

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 July 9th, 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 June 25th, 2018 meeting.
- IV. Regular Agenda:
 - 1: Rezoning: The Planning & Zoning Commission makes recommendation for approval or denial; appeals may be directed to City Council.
 - A Z-18-18 Rezoning of a 25.73 acre tract of land situated in Section 65, Block 9, BS&F Survey, Randall County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Agricultural District (A) to Residential District 3 (R-3). (Vicinity: Heritage Hills Pkwy. & Arlo Dr.)
 - a: Discuss Items for Future Agendas.

SIGNED this 5th day of July 2018.


Sherry Bailey, Senior Planner
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 25th day of June, 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	10	3
Royce Gooch	Y	10	9
Rob Parker, Chairman	Y	92	77
Rick Thomason	Y	62	51
Bowden Jones	Y	53	41
Dick Ford	Y	37	31
Terry Harman	Y	36	36

PLANNING DEPARTMENT STAFF:

Sherry Bailey, Senior Planner

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 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 June 11th, 2018 meeting.

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

IV. Regular Agenda:

- 1: Rezoning: The Planning & Zoning Commission makes recommendation for approval or denial; appeals may be directed to City Council.
 - A. Z-18-16 Rezoning of Lots 17 - 33, Block 24, Heritage Hills Unit No. 7, in Section 65, Block 9, BS&F Survey, Randall County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Residential District 2 (R-2) to Residential District 3 (R-3). (Vicinity: Kori Dr. & John Thomas St.)

Sherry Bailey, Senior Planner, presented this item, and advised that the applicant is requesting a zone change from Agriculture District (A) to Residential District (R-3), in order to change the setback requirements for the included lots. Ms. Bailey ended the presentation with a staff recommendation of approval as submitted.

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

A motion to approve Z-18-16 was made by Commissioner Jones, seconded by Commissioner Thomason, and carried unanimously.

- B. Z-18-17 Rezoning of Lots 1 thru 3, a portion of Lot 4, a portion of Lot 9, Lots 10 thru 12, and vacated alley, Block 26, San Jacinto Heights Amended, in Section 225, Block 26, A. B. & M. Survey, Potter County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Multiple Family - 2 (MF-2) Neighborhood Service (NS) for an existing free medical clinic. (Vicinity: S. Mississippi St. & S.W. 7th Ave.)

Sherry Bailey, Senior Planner, presented this item, and advised that the applicant is requesting a zone change in order to match the existing building site with the least invasive/most restrictive zoning designation which allows the existing use. Ms. Bailey ended the presentation with a staff recommendation of withdrawing this item from the agenda as submitted. It was noted by the Commission that this item has been withdrawn.

2: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:05 P.M.

Sherry Bailey, Senior Planner
Planning & Zoning Commission

ITEM #: Z-18-18 Rezoning of a 25.73 acre tract of land situated in Section 65, Block 9, BS&F Survey, Randall County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Agricultural District (A) to Residential District 3 (R-3). (Vicinity: Heritage Hills Pkwy. & Arlo Dr.)
APPLICANT: PEGA Development

Area Characteristics

The adjacent zoning consists of Residential District 3 (R-3) and Residential District 2 (R-2) to the east, Agricultural District (A) to the north and west, and outside of the city limits to the south.

Adjacent land uses consist of vacant land and residences in all directions with vacant land to be developed with residential subdivision in the future.

The applicant's tract is located in southwest Amarillo.

Proposal

The applicant is requesting the zoning of a 25.73 acre tract of land within the Heritage Hills subdivision area, currently zoned Agricultural District (A), to change to Residential District 3 (R-3), in order to develop the next stage of the Heritage Hills Preliminary Plan development.

Analysis

This tract of land was annexed on 9/24/2013. At which time, the property was assigned the Agricultural District zoning as all newly annexed land is assigned.

Staff's analysis of zoning change requests consists of reference to the Comprehensive Plan's Future Land Use and Character Map in order to identify what was recommended for future land uses when the plan was adopted in 2010. 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 preliminary plan for this development, approved 10/9/2015. The preliminary plan was designed for the creation of a large residential subdivision that is incorporated in a Public Improvement District. This rezoning request is also consistent with the current pattern of development within the Heritage Hills Subdivision which is predominately R-3 within the developed portions of the preliminary plan.

This rezoning request is consistent with the adopted 2010 Comprehensive Future Land Use and Character Map, insofar as it is a request for zoning of a residential nature. However, that is where the consistency ends. "Estate Residential" is the land use/character type identified for this area. This type calls for a higher degree of open space and setbacks. Although the portion of the site to be developed will not represent the large lot sizes mentioned in the future land use description, it is also recognized that there has been a change in conditions within the area that did not exist at the time of the Future Land Use Map adoption.

The requested zoning would be a logical continuation of the zoning pattern established in this area as most Agricultural and R-2 zoning districts originally established in this location have been rezoned to R-3. This has established some zoning districts that slightly contradict the neighborhood unit concept of stepping down the intensity of land uses when moving towards the center of the section from the perimeter [*Comprehensive Plan, Chapter 2, Pg 2.23*]. However, the intent given by the developers is to establish a 20' setback through deed restrictions and not build to the maximum extent of the R-3 district's allowed density. The request also does not jeopardize the consistency of a residential area character of the overall development.

Considering the future of State Loop 335 and its impacts on FM 2186/W Hollywood Rd, paired with the proximity to Soncy Rd (an arterial), having a higher density of housing in this area may be appropriate. In addition, this is still at the lower end of the residential

density scale, still falling below the Moderate Density (MD) and Multiple Family (MF-1 and MF-2) districts.

As the city continues to grow in a southwesterly direction, future analysis of this general area will need to be done, which may show a need for an amendment to the comprehensive land use of this area.

The adopted Comprehensive Plan also 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 development in a place where little development besides this subdivision has occurred since its annexation.

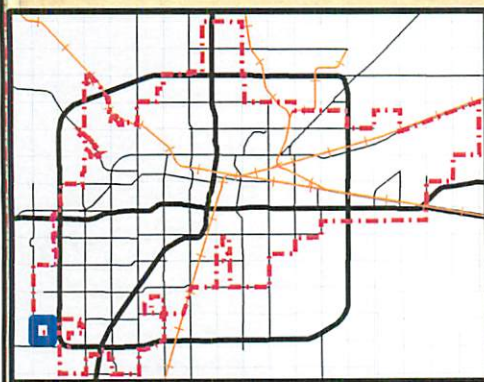
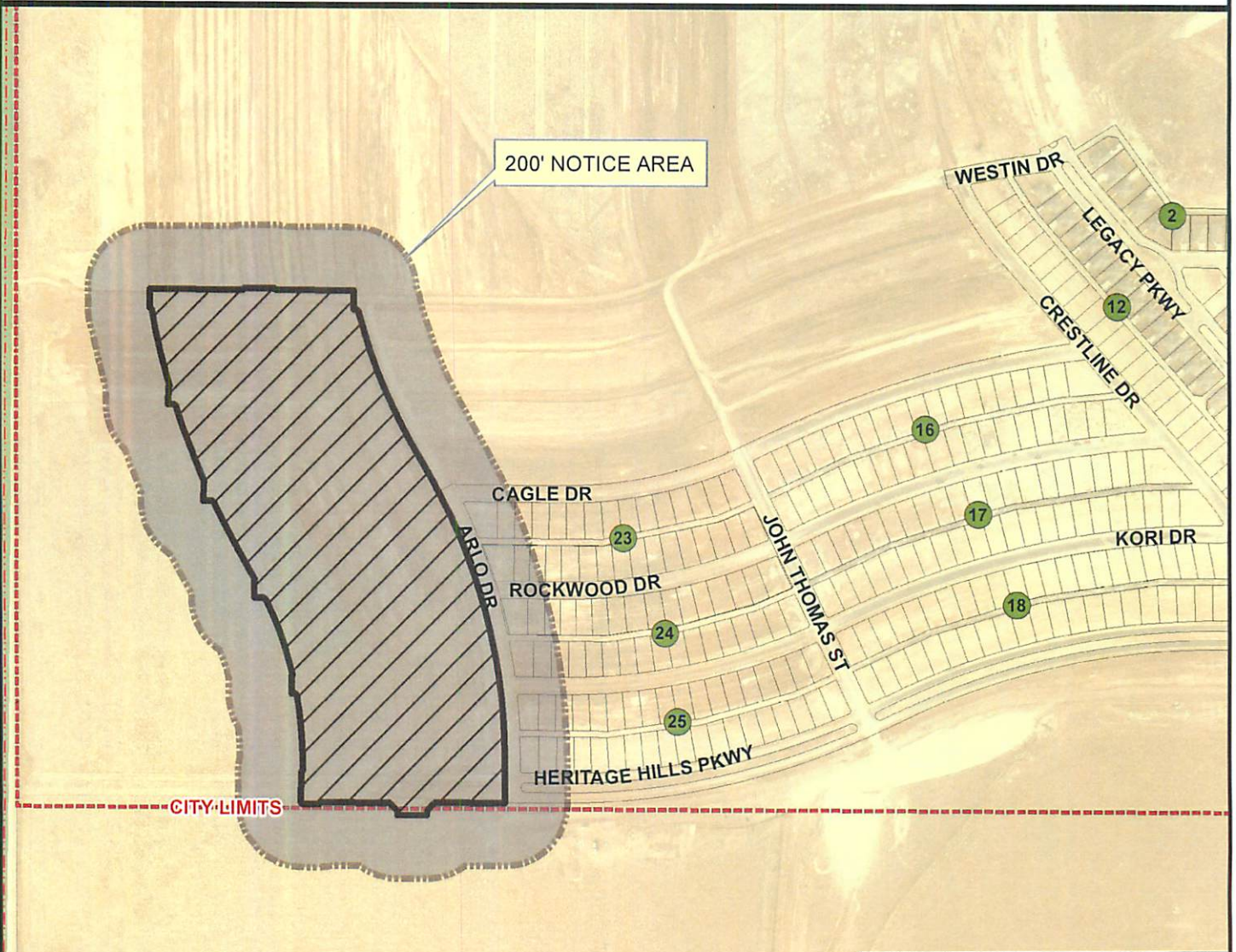
Based on the above analysis, planning staff believes the requested rezoning seems appropriate for conditions of the area.

Recommendation

Staff recommends approval as presented.

Notices have been sent out to 8 property owners 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.

CASE Z-18-18
REZONING FROM AGRICULTURAL DISTRICT (A) TO RESIDENTIAL 3 DISTRICT (R-3)



Legend

- Z-18-18
- 200ft Notice Area
- Block Numbers
- Platted Parcel

Approved Comp Plan Land Use
FLU

- Estate Residential
- Rural

CITY OF AMARILLO
PLANNING DEPARTMENT

Scale: 1 inch = 500 feet
Date: 7/3/2018



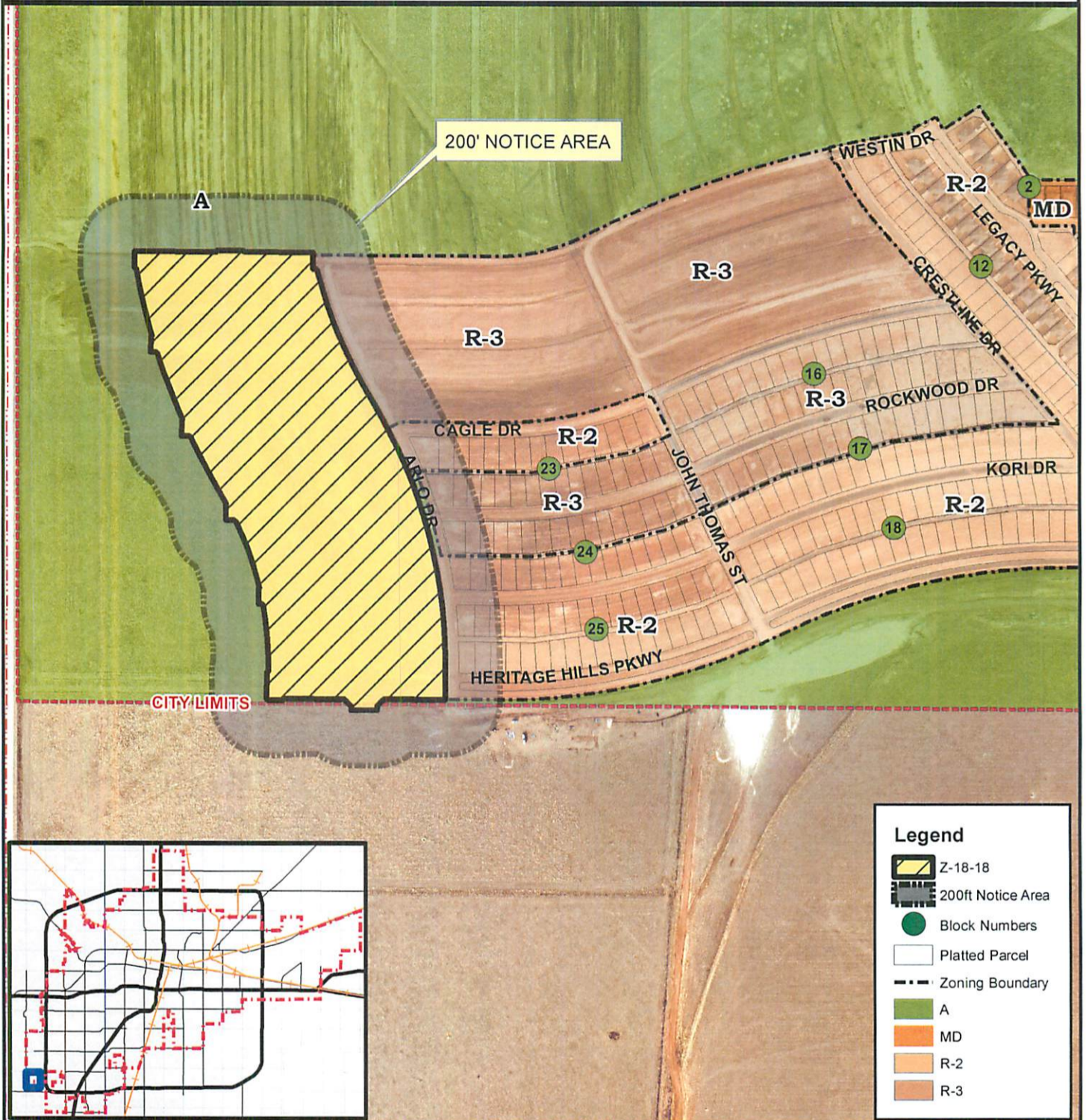
Z-18-18 Rezoning of a 25.84 acre tract of land in Section 65, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District (A) to Residential District 3 (R-3).

Applicants: PEGA Development

Vicinity: Heritage Hills Pkwy. & Arlo Dr.
 Case Manager: Cody Balzen

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 Z-18-18
REZONING FROM AGRICULTURAL DISTRICT (A) TO RESIDENTIAL 3 DISTRICT (R-3)**



**CITY OF AMARILLO
PLANNING DEPARTMENT**

Scale: 1 inch = 500 feet
Date: 6/18/2018



Z-18-18 Rezoning of a 25.84 acre tract of land in Section 65, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District (A) to Residential District 3 (R-3).

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