

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

On the 13th day of February, 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	N	112	79
Dean Bedwell	Y	197	186
Rob Parker, Chairman	Y	65	53
Rick Thomason	N	35	29
Bowden Jones	Y	26	20
Dick Ford	Y	10	9
Terry Harman	Y	9	9

PLANNING DEPARTMENT STAFF:
AJ Fawver, AICP, CNU-A, Director
Jeffrey English, Planner I

David Soto, Planner I

Chairman Parker opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. David Soto gave the recommendation for the agenda item.

ITEM 1: Approval of the minutes of the January 23, 2017 meeting

A motion to approve the minutes of the January 23, 2017 meeting was made by Commissioner Bedwell, seconded by Commissioner Jones, and carried unanimously.

ITEM 2: Z-17-06 Rezoning of Block 36, Grandview Addition Unit No. 10, in Section 139, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from General Retail (GR) to Light Commercial (LC). (0.92 Acres) (Vicinity: Nelson St. & SE 27th Ave)

APPLICANT: Che Shadle

Mr. Soto advised the applicant is requesting the zoning change in order to develop the land with an outdoor car lot. The Neighborhood Unit Concept (NUC) follows zoning transitions from areas of lower density, commercial use at section corners, to areas of high density or residential uses located midsection. This zoning request is seeking a higher-intensity commercial use immediately adjacent to residential zoned lots and therefore, does not follow the NUC. Mr. Soto stated staff believes the request is out of character with the surrounding area and if approved, would negatively impact area residents. Mr. Soto stated staff believes is request is not appropriate and recommends denial as submitted.

Chairman Parker asked if anyone wanted to speak in favor of said request. Doug Saunders, 3222 S. Crockett, owner of proposed site, stated he feels Light Commercial zoning would enhance the neighborhood.

Commissioner Ford asked if the applicant plans to use the entire lot as a car lot. Mr. Saunders stated he is in the process of replatting the site into two lots, with the northern portion reserved for the car lot and the southern portion with possible expansion opportunities with Xcel's transformer station. Much discussion was held among the board members with possible scenarios for the proposed site.

Commissioner Ford asked the staff if a PD could be utilized instead in this case. Mr. Soto and Ms. Fawver explained that the Zoning Ordinance does limit when a PD can be utilized (for example, with a minimum acreage) and this property does not meet that standard. Further, a PD is a tool intended for a mix of uses or a type of use which is not already addressed by the pre-

defined categories within the Zoning Ordinance. That is not the case here. Lastly, the staff recommendation would be the same, as even a PD is analyzed against the four criteria presented in the staff presentation and summary.

Commissioner Ford asked what the options were for the Commission in this instance. Ms. Fawver explained that the Commission could approve the item as presented, deny it, or table it if they felt there was additional information necessary for their decision making. However, even replatting the lot into two would not change the staff's recommendation and assessment of the application.

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

A motion to table Z-17-06 was made by Commissioner Bedwell, seconded by Commissioner Ford, and carried unanimously.

ITEM 3: Public Forum: Time is reserved for any citizen to comment on City zoning or planning concerns; however, the Commission can take no action on any issue raised.

No comments were made.

ITEM 4: Planning Director's Report.

Ms. Fawver advised she is coordinating a Planning & Zoning Commissioner's training session in the upcoming weeks. Items reviewed will include some of the high priority items from the Commissioner's survey, as well as including basic information about the Local Government Code, how zoning ordinances work, the utilization of the Comprehensive Plan, etc. The Planning Department is working on the preparation for another public meeting to discuss the Future Land Use and Character Map along Western St., with possible dates in March. Ms. Fawver stated the second neighborhood plan, the Barrio Neighborhood Plan, has begun with a possible kick-off meeting in the beginning weeks of March.

ITEM 5: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:40 P.M.



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