

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

On the 25th day of August 2014, the Amarillo Planning and Zoning Commission met in a work session in Room 206, second floor of City Hall, at 2:45 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	70	52
Dean Bedwell	Y	137	130
Howard Smith	Y	175	155
Mike Good, Vice-Chairman	Y	52	39
Anthony Ledwig	N	52	45
Mark Rowh	Y	6	4
Rob Parker	Y	6	5

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 August 11, 2014 meeting

A motion to approve the minutes of the August 11, 2014 meeting was made by Commissioner Bedwell, seconded by Commissioner Good, and carried 5:0:1 with Commissioner Rowh abstaining.

ITEM 2: Z-14-16 Rezoning of lot 2, Block 3, Western-Air addition Unit No. 4 and lot 8C, Block 3, Western-Air Addition Unit No. 16, all in Section 229, Block 2, AB&M Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 114A to amended planned development for a change in existing sign regulations.(Vicinity: Virginia St. and SW 45th Ave.)
APPLICANT: Gregg Bynum

Mr. Shaw stated the applicant is requesting a zoning change due to vague wall sign regulations in the existing planned development. Planned Development 114 and 114A allow for office related uses and the proposed banking facility would be an allowed use for this PD. Planning staff felt using Office District 1 (O-1) sign standards as a guide would be appropriate as O-1 is the most restrictive non-residential zoning category. O-1 zoning allows for freestanding signs to have a maximum area of 150 sq. ft. and a maximum height of 20 ft. The applicant is proposing 70 sq. ft. x 11 ft. O-1 zoning also allows for wall signs using the formula of 1 ½ sq. ft. of building elevation with a maximum area of 60.5 sq. ft. (north), 42. sq. ft. (east) and 53 sq. ft. (west). The applicant is proposing 22 sq. ft. in all directions. Mr. Shaw stated staff is of the opinion the proposed signage is appropriate and would recommend approval as submitted.

A motion to approve Z-14-16 was made by Commissioner Smith, seconded by Commissioner Parker and carried unanimously.

ITEM 3: M-14-04 Consideration of two variance requests from Section 14-3-5 of the City of Amarillo Municipal Code that prohibits sales of alcoholic beverages within 300ft. of a private school and day care center.(Vicinity: SW 58th Ave. & Georgia St. and Arden Rd. & Coulter St.)
APPLICANT: Kimley-Horn and Associates, Inc.

Mr. Shaw stated the applicant is proposing to develop two neighborhood markets, which are full service grocery stores at both locations. State law gives a municipality authority to regulate alcohol sales in proximity to schools and day care facilities. The intent of this City ordinance is to help protect negative impacts or nuisances sometimes associated with alcohol sales. Typically these problems are associated with on-premise alcohol sales and consumption in bars. State law also allows a municipality the ability to grant variances from the distance requirements when the intent is not being met, or does not serve the intended purpose. Mr. Shaw commented both markets plan to sell packaged alcoholic beverages for off-premise consumption only. Given this information, Mr. Shaw advised staff feels the variances are appropriate and would recommend approval as submitted.

Commissioner Bedwell asked if the location of Variance B was across from a church and if a daycare center was operated from this facility. Sarah Williamson, representing the applicant, advised there is a church located across the street to the north, but had no knowledge of a daycare center in this location. Mr. Shaw also advised staff has no knowledge of a daycare facility in the church, but would contact the church. Regarding the church itself, staff stated that it is further than the 300 ft. distance measurement requirements for a church.

A motion to approve M-14-04, pending clarification if a daycare center is operating in the church at Arden Rd. and Coulter St. and if so, the center is given the chance to comment, was made by Commissioner Bedwell, seconded by Commissioner Smith and carried 5:0:1 with Commissioner Craig abstaining.

ITEM 4: P-14-56 Klucsevsek Subdivision Unit No. 2, an addition to the City of Amarillo, being a replat of Klucsevsek Subdivision Unit No. 1 Amended, and a 1.43 acre tract of unplatted land out of Section 60, Block 2, AB&M Survey, Potter County, Texas. (3.22 acres)(Vicinity: Airport Blvd. & Pullman Rd.)
DEVELOPER(S): Fred Heket
SURVEYOR: Dwayne Gresham

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on August 25, 2014.

ITEM 5: P-14-57 Beverly Gardens Unit No. 22, an addition to the City of Amarillo, being a replat of the remaining portion of Lot 2, Block 4, Beverly Gardens, in Section 158, Block 2, AB&M Survey, Potter County, Texas. (1.94 acres)(Vicinity: Hastings Ave. & Echo St.)
DEVELOPER(S): Ginger Pena
SURVEYOR: Jeff Reasoner

A motion to approve P-14-57 was made by Commissioner Bedwell, seconded by Commissioner Good and carried unanimously.

CARRY OVERS:

ITEM 6: P-14-55 King Hill Addition Unit No. 5.

No action was taken on this plat.

PENDING ITEMS:

ITEMS 7-12: 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.

No action was taken on these plats.

ITEM 13: P-13-32 University Heights Unit No. 7, an addition to the City of Amarillo, being a replat of Lots 1-24, Block 49, University Heights, the previously vacated alley in Block 49, and the remaining portions of Lots 25-48, situated in Section 189, Block 2, AB&M Survey, Potter County, Texas. (2.44 acres)(Vicinity: W. Amarillo Blvd. & N. Fannin St.)
DEVELOPER(S): Tuanjai Lertphakorn
SURVEYOR: Jeff Reasoner

Chairman Craig stated this plat was withdrawn by the developer.

ITEMS 14-15: P-13-72 Park Hills Unit No. 2, P-13-78 Heritage Hills Unit No. 2.

No action was taken on these plats.

ITEM 16: 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

A motion to approve P-14-12 was made by Commissioner Smith, seconded by Commissioner Parker and carried unanimously.

ITEMS 17-26: P-14-14 Hillside Terrace Estates Unit No. 22, P-14-22 South Haven Addition Unit No. 4, P-14-25 Arrowhead Addition Unit No. 8, 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 27: P-14-46 Hillside Terrace Estates Unit No. 23, an addition to the City of Amarillo, being a replat of Lot 27, Block 6, Hillside Terrace Estates Unit No. 10, and an unplatted tract of land in Section 64, Block 9, BS&F Survey, Randall County, Texas. (2.93 acres)(Vicinity: Hillside Rd & Nancy Ellen St)
DEVELOPER(S): Perry Williams
SURVEYOR: H.O. Hartfield

A motion to approve P-14-46 was made by Commissioner Good, seconded by Commissioner Bedwell and carried unanimously.

ITEMS 28-30: P-14-47 Westover Park Unit No. 25, P-14-48 Tull Addition Unit No. 2, P-14-49 Freeman Subdivision Unit No. 4.

No action was taken on these plats.

ITEM 31: P-14-50 McKinstry, Gilvin & Williams Subdivision Unit No. 8, an addition to the City of Amarillo, being a replat of a portion of Tract 2, Tract 3, Tract 18, all of Tract 17, McKinstry, Gilvin & Williams Subdivision, and all of Lot 1B, Block 1, McKinstry, Gilvin & Williams Subdivision Unit No. 4, Section 124, Block 2, AB&M Survey, Potter County, Texas. (14.41 acres)(Vicinity: E Amarillo Blvd. & Sanborn St.)
DEVELOPER(S): Guion Hobbs
SURVEYOR: Richard Johnson

Mr. Shaw advised a paving agreement on Sanborn St. will not be required, and staff recommends approval as submitted. A motion to approve P-14-50 was made by Commissioner Bedwell, seconded by Commissioner Good and carried unanimously.

ITEM 32: P-14-53 Westcliff Park Unit No. 48.

No action was taken on this plat.

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 3:26 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission