

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

On the 4th day of February 2020, the Amarillo Planning and Zoning Commission convened in a special session at 9:00 AM in the on the first floor of City Hall Room 105, 601 S. Buchanan, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Jonathan Morris	N	23	15
Royce Gooch	Y	44	40
Rob Parker, Chairman	Y	126	106
Jason Ault	Y	23	15
Bowden Jones	Y	88	67
Dick Ford	Y	71	60
Pedro Limas, Vice Chair	Y	23	22

PLANNING DEPARTMENT STAFF:
Andrew Freeman, Director of Planning and Development Services
Cris Valverde, Assistant Director of Planning and Development Services
Emily Koller, Planning Manager
Hannah Green, Recording Secretary

Chairman Parker opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Andrew Freeman, Director, gave the recommendations for the agenda items.

- I. Call to order and establish a quorum is present.
- II. Public Address: 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. Regular Agenda:
 - 1. Presentation and Discussion on Module 1: Zoning Related to the Zoning Code Revision Project.

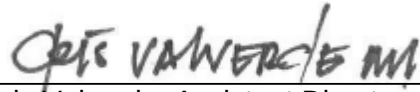
Andrew Freeman, Director of Planning and Development Services, stood to introduce the White & Smith consulting team in order to review Module 1 and findings related to the revision of the Zoning Code. Mr. Freeman noted that this is a time to gain feedback from the Commission.

Tyson Smith, consultant, stood to share the progress so far, noting the kick off that occurred in June of 2019 and the zoning assessment in September of 2019. Mr. Smith stated that the revision is currently in the drafting process. Mr. Smith proceeded to go over the objectives and description of each module, 3 in total. He continued by discussing the changes that are higher priority, including district and regulation changes, and the inclusion of an executive summary to help increase reader understanding.

Kelly Cousino, consultant, also stood to present the proposed changes to zoning districts in depth as well as the layout of the code. Ms. Cousino noted the additions, consolidations, and differences of regulation regarding certain zoning districts in order to help future development. The board followed up with questions regarding changes to the Planned Development district regulations. It was noted that the Planned Development district would still be an option in rezoning, but it is hoped that the proposed changes to other districts would help decrease the amount needed.

Tyson Smith ended the presentation with a discussion about the next steps in the process. There was then a discussion with the board and City staff. This discussion included concerns about creating a district between General Retail and Light Commercial as well as clarification about the regulations regarding manufactured homes in certain zoning districts.

No further comments were made and the meeting was adjourned at 9:51am.

A handwritten signature in dark ink, appearing to read "CRIS VALVERDE" followed by a stylized flourish.

Cris Valverde, Assistant Director of Planning
Planning and Zoning Commission