

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

On the 13<sup>th</sup> day of April 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 the City Council Chamber 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	86	68
Dean Bedwell	Y	153	144
Howard Smith	Y	191	170
Mike Good, Vice-Chairman	Y	68	50
Anthony Ledwig	Y	68	59
Mark Rowh	Y	21	17
Rob Parker	Y	21	20

PLANNING DEPARTMENT STAFF: James Bentley, Planner I  
Kelley Shaw, Planning Director 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 March 23, 2015 meeting

A motion to approve the minutes of the March 23, 2015 meeting was made by Commissioner Smith, seconded by Commissioner Bedwell, and carried 5:0:2 with Commissioner Good and Commissioner Ledwig abstaining.

ITEM 2: Z-15-08 Rezoning of a 77.49 acre tract of land in Section 63, Block 9, BS&F Survey, Randall County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 373 to Amended Planned Development District for allowing on premise primary use, sales, and service of alcohol.(Vicinity: Hillside Rd. and Time Square Blvd.)  
APPLICANT: Perry Williams

Mr. Shaw advised Planned Development 373 (PD373) was approved for mixed-use type development, allowing residential and non-residential type zoning within the same tract. The applicant is requesting on-premise primary use, sales, and service of alcohol. Mr. Shaw stated in typical mixed-use type development, the on-premise sales and service of alcohol, is becoming more popular with wine bars and micro breweries. Mr. Shaw explained mixed-use type developments promote energy and vitality, while providing services that compliment the development, and the surrounding neighborhoods. PD 373 has four units within the site, and if approved, this request would allow one, on-premise primary use, sales, and service of alcohol, per unit. Mr. Shaw commented staff feels the request is appropriate and recommends approval as submitted.

Chairman Craig asked if anyone wanted to speak in favor of said request. Seth Williams, 60 Aviation Pl., applicant, appeared to answer any questions from the Commissioners.

Chairman Craig asked if anyone wanted to speak against said request. No comments were made. A motion to approve Z-15-08 was made by Commissioner Good, seconded by Commissioner Parker and carried unanimously.

ITEM 3: Z-15-09 Rezoning of a 4.22 acre tract of unplatted land in Section 64, 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 Residential District 2. (Vicinity: Saxon Way and Digby Ln.)  
APPLICANT: Perry Williams

Mr. Shaw stated the applicant is requesting the zoning change in order to develop the next phase of Hillside Terrace 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.

Chairman Craig asked if anyone wanted to speak in favor of, or against said request. No comments were made. A motion to approve Z-15-09 was made by Commissioner Bedwell, seconded by Commissioner Rowh and carried unanimously.

ITEM 4: Z-15-10 Rezoning of Lot 24 and the north half of Lot 23, Block 224, Plemons Addition, in Section 170, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 130 to Amended Planned Development District 130 for an industrial laundry service. (Vicinity: SW 16th Ave. and Van Buren St.)  
APPLICANT: Steve Dalrymple

Mr. Shaw stated the applicant is proposing to convert a storage building into a laundry support facility for Baptist Community Services. If approved, the proposed site would be restricted to an industrial laundry service, 1 story building open from 6:00 AM to 10:00 PM, seven days a week, with a 6-foot wood fence on the south and east property lines, landscaping will consist of 38% living ground cover, and no signage is proposed. Mr. Shaw advised staff recommended reducing the access points on SW 16<sup>th</sup> Avenue from two to one, provide walkway improvements following the Downtown Amarillo Urban Design standards, and solid wood screening along the east property line. Mr. Shaw stated the applicant was agreeable to the recommendations, and therefore staff feels the proposed site is appropriate and recommends approval as submitted.

Chairman Craig asked if anyone wanted to speak in favor of said request. Steve Dalrymple, 701 Park Place Ave., applicant, appeared to answer any questions from the Commissioners.

Chairman Craig asked if anyone wanted to speak against said request. Eloy Heras, 1604 S. Harrison, stated he is against the rezoning and mentioned the following concerns, an increase in noise, possibility of 24 hour operation, parking issues, and lent from the equipment. Irma Heras, 1604 S. Harrison, also spoke against the rezoning. Mrs. Heras mentioned her concerns are possible noise, additional traffic, trash issues, and her desire to maintain the historical area.

Chairman Craig asked for rebuttals in favor of said request. Mr. Dalrymple advised the industrial laundry service would have a maximum of 4 employees, and the only traffic would be 2 deliveries in the morning, and 2 deliveries in the evening. Mr. Dalrymple stated this facility would be a laundry service only for the Baptist Community Services for their nursing home, two apartment complexes, memory care facility, and two assisted living facilities, so no dry cleaning smells would be present. Robert Smith, 701 Park Place Ave., commented the noise levels would be at a minimum and below levels requiring OSHA monitoring, with the commercial equipment planned for the facility.

Chairman Craig asked for rebuttals against said request. Mr. Heras stated after hearing more details about the industrial laundry service, he would no longer be opposed to rezoning and felt the company would be good neighbors.

A motion to approve Z-15-10 was made by Commissioner Smith, seconded by Commissioner Parker and carried unanimously.

ITEM 5: Z-15-11 Rezoning of a 0.12 and a 0.29 acre tract of land to change from Agricultural District and Residential District 3 respectively, to Residential District 1 and a 0.44 acre tract of land to change from Agricultural District and Residential District 1 to Residential District 3, all in Section 40, Block 09  
Rezoning of a 4.22 acre tract of unplatted land in Section 64, 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 Residential District 2. (Vicinity: Patriot Dr. and Wesley Rd.)  
APPLICANT: Matt Griffith

Mr. Shaw advised the site was zoned to accommodate a platting design for additional residential development within the Colonies Subdivision. The applicant is requesting the zoning change for

re-alignment of the street and holds to the intent of the original zoning. Mr. Shaw stated staff feels the request is appropriate and would recommend approval as submitted.

Chairman Craig asked if anyone wanted to speak in favor of, or against said request. No comments were made. A motion to approve Z-15-11 was made by Commissioner Good, seconded by Commissioner Ledwig and carried unanimously.

ITEM 6: P-15-19 Hamlet Addition Unit No. 20, an addition to the City of Amarillo, being an unplatted tract of land in Section 157, Block 2, AB&M Survey, Potter County, Texas. (1.15 acres) (Vicinity: NE 24th Ave & Hayes St.)  
DEVELOPER(S): Kalor Williams  
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-15-19 was made by Commissioner Bedwell, seconded by Commissioner Smith and carried unanimously.

ITEM 7: P-15-20 Bell Street Addition Unit No. 6, an addition to the City of Amarillo being a replat of Block 1, Bell Street Addition in Section 6, Block 9, BS&F Survey, Randall County, Texas. (4.44 acres) (Vicinity: Bell St & SW 54th Ave)  
DEVELOPER(S): Danny Logan  
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-15-20 was made by Commissioner Good, seconded by Commissioner Bedwell and carried unanimously.

ITEM 8: P-15-21 Plemons Addition Unit No. 17, an addition to the City of Amarillo, being a replat of all of Block 110, Plemons Addition, in Section 170, Block 2, AB&M Survey, Potter County, Texas. (2.07 acres) (Vicinity: SE 7th Ave. & Buchanan St.)  
DEVELOPER(S): Justin Wilde  
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-15-21 was made by Commissioner Bedwell, seconded by Commissioner Ledwig and carried unanimously.

ITEM 9: P-15-22 Hillside Terrace Estates Unit No. 24, an addition to the City of Amarillo, being an unplatted tract of land situated in Section 64, Block 9, BS&F Survey, Randall County, Texas. (4.22 acres) (Vicinity: Saxon Way & Digby Ln.)  
DEVELOPER(S): Perry Williams  
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-15-22 was made by Commissioner Ledwig, seconded by Commissioner Bedwell and carried unanimously.

**CARRY OVERS:**

ITEM 10: 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

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on April 10, 2015.

ITEM 11: P-15-17 City View Estates Unit No. 15.

No action was taken on this plat.

**PENDING ITEMS:**

ITEMS 12-19: 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.

No action was taken on these plats.

ITEM 20: 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

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on March 24, 2015.

ITEMS 21-34: P-14-66 Strawberry Fields Unit No. 2, P-14-72 The Colonies Unit No. 59, P-14-75 Madden Addition Unit No. 6, 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, 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, P-15-15 Amended South Side Estates Unit No. 38.

No action was taken on these plats.

ITEM 35: To discuss and consider proposed Accessory Building Regulations.

Mr. Shaw presented a brief update on the Accessory Building regulations, stating the next step is to establish a recommendation of how to treat the non-residential accessory buildings. The first issue is how to define the portable storage (metal) containers as they are currently used across all zoning districts. The proposed ordinance is recommending the placement of non-residential accessory buildings within Industrial Zoning Districts only. If portable storage containers are allowed throughout Amarillo, then regulations of how to apply set-back requirements and screening requirements would be needed. The second issue is how to treat existing developments that currently use portable accessory buildings. Some businesses have no other option and would have to rent off-site storage facilities. Mr. Shaw explained staff is looking into alternatives to reach a compromise for businesses in operation that have limited space.

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.

Mr. Shaw commented a special joint meeting of the Planning and Zoning Commission, Parks and Recreation Board, and the Traffic Advisory Board will be held on Wednesday, April 15<sup>th</sup> @ 1:30 p.m. The purpose of the meeting is to discuss the City's Rock Island Rail Trail Master Plan, with the intent of making the trail more useable, and the possible funding from a TXDOT TAP grant.

No further comments were made and the meeting was adjourned at 4:05 P.M.

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Kelley Shaw, Secretary  
Planning & Zoning Commission