

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

On the 9th 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	110	78
Dean Bedwell	Y	195	184
Rob Parker, Chairman	Y	63	51
Rick Thomason	Y	33	28
Bowden Jones	Y	24	18
Dick Ford	Y	8	7
Terry Harman	Y	7	7

PLANNING DEPARTMENT STAFF:

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

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

ITEM 1: Approval of the minutes of the December 19, 2016 meeting

A motion to approve the minutes of the December 19, 2016 meeting was made by Commissioner Bedwell, seconded by Commissioner Thomason, and carried unanimously.

ITEM 2: P-16-113 Town Square Unit No. 6, an addition to the City of Amarillo, being a replat of a portion of Lot 3 and Lot 13, Block 1, Town Square Unit No.1 and an unplatted tract of land in Section 63, Block 9, BS&F Survey, Randall County, Texas. (7.79acres)(Vicinity: Town Square Blvd & Mckenna Sq.)
DEVELOPER(S): Seth Williams
SURVEYOR: Daryl Furman

A motion to approve P-16-113 was made by Commissioner Thomason, seconded by Commissioner Good and carried unanimously.

ITEM 3: Possible action and consideration on an amendment to the 2010 Future Land Use and Character Map, a component of the Amarillo Comprehensive Plan, in the area of South Western Street from Canyon Drive to West Sundown Lane.

Ms. Fawver presented the item. (A copy of the presentation is part of the minute record.)

Chairman Parker asked if anyone wanted to speak in favor of this item. Chris Durham, 6037 Ward, spoke in favor of proposal #1. Dave Thompson, 604 N. Shore, spoke in favor of the proposals, and stated his appreciation of the process. Bob Garrett, 7 Willow Bridge Dr, inquired if the amendment passes, what is the process for an applicant requesting rezoning of a piece of property. Ms. Fawver advised state law does require the City to zone in accordance to the approved Comprehensive Plan. Ms. Fawver stated within each type of classification there are different types of uses that fall within the classification.

Chairman Parker asked if anyone wanted to speak against this item. Debora Shafer, Rhine Ave., voiced concerns with proposals 3 and 4, stating she would prefer the sites remain residential. Ms. Shafer stated she feels businesses should not be located adjacent to the loop and feels businesses are given a higher priority over residential owners. Ms. Shafer asked the Commissioners to table this item pending additional community involvement. Josh Whitney, 4214 Catalpa Ln, voiced concerns with proposal 1, stating he feels the site should remain

residential zoning. Mr. Whitney feels the proposed Business Park zoning could potentially create privacy and drainage issues. Kim Hartman, 4300 Catalpa Ln, voiced concerns with proposal 1, and wants the area to remain residential zoning. Ms. Hartman stated she feels the area will be more congested. Ms. Hartman also spoke in favor of proposal 2. Wendell Turner, 6034 S. Western, voiced concerns with proposal 1, with potential privacy and drainage issues. Dr. Parker, 6053 Warrick, asked for proposal 1 to be excluded from the amendment, leaving the area as residential zoning. Martha Cannon, 8218 Goodnight Trl., voiced concerns with proposals 1 and 3. Ms. Cannon stated her concerns stem from the close proximity of the schools to area 3 and possible additional congestion from the schools and churches. Commissioner Good mentioned he thought the current residential zoning actually created more congestion.

Chairman Parker asked if anyone wanted to speak as a rebuttal in favor of this item. Mr. Thompson again spoke in favor of all proposals, and mentioned residents would not be in favor of living beside the loop.

Chairman Parker advised anyone wanting to speak as a rebuttal against this item had already spoken twice.

