

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

On the 11th day of August 2014, the Amarillo Planning and Zoning Commission met in a work session in Room 206, second floor of City Hall, at 2:30 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	69	51
Dean Bedwell	Y	136	129
Howard Smith	Y	174	154
Mike Good, Vice-Chairman	Y	51	38
Anthony Ledwig	Y	51	45
Mark Rowh	N	5	3
Rob Parker	Y	5	4

PLANNING DEPARTMENT STAFF:
Kelley Shaw, Planning Director

Cris Valverde, Senior Planner
Jan Sanders, Recording Secretary

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 July 28, 2014 meeting

A motion to approve the minutes of the July 28, 2014 meeting was made by Commissioner Ledwig, seconded by Commissioner Good, and carried unanimously.

ITEM 2: Z-14-15 Rezoning of Lots 4 and 5, Block 2, Ridgeview Medical Center Unit No. 2, in Section 43, Block 9, BS&F Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways to change from Planned Development 145 to Office District 1. (Vicinity: Coulter St. & Fleming Ave.)
APPLICANTS: J. Avery Rush, III, MD and J. Edward Ysasaga, MD

Mr. Shaw stated the applicants are requesting the zoning change to allow more flexibility in regards to different development standards for multiple properties. Given the fact the site and the majority of the surrounding area is medical, clinical, or dental related properties, Office District 1 (O-1), being the most restrictive non-residential zoning district, would better suit the property located in Amarillo's medical district. Planned developments are better suited for unique developments that do not fit well in the existing zoning ordinance, whereas O-1 zoning is appropriate for the medical district and does fit well in Amarillo's zoning ordinance. Mr. Shaw commented staff feels the request is appropriate and would recommend approval as submitted.

Chairman Craig asked if anyone wanted to speak for said request. Larry Peek, 3513 Huntington, CFO of Panhandle Eye Group, representing the applicants, stated the request is to assist their patients in identifying the location while continuing the services provided by the businesses.

Chairman Craig asked if anyone wanted to speak against said request. No comments were made. A motion to approve Z-14-15 was made by Commissioner Bedwell, seconded by Commissioner Parker and carried unanimously.

ITEM 3: V-14-03 Vacation of a portion of an existing 20 ft alley in Block 6, Skyline Terrace Unit No. 2, in Section 135, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: NE 24th Ave. & Manhattan St.)
APPLICANT: Les Hoyt, AISD

Mr. Shaw stated the applicant previously submitted a replat of 26 acres consolidating land for expansion of the Travis 6th Grade campus. The proposed bus driveway was slightly offset from Manhattan St., directly south of the proposed site. The existing alley branches into two separate segments, one is proposed for abandonment and will be incorporated into the bus driveway, and the other will remain for public through-access providing access for existing residential and solid waste vehicles. Mr. Shaw mentioned a Public Utility Easement will be required as no formal plans are proposed to relocate existing utilities within the alley. As such, the applicant will not be required to pay the fair market value of the proposed alley vacation. Mr. Shaw advised staff feels relocation of the proposed bus driveway will provide a safer environment, and existing water and sewer services will not be disrupted. Therefore, staff recommends approval of the vacation as submitted.

A motion to approve V-14-03, retaining the Public Utility Easement, was made by Commissioner Smith, seconded by Commissioner Good and carried unanimously.

ITEM 4: DEM-14-02 Demolition of existing structures located at 1601 and 1603 S. Jackson St., 201 and 420 S.W. 16th Ave., and 1604 S Tyler St. all in Section 170, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: SW 16th Ave. and S Tyler St.)
APPLICANT: Richard Ford
LISTED ON SHERIFF'S SALE: No
DELINQUENT TAXES: None

Mr. Shaw stated these five structures are within the historic Plemons-Eagle Addition of Amarillo, and also within the Downtown Amarillo Urban Design District (DAUDs) boundary. The two properties on Jackson St. have high priority ratings, and the remaining three properties have medium priority ratings listed on the Sally Victor survey. The Sally Victor survey is comprised of consultants rating historic properties by their architectural significance. The applicant has requested to demolish the five properties from the Board of Review for Landmarks and Historic Districts (BRLHD) with plans for future development on the sites. At the BRLHD meeting, staff stated the structures are characteristic of period architecture and are historically significant to the Plemons-Eagle area. Should demolition occur, staff was of the opinion further erosion of the area's historic character could occur, and recommended denial of the request. Property owners from the Plemons-Eagle Neighborhood Association (PENA) spoke against the request, and stated they felt the structures could be revitalized for re-use. The BRLHD board denied the request for demolishing the five structures, and the applicant is appealing this decision to the Planning and Zoning Commission.

Mr. Shaw commented since the BRLHD meeting, the applicant and PENA have met to determine if a compromise could be reached. Staff has been advised a compromise was reached between the two parties by withdrawing the demolition request for 1601 and 1603 S. Jackson St., and PENA will not oppose the demolition of the three remaining structures. Mr. Shaw stated if such a compromise was reached, staff would be in support of such an agreement, but if no agreement was reached then staff would continue supporting the denial of demolition of all five structures.

Chairman Craig asked if anyone wanted to speak in favor of said request. Steve Dalrymple, 1521 S. Rusk, representing Baptist Community Services (BCS), stated their Park Central campus is adjacent to the proposed properties and would support the amended proposal of withdrawing the request of the appeal for the two Jackson St. properties, and demolishing the remaining three properties. Howard Batson, 9110 Lundy Ln., office at 1208 S. Tyler, as a concerned neighbor, would agree with the demolition of 201 and 420 SW 16th Ave., and 1604 S. Tyler as the properties have deteriorated along with an increase in vandalism to the sites. Dr. Batson mentioned the potential future development on the sites would create a more pleasing entrance into the downtown area by way of Tyler St. Leeann Overstreet, 2207 S. Harrison, as secretary of the PENA board, stated the board would like to withdraw their opposition of demolition of 201 and 420 SW 16th Ave, and 1604 S. Tyler. Ms. Overstreet advised PENA has identified a group of investors interested in preserving 1601 and 1603 S. Jackson (Jackson Square Apartments and the adjacent home) and will use the next year to determine if such an investment is feasible. Melissa Dailey, 1706 S. Polk, agreed with Ms. Overstreet and the positive communications with the potential investors for the properties on Jackson St. Richard Ford, 105 W. 5th, applicant, stated he would like to withdraw the appeal on 1601 and 1603 S. Jackson St. Mr. Ford advised since the BRLHD meeting, several discussions have occurred and some investors feel it is economically viable to restore the Jackson Square Apartments and adjacent home. Mr. Ford also stated he is appealing the denial of demolishing the remaining three structures.

Chairman Craig asked if anyone wanted to speak against said request. Lou Ann Garrett, 7000 White Bluff Trail, previously resided at 1714 Van Buren, was pleased to hear a compromise had

been proposed for the two properties on Jackson St. Ms. Garrett re-emphasized the importance of preserving older homes with a new vision for future use, whereby demolishing properties disrupts the fabric and character of a neighborhood. Ms. Garrett thanked the BRLHD for denying the request to demolish these five sites and asked the Planning and Zoning Commission to uphold that decision.

Just to clarify if there was any confusion, Mr. Shaw re-iterated the appeal has been withdrawn by the applicant for 1601 and 1603 S. Jackson St.

Commissioner Smith, resident of PENA, stated he feels the compromise is appropriate and would recommend demolishing the three properties and recognizing the appeal has been withdrawn for the Jackson Square Apartments and neighboring home on Jackson St.

Commissioner Smith made a motion to demolish 201 and 420 S.W. 16th Ave, and 1604 S. Tyler St, while preserving 1601 and 1603 S. Jackson St., seconded by Commissioner Parker and carried unanimously.

ITEM 5: P-14-55 King Hill Addition Unit No. 5, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 47, Block 9, BS&F Survey, Potter County, Texas. (3.08 acres)(Vicinity: Soncy Rd. & Tascosa Rd.)
DEVELOPER(S): Judge Arthur Ware
SURVEYOR: H.O. Hartfield

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-55 was made by Commissioner Smith, seconded by Commissioner Ledwig and carried unanimously.

CARRY OVERS:

ITEM 6: P-14-53 Westcliff Park Unit No. 48.

No action was taken on this plat.

ITEM 7: P-14-54 Canode-Com Park Unit No. 43, an addition to the City of Amarillo, being a replat of a portion of Lot 3, Block 1, Canode-Com Park Addition in Section 42, Block 9, BS&F Survey, Potter County, Texas. (3.46 acres)(Vicinity: W Amarillo Blvd. and Coulter St.)
DEVELOPER(S): Whitt Holder
SURVEYOR: H.O. Hartfield

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on August 11, 2014.

PENDING ITEMS:

ITEMS 8-19: 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-13-32 University Heights Unit No. 7, P-13-72 Park Hills Unit No. 2, P-13-78 Heritage Hills Unit No. 2, P-14-12 Lonesome Dove Estates Unit No. 6, P-14-14 Hillside Terrace Estates Unit No. 22, P-14-22 South Haven Addition Unit No. 4.

No action was taken on these plats.

ITEM 20: P-14-23 Meadow Addition Unit No. 18, an addition to the City of Amarillo, being a replat of a portion of Lot 2, Block 8, Meadow Addition Unit No. 9, in Section 30, Block 9, BS&F Survey, Randall County, Texas. (4.39 acres)(Vicinity: Oakcrest Ln. & Drexel Rd.)
DEVELOPER(S): Mike Standefer
SURVEYOR: H.O. Hartfield

A motion to approve P-14-23 was made by Commissioner Bedwell, seconded by Commissioner Smith and carried unanimously.

ITEM 21: P-14-25 Arrowhead Addition Unit No. 8.

No action was taken on this plat.

ITEM 22: P-14-26 K & S Acres Unit No. 4, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 33, Block 9, BS&F Survey, Randall County, Texas. (6.34 acres)(Vicinity: I-27 and Coulter St.)
DEVELOPER(S): Mark Medley
SURVEYOR: Richard Johnson

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on July 31, 2014.

ITEM 23: P-14-27 Quail Creek Addition Unit No. 32, an addition and a suburban subdivision to the City of Amarillo, being an unplatted tract of land out of Sections 24 and 25, Block 9, BS&F Survey, Potter County, Texas. (2.12 acres)(Vicinity: Ravenwood Dr. & Tascosa Rd.)
DEVELOPER(S): James and Judy Morgan
SURVEYOR: Daryl Furman

A motion to approve P-14-27 was made by Commissioner Ledwig, seconded by Commissioner Good and carried unanimously.

ITEMS 24-30: P-14-28 Silverpointe Addition Conceptual Development Plan, P-14-29 Keri Ridge Unit No. 4, P-14-33 Canode-Com Park Unit No. 42, P-14-35 West Amarillo Industrial Park Unit No. 24, P-14-36 Valley View South Unit No. 3, P-14-38 Westgate Village Addition Unit No. 3, P-14-41 Skyline Terrace Unit No. 12.

No action was taken on these plats.

ITEM 31: P-14-43 Lawrence Place Unit No. 33, an addition to the City of Amarillo, being a replat of Lot 12-B, Block 5, Lawrence Place Unit No. 28, Lot 3, Block 5, Lawrence Place Unit No. 2, the remaining portions of Lots 2 and 4, Block 5, Lawrence Place Unit No. 2, and a portion of a previously vacated 20' alley all in Section 227, Block 2, AB&M Survey, Potter County, Texas. (1.06 acres)(Vicinity: Wolflin Ave. & Hobbs Rd.)
DEVELOPER(S): HP Mcalister Amarillo, LP
SURVEYOR: Aaron Stringfellow

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on August 6, 2014.

ITEMS 32-36: P-14-46 Hillside Terrace Estates Unit No. 23, P-14-47 Westover Park Unit No. 25, P-14-48 Tull Addition Unit No. 2, P-14-49 Freeman Subdivision Unit No. 4, P-14-50 McKinstry, Gilvin & Williams Subdivision Unit No. 8.

No action was taken on these plats.

ITEM 37: P-14-51 The Colonies Unit No. 58, an addition to the City of Amarillo, being a replat of all of Lot 3 and a portion of Lot 4, Block 11, The Colonies Unit No. 24, in Section 40, Block 9, BS&F Survey, Randall County, Texas. (0.90 acres)(Vicinity: SW 45th Ave. & First United Bank Pkwy.)
DEVELOPER(S): James Fitch
SURVEYOR: Richard Johnson

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on July 29, 2014.

ITEM 38: Presentation and discussion of goals related to City of Amarillo bicycle and pedestrian facilities.

Mr. Shaw reminded the Board one of the main priorities of the Comprehensive Plan implementation is safety improvements for bicycle and pedestrian facilities. A subcommittee from the Traffic Commission, Parks and Recreation Commission, and the Planning and Zoning Commission, along with City staff, will begin reviewing the Rock Island Rails to Trails project to identify opportunities for a better system. Mr. Shaw listed potential opportunities such as possible expansion into the downtown area, medical complex and adjacent neighborhoods, and the potential to provide better safety and movement across busy intersections. Mr. Shaw commented the subcommittee plans to meet in the near future to begin moving forward with specific actions on the Hike and Bike facilities.

ITEM 39: 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 40: Discuss Items for Future Agendas.

No further comments were made and meeting adjourned at 4:05 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission