

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

On the 10th day of October 2011, the Amarillo Planning and Zoning Commission met in a work session in Room 206, second floor of City Hall, at 2:00 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
David Craig	Y	5	2
Dean Bedwell	Y	72	66
Judy Day, Vice-Chairman	Y	75	64
Casey Webb	Y	5	5
John Notestine	Y	121	108
Louise Ross	Y	121	113
Howard Smith, Chairman	Y	110	97

PLANNING DEPARTMENT STAFF: Cris Valverde, Senior Planner
Kelley Shaw, Planning Director Jan Sanders, Admin Tech

Chairman Smith 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 12, 2011 meeting

A motion to approve the minutes of the September 12, 2011 meeting was made by Commissioner Ross, seconded by Commissioner Day, and carried unanimously.

ITEM 2: Z-11-25 Rezoning of Lot 29, Block 17, Mesa Verde Addition in Section 126, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Residential District 2 to Residential District 2 with a specific use permit for placement of a carport within the front-yard setback. (Vicinity: NE 32nd Ave. & Grand St.)
APPLICANT: Chris Martinez

Anthony Martinez, 3026 N. Hill, stated he was representing the owners of the property and was available to answer any questions. No questions were asked and a motion to approve Z-11-25 was made by Commissioner Bedwell, seconded by Commissioner Craig and carried unanimously.

ITEM 3: Z-11-26 Rezoning of Lot 5, Block 210, Holland Addition in Section 156, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Multiple-Family District 1 to Multiple-Family District 1 with a specific use permit for placement of a Type A Manufactured Home. (Vicinity: NE 3rd Ave. and Lincoln St.)
APPLICANT: Lourdes Silvestre

A motion to approve Z-11-26 was made by Commissioner Ross, seconded by Commissioner Notestine and carried unanimously.

ITEM 4: Z-11-27 Rezoning of a 12.00 acre tract of unplatted land in Section 40, Block 9, BS&F Survey, Randall County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 238 to amended planned development for the purpose of allowing land uses that are allowed within a General Retail Zoning District. Vicinity: (Coulter St. & Continental Pkwy.)
APPLICANT: Ron Boyd

Mr. Shaw opened by stating the current request has no relation to the previous zoning request for this piece of property. The first request was specifically for an apartment complex, whereby this request is not specifically tied to any particular land use. Mr. Shaw further explained the intent of this Planned Development amendment is to better define and make clear what uses are allowed on the property, by allowing uses allowed within a General Retail Zoning District with certain development standards. Mr. Shaw went on to state staff recommends approval of the item as presented.

Chairman Smith asked if anyone present wished to speak in favor of the zoning request. Ron Boyd, 2320 Hawthorne Drive, spoke in favor of the request commenting on the difficulty in marketing this property due to the wording of the Planned Development.

Chairman Smith asked if anyone present wished to speak against the rezoning request. Matt Griffith, 4211 Palacio Drive, representing Rockrose Developers, developers for the Colonies, Robert Merriweather, 7502 Continental Parkway, David Cox, 7508 Continental Parkway, Paula Bliss, 4903 Cape Colony Drive, Kit Carter, 4919 Cape Colony Drive, Wes O'Brien, 7500 Continental Parkway, Chris Jensen, 6816 Zane Place, (attorney for Gary Jensen, 7705 Pilgram) spoke against the rezoning request. Several residents commented the objective was not to prevent the property owners from having a broad category of retail type development, but if this proposal passes, the wording will include the ability to develop an apartment complex. Comments also included amending this rezoning request to allow for any general retail use but exclude multi-family from Planned Development 238 would be acceptable. If this amendment passes some residents voiced concerns about noise issues, privacy issues, and many stated they would not have purchased a home in this area if zoning allowed for apartments.

Chairman Smith asked for any rebuttals in favor of the rezoning request. Mr. Boyd informed the Commissioners he does not have a contract on the property. Mr. Boyd further stated the intent of the requested amendment is for clarification of the wording and he does not want to exclude any General Retail uses (except those stated) which limits their ability to market the property. Kirk Coury, 1707 Club View Drive, an investor in this property, also stated there is no pending contract for this property.

Chairman Smith asked for any rebuttals against the rezoning request. George Grimm, 4913 Cape Colony Drive, commented he felt General Retail could be described as a 'cash-register' type business and not an apartment complex. Mr. Griffith remarked the current zoning does not allow for multi-family, where the proposed zoning would allow for multi-family and the adjacent property owners do not want this type of development.

A motion to deny Z-11-27 was made by Commissioner Bedwell, seconded by Commissioner Notestine and carried unanimously.

ITEM 5: V-11-03 Vacation of a 20ft. Drainage Easement In Section 39, Block 9 , BS&F Survey, Randall County, Texas. (Vicinity: Coulter St. & Arden Rd.)
APPLICANT: Eddie Scott

Mr. Shaw stated the vacation was not ready and could be resubmitted at a later date at no charge. A motion to deny V-11-03 was made by Commissioner Ross, seconded by Commissioner Bedwell and carried unanimously.

ITEM 6: P-11-42 La Paloma Estates Unit No. 9, a suburban subdivision and an addition to the City of Amarillo, being a replat of a portion of Lot 12, Block 5, La Paloma Estates Unit No. 3, a portion of Lot 1, Block 10, Walnut Hills Unit No. 1, and a portion of an unplatted tract of land, all within Section 12, Block 9, BS&F Survey, Potter County, Texas. (11.31 acres) (Vicinity: Merion Pl. & Pine Valley Ln.)
DEVELOPER: Peter Bowes
SURVEYOR: Richard Johnson

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-11-42 was made by Commissioner Notestine, seconded by Commissioner Day and carried unanimously.

Carol Lindemann, 117 Dewey Ave, asked if the La Paloma Estates Unit No. 9 included any area within the Walnut Hills subdivision. Mr. Shaw and Mr. Valverde responded the proposed plat does in fact replat a small portion of the Walnut Hills subdivision and staff would be available to discuss details with Mr. Lindemann after the meeting.

ITEM 7: P-11-54 Tradewind Air Park Unit No. 19, a suburban subdivision and an addition to the City of Amarillo, being an unplatted tract of land in Section 153, Block 2, AB&M Survey, Randall County, Texas. (12.07 acres) (Vicinity: SE 40th Ave. & Roberts St.)
DEVELOPERS: Ruthie and Rachel Andrew
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-11-54 was made by Commissioner Ross, seconded by Commissioner Craig and carried unanimously.

CARRY OVERS:

ITEM 8: P-11-51 Memory Acres Unit No. 12.

No action was required on this plat.

ITEM 9: P-11-53 Hillside Terrace Estates Unit No. 16, an addition to the City of Amarillo, being a replat of a portion of Lot 19, Block 1, Amended Hillside Terrace Estates Unit No. 1, in Section 64, Block 9, BS&F Survey, Randall County, Texas. (5.43 acres) (Vicinity: Buccola Ave. & Soncy Rd.)
DEVELOPERS: David Duncan, Ronald Boyd, and Kirk Coury
SURVEYOR: H.O. Hartfield

Chairman Smith stated that the plat was signed by the Acting Director of Community Services on October 6, 2011.

PENDING ITEMS:

ITEMS 10-21: 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-10-57 North River Road Gardens Unit No. 3, P-10-60 Alta Vista Estates Unit No. 2.

No action was required on these plats.

ITEM 22: P-11-19 City View Estates Unit No. 10, an addition to the City of Amarillo, being an unplatted tract of land in Section 231, Block 2, AB&M Survey, Randall County, Texas. (23.85 acres) (Vicinity: Santa Monica Ave. & City View Dr.)
DEVELOPER: Matt Griffith
SURVEYOR: Robert Keys

A motion to approve P-11-19 was made by Commissioner Day, seconded by Commissioner Bedwell and carried unanimously.

ITEMS 23-29: P-11-31 Sundown Acres Unit No. 6, P-11-32 Hillside Terrace Estates Unit No. 14, P-11-34 Plemons Addition Unit No. 14, P-11-36 Rolling Hills Unit No. 6, P-11-39 Coulter Acres Unit No. 15, P-11-41 The Greenways at Hillside Unit No. 26, P-11-45 Tascosa Estates Unit No. 11.

No action was required on these plats.

ITEM 30: 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 further comments were made and meeting adjourned at 4:20 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission