

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

On the 13<sup>th</sup> day of July 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	93	75
Dean Bedwell	Y	160	151
Mike Good, Vice-Chairman	N	75	55
Anthony Ledwig	Y	75	64
Mark Rowh	N	28	21
Rob Parker	Y	28	24

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 22, 2015 meeting

A motion to approve the minutes of the June 22, 2015 meeting was made by Commissioner Parker, seconded by Commissioner Ledwig, and carried unanimously.

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 25<sup>th</sup> Ave.)  
APPLICANT: Artur Budzynski

Mr. Shaw stated the item had been tabled at the previous Planning and Zoning meeting, in order to allow the applicant and Ms. Herman time to meet and discuss any possible compromises. Mr. Shaw advised staff still feels the request is appropriate and recommends approval as submitted.

Chairman Craig asked if anyone wanted to speak in favor of said request. Bo Wulfman, 3232 S. Milam, representing the buyer, stated several distribution centers are currently located on SE 25<sup>th</sup> Ave., and that the area is already commercialized and is not rural in character as Ms. Herman stated previously. He believes the beer distribution center will improve property values with the newly constructed \$5 million facility.

Chairman Craig asked if anyone wanted to speak against said request. Julie Herman, 2501 S. Grand St., spoke against the item and asked the Commissioners to deny the request. Ms. Herman reiterated her concerns on the amount of truck traffic generated along 25<sup>th</sup> Ave., and stated there are many heavy commercial properties available within Amarillo.

Chairman Craig, asked Ms. Herman if she and the applicant met to discuss a compromise. Ms. Herman advised they did meet, but stated there was no compromise to be made. Commissioner Bedwell stated he spoke with the residents surrounding her property, and did not receive any negative comments concerning the rezoning request, especially since the property is already zoned Light Commercial.

A motion to approve Z-15-14 was made by Commissioner Parker, seconded by Commissioner Ledwig and carried unanimously.

ITEM 3: Z-15-16 Rezoning of a 2.17 and a 2.33 acre tract of land to change from Planned Development Districts 52 and 341 to General Retail and a 3.75 acre tract of land to change from Planned Development District 341 to amended planned development district for general retail and mini-storage warehouse land uses, plus one-half of all bounding streets, alleys, and public ways, all in Section 229, Block 2, AB&M Survey, Randall County, Texas (: SW 58<sup>th</sup> Ave. and Georgia St.)  
APPLICANT: Brian Shinall

Mr. Shaw stated the applicant is proposing General Retail (GR) for two parcels, one fronting SW 58<sup>th</sup> Ave, and one fronting Georgia St., with the middle tract remaining Planned Development District (PD) for mini-storage warehouses, but including general retail uses. Mr. Shaw advised the PD sets development standards such as maximum building height of 1 story, minimum rear yard setback of 20', and screening would be required with a 6' wooden fence. Staff recommends an additional standard for the PD of prohibiting the use of outdoor speakers. Mr. Shaw advised staff feels the request is appropriate and recommends approval, with an acceptable method of regulating outdoor speakers.

Chairman Craig asked if anyone wanted to speak in favor of said request. Brian Shinall, 5203 Everett, developer and purchaser, appeared to answer any questions.

Chairman Craig asked if anyone wanted to speak against said request. Blenda Pate, 2709 Shadow Ct., questioned if the sidewalk could remain that is behind her home and along the proposed site, and what type of business is being proposed.

Commissioner Parker questioned if the outdoor speakers would be comparable to a fast food drive thru. Mr. Shaw stated a menu board with a fast food drive thru is not why staff considered restrictions of outdoor speakers, but rather a restaurant with outdoor music. Mr. Shaw also acknowledged the difficulty of discerning between all types of speakers and level of sound that would be appropriate.

Mr. Shinall stated he is happy to work with the residents, and his intended use is retail or possibly offices. Mr. Shinall advised understanding the concerns from the residents, and would be willing to work with the Planning Department on defining what type of speakers may be used.

A motion to approve Z-15-16, as submitted, was made by Commissioner Bedwell, seconded by Commissioner Parker and carried unanimously.

ITEM 4: P-15-35 Elmer Brown Subdivision Unit No. 10 an addition to the City of Amarillo, being an unplatted tract of land in Section 29, Block 9, BS&F Survey, Randall County, Texas. (0.70 acres)(Vicinity: Bell St. and SW 48<sup>th</sup> Ave.)  
DEVELOPER(S): David Kjerstad  
SURVEYOR: Kevin Brown

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on July 13, 2015.

**CARRY OVERS:**

None

**PENDING ITEMS:**

ITEMS 5-19: 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-14-25 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.

No action was taken on these plats.

ITEM 20: P-15-12 Bivins Addition Unit No. 7, an addition to the City of Amarillo, being a replat of Lot 15, and a portion of Lots 14, and 16, Block 56, amended plat of Bivins Addition and Lot 17A, and a portion of Lots 2A and 3A, Block 56, Bivins Addition Unit No. 6, in Section 187, Block 2, AB&M Survey, Potter County, Texas. (0.53 acres)(Vicinity: SW 16th Ave. & Austin St.)  
DEVELOPER(S): Dick Ford  
SURVEYOR: H.O. Hartfield

A motion to approve P-15-12 was made by Commissioner Ledwig, seconded by Commissioner Parker and carried unanimously.

ITEM 21: 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

A motion to approve P-15-17 was made by Commissioner Bedwell, seconded by Commissioner Ledwig and carried unanimously.

ITEMS 22-23: 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 24: P-15-30 South Side Estates Unit No. 39, an addition to the City of Amarillo, being a replat of Lot 1A, Block 15, amended South Side Estates Unit No. 38, in Section 5, Block 9, BS&F Survey, Randall County, Texas. (0.65 acres)(Vicinity: Criss St. and Ward St.)  
DEVELOPER(S): Steve Long  
SURVEYOR: H.O. Hartfield

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on July 6, 2015.

ITEMS 25-27: 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.

ITEM 28: 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 29: Discuss Items for Future Agendas

No further comments were made and the meeting was adjourned at 3:51 P.M.

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Kelley Shaw, Secretary  
Planning & Zoning Commission