

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

On the 8th day of September 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	71	53
Dean Bedwell	Y	138	131
Howard Smith	Y	176	156
Mike Good, Vice-Chairman	Y	53	40
Anthony Ledwig	Y	53	46
Mark Rowh	Y	7	5
Rob Parker	Y	7	6

PLANNING DEPARTMENT STAFF:
Kelley Shaw, Planning Director

Cris Valverde, Senior Planner
Jan Sanders, Recording Secretary

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 August 25, 2014 meeting

A motion to approve the minutes of the August 25, 2014 meeting was made by Commissioner Bedwell, seconded by Commissioner Good, and carried 6:0:1 with Commissioner Ledwig abstaining.

ITEM 2: Presentation and discussion of proposed amendments to the Downtown Amarillo Urban Design Standards.

Chairman Craig advised Item 2 would be presented at the end of the published agenda.

ITEM 3: Z-14-17 Rezoning of a 14.41 acre tract of unplatted land in Section 39, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways to change from Agricultural District to General Retail District. (Vicinity: Soncy Rd. & Hillside Rd.)
APPLICANT: Muff London

Mr. Shaw stated the applicant is requesting the zoning change in order to develop the next phase of The Greenways at Hillside subdivision with retail related development. Mr. Shaw mentioned south of the applicant's site and along the east side of the Soncy/Loop 335 corridor, long narrow strips of undeveloped land have been left for future non-residential development. Commercial strip development is permitted along the Soncy/Loop 335 corridor as it is one of Amarillo's major commercial corridors. Mr. Shaw commented staff feels the request is a logical continuation of the development and recommends approval as submitted.

A motion to approve Z-14-17 was made by Commissioner Smith, seconded by Commissioner Rowh and carried unanimously.

ITEM 4: P-14-58 Southland Acres Unit No. 4, a suburban subdivision to the City of Amarillo, being a replat of Southland Acres Unit No.1, out of Section 145, Block 2, AB&M Survey, Randall County, Texas. (7.93 acres)(Vicinity: FM Highway 1151 and Lufrank St.)
DEVELOPER(S): Mark and Deanna Randall
SURVEYOR: Daryl Furman

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-58 was made by Commissioner Ledwig, seconded by Commissioner Good and carried unanimously.

ITEM 5: P-14-59 Sundown Acres Unit No. 7, a suburban subdivision to the City of Amarillo, being a replat of a portion of Lot 1, and all of Lots 2 & 3, all in Block 26, Sundown Acres, in Section 2, Block 2, J. Poitevent, Randall County, Texas. (2.76 acres)(Vicinity: Tyndale Ln. & Georgia St.)
DEVELOPER(S): Lloyd and Keith Burd
SURVEYOR: Daryl Furman

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-59 was made by Commissioner Good, seconded by Commissioner Ledwig and carried unanimously.

ITEM 6: P-14-60 Sunset Addition Unit No. 3, an addition to the City of Amarillo, being an unplatted tract of land, out of Section 171, Block 2, AB&M Survey, Potter County, Texas. (0.53 acres)(Vicinity: SE 21st Ave. and Madison St.)
DEVELOPER(S): Howard Reese Beddingfield
SURVEYOR: Daryl Furman

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-60 was made by Commissioner Bedwell, seconded by Commissioner Parker and carried unanimously.

ITEM 7: P-14-61 The Vineyards Unit No. 3, an addition to the City of Amarillo, being a replat of Lots 45 and 46, Block 1, The Vineyards Unit No. 2, in Section 191, Block 2, AB&M Survey, Potter County, Texas.(0.39 acres)(Vicinity: Zinfandel Ave. & Temecula Creek Blvd.)
DEVELOPER(S): Albert Graves and Lillian Wheeler
SURVEYOR: Richard Johnson

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-61 was made by Commissioner Bedwell, seconded by Commissioner Rowh and carried unanimously.

ITEM 8: P-14-62 La Paloma Estates Unit No. 9A, an addition to the City of Amarillo, being a replat of Lots 26 thru 28, Block 5, La Paloma Estates Unit No. 9, out of Section 40, Block 9, BS&F Survey, Potter County, Texas. (1.84 acres)(Vicinity: Merion Pl. and Prestwick Ln.)
DEVELOPER(S): Peter Bowes
SURVEYOR: Richard Johnson

A motion to approve P-14-62 was made by Commissioner Parker, seconded by Commissioner Ledwig and carried unanimously.

ITEM 9: P-14-63 Plemons Addition Unit No. 16, an addition to the City of Amarillo, being a replat of all of Lots 1 through 4, Block 214, Plemons Addition, in Section 170, Block 2, AB&M Survey, Potter County, Texas. (2.07 acres)(Vicinity: SW 15th Ave. & S Harrison St.)
DEVELOPER(S): Steve Dalrymple
SURVEYOR: Richard Johnson

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-63 was made by Commissioner Bedwell, seconded by Commissioner Rowh and carried unanimously.

ITEM 10: P-14-64 Barley Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land, out of Section 63, Block 1, TTRR Co. Survey, Randall County, Texas. (3.26 acres) (Vicinity: FM Highway 2590 and Upton Rd.)
DEVELOPER(S): John Julian
SURVEYOR: Jeff Reasoner

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-64 was made by Commissioner Good, seconded by Commissioner Ledwig and carried unanimously.

CARRY OVERS:

None.

PENDING ITEMS:

ITEMS 11-12: P-08-10 The Woodlands of Amarillo Unit No. 14, P-11-31 Sundown Acres Unit No. 6.

No action was taken on these plats.

ITEM 13: P-11-54 Tradewind Air Park Unit No. 19, a suburban subdivision and an addition to the City of Amarillo, being an unplatted tract of land in Section 153, Block 2, AB&M Survey, Randall County, Texas. (12.07 acres)(Vicinity: SE 40th Ave. & Roberts St.)
DEVELOPERS: Ruthie and Rachel Andrew
SURVEYOR: H.O. Hartfield

Chairman Craig stated this plat was withdrawn by recommendation of staff due to inactivity.

ITEM 14: P-12-23 Soncy Estates Unit No. 3, a suburban subdivision and addition to the City of Amarillo, being a replat of Lot 1, Block 2, Soncy Estates Unit No. 1 and an unplatted tract of land in Section 63, Block 9, BS&F Survey, Randall County, Texas. (11.92 acres)(Vicinity: SW 45th Ave. & Soncy Rd/Loop 335)
DEVELOPERS: Joe and Laura Street
SURVEYOR: Robert Keys

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on August 28, 2014.

ITEMS 15-30: P-12-45 Redstone Addition Unit No. 1, P-12-52 Bownds Industrial Park Unit No. 1, P-13-72 Park Hills Unit No. 2, P-13-78 Heritage Hills Unit No. 2, P-14-14 Hillside Terrace Estates Unit No. 22, P-14-22 South Haven Addition Unit No. 4, P-14-25 Arrowhead Addition Unit No. 8, P-14-28 Silverpointe Addition Conceptual Development Plan, P-14-29 Keri Ridge Unit No. 4, P-14-33 Canode-Com Park Unit No. 42, P-14-35 West Amarillo Industrial Park Unit No. 24, P-14-36 Valley View South Unit No. 3, P-14-38 Westgate Village Addition Unit No. 3, P-14-41 Skyline Terrace Unit No. 12, P-14-47 Westover Park Unit No. 25, P-14-48 Tull Addition Unit No. 2.

No action was taken on these plats.

ITEM 31: P-14-49 Freeman Subdivision Unit No. 4, an addition to the City of Amarillo, being an unplatted tract of land out of Section 74, Block 2, AB&M Survey, Potter County, Texas. (1.78 acres)(Vicinity: I-40 E & Lakeside Dr.)
DEVELOPER(S): Michael Dudding & Christopher Britten
SURVEYOR: Robert Keys

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on August 28, 2014.

ITEMS 32-33: P-14-53 Westcliff Park Unit No. 48, P-14-55 King Hill Addition Unit No. 5.

No action was taken on these plats.

ITEM 2: Presentation and discussion of proposed amendments to the Downtown Amarillo Urban Design Standards.

Mr. Shaw gave a brief history of the Downtown Strategic Action Plan and Downtown Amarillo Urban Design Standards (DAUDS), while presenting amendments recommended by the Downtown Design Review Board (DDRB). These downtown standards were created to attract and provide protection for quality investments, while encouraging quality urban redevelopment by focusing on a pedestrian walkable environment. The DAUDS board has reviewed ten projects over the past four years. This review process led to the formation of a DAUDS subcommittee to address and discuss issues with the standards and recommend possible amendments. The main issues included walkway improvement triggers (pedestrian lights, trees, and sidewalk), drive through facilities, and placement of the building edge in relation to street fronts.

Mr. Shaw informed the Commissioners, all existing improvements are grandfathered in as they exist today, and applications can vary from standards if they meet the design standards intent and justify DAUDS Board review. Proposed amendments for walkway improvements include major building modifications (increasing a building's footprint by 50% or more) and projects that increase a building's façade by 50' or more along a public right-of-way. Proposed amendments for drive through facilities will require a review by the DDRB, drive through specific location and circulation, screening of the drive through, and pedestrian access. Proposed amendments for building edge in relation to street fronts include requiring newly constructed buildings or additions to be located no more than 5' from the property or right-of-way line.

Mr. Shaw stated the proposed amendments were presented to the DDRB, the Downtown Amarillo Inc., Board, and staff met with downtown property owners to discuss concerns related to DAUDS, in turn these concerns were relayed to the DDRB. Discussions were held and the DDRB felt the proposed amendments were valid. The DDRB also stated more emphasis should be placed on communication and also develop an on-going education/promotion program of the standards. The amendments under consideration were discussed at a well attended public meeting, where positive comments were compiled and addressed in the wording of the proposed amendments. Next stop was the Comprehensive Plan Advisory Committee (CPAC) whereby staff presented the proposed changes in multiple meetings. CPAC has since made a recommendation to move forward with the amendment process. The City of Amarillo legal department has reviewed the amendments and the process is now ready for this Board's consideration. Mr. Shaw advised staff will be presenting more information concerning the proposed amendments in upcoming Planning and Zoning Commissioners meetings. If a recommendation is made by this Board, the proposed amendments will be heard by the City Council for their action.

Commissioner Rowh asked for further clarification of the 'bulb-out' term. Mr. Shaw explained 'bulb-outs' or 'curb extensions' helps delineate the parking area by encouraging parallel parking, creates a pedestrian friendly environment whereby pedestrians are more visible to on-coming traffic, and the pedestrian's view is more open.

ITEM 34: 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 35: Discuss Items for Future Agendas.

No further comments were made and meeting adjourned at 4:00 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission