

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

On the 27th day of January 2014, 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 City Council 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	56	39
Dean Bedwell	Y	123	116
Judy Day, Chairman	N	126	101
Casey Webb, Vice-Chairman	N	56	44
Mike Good	N	38	28
Anthony Ledwig	Y	38	32
Howard Smith	Y	161	142

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

Acting 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 January 13, 2014 meeting

A motion to approve the minutes of the January 13, 2014 meeting was made by Commissioner Bedwell, seconded by Commissioner Ledwig, and carried unanimously.

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

David Craig was nominated as the new Chairman by Commissioner Bedwell, seconded by Commissioner Ledwig and the motion carried 3:0:1, with Commissioner Craig abstaining. Mike Good was nominated as the new Vice Chairman by Commissioner Craig, seconded by Commissioner Ledwig and the motion carried 4:0.

ITEM 3: A-14-01 Annexation of 17.50± acres of land in Section 61, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: I-40 & Soncy Rd/Loop 335)
APPLICANTS: Sarah Williamson and the City of Amarillo

Mr. Shaw informed the Commissioners the applicant is requesting the annexation in order to utilize the City of Amarillo's municipal services, such as water and sewer services for future development. Since the request was initiated by the applicant and the land is sparsely populated, the request will follow the short form 30-day annexation schedule. To create a more consistent City boundary, City staff is proposing an additional 3 acres of I-40 W right-of-way directly north of the proposed original 14.49± acres. Mr. Shaw commented the annexation site could be temporarily served with water and sewer with the extension of lines to the east, but the long-term solution will be the continuation of lines from the south. Staff believes the request is appropriate and recommends continuation of the annexation process.

A motion to proceed with the formal annexation process of A-14-01 was made by Commissioner Craig, seconded by Commissioner Bedwell and carried unanimously.

ITEM 4: Z-14-01 Rezoning of a portion of Lots 4 and 6, Block 3, Amended South Side Acres Unit No. 12, in Section 230, Block 2, AB&M Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways to change from Agricultural District to Multiple Family District 1. (Vicinity: Danny St. & SW 58th Ave.)
APPLICANT: Michael Elliott

Mr. Shaw stated the applicant is requesting the change in zoning in order to extend the development of a multi-family project built along Danny St. Staff is of the opinion the applicant's request is in character with surrounding zoning and development, and therefore recommends approval as submitted.

A motion to approve Z-14-01 was made by Commissioner Ledwig, seconded by Commissioner Craig and carried unanimously.

ITEM 5: Z-14-02 Rezoning of Lot 2A from Agricultural District to Multiple Family District 1 and Lots 1A and 3 from Agricultural District to General Retail District, all in Block 1, Heritage Hills Unit No. 1, Section 65, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways. (Vicinity: Arden Rd. & Soncy Rd./Loop 335)
APPLICANT: Perry Williams

Mr. Shaw stated the applicant is requesting a change in zoning in order to develop the first phase of Heritage Hills subdivision with multi-family development. This type of request reflects the Neighborhood Unit Concept of development (NUC) of non-residential land uses, such as General Retail zoning located at section line arterial intersections, and transitioning to higher density residential uses, such as Multiple Family District zoning. Mr. Shaw commented staff feels the request is appropriate and recommends approval as submitted.

A motion to approve Z-14-02 was made by Commissioner Bedwell, seconded by Commissioner Ledwig and carried unanimously.

ITEM 6: Z-14-03 Rezoning of a 12.42 acre tract and a 23.00 acre tract of unplatted land in Section 65, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets alleys, and public ways to change from Agricultural District to Moderate Density District and Residential District to respectively. (Vicinity: Arden Rd. & Soncy Rd/Loop 335)
APPLICANT: Perry Williams

Mr. Shaw stated the request is also associated with the residential development of Heritage Hills subdivision with single-family detached homes. This type of request meets the NUC as it is transitioning from higher density residential uses occurring mid-section, with lower density residential uses, such as Residential District within the section interior. Mr. Shaw commented staff feels the request is appropriate and recommends approval as submitted.

A motion to approve Z-14-03 was made by Commissioner Ledwig, seconded by Commissioner Craig and carried unanimously.

ITEM 7: P-14-03 Hollywood Acres Unit No. 2, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 38, Block 9, BS&F Survey, Randall County, Texas. (1.46 acres)(Vicinity: Hollywood Rd. & FM HWY 2590)
DEVELOPER(S): Paul Fields
SURVEYOR: Richard Johnson

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-14-03 was made by Commissioner Craig, seconded by Commissioner Bedwell and carried unanimously.

CARRY OVERS:

ITEM 8: P-14-02 K & S Acres Unit No. 3.

No action was taken on this plat.

PENDING ITEMS:

ITEMS 9-17: P-08-10 The Woodlands of Amarillo Unit No. 14, 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-13-32 University Heights Unit No. 7, P-13-39 Tascosa Estates Unit No. 13.

No action was taken on these plats.

ITEM 18: P-13-47 Wildflower Village Unit No. 1, a suburban subdivision to the City of Amarillo being an unplatted tract of land in Section 62 and 63, Block 1, TT&RR Survey, Randall County, Texas. (163.72 Acres)(Vicinity: F.M. 2590 and McCormick Rd.)
DEVELOPER(S): Jonathan Lair
SURVEYOR: H.O. Hartfield

A motion to approve P-13-47 was made by Commissioner Bedwell, seconded by Commissioner Ledwig and carried unanimously.

ITEM 19: P-13-49 Teresa D'Ann Unit No. 4, an addition to the City of Amarillo, being an unplatted tract of land situated in Section 184, Block 2, AB&M Survey, Randall County, Texas. (2.44 Acres)(Vicinity: Hardin Dr. & SW 45th Ave.)
DEVELOPER(S): Mark Meister
SURVEYOR: Daryl Furman

A motion to approve P-13-49 was made by Commissioner Craig, seconded by Commissioner Ledwig and carried unanimously.

ITEM 20: P-13-63 Fleet Addition Unit No. 4, an addition to the City of Amarillo, being an unplatted tract of land out of Section 58, Block 2, AB&M Survey, Potter County, Texas. (24.55 acres)(Vicinity: I-40 & Pullman Rd.)
DEVELOPER(S): Vinc Aulick
SURVEYOR: Daryl Furman

A motion to approve P-13-63 was made by Commissioner Craig, seconded by Commissioner Ledwig and carried unanimously.

ITEMS 21-26: 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, P-13-71 Eastridge Unit No. 44, P-13-72 Park Hills Unit No. 2, P-13-73 Tradewind Air Park Unit No. 20.

No action was taken on these plats.

ITEM 27: P-13-74 Lawrence Park Unit No. 32, an addition to the City of Amarillo, being a replat of a portion of Lot 17 and all of Lots 18, 19, and 20, Block 2, Lawrence Place Unit No. 20, in Section 227, Block 2, AB&M Survey, Potter County, Texas. (1.04 acres)(Vicinity: Western St. & Olsen Blvd.)
DEVELOPER(S): Charles Skibell
SURVEYOR: H.O. Hartfield

Acting Chairman Smith stated that the plat was signed by the Deputy City Manager on January 24, 2014.

ITEMS 28-31: P-13-76 San Jacinto Heights Addition Unit No. 7, P-13-78 Heritage Hills Unit No. 2, P-13-81 E. W. Raef Unit No. 14, P-13-85 Luke Place Unit No. 2.

No action was taken on these plats.

ITEM 32: 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 33: Discuss Items for Future Agendas.

No further comments were made and meeting adjourned at 3:30 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission