



Planning and Zoning Commission Regular Meeting

May 1, 2023

3:00 PM

Third Floor of City Hall - City Council Chambers
601 S. Buchanan, St.
Amarillo, TX 79101

AGENDA

1. **Call to order and establish a quorum is present.**
2. **Planning and Zoning Commission will discuss or receive reports on the following current matters or projects.**
 - 2.A. Review agenda items for regular meeting and attachments
 - 2.B. Announcements
 - 2.C. Request future agenda items or updates from staff
3. **Public Comment** Citizens who desire to address the Planning and Zoning Commission with regard to items on the agenda will be received at this time.
4. **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.
 - 4.A. Consider Approval – Minutes of the March 20, 2023 Regularly Scheduled Meeting of the Planning and Zoning Commission
 - 4.B. **Consideration of P-23-46 Heritage Hills Unit No. 17**
An addition and suburban subdivision to the City of Amarillo, being an unplatted tract of land, in Section 65, Block 9, B.S.&F. Survey, Randall County, Texas.
VICINITY: Soncy Rd. and Hollywood Rd.; APPLICANT/S: Blew & Associates, PA for Circle K Stores, Inc.
5. **Regular Agenda**
 - 5.A. **Consideration of P-23-35 Westover Park Unit No. 28**
An addition to the City of Amarillo, being an unplatted tract of land, in Section 31, Block 9, B.S.&F. Survey, Randall County, Texas. VICINITY: Interstate 27 and Loop 335; APPLICANT/S: Blew & Associates, PA for Rockrose Development, LLC and Happy Again LP

5.B. Public Hearing and Consideration of P-23-41 Mesquite Acres Subdivision Unit No. 7:

A suburban subdivision to the City of Amarillo, being a replat of a portion of Lot 2A, Block 2, Mesquite Acres Subdivision Unit No. 2, in Section 14, Block 9, B.S.&F. Survey, Potter County, Texas. VICINITY: N. Western St. and W. Yucca Ave.; APPLICANT/S: Atlas Land Surveying LLC for Jacob and Joyce Price

5.C. Public Hearing and Consideration of Rezoning Z-23-04

Rezoning of a 136.63 acre tract of unplatted land in Section 61, Block 9, B.S.&F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Residential District 3, Moderate Density District, Agricultural District, Planned Development Districts 400, 400A, 401, and 401A to Planned Development District for a single-family subdivision with varying development standards. VICINITY: SW 34th Ave. and Soncy Rd.; APPLICANT/S: Furman Land Surveyors Inc. for Betenbough Homes LLC.

5.D. Public Hearing and Consideration of Rezoning Z-23-05

Rezoning of a 17.42 acre tract of unplatted land in Section 65, Block 9, B.S.&F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Agricultural District to Residential District 3. VICINITY: Westin Dr. and Arlo Dr.; APPLICANT/S: Furman Land Surveyors Inc. for P Dub Land Holdings, LTD

5.E. Public Hearing and Consideration of Zoning Ordinance Text Amendment ZT-23-01

An amendment to Section 4-10-170(b)(6) of the City of Amarillo Zoning Ordinance regarding Special Front Yard Regulations within Division 2: General Area Regulations of Article V: Supplemental Regulations. The amendment adds the following underlined text:

Sec. 4-10-170 – Front Yard(b)(6) “Where both street frontages of a corner lot used for one-family, two-family or manufactured home housing units are required to be treated as front yards, a front yard of twenty (20) feet or the front yard required for the respective district as specified in this section, whichever is less, shall be observed on the lot frontage of greatest dimension. If such a lot is bounded on the rear by an alley, **or is located within an R-3, MD, MF-1, or MF-2 district**, then ten (10) feet setback shall be required on the lot frontage of greatest dimension. (See Appendix Illustration 4C).”

The Planning and Zoning Commission reserves the right and hereby gives notice that it may conduct an executive session, as the Planning and Zoning Commission may find necessary, on any item of business listed in this agenda for which state law authorizes an executive session, even if such item is not specifically designated to be an executive session item.

In the event of a lack of quorum to convene or continue the meeting described above, then this matter will automatically be carried forward to the agenda of the next regularly scheduled meeting of the Commission and succeeding meetings as necessary.

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Posted this 27th day of April 2023.