

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