

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

On the 24th day of October 2011, the Amarillo Planning and Zoning Commission met in a work session in Room 206, second floor of City Hall, at 2:45 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
David Craig	Y	6	3
Dean Bedwell	Y	73	67
Judy Day, Vice-Chairman	Y	76	65
Casey Webb	Y	6	6
John Notestine	Y	122	109
Louise Ross	Y	122	114
Howard Smith, Chairman	Y	111	98

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 October 10, 2011 meeting

A motion to approve the minutes of the October 10, 2011 meeting was made by Commissioner Notestine, seconded by Commissioner Day, and carried unanimously.

ITEM 2: Z-11-28 Rezoning of the east half of Lot 9, Beverly Gardens Unit No. 2, in Section 158, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Residential District 1 to Residential District 1 with a specific use permit for placement of a Type A Manufactured Home. (Vicinity: Mirror St. & Bernard Ave.)
APPLICANT: Alberto DeLeon

A motion to approve Z-11-28 was made by Commissioner Craig, seconded by Commissioner Ross and carried unanimously.

ITEM 3: Z-11-29 Rezoning of a 4,000 square foot tract of land at the southeast corner of Lot 1, Block 27, Puckett Place Unit No. 16, in Section 28, Block 9, BS&F Survey, Randall County, Texas plus one-half of all bounding streets, alleys, and public ways to change from General Retail District to planned development district for a light automotive repair shop. (Vicinity: SW 34th Ave. & Bell St.)
APPLICANT: Timothy Denker

Mr. Shaw opened by stating the applicant is proposing to operate a national chain, Just Brakes Automotive shop, within the Puckett Plaza Shopping Center. Mr. Shaw further explained all work will be conducted indoors, hours of operation will be 7 a.m. to 6 p.m.-Monday thru Saturday, and no overnight parking of vehicles is allowed in this Planned Development. Mr. Shaw commented retaining the retail nature of the area is imperative to the character of the Puckett Plaza Shopping Center, and given the development standards associated with the business, staff recommends approval of the item as presented.

Mark Christy, 9600 TJ Dr., co-owner of Puckett Place Apartments, spoke against the rezoning. Mr. Christy stated he felt this rezoning could have a negative impact in this area, and possibly open the door for future degradation. Mr. Shaw commented any future business would be held to the same standards with the goal of maintaining the retail character. Paul Christy, 7719 Bent

Tree Dr., co-owner of Puckett Place Apartments, also spoke against the rezoning. Mr. Christy, stated he feels the tenants will not want to look across the alley into a repair shop, and this type of business will be very detrimental to their investment, a 'down-grading' of the zoning. Commissioner Ross, Chairman Smith, and Commissioner Notestine all commented the current general retail zoning allows for an oil-change or tune up shop, closing hours later than 6 p.m., whereby the planned development has specific restrictions. Both Mr. Mark Christy and Mr. Paul Christy stated they would prefer to leave the zoning 'as-is'. Mr. Mark Christy asked if a noise restriction will be in place. Mr. Shaw stated a noise study was submitted, and nothing adverse appeared above the normal retail business decibel level.

No further comments or questions were asked. A motion to approve Z-11-29 was made by Commissioner Ross, seconded by Commissioner Craig and the motion carried 6:0:1, with Commissioner Bedwell abstaining.

ITEM 4: P-11-55 Tascosa Estates Unit No. 12, an addition to the City of Amarillo, being a replat of Tascosa Estates Unit No. 8, in Section 11, Block 9, BS&F Survey, Potter County, Texas. (0.84 acres) (Vicinity: Fairway Dr. & La Costa Dr.)
DEVELOPER: Frank S. Ward
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-11-55 was made by Commissioner Notestine, seconded by Commissioner Day and carried unanimously.

CARRY OVERS:

ITEM 5: V-11-03 Vacation of a 20ft. Drainage Easement In Section 39, Block 9 , BS&F Survey, Randall County, Texas.

No action was required on this vacation.

ITEMS 6-7: P-11-42 La Paloma Estates Unit No. 9, P-11-54 Tradewind Air Park Unit No. 19.

No action was required on these plats.

PENDING ITEMS:

ITEMS 8-12: 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.

No action was required on these plats.

ITEM 13: P-10-26 Mariposa ecoVillage Unit No. 2, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 58, Block 9, BS&F Survey, Potter County, Texas. (27.60 acres) (Vicinity: Mariposa Dr. & Soncy Rd.)
DEVELOPER: Mary Emeny
SURVEYOR: Daryl Furman

Chairman Smith stated that this plat was withdrawn by the developer.

ITEM 14: P-10-27 Amarillo Medical Center Unit No. 18.

No action was required on this plat.

ITEM 15: P-10-40 Freeman Subdivision Unit No. 4, an addition to the City of Amarillo, being an unplatted tract of land in Section 74, Block 2, AB&M Survey, Potter County, Texas. (5.81 acres) (Vicinity: I-40 East & Airport Blvd.)
DEVELOPER: Michael Dudding
SURVEYOR: Wendall Stoner

Chairman Smith stated that this plat was withdrawn by the developer.

ITEMS 16-27: 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, 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, P-11-51 Memory Acres Unit No. 12.

No action was required 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 further comments were made and meeting adjourned at 3:40 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission