

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

On the 24th 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	120	85
Dean Bedwell	Y	205	194
Rob Parker, Chairman	Y	73	60
Rick Thomason	Y	43	36
Bowden Jones	Y	34	26
Dick Ford	Y	18	13
Terry Harman	Y	17	17

PLANNING DEPARTMENT STAFF:

AJ Fawver, AICP, CNU-A, Planning Director
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. 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 10, 2017 meeting.
 - 2: D-17-01 Dedication of 11.516 acres to Public Utility / Drainage Easements in Tract 2 of Westcliff Unit No. 18, an addition to the City of Amarillo, in Section 24, Block 9, BS&F Survey, Potter County, Texas. (11.516 Acres) (Vicinity: Westwood Dr. & Blossom Way)
 - 3: V-17-04 Vacation of 22.775 acres to Public Utility / Drainage Easements in Tract 2 of Westcliff Unit No. 18, an addition to the City of Amarillo, in Section 24, Block 9, BS&F Survey, Potter County, Texas. (22.775 Acres) (Vicinity: Westwood Dr. & Blossom Way)

A motion to approve the Consent Agenda was made by Commissioner Good, seconded by Commissioner Thomason, 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.

Chairman Parker advised the plat is tabled until a future Planning and Zoning Commission meeting.

- B. P-17-59 Tierra Del Sol Unit No. 2, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 17, Block 9, BS&F Survey, Potter County, Texas. (10.23 Acres) (Vicinity: Diaz Ranch Rd. & Lago Dr.)

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 presented the item, advising the plat is located within the ETJ, where the dedication of streets is handled somewhat differently, as the site is managed by the County and not the City. Mr. English stated staff believes the request is appropriate and recommends approval of the variance as submitted.

Mr. Ford inquired if the access would be attained by private easement. Mr. English advised that is correct. Mr. Jones inquired if other scenarios existed, besides the private easement. Mr. English advised the easement is the only allowable scenario that is applicable. Mr. Bedwell inquired if Randall County Fire Department has the same fire code as Potter County. Mr. English stated the Fire Marshal's office does not have jurisdiction over ETJ matters and comments must be made through the County.

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

A motion to approve P-17-59 with a variance was made by Commissioner Bedwell, seconded by Commissioner Thomason, and carried unanimously.

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

- A: Z-17-17 Rezoning of 35.32 acre tract of land in Section 190, 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 Manufactured Home District (MH). (35.32 Acres) (Vicinity: N Ong St. & Broadway Dr.)

Chairman Parker advised the zoning request is tabled, at the request of the applicant, until a future Planning and Zoning Commission meeting.

3: Planning Director's Report.

Ms. Fawver advised the new Planning and Zoning agenda is going to be similar to the City Council's agenda. The consent agenda is reserved for more routine items, such as easements. Ms. Fawver gave a brief update on the ongoing neighborhood plans. The North Heights Neighborhood Plan has a major sewer main installation currently in process, and the Amarillo Inn demolition is also underway. The Barrio Neighborhood Plan is approximately 40% through the overall process, with a projected adoption in February 2018. To date, the advisory committee has participated in four meetings which has provided good feedback, and staff is currently approaching phase 2 of the five phases. The final draft is scheduled in February, with proposed changes being presented to the Commissioners for their recommendation before the City Council presentation. The San Jacinto neighborhood has been identified by City Council as the 3rd neighborhood plan. Ms. Fawver stated staff is beginning the process of reviewing all applications to make sure they are clear and concise for the applicants, as well as the pre application conference process. Ms. Fawver mentioned a recent visioning session with the city council which proposed three areas to review, and these are transportation, redevelopment of key areas and

looking at neighborhoods. Commissioner Bedwell inquired as to the shortage of Planning staff members. Ms. Fawver advised the Planning Department currently has 4 vacancies at the moment. These positions have been posted and we are currently in the recruiting process.

4: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:20 P.M.



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