

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

On the 13th day of November, 2017, the Amarillo Planning and Zoning Commission met in a work session at 2:50 PM to review agenda items, and then convened in regular session at 3:05 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	127	90
Dean Bedwell	Y	212	200
Rob Parker, Chairman	Y	80	65
Rick Thomason	Y	50	41
Bowden Jones	Y	41	32
Dick Ford	Y	25	20
Terry Harman	Y	24	24

PLANNING DEPARTMENT STAFF:

AJ Fawver, AICP, CNU-A, Planning Director
Hannah Green, Recording Secretary

Jeffrey English, Planner I

Chairman Parker opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Jeffrey English gave the recommendation for the agenda item.

- 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 23, 2017 meeting.

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

- IV. Regular Agenda:

- 1: Subdivision Plats: The Planning & Zoning Commission has final authority for approval; appeals may be directed to City Council.
 - A. P-17-99 West Acres Unit No. 10, an addition to the City of Amarillo being a replat of Lot 30, West Acres Unit No. 1 in Section 10, Block 9, BS&F Survey, Potter County, Texas. (2.00 Acres) (Vicinity: S Avondale St. & SW 1st Ave.)

Jeffrey English, Planner I, presented this item, explaining that a public hearing is required per Texas Local Government Code 212.0159(c).

Mr. English gave a brief presentation, concluding with a staff recommendation of tabling the plat for another 30 days due to a deed restriction.

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

A motion to table P-17-99 was made by Commissioner Harman, seconded by Commissioner Thomason, and carried unanimously.

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

A. Z-17-33 Rezoning of Tract 10, Block 1, Eberstadt & Brock Unit No. 1, in Section 185, Block 2, AB&M Survey, Randall County, Texas plus one-half of all bounding streets, alleys, and public ways to change from General Retail (GR) to Light Commercial (LC). (1.24 Acres) (Vicinity: SW 45th Ave. & Katharina Ct.)

Jeffrey English, Planner I, presented this item, and advised the applicant is requesting change in zoning from GR to LC in order to develop the property with storage warehouse uses in the future along SW 45th Avenue. Mr. English stated that this rezoning request is consistent with the adopted 2010 Comprehensive Future Land Use, at first glance; however, it is not consistent with the specific area as outlined in the staff report, which would place an "auto oriented" development of heavier intensity along a residential street. The Comprehensive Plan also cautions against encroachment into the neighborhood, which this request would create. It would also introduce a type of zoning into the area which does not currently exist. Mr. English stated that LC zoning allows for several higher intensity uses including, but not limited to, Dyeing/Laundry Plant, Automobile Repair Garage/ Body Rebuilding Shop, or Laboratory Manufacturing these would not be appropriate given the existing development pattern of the area. Further, this would eliminate the buffer that the existing GR zoning creates there between residential and HC. Mr. English stated that the rezoning request is inconsistent with the current pattern of development and zoning located adjacent to SW 45th Avenue. It also introduces a zoning district which is not currently present, singling out this lot for fundamentally different treatment. Staff recommends denial as presented.

Chairman Parker asked if anyone wanted to speak in favor of request. Pat Tunnell, architect for American Office and Storage stated that LC district is required for this area to develop this type of storage. Mr. Tunnell also noted that this site is just off of the main arterial road. He stated that it is an infill property. He also stated that apartment buildings could look forward to this change as it would allow for more storage nearby. The request of a zone change was being made mainly because the storage unit is not allowed in a GR district. In response from questions received by Commissioners, Mr. Tunnell stated that the buildings would be surrounding an open center, have one entry, and have security fencing around the facility. He noted that everything that would be contained to the property and the fence would be solid metal, protecting property and neighborhood from open view. Mr. Tunnell stated that there would be no parking, just access to the unit.

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

A motion to approve Z-17-33 was made by Commissioner Ford and seconded by Commissioner Bedwell. The motion passed 4:2 with Commissioners Jones and Harman voting against.

3: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:18 P.M.



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