

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

On the 23rd day of March 2015, 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 Room 306 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	85	67
Dean Bedwell	Y	152	143
Howard Smith	Y	190	169
Mike Good, Vice-Chairman	N	67	49
Anthony Ledwig	N	67	58
Mark Rowh	Y	20	16
Rob Parker	Y	20	19

PLANNING DEPARTMENT STAFF: Cris Valverde, Senior Planner
Kelley Shaw, Planning Director

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 9, 2015 meeting

A motion to approve the minutes of the March 9, 2015 meeting was made by Commissioner Bedwell, seconded by Commissioner Smith, and carried unanimously.

ITEM 2: V-15-02 Vacation of an existing 20 ft alley in Block 110, Plemons Addition, in Section 170, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: SE 7th Ave. & Buchanan St.)
APPLICANT: City of Amarillo

Mr. Shaw stated the request of the alleyway abandonment is for consolidation of the block for the proposed Xcel Energy headquarters building development. A Public Utility Easement will need to be retained until the relocation of existing utilities. Mr. Shaw advised no fair market value will be required because of dedication of an easement of equal or greater value. Therefore, staff recommends approval of the vacation as submitted.

A motion to approve V-15-02 was made by Commissioner Smith, seconded by Commissioner Parker and carried unanimously.

ITEM 3: Z-15-06 Rezoning of 97.88 acres of unplatted land in Section 231, Block 2, AB&M Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to Residential District 2. (Vicinity: Bismarck Ave. & Georgia St.)
APPLICANT: Robert Keys

Mr. Shaw stated the applicant is requesting the zoning change in order to develop the next phase of City View Estates subdivision with single-family detached homes. The proposed zoning is similar to those planned or existing in the surrounding area. Mr. Shaw commented staff feels the request is a logical continuation of the development and recommends approval as submitted.

A motion to approve Z-15-06 was made by Commissioner Bedwell, seconded by Commissioner Rowh and carried unanimously.

ITEM 4: Z-15-07 Rezoning of 8.03 acres and 19.25 acres of unplatted land 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 to Planned Development District and Residential District 1 respectively for single-family detached homes.
APPLICANT: Les Hoyt for AISD

Mr. Shaw stated the request is to change the 8.03 acres to Planned Development District (PD) and the 19.25 acres to Residential District 1 (R-1). The applicant is requesting the zoning change in order to develop the last phase of The Colonies residential subdivision with single-family detached homes. The proposed zoning is similar to those existing in the surrounding area. Mr. Shaw commented staff feels the request is a logical continuation of the development and recommends approval as submitted.

Chairman Craig asked if anyone wanted to speak in favor of said request. Anthony Saikowski, #5 Stoneridge Dr, developer, appeared to answer any questions from the Commissioners. No further comments were made.

A motion to approve Z-15-07 was made by Commissioner Smith, seconded by Commissioner Parker and carried unanimously.

ITEM 5: P-15-16 The Greenways at Hillside Unit No. 19 Amended, an addition to the City of Amarillo, being an unplatted tract of land in Section 39, Block 9, BS&F Survey, Randall County, Texas. (10.06 acres) (Vicinity: Bayswater Rd. & Goldenview Cir.)
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-15-16 was made by Commissioner Bedwell, seconded by Commissioner Smith and carried unanimously.

ITEM 6: P-15-17 City View Estates Unit No. 15, an addition to the City of Amarillo, being an unplatted tract of land out of Section 231, Block 2, AB&M Survey, Randall County, Texas. (25.43 acres)(Vicinity: City View Dr. & Bismarck Ave.)
DEVELOPER(S): Matt Griffith
SURVEYOR: Robert Keys

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-15-17 was made by Commissioner Parker, seconded by Commissioner Smith and carried unanimously.

ITEM 7: P-15-18 Quail Creek Unit No. 33, being a replat of Lots 30 thru 36, Lots 38 thru 44, Lots 79 thru 89, Block 12, Quail Creek Addition Unit No. 30, an addition to the City of Amarillo, out of Section 25, Block 9, BS&F Survey, Potter County, Texas. (5.05 acres) (Vicinity: Bridlewood Dr. & Lost Canyon Dr.)
DEVELOPER(S): Anthony Saikowski
SURVEYOR: Robert Keys

A motion to approve P-15-18 was made by Commissioner Bedwell, seconded by Commissioner Smith and carried unanimously.

CARRY OVERS:

ITEMS 8-9: CDP-15-01 Tradewind Square Conceptual Development Plan, P-15-15 Amended South Side Estates Unit No. 38.

No action was taken on these plats.

PENDING ITEMS:

ITEMS 10-21: 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-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-14-41 Skyline Terrace Unit No. 12, P-14-63 Plemons Addition Unit No. 16, P-14-66 Strawberry Fields Unit No. 2, P-14-72 The Colonies Unit No. 59, P-14-75 Madden Addition Unit No. 6.

No action was taken on these plats.

ITEM 22: P-14-82 South Georgia Place Unit No. 30, an addition to the City of Amarillo, being a replat of a portion of Lot 1, Block 1, South Georgia Place Unit No. 1 and all of Lot 1A Block 1, South Georgia Place Unit No. 4, in Section 183, Block 2, AB&M Survey, Randall County, Texas. (1.88 acres)(Vicinity: SW 58th Ave. & Travis St.)
DEVELOPER(S): Nathan Simmons
SURVEYOR: Kevin Brown

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on March 23, 2015.

ITEM 23: P-14-84 Mirror Addition Unit No. 28, an addition to the City of Amarillo being a replat of Lots 25-34, Block 414, Mirror Addition, all in Section 155, Block 2, AB&M Survey, Potter County, Texas. (0.80 acres)(Vicinity: SE 11th Ave. & Ross St.)
DEVELOPER(S): Nicholas Le and Loan Thi Lieu
SURVEYOR: Daryl Furman

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on March 23, 2015.

ITEM 24: P-14-86 Arreola Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 36, Block 2, AB&M Survey, Potter County, Texas. (1.0 acres)(Vicinity: Parsley Rd. & SE 34th Ave.)
DEVELOPER(S): Evodio Arreola
SURVEYOR: David Miller

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on March 19, 2015.

ITEMS 25-28: P-14-89 Windsor Square Unit No. 9, P-14-91 Coulter Acres Unit No. 16, P-14-96 Lonesome Dove Estates Unit No. 7, P-15-03 The Colonies Unit No. 62.

No action was taken on these plats.

ITEM 29: P-15-04 Town Square Unit No. 3, an addition to the City of Amarillo, being an unplatted tract of land situated in Section 63, Block 9, BS&F Survey, Randall County, Texas. (3.16 acres)(Vicinity: Hillside Rd. & Soncy Rd.)
DEVELOPER(S): Perry Williams
SURVEYOR: Daryl Furman

A motion to approve P-15-04 was made by Commissioner Smith, seconded by Commissioner Bedwell and carried unanimously.

ITEMS 30-35: P-15-07 Canode-Com Park Unit No. 45, P-15-08 Anderson Subdivision Unit No. 10, P-15-09 Ridgeview Medical Center Unit No. 23, P-15-10 Reed's Unit No. 1, P-15-12 Bivins Addition Unit No. 7, P-15-13 Roman Catholic Diocese of Amarillo Unit No. 3.

No action was taken on these plats.

ITEM 36: To discuss and consider proposed Accessory Building Regulations.

Mr. Shaw continued the presentation on Accessory Buildings, stating the information is for discussion purposes only, and no action will be taken today. Amarillo has a new trend with the influx of portable storage containers being used as accessory buildings. The proposed ordinance will clarify residential front yard setbacks on corner lots, and address the issue of portable storage containers and the possible impact on Amarillo's streetscape. The definition for an Accessory Building is a detached building subordinate to the main building, used for a purpose incidental to the main building. A dwelling unit is defined as a detached secondary housing unit, subordinate and incidental to the main building. A portable storage container is defined as an accessory structure, prefabricated container or box normally designed, constructed and used for the transportation of goods by rails, ship or truck.

Mr. Shaw advised the ordinance is broken into two sections, Residential Accessory Buildings and Nonresidential Accessory Buildings. The ordinance will clarify existing side yard setbacks to address the corners lots, addressing the density on the lots, and the impact on neighborhood streetscape. Residential Accessory Building setbacks are defined as: a) front yard – not less than specified for the main building, b) interior side yard – not less than 5 ft., c) side on street – shall

have a side yard not less than specified for the main building, d) rear – no rear yard requirements, however, if no alley exists, no less than 10'. As far as density, the total combined area of a Residential Accessory Building could not exceed 25% of the Lot Area. Also, proposing no detached Accessory Building may not exceed the height of the main building.

The Nonresidential Accessory Building setbacks are defined as: a) front yard – not extend beyond the front of the main building, b) interior side yard – not less than specified for the main building, if not required, a minimum of 10' from the property line, c) side on street – not extend beyond the side of the main building adjacent to the street, d) rear yard – not less than specified for the main building, if not required, a minimum of 10' from the property line.

Mr. Shaw reiterated portable storage containers are definitely having an impact on streetscape and the character of the community in general. The City of Amarillo has landscaping requirements for commercial properties, which were put in place to enhance streetscape corridors, thus creating a positive image for the community as a whole. The proposed ordinance is recommending portable storage containers be limited to Industrial Zoning Districts, with exceptions given for valid building or construction permits.

Mr. Shaw asked if the Commissioners had questions or comments, and if anyone in the audience had questions or comments.

Glen Jones, 4424 Ridgecrest Cir., Wal-mart Store Manager, stated his company does use between 10-30 temporary storage containers, especially in the Christmas season from October to January. Mr. Jones commented the use of storage containers provides the added benefit to store on-site, allows organization of the freight, while getting holiday goods to the customer faster, and at less cost. Mr. Jones spoke on the possibility of moving the containers to another side of the building. Jerrod Boyles, 19501 Hunters Run, Wal-mart Market Manager, commented the storage containers are used to store non-seasonal items and felt a reasonable removal date of 120 days would better serve his company. If not allowed, the stores would have to store off-site, causing difficulties in managing the high volume of freight. Commissioner Rowh asked about the possibility of screening if that would solve issues. Mr. Boyles was not opposed to installing screening. Juan Hernandez, 346 Cactus, representing Wal-mart at 3700 I-40, requested a temporary permit allowing the containers for 120 days, and was also in favor of screening for the stores. David Adams, 3727 Clearwell St., Wal-mart Store Manager at Tascosa Rd., asked if stores did not have the room, to have a permit for that business, and businesses that do have room behind their stores to be allowed to have permanent storage containers. Randy Nivert, 10408 Choctaw Trl., Academy Sports & Outdoors, stated the storage containers are located on the south side of his building due to lack of room behind the store with the fire lane and existing easements. Mr. Nivert advised the storage containers remain year round due the lack of storage in their back room and would strongly oppose the new ordinance.

ITEM 37: 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 38: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 4:30 P.M.

Kelley Shaw, Secretary
Planning & Zoning Commission