

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

On the 12th day of October 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	98	79
Dean Bedwell	Y	165	156
Mike Good, Vice-Chairman	N	80	58
Rob Parker	N	33	27
Jessie Phifer	Y	3	1
Mark Rowh	N	33	24
Rick Thomason	Y	3	2

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 September 28, 2015 meeting

A motion to approve the minutes of the September 28, 2015 meeting was made by Commissioner Bedwell, seconded by Commissioner Thomason, and carried 3:0:1 with Commissioner Phifer abstaining.

ITEM 2: A-15-02 Annexation of 39.68± acres of land in Sections 153 and 172, Block 2, AB&M Randall County, Texas (Vicinity: SE 34th Ave. and Tradewind St.)
APPLICANT: Perry Williams

Mr. Shaw informed the Commissioners this request follows an abbreviated process for annexation purposes due to initiation by the property owner and the tract fits the criteria for a sparsely populated area. The annexation request was initiated by the applicant in order to utilize municipal services from the City of Amarillo. Mr. Shaw stated the City finds no issue with providing these services to the area and recommends moving forward with the annexation process.

A motion to proceed with the formal process of A-15-02 was made by Commissioner Bedwell, seconded by Commissioner Thomason, and carried unanimously.

ITEM 3: Z-15-25 Rezoning of Lot 13, Block 3, King's Acres, in Section 8, Block 9, BS&F Survey, Potter County, Texas, to change from Planned Development District 261 to amended planned development district for retail related uses (excluding certain uses). (Vicinity: King Ave. and Western St.)
APPLICANT: Larry Pratt

Mr. Shaw stated the applicant is requesting the zoning change for retail related uses on the property. Staff feels General Retail would be an appropriate compromise and not create any negative effects to the surrounding residents. The exceptions in General Retail uses would be a liquor store, pawn shop, restaurant, morgue, mortuary, ambulance service, tattoo shop, auto tune up shop, and a car wash. Additionally, no access to and from King Ave. will be allowed, as the access will be from Western St. only. Mr. Shaw advised Staff feels the request is appropriate and would recommend approval as submitted.

Chairman Craig asked if anyone wanted to speak in favor of said request. Larry Pratt, applicant, appeared to answer any questions.

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

A motion to approve Z-15-25 was made by Commissioner Bedwell, seconded by Commissioner Thomason, and carried unanimously.

ITEM 4: Z-15-26 Rezoning of 42.71 acres of unplatted land in Section 64, Block 9, BS&F Survey, Randall County, Texas, to change from Agricultural District to Residential District 2. (Vicinity: Ellen Hope St. and Prather Ave.)
APPLICANT: Dustin Davis

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. Mr. Shaw advised given the request is in character with the area's development and zoning patterns, Staff feels the request is appropriate and would recommend approval as submitted.

Chairman Craig asked if anyone wanted to speak in favor of said request. Mel Jones, 7112 Bennett St., commented his concern is the density of the neighborhood, and he would like to see more green area, or walking parks within the section.

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

A motion to approve Z-15-26 was made by Commissioner Thomason, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 5: P-15-53 South Side Acres Unit No. 25, an addition to the City of Amarillo, being a replat of tract 19, a portion of Tracts 2 and 3, South Side Acres and a portion of Lot 4a, Block 1, South Side Acres Unit No. 9 in Section 230, Block 2, AB&M Survey, Randall County, Texas.(42.19 acres)(Vicinity: SW 58th Ave and Royce Ave)
DEVELOPER: Johnna Pointer
SURVEYOR: Daryl Furman

Mr. Shaw stated the plat is not ready for consideration today, but the applicant had submitted a waiver of 30 day action request. This plat will be given a maximum of an additional 60 days before consideration.

ITEM 6: P-15-54 Air Park Unit No. 23, an addition the City of Amarillo, being a re-plat of a portion of Block 5, Air Park Unit No. 2, in Section 154, Block 2, AB&M Survey, Potter County, Texas.(Vicinity: Osage St & Ross-Osage Dr)
DEVELOPER: Michael Hughes
SURVEYOR: Robert Keys

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on October 12, 2015.

ITEM 7: P-15-55 South Park Unit No. 45, an addition to the City of Amarillo, being an unplatted tract of land in Section 30, Block 9, BS&F Survey, Randall County, Texas.(Vicinity Bell St & Hillside Rd).
DEVELOPER: Kathleen Collins
SURVEYOR: Clyde Israel

Mr. Shaw stated the plat is not ready for consideration today, but the applicant had submitted a waiver of 30 day action request. This plat will be given a maximum of an additional 60 days before consideration.

CARRY OVERS:

None

PENDING ITEMS:

ITEMS 8-22: 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-15-22 Hillside Terrace Estates Unit No. 24.

No action was taken on these plats.

ITEM 23: P-15-34 The Vineyards Unit No. 4, an addition to the City of Amarillo, being an unplatted tract of land in Section 191, Block 2, AB&M Survey, Potter County, Texas.(5.68 acres)(Vicinity: Temecula Creek Blvd. & Cabernet Way)
DEVELOPER(S): Thomas Nielsen
SURVEYOR: Richard Johnson

A motion to approve P-15-34, with an alley waiver, was made by Commissioner Bedwell, seconded by Commissioner Thomason and carried unanimously.

ITEM 24: P-15-38 Tull Addition Unit No. 2.

No action was taken on this plat.

ITEM 25: P-15-41 Ridgemere Unit No. 4, an addition to the City of Amarillo being a replat of Lots 10 and 11, Block 23, Ridgemere Addition in Section 137, Block 2, AS&M Survey, Potter County, Texas. (0.39 acres)(Vicinity: Rule St. and Ridgemere Blvd.)
DEVELOPER(S): Luis Campos
SURVEYOR: Daryl Furman

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on October 12, 2015.

ITEMS 26-27: P-15-43 Highland Park Village Unit No. 3, P-15-49 City View Estates Unit No. 16.

No action was taken on these plats.

ITEM 28: P-15-50 Mathes Acres Unit No. 2, a suburban subdivision to the City of Amarillo, being a replat of a portion of Lots 14 & 19, and all of Lots 15-18, Mathes Acres, in Section 34, Block 9, BS&F Survey, Randall County, Texas. (6.89 acres)(Vicinity: Coulter St & IH-27)
DEVELOPER(S): Mark Krueger
SURVEYOR: Heather Lemons

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on October 12, 2015.

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.

Mr. Shaw advised the Tradewind Square Preliminary Plan that was denied by Planning and Zoning Commission, has been appealed to the City Council for further discussion. At this time the item is scheduled for the City Council's meeting on the October 20, 2015.

No further comments were made and the meeting was adjourned at 3:35 P.M.

Kelley Shaw, Secretary
Planning & Zoning Commission