

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