

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

On the 13th day of August, 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	14	3
Royce Gooch	Y	14	13
Rob Parker, Chairman	Y	96	81
Rick Thomason	Y	66	54
Bowden Jones	Y	57	44
Dick Ford	N	41	33
Terry Harman	Y	40	39

PLANNING DEPARTMENT STAFF:

Kelly Shaw, Development Services Coordinator
Andrew Freeman, Director of Planning and Development Services
Cris Valverde, Assistant Director of Planning and Development Services
Sherry Bailey, Senior Planner
Cody Balzen, Planner II
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 Cody Balzen 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 30th, 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: Discussion of Subdivision Ordinance Amendment, Section 4-6-59 (d) (1) (2) dealing with partial release.

Kelly Shaw, Development Service Coordinator, discussed with the Board a possible amendment to Section 4-6-59(d)(1)(2) of the Subdivision Ordinance. Mr. Shaw discussed partial release (70 percent) of cash sureties deposited prior to construction. Mr. Shaw stated that upon certification of the engineer of record that details the amount of and value of work completed and for public improvements installed per City standards and specifications, a partial release can occur.

Mr. Shaw then entertained questions posed by the Board.

2: Subdivision Plats: The Planning and Zoning Commission has final authority for approval; appeals may be directed to City Council.

- A. P-18-82 Denver Heights Unit No. 3, an addition to the City of Amarillo, being a replat of the north half of Lot 10 and all of Lots 11 & 12, Block 19, Denver Heights Addition Unit 1, in Section 138, Block 2, AB&M Survey, Potter County, Texas. (0.4 Acres) (Vicinity: SE 6th Ave. & S Osage St.)

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-18-82 was made by Commissioner Harman, seconded by Commissioner Thomason, and carried unanimously.

3: 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), Neighborhood Service District (NS), and Light Commercial to (LC) 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 Residential District 3 (R-3) and Light Commercial (LC) to Neighborhood Service (NS) for an existing free medical clinic. The rezoning will match the existing building site with the least invasive/most restrictive zoning designation that allows the existing use (Heal the City Community Clinic). Ms. Bailey ended the presentation with a staff recommendation of approval.

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 Gooch, and carried unanimously.

- B. Z-18-21 Rezoning of City View Estates Unit 18, Section 231, Block 2, AB&M Survey, Randall County, Texas to change from Residential District-1 (R-1) to Residential District-2 (R-2). (Vicinity: S. Western St. & Knoll Dr.)

Sherry Bailey, Senior Planner, presented this item, and advised that the applicant is requesting a zone change from Residential District 1 (R-1) to Residential District 2 (R-2) to accommodate an alley on the north side of the proposed five lots and on the east side of the lots. The alley design will allow appropriate through access. Ms. Bailey ended the presentation with a staff recommendation of approval.

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

A motion to approve Z-18-21 was made by Commissioner Harman, seconded by Commissioner Jones, and carried unanimously.

- C. Z-18-22 Rezoning of Lot 10, Block 13, of Quail Creek Unit No. 24, Amended, an addition to the City of Amarillo, Potter County, in Section 25, Block 9, BS&F Survey, to change from General Retail Zoning District (GR) to General Retail- Specific Use Permit 195 (GR/SUP 195) (Vicinity: Plum Creek Dr. & Wal-Mart Private Dr.)

Sherry Bailey, Senior Planner, presented this item, and advised that the applicant is requesting a zone change from General Retail District (GR) to General Retail with Specific Use Permit 195 (GR/SUP 195) to allow the development of a Veterinary Clinic with indoor kennel areas and a small outdoor exercise yard. Ms. Bailey ended the presentation with a staff recommendation of approval.

Chairman Parker asked if anyone wanted to speak in favor. Zane Oliver, 4508 Greenwich Place, stood to speak in favor of this item and to take questions from the Board.

Chairman Parker asked if anyone wanted to speak in favor. No comments were made.

A motion to approve Z-18-22 was made by Commissioner Thomason, seconded by Commissioner Harman, and carried unanimously.

4: Discussion and Selection of Board Members to serve on Downtown Plans Review Committee.

Andrew Freeman presented this item asking for volunteers interested in serving on the Downtown Plans Review Committee. Mr. Freeman asked for two volunteers from the Planning and Zoning Commission to serve on the Downtown Plans Review Committee. Commissioner Gooch and Parker volunteered to serve on the committee.

5: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:44 P.M.



Cris Valverde, Assistant Director of Planning
Planning & Zoning Commission