

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

On the 28th day of October 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	N	51	35
Dean Bedwell	N	118	111
Judy Day, Chairman	N	121	98
Casey Webb, Vice-Chairman	Y	51	41
Mike Good	Y	33	24
Anthony Ledwig	Y	33	28
Howard Smith	Y	156	137

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

Vice-Chairman Webb 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 14, 2013 meeting

A motion to approve the minutes of the October 14, 2013 meeting was made by Commissioner Smith, seconded by Commissioner Good, and carried unanimously.

ITEM 2: Z-13-26 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 Planned Development District for an outdoor auto sales lot. (Vicinity: Canyon Dr. and SE 24th Ave.)
APPLICANT: Norma Olave

Mr. Shaw stated the tract was originally within the Oliver Eakle Historical District which was predominately residential development. With the construction of Interstate-27, these "remainder" tracts fronting Interstate-27 developed with non-residential land uses. The applicant is requesting the zoning change for an outdoor auto sales lot. This type of land use could negatively impact area residences with lighting, outdoor storage of automotive parts, auto repair and delivery of vehicles. Therefore, Mr. Shaw stated it is staff's opinion that this remains a viable retail corridor and allowing a commercial land use, such as an auto sales lot, would not be appropriate considering the proximity to residences and the retail nature of this strip of land. Staff recommends denying this request.

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

A motion to deny Z-13-26 was made by Commissioner Good, seconded by Commissioner Smith and carried unanimously.

ITEM 3: Z-13-27 Rezoning of Lot 4, Block 43, Eastridge Unit No. 18, in Section 104, 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 carport within the front-yard setback. (Vicinity: Dahlia St. NE 20th Ave.)
APPLICANT: Doan Hoang

Mr. Shaw stated the applicant's residence was originally constructed with a garage, but has been converted into living space and no longer has a way to protect his vehicles. The applicant is proposing a 12 foot by 17 foot metal carport to replace an existing carport. Mr. Shaw stated staff is of the opinion the applicant's request is appropriate and recommends approval as submitted.

A motion to approve Z-13-27 was made by Commissioner Ledwig, seconded by Commissioner Smith and carried unanimously.

ITEM 4: P-13-68 Pullman Industrial Acres Unit No. 4, an addition to the City of Amarillo, being an unplatted tract of land in Section 53, Block 2, BS&F Survey, Potter County, Texas. (2.50 acres)(Vicinity: Pullman Rd/F.M. Highway 1258 & I-40)
DEVELOPER(S): Matthew Garrison
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-13-68 was made by Commissioner Smith, seconded by Commissioner Good and carried unanimously.

ITEM 5: P-13-69 La Paloma Estates Unit No. 11, an addition to the City of Amarillo, being a replat of Lots 1 thru 3, Block 5, La Paloma Estates Unit No. 3, all within Section 12, Block 9, BS&F Survey, Potter County, Texas. (2.50 acres)(Vicinity: Merion Pl. & Prestwick Ln.)
DEVELOPER(S): Gladwin, Suzanne and Shawn Gillispie
SURVEYOR: David Miller

A motion to approve P-13-69 was made by Commissioner Good, seconded by Commissioner Ledwig and carried unanimously.

ITEM 6: P-13-70 City Park Unit No. 17, an addition to the City of Amarillo, being an unplatted tract of land in Section 29, Block 9, BS&F Survey, Randall County, Texas. (0.94 acres)(Vicinity: Coulter St. & Foxcroft Dr.)
DEVELOPER(S): Rick Crawford
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-13-70 was made by Commissioner Ledwig, seconded by Commissioner Smith and carried unanimously.

ITEM 7: P-13-71 Eastridge Unit No. 44, an addition to the City of Amarillo, being an unplatted tract of land in Section 104, Block 2, AB&M Survey, Potter County, Texas. (0.42 acres)(Vicinity: Heather St. & E Ama Blvd.)
DEVELOPER(S): Matthew Baumueller
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-13-71 was made by Commissioner Smith, seconded by Commissioner Good and carried unanimously.

ITEM 8: P-13-72 Park Hills Unit No. 2, an addition to the City of Amarillo, being an unplatted tract of land in Section 168, Block 2, AB&M Survey, Potter County, Texas. (0.36 acres)(Vicinity: NE 24th Ave. & U.S. Highway 287/Dumas Rd.)
DEVELOPER(S): Manuel Mendoza
SURVEYOR: Kevin Brown

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-13-72 was made by Commissioner Good, seconded by Commissioner Ledwig and carried unanimously.

ITEM 9: P-13-73 Tradewind Air Park Unit No. 20, an addition to the City of Amarillo being a replat of a portion of Lots 1 and 2, Block 30, Tradewind Air Park Unit No. 8, in Section 153, Block 2, AB&M Survey, Randall County, Texas. (3.89 acres)(Vicinity: Williams St. & SE 42nd Ave.)
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. Mr. Shaw mentioned a petition was received today in the Planning Department signed by property owners in the area protesting this re-plat.

Vice-Chairman Webb asked if anyone present wished to speak in favor of the platting request. No comments were made.

Vice-Chairman Webb asked if anyone present wished to speak against the platting request. Arturo Flores, 4207 S. Aldredge, residing directly across from the proposed plat, spoke against this request. Mr. Flores stated the homes on his street were sold with the information that a park would be built on the proposed site. This information was a reason his family bought their home. Commissioner Smith asked if any conversations have gone on with Mr. Perry Williams, the developer, and if not, encouraged Mr. Flores to discuss these concerns with Mr. Williams. Mr. Flores stated no conversations have taken place. Commissioner Webb asked if Mr. Flores remembers paying a premium for his lot as opposed to other lots, with the promise his lot would be closer to a park. Mr. Flores does not remember a premium attached to his lot. Mr. Shaw stated the original plat does not designate the area as a park. He mentioned the existing school and park might have been changed from the original design, and the park is now located to the west of the school rather than to the north. Mr. Shaw also mentioned any zoning requests would have to be compatible with the existing zoning and staff would not recommend multi-family development. No further comments were made.

A motion to deny P-13-73 was made by Commissioner Smith, seconded by Commissioner Ledwig and carried unanimously.

CARRY OVERS:

ITEMS 10-13: P-13-63 Fleet Addition Unit No. 4, P-13-64 South Side Estates Unit No. 37, P-13-65 Lonesome Dove Estates Unit No. 5, P-13-67 Amended Puckett West Addition Unit No. 15.

No action was taken on these plats.

PENDING ITEMS:

ITEMS 14-21: 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.

No action was taken on these plats.

ITEM 22: P-13-25 City View Estates Unit No. 14, an addition and a suburban subdivision to the City of Amarillo, being an unplatted tract of land out of Section 231, Block 2, AB&M Survey, Randall County, Texas. (31.23 acres)(Vicinity: Farmers Ave. & Georgia St.)
DEVELOPER: Matt Griffith
SURVEYOR: Robert Keys

A motion to approve P-13-25 was made by Commissioner Ledwig, seconded by Commissioner Good and carried unanimously.

ITEMS 23-31: P-13-30 The Park Unit No. 7, P-13-32 University Heights Unit No. 7, P-13-39 Tascosa Estates Unit No. 13, 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, P-13-51 Holiday South Unit No. 9, P-13-54 Lawrence Park Addition Unit No. 109, P-13-59 Hollywood Addition Unit No. 18.

No action was taken on these plats.

ITEM 32: P-13-61 Big Texan Addition Unit No. 2, an addition to the City of Amarillo, being an unplatted tract of land out of Section 91, Block 2, AB&M Survey, Potter County, Texas. (5.60 acres) (Vicinity: East Interstate Highway 40 & Auction Dr.)
DEVELOPER(S): Dipak Patel
SURVEYOR: Ken McEntire

Vice-Chairman Webb stated that the plat was signed by the Deputy City Manager on October 23, 2013.

ITEM 33: 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 34: Discuss Items for Future Agendas.

No further comments were made and meeting adjourned at 3:35 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission