

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

On the 23rd day of January, 2019, 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, 601 S. Buchanan, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Jonathan Morris	Y	2	2
Royce Gooch	Y	23	20
Rob Parker, Chairman	Y	105	88
Jason Ault	Y	2	2
Bowden Jones	Y	67	51
Dick Ford	Y	50	42
Pedro Limas	Y	2	2

PLANNING DEPARTMENT STAFF:

Cris Valverde, Assistant Director of Planning and Development Services
Hannah Green, Recording Secretary

Chairman Parker opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Cris Valverde 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 January 7, 2019 meeting.

A motion to approve the minutes with a correction to the meetings attended, noted by Commissioner Gooch, was made by Commissioner Limas, seconded by Commissioner Ault, 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-18-124 Glidden & Sanborn Addition Unit No. 14, an addition to the City of Amarillo, being a replat of Lots 6 thru 10 Block 144 and a triangular unimproved portion of N.W. 1st Avenue lying South of said Block 144, all in Section 169, Block 2, AB&M Survey, Potter County, Texas.
VICINITY: NW 2nd and Monroe St.
DEVELOPER: Rene Vaquez

Cris Valverde, Assistant Director, presented the above-replat. Mr. Valverde ended the presentation with staff recommendation of approval.

Chairman Parker asked if there was anyone in favor or against this item. No comments were made.

A motion to approve P-18-124 was made by Commissioner Ford, seconded by Commissioner Jones, and carried unanimously.

- B. P-18-126 Glenn Estates Unit No.4, a Suburban Subdivision to the City of Amarillo, being a replat of a portion of Lot 8, Block 1, Glenn Estates, Unit No.1, in Section 134, Block 2 AB&M Survey, Potter County, Texas.
VICINITY: Hastings Ave & Glenn Dr.
DEVELOPER: Eric Diaz

Cris Valverde, Assistant Director, presented the above-replat which requires a lot width variance in order to be approved. Mr. Valverde ended the presentation with staff recommendation of approval of the replat with a lot width variance.

Chairman Parker asked if there was anyone in favor or against this item. No comments were made.

A motion to approve, with a lot width variance, P-18-126 was made by Commissioner Limas, seconded by Commissioner Gooch, and carried unanimously.

- 2: REZONING/S: The Planning and Zoning Commission will consider the following rezoning/s:
 - A. Z-19-01 Rezoning of north 26 feet of Lot 10A, Block 7, Westview Addition Unit No. 5, in Section 226, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Residential District 1 to Office District 2.
VICINITY: Wolfin Ave. & Carolina St.
DEVELOPER: Jeff Reasoner for Carolina 1031 LLC

Cris Valverde, Assistant Director, presented the above-rezoning of a 26ft. strip of land within Lot 10A. The rezoning request is a change from Residential District 1 to Office District 2. Mr. Valverde stated that the rezoning is related to upcoming office development on the site. Mr. Valverde also stated that the remainder of the lot, south of this strip, is currently zoned Office District 2 and the request is merely to provide office zoning for the entire lot owned by the applicant. Mr. Valverde ended the presentation with a staff recommendation of approval.

Chairman Parker asked if there was anyone in favor or against this item. No comments were made.

A motion to approve Z-19-01 was made by Commissioner Limas, seconded by Commissioner Ault, and carried 6-0 with Commissioner Ford abstaining.

- 3: VACATION/S: The Planning and Zoning Commission will consider the following vacation/s:
 - A. V-18-06 Vacation of a 20 foot alley lying between Lots 7 through 18, Block 8, Wolflin Place Amended, Potter County, Texas.
VICINITY: South Hayden St. and Wolflin Ave.
APPLICANT: Amarillo Independent School District

Cris Valverde, Assistant Director, presented the above-vacation of an alley in order to provide a dedicated student pick-up and drop-off drive aisle for the Wolflin Elementary School. Mr. Valverde detailed the proposal and a meeting that occurred prior to the Planning Commission meeting with the applicant, staff, and only other property owner on the block. Mr. Valverde further stated that at the conclusion of this meeting, the applicant didn't have opposition to the one-way drive and early conversion of trash service. Mr. Valverde ended the presentation with a staff recommendation of approval.

Chairman Parker asked if there was anyone in favor or against this item. Clarence Cochran, 2047 South Hayden St, stood to speak regarding this item and stated that although he has no opposition to the one- way drive and trash service conversion, he does have some concern with the school district's plan to use land east of the alley (already owned by the applicant) as a basketball court. The Planning Commission relayed to Mr. Cochran that what is being considered today (alley vacation) would not dictate the manner in which the applicant uses the remainder of the block should this item be approved or denied. Mr. Cochran stated that he understood.

A motion to approve V-18-06 was made by Commissioner Gooch, seconded by Commissioner Limas, and carried unanimously.

4: Discuss Items for Future Agendas.

Chairman Parker noted that a workshop for current and incoming Commissioners would be helpful to have in the future. City staff and the Commission discussed its usefulness and possibilities. Commissioner Gooch and Mr. Valverde also noted any updates on the Zoning Ordinance. No further comments were made and the meeting was adjourned at 3:28 P.M.

A handwritten signature in black ink, reading "CRIS VALVERDE" followed by a stylized initial or mark.

Cris Valverde, Assistant Director of Planning
Planning and Zoning Commission