

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

On the 12<sup>th</sup> day of June, 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	117	82
Dean Bedwell	Y	202	191
Rob Parker, Chairman	Y	70	58
Rick Thomason	Y	40	33
Bowden Jones	N	31	23
Dick Ford	Y	15	11
Terry Harman	Y	14	14

PLANNING DEPARTMENT STAFF:

David Soto, Planner I

Jeffery English, 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. David Soto gave the recommendation for the agenda items.

ITEM 1: 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.

ITEM 2: Approval of the minutes of the April 24, 2017 meeting.

A motion to approve the minutes of the April 24, 2017 meeting was made by Commissioner Thomason, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 3: Z-17-13 Rezoning of Lots 9 thru 12, Block 1, Wolflin Place Addition Lot 1, Lot 14A, Block 1, Wolflin Place Addition Unit No. 5, and a 0.19 acre tract of unplatted land, all in Section 186, 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 278, 278A, and Residential District 1 (R-1) to amended Planned Development District 278.(O.48 acre) (Vicinity: Hughes St. & Wolflin Ave.)

Mr. Soto advised the applicant is proposing the zoning change in order to develop and expand the parking lot for the commercial property to the north. Mr. Soto stated demolition of the three homes has been approved by the Amarillo Board of Review for Landmarks and Historic Districts. The 2010 Comprehensive Future Land Use and Character Map allows for customized zoning, which a PD is, and may provide for small-scale office or retail uses on vacant sites at the edge of the neighborhood or other appropriate locations. The application follows the Neighborhood Unit Concept (NUC) and provides a good transition from commercial businesses to residential. The applicant plans for a screening fence between the rear and side lot lines, as well as the parking lot from the front view. 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. Matt Griffith, Rockrose Development and Attebury Grain, 4211 Palacio, appeared to answer any questions.

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

A motion to approve Z-17-13 was made by Commissioner Bedwell, seconded by Commissioner Good, and carried unanimously.

ITEM 4: P-17-40 The Greenways at Hillside Unit No. 33, an addition to the City of Amarillo being an unplatted tract of land in Section 39, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Kingsgate Dr. & Bayswater 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-17-40 was made by Commissioner Ford, seconded by Commissioner Harman, and carried unanimously.

ITEM 5: Planning Director's Report.

In Ms. Fawver's absence, Mr. Soto gave a brief update on the Barrio Neighborhood Plan. The Advisory Committee is scheduled to meet this Thursday, June 15<sup>th</sup> at 6:00, to pinpoint some of the goals of the neighborhood.

ITEM 6: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:15 P.M.



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