit No. 69, 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 General Retail (GR) to General Retail with Specific Use Permit 191 (GR/S-191) for on-premise alcohol sales and service. (4.34 Acres) (Vicinity: Olsen Blvd. & Lometa Dr.)

APPLICANT(S): Kenneth Vineyard, Jr.

#### **Area Characteristics**

Adjacent zoning consists of Light Commercial (LC) to the north and west, and General Retail District (GR) to the south and GR with Specific Use Permit 39 with amendments A and B (GR/S-39A and B for tavern and lounge use) to the east.

Adjacent land uses consist of General Commercial (GC) in all other directions.

The applicant's property is located in west Amarillo, near the intersection of Olsen Boulevard and Hobbs Road.

#### **Proposal**

The applicant is requesting a zone change in order to comply with zoning standards for on-premise primary alcohol sales in General Retail District (GR) on the site. This request would simply bring the property into compliance with the zoning ordinance with regards to on-premise primary alcohol sales and that would allow the proposed use by specific use permit.

#### **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 south and north across Olsen Blvd. were retail and/or commercial uses. Looking west and east is also retail and commercial uses. Specifically, there is a photo shop and day spa to the north, restaurants to the west and northwest, a guitar store to the southeast, a paint store to the south, and in the strip mall itself were café restaurants, jewelry store, financial advisors, and spa/beauty supply store to name a few.

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 follow** the Neighborhood Unit Concept as this request is part of a larger LC & GR zoned areas that start at the section line arterial intersection (Wolfin Avenue & South Western Street) where commercial and retail uses are highly recommended. This square mile section developed a little differently than the other square mile NUCs in Amarillo as residential is found nowhere along the northern half of this square mile section that follows along Interstate 40.

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)*

This location was given a liquor license back in 2006 when this tenant slot was a restaurant (The Dugout), but it closed in 2015 at this location and MJ's saloon opened in 2016 with no intention of opening a kitchen, thus defining the business as a bar (Primary sales are alcohol with gross receipts greater than 50%) in the zoning ordinance and the business owner was notified to bring the property into compliance by April 24<sup>th</sup>. The requested zone change would create a Specific Use Permit in General Retail District (GR) zoning district for on-premise primary alcohol sales and bring the recently established business into compliance with the zoning ordinance since on-premise primary alcohol sales is not allowed by right in GR. As required by ordinance and the Specific Use Permit (SUP) application an appraisal was done on the property by a state licensed appraiser and found no negative impacts on the business on nearby properties.

#### **Recommendation**

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

Notices have been sent out to 20 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.

- B. Z-18-08 Rezoning of Lot 1J, Block 25, Sleepy Hollow Unit No. 95, in Section 41, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from General Retail District (GR) to General Retail District with Specific Use Permit 192 (GR/S-192) for on-premise alcohol sales and service. (0.68 Acres) (Vicinity: SW 45th Ave. & Lake Front Ln.)  
APPLICANT(S): Kaleb West

#### **Area Characteristics**

Adjacent zoning consists of General Retail District (GR) in all directions.

Adjacent land use consists of a restaurant and bar to the west, flooring center to the north, bank to the east, and McDonald Lake Plaza to the south across SW 45<sup>th</sup> Avenue.

The applicant's property is located in Southwest Amarillo.

#### **Proposal**

The applicant is requesting a change in zoning from GR to GR/SUP192 in order to redevelopment the property with a brewery.



## **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 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 should be that associated with a wide range of commercial retail and service uses at varying scales and intensities. The current and proposed zoning both fit this description.

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. The current zoning and proposed SUP request both follow the Neighborhood Unit Concept. The current pattern of intensity of development has established higher density types around the intersection of the section line arterials of SW 45<sup>th</sup> Avenue and S Coulter Street while development of lesser density and intensity occurs as the distance from this intersection increases which helps the transition into the low intensity interior residences of the section. The granting of a SUP in this location does not compromise the compliance with the Neighborhood Unit Concept in this area.

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 an 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*) This action strategy is supported in this situation as the requested zoning change would create the opportunity for redevelopment of the previously tire shop into a brewery.

This rezoning request is consistent with the current pattern of development of the surroundings. The underlying zoning in this instance would not change from General Retail, but the addition of the Specific Use Permit over the zoning would allow for the primary use on-premise sale and service of alcohol. The applicant has submitted an appraisal packet created by a licensed real-estate appraiser in which it was determined that the establishment of a brewery at this location would not have any negative impacts on surrounding property owners. The granting of a SUP at this location would not compromise the established pattern of development or be detrimental for the surrounding properties.

## **Recommendation**

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

Notices have been sent out to 8 property owners (sent out 3/28/2018) 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.

- C. Z-18-09 Rezoning of Lot 22B, Block 23, Glendale Addition Unit No 26, in Section 5, Block 9, BS&F Survey, Randall County Texas, plus one-half of

all bounding streets, alleys, and public ways to change from General Retail District (GR) to General Retail District with Specific Use Permit 193 (GR/S-193) for a Shooting Range, Indoor. (Vicinity: Hillside Rd & Bell St.  
APPLICANT: Take Aim Shooting Complex, LLC

#### **Area Characteristics**

Adjacent zoning consists of General Retail District (GR) to the east, north and west. Planned Development District (PD-383 Warehouse/Office) to the south.

Adjacent land uses consist of chain drug store to the west, day care center to the east, retail stores to the southwest and warehouse/office to the south.

The applicants property is located in Southwest Amarillo on an arterial street.

#### **Proposal**

The applicant is requesting the zoning of 0.81 acre tract of land, previously zoned General Retail, to change to General Retail/SUP193 in order to develop the property for an indoor shooting range.

#### **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 should be that associated with a wide range of commercial retail and service uses at varying scales and intensities. The current and proposed zoning both fit this description.

The Comprehensive Plan states characteristics of this zoning are to be an auto-oriented character, which can be offset by things such as enhanced building design and landscaping.(4.10.248-255). The proposed specific use development is identified as having a client base that will travel to utilize this facility which is consistent with the current pattern of development of the surroundings. The underlying zoning in this instance would not change from General Retail, but the addition of the Specific Use Permit over the zoning would allow for the primary use of a shooting range, indoor.

The applicant has submitted an business plan packet establishing the design specifics that will be employed both through the city's new use ordinance and state law that requires design and construction standards as established by the National Rifle Association which would require the use of a backstop or other barrier that is designed to completely stop the projectile or prevent a potentially dangerous ricochet. Those standards also require noise attenuation standards be met so that the site will not have any negative impacts on surrounding property owners. The granting of a SUP at this location would not compromise the established pattern of development or be detrimental to the surrounding properties including the adjacent daycare to the east.

Based on the above analysis, planning staff believes the requested rezoning specific use permit seems appropriate.

**Recommendation**

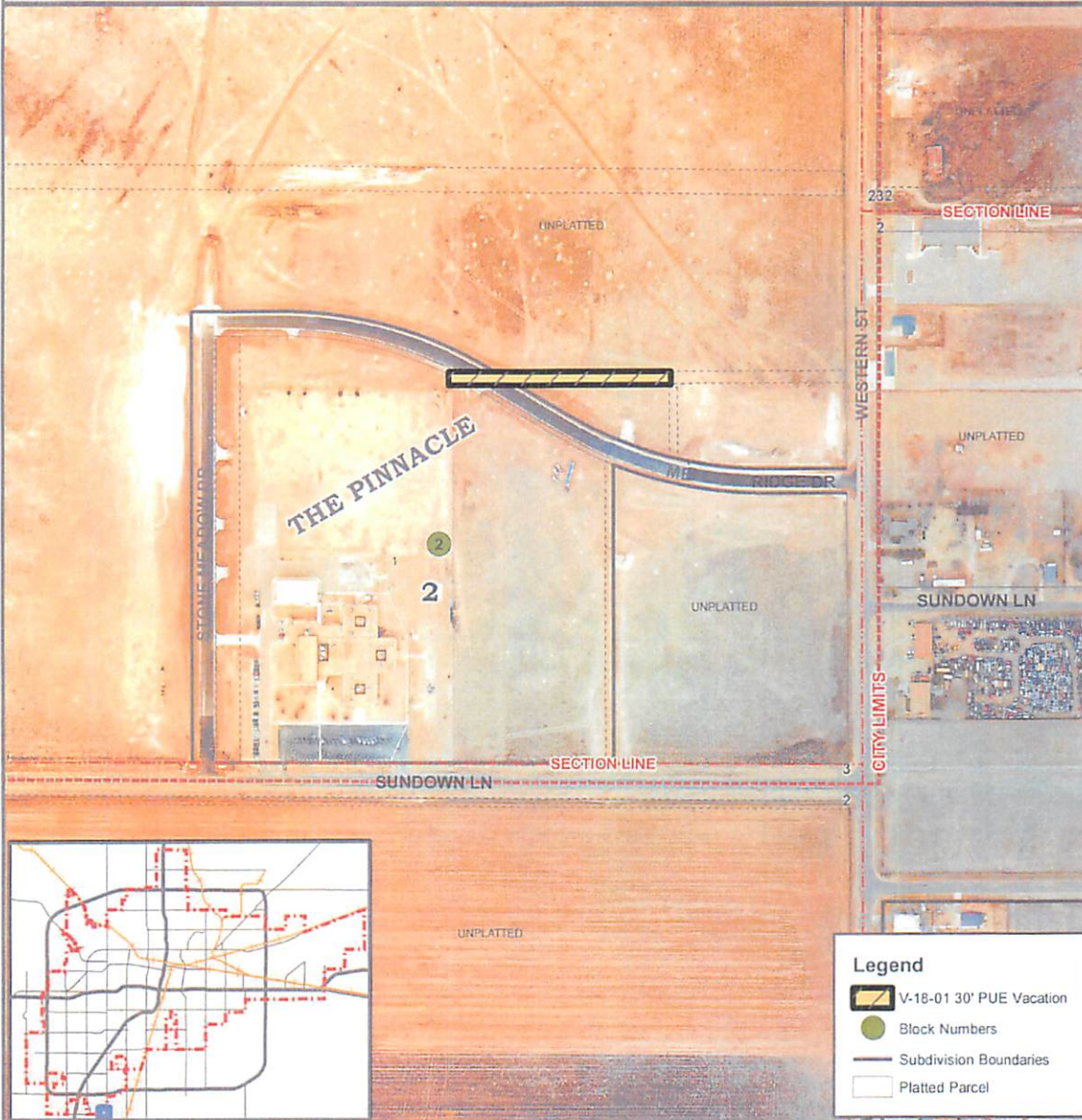
Considering the above, staff believes the applicant's request is appropriate and recommends approval as presented with the condition listed below:

- The facility listed in Specific Use Permit request SUP193 will be built to National Rifle Association Standards for shooting ranges accommodating high velocity "rifle rated" lanes.

Notices have been sent out to 7 property owners (sent on 3/28/2018) within 200 feet regarding this proposed rezoning. At the time of this writing, the Planning Department has received no comments regarding this request, either in favor of or in opposition to the request.

5: Discuss Items for Future Agendas.

**CASE V-18-01  
30' Public Utility Easement (PUE) Vacation**



**CITY OF AMARILLO  
PLANNING DEPARTMENT**

Scale: 1 inch = 341 feet  
Date: 4/2/2018



V-18-01 Vacation of a 30' Public Utility Easement (PUE), located in a portion of Pinnacle Unit No. 2, located in Section 3, Block 9, BS&F Survey, Randall County, Texas.

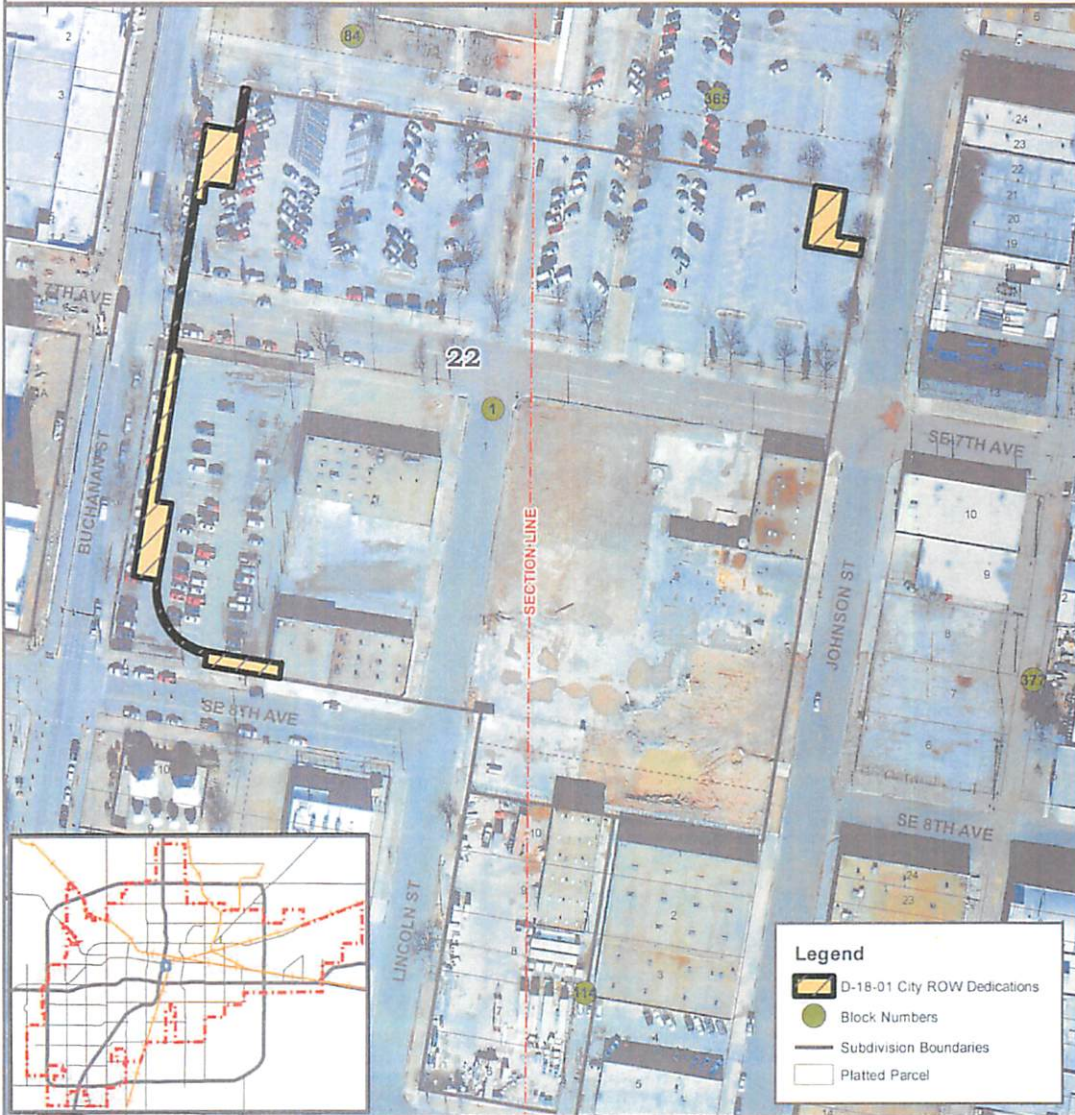
Applicant: Matt Griffith

Vicinity: Meadow Ridge Dr. & S Western St.

Case Manager: Jeffrey 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 D-18-01**  
**Plemons Addition Unit No. 22 ROW Dedications of 7,782 sf & 2,166 sf**



**Legend**

-  D-18-01 City ROW Dedications
-  Block Numbers
-  Subdivision Boundaries
-  Platted Parcel

**CITY OF AMARILLO  
 PLANNING DEPARTMENT**

D-18-01 Dedication of 7,782 square feet and 2,166 square feet of Public Right-Of-Way located on portions of Lot 1, Block 1, Plemons Addition Unit No. 22, an addition to the City of Amarillo, in Sections 155 and 170, Block 2, AB&M Survey, Potter County, Texas.

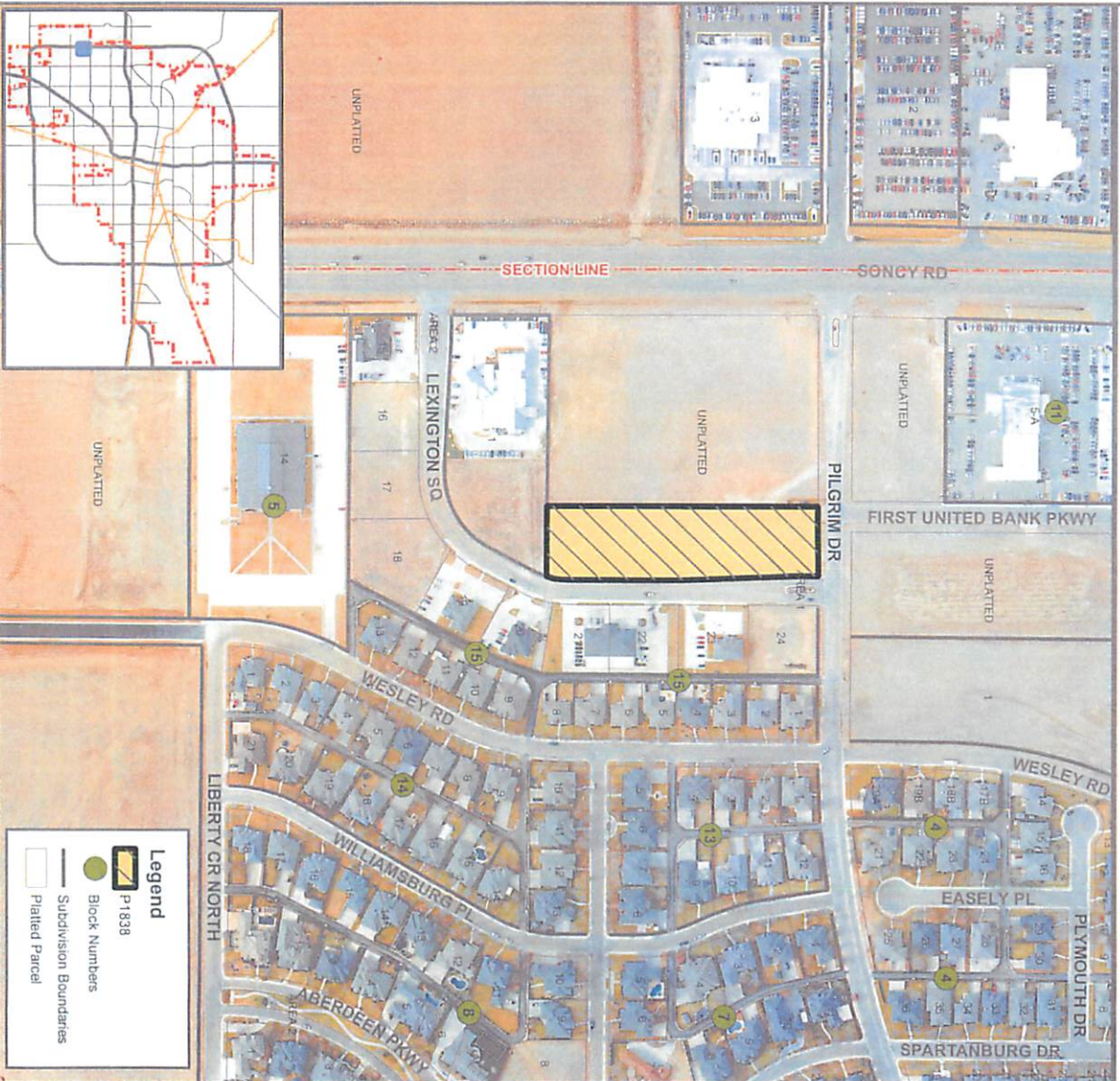
Scale: 1 inch = 137 feet  
 Date: 4/4/2018



Grantor: City of Amarillo  
 Vicinity: SE 8th Ave. & S Buchanan St.  
 Case Manager: Jeffrey English

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CASE P-18-38  
THE COLONIES UNIT NO. 69



**Legend**

-  P-1838
-  Block Numbers
-  Subdivision Boundaries
-  Platted Parcel

CITY OF AMARILLO  
PLANNING DEPARTMENT

The Colonies Unit No. 69, an addition to the City of Amarillo, being an unplatted tract of land out of Section 40, Block 9, BS&F Survey Randall County, Texas.

Developer: Matt Griffith

Surveyor: Robert Keys

Scale: 1 inch = 300 feet  
Date: 4/3/2018



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**CASE Z-18-07  
 REZONING FROM GENERAL RETAIL (GR)  
 TO GENERAL RETAIL W/ SPECIFIC USE PERMIT (GR/S-191)**



**CITY OF AMARILLO  
 PLANNING DEPARTMENT**

**Scale:** 1 inch = 200 feet  
**Date:** 3/28/2018



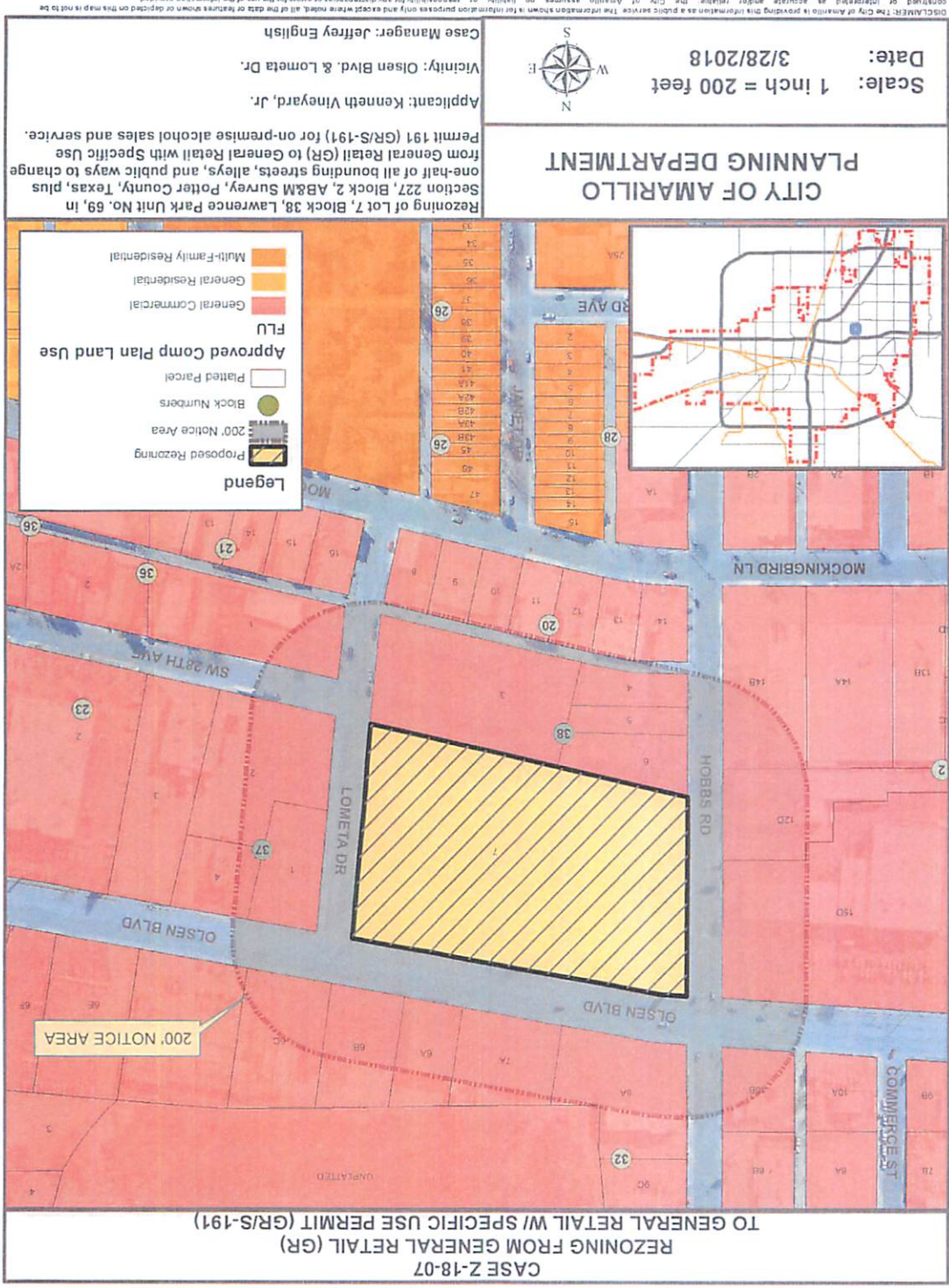
Rezoning of Lot 7, Block 38, Lawrence Park Unit No. 69, in Section 227, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from General Retail (GR) to General Retail with Specific Use Permit 191 (GR/S-191) for on-premise alcohol sales and service.

**Applicant:** Kenneth Vineyard, Jr.

**Vicinity:** Olsen Blvd. & Lometa Dr.

**Case Manager:** Jeffrey English

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**CASE Z-18-07  
 REZONING FROM GENERAL RETAIL (GR)  
 TO GENERAL RETAIL W/ SPECIFIC USE PERMIT (GR/S-191)**

200' NOTICE AREA

**Legend**

- Proposed Rezoning
- 200' Notice Area
- Block Numbers
- Platted Parcel
- Approved Comp Plan Land Use
- FLU
  - Multi-Family Residential
  - General Residential
  - General Commercial

**CITY OF AMARILLO  
 PLANNING DEPARTMENT**

Rezoning of Lot 7, Block 38, Lawrence Park Unit No. 69, 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 General Retail (GR) to General Retail with Specific Use Permit 191 (GR/S-191) for on-premise alcohol sales and service.

Applicant: Kenneth Vineyard, Jr.  
 Vicinity: Olsen Blvd. & Lometa Dr.  
 Case Manager: Jeffrey English

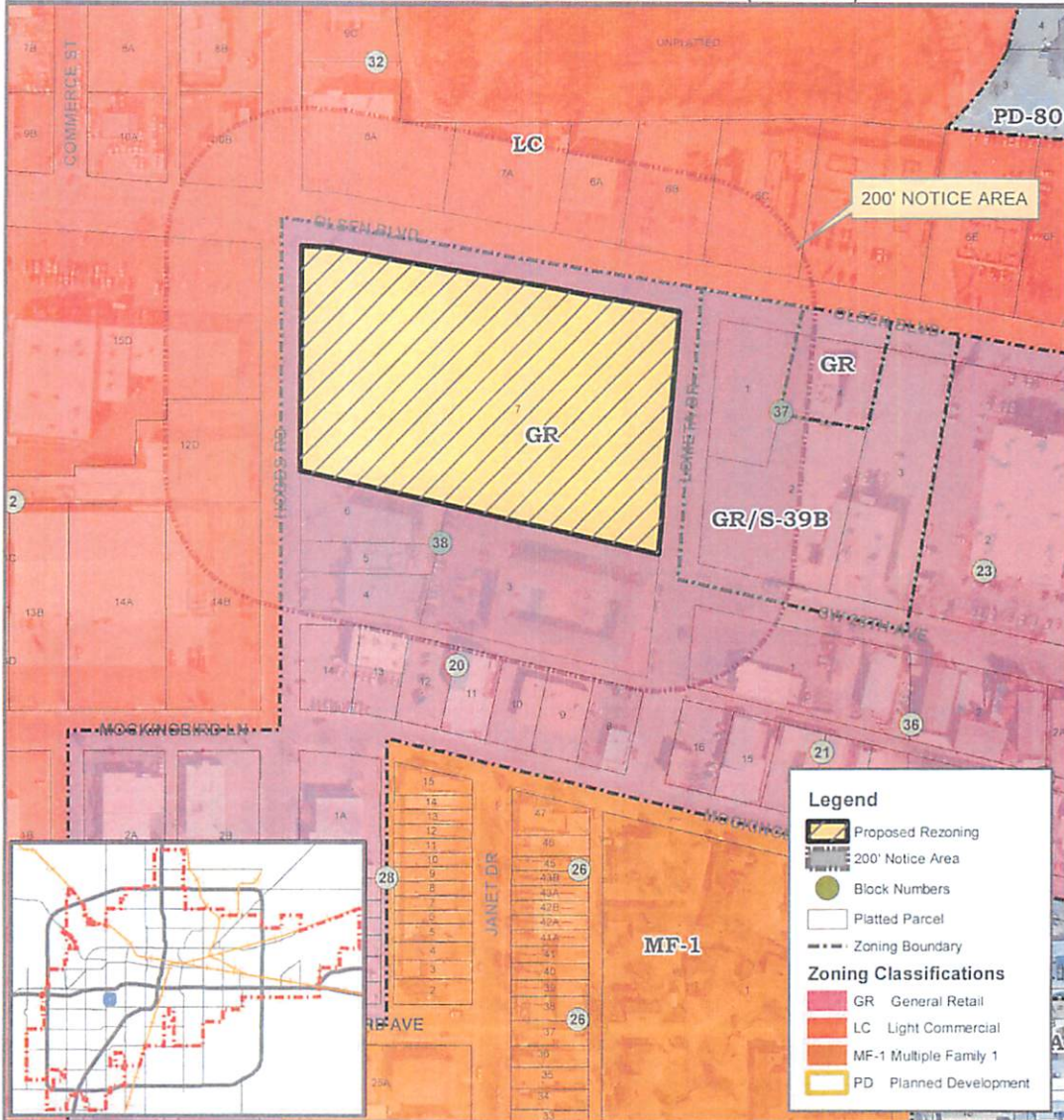


Scale: 1 inch = 200 feet  
 Date: 3/28/2018

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**CASE Z-18-07  
REZONING FROM GENERAL RETAIL (GR)  
TO GENERAL RETAIL W/ SPECIFIC USE PERMIT (GR/S-191)**



**CITY OF AMARILLO  
PLANNING DEPARTMENT**

Scale: 1 inch = 200 feet  
Date: 3/28/2018



Rezoning of Lot 7, Block 38, Lawrence Park Unit No. 69, 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 General Retail (GR) to General Retail with Specific Use Permit 191 (GR/S-191) for on-premise alcohol sales and service.

Applicant: Kenneth Vineyard, Jr.

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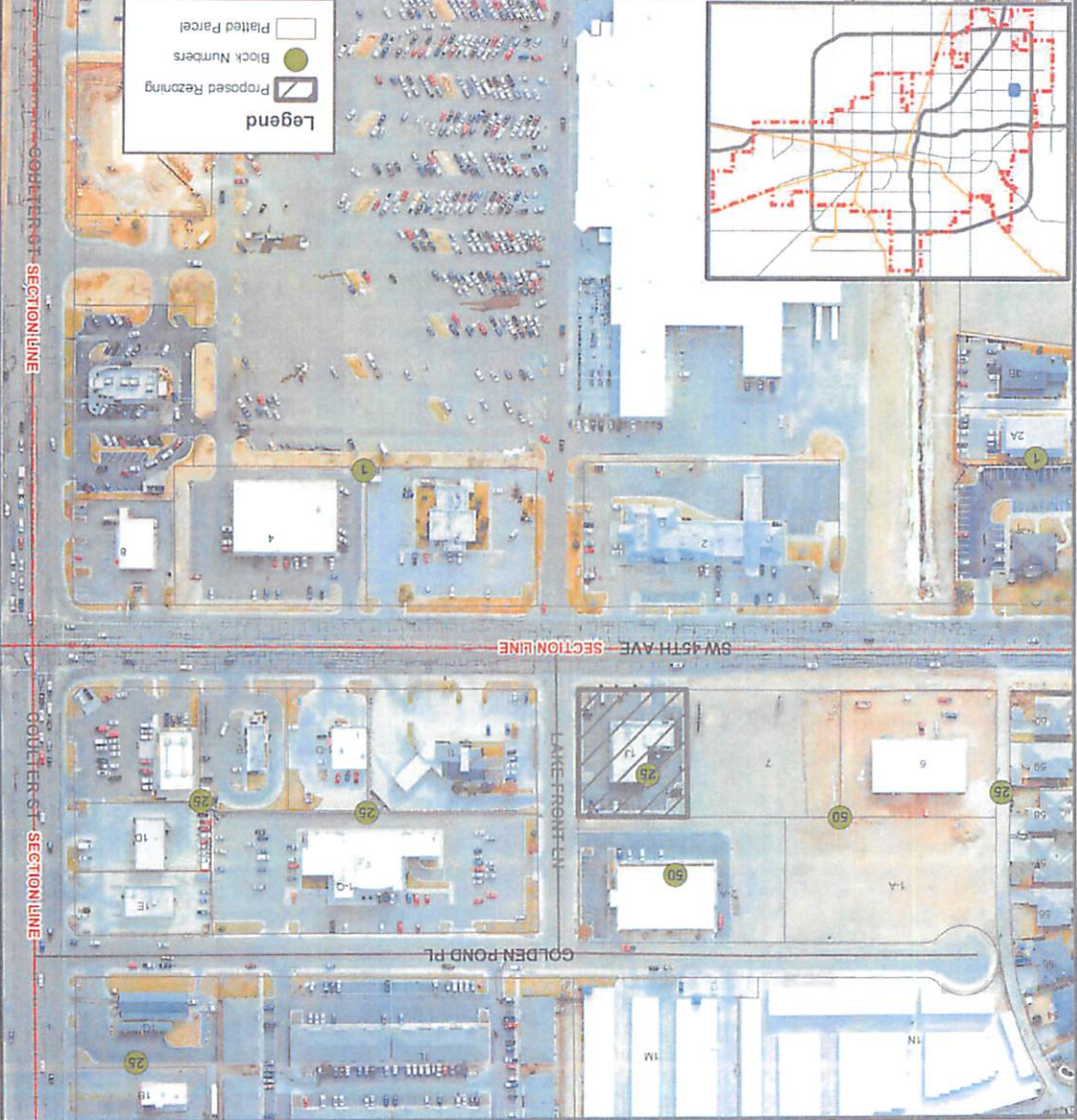
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**CITY OF AMARILLO**  
**PLANNING DEPARTMENT**

**Scale: 1 inch = 200 feet**  
**Date: 3/28/2018**

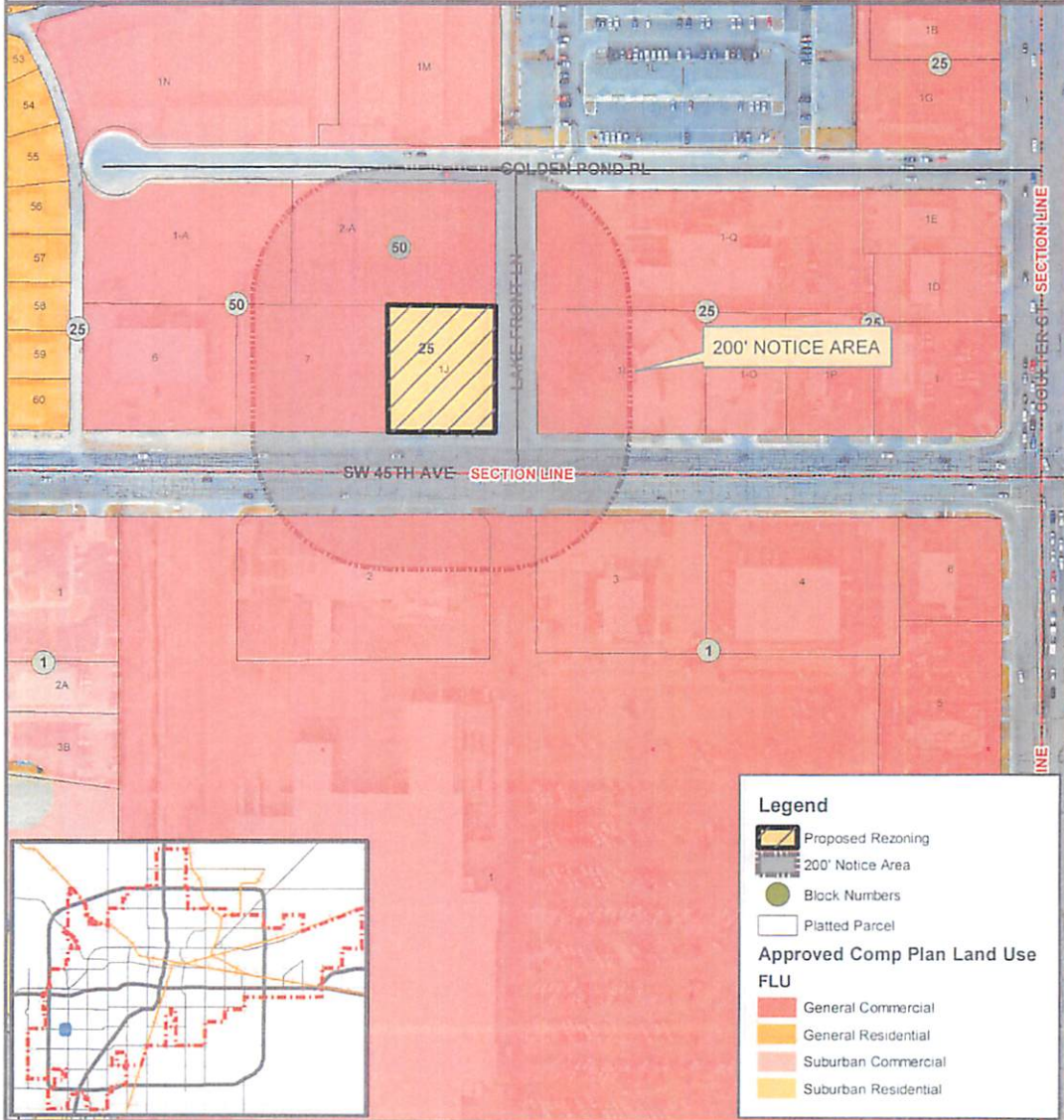
**Case Manager: Cody Balzen**  
**Applicant: Kaleb West**  
**Vicinity: SW 45th Ave. & Lake Front Ln.**

and service.  
 Specific Use Permit 192 (GR/S-192) for on-premise alcohol sales from General Retail District (GR) to General Retail District with one-half of all bounding streets, alleys, and public ways to change Section 41, Block 9, BS&F Survey, Randall County, Texas, plus Rezoning of Lot 1J, Block 25, Sleepy Hollow Unit No. 95, in



**CASE Z-18-08**  
**REZONING FROM GENERAL RETAIL (GR)**  
**TO GENERAL RETAIL W/ SPECIFIC USE PERMIT (GR/S-192)**

**CASE Z-18-08  
 REZONING FROM GENERAL RETAIL (GR)  
 TO GENERAL RETAIL W/ SPECIFIC USE PERMIT (GR/S-192)**



**CITY OF AMARILLO  
 PLANNING DEPARTMENT**

**Scale:** 1 inch = 200 feet  
**Date:** 3/28/2018



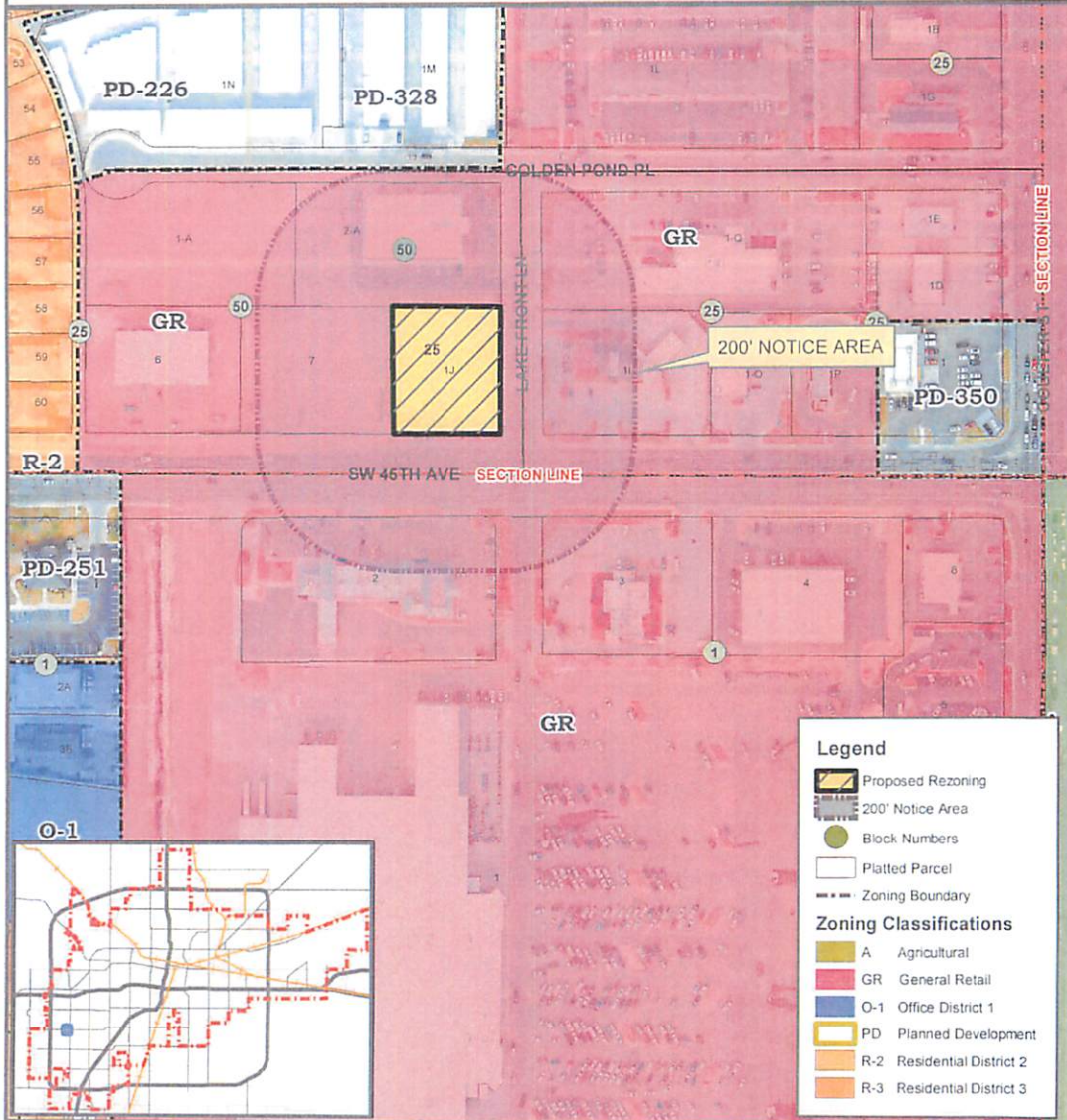
Rezoning of Lot 1J, Block 25, Sleepy Hollow Unit No. 95, in Section 41, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from General Retail District (GR) to General Retail District with Specific Use Permit 192 (GR/S-192) for on-premise alcohol sales and service.

**Applicant:** Kaleb West  
**Vicinity:** SW 45th Ave. & Lake Front Ln.

**Case Manager:** Cody Balzen

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**CASE Z-18-08  
 REZONING FROM GENERAL RETAIL (GR)  
 TO GENERAL RETAIL W/ SPECIFIC USE PERMIT (GR/S-192)**



**Legend**

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

**Zoning Classifications**

- A Agricultural
- GR General Retail
- O-1 Office District 1
- PD Planned Development
- R-2 Residential District 2
- R-3 Residential District 3

**CITY OF AMARILLO  
 PLANNING DEPARTMENT**

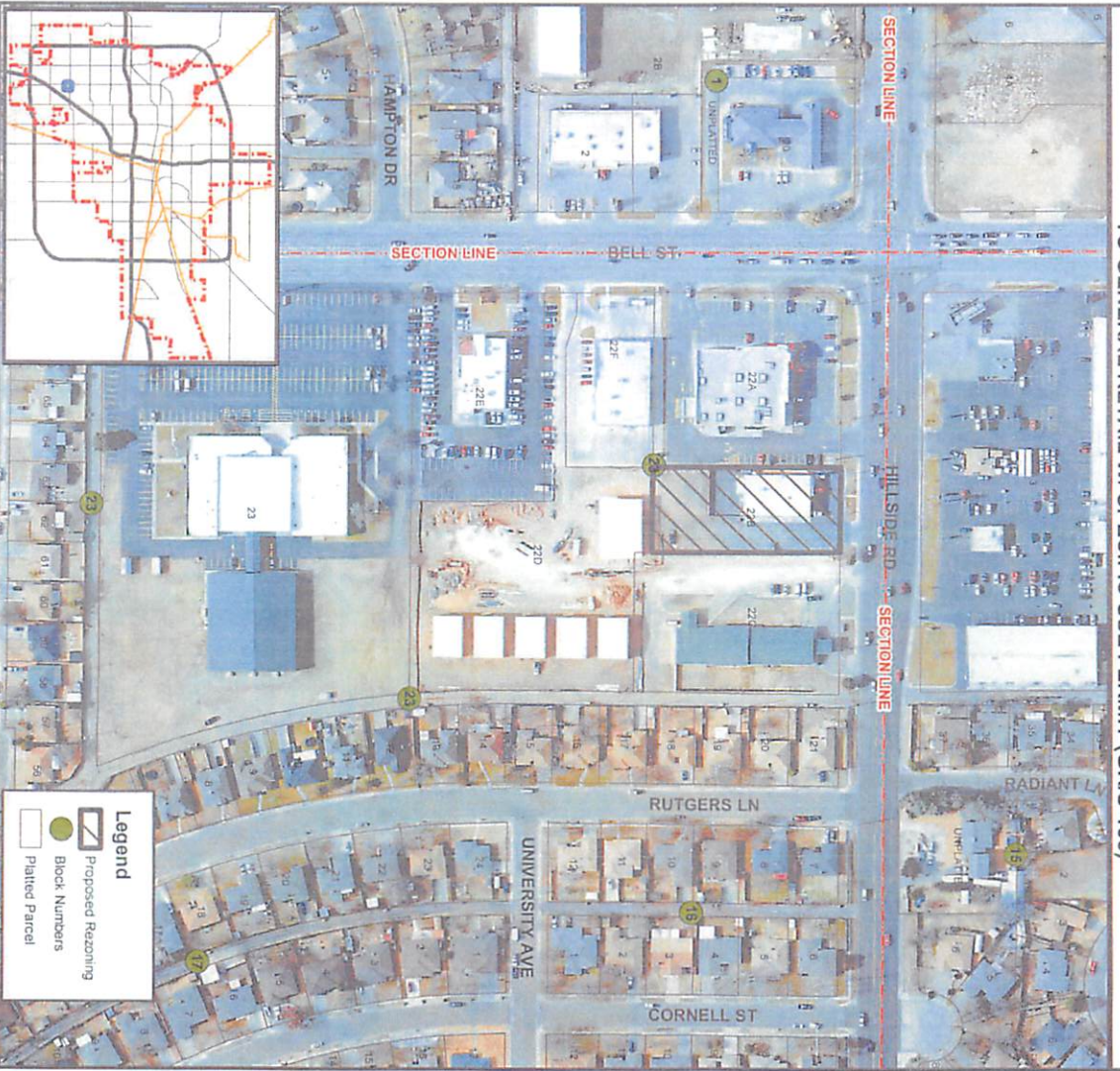
Rezoning of Lot 1J, Block 25, Sleepy Hollow Unit No. 95, in Section 41, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from General Retail District (GR) to General Retail District with Specific Use Permit 192 (GR/S-192) for on-premise alcohol sales and service.

Scale: 1 inch = 200 feet  
 Date: 3/28/2018

Applicant: Kaleb West  
 Vicinity: SW 45th Ave. & Lake Front Ln.  
 Case Manager: Cody Balzen

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CASE Z-18-09  
 REZONING FROM GENERAL RETAIL (GR)  
 TO GENERAL RETAIL W/ SPECIFIC USE PERMIT (GR/S-193)



CITY OF AMARILLO  
 PLANNING DEPARTMENT

Rezoning of Lot 22B, Block 23, Glendale Addition Unit No 26, in Section 5, Block 9, BS&F Survey, Randall County Texas, plus one-half of all bounding streets, alleys, and public ways to change from General Retail District (GR) to General Retail District with Specific Use Permit 193 (GR/S-193) for indoor shooting range.

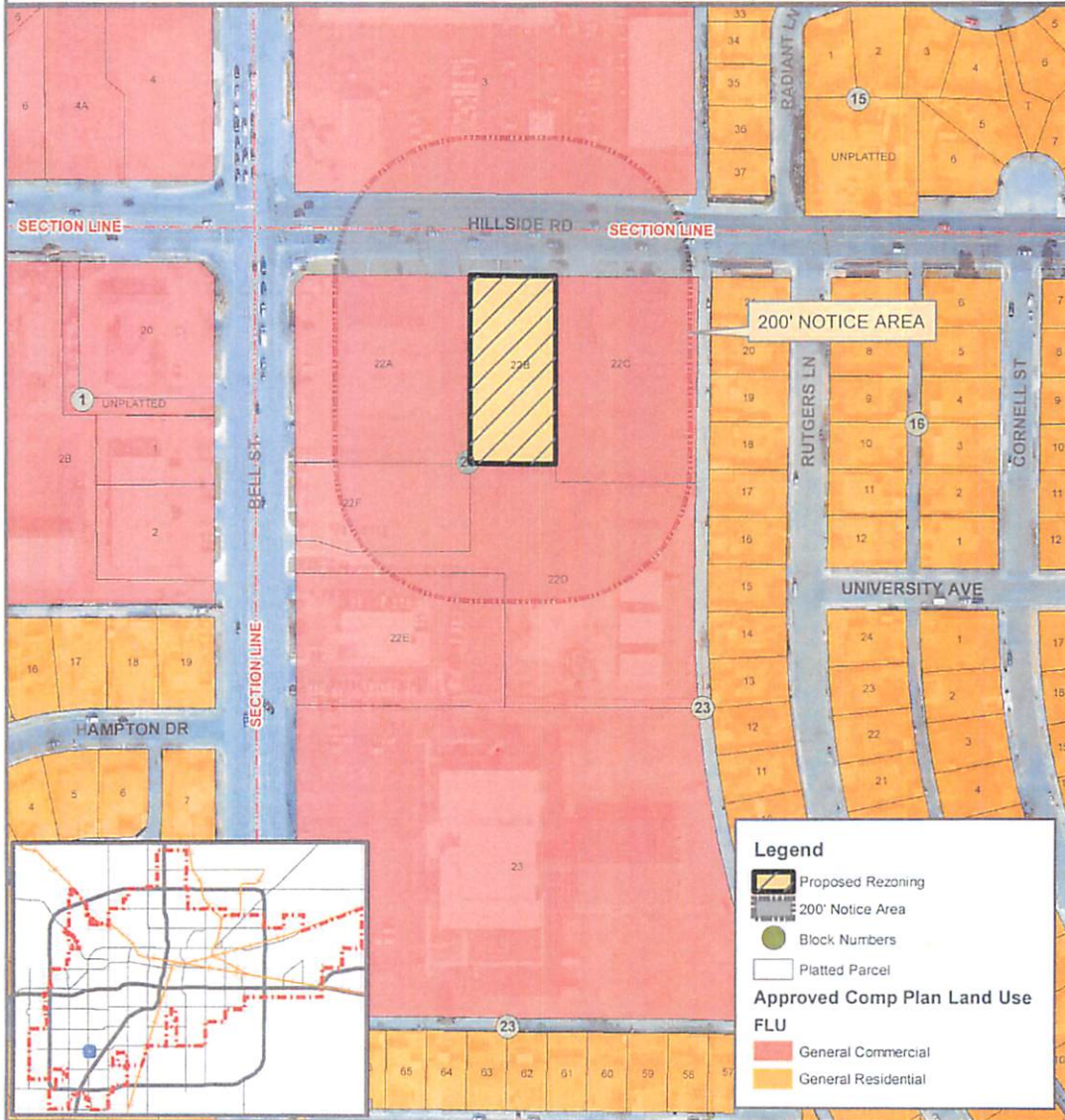
Scale: 1 inch = 200 feet  
 Date: 3/28/2018



Applicant: Steve Mondini  
 Vicinity: Hillside St & S Bell St  
 Case Manager: Sherry Bailey

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**CASE Z-18-09  
 REZONING FROM GENERAL RETAIL (GR)  
 TO GENERAL RETAIL W/ SPECIFIC USE PERMIT (GR/S-193)**



**Legend**

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

**Approved Comp Plan Land Use**

**FLU**

- General Commercial
- General Residential

**CITY OF AMARILLO  
 PLANNING DEPARTMENT**

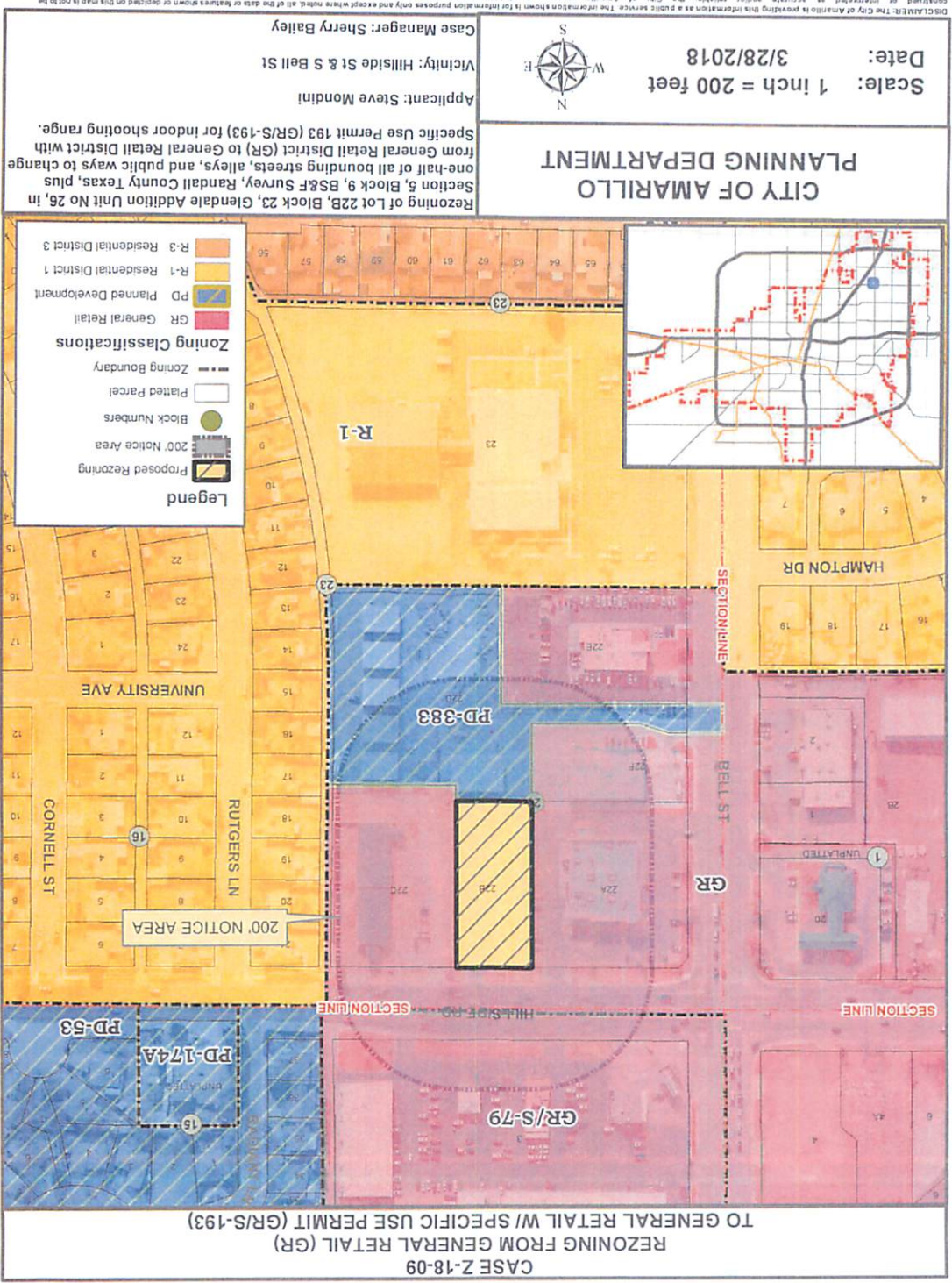
Rezoning of Lot 22B, Block 23, Glendale Addition Unit No 26, in Section 5, Block 9, BS&F Survey, Randall County Texas, plus one-half of all bounding streets, alleys, and public ways to change from General Retail District (GR) to General Retail District with Specific Use Permit 193 (GR/S-193) for indoor shooting range.

Scale: 1 inch = 200 feet  
 Date: 3/28/2018



Applicant: Steve Mondini  
 Vicinity: Hillside St & S Bell St  
 Case Manager: Sherry Bailey

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**CASE Z-18-09  
 REZONING FROM GENERAL RETAIL (GR)  
 TO GENERAL RETAIL W/ SPECIFIC USE PERMIT (GR/S-193)**

**Legend**

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

**Zoning Classifications**

- GR General Retail
- PD Planned Development
- R-1 Residential District 1
- R-3 Residential District 3

**CITY OF AMARILLO  
 PLANNING DEPARTMENT**

Scale: 1 inch = 200 feet  
 Date: 3/28/2018



Rezoning of Lot 22B, Block 23, Glendale Addition Unit No 26, in Section 5, Block 9, BS&F Survey, Randall County Texas, plus one-half of all bounding streets, alleys, and public ways to change from General Retail District (GR) to General Retail District with Specific Use Permit 193 (GR/S-193) for indoor shooting range.

Applicant: Steve Mondini  
 Vicinity: Hillside St & S Bell St  
 Case Manager: Sherry Bailey

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