

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

On the 24th day of February 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, Chairman	Y	58	41
Dean Bedwell	Y	125	118
Judy Day	Y	128	103
Casey Webb	Y	58	46
Mike Good, Vice-Chairman	Y	40	30
Anthony Ledwig	Y	40	34
Howard Smith	Y	163	144

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

Chairman Craig 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 February 10, 2014 meeting

A motion to approve the minutes of the February 10, 2014 meeting was made by Commissioner Bedwell, seconded by Commissioner Good, and carried unanimously.

ITEM 2: Z-14-04 Rezoning of a portion of tract B, Childers Subdivision, in Section 186, 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 Planned Development District for operation of an indoor/outdoor event center. (Vicinity: Wolflin Ave. & Travis St.)
APPLICANT: Murray Myatt

Mr. Shaw stated the applicant has requested tabling the item until the March 10, 2014, Planning and Zoning Commission meeting. Mr. Shaw mentioned if someone in the audience did want to comment today, they could, but further discussions and debate would be held by the staff and Commissioners in the March 10th meeting.

Chairman Craig stated the zoning request would be tabled, and asked if anyone present wished to speak in favor of the rezoning request. No one spoke.

Chairman Craig asked if anyone present wished to speak against the rezoning request. Cindy Bennett, 2031 S. Travis, as a neighbor, stated she has several concerns with the zoning request. Ms. Bennett commented she no longer feels safe in her home, is concerned the property value of her home will decline if the zoning is approved, and has spoken with the applicant on multiple occasions concerning the nuisance and noise of currently held parties in the home. Ms. Bennett implored the Commissioners to deny the request.

Mr. Shaw stated since the applicant is not present, all further discussions would need to be held in the March 10, 2014 Planning and Zoning Commission meeting.

A motion to table Z-14-04 until the next Planning & Zoning meeting was made by Commissioner Smith, seconded by Commissioner Good and carried unanimously.

ITEM 3: Z-14-05 Rezoning 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, plus one-half of all bounding streets, alleys and public ways to change from Agricultural District to Residential District 3 and Moderate Density District. (Vicinity: Williams St. and SE 42nd Ave.
APPLICANT: Perry Williams

Mr. Shaw stated the applicant is requesting a zoning change in order to develop the next phase of the Tradewind Air Park residential subdivision. The proposed zoning request is a re-submittal after the City Council had recommended an Aeronautical Study from the Federal Aviation Administration (FAA). The applicant obtained the requested study, and whereby the FAA stated any structure not exceeding an elevation of 3,639 feet above mean sea level would not be a hazard to air navigation. Staff recommended rezoning as a planned development district in order to regulate the maximum height of structures built on the site. All other development standards would follow Residential District 3 and Moderate Density District guidelines for residential development, which both are in character with the Tradewind neighborhood. Mr. Shaw commented staff feels the proposed planned development is appropriate for the area and addresses concerns raised by the FAA study.

Chairman Craig asked if anyone present wished to speak in favor of the rezoning request. Dustin Davis, Project Engineer, appeared to answer any questions.

Chairman Craig asked if anyone present wished to speak against the rezoning request. Fred Sultan, 4305 S. Williams St., expressed his concerns about Moderate Density zoning on the west side of the tract. Mr. Sultan asked the Commissioners to consider single family residences for the entire site.

Mr. Shaw commented the applicant has submitted a plat along with the development showing single family attached homes for the Moderate Density zoning.

A motion to approve Z-14-05 as a planned development district for residential development was made by Commissioner Smith, seconded by Commissioner Good and carried unanimously.

ITEM 4: P-14-09 High Country Estates Unit No. 2, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 31, Block 1, TTRR Company Survey, Randall County, Texas. (1.84 acres)(Vicinity: High Country Dr. & Mission Ave.)
DEVELOPER(S): Jeff and Davy Hamilton
SURVEYOR: Michel Newton

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-14-09 was made by Commissioner Webb, seconded by Commissioner Ledwig and carried unanimously.

ITEM 5: P-14-10 West Amarillo Industrial Park Unit No. 23, an addition to the City of Amarillo being a replat of a portion of Lot 14, Block 5, Amended West Amarillo Industrial Park Unit No. 5, in Section 224, Block 2, AB&M Survey, Potter County, Texas. (0.25 acres) (Vicinity: N Forest St & Western St)
DEVELOPER(S): Chad Corning
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-14-10 was made by Commissioner Smith, seconded by Commissioner Day and carried unanimously.

ITEM 6: P-14-11 City Park Unit No. 18, an addition to the City of Amarillo, being an unplatted tract of land out of Section 29, BS&F Survey, Randall County, Texas. (2.51 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-14-11 was made by Commissioner Day, seconded by Commissioner Smith, and carried 6:0:1 with Commissioner Bedwell abstaining.

ITEM 7: P-14-12 Lonesome Dove Estates Unit No. 6, a suburban subdivision to the City of Amarillo being an unplatted tract of land in Section 111, Block 2, AB&M Survey, Randall County, Texas. (16.60 acres) (Vicinity: Hollywood Rd & Eastern St)
DEVELOPER(S): Baltazar Montoya
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-14-12 was made by Commissioner Webb, seconded by Commissioner Good and carried unanimously.

CARRY OVERS:

ITEMS 8-11: P-14-04 River Falls Unit No. 38, P-14-05 Glidden and Sanborn Addition Unit No. 9, P-14-06 Tangle Aire Estates Unit No. 4, P-14-07 South Ranch Acres Unit No. 4.

No action was taken on these plats.

PENDING ITEMS:

ITEMS 12-22: 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-13-64 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.

ITEM 23: 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 Baumüller
SURVEYOR: H.O. Hartfield

Chairman Craig stated that the plat was signed by the Deputy City Manager on February 12, 2014.

ITEMS 24-30: P-13-72 Park Hills Unit No. 2, P-13-73 Tradewind Air Park Unit No. 20, 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-14-02 K & S Acres Unit No. 3, P-14-03 Hollywood Acres Unit No. 2.

No action was taken on these plats.

ITEM 31: 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 32: Discuss Items for Future Agendas.

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

Kelley Shaw, Secretary
Planning & Zoning Commission