

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

On the 22nd 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	72	54
Dean Bedwell	N	139	131
Howard Smith	Y	177	157
Mike Good, Vice-Chairman	N	54	40
Anthony Ledwig	Y	54	47
Mark Rowh	Y	8	6
Rob Parker	Y	8	7

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 September 8, 2014 meeting

A motion to approve the minutes of the September 8, 2014 meeting was made by Commissioner Smith, seconded by Commissioner Ledwig, and carried unanimously.

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-14-18 Rezoning of lot 3, Block 1, The Colonies Unit No. 34 and a 3.63 acre tract of unplatted land, all in Section 40, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District and Agricultural District with Specific Use Permit 145 to amended specific use permit for expansion of existing fitness center operations. (Vicinity: Hillside Rd. & Montserrat Dr.).
APPLICANT: Steve Dalrymple

Mr. Shaw advised the applicant has requested Item 3 be tabled until the October 27, 2014, Planning and Zoning Commission meeting. A motion to table Z-14-18 until October 27, 2014, was made by Commissioner Smith, seconded by Commissioner Parker, and carried unanimously.

ITEM 4: P-14-65 Strawberry Fields Unit No. 1, a suburban subdivision to the City of Amarillo being an unplatted tract of land in Sections 34 & 35, Block 1, TTRR Survey, Randall County, Texas. (52.88 acres)(Vicinity: FM Hwy. 2219 & FM Hwy. 2590 (Soncy Rd.0))
DEVELOPER(S): Jonathan Lair
SURVEYOR: H.O. Hartfield

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-65 was made by Commissioner Ledwig, seconded by Commissioner Smith and carried unanimously.

ITEM 5: P-14-66 Strawberry Fields Unit No. 2, a suburban subdivision to the City of Amarillo being an unplatted tract of land in Section 35, Block 1, TTRR Survey, Randall County, Texas. (102.07 acres)(Vicinity: FM Hwy. 2219 & FM Hwy. 2590 (Soncy Rd.))
DEVELOPER(S): Jonathan Lair
SURVEYOR: H.O. Hartfield

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-66 was made by Commissioner Parker, seconded by Commissioner Smith and carried unanimously.

ITEM 6: P-14-67 Elmer Brown Subdivision Unit No. 9, an addition to the City of Amarillo, being an unplatted tract of land in Section 29, Block 9, BS&F Survey, Randall County, Texas. (0.60 acres)(Vicinity: SW 48th Ave. & Bell St.)
DEVELOPER(S): Jerry Whatley
SURVEYOR: David Miller

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on September 22, 2014.

ITEM 7: P-14-68 Sleepy Hollow Unit No. 111, an addition to the City of Amarillo, being a replat of a portion of Lot 20, Block 38, Sleepy Hollow Subdivision Unit No. 74, in Section 41, Block 9, BS&F Survey, Randall County, Texas. (1.20 acres)(Vicinity: Soncy Rd. & Tarter Ave.)
DEVELOPER(S): Timothy Minnix
SURVEYOR: Dwayne Gresham

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-68 was made by Commissioner Smith, seconded by Commissioner Ledwig and carried unanimously.

ITEM 8: P-14-69 The Greenways at Hillside Unit No. 30, an addition to the City of Amarillo, being an unplatted tract of land in Section 39, Block 9, BS&F Survey, Randall County, Texas. (1.84 acres)(Vicinity: Hillside Rd. & Soncy Rd./Loop 335)
DEVELOPER(S): Edward Scott
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-14-69 was made by Commissioner Rowh, seconded by Commissioner Smith and carried unanimously.

ITEM 9: P-14-70 Estacado West Unit No. 7, an addition to the City of Amarillo being a replat of Lot 1, Block 11, Estacado West Unit No. 1, in Section 30, Block 9, BS&F Survey, Randall County, Texas. (1.92 acres)(Vicinity: Columbia Ln. and Hurst Rd.)
DEVELOPER(S): Canyon Clifton
SURVEYOR: H.O. Hartfield

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-70 was made by Commissioner Parker, seconded by Commissioner Ledwig and carried unanimously.

ITEM 10: P-14-71 McMurtry Acres Unit No. 3, a suburban subdivision to the City of Amarillo, being a replat of a portion of Tract 2, and the remaining portion of Tract 17, in Section 2, Block 2, J.Poitevent Survey, Randall County, Texas. (10.07 acres)(Vicinity: Beacon Rd. & Chapman Dr.)
DEVELOPER(S): Ted Britten
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-14-71 was made by Commissioner Smith, seconded by Commissioner Ledwig and carried unanimously.

ITEM 11: P-14-72 The Colonies Unit No. 59, an addition to the City of Amarillo being a replat of all of Lot 3, Block 1, The Colonies Unit No. 34 plus an unplatted tract of land out of Section 40, Block 9, BS&F Survey, Randall County, Texas. (8.60 acres)(Vicinity: Hillside Rd. & Montserrat Dr.)
DEVELOPER(S): Steve Dalrymple
SURVEYOR: K.C. Brown

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-72 was made by Commissioner Ledwig, seconded by Commissioner Smith and carried unanimously.

CARRY OVERS:

ITEMS 12-14: P-14-58 Southland Acres Unit No. 4, P-14-59 Sundown Acres Unit No. 7, P-14-60 Sunset Addition Unit No. 3.

No action was taken on these plats.

ITEM 15: 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

A motion to approve P-14-61 was made by Commissioner Ledwig, seconded by Commissioner Smith and carried unanimously.

ITEMS 16-17: P-14-63 Plemons Addition Unit No. 16, P-14-64 Barley Unit No. 1.

No action was taken on these plats.

PENDING ITEMS:

ITEMS 18-30: P-08-10 The Woodlands of Amarillo Unit No. 14, P-11-31 Sundown Acres Unit No. 6, 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.

No action was taken on these plats.

ITEM 31: P-14-36 Valley View South Unit No. 3, a suburban subdivision to the City of Amarillo, being an unplatted tract in Section 175, Block 2, AB&M Survey, Randall County, Texas. (3.00 acres) (Vicinity: Hollywood Rd. and Foxtail St.)
DEVELOPER(S): Bernard Trujillo
SURVEYOR: Kevin Brown

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on September 9, 2014.

ITEMS 32-37: 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, 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 mentioned during the previous meeting, a presentation was given of the current Downtown Amarillo Urban Design Standards (DAUDS) and the proposed amendments. Mr. Shaw stated he would answer additional questions and address any comments or concerns from the Commissioners. At this time, Mr. Shaw introduced Bob Rathbun, one of the DAUDS board members and Howard Smith (a Planning and Zoning Commissioner), and a DAUDS board member, were also available for questions.

Commissioner Ledwig asked if during the discussions if any objections were raised by business owners. Mr. Shaw commented some negative comments were mentioned early in the process but not a single comment was directly tied to the proposed amendments. However, Mr. Shaw believed that given comments at this meeting, a better effort to clarify what triggers streetscape elements was needed. The DAUDS board took these suggestions and refined the amendments in more detail to show what walkway improvements are triggers, also answering the when and why.

Commissioner Smith advised the DAUDS board underwent a lengthy process of addressing specific aspects of the standards, and then presented the information to the Downtown Amarillo Inc. Board of Directors, and the TIRZ Board. Commissioner Smith stated both boards endorsed the proposed amendments.

Mr. Rathbun stated the DAUDS board felt the refinements and clarifications to the amendments were geared to help citizens have a clearer understanding of the standards.

Mr. Shaw mentioned over 900 invitations to a public meeting were mailed to property owners within the DAUDS boundary. Questions from property owners were mostly about how any of these changes would affect them. Mr. Shaw stated that these amendments would apply to future projects and not affect existing developments.

Mr. Shaw stated if the Commissioners were comfortable with the amendments, the next Planning and Zoning Commission meeting would have this item as an action item for their consideration.

ITEM 38: 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 39: Discuss Items for Future Agendas.

No further comments were made and meeting adjourned at 3:40 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission