STATE OF TEXAS	§
COUNTIES OF POTTER	§
AND RANDALL	§
CITY OF AMARILLO	8

On the 10<sup>th</sup> day of July, 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	119	84
Dean Bedwell	Y	204	193
Rob Parker, Chairman	Y	72	59
Rick Thomason	Y	42	35
Bowden Jones	Y	33	25
Dick Ford	Y	17	12
Terry Harman	Y	16	16

## PLANNING DEPARTMENT STAFF:

Cody Balzen, Planner I

Jan Sanders, Recording Secretary

Jeffery English, Planner I

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.

## ITEM 1:

<u>Public Comment:</u> 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.

## ITEM 2: Approval of the minutes of the June 26, 2017 meeting.

A motion to approve the minutes of the June 26, 2017 meeting was made by Commissioner Bedwell, seconded by Commissioner Jones, and carried unanimously.

## ITEM 3:

Z-17-15 Rezoning of Lot 3, Block 185, Plemons Unit No. 1, in Section 170, 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 120A (PD-120A) to Multiple Family District 2 (MF-2). (0.52 Acres) (Vicinity: SW 14<sup>th</sup> Ave. & S Jackson St.)

Mr. English advised the applicant is proposing the zoning change in order to expand the Baptist Community Services Ware Assisted Living Facility (BCS). Mr. English stated the proposed is compliant with the Comprehensive Plan, is consistent with growth management and is considered infill development. The proposed change would create a logical continuation of the MF-2 zoning where the BCS campus area is established. Furthermore, 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-17-15 was made by Commissioner Thomason, seconded by Commissioner Good, and carried unanimously.

ITEM 4: P-17-42 Bishop Ranches Unit No. 1, 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. (5.28 Acres) (Vicinity: East View Dr. & Ranch Rd.)

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

A motion to approve P-17-42, with a variance, was made by Commissioner Ford, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 5: P-17-48 Beverly Gardens Unit No. 26, an addition to the City of Amarillo, being a replat of Lot 9B, Block 22, Beverly Gardens Unit No. 24, in Section 158, Block 2, AB&M Survey, Potter County, Texas. (0.39 Acres) (Vicinity: Lindberg Ave. & N. Mirror St.)

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

A motion to approve P-17-48 was made by Commissioner Bedwell, seconded by Commissioner Thomason, and carried unanimously.

ITEM 6: P-17-44 Time Square Village Unit No.1, an addition to the City of Amarillo, being a replat of a portion of Paramount Terrace Christian Church Addition Unit No. 1 and an unplatted tract of land in Section 64, Block 9, BS&F Survey, Randall County, Texas. (65.01 Acres) (Vicinity: Hillside Rd. & Soncy Rd.)

Chairman Parker asked if anyone wanted to speak in favor of said request. Bob Garrett, 7 Willow Bridge Drive, advised there are 188 residential lots.

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

A motion to approve P-17-44 was made by Commissioner Good, seconded by Commissioner Thomason, and carried unanimously.

ITEM 7: PP-17-02 Taylor Rose Landing Preliminary Plan, a suburban subdivision to the City of Amarillo being an unplatted tract of land, in Section 84, Block 2, AB&M Survey, Randall County, Texas. (21.77 Acres) (Vicinity: FM 1151. & Whitaker Rd.)

Mr. Balzen advised the preliminary plan is proposing the creation of 15 residential lots within the Taylor Rose subdivision. The applicant is proposing a dead end street which is approximately 1,127' in length. The City of Amarillo subdivision ordinance allows a maximum of 1,000' for dead end streets. Mr. Balzen stated during the drainage plan review, these requirements were not discussed, but rather the requirements from Randall County of the maximum of 1,800' were used instead. Staff will be reviewing and commenting on all future preliminary plans. Mr. Balzen advised this is a unique situation, but stated staff believes the variance 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 the variance for PP-17-02 was made by Commissioner Thomason, seconded by Commissioner Ford, and carried unanimously.

ITEM 8: Planning Director's Report.

No report was given.

ITEM 9: <u>Discuss Items for Future Agendas.</u>

No further comments were made and the meeting was adjourned at 3:17 P.M.

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