

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 September 24th, 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 September 10th, 2018 meeting.

IV. Regular Agenda:

A: PURPOSE: to consider Subdivision Ordinance Amendment, Section 4-6-59 (d) (1) (2) regarding partial release requirements.

City Staff will present recommended amendments to current Subdivision Ordinance regulations regarding "partial release" of cash surety. Currently, before a subdivision that requires public improvements can be platted, developers must install the public improvements (roadways, water, sewer) or submit an acceptable form of "surety" (performance bond, trust agreement, letter of credit, or cash deposit) to the City. The surety option allows the improvements to be deferred until after Final Plat approval. The ordinance amendments, if approved, would allow those who submit a cash surety to request reimbursements, tied to partial completion of improvements, in a shorter timeframe than is currently allowed.

B: PURPOSE: to consider in public hearing the following VACATION request:

1. V-18-05 Vacation of a 5 ft. Public Utility Easement in Lot 4, Block 1, Belmont Park Addition Unit No. 1, in Section 157, Block 2, AB&M Survey, Potter County, Texas.
Applicant: Owen Bybee LLC
Owner: Vicente Saigado
Vicinity: Amarillo Blvd. and Houston St

C: PURPOSE: to consider in public hearing the following REZONING request:

1. Z-18-24 Rezoning of Lots 5 and 6, Block 35, Miller Heights Unit No.1, in Section 168, Block 2, AB&M Survey plus one-half of all bounding streets, alleys, and public ways to change from Multifamily District 1 to Multifamily District 1 with a Specific Use Permit for placement of a Class B Manufactured Home.
Applicant: Lonnie Gaither
Vicinity: NW 12th Ave. and Adams St.

D: Discuss Items for Future Agendas.

SIGNED this 21th day of September 2018.



Cris Valverde, Assistant Director of Planning
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 10th day of September, 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	16	3
Royce Gooch	N	16	14
Rob Parker, Chairman	Y	98	82
Rick Thomason	Y	68	56
Bowden Jones	Y	59	46
Dick Ford	Y	43	35
Terry Harman	Y	42	41

PLANNING DEPARTMENT STAFF:

Andrew Freeman, Director of Planning and Development Services
Cris Valverde, Assistant Director of Planning and Development Services
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 August 27th, 2018 meeting.

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

- IV. Regular Agenda:

- 1: **SUDIVISION PLAT/S:** The Planning & Zoning Commission has final authority for approval; appeals may be directed to City Council.
 - A. P-18-92 Westcliff Park Unit No.53, an addition to the city of Amarillo, being a replat of a portion of Westcliff Park Unit No. 51, in Section 25, Block 9, BS&F Survey, Potter County, Texas.

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-18-92 was made by Commissioner Ford, seconded by Commissioner Harman, and carried unanimously.

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

A. Z-18-23 Rezoning Lot 1, Block 7, Martin Addition Unit No. 3, in Section 136, Block 2, AB&M Survey, Potter County, Texas plus one half of all bounding streets, alleys, and public ways to change from Residential District 1 with Specific Use Permit 22 (R-1/SUP-22) to Residential District 1 with a Specific Use Permit for a martial arts and athletic center (R-1/SUP-22A).

Sherry Bailey, Senior Planner, presented this item, and advised that the applicant is requesting to amend the existing zoning which was granted to Opportunity House. The Martial Arts and Athletic Center (MAAC) will enter into an agreement to purchase the property and continued the service, care and support base in the neighborhood.

Ms. Bailey ended the presentation with a staff recommendation of approval of the SUP request. Ms. Bailey then took questions from the Commission.

Chairman Parker asked if anyone wanted to speak in favor of this item. Mike Lister, owner, stood to state his reasons for this request and noted the importance of an afterschool for the surrounding neighborhood. Master Lister also stood to take questions from the board. Charles Lynch, architect, also stood to in favor of this item, explaining elements of the building itself and how it will contribute to neighborhood improvement. Terry Rich, developer, stood to speak in favor of this item, talking about logistics and budgeting for the project.

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

A motion to approve Z-18-23 was made by Commissioner Jones, seconded by Commissioner Harman, and carried unanimously.

3. **ANNEXATION:** The Planning & Zoning Commission considers the following annexation request.

A. A-18-01 Consideration to begin the Annexation process of 668.17± acres of unplatted land in Section 74, Block 9, BS&F Survey, Randall County, Texas.

Sherry Bailey, Senior Planner, stood to present and explain a consideration to begin the Annexation process. Ms. Bailey stated that this is the first informal step in a state mandated process to consider annexation and evaluate its value to the city. Ms. Bailey ended the presentation noting that staff is presenting the request in order to gain input on the proposal and that any input will be included in the analysis and incorporated into the formal annexation process.

Ms. Bailey then stood to take questions by the Commission.

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

A motion to recommend moving forward with A-18-01 was made by Chairman Rob, and carried unanimously

4: Discuss Items for Future Agendas.

Commissioner Harman spoke regarding a previous agenda item presented by Kelly Shaw, Development Services Coordinator. Chairman Parker made a motion to put the consideration of refund on bond cash on a future agenda.

No further comments were made and the meeting was adjourned at 3:36 P.M.

Cris Valverde, Assistant Director of Planning
Planning & Zoning Commission

- 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.
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- 1: Approval of the minutes of the Sept. 10, 2018 meeting.

IV. Regular Agenda:

- 1. Consideration of Subdivision Ordinance Amendment, Section 4-6-59 (d) (1) (2) regarding partial release requirements.

City Staff will present recommended amendments to current Subdivision Ordinance regulations regarding "partial release" of cash surety. Currently, before a subdivision that requires public improvements can be platted, developers must install the public improvements (roadways, water, sewer) or submit an acceptable form of "surety" (performance bond, trust agreement, letter of credit, or cash deposit) to the City. The surety option allows the improvements to be deferred until after Final Plat approval. The ordinance amendments, if approved, would allow those who submit a cash surety to request reimbursements, tied to partial completion of improvements, in a shorter timeframe than is currently allowed.

- 2. **VACATION:** The Planning & Zoning Commission makes recommendation for approval or denial: CITY COUNCIL takes final action.

V-18-05 Vacation of a 5 ft. Public Utility Easement in Lot 4 , Block 1, Belmont Park Addition Unit No. 1, in Section 157, Block 2, AB&M Survey, Potter County, Texas.

Applicant: Owen Bybee LLC

Owner: Vicente Saigado

Vicinity: Amarillo Blvd. and Houston St

Consideration of a request for approval of a vacation of a 5 ft. Public Utility Easement Lot 4 , Block 1, Belmont Park Addition Unit No. 1, in Section 157, Block 2, AB&M Survey, Potter County, Texas requires action by the Planning and Zoning Commission recommending an action to City Council. The PUE was applied to many of the lots when the property was platted in 1926. The side lot PUE's were never used, and the City has vacated others in this subdivision. The easements along the alley are being used, and none of them have been vacated.

Planning Department staff **recommends approval** of this request.

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

Z-18-24 Rezoning of Lots 5 and 6, Block 35, Miller Heights Unit No.1, in Section 168, Block 2, AB&M Survey plus one-half of all bounding streets, alleys, and public ways to change from Multiple-Family District 1 (MF-1) to Multiple-Family District 1 (MF-1/SUP 197) with a Specific Use Permit for placement of a Class B Manufactured Home.

Applicant: Lonnie Gaither

Vicinity: NW 12th Ave. and Adams St.

Proposal

The applicant is requesting to move an existing manufactured home from 24th Avenue to this site since she has sold the 24th Ave. lot. This is a Class B

Manufactured Home which was built after 1976 and meets the constructions standards established at that time, but is six years old or less and meets the installation requirements of Zoning Code 4-10-87 Manufactured Home Standards. However, at this time we do not have the required APPRAISAL and staff is recommending that the item be tabled to the October 8, 2018 meeting.

4: Discuss Items for Future Agendas.