

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

On the 24th day of March 2014, the Amarillo Planning and Zoning Commission met in a work session in Room 206, second floor of City Hall, at 2:45 PM to review agenda items, then convened in regular session at 3:00 PM in the City Council Chambers 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
David Craig, Chairman	Y	60	43
Dean Bedwell	Y	127	120
Judy Day	N	130	104
Casey Webb	Y	60	47
Mike Good, Vice-Chairman	Y	42	32
Anthony Ledwig	Y	42	36
Howard Smith	Y	165	146

PLANNING DEPARTMENT STAFF: Cris Valverde, Senior Planner
Kelley Shaw, Planning Director Jan Sanders, Admin Tech

Chairman Craig opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Kelley Shaw, Planning Director, read the staff reports and gave the recommendations for each item.

ITEM 1: Approval of the minutes of the March 10, 2014 meeting

A motion to approve the minutes of the March 10, 2014 meeting was made by Commissioner Smith, seconded by Commissioner Good, and carried 5:0:1, with Commissioner Webb abstaining.

ITEM 2: Z-14-06 Rezoning of Lot 3, Block 3, Amended Southside Acres Unit No. 12, in Section 230, 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 to Office District 2 with a Specific Use Permit for operation of a sports club (baseball instruction facility)(Vicinity: SW 58th Avenue and Georgia Street).
APPLICANT: Shirley Wright

Mr. Shaw stated the applicant is requesting a zoning change for office use with a baseball instructional facility. The applicant submitted a site plan with proposed development standards detailing building elevation, building area, landscaping, parking, hours of operation and other pertinent information. Mr. Shaw commented the signage would comply with Office District 2 standards, and outdoor activities would not be allowed on the undeveloped portion of the lot without an amendment to the Specific Use Permit (SUP). Mr. Shaw stated staff feels the proposed zoning request and SUP is appropriate for the area and recommends approval as submitted.

Chairman Craig asked if anyone present wished to speak in favor of, or against the rezoning. No comments were made.

A motion to approve Z-14-06 was made by Commissioner Bedwell, seconded by Commissioner Ledwig and carried unanimously.

ITEM 3: Z-14-07 Rezoning of Lots 15 through 18, Block 1, Hastings Unit No. 2, in Section 158, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 1 to Light Commercial District. (Vicinity: Hastings Ave. & River Rd.)
APPLICANTS: Eric and Vianet Diaz

Mr. Shaw stated the applicant is requesting a zoning change to continue the operation of a trucking business with associated repair and maintenance facilities. The character of this area is rural in nature with large residential lots, some vacant land, and some agricultural type uses somewhat (animals). In 2012, City staff received complaints from area property owners concerning a trucking operation on the site. Property owners had concerns about the noise, and the trucks parking on the street blocking driveways and preventing traffic flow. City departments reviewed the complaints and informed the applicant the property has been zoned residentially since 1968 and the operation of such a business is illegal on this site. The applicant visited with City staff requesting a zoning change to Light Commercial (LC). Staff informed the applicant LC zoning would be out of character with the surrounding zoning and existing land uses, and staff's recommendation would not be favorable. Mr. Shaw commented the City of Amarillo utilizes the Neighborhood Unit Concept (NUC) in development. Given the applicant is proposing non-residential zoning mid-section, the request does not follow the NUC guidelines, nor does the proposed use, or other uses allowed in LC zoning, fit in with the character of surrounding land uses. Mr. Shaw stated staff believes the request is inappropriate and recommends denial of such request.

Chairman Craig asked if anyone present wished to speak in favor of the rezoning. Merrill Nunn, Attorney for the applicant, spoke in favor of the request. Mr. Nunn informed the Commissioners the predominate use of the lots south of Hastings Avenue from River Rd to Angelus Dr is vacant land with some mobile home residences. Until 2001, the subject property was also vacant land, but, since that time, two different trucking companies have done business on the property before selling the property to Mr. Diaz in 2012. Mr. Nunn mentioned Mr. Diaz operates a gravel trucking business consisting of twelve trucks that park on the lot during the evening hours. Mr. Nunn stated Mr. Diaz spoke with Code Enforcement before purchasing the property inquiring if his intended use would be appropriate. Per Mr. Nunn, Code Enforcement staff stated the use would be allowed.

Some discussion was held between the Commissioners and Mr. Nunn, such as land use on the north side of Hastings Avenue, what prompted the complaints, and if any documentation is available for previous land use of the proposed site. Mr. Nunn stated the lots north of Hastings Avenue were single family residences, a church with a daycare and vacant land. He also commented a dispute over the use of dumpsters possibly caused the issues between neighbors. Mr. Shaw mentioned staff had not been able to determine the land was previously used for any business including trucking companies. Mr. Diaz stated he spoke with Code Enforcement asking if he could park his trucks on the site. Per Mr. Diaz, the documentation given to him stated the property was zoned Heavy Commercial. The Commissioners asked Mr. Diaz to provide the documentation he mentioned, for their review, and before ruling on the request.

A motion to table Z-14-07 until the April 28, 2014 Planning & Zoning meeting, in order to give the applicant time to produce documentation mentioned, was made by Commissioner Smith, seconded by Commissioner Ledwig and carried unanimously.

ITEM 4: Z-14-08 Rezoning of a 18.79 acre tract of unplatted land in Section 61, Block 9, BS&F Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to Light Commercial District.(Vicinity: Interstate Highway 40 and Soncy Road).
APPLICANT: Sarah Williamson

Mr. Shaw stated the applicant is requesting the zoning change in order to develop a Sam's Club on the proposed site. Mr. Shaw commented the Comprehensive Plan recommends that corridors with concentrated retail activities continue development with similar land uses. Staff feels the applicant's request is appropriate with a logical continuation of Light Commercial District zoning, and recommends approval as presented.

Chairman Craig asked if anyone present wished to speak in favor of, or against the rezoning. No comments were made.

A motion to approve Z-14-08 was made by Commissioner Bedwell, seconded by Commissioner Smith and carried 5:0:1, with Chairman Craig abstaining.

ITEM 5: P-14-16 Ranch Acres South Unit No. 6, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 146, Block 2, AB&M Survey, Randall County, Texas. (4.18 acres)(Vicinity: S Osage St. and FM 1151).
DEVELOPER(S): Debra Fussell
SURVEYOR: Kevin Brown

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on March 21, 2014.

ITEM 6: P-14-17 The Greenways at Hillside Unit No. 29, an addition to the City of Amarillo, being a replat of Lots 21 and 22, Block 2, The Greenways at Hillside Unit No 13A Amended, in Section 39, Block 9, BS&F Survey, Randall County, Texas. (0.35 acres)(Vicinity: Tuscany Village & Hillside Rd.)
DEVELOPER(S): Ren and Tammie Hensley
SURVEYOR: Richard Johnson

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on March 6, 2014.

ITEM 7: P-14-18 Hester Road Estates Unit No. 1, a suburban subdivision to the City of Amarillo being an unplatted tract of land situated in Section 22, Block 9, BS&F Survey, Potter County, Texas. (2.58 acres)(Vicinity: Hester Rd. and Cliffside Rd.)
DEVELOPER(S): Stanley Stambaugh
SURVEYOR: Wendell Stoner

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-14-18 was made by Commissioner Good, seconded by Commissioner Ledwig and carried unanimously.

Stanley Stambaugh, 6013 Dreyfuss, developer of the property, spoke asking for further clarification of the items not submitted. Mr. Shaw explained all plat submissions must meet certain stipulations required per the City of Amarillo's subdivision regulations. The missing items for this plat is a groundwater certification, minor corrections are needed on the original plat, and also the state requires a current tax certificate reflecting taxes have been paid in full.

CARRY OVERS:

ITEMS 8-9: P-14-14 Hillside Terrace Estates Unit No. 22, P-14-15 Lawndale Addition Unit No. 9.

No action was taken on these plats.

PENDING ITEMS:

ITEMS 10-21: P-08-10 The Woodlands of Amarillo Unit No. 14, P-11-31 Sundown Acres Unit No. 6, P-11-54 Tradewind Air Park Unit No. 19, P-12-23 Soncy Estates Unit No. 3, P-12-45 Redstone Addition Unit No. 1, P-12-52 Bownds Industrial Park Unit No. 1, P-13-05 Beverly Gardens Unit No. 22, P-13-32 University Heights Unit No. 7, P-13-64 South Side Estates Unit No. 37, P-13-65 Lonesome Dove Estates Unit No. 5, P-13-67 Amended Puckett West Addition Unit No. 15, P-13-72 Park Hills Unit No. 2.

No action was taken on these plats.

ITEM 22: P-13-73 Tradewind Air Park Unit No. 20, an addition to the City of Amarillo being a replat of a portion of Lots 1 and 2, Block 30, Tradewind Air Park Unit No. 8, in Section 153, Block 2, AB&M Survey, Randall County, Texas. (3.89 acres)(Vicinity: Williams St. & SE 42nd Ave.)
DEVELOPER(S): Perry Williams
SURVEYOR: H.O. Hartfield

A motion to approve P-13-73 was made by Commissioner Webb, seconded by Commissioner Ledwig and carried unanimously.

ITEMS 23-26: P-13-76 San Jacinto Heights Addition Unit No. 7, P-13-78 Heritage Hills Unit No. 2, P-13-81 E. W. Raef Unit No. 14, P-14-02 K & S Acres Unit No. 3.

No action was taken on these plats.

ITEM 27: P-14-03 Hollywood Acres Unit No. 2, a suburban subdivision to the City of Amarillo, being a replat of Lot 1, Block 1, Hollywood Acres Unit No. 1, and an unplatted tract of land in Section 38, Block 9, BS&F Survey, Randall County, Texas. (3.91 acres)(Vicinity: Hollywood Rd. & FM HWY 2590)
DEVELOPER(S): Paul Fields
SURVEYOR: Richard Johnson

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on March 19, 2014.

ITEMS 28-31: P-14-04 River Falls Unit No. 38, P-14-05 Glidden and Sanborn Addition Unit No. 9, P-14-06 Tangle Aire Estates Unit No. 4, P-14-07 Ranch Acres South Unit No. 4.

No action was taken on these plats.

ITEM 32: P-14-09 High Country Estates Unit No. 2, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 31, Block 1, TTRR Company Survey, Randall County, Texas. (1.84 acres)(Vicinity: High Country Dr. & Mission Ave.)
DEVELOPER(S): Jeff and Davy Hamilton
SURVEYOR: Michel Newton

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on March 21, 2014.

ITEMS 33-35: P-14-10 West Amarillo Industrial Park Unit No. 23, P-14-11 City Park Unit No. 18, P-14-12 Lonesome Dove Estates Unit No. 6.

No action was taken on these plats.

ITEM 36: Public Forum: Time is reserved for any citizen to comment on City zoning or planning concerns; however, the Commission can take no action on any issue raised.

No comments were made.

ITEM 37: Discuss Items for Future Agendas.

No further comments were made and meeting adjourned at 4:05 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission