

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

On the 9th day of September 2013, 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	48	33
Dean Bedwell	Y	115	109
Judy Day, Chairman	Y	118	97
Casey Webb, Vice-Chairman	N	48	38
Mike Good	N	30	22
Anthony Ledwig	Y	30	25
Howard Smith	Y	153	134

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

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 August 26, 2013 meeting

A motion to approve the minutes of the August 26, 2013 meeting was made by Commissioner Bedwell, seconded by Commissioner Craig, and carried 4:0:1 with Commissioner Day abstaining.

ITEM 2: Z-13-21 Rezoning of a 0.63 acre tract and a 2.36 acre tract of unplatted land to change from Agricultural District and Residential District 1 to Residential District 3 and a 6.54 acre tract of unplatted land to change from Agricultural District, Moderate Density District, and Residential District 3 to Residential District 1, all in Section 39, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways. (Vicinity: Pineridge Dr. and Glenwood Dr.)

APPLICANT: Edward Scott

Mr. Shaw stated this request is associated with the next phase of residential development in the Greenways at Hillside Subdivision with single-family detached homes. The area is currently zoned for residential development and if approved would consolidate existing “patchwork” zoning, thereby matching the latest platting configuration. Mr. Shaw commented staff feels the request represents a logical continuation of residential development and therefore recommends approval as submitted.

A motion to approve Z-13-21 was made by Commissioner Craig, seconded by Commissioner Bedwell and carried unanimously.

ITEM 3: Z-13-22 Rezoning of Lot 11, Block 252, Holland Addition Unit No. 9, 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 1 District to Multiple Family 1 District with a specific use permit for the placement of a Type B Manufactured Home. (Vicinity: N Arthur St. and N.E. 7th Ave.)

APPLICANT: Maria Salas

Mr. Shaw stated the zoning request is for the placement of a Type B Manufactured Home. A Type B home is built between 2007 and the current year. Mr. Shaw stated that staff was in agreement with the market analysis and that the placement of the proposed manufactured home would not create an adverse impact to the area.

Chairman Day asked if anyone present wished to speak in favor of, or against the rezoning request. No comments were made.

A motion to approve Z-13-22 was made by Commissioner Craig, seconded by Commissioner Smith and carried unanimously.

ITEM 4: Z-13-23 Rezoning of Lot 1A, Block 60, Bivins Addition Unit No. 5, in Section 187, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways to change from Planned Development District 185A to amended planned development district for the purpose of erecting a columbarium. (Vicinity: Georgia St. & Interstate-40)
APPLICANT: Reverend Jo Roberts Mann

Mr. Shaw stated the applicant is requesting an amendment to PD185A to construct a columbarium on the site of St. Andrew's Episcopal Church. The proposed columbarium is a standalone permanent structure with vaults lined with recesses for the purpose of housing urns. The columbarium will not exceed 13 ½', surrounded by a 5' stone column and wrought iron fence and will be approximately 200' from the nearest residential use. Mr. Shaw commented staff feels the request is an appropriate addition to the existing St. Andrew's Episcopal Church, and recommends approval as submitted.

Chairman Day asked if anyone present wished to speak in favor of the request. Jim Doche with PSC WD Architects, 1001 S. Harrison Street, representing the applicant, appeared to answer any questions.

Chairman Day asked if anyone present wished to speak against the request. No comments were made.

A motion to approve Z-13-23 was made by Commissioner Ledwig, seconded by Commissioner Smith and carried unanimously.

ITEM 5: Z-13-24 Rezoning of the East irregular 95.77 feet of Lots 12 and 13, Block 58, Mrs. M. D. Oliver-Eakle, in Section 171, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways to change from General Retail District to Light Commercial District for an outdoor car lot. (Vicinity: Canyon Dr. and SE 24th Ave.)
APPLICANT: Norma Olave

Chairman Day stated this zoning was withdrawn by the applicant.

ITEM 6: P-13-54 Lawrence Park Addition Unit No. 109, an addition to the City of Amarillo being a replat of a portion of Lot 5, Block D, Lawrence Park Addition Unit No. 101, in Section 227, Block 2, AB&M Survey, Potter County, Texas. (0.614 acres)(Vicinity: Georgia St. & Duniven Cir.)
DEVELOPER(S): Home Depot
SURVEYOR: Joe Covey

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-13-54 was made by Commissioner Craig, seconded by Commissioner Bedwell and carried unanimously.

ITEM 7: P-13-55 The Woodlands of Amarillo Unit No. 14, an addition to the City of Amarillo, being an unplatted tract of land in Section 23, Block 9, BS&F Survey, Potter County, Texas. (4.16 acres)(Vicinity: Farmers Ave. and City View Rd.)
DEVELOPERS: Stephen Ferrin, Robert Ferrin and Artur Budzynski
SURVEYOR: David Miller

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-13-55 was made by Commissioner Bedwell, seconded by Commissioner Craig and carried unanimously.

ITEM 8: P-13-56 Heritage Hills Unit No. 1, a suburban subdivision to the City of Amarillo, being a replat of a portion of Arden Hills Unit No. 1 and an unplatted tract of land in Section 65, Block 9, BS&F Survey, Randall County, Texas. (18.30 acres)(Vicinity: Soncy Rd./Loop 335 & Arden Rd.)
DEVELOPER(S): 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-13-56 was made by Commissioner Smith, seconded by Commissioner Ledwig and carried unanimously.

ITEM 9: P-13-57 Hillside Terrace Estates Unit No. 21, an addition to the City of Amarillo, being a replat of a portion of Hillside Terrace Estates Unit No. 17 in Section 64, Block 9, BS&F Survey, Randall County, Texas. (4.21 acres)(Vicinity: Nancy Ellen St. and Saxon Way)
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-13-57 was made by Commissioner Craig, seconded by Commissioner Bedwell and carried unanimously.

ITEM 10: P-13-58 Westcliff Park Unit No. 47, an addition to the City of Amarillo being a replat of a portion of Lot 2-B, Block 27, Westcliff Park Unit No. 13, out of Section 25, Block 9, BS&F Survey, Potter County, Texas. (0.86 acres)(Vicinity: Plum Creek Dr. & Tascosa Rd.)
DEVELOPER(S): Andy Carter
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-13-58 was made by Commissioner Bedwell, seconded by Commissioner Smith and carried unanimously.

ITEM 11: P-13-59 Hollywood Addition Unit No. 18, an addition to the City of Amarillo, being an unplatted tract of land in Section 4, Block 9, BS&F Survey, Randall County, Texas. (.86 acres)(Vicinity: Hollywood Rd. and Olympia Dr.)
DEVELOPER: Gary Argo
SURVEYOR: Jeff Reasoner

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-13-59 was made by Commissioner Craig, seconded by Commissioner Ledwig and carried unanimously.

CARRY OVERS:

ITEMS 12-13: P-13-51 Holiday South Unit No. 9, P-13-52 Soncy Estates Unit No. 4.

No action was taken on these plats.

PENDING ITEMS:

ITEMS 14-23: P-08-10 The Woodlands of Amarillo Unit No. 14, P-10-19 Dixon Acres Unit No. 5, P-11-31 Sundown Acres Unit No. 6, P-11-54 Tradewind Air Park Unit No. 19, P-12-23 Soncy Estates Unit No. 3, P-12-45 Redstone Addition Unit No. 1, P-12-52 Bownds Industrial Park Unit No. 1, P-13-05 Beverly Gardens Unit No. 22, P-13-20 The Greenways at Hillside Unit No. 28, P-13-25 City View Estates Unit No. 14.

No action was taken on these plats.

ITEM 24: P-13-27 Avonbell Addition Unit No. 3, an addition to the City of Amarillo being a replat of all of Lot 10, 11 and the South 22' of Lot 12, Block 10, Avonbell Addition Unit No. 1, in Section 9, Block 9, BS&F Survey, Potter County, Texas. (0.83 acres)(Vicinity: Bell St. & Wolflin Ave.)
DEVELOPER: Guy Slimp
SURVEYOR: Harold Boerstler

Chairman Day stated that the plat was signed by the Deputy City Manager on September 9, 2013.

ITEMS 25-28: P-13-30 The Park Unit No. 7, P-13-32 University Heights Unit No. 7, P-13-37 Alta Vista Estates Unit No. 2, P-13-39 Tascosa Estates Unit No. 13.

No action was taken on these plats.

ITEM 29: P-13-44 River Falls Unit No. 36, a 14.410 acre tract of unplatted land including 9.265 acres of a Suburban Subdivision to the City of Amarillo and a 5.145 acre portion adjacent to and outside of the City of Amarillo Extraterritorial Jurisdiction, all lying in Section 83, Block 2, AB&M Survey, Randall County, Texas. (14.465 acres)(Vicinity: FM 1151 & Wild Horse Trl.)
DEVELOPER: Tully Currie
SURVEYOR: Dwayne Gresham

A motion to approve P-13-44 was made by Commissioner Craig, seconded by Commissioner Bedwell and carried unanimously.

ITEMS 30-33: P-13-46 R&B Industrial Park Unit No. 8, P-13-47 Wildflower Village Unit No. 1, P-13-48 South Side Acres Unit No. 24, P-13-49 Teresa D'Ann Unit No. 4.

No action was taken on these plats.

ITEM 34: 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 35: Discuss Items for Future Agendas.

No further comments were made and meeting adjourned at 3:27 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission