

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 April 23rd, 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 April 9th, 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.)

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

B. 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 1 residential lot from a portion of 2 previously platted lots. 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-18-10 Rezoning of Lot 11A, Block 1, Sunset Park Addition Unit No. 5, in Section 226, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 315 (PD-315) to Office District 1 (O-1).

3: Discuss Items for Future Agendas.

SIGNED this 19th day of April 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 9th day of April, 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	Y	7	3
Royce Gooch	Y	7	6
Rob Parker, Chairman	Y	89	74
Rick Thomason	Y	59	48
Bowden Jones	N	50	38
Dick Ford	Y	34	28
Terry Harman	Y	33	33

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 26th, 2018 meeting.

A motion to approve the consent agenda was made by Commissioner Ford seconded by Commissioner Harman, and carried unanimously.

- 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.)

Jeffrey English, Planner I, presented this item stating the request is for the purpose to remove a 30' PUE from an area for future development. Mr. English concluded his presentation with a staff recommendation of approval.

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

A motion to approve V-18-01 was made by Commissioner Thomason, seconded by Commissioner Gooch, and carried unanimously.

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 8th Ave. & S Buchanan St.)

Jeffrey English, Planner I, presented this item, stating that the city is requesting the dedication of additional Right-of-Way (ROW) along portions of South Buchanan Street and South Johnson Street. Mr. English concluded his presentation with a staff recommendation of approval.

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

A motion to approve D-18-01 was made by Commissioner Ford, seconded by Commissioner Thomason, and carried unanimously.

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.)

Cody Balzen, Planner I, presented this item, explaining that a public hearing is required per Texas Local Government Code 212.015(c). Mr. Balzen gave a brief presentation, concluding with a staff recommendation of leaving this item on the table in order to be on a future agenda.

A motion to keep P-18-15 on the table was made by Commissioner Thomason, seconded by Commissioner Gooch, and carried unanimously.

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.)

Cody Balzen, Planner I, presented this item, explaining that a public hearing is required per Texas Local Government Code 212.015(c).

Mr. Balzen gave a brief presentation, concluding with a staff recommendation of approval.

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

A motion to table P-18-38 was made by Commissioner Harman, seconded by Commissioner Thomason, and carried unanimously.

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.)

Jeffrey English, Planner I, presented this item, and advised that the applicant is requesting a zone change in order to comply with zoning standards for on-premise alcohol sales in General Retail District on the site. Mr. English stated that the request would bring the property into compliance

with the zoning ordinance and would allow alcohol sales by specific use permit. Mr. English concluded with a staff recommendation of approval as submitted.

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

A motion to approve Z-18-07 was made by Commissioner Thomason, seconded by Commissioner Harman, and carried unanimously.

- 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.)

Cody Balzen, Planner I, presented this item, and advised the applicant is requesting a change in zoning from General Retail District to General Retail with a specific use permit in order to redevelopment the property with a brewery. Mr. Balzen concluded his presentation with a staff recommendation of approval as submitted.

Chairman Parker asked if anyone wanted to speak in favor of this item. Tommy Stafford, 6104 S. Fannin, spoke in favor of this item stating that he would welcome the change as a neighboring business owner. Kaleb West, the owner, also spoke to further express his plans for a business that he hopes will improve the neighborhood. Chairman Parker asked if anyone wanted to speak against this item. No comments were made.

A motion to approve Z-18-08 was made by Commissioner Ford and seconded by Commissioner Thomason, and carried unanimously.

- 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.)

Sherry Bailey, Senior Planner, presented this item, and advised the applicant is requesting a change from General Retail District to General Retail District with a specific use permit in order to develop the property for an indoor shooting range. Ms. Bailey concluded her presentation with a staff recommendation of approval with the condition that the facility will be built to National Rifle Association Standards for shooting ranges accommodating high velocity "rifle rated" lanes.

Chairman Parker asked if anyone wanted to speak in favor of this item, Ed McConnell, 7804 Pineridge stood to express his support for the training and safe practice of firearms. Mr. McConnell stated that he does think that the facility would be useful and mentioned his discussion with the owner regarding the safety of the facility itself. Chairman Parker asked if anyone wanted to speak against this item. No comments were made.

Commissioner Ford wanted it noted on the record that he would abstain from voting as he owns property nearby. Commissioner Ford also stated that as a property owner, he has no objections.

A motion to approve Z-18-09 was made by Commissioner Thomason and seconded by Commissioner Gooch, and carried unanimously.

5: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:31 P.M.



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

- I. Call to order and establish a quorum is present.
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- 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 April 9, 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-18-15 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 and continued tabled at the 4/9/2018 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-18-30 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 Yalamanchili
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 two (2) residential lot (Zoned: Planned Development District – 262A (PD-262A) for residential uses) from two previously platted lots (Relocation of internal property lines but platted area stays the same). 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-18-10 Rezoning of Lot 11A, Block 1, Sunset Park Addition Unit No. 5, in Section 226, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 315 (PD-315) to Office District 1 (O-1). (0.44 Acres) (Vicinity: Julian Blvd. & S Georgia St.)
APPLICANT(S): John Miller

Area Characteristics

Adjacent zoning consists of Residential District 3 (R-3) to the north and Residential District 1 (R-1) to the south and west with a Planned Development District 232 (PD-232) to the east for office uses.

Adjacent land uses consist of General Commercial (GC) to the north along S Georgia Street and General Residential (GR) and Suburban Residential (SR) in all other directions.

The applicant's property is located in west central Amarillo, at the intersection of Julian Boulevard and South Georgia Street.

Proposal

The applicant is requesting a zone change in order to allow a possible doctor/dental office or insurance agent office to be developed on site according to the property broker but there have been no submittals as of yet. Any future development on the lot will require an 8 feet tall solid screening fence to the north and west property lines along with street frontage trees every 40 linear feet along Julian Boulevard and South Georgia Street. These will be enforced if and when a site plan application is submitted for review prior to obtaining a building 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 east was an office for an insurance agent and to the south a church with the remaining directions being residential in nature.

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 "Office uses (both large and/or multi-story buildings and small scale office uses 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 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 request is part of a larger area that was developed before that concept was adopted in the 1980s. It does however follow along S Georgia Street which is a section line arterial road with the property located at an intersection with a traffic light on a wide boulevard road known as Julian Boulevard.

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 zoned from R-3 to PD-315 back in November 2004 (Ordinance No. 6779) for office-type land use and included a site plan for a one (1) story office building that was never constructed. Before that, the land was empty and used as a Christmas tree selling lot for over 40 years.

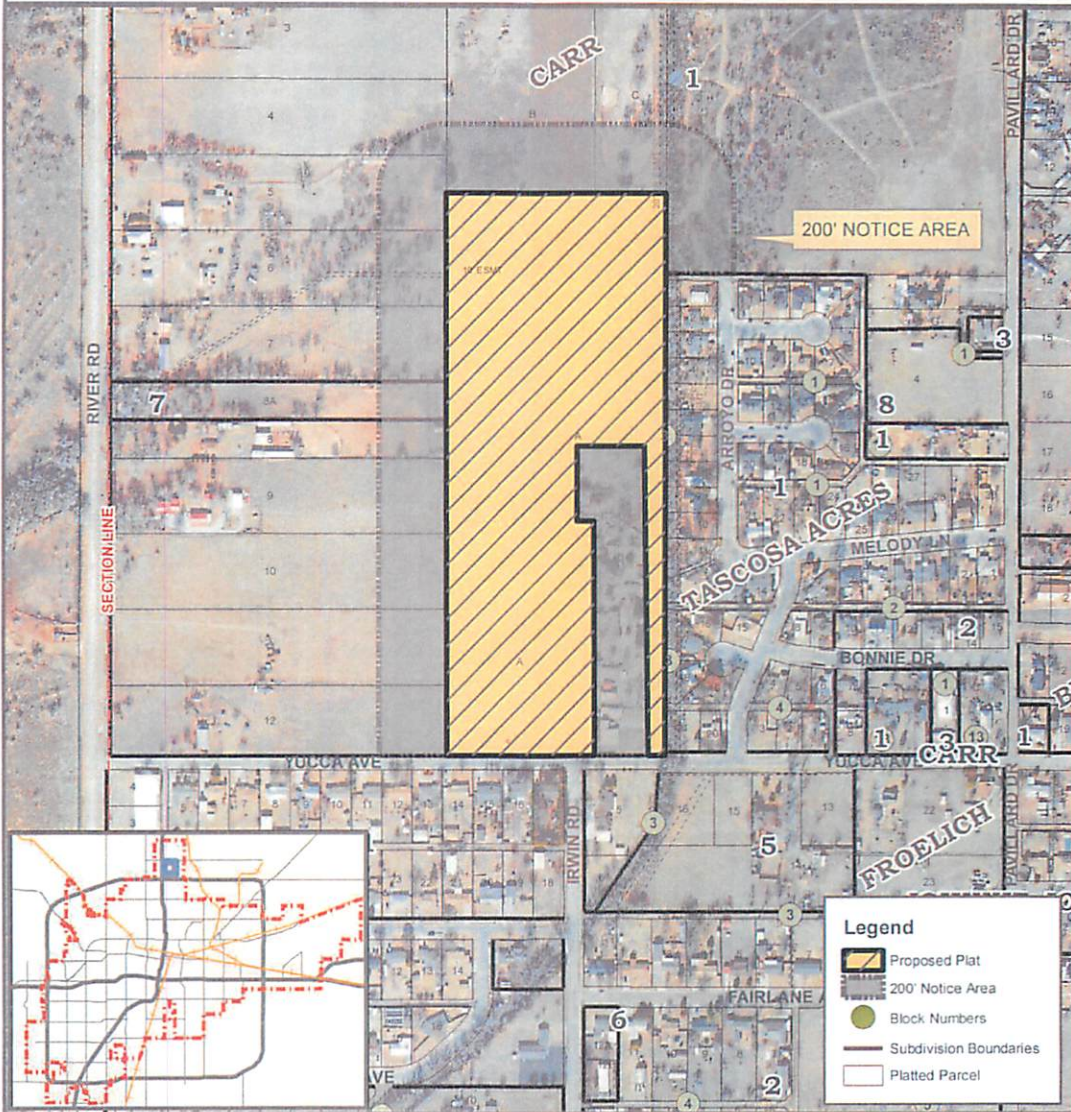
Recommendation

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

Notices have been sent out to 22 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-18-15
CARR SUBDIVISION UNIT NO. 13**



**CITY OF AMARILLO
PLANNING DEPARTMENT**

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.

Scale: 1 inch = 400 feet
Date: 1/23/2018



Developer: Jimmy Ray Dees

Surveyor: Daryl Furman

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 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**

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.

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

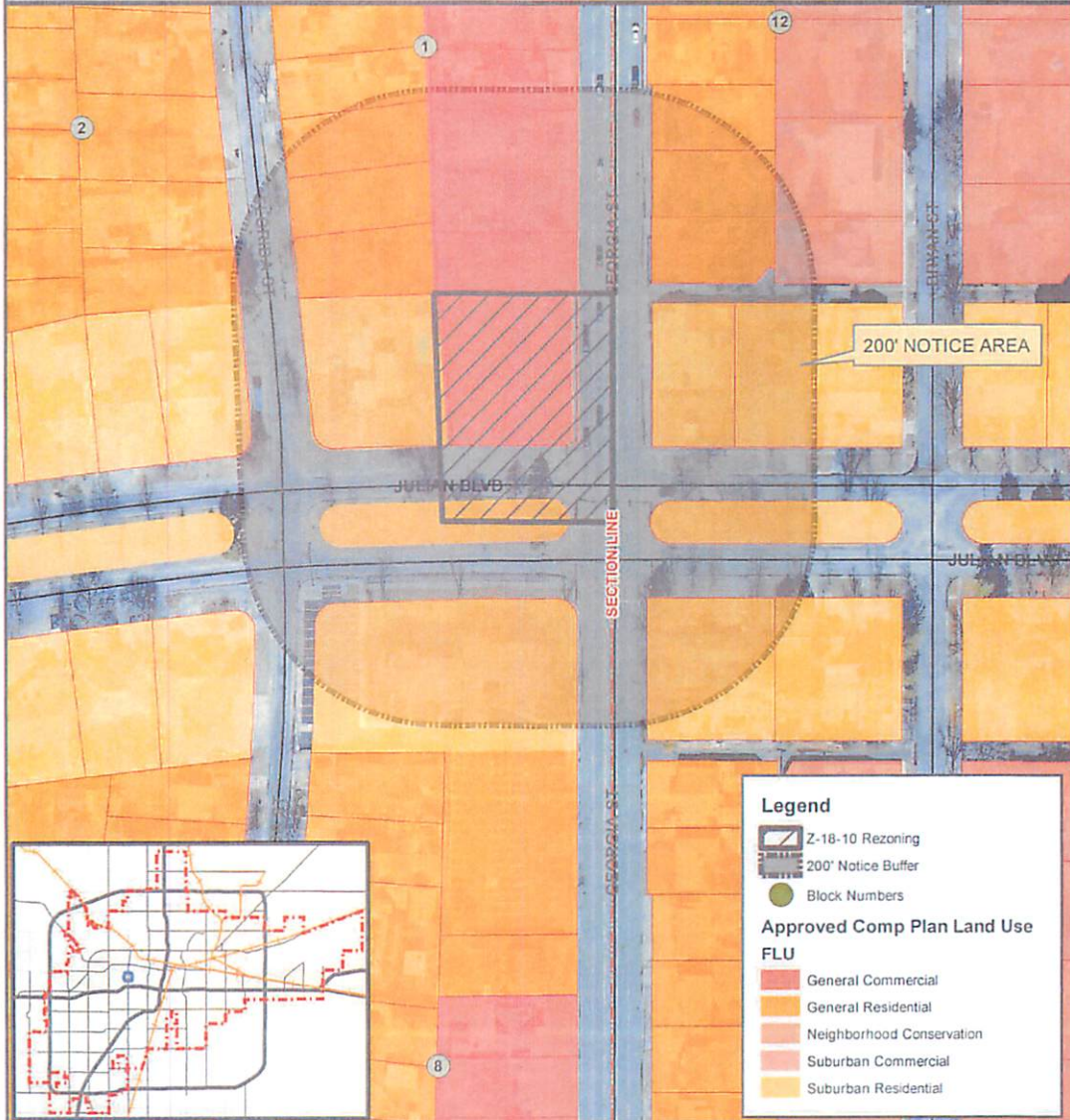


Developer: Kishan Yalamanchili

Surveyor: Richard Johnson

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CASE Z-18-10
REZONING FROM PLANNED DEVELOPMENT 315 (PD-315) TO OFFICE DIST. 1 (O-1)



**CITY OF AMARILLO
 PLANNING DEPARTMENT**

Scale: 1 inch = 135 feet
 Date: 4/4/2018

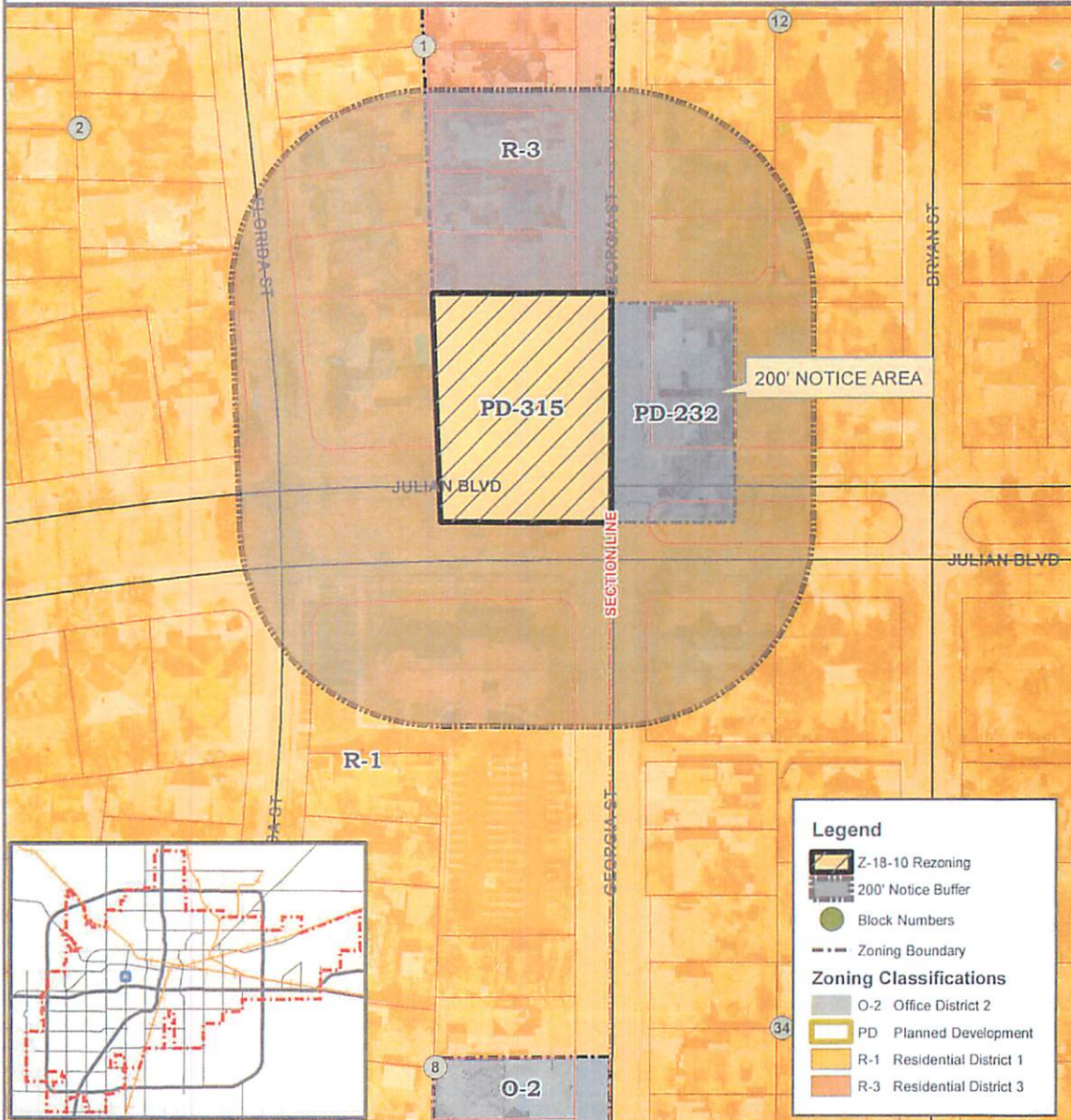


Z-18-10 Rezoning of Lot 11A, Block 1, Sunset Park Addition Unit No. 5, in Section 226, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 315 (PD-315) to Office District 1 (O-1).

Applicant: John Miller
 Vicinity: Julian Blvd. & S Georgia St.
 Case Manager: Jeffrey English

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**CASE Z-18-10
REZONING FROM PLANNED DEVELOPMENT 315 (PD-315) TO OFFICE DIST. 1 (O-1)**



Legend

- Z-18-10 Rezoning
- 200' Notice Buffer
- Block Numbers
- Zoning Boundary

Zoning Classifications

- O-2 Office District 2
- PD Planned Development
- R-1 Residential District 1
- R-3 Residential District 3

**CITY OF AMARILLO
PLANNING DEPARTMENT**

Z-18-10 Rezoning of Lot 11A, Block 1, Sunset Park Addition Unit No. 5, in Section 226, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 315 (PD-315) to Office District 1 (O-1).

Scale: 1 inch = 135 feet
Date: 4/4/2018



Applicant: John Miller
Vicinity: Julian Blvd. & S Georgia St.
Case Manager: Jeffrey English

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