

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

On the 9th day of January 2012, 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	9	5
Dean Bedwell	Y	76	70
Judy Day, Vice-Chairman	Y	79	68
Casey Webb	Y	9	9
John Notestine	Y	125	111
Louise Ross	Y	125	116
Howard Smith, Chairman	Y	114	100

PLANNING DEPARTMENT STAFF:

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 December 5, 2011 meeting

A motion to approve the minutes of the December 5, 2011 meeting was made by Commissioner Day, seconded by Commissioner Bedwell, and carried 6:0:1, with Commissioner Ross abstaining.

ITEM 2: A-11-01 Annexation of a 320.78 acre tract of land being in Section 63, Block 9, BS&F Survey, Randall County, Texas (Vicinity: Soncy Rd./Loop 335 and Hillside Rd.)
APPLICANT: William Thomas for Perry Williams

Mr. Shaw stated staff's recommendation is to deny A-11-01 as submitted, to allow additional time for contacting property owners within Section 63 to discuss incorporating their property and prepare a comprehensive study of the area.

A motion recommending to deny A-11-01 was made by Commissioner Notestine, seconded by Commissioner Ross and carried unanimously.

ITEM 3: Z-12-01 Rezoning of Block 47, Lot 7, Block 45, Mrs. M.D. Oliver-Eakle Addition and portions of vacated streets and alleys in Section 171, Block 2, AB&M Survey, Randall County, Texas to change from Planned Development District 126B to amended planned development for a vehicle storage building. (Vicinity: SE 32nd Ave. & Fillmore St.)
APPLICANT: Alan Chilcote

A motion to approve Z-12-01 was made by Commissioner Craig, seconded by Commissioner Bedwell and carried unanimously.

ITEM 4: Z-12-02 Rezoning of all of Blocks 9 thru 14, Lots 1 thru 8 in Block 15, Lots 1 thru 8 and Lots 25 thru 32 in Blocks 16 thru 23, and the north 480ft. of Block 24 to Heavy Commercial District and Lots 9 thru 24 in Blocks 16 thru 23, the south half of Block 24, and all of Blocks 25 thru 33 to Light Commercial District, all of which are currently zoned Residential District 1 and located in the Bel-Aire Addition, in Section 107, Block 2, AB&M Survey, Potter County, Texas (Vicinity: SE 22nd Ave. & Eastern St.)

APPLICANTS: Curtis Sinclair and the City of Amarillo

Curtis Sinclair, 1001 S. Georgia, applicant, stated he was available to answer any questions. No questions were asked of Mr. Sinclair and a motion to approve Z-12-02 was made by Commissioner Bedwell, seconded by Commissioner Day and carried unanimously.

ITEM 5: Z-12-03 Rezoning of a 140ft. by 304ft. tract of unplatted land adjacent to Lot 2, Block 7, Lawrence Place Unit No. 14 in Section 227, Block 2, AB&M Survey, Potter County, Texas to change from General Retail District to planned development district for uses allowed in a General Retail District and an outdoor new/used auto sales lot. (Vicinity: Interstate-40 & Westlawn Ave.)
APPLICANT: Rick Crawford

Rick Crawford, 2 Champions Circle, applicant, stated he was available to answer any questions. No questions were asked of Mr. Crawford and a motion to approve Z-12-03 was made by Commissioner Notestine, seconded by Commissioner Day and carried unanimously.

ITEM 6: V-12-01 Vacation of a 20 ft. alley in Block 228, Holland's Subdivision, in Section 156, AB&M Survey, Potter County, Texas. (Vicinity: NE 2nd Ave. & Johnson St.)
APPLICANT: Arvell Williams

Arvell Williams, 1313 NE 3rd, applicant, stated he is requesting the Vacation to fence the entire block. A motion to approve V-12-01 with retention of a Public Utility Easement over the entire area was made by Commissioner Craig, seconded by Commissioner Day and carried unanimously.

ITEM 7: V-12-02 Vacation of a segment of Williams St. beginning at the SE corner of Lot 2A, Block 326, Holland's Addition No. 7 and ending at the southern boundary of the Burlington Railroad R.O.W., Potter County, Texas. (Vicinity: SE 2nd Ave. & Williams St.)
APPLICANT: Terry Ensey

Mr. Shaw stated no Public Utility Easement is needed with V-12-02, but a fair-market value payment is necessary to acquire the vacated public right-of-way. Mr. Shaw stated the applicant has made this payment, and staff recommends approval of this item as presented.

Terry Ensey, 414 Roosevelt, Borger, Texas, applicant, stated the vacated area will be used for a truck turn-around. No questions were asked of Mr. Ensey and a motion to approve V-12-02 was made by Commissioner Webb, seconded by Commissioner Notestine and carried unanimously.

ITEM 8: P-12-01 Lawrence Park unit No. 108, and addition to the City of Amarillo, being a replat of a portion of Block 27, Lawrence Park No. 16, in Section 227, Block 2, AB&M Survey, Potter County, Texas. (1.86 acres) (Vicinity: SW 27th Ave & Kentucky St.)
DEVELOPERS: Jeff Gilbert and Dick Graham
SURVEYOR: Jeff Reasoner

Chairman Smith stated that the plat was signed by the Acting Director of Community Services on January 9, 2012.

ITEM 9: P-11-63 Interstate Battery Addition, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 34, Block 1, TTRR Survey, Randall County, Texas. (2.30 acres) (Vicinity: Interstate 27 & Rockwell Rd.)
DEVELOPERS: Larry and Kristi Downey
SURVEYOR: Heather Lemons

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-11-63 was made by Commissioner Ross, seconded by Commissioner Bedwell and carried unanimously.

ITEM 10: P-11-64 Westcliff Park Unit No. 45, an addition to the City of Amarillo, being a replat of Lot 17, Block 6, Westcliff Park Unit No. 20 Amended, in Sections 11 and 24, Block 9, BS&F Survey, Potter County, Texas. (6.72 acres) (Vicinity: Club View Dr. & Fairway Dr.)
DEVELOPER: Chris Scharbauer
SURVEYOR: Robert Keys

Justin Howe, 110 Aviation Place, representing the applicant, stated he was available to answer any questions. No questions were asked of Mr. Howe and a motion to approve P-11-64 was made by Commissioner Bedwell, seconded by Commissioner Craig and carried unanimously.

ITEM 11: P-11-65 Redstone Addition Unit No. 2, an addition to the City of Amarillo, being an unplatted tract of land in Section 37, Block 9, BS&F Survey, Randall County, Texas. (12.95 acres) (Vicinity: Coulter St. & Loop 335/Hollywood Rd.)
DEVELOPER: Tye Kraft
SURVEYOR: Wendell Stoner

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-11-65 was made by Commissioner Notestine, seconded by Commissioner Ross and carried unanimously.

CARRY OVERS:

ITEMS 12-14: P-11-59 Two Deer Creek Unit No. 4, P-11-60 Hillside Terrace Estates Unit No. 17, P-11-61 Hillside Terrace Estates Unit No. 18.

No action was required on these plats.

ITEM 15: P-11-62 Pleasant Valley Unit No. 46, an addition to the City of Amarillo, being an unplatted tract of land in Section 159, Block 2, AB&M Survey, Potter County, Texas. (0.80 acres) (Vicinity: Echo St. & Loop 335/St. Francis Ave.)
DEVELOPERS: Javier & Ofelia Dominguez
SURVEYOR: Heather Lemons

Chairman Smith stated that the plat was signed by the Acting Director of Community Services on January 9, 2012.

PENDING ITEMS:

ITEMS 16-36: 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-10-27 Amarillo Medical Center Unit No. 18, 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-11-42 La Paloma Estates Unit No. 9, P-11-54 Tradewind Air Park Unit No. 19, P-11-55 Tascosa Estates Unit No. 12, P-11-56 Western-Air Addition Unit No. 21.

No action was required on these plats.

ITEM 37: P-11-57 Point West Business Campus Unit No. 5, an addition to the City of Amarillo, being an unplatted tract of land in Section 43, Block 9, BS&F Survey, Potter County, Texas. (1.35 acres) (Vicinity: Amarillo Blvd. West & Point West Pkwy.)
DEVELOPER: Parkwest Corporate Center, Ltd.
SURVEYOR: Wendell Stoner

Chairman Smith stated that the plat was signed by the Acting Director of Community Services on January 9, 2012.

ITEM 38: P-11-58 Sunrise Park Unit No. 12.

No action was required on this plat.

ITEM 39: 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 4:00 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission