

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

On the 13th day of October 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	73	55
Dean Bedwell	Y	140	132
Howard Smith	Y	178	158
Mike Good, Vice-Chairman	N	55	40
Anthony Ledwig	N	55	47
Mark Rowh	Y	9	7
Rob Parker	N	9	7

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 September 22, 2014 meeting

A motion to approve the minutes of the September 22, 2014 meeting was made by Commissioner Smