

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

On the 14th day of August, 2017, the Amarillo Planning and Zoning Commission met in a work session at 2:45 PM to review agenda items, 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
Mike Good, Vice-Chairman	Y	121	86
Dean Bedwell	Y	206	195
Rob Parker, Chairman	Y	74	61
Rick Thomason	Y	44	37
Bowden Jones	Y	35	27
Dick Ford	Y	19	14
Terry Harman	Y	18	18

PLANNING DEPARTMENT STAFF:

AJ Fawver, AICP, CNU-A, Planning Director
 Cody Balzen, Planner I

Jeffrey English, Planner I
 Jan Sanders, Recording Secretary

Chairman Parker opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Cody Balzen and Jeffrey English gave the recommendation 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 24, 2017 meeting.

A motion to approve the Consent Agenda was made by Commissioner Thomason, seconded by Commissioner Bedwell, 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-17-54 Bishop Ranches Unit No. 2, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 81, Block 9, BS&F Survey, Potter County, Texas. (3.92 Acres) (Vicinity: East View Dr. & Ranch Rd.)

Public hearing and consideration of a request for approval of a final plat, and one variance. The variance requested is from the standard that all lots shall front upon a public street, in order to allow creation of a single lot deriving access from an easement.

Mr. English advised the plat is before the board requesting a variance because the site does not front upon public right-of-way, but rather a 60' easement maintained by Potter County. Mr. English stated staff believes the request is appropriate and recommends approval as submitted.

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

A motion to approve P-17-54, with a variance, was made by Commissioner Ford, seconded by Commissioner Good, and carried unanimously.

- B. P-17-65 Buffalo Plateau Unit No. 2, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 63, Block 2, TTRR Co. Survey, Randall County, Texas. (1.00 Acre) (Vicinity: W McCormick Rd. & Blanton St.)

Public hearing and consideration of a request for approval of a final plat and one variance. The variance requested is from the standard that all lots shall front upon a public street, in order to allow creation of a single lot deriving access from an easement.

Mr. English advised the plat is before the board requesting a variance because the site does not front upon public right-of-way, but rather a 40' private easement. Mr. English stated staff believes the request is appropriate and recommends approval as submitted.

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

A motion to approve P-17-65, with a variance, was made by Commissioner Bedwell, seconded by Commissioner Good, and carried unanimously.

- C. P-17-55 Osage Acres Unit No. 7, a suburban subdivision to the City of Amarillo, being a replat of a portion of Lot 21, Block 5, Osage Acres Unit No. 1, in Section 148, Block 2, AB&M Survey, Randall County, Texas. (2.10 Acres) (Vicinity: Osage St. & Dakota Trail)

Public hearing and consideration of a request for approval of a final plat, and variances. These variances requested are from the standard that all lots shall have a minimum 150 ft width on an arterial road (S Osage St), in order to allow creation of two lots 30' and 110' wide respectively.

Mr. Balzen advised the applicant has requested a variance due to a minimum lot width of less than the required 150'. Mr. Balzen stated staff believes the request is appropriate and recommends approval as submitted.

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

A motion to approve P-17-55, with a variance, was made by Commissioner Thomason, seconded by Commissioner Bedwell, and carried unanimously.

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

- A. Z-17-16 Rezoning of Lots 1, 2, 4 through 8, and a portion of lot 3, Block 24, Mrs. M D Oliver Eakles Unit No. 1, in Section 171, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 351(PD-351) to Residential District 1 (R-1) with Specific Use Permit 3 (S-3) for Amarillo Junior College. (4.08 Acres) (Vicinity: SW 24th Ave. & S Van Buren St.)

Mr. English advised the applicant is requesting a change in zoning to construct an expansion of the Amarillo College Washington Street campus. Mr. English stated this request is consistent with the Comprehensive Plan for infill development. Mr. English advised staff believes the request is appropriate and recommends approval as submitted.

Mr. Bedwell inquired to the parking requirements for Amarillo College. Mr. English advised the parking requirements have been met for this request.

Chairman Parker asked if anyone wanted to speak in favor of said request. Jeremy Cheatham, and Amber Buscarello, with Parkhill Smith & Cooper, advised parking spaces are determined by enrollment, and the required parking has been met for this particular building.

Chairman Parker asked if anyone wanted to speak against said request. Gemma Mitchell, 2402 S Harrison Street, voiced her concerns with reduced parking for the college.

Mr. Harman inquired if Planning is the only department to review parking requirements. Mr. English advised Planning reviews site plans in regards to parking, but Ms. Mitchell could contact Building Safety for review of the parking in front of her home.

A motion to approve Z-17-16 was made by Commissioner Ford, seconded by Commissioner Thomason, and 6:1 with Commissioner Harman voting against.

- B. Z-17-19 Rezoning of a 24.37 acre tract of land in Section 191, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District (A) to Residential District 3 (R-3). (24.37 Acres) (Vicinity: Temecula Creek Blvd. & Cabernet Way)

Mr. Balzen advised the request is in order to continue the development of the Vineyards subdivision, along with phase 2 of the preliminary plan. Mr. Balzen advised staff believes the request is appropriate and recommends approval as submitted.

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

A motion to approve P-17-19 was made by Commissioner Bedwell, seconded by Commissioner Thomason, and carried unanimously.

3: Planning Director's Report.

Ms. Fawver advised the City Council is planning to review all of the boards and commissions and will be determining the future of each, along with appointing and re-appointing board members. The North Heights Neighborhood Plan will begin reviewing the zoning patterns within the area. The Barrio Neighborhood Plan is wrapping up the advisory committee meetings, is beginning to formulate the plan and will be reviewing with the citizens of the area before going forward.

4: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:35 P.M.



AJ Fawver, AICP, CNU-A
Planning & Zoning Commission