

STATE OF TEXAS §  
COUNTIES OF POTTER §  
AND RANDALL §  
CITY OF AMARILLO §

On the 23<sup>th</sup> 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	N	8	3
Royce Gooch	Y	9	7
Rob Parker, Chairman	Y	90	75
Rick Thomason	Y	60	49
Bowden Jones	Y	51	39
Dick Ford	Y	35	29
Terry Harman	Y	34	34

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. Sherry Bailey 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 April 9<sup>th</sup>, 2018 meeting.

A motion to approve the consent agenda was made by Commissioner Thomason 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 212.015(c).

Ms. Bailey gave a brief presentation, concluding with a staff recommendation of removing this item from the table in order to be then recommended with approval.

A motion to remove P-18-15 from the table was made by Commissioner Harman, seconded by Commissioner Thomason, and carried unanimously.

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

A motion to approve P-18-15 was made by Commissioner Harman, seconded by Commissioner Thomason, and carried unanimously.

- 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.)

Jeffrey English, Planner I, presented this item, explaining that a public hearing is required per Texas Local Government Code 212.015(c). Mr. English explained that this item was one that was also tabled prior and therefore needed to be removed from the table in order to be voted on.

A motion to remove P-18-30 from the table was made by Commissioner Harman, seconded by Commissioner Ford, and carried unanimously.

Mr. English 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-18-30 was made by Commissioner Ford seconded by Commissioner Thomason, and carried unanimously.

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

- A. Z-18-10 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).

Jeffrey English, Planner I, presented this item, and advised that 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. This would mean a zone change from Planned Development District 315 to Office District 1. Mr. English ended his presentation with a staff recommendation of approval as submitted.

Chairman Parker asked if anyone wanted to speak in favor of this item. Jack Miller, property owner, stood to take questions from the board and to further explain his reasons for developing the property.

Chairman Parker asked if anyone wanted to speak against this item. Stephani Richardson, 2704 Julian, stood to make comments in her mother's, Betty Wine, stead regarding the uses of the property and her concerns for the traffic and noise levels that other zonings could bring. There was a brief discussion between the board and Ms. Richardson to clarify the zoning proposal and whether or not Ms. Wine was objecting to the current proposed change. Jan Snure, 2500 Julian, stood to present a list of residents who had signed an opposition regarding the zoning proposal. Ms. Snure expressed concern on behalf of her and other neighborhood residents on the proposed zoning change and the possibility of this opening the door to other unwanted zoning changes in the future. There was a brief discussion in which Ms. Snure, city staff, and the Board clarified the current zoning, the proposed change, and what it would mean for the site itself.

A motion to approve Z-18-10 was made by Commissioner Ford, seconded by Commissioner Thomason, and carried unanimously.

- 3: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:19 P.M.

  
Sherry Bailey, Senior Planner  
Planning & Zoning Commission

**Betty M Clark-Wine**  
P. O. Box 50  
Cripple Creek, CO 80813  
Tel (719) 510-0567

April 23, 2018

Amarillo Planning and Zoning Commission  
City Hall  
509 E. 7<sup>th</sup> Avenue  
Amarillo, TX

Re: Rezoning Request Z-18-10  
Applicant: John Miller

Gentlemen:

I am the owner of the property located at 2704 Julian Boulevard, which adjoins the property that is the subject of this rezoning request.

It is my understanding that the applicant is seeking a rezoning because the current zoning and the development plan that is in place restricts his ability to market the property for other uses. Since no additional information is available as to the uses proposed by him or potential purchasers, I wish to make comments and have my daughter, Stephani Richardson, read those comments into the record.

After discussion with City Planning Case Manager, Jeffrey English, and after he kindly provided a copy of the uses designated under the proposed change in zoning to Office District (O-1), I see no uses in O-1 that would be objectionable. It appears that the majority of uses would be compatible with a transition area, which uses would not encompass businesses that operate 24 hours, have intense commercial/retail uses or are not compatible with bordering residential neighborhoods, particularly since this property borders residential on three sides.

If my information is not correct, please note that I do object to intense, heavy-traffic generating retail uses, entertainment venues (adult or otherwise), or any use that generates excessive noise or lights.

If at all possible, I request that the owner provide information on the prospective use of the property. As well as other uses about which he has been asked.

It would be greatly appreciated if you take my comments into consideration.

Respectfully,

  
Betty M. Clark-Wine



New Text Document

The undersigned homeowners object and oppose the rezoning of the northwest corner of Georgia and Julian Blvd Case Z-18-10, with the legal description included in notice from the Amarillo City and Zoning Commission.

Name	Address	Phone number	Reason
1 Jan Saur	2500 Julian	680-1234	Property values
2 Ben SANDOVAL	2501 Julian	373-0512	
3 Carol Heimsoth	2803 Julian	374-6105	
4 Don Behren	2405 Julian Blvd	376-8335	
5 Kairlyn Pulow	1020 S. Bryan	274-0170	
6 <del>Donna Bennett</del>	2401 Julian Blvd.	379-8361	
7 Norman + Jeannine Huddle		372-6722	679-9144
8 Carl B. Rodriguez	2505 JULIAN	376-1371	
9 Jeanne Lynn	2505 Julian	376-1371	
10 Richard Henry	1213 GEORGIA	674-9900	
11 Judith Evans	1213 S. Bryan St.	373-6740	
12 Ingrid	2305 Julian		517-9858
13 <del>Donna Bennett</del>	2100 JULIAN		806-433-5390

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The undersigned homeowners object and oppose the rezoning of the northwest corner of Georgia and Julian Blvd Case Z-18-10, with the legal description included in notice from the Amarillo City and Zoning Commission.

Name Address Phone number Reason

- 14 Martina Walton 2102 Julian 806-683-7623 Property Values
- 15 Savannah Singleton 2205 Julian 806-683-8719 prop value
- 16 Fred Hutchins 1031 S. Bryan 806-623-7737
- 17 Kathy Baskett 2304 Julian Blvd. 806-359-7070 prop values
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