

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

On the 11th day of September, 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	123	88
Dean Bedwell	N	208	196
Rob Parker, Chairman	Y	76	63
Rick Thomason	N	46	38
Bowden Jones	N	37	28
Dick Ford	Y	21	16
Terry Harman	Y	20	20

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 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 August 28, 2017 meeting.
 - 2: V-17-05 Vacation of 80' ROW known as South Lincoln Street between SE 8th Ave. & SE 7th Ave. and 80' ROW known as SE 7th Ave. between S Buchanan St. and S Johnson St. along with two 20' wide Public Utility Easements located in Block 111, Plemons Addition Unit No. 1, in Section 170 and Block 112, Mirror Addition Unit No. 1, in Section 155, all of which is located in Block 2, AB&M Survey, Potter County, Texas. (Vicinity: SE 7th Ave. & S Lincoln St.)

A motion to approve the Consent Agenda was made by Commissioner Harman, seconded by Commissioner Good, and carried unanimously.

IV. Regular Agenda:

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

- A. Z-17-24 Rezoning of Lots 10 - 12, Block 223, Plemons Unit No. 1, in Section 170, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and publicways to change from Planned Development 130 (PD-130) to Planned Development 130 (PD-130). (0.52 Acres) (Vicinity: SW 16th Ave. & S Jackson St.)

Mr. English advised this item would be tabled until a later Planning & Zoning Commission meeting. A motion to table Z-17-24 was made by Commissioner Harman, seconded by Commissioner Good, and carried unanimously.

- B. Z-17-25 Rezoning of Lots 5 and 6, Block 1, Westway Unit No. 5, in Section 6, Block 9, BS&F Survey, Randall County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Planned Development 91A (PD-91A) to Planned Development 91A (PD-91A). (5.58 Acres) (Vicinity: SW 53rd Ave. & S Western St.)

Mr. English advised the request is to expand and add additional storage capacity to the U-Haul location. The request follows along with the principles of growth management, encourages infill development and is consistent with the Neighborhood Unit Concept. Mr. English advised staff believes the request is appropriate and recommends approval as submitted.

Chairman Parker asked if anyone wanted to speak in favor of said request. Jonathan Martindale, 5316 Canyon Drive, applicant, appeared to answer any questions. No comments were made.

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

A motion to approve Z-17-25 was made by Commissioner Ford, seconded by Commissioner Good, and carried unanimously.

- C. Z-17-26 Rezoning of Lot 5, Block 1, Georgia Plaza Unit No. 2, in Section 184, Block 2, AB&M Survey, Randall County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Planned Development 205 (PD-205) to General Retail District (GR). (1.75 Acres) (Vicinity: SW 46th Ave. & Hardin Dr.)

Mr. Balzen advised the site was originally zoned GR, but was rezoned for the creation of PD-205 for the placement of Culligan of Amarillo. The site was never developed for this business. The applicant is requesting to return the site to its original zoning and develop the site with an embroidery and screen shop. The request follows along with the principles of growth management and encourages infill development. Mr. Balzen advised 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-17-26 was made by Commissioner Good, seconded by Commissioner Ford, and carried unanimously.

- D. Z-17-27 Rezoning of Lots 14 & 15, Block 18, Paramount Terrace Unit No. 4, 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 Office District 2 (O-2) to General Retail District (GR). (0.43 Acres) (Vicinity: S Western St. & Janet Dr.)

Mr. Balzen advised this request contradicts the adopted 2010 Comprehensive Future Land Use and Character Map, and is inconsistent with principles of general residential land use designation. The request is also inconsistent with the land use adopted in the Neighborhood Unit Concept. The 2010 Comprehensive Plan is also inconsistent with best suited uses around neighborhoods. Mr. Balzen commented as presented, the request would allow for heightened encroachment into an existing residential area, possibly create higher traffic at this intersection and along Janet Drive, which is mostly residential in nature. Further concerns with a fire station directly across from this site, an increase in traffic could mean an increase in response time for emergency vehicles. Mr. Balzen advised staff believes the request is inappropriate and recommends denial as presented. It should be noted staff received one phone call in opposition and requested their call be noted in the minutes.

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

Chairman Parker asked if anyone wanted to speak against said request. Belinda Hall, 119 Dewey Ave, owns five properties along Janet Drive, voiced concerns of additional traffic in the neighborhood.

Mr. Harmon inquired how staff compares this request to the site with the CVS Pharmacy, directly across Western Street. Mr. Balzen advised the pharmacy site had been approved previously for higher density, due to the location being at a section line corner.

Mr. Ford inquired if the applicant would be required to have a fence along the backside of the property. Mr. Balzen advised the applicant would be required to meet all standards of a site plan review, and yes, they would be required to install a fence.

A motion to deny Z-17-27 was made by Commissioner Good, seconded by Commissioner Ford, and carried unanimously.

2: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:33 P.M.


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