

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

On the 27th 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 | 115 | 80 |
| Dean Bedwell | Y | 200 | 189 |
| Rob Parker, Chairman | Y | 68 | 56 |
| Rick Thomason | Y | 38 | 32 |
| Bowden Jones | Y | 29 | 22 |
| Dick Ford | N | 13 | 10 |
| Terry Harman | Y | 12 | 12 |

PLANNING DEPARTMENT STAFF:

AJ Fawver, AICP, CNU-A, Planning Director
Cody Balzen, Planner I
Jan Sanders, Recording Secretary

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 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)

Paul Stell, Lubbock, Texas, appeared to give a brief overview of the project for Z-17-10 on today's agenda. Mr. Stell stated the 2.95 acre tract is designed for a luxury senior housing facility, 101 units, with 1 and 2 bedroom apartments for active adults ages 60 and over.

Chairman Parker inquired if the project is for independent or assisted living. Mr. Stell stated the facility is for independent living.

No further comments were made.

ITEM 2: Approval of the minutes of the March 13, 2017 meeting.

A motion to approve the minutes of the March 13, 2017 meeting was made by Commissioner Thomason, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 3: P-17-27 Beverly Gardens Unit No. 25, an addition to the City of Amarillo, being a replat of a portion of Lot 2, Block 16, Beverly Gardens Unit No. 1, in Section 158, Block 2 AB&M Survey, Potter County, Texas. (0.49 Acres) (Vicinity: Knight Ave. & Angelus Dr.)
DEVELOPER(S): Jose Bravo
SURVEYOR: Kevin Brown

A motion to approve P-17-27 was made by Commissioner Jones, seconded by Commissioner Harman, and carried unanimously.

ITEM 4: P-17-28 Heritage Hills Unit No. 8, an addition to the City of Amarillo, being a replat of Lots 1 thru 12, Block 18, Heritage Hills Unit No. 4 in Section 65, Block 9, BS&F Survey, Randall County, Texas. (1.82 Acres) (Vicinity: Kori Dr. & Crestline Dr.)
DEVELOPER(S): Noah Williams
SURVEYOR: Daryl Furman

A motion to approve P-17-28 was made by Commissioner Bedwell, seconded by Commissioner Thomason, and carried unanimously.

ITEM 5: P-17-29 The Colonies Unit No. 68, an addition to the City of Amarillo, being a replat of Lots 24 thru 31, Block 30, The Colonies Unit No. 63 in Section 40, Block 9, BS&F Survey, Randall County, Texas. (1.24 Acres) (Vicinity: Georgetown Dr. & Aberdeen Pkwy.)
DEVELOPER(S): Josh Langham & Dre Baccus
SURVEYOR: Robert Keys

Chairman Parker advised the item would require no action today.

ITEM 6: Z-17-10 Rezoning of a 2.957 acre tract of land in Section 10, Block 9, BS&F Survey, Potter County, Texas, plus on-half of all bounding streets, alleys, and public ways to change from Residential District 1 (R-1) to Multiple Family District 2 (MF-2). (Vicinity: W Amarillo Blvd. & Lowes Ln.)
APPLICANT: Paul Stell

Mr. Balzen advised the applicant is proposing to develop a four-story, age restricted, multi-family housing facility. Mr. Balzen commented the request is consistent with the 2010 Future Land Use and Character Map, designating the area for future general commercial land use, and MF-2 is a less intensive use in what could be allowed. The request is consistent with the Comprehensive Plan principles of growth management and the emphasis on infill development, consistent with life-cycle housing philosophy, consistent with protection of neighborhoods, and also consistent with the established development pattern within the area. Mr. Balzen stated staff believes the request is appropriate and recommends approval as submitted.

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

A motion to Z-17-10 was made by Commissioner Harman, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 7: Planning Director's Report.

Ms. Fawver advised the Planning & Zoning Agenda is more consistent with what the City Council has incorporated and have moved the Public Comment to the beginning of the agenda. Training for the board has been tentatively set for the afternoon of Thursday, April 13th. Ms. Fawver stated lunch will be provided and an agenda will be distributed beforehand. Training will focus on platting, zoning, state requirements in regards to conduct, and information pertaining to the current legislative session with items that pertain to planning and zoning. Ms. Fawver mentioned work on the second neighborhood plan, the Barrio Plan, has started and a kick-off meeting was held on March 8th with approximately 60 participants. Staff is in the process of organizing and compiling the information gathered from the meeting, and will be bringing the documentation to the Planning & Zoning board for review. Two additional meetings are planned going forward, a check-in meeting, bringing back the work that has been compiled, and a final meeting to unveil the plan. The Barrio Plan will also have an Advisory Committee, which will meet approximately seven to nine times. Ms. Fawver advised she, along with Kelley Shaw, are working on temporary sign regulations, and gathering information for the City Council for their consideration.

ITEM 8: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:25 P.M.



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