

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

On the 28th day of March 2011, 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 Commission Chambers 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
Michael Alexander	N	88	57
Dean Bedwell	Y	61	55
Judy Day	Y	64	54
Brandon Neely, Chairman	Y	64	52
John Notestine	Y	110	99
Louise Ross	Y	110	103
Howard Smith, Vice Chairman	Y	100	88

PLANNING DEPARTMENT STAFF:
Kelley Shaw, Planning Director

Cris Valverde, Senior Planner
Jan Williams, Admin Tech

Chairman Neely 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 14, 2011 meeting

A motion to approve the minutes of the March 14, 2011 was made by Commissioner Notestine, seconded by Commissioner Ross and carried unanimously.

ITEM 2: Z-11-09 Rezoning of Lot 24, Block 5, Fairview Townsite in Section 123, Block 2, AB&M Survey, Potter County, Texas to change from Residential District 3 to Residential District 3 with a specific use permit for placement of a Type B Manufactured Home. (Vicinity: Dallas St. & SE 6th Ave.)
APPLICANT: Consepacion Melendez

Gilberto Castro, 509 Putnam St, Antioch, California, the applicant for this item, spoke explaining he is planning to move his family here from California.

A motion to approve Z-11-09 was made by Commissioner Bedwell, seconded by Commissioner Day and carried unanimously.

ITEM 3: Z-11-10 Rezoning of the north 150ft. of the west 250ft. of Lot 9, Block 106, Olsen Park Unit No. 58, in Section 8, Block 9, BS&F Survey, Potter County, Texas to change from Planned Development District 294 to amended planned development for changing hours of operation. (Vicinity: Interstate-40 & Bell St.)
APPLICANT: J. Gaut

Steve Cross, 5601 West I-40, spoke representing Zachry Engineering, who owns Enterprise Circle, a private street. Zachry Engineering has an agreement with the property owners to divide the cost of street maintenance when repairs are warranted. Mr. Cross mentioned two concerns, 1) dividing the cost of the maintenance on Enterprise when problems arise, and 2) increased traffic flow. At this time Zachry Engineering is opposed to the proposal, but would consider meeting with the property owner to work out a solution. Commissioner Notestine asked since Zachry Engineering, owns Enterprise Circle, would access on to Enterprise have to be approved. Mr. Shaw stated they would have access on to Bell Street, but given Enterprise is a private street,

and not being fully aware of the details regarding private access, it would have to be worked out with the property owners. Mr. Cross asked the Commission to keep the original Planned Development, limiting the hours of operation, maintaining consistency with the other offices in this area - retail, and not a store selling merchandise.

J. Gaut, 3003 Parker, applicant, stated we are only requesting an amendment of hours of operation. Commissioner Bedwell asked if this was just speculation that a convenience store would open on this property, and Mr. Gaut stated yes. Mr. Shaw stated the Planned Development that was approved allows for retail use on Tract 1 and 2. Both Tracts, along with Tract 3, show access points on Enterprise Circle. Commissioner Notestine asked when the property is sold, will the new owners have to maintain a part of the street to keep the access. Mr. Gaut stated yes, the obligation to maintain Enterprise Circle would be the same as the current owners as stated in legal documents that run with the title of the land.

A motion to approve Z-11-10 was made by Commissioner Smith, seconded by Commissioner Bedwell and carried unanimously.

ITEM 4: P-11-28 Coulter Acres Unit No. 14, a suburban subdivision to the City of Amarillo, being a replat of a portion of Lot 8, Block 2, Coulter Acres, in Section 38, Block 9, BS&F Survey Randall County, Texas. (1.03 acres) (Vicinity: Cody Dr. & SW 81st Ave.)
DEVELOPER: Jerry McMennamy
SURVEYOR: H.O. Hartfield

Motion to approve P-11-28 was made by Commissioner Ross, seconded by Commissioner Day and carried unanimously.

ITEM 5: P-11-29 Moreau Acres Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 95, Block 2, AB&M Survey, Potter County, Texas. (1.26 acres) (Vicinity: Hastings Ave. & State Hwy. 136)
DEVELOPER: Shirley Moreau
SURVEYOR: H.O. Hartfield

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-11-29 was made by Commissioner Ross and seconded by Commissioner Day and carried unanimously.

CARRY OVERS:

ITEMS 6-8: P-11-24 Meadowgreen Addition Unit No. 4, P-11-26 Quail Creek Addition Unit No. 30, P-11-27 Centerport Addition Unit No. 2.

No action was required on these plats.

PENDING ITEMS:

ITEMS 9-23: P-08-10 The Woodlands of Amarillo Unit No. 14, P-08-69 Redstone Addition Unit No. 1, P-10-19 Dixon Acres Unit No. 5, P-10-21 Coulter Acres Unit No. 12, P-10-25 Medical Institute Subdivision Unit No. 9, P-10-26 Mariposa ecoVillage Unit No. 2, P-10-27 Amarillo Medical Center Unit No. 18, P-10-40 Freeman Subdivision Unit No. 4, P-10-47 Grand Avenue Estates Unit No. 5, P-10-48 Famous Heights Addition Unit No. 41, P-10-49 The Vineyards Unit No. 2, P-10-55 Sundown Industrial Park Unit No. 1, P-10-57 North River Road Gardens Unit No. 3, P-10-60 Alta Vista Estates Unit No. 2, P-11-01 Hillside Terrace Estates Unit No. 12.

No action was required on these plats.

ITEM 24: P-11-02 Westcliff Park Unit No. 44, an addition to the City of Amarillo, being a replat of a portion of Tract 2, Westcliff Park Unit No. 18, in Section 24, Block 9, BS&F Survey, Potter County, Texas. (2.17 acres) (Vicinity: Blossom Way & Westwood Dr.)
DEVELOPER: Kimila Pohlmeier
SURVEYOR: H.O. Hartfield

Motion to approve P-11-02 was made by Commissioner Notestine, seconded by Commissioner Ross and carried unanimously.

ITEM 25: P-11-04 Blue Sky Farms Unit No. 7, a suburban subdivision to the City of Amarillo, being a replat of Tract 29, Blue Sky Farms Unit No. 1, in Section 17, Block 6, I&GNRR Survey, Randall County, Texas. (5.58 acres) (Vicinity: Bailey Ln. & Angel Ln.)
DEVELOPER: Jonathan Lair
SURVEYOR: H.O. Hartfield

Motion to approve P-11-04 was made by Commissioner Ross, seconded by Commissioner Bedwell and carried unanimously.

ITEMS 26-37: P-11-06 Tradewind Air Park Unit No. 14, P-11-07 Tradewind Air Park Unit No. 15, P-11-08 Tradewind Air Park Unit No. 16, P-11-09 Tradewind Air Park Unit No. 17, P-11-10 Tradewind Air Park Unit No. 18, P-11-12 Hillside Terrace Estates Unit No. 13, P-11-14 The Colonies Unit No. 47, P-11-18 City View Estates Unit No. 9, P-11-19 City View Estates Unit No. 10, P-11-20 Turkey Tract Subdivision Unit No. 2, P-11-21 Morningside Subdivision Unit No. 2, P-11-22

No action was required on these plats.

ITEM 38: 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 one spoke. The meeting was adjourned at 3:35 PM.



Kelley Shaw, Secretary
Planning & Zoning Commission