Commissioner Harman asked Ms. Fawver if the proposed amendment is approved would any of the 4 proposals be rezoned. Ms. Fawver stated no, the zoning would not be changed. If a property owner is using a parcel as residential, the property would remain so indefinitely, or until the owner applies for rezoning. This proposed amendment is only to assess future submitted zoning applications. Commissioner Ford asked why the area between proposal 3 and 4 is being left as residential zoning. Ms. Fawver advised, per our Comprehensive Plan, it is not a sustainable practice to have an entire corridor zoned for commercial usage. It is better to keep the commercial activity to the corners along the major intersections. The remainder of the corridor should have a mixed use variety of zoning, such as residential and offices. Commissioner Good recommended tabling the item and re-distributing the information for further education purposes. Commissioner Bowden suggested if proposal 2 is approved and the other proposals are tabled, to have an additional public meeting as well.

A motion to approve proposal 2, table proposals 1, 3 and 4, was made by Commissioner Ford, second by Commissioner Good, and carried unanimously.

ITEM 4: Z-17-03 Rezoning of a 6.53 acre portion of land out of Lot 8, South Side Acres Unit No. 1, in Section 230, Block 2, AB&M Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 1 (R-1) to General Retail District (GR). (6.53 Acres) (Vicinity: Western St. & Catalpa Ln.)
APPLICANT: Keller Williams Realtor

Mr. Balzen advised the applicant is proposing the zoning change in order to develop the site with commercial retail use. Mr. Balzen stated with the passing of proposal 2, in the above Item 3 of today's agenda, the request is consistent with the Comprehensive Plan and also consistent with the zoning patterns that occur with the location. 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. Dave Thompson, 604 N. Shore, spoke in favor of this request. Mr. Thompson advised he owns property adjacent to the site and the rezoning could possibly help with improvements along Catalpa Ln.

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

A motion to approve Z-17-03 was made by Commissioner Good, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 5: Z-17-02 Rezoning of a 19.12 acre tract of land in Section 62, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District (A) to General Retail District (GR). (19.12 Acres) (Vicinity: Soncy Rd. & Anton Kuster Ave.)
APPLICANT: Jeremy Cheatham

Mr. English advised the applicant is proposing the zoning change in order to build a retail center including a retail anchor. 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-17-02 was made by Commissioner Ford, seconded by Commissioner Jones, and carried unanimously.

ITEM 6: 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 7: Planning Director's Report.

Ms. Fawver gave a Director's Report and there were no questions.

ITEM 8: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 4:24 P.M.



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

FUTURE LAND USE & CHARACTER MAP AMENDMENTS - PROCESS

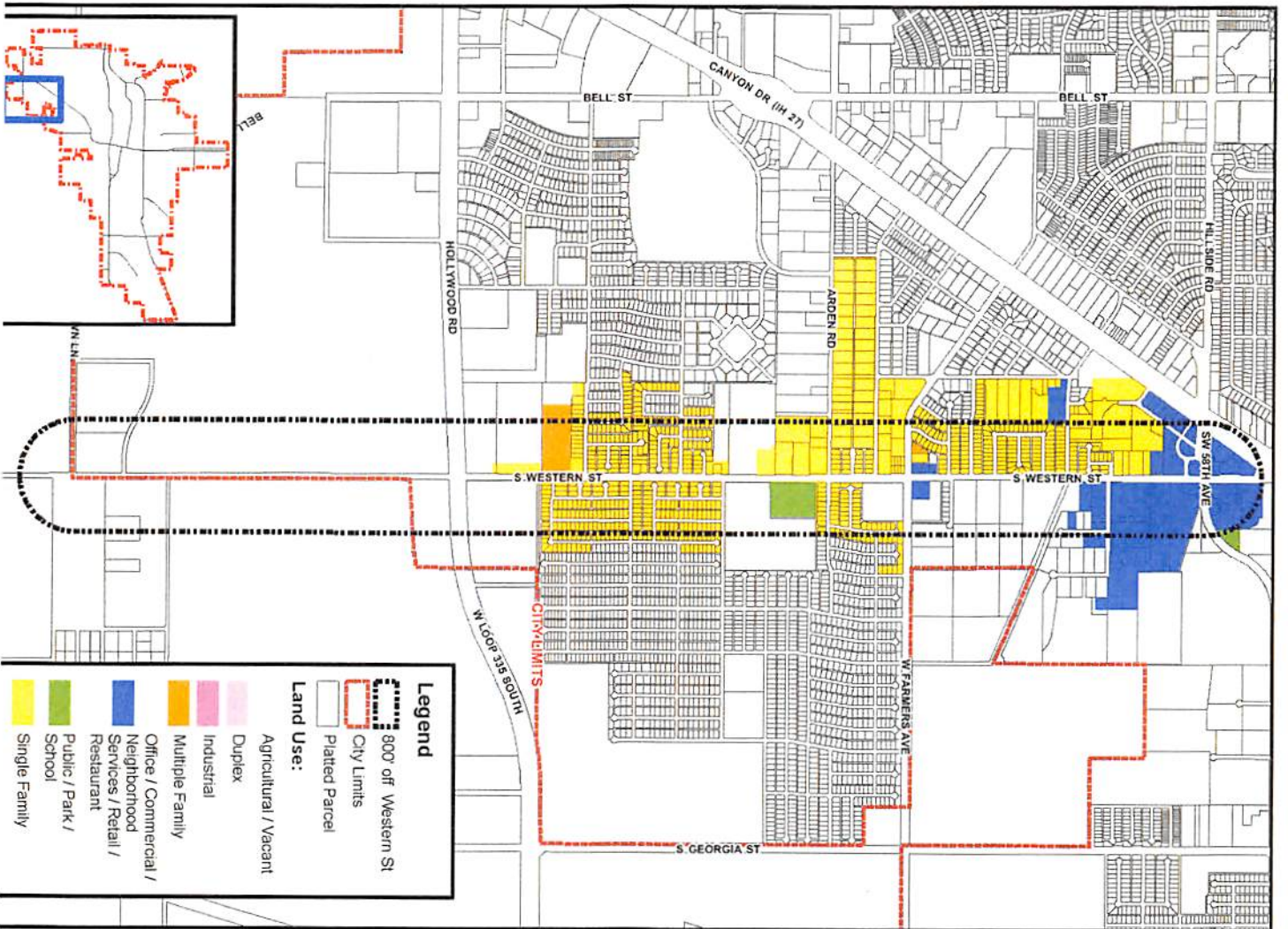
- 11/28/16 – process presented & approved
- 11/28/16 – study area discussed & direction given
- Map's role in the Comprehensive Plan
- How this map is utilized
- Staff's examination included:
 - Historic zoning patterns
 - Existing land use pattern
 - Potential projects
 - Traffic patterns
- Planning principles (transitions, compatibility, visibility)

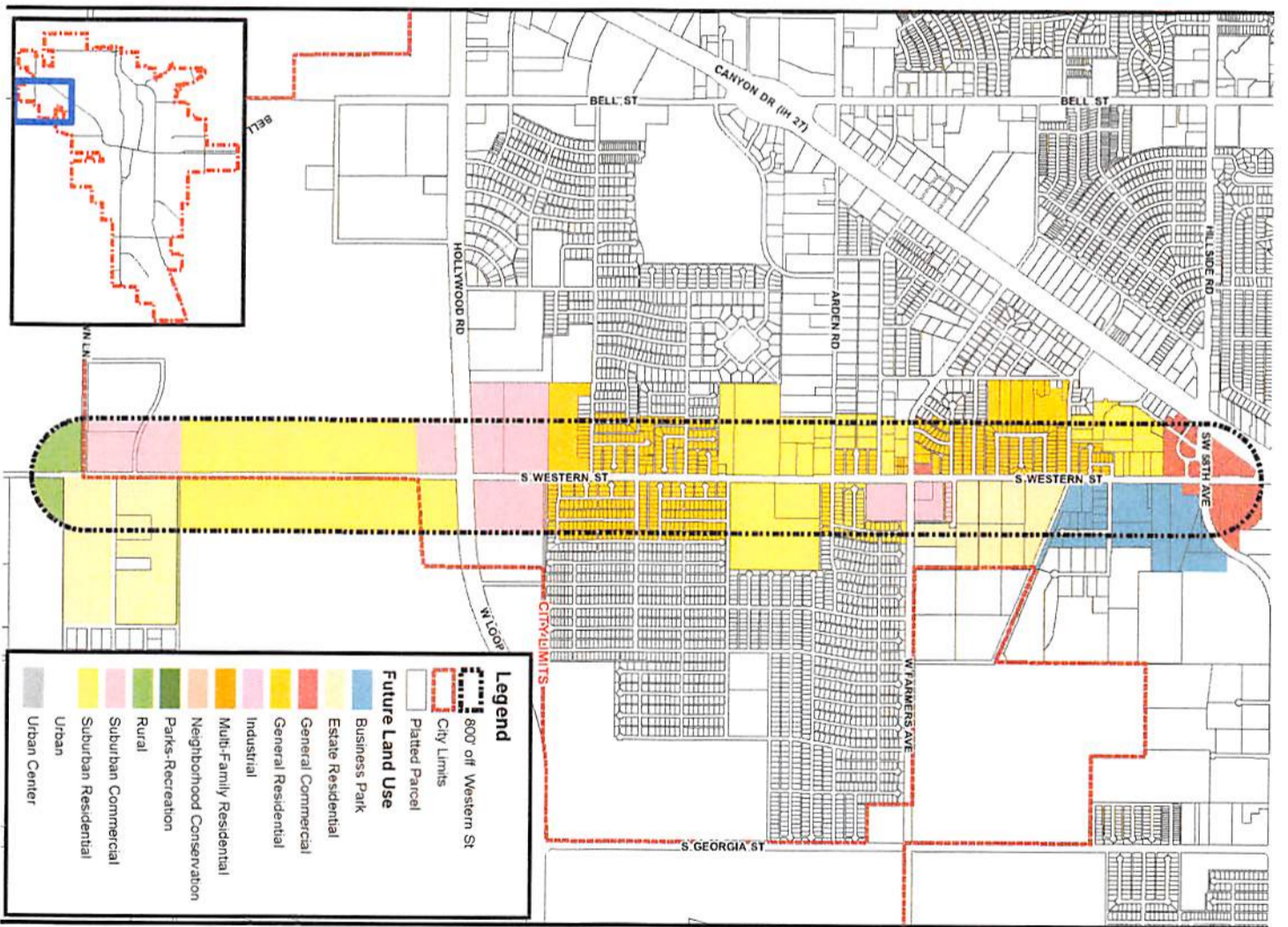
FUTURE LAND USE & CHARACTER MAP AMENDMENTS - NOTIFICATION

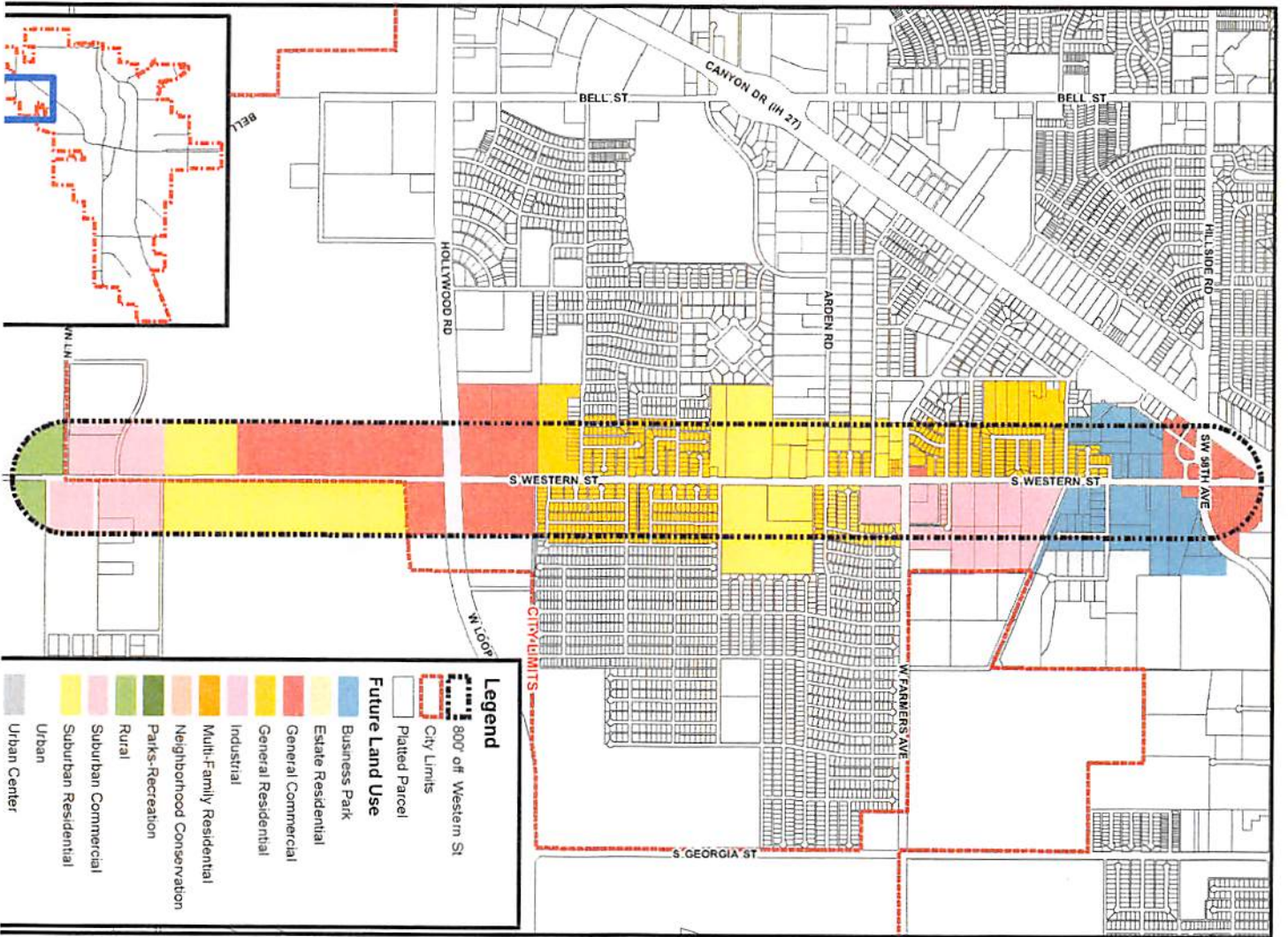
- Though not required by law for this process, the following notifications were issued:
 - By mail to all owners of record within the study area (669);
 - By advertisement in the local newspaper;
 - General information meeting held 1/5/17.

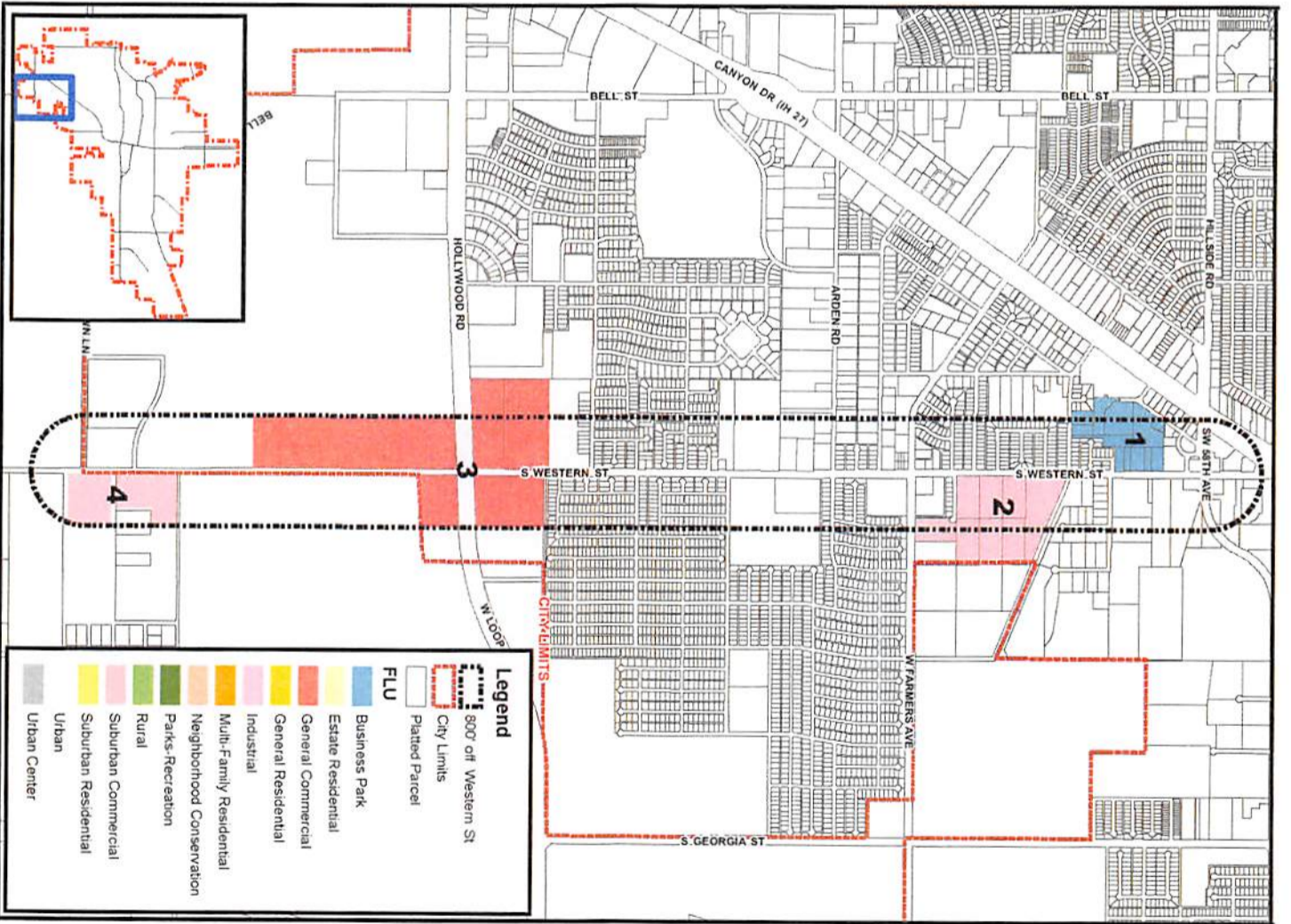
FUTURE LAND USE & CHARACTER MAP AMENDMENTS - RESPONSES

- 30 calls were received by the office:
 - ▣ Once callers had an opportunity to ask questions & speak with the staff, all indicated support or had no feeling either way.
- 31 attendees came to the meeting:
 - ▣ Most responses were positive, though there were 2 in opposition – 1 to the entire proposal, and 1 to the first area of amendment.









FUTURE LAND USE & CHARACTER MAP AMENDMENTS – TODAY'S ACTION

- Recommendation by P&Z
- Options
 - ▣ Approval as presented;
 - ▣ Approval of part of what was presented;
 - ▣ Table for further study; or,
 - ▣ Denial as presented.
- If approved, will be presented to City Council on January 17th & January 24th.