

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

On the 27th 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	15	3
Royce Gooch	Y	15	14
Rob Parker, Chairman	N	97	81
Rick Thomason	Y	67	55
Bowden Jones	Y	58	45
Dick Ford	Y	42	34
Terry Harman	Y	41	40

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

Acting Chairman Thomason opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Kelly Shaw, 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 August 13th, 2018 meeting.

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

- IV. Regular Agenda:

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

Kelly Shaw presented this item. Mr. Shaw spoke briefly regarding recommended amendments to the current Subdivision Ordinance in regards to "partial release" of cash surety. Mr. Shaw ended the presentation with a staff recommendation of approval for the amendments.

Mr. Shaw then took questions from the Board regarding how the change will affect developers and who would take on which duties when it came to inspections.

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

A motion to approve this item was made by Commissioner Ford, but not seconded.

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

A. P-18-90 Riverroad Gardens Unit No. 31, an addition to the City of Amarillo, being a replat of a portion of Lot 1, Block 2, Riverroad Gardens Unit No. 4, in Section 161, Block 2, AB&M Survey, Potter County, Texas. (0.63 Acres)

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.

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

A motion to approve P-18-90 was made by Commissioner Harman, seconded by Commissioner Jones, and carried unanimously.

B. P-18-78 Wildflower Village at Four Corners Unit 2, An addition to the City of Amarillo, being an unplatted tract of land in Sections 62 and 63, Block 1 T.T. R.R.Co. Survey, Randall Co, 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.

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

A motion to approve P-18-78 was made by Commissioner Gooch, seconded by Commissioner Ford, and carried unanimously.

C. P-18-86 Arrowhead Addition Unit No. 11, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 149, Block 2, A.B.&M. Survey, Randall 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.

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

A motion to approve P-18-86 was made by Commissioner Ford, seconded by Commissioner Gooch, and carried unanimously.

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

A. Z-18-19 Ridgeview Medical Center Unit 26 Rezoning of a 3.82 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. & Research St.)

Sherry Bailey, Senior Planner, presented this item, and advised that the applicant is requesting a zone change from Agricultural District (A) to General Retail (GR) to provide for retail and office related land uses within the site. Ms. Bailey ended the presentation with a staff recommendation

of approval with the recommended changes to the applicant's initial request of General Retail for the entire tract, instead have a piece of area be zoned Neighborhood Service or Office 1 District to act as a buffer from the Business Park uses.

Ms. Bailey then took questions from the board regarding land use and the Comprehensive Plan. Cris Valverde, Assistant Director of Planning, also stood to answer questions from the board.

Acting Chairman Thomason asked if anyone wanted to speak in favor of this item. Rachel Shreffler, 5701 Time Square Blvd Suite 190, stood in favor of this item to take questions from the board. Mike Hughes, property owner, also stood in favor of this item to further explain their reasoning for the requested zoning change.

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

A motion to approve Z-18-19 as entirely General Retail was made by Commissioner Ford, seconded by Commissioner Gooch. The motion passed 4-1 with Commissioner Jones against.

4: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:53 P.M.



Cris Valverde, Assistant Director of Planning
Planning & Zoning Commission