

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

On the 23rd day of January, 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	111	79
Dean Bedwell	Y	196	185
Rob Parker, Chairman	Y	64	52
Rick Thomason	Y	34	29
Bowden Jones	Y	25	19
Dick Ford	Y	9	8
Terry Harman	Y	8	8

PLANNING DEPARTMENT STAFF:

Jeffrey English, Planner I
Cody Balzen, Planner I

David Soto, 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, Jeffrey English, and David Soto gave the recommendations for each item.

ITEM 1: Approval of the minutes of the January 9, 2017 meeting

A motion to approve the minutes of the January 9, 2017 meeting was made by Commissioner Thomason, seconded by Commissioner Good, and carried unanimously.

ITEM 2: P-16-43 Lonesome Dove Estates Unit No. 7, a suburban subdivision to the City of Amarillo, being an unplatted tract of land situated in Section 111, Block 2, AB&M Survey, Randall County, Texas. (44.29 acres) (Vicinity: Eastern St. & Joshua Deets Trl.)
DEVELOPER(S): Robert Wilkinson
SURVEYOR: Daryl Furman

A motion to approve P-16-43 was made by Commissioner Bedwell, seconded by Commissioner Jones and carried unanimously.

ITEM 3: P-17-02 Roman Catholic Diocese of Amarillo Unit No. 4 an addition to the City of Amarillo, being a replat of all of Lot 1, Block 2, Roman Catholic Diocese of Amarillo Unit No. 3, and an unplatted tract of land, all in Section 125, Block 2, AB&M Survey, Potter County, Texas. (39.77 acres) (Vicinity: NE 24th Ave. & Spring St.)
DEVELOPER(S): Patrick J. Zurek
SURVEYOR: David G. Miller

A motion to approve P-17-02 was made by Commissioner Thomason, seconded by Commissioner Good and carried unanimously.

ITEM 4: Z-17-01 Rezoning of Lot 5, Block 8, Fairview Townsite Unit No. 1, Section 123, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 3 (R-3) to Residential District 3 (R-3) with a Specific Use Permit (SUP) for the placement of a Type B Manufactured Home. (0.16 Acres) (Vicinity: SE 6th Ave. & Dallas St.)
APPLICANT: Jaquelin Flores

Mr. English advised the applicant is requesting the zoning change in order to place a new 2017 single-wide manufactured home on the site. This zoning request is consistent with the 2010 Comprehensive Future Land Use and Character Map. 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 Z-17-01 was made by Commissioner Harman, seconded by Commissioner Ford, and carried unanimously.

ITEM 5: Z-17-04 Rezoning of Lots 5-8, Block 494, Mirror Addition Unit No. 1, Section 155, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 3 (R-3) to Heavy Commercial District (HC). (0.3 Acres) (Vicinity: East IH 40 & South Houston St.)
APPLICANT: Fred Salamy

Mr. Balzen advised the applicant is requesting the zoning change in order to develop the site with commercial uses. The request would be a logical continuation of the changing conditions in the area, as the property is directly adjacent to the interstate. 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 said request. Fred Salamy, 1900 S. Goliad, applicant, stated he would like to develop the site with commercial usage. Mr Salamy stated he will comply with the required landscaping and screening on the north.

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

Sal Martinez, 1646 S Houston, advised he is neither for nor against the rezoning, but voiced concerns of what will be allowed on the property. Eddie Padilla, 1700 S Houston, spoke on behalf of his father. Mr. Padilla voiced concerns if the zoning is approved, what that could mean in property taxes and additional traffic.

Mr. Salamy advised across the street is zoned heavy commercial, and does not feel anyone would desire to build a residence on the proposed site. Mr. Salamy stated he had been informed TxDOT is planning to relocate the existing ramp to address traffic concerns.

Commissioner Ford inquired as to the screening requirement. Mr. Balzen advised the screening would not be less than 6' in height and constructed of either wood or brick materials. Commissioner Bedwell stated he did not feel the rezoning would justify an increase in taxes.

A motion to approve Z-17-04 was made by Commissioner Thomason, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 6: Z-17-05 Rezoning of Lot 7, Block 141, Glidden & Sanborn Addition, Section 169, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Light Industrial (I-1) to Multi Family 1 (MF-1). (0.19 acres) (Vicinity: Madison St. & NW 3rd Ave.)
Applicant: Collin Family

Mr. Soto stated the applicant is requesting the zoning change to develop the site with a duplex. Mr. Soto advised the rezoning is consistent with the strategies implemented by the approved North Heights Neighborhood Plan (the Plan), which supports the creation of high quality, well maintained, mixed income housing which accommodates families and individuals. Additional guidelines of the Plan are listed in the staff summaries. Mr. Soto stated staff believes the request is appropriate and recommends approval as submitted.

Chairman Parker asked if anyone wanted to speak in favor of said request. Mildred Darton, 2005 NW 14th Ave., spoke in favor of the rezoning, and feels the change would be the first step towards revitalizing the neighborhood. Bob Garrett, 7 Willow Bridge Dr, inquired if this request is inconsistent with the Comprehensive Plan. Mr. Soto advised this request is consistent with the Comprehensive Plan.

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

A motion to approve Z-17-05 was made by Commissioner Bedwell, seconded by Commissioner Good, and carried unanimously.

ITEM 7: 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.

Josh Whitney, 4214 Catalpa Lane, inquired if Proposal 1, in regards to the proposed amendment to the 2010 Future Land Use and Character Map, which was tabled at the January 9th Planning & Zoning Commission meeting, if he would be notified when this item would be heard. Chairman Parker advised the item would be placed on the agenda, and the agenda's are posted 72 hours in advance of the meeting. Commissioner Ford inquired if the 200' notice would be issued again before the meeting. Mr. Soto advised proposed amendments to the Comprehensive Plan do not require notices, but the Planning Department did notify within an 800' buffer, and is his understanding a notice would be sent again before an additional public meeting.

Bob Garrett, #7 Willow Bridge Dr, voiced concerns pertaining to the Comprehensive Plan. Mr. Garrett asked the Commissioners to consider, before any changes are made, to have a public committee work with the Commissioners in reviewing the Comprehensive Plan, ordinances and state law pertaining to such.

ITEM 8: Planning Director's Report.

Chairman Parker advised there would not be a report today.

ITEM 9: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:38 P.M.



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