

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

On the 14th day of November, 2018, the Amarillo Planning and Zoning Commission met in a work session at 2:45 PM to review agenda items, and then convened in regular session at 3:00 PM in the City Council Chamber on the third floor of City Hall, 601 S. Buchanan, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Joshua Raef	N	20	3
Royce Gooch	Y	20	17
Rob Parker, Chairman	Y	102	86
Rick Thomason	N	72	58
Bowden Jones	Y	63	48
Dick Ford	Y	47	39
Terry Harman	Y	46	45

PLANNING DEPARTMENT STAFF:
Cris Valverde, Assistant Director of Planning and Development Services
Leslie Schmidt, Senior Assistant City Attorney
Hannah Green, Recording Secretary

Chairman Parker opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Cris Valverde gave the recommendations 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 October 22nd, 2018 meeting.

A motion to approve the consent agenda was made by Commissioner Jones seconded by Commissioner Harman, and carried unanimously.

- IV. Regular Agenda:
 - 1: SUDIVISION PLAT/S: The Planning & Zoning Commission has final authority for approval; appeals may be directed to City Council.
 - A. P-18-110 Boatwright-Trew Subdivision Unit No. 8, a suburban subdivision to the City of Amarillo, being a replat of Lot 11, Block 9, Boatwright-Trew Subdivision Unit No.4, in Section 70, Block 9, BS&F Survey, Randall County, Texas.

Cris Valverde, Assistant Director, presented this item with consideration of a request for approval of a residential replat which requires a public hearing under Texas Local Government Code 212.015 C. Mr. Valverde ended the presentation with staff recommendation of approval. Commissioner Gooch asked a question regarding lot width requirements.

Chairman Parker asked if there was anyone in favor or against this item. No comments were made.

A motion to approve P-18-110 was made by Commissioner Ford, seconded by Commissioner Gooch, and carried unanimously.

- B. P-18-111 Hermitage Addition Unit No. 4, and addition to the City of Amarillo, being a replat of Lots 13 thru 18, Block 8, Lot 2, Block 1, Unit No. 1 Hermitage Addition, Lots 1 thru 9, S&E the East 10 feet, Block 8, Loy 1 S&E East 10 feet, Block 1, Hermitage Addition Unit No. 2 and Lots 11 thru 12, S&E the East 10 feet, Block 8, JNO . P. Mathis, in section 185, Block 2, AB&M Survey, Randall County, Texas.

Cris Valverde, Assistant Director, presented this item with consideration of a request for approval of a residential replat which requires a public hearing under Texas Local Government Code 212.015 C. Mr. Valverde ended the presentation with staff recommendation that this plat be allowed to be resubmitted for consideration at a time the plat is deemed appropriate for consideration.

Chairman Parker asked if there was anyone in favor or against this item. No comments were made.

A motion to deny under the stipulation allow for the resubmission of P-18-111 was made by Chairman Parker, seconded by Commissioner Harman, and carried unanimously.

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

- A. Z-18-24 Rezoning of Lots 5 and 6, Block 35, Miller Heights Unit No.1, in Section 168, Block 2, AB&M Survey plus one-half of all bounding streets, alleys, and public ways to change from Multifamily District 1 to Multifamily District 1 with a Specific Use Permit for placement of a Class A Manufactured Home.

Cris Valverde, Assistant Director, presented this item with consideration of a request for a Specific Use Permit (SUP) in order to place a Type A Manufactured Home on the site. This was a previously presented and approved item, however, staff thought it appropriate to be heard again given updated information and previous erroneous public notices. Mr. Valverde ended the presentation a recommendation that the Planning and Zoning Commission take into account the intent of the SUP process, existing land development characteristics, goals of the neighborhood plan, and any comments for area residences.

Commissioner Harman made a motion to reconsider this item, seconded by Commissioner Gooch, and carried unanimously.

The Commission then asked staff questions regarding the zoning of the area in context of the Future Land Use Map.

Chairman Parker asked if there was anyone in favor of this item. Love Gaither, the applicant, stood to speak regarding her reasons and intentions for the placement of the manufactured home Ms. Gaither noted that she plans to make it look like a regular house and that it would be a good addition given the current state of the lot. Ms. Gaither then took questions from the Commission about looking at different properties and the current lot the manufactured home stands on.

Chairman Parker asked if there was anyone against this item. Mildred Dalton, 2005 NW 14th, stood to speak against this item due to the conflict with the North Heights Neighborhood Plan. Ms. Dalton noted that the plan is in favor of keeping the character of the neighborhood, and that the lot could be use to better entice future development and revitalization. Ms. Dalton then took questions from the Commission regarding what is the hope and plan for the lot.

Pastor Carr, 3120 Redwood St, also stood to speak about the area and the recent redevelopment going in a positive direction. Pastor Carr noted the importance of building good homes and how it affects the overall neighborhood.

Betty Briggs, 1909 Currie Ln, stood in order to speak and ask a question about the zoning in the neighborhood and how to rezone more according to the North Heights Neighborhood Plan. There was a discussion regarding the history of the city's rezoning, the Commission approving different zonings and Specific Use Permits, and the plan going forward.

A rebuttal was made by Ms. Gaither. Ms. Gaither noted that redevelopment takes time and the reason she bought the property was because she grew up in the neighborhood and desires to stay in the area. Ms. Gaither again spoke of her intention to make the effort to make it look like a regular home.

A rebuttal was made by Ludell Hill, 2801 Magnolia, who stood to speak against the item. Ms. Hill noted the questioned moving the manufactured home to this area from another.

Commissioner Jones questioned city staff about the precedent regarding certain requests and future ones.

A motion to approve Z-18-24 was entertained by Chairman Parker but failed.

A motion to deny was made by Commissioner Harman, seconded by Commissioner Jones, and carried unanimously.

3: Discuss Items for Future Agendas.

Cris Valverde, Assistant Director, stood to speak about the agenda formatting. Mr. Valverde noted the previous versions of the agenda where there was a running list on items. Mr. Valverde also noted that the discussion could be handled at a later date.

No further comments were made and the meeting was adjourned at 3:50 P.M.



Cris Valverde, Assistant Director of Planning
Planning & Zoning Commission

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