

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

On the 28th day of September 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	97	78
Dean Bedwell	Y	164	155
Mike Good, Vice-Chairman	Y	79	58
Rob Parker	Y	32	27
Melissa Phifer	N	2	0
Mark Rowh	N	32	24
Rick Thomason	Y	2	1

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 14, 2015 meeting

A motion to approve the minutes of the September 14, 2015 meeting was made by Commissioner Bedwell, seconded by Commissioner Parker, and carried 3:0:2 with Commissioners Good and Thomason abstaining.

ITEM 2: V-15-04 Vacation of a 154.59 acre Drainage Easement in Sections 24 and 25, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Tascosa Rd. and Ravenwood Dr.)
APPLICANT: James Morgan

D-15-09 Dedication of a 4.14 acre Drainage Easement in Section 24, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Tascosa Rd. and Ravenwood Dr.)
APPLICANT: James Morgan

Mr. Shaw stated the above two items are being considered due to their relation to each other. A Blanket Drainage Easement was granted to address storm water run-off on the 154 acres within the Quail Creek residential subdivision. The proposed Dedication Easement is needed to allow the landowner to construct a single-family residence. Mr. Shaw advised the proposed 4 acre Dedication Easement better defines the natural drainage already in place on the property, and would allow development within the area. The City Engineer has commented abandoning the Blanket Easement should not create any negative impacts to the areas' existing or proposed drainage patterns. Mr. Shaw advised staff recommends approval to vacate the existing Blanket Drainage Easement and dedicate a new defined Drainage Easement.

A motion to approve V-15-04 and D-15-09 was made by Commissioner Good, seconded by Commissioner Parker to vacate the Blanket Drainage Easement and approve the defined Drainage Easement. The motion passed unanimously.

ITEM 3: PP-15-03 Tradewind Square Preliminary Plan, being a 476.07 acre tract of unplatted land, in Section 173, Block 2, AB&M Survey, Randall County, Texas. (476.07 acres)(Vicinity: SE 46th Ave. & Tradewind St.)
DEVELOPER(S): Perry Williams
R.O.W. WIDTH VARIANCE: Not required

Mr. Shaw advised this item is an appeal from the applicant from an administrative denial of the Preliminary Plan. The Preliminary Plan (Plan) for Tradewind Square subdivision is proposing 1900 single-family residential homes. The Plan indicates no alleys are proposed for the subdivision, and alleys are required with Final Plats within the City of Amarillo, thus the reason for denial of the Plan as submitted. Mr. Shaw stated Solid Waste had concerns with their ability to provide adequate services to the residents, given their number of available personnel, and existing trash trucks. The option would be dumpsters along the street, or bag pickup, which would require additional personnel and the capital expenses of additional equipment. Vineyard Manor is one subdivision within Amarillo that did receive a variance for two units of development that do not have alleys. The variance was given as a 'trial' development to see how subdivisions would work without alleys. Allowing the development of subdivisions without alleys is committing the City to huge capital expenses in regards to trash truck equipment and additional staffing commitments. The Plan is for affordable housing, which Staff recognizes is a need, and realizes the proposed Plan without alleys also decreases the developer's costs, but the ordinance states alleys are required. If approved, this could set a long term precedent and the City would have to consider all future Preliminary Plans without alleyways. Mr. Shaw commented this would need to be considered by City Council because of the increased capital and personnel commitment. Mr. Shaw advised Staff believes without alleyways, the utilities and solid waste pickup must be placed within the streets, possibly posing obstacles with providing efficient and effective public service to the residents. Therefore, Staff recommends denial of the appeal of the Plan as submitted, and informed the developer any denied Preliminary Plan, by the Planning and Zoning Commission, has the opportunity to bring the request to the City Council within 10 days.

Chairman Craig asked if anyone wanted to speak in favor of said request. Dustin Davis, 18301 S. Western, representing the developer, advised the Plan had been modified to 60' right-of-way, with 37' streets, to help with congestion concerns. Mr. Davis also advised the lots had been increased from 100' to 115' deep, decreasing the density of the subdivision. The developer is now proposing all underground utilities, and to develop in phases of approximately 100 to 150 lots per year.

Commissioner Parker asked for the requirement width of an alley. Mr. Shaw advised 20' is the required width. Mr. Davis advised the cost of the alley is almost the same as the cost of a street.

Seth Williams, 60 Aviation Place, also spoke in favor of the Plan. Mr. Williams stated without alleyways, you also eliminate the maintenance costs associated in the upkeep of alleys. Chairman Craig asked if Mr. Williams has spoken with Solid Waste to address their concerns. Mr. Williams stated he had spoken with Bob Cowell, Assistant City Manager, in regards to other options of trash pick-up, and had been advised additional options are under review.

Commissioner Thomason asked what type of savings (no alleyways) would pass on to the customer. Mr. Williams stated he did not have the numbers on the savings for the homeowner.

Chairman Craig commented he sees the need for affordable housing, but felt there are concerns that Mr. Shaw and Staff have mentioned that need to be addressed.

Commissioner Good stated everything Mr. Williams' has said today makes sense, but this item is outside of the scope and definition of the Planning and Zoning Commission to alter policy that has been made by City Council.

Commissioner Bedwell felt the Commissioners should give their input and opinion, and allow the City Council to give the final word on this item.

Commissioner Parker agrees with Commissioner Good, and as a budgetary stance, what would it cost to purchase new trash truck equipment. Commissioner Parker stated these are capital items that need to be addressed by the City Council, and not the decision of the Planning and Zoning Commission. Commissioner Parker advised he does feel the City needs this type of development.

A motion to approve PP-15-03 was made by Commissioner Bedwell.

Chairman Craig asked if anyone wanted to speak against this request. No comments were made.

Mr. Shaw stated the minutes will reflect this discussion. Mr. Shaw advised if the Planning and Zoning Commissioners approve this Plan, the Plan does not go to City Council for further consideration. The Plan would be approved and the Developer will go forward with the subdivision as submitted. If the Plan is denied, Mr. Shaw felt the applicant will appeal to the City Council. If denial of the Plan happens, Mr. Shaw stated he also would inform the City Council of comments made during this meeting. Mr. Shaw reiterated the current ordinance requires alleys, and if any deviation to the ordinance is to occur, this should come from the City Council.

Chairman Craig advised, through the existing ordinance, he feels the Planning and Zoning Commissioners have a guideline that needs to be followed.

Mr. Williams mentioned the Solid Waste department did not make any comments during the reviews with Staff.

Mr. Shaw stated in conversations with Solid Waste the concern was addressed on how trash collection would be handled without alleys on a subdivision of this size. Mark Read, City Engineer, advised Solid Waste did not need to make a comment directly on the comment sheet, as City ordinance states alleys are required. The item was listed under Engineering, as the Engineering department had made the comment that alleys are required.

Chairman Craig stated a motion to approve the Preliminary Plan was on the table. Commissioner Thomason seconded the motion. The motion was denied with a vote of 2:3, with Chairman Craig, Commissioner Good and Commissioner Parker voting against.

CARRY OVERS:

ITEMS 4-5: P-15-49 City View Estates Unit No. 16, P-15-50 Mathes Acres Unit No. 2.

No action was taken on these plats.

PENDING ITEMS:

ITEMS 6-27: 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-15-07 Canode-Com Park Unit No. 45, P-15-09 Ridgeview Medical Center Unit No. 23, P-15-10 Reed's Unit No. 1, P-15-21 Plemons Addition Unit No. 17, P-15-22 Hillside Terrace Estates Unit No. 24, P-15-32 Hamilton & Hamilton Addition Unit No. 1, P-15-34 The Vineyards Unit No. 4, P-15-38 Tull Addition Unit No. 2, P-15-39 Sun Air Estates Unit No. 6, P-15-41 Ridgemere Unit No. 3, P-15-43 Highland Park Village Unit No. 3.

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 3:55 P.M.

Kelley Shaw, Secretary
Planning & Zoning Commission