

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

On the 22nd day of June 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	92	74
Dean Bedwell	Y	159	150
Howard Smith	Y	197	176
Mike Good, Vice-Chairman	N	74	55
Anthony Ledwig	Y	74	63
Mark Rowh	Y	27	21
Rob Parker	Y	27	23

PLANNING DEPARTMENT STAFF: Cris Valverde, Senior Planner
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 June 8, 2015 meeting

A motion to approve the minutes of the June 8, 2015 meeting was made by Commissioner Bedwell, seconded by Commissioner Smith, and carried 3:0:3 with Commissioners Ledwig, Parker and Rowh abstaining.

ITEM 2: Z-15-14 Rezoning of all of Sam B Dannis Unit No. 6 in Section 122, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Light Commercial District to Heavy Commercial District. (Vicinity: Grand St. and SE 25th Ave.)
APPLICANT: Artur Budzynski

Mr. Shaw advised the applicant is requesting a zoning change to develop the site with a beverage distribution center. Existing land uses adjacent to the site include a parcel delivery terminal, heavy machinery rental and sales, diesel sales and service, and general warehousing. Considering the existing zoning and development pattern of the area, staff feels the continuation of Heavy Commercial (HC) westward will not have any negative impacts to the area. 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. Vance Reed, 85 N. Palomino, spoke in favor and advised his company plans to build a \$5 million beer distribution facility on the site. The 40,000 sq. ft. facility will employ 65 people, and will run 12 truck routes five days a week. Mr. Reed stated he feels the proposed site is the perfect location for their routing business.

Chairman Craig asked if anyone wanted to speak against said request. Julie Herman, 2501 S. Grand, spoke against the rezoning, stating her concerns were the possibility of lowering her property value, hours of operation for the center, the amount of truck traffic generated along 25th Avenue, noise, pollution, and the possible harm to wildlife on the property.

Chairman Craig asked for any rebuttals. Mr. Reed stated he understands the property owner's concerns, but his company plans to be a good neighbor while enhancing the property.

Commissioner Bedwell made a motion to table the item and allow Mr. Reed and Mrs. Herman time to meet and discuss a possible compromise. Commissioner Smith seconded the motion. The motion died for lack of a majority with a vote of 3:3.

Commissioner Parker made a motion to approve the zoning request, seconded by Commissioner Ledwig. The motion died for lack of a majority with a vote of 3:3.

Bo Wulfman, 3232 S. Milam, representing the buyers, also spoke in favor of the request. Mr. Wulfman, stated 25th Avenue is already subject to commercial traffic as the trucks from distributors east of the site travel on 25th Avenue to Bolton St., thus avoiding traffic on Grand St.

Mr. Shaw thanked Mrs. Herman for what she has done with her property, but advised it is zoned Light Commercial (LC), as is the surrounding area, and her concerns could be associated with any business opening in LC. Mr. Shaw stated staff feels this business will be a long term neighbor with this type of investment, and HC zoning is most appropriate for the request.

A motion to table Z-15-14 until the next Planning & Zoning meeting of July 13, 2015, was made by Commissioner Parker, seconded by Commissioner Smith and carried unanimously.

ITEM 3: Z-15-15 Rezoning of a 5.38 acre tract of unplatted land in Section 191, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to Residential District 3. (Vicinity: Broadway Dr & St Frances Ave/Loop 335)
APPLICANT: Tom Nielsen

Mr. Shaw stated the applicant is requesting a zoning change in order to develop the next phase of the Vineyards subdivision. The proposed zoning would allow similar size homes comparable to the existing and currently underway. Mr. Shaw commented staff feels the request is appropriate and represents a logical continuation of the established Residential District 3 zoning, and therefore, recommends approval as submitted.

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

CARRY OVERS:

ITEM 4: P-15-28 Canode-Com Park Unit No. 46, an addition to the City of Amarillo, being a portion of Lot 5, Block 2, Canode-Com Park Unit No. 38, situated in Section 42, Block 9, BS&F Survey, Randall County, Texas. (1.14 acres)(Vicinity: IH-40 & Cinema Dr.)
DEVELOPER(S): George Chapman
SURVEYOR: Robert Keys

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on June 11, 2015.

ITEM 5: P-15-29 Tradewind Air Park Unit No. 21, a suburban subdivision to the City of Amarillo, being an unplatted tract of land, in Section 153, Block 2, AB&M Survey, Randall County, Texas. (0.82 acres)(Vicinity: Tradewind St & SE 46th Ave.)
DEVELOPER(S): Perry Williams
SURVEYOR: H.O Hartfield

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

ITEMS 6-9: P-15-30 South Side Estates Unit No. 39, P-15-32 Hamilton & Hamilton Addition Unit No. 1, P-15-33 Sam B. Dannis' Subdivision Unit No. 7, P-15-34 The Vineyards Unit No. 4.

No action was taken on these plats.

PENDING ITEMS:

ITEMS 10-28: 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-14-25 Arrowhead Addition Unit No. 8, P-14-28 Silverpointe Addition Conceptual Development Plan, P-14-41 Skyline Terrace Unit No. 12, P-14-72 The Colonies Unit No. 59, P-14-75 Madden Addition Unit No. 6, 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-15-09 Ridgeview Medical Center Unit No. 23, P-15-10 Reed's Unit No. 1, P-15-12 Bivins Addition Unit No. 7, P-15-17 City View Estates Unit No. 15, P-15-21 Plemons Addition Unit No. 17, P-15-22 Hillside Terrace Estates Unit No. 24.

No action was taken on these plats.

ITEM 29: 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 30: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:50 P.M.

Kelley Shaw, Secretary
Planning & Zoning Commission