

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

On the 13th day of March, 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	N	114	80
Dean Bedwell	Y	199	188
Rob Parker, Chairman	Y	67	55
Rick Thomason	Y	37	31
Bowden Jones	Y	28	21
Dick Ford	N	12	10
Terry Harman	Y	11	11

PLANNING DEPARTMENT STAFF:

Cody Balzen, Planner I

Jeffrey 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. Cody Balzen and Jeffrey English gave the recommendation for the agenda item.

ITEM 1: Approval of the minutes of the February 27, 2017 meeting

A motion to approve the minutes of the February 27, 2017 meeting was made by Commissioner Jones, seconded by Commissioner Thomason, and carried unanimously.

ITEM 2: V-17-02 Vacation of a 20' public utility easement in Block 215, Plemons Unit No. 1, in Section 170, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: SW 15th Ave. & Van Buren St.)
APPLICANT: Che Shadle

Mr. Balzen advised the applicant is requesting a vacation of the public utility easement, in order to build a skilled nursing home facility. Mr. Balzen stated construction plans for rerouting the sewer line have been approved by the City of Amarillo, relocation has not occurred, and surety has not been submitted as of this date. Mr. Balzen stated staff believes the request is appropriate and recommends approval as submitted, with the following condition. A surety for the relocation of sanitary sewer be resolved prior to the 1st City Council hearing.

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

A motion to approve V-17-02, with the submission of the surety prior to the 1st City Council hearing, was made by Commissioner Bedwell, seconded by Commissioner Thompson, and carried unanimously.

ITEM 3: Z-17-08 Rezoning of the North 75 feet of Lot 1, Block 215, 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 120 (PD-120) to Planned Development District 130 (PD-130), by amendment. (2.07 Acres) (Vicinity: SW 15th Ave. & Van Buren St.)
APPLICANT: Che Shadle

Mr. Balzen advised the applicant is requesting the zoning change with a proposed 120 bed, two-story, skilled nursing facility, and the site is also associated with V-17-02. Mr. Balzen commented PD 120 allows for off-street parking use only, and if approved, this request would unify the entire block under one PD zoning district. The request is consistent with the campus style and is a continuation of the same type of design standards. Mr. Balzen stated staff believes the request is

appropriate and recommends approval with 2 conditions. Approval of any required construction plans prior to 1st City Council hearing, and a site plan addressing the outstanding items be submitted in advance of the 1st City Council hearing.

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

A motion to Z-17-08 was made by Commissioner Jones with the following conditions, the approval of any required construction plans prior to the 1st City Council hearing, and a site plan addressing the outstanding items be submitted in advance of the 1st City Council hearing, seconded by Commissioner Harman, and carried unanimously.

ITEM 4: Z-17-09 Rezoning of Lot 28, Mays Ranches Unit No. 21, in Section 228, Block 2, AB&M Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Multiple Family District 1 (MF-1) and Light Industrial District (I-1) to General Retail District (GR). (0.51 Acres) (Vicinity: Mays Ave. & S Virginia St.)
APPLICANT: Daryl Furman

Mr. English advised the zoning request has been made due to the site being zoned half Multiple Family District and half Light Industrial District. This rezoning will consolidate design standards and create a reasonable zoning district transition, for the proposed day care facility. Mr. English commented the requested is consistent with the 2010 Future Land Use map of general commercial land use, consistent with the neighborhood unit concept in the 2010 Comprehensive Plan. 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 said request. Marna Moon, applicant, advised her daycare had lost their lease and are in the process of relocating to this site. A portable building has been moved onto the site, and all permits have been approved by the City to make this a permanent home for a daycare facility. Commissioner Jones inquired if additional parking would be required. Ms. Moon stated a variance was approved allowing for the required number of parking spaces to match the number of required daycare staff.

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

A motion to Z-17-09 was made by Commissioner Bedwell, seconded by Commissioner Thompson, and carried unanimously.

ITEM 5: P-17-22 Dremmel Addition Unit No. 2, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 152, Block 2, AB&M Survey, Randall County, Texas. (0.94 Acres) (Vicinity: Tradewind St. & Williamson Trail)
APPLICANT: Daryl Furman

Mr. English advised this plat is not being handled administratively because it does not front on a public right of way as required by the subdivision ordinance, and will require a variance from the Planning and Zoning Commission. Mr. English stated staff believes the request is appropriate and recommends approval as submitted.

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

A motion to approve P-17-22 with a variance was made by Commissioner Harman, seconded by Commissioner Thompson, 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.

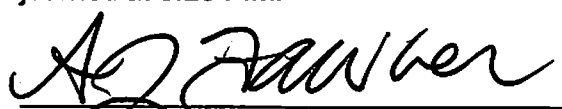
No comments were made.

ITEM 7: Planning Director's Report.

Chairman Parker advised there would not be a Director's Report.

ITEM 8: 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