

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

On the 23th day of July, 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	12	3
Royce Gooch	Y	12	11
Rob Parker, Chairman	Y	94	79
Rick Thomason	Y	64	52
Bowden Jones	N	55	42
Dick Ford	Y	39	32
Terry Harman	N	38	37

PLANNING DEPARTMENT STAFF:
Sherry Bailey, Senior Planner
Hannah Green, Recording Secretary

Cody Balzen, Planner II

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 July 9th, 2018 meeting.

A motion to approve the consent agenda was made by Commissioner Thomason seconded by Commissioner Gooch, 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-18-65 Heritage Hills Unit No. 10, an addition to the City of Amarillo being an unplatted tract of land situated in Section 65, Block 9, B.S.& F. Survey, Randall County, Texas. (13.79 Acres) (Vicinity: Arlo Dr. & Westin Dr.)

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

Mr. Balzen gave a brief presentation and concluded 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 P-18-65 was made by Commissioner Ford, seconded by Commissioner Thomason, and carried unanimously.

- B. P-18-68 Soncy Park Unit No. 19, an addition to the City of Amarillo being an unplatted tract of land in Section 62, Block 9, B.S. & F. Survey, Randall County, Texas. (19.11 Acres) (Vicinity: Soncy Rd. & Anton Kuster Ave.)

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 and concluded 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 P-18-65 was made by Commissioner Thomason, seconded by Commissioner Gooch, and carried unanimously.

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

- A. Z-18-17 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 Residential District-3 (R-3) to Neighborhood Service (NS) for an existing free medical clinic. (Vicinity: S. Mississippi St. and S.W. 7th Ave.)

Sherry Bailey, Senior Planner, presented this item, and advised that the applicant is requesting a zone change from Residential District (R-3) to Neighbor Service (NS) for an existing free medical clinic. Ms. Bailey ended the presentation with a staff recommendation of approval as presented.

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

A motion to approve Z-18-17 was made by Commissioner Thomason, seconded by Commissioner Ford, and carried unanimously.

- B. Z-18-19 Ridgeview Medical Center Unit 26. Rezoning of a 0.83 acre tract of land out of Section 43, Block 9, BS&F Survey, City of Amarillo, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District (A) to General Retail District (GR). (Vicinity: Outlook Dr.)

Chairman Parker noted that this item is withdrawn at the request of the applicant.

- C. Z-18-20 Rezoning of a portion of Block 237, Plemons Addition out of Section 170, Block 2, AB&M Survey, Amarillo, Texas to amend an existing Planned Development District (PD-257) to modify the existing requirements for 1706 S. Polk Street.(Vicinity: 17th Ave. & Polk St.)

Sherry Bailey, Senior Planner, presented this item, and advised that the applicant is requesting a zone change from Planned Development District 257 (PD-257) to amended Planned Development 257 (PD-257) to modify the existing requirements. Ms. Bailey ended the presentation with a staff recommendation of approval as presented.

Melissa Dailey, 601 East 1st in Fort Worth, TX, stood to explain her plans for the rezoning proposal. Ms. Dailey noted the careful and involved restoration of the property, and further explained the uses of the surrounding properties and how this rezoning would work alongside those. Ms. Dailey noted that the uses would be restricted with this amendment. Ms. Dailey then answered a few questions from the board.

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

A motion to approve Z-18-20 was made by Commissioner Thomason, seconded by Commissioner Ford, and carried unanimously.

3: Discuss Items for Future Agendas.

Sherry Bailey, Senior Planner, stood to remind the Board of meeting next week. No further comments were made and the meeting was adjourned at 3:28 P.M.



Sherry Bailey, Senior Planner
Planning & Zoning Commission