

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

On the 11th day of April 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	62	56
Judy Day	Y	65	55
Brandon Neely, Chairman	Y	65	53
John Notestine	Y	111	100
Louise Ross	Y	111	104
Howard Smith, Vice Chairman	Y	101	89

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 28, 2011 meeting

A motion to approve the minutes of the March 28, 2011 was made by Commissioner Ross, seconded by Commissioner Smith and carried unanimously.

ITEM 2: Z-11-11 Rezoning of a 12.00 acre tract of unplatted land in Section 40, Block 9, BS&F Survey, Randall County, Texas to change from Planned Development District 238 to amended planned development an apartment complex and retail related uses. (Vicinity: Coulter St. & Continental Pkwy.)
APPLICANT: Bob Garrett

Mr. Shaw stated the Planning Department had received comments from two property owners in opposition concerning privacy issues and neither wanted this type of development.

Bob Garrett, #7 Willow Bridge Drive, representing the developers, spoke in favor of the rezoning and commented he was appearing before the commission to answer any questions.

The following residents spoke against the rezoning - Jeff Ivy, 7606 Continental, David Cox, 7508 Continental, Wes O'Brien, 7500 Continental, Kit Carter, 4919 Cape Colony, and Betty Dodson, 4716 Ashville. The resident's concerns included safety of area residents, concerns of decreasing property values of homes in the Colonies, security issues, privacy issues, noise issues, high volume of traffic, lighting, cheap building materials, and many stated they would not have purchased a home in this area if zoning had allowed for apartments.

Commissioners asked residents opposing the rezoning if they would be happier with retail establishments over an apartment complex being built? Residents all stated yes, they would prefer retail development. Commissioner Notestine asked residents if they thought an apartment complex would generate more traffic than a retail store. Residents said yes, because this apartment is a 262 unit project. Commissioner Neely stated the entrance entering the apartments would be from Coulter and not from a residential street. Commissioner Bedwell voiced concerns with only one entrance into the property an additional traffic light will need to be considered on Coulter.

Mr. Ivy presented the Commission with a petition of 70 signatures from homeowners stating they do not wish the area to be rezoned for an apartment complex.

A motion to deny Z-11-11 was made by Commissioner Bedwell, seconded by Commissioner Neely and the motion failed due to lack of majority.

A motion to approve Z-11-11 was made by Commissioner Notestine, seconded by Commissioner Smith and the motion carried 4:2.

ITEM 3: P-11-30 The Colonias Unit No. 48, an addition to the City of Amarillo, being a portion of an unplatted tract of land in Section 40, Block 9, BS&F Survey, Randall County, Texas. (12.00 acres) (Vicinity: Coulter St. & Continental Pkwy.)
DEVELOPER: Kirk Coury
SURVEYOR: Daryl Furman

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-11-30 was made by Commissioner Smith and seconded by Commissioner Day and carried unanimously.

ITEM 4: P-11-31 Sundown Acres Unit No. 6, a suburban subdivision to the City of Amarillo, being a portion of an unplatted tract of land in Section 2, Block 2, J.Pointevent Survey, Randall County, Texas. (3.00 acres) (Vicinity: Western St. & Sundown Ln.)
DEVELOPER: Craig Keel
SURVEYOR: Daryl Furman

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-11-31 was made by Commissioner Ross and seconded by Commissioner Smith and carried unanimously.

ITEM 5: P-11-32 Hillside Terrace Estates Unit No. 14, an addition to the City of Amarillo, being a portion of an unplatted tract of land in Section 64, Block 9, BS&F Survey, Randall County, Texas. (7.52 acres) (Vicinity: Nancy Ellen St. & Fanchun St.)
DEVELOPER: Perry Williams
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-11-32 was made by Commissioner Notestine and seconded by Commissioner Smith and carried unanimously.

CARRY OVERS:

ITEM 6: P-11-29 Moreau Acres Unit No. 1

No action was required on this plat.

PENDING ITEMS:

ITEMS 7-21: 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 22: P-11-06 Tradewind Air Park Unit No. 14, an addition to the City of Amarillo, being a replat of Block 50, Tradewind Air Park Unit No. 12 and a portion of Aldredge Street, in Section 153, Block 2, AB&M Survey, Randall County, Texas. (5.60 acres) (Vicinity: SE 45th Ave. & Aldredge St.)
DEVELOPER: Perry Williams
SURVEYOR: H.O. Hartfield

Motion to approve P-11-06 was made by Commissioner Day, seconded by Commissioner Bedwell and carried unanimously.

ITEM 23: P-11-07 Tradewind Air Park Unit No. 15, an addition to the City of Amarillo, being a replat of Block 49, Tradewind Air Park Unit No. 12 and a portion of Williams Street, in Section 153, Block 2, AB&M Survey, Randall County, Texas. (5.47 acres) (Vicinity: SE 45th Ave. & Williams St.)
DEVELOPER: Perry Williams
SURVEYOR: H.O. Hartfield

Motion to approve P-11-07 was made by Commissioner Ross, seconded by Commissioner Notestine and carried unanimously.

ITEM 24: P-11-08 Tradewind Air Park Unit No. 16, an addition to the City of Amarillo, being a replat of Block 48, Tradewind Air Park Unit No. 12 and a portion of Wilson Street, in Section 153, Block 2, AB&M Survey, Randall County, Texas. (5.53 acres) (Vicinity: SE 45th Ave. & Wilson St.)
DEVELOPER: Perry Williams
SURVEYOR: H.O. Hartfield

Motion to approve P-11-08 was made by Commissioner Day, seconded by Commissioner Smith and carried unanimously.

ITEM 25: P-11-09 Tradewind Air Park Unit No. 17, an addition to the City of Amarillo, being a replat of Block 47, Tradewind Air Park Unit No. 12 and a portion of Roberts Street, in Section 153, Block 2, AB&M Survey, Randall County, Texas. (5.52 acres) (Vicinity: SE 45th Ave. & Roberts St.)
DEVELOPER: Perry Williams
SURVEYOR: H.O. Hartfield

Motion to approve P-11-09 was made by Commissioner Notestine, seconded by Commissioner Bedwell and carried unanimously.

ITEM 26: P-11-10 Tradewind Air Park Unit No. 18, an addition to the City of Amarillo, being a replat of Block 45 & 46, Tradewind Air Park Unit No. 12 and a portion of Mirror Street, in Section 153, Block 2, AB&M Survey, Randall County, Texas. (7.87 acres) (Vicinity: SE 45th Ave. & Mirror St.)
DEVELOPER: Perry Williams
SURVEYOR: H.O. Hartfield

Motion to approve P-11-10 was made by Commissioner Day, seconded by Commissioner Bedwell and carried unanimously.

ITEMS 27-36: 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 Pleasant Valley Unit No. 45, 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.

ITEM 37: 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 4:20 PM.



Kelley Shaw, Secretary
Planning & Zoning Commission