

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

On the 11th day of November 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	N	29	18
Dean Bedwell	Y	96	90
Judy Day, Vice-Chairman	Y	99	82
Casey Webb	Y	29	25
Mike Good	Y	11	9
Anthony Ledwig	Y	11	9
Howard Smith, Chairman	N	134	116

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

Vice-Chairman Day 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 22, 2012 meeting

A motion to approve the minutes of the October 22, 2012 meeting was made by Commissioner Webb, seconded by Commissioner Ledwig, and carried 4:0:1, with Commissioner Day abstaining.

ITEM 2: Nomination and election of a Planning and Zoning Commission Chairman and Vice-Chairman.

Judy Day was nominated as the new Chairman, and Casey Webb was nominated as the new Vice-Chairman by Commissioner Bedwell, seconded by Commissioner Ledwig and the motion carried unanimously.

ITEM 3: Z-12-22 Rezoning of Lots 18 and 19, except the west 5.1 ft of Lot 19, Block 34, Ridgecrest Addition No 15 in Section 7, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways to change from Residential District 3 with Specific Use Permit 69 to Residential District 3 with amended Specific Use Permit for Day Care Expansion.
APPLICANT: Don Mason

Mr. Shaw stated the site is currently developed with a day care center since approval of Specific Use Permit 69 (SUP69) in 1983. The applicant is requesting amendment of the SUP for expansion of the day care facility along with slight changes to the existing plan, including allowed occupancy of 93 to 135, maximum lot coverage from 17% to 31%, parking spaces from 11 to 22, and hours of operation beginning at 6:30a.m. rather than 7:00a.m. Mr. Shaw commented the use of this site mirrors what is recommended by the Comprehensive Plan and staff recommends approval of this request as submitted.

Vice-Chairman Day asked if anyone present wished to speak in favor of the rezoning request. Don Mason, applicant, appeared to answer any questions. No comments were made.

Vice-Chairman Day asked if anyone present wished to speak against the rezoning request. Hearing none, a motion to approve Z-12-22 was made by Commissioner Bedwell, seconded by Commissioner Good and carried unanimously.

ITEM 4: Z-12-23 Rezoning of Lots 1 thru 14 and Lots 56 thru 64, Block 12, Quail Creek Addition Unit No. 31, in Section 25, Block 9, BS&F Survey, Potter County, Texas plus one-half of all bounding streets, alleys and public ways to change from Residential District 2 to Residential District 3. (Vicinity: Baccus Dr. & Bridlewood Dr.)
APPLICANT: Anthony Saikowski

Mr. Shaw stated the applicant is requesting the zoning change to construct garden homes. Mr. Shaw explained garden homes are normally narrower homes with larger footprints on smaller lots than traditional single-family homes. If approved, Residential District 3 zoning would allow lot coverage to increase from 45 percent to 65 percent, retaining the character of other homes planned throughout the area. Mr. Shaw commented staff recommends approval of this request as submitted.

A motion to approve Z-12-23 was made by Commissioner Bedwell, seconded by Commissioner Webb and carried unanimously.

ITEM 5: P-12-60 Yucca Unit No. 2, a suburban subdivision to the City of Amarillo being an unplatted tract of land out of Section 143, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: Potter St. & Osage St.)
DEVELOPER(S): Kelli Bentley
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-12-60 was made by Commissioner Webb, seconded by Commissioner Ledwig and carried unanimously.

ITEM 6: P-12-61 South Side Acres Unit No. 24, an addition to the City of Amarillo, being a replat of a portion of Lot 11, Block 2, South Side Acres Unit No. 6, in Section 230, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: Storage Dr. & Business Park Dr.)
DEVELOPER(S): William Branson
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-12-61 was made by Commissioner Ledwig, seconded by Commissioner Webb and carried unanimously.

ITEM 7: P-12-62 University Heights Unit No. 6 An addition to the City of Amarillo, being a replat of lots 13-16, Block 24, University Heights, the west half of the previously vacated alley in block 24, and the remaining portions of lots 25-36, situated in section 189, Block 2, AB&M survey, Potter County, Texas.(Vicinity: W Amarillo BLVD & Travis St.)
DEVELOPER(S): Lynn Gwyn
SURVEYOR: Jeff Reasoner

Vice-Chairman Day stated that the plat was signed by the Acting Director of Public Services on November 12, 2012.

ITEM 8: P-12-63 River Road Gardens Unit No. 25, an addition to the City of Amarillo, being a replat of tracts no 7 and 8, River Road Gardens in section 161, Block 2, AB&M survey, Potter County, Texas. (Vicinity: River Road and Gallardia Ave.)
DEVELOPER(S): Rufus and Judy Boyett
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-12-63 was made by Commissioner Good, seconded by Commissioner Bedwell and carried unanimously.

CARRY OVERS:

ITEMS 9-11: P-12-57 Oakwood Addition Unit No. 5, P-12-58 Howell Addition Unit No. 3, P-12-59 Original Town of Amarillo Unit No. 12.

No action was taken on these plats.

PENDING ITEMS:

ITEMS 12-29: P-08-10 The Woodlands of Amarillo Unit No. 14, P-10-19 Dixon Acres Unit No. 5, P-10-21 Coulter Acres Unit No. 12, P-10-27 Amarillo Medical Center Unit No. 18, P-10-47 Grand Avenue Estates Unit No. 5, P-10-60 Alta Vista Estates Unit No. 2, P-11-31 Sundown Acres Unit No. 6, P-11-34 Plemons Addition Unit No. 14, P-11-54 Tradewind Air Park Unit No. 19, P-11-56 Western-Air Addition Unit No. 21, P-11-60 Hillside Terrace Estates Unit No. 17, P-12-02 Southeast Park Unit No. 10, P-12-08 R&B Industrial Park Unit No. 7, P-12-13 Valley View South Unit No. 3, P-12-14 Holland Addition Unit No. 14, P-12-20 City View Estates Unit No. 12, P-12-23 Soncy Estates Unit No. 3, P-12-28 Curtis G. Hail's Subdivision.

No action was taken on these plats.

ITEM 30: P-12-29 Dremmel Addition Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 152, Block 2, AB&M Survey, Randall County, Texas.(2.06 acres)(Vicinity: Tradewind Rd. & SE 46th Ave.)
DEVELOPER: Jackie Smith
SURVEYOR: David Miller

Vice-Chairman Day stated that the plat was signed by the Acting Director of Public Services on November 12, 2012.

ITEMS 31-42: P-12-30 Claude Highway Unit No. 1, P-12-39 Soncy Park Unit No. 16, P-12-41 Sosa Acres Unit No. 1, P-12-45 Redstone Addition Unit No. 1, P-12-47 South Park Addition Unit No. 43, P-12-49 Hollywood Commercial Park Unit No. 13, P-12-50 Airport Park Addition Unit No. 6, P-12-52 Bownds Industrial Park Unit No. 1, P-12-53 Centerport Addition Unit No. 4, P-12-54 MCR Estates Unit No. 1, P-12-55 River Road Gardens Unit No. 24, P-12-56 Famous Heights Park Addition Unit No. 19.

No action was taken on these plats.

ITEM 43: 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 comments were made.

ITEM 44: Discuss Items for Future Agendas

No further comments were made and meeting adjourned at 3:25 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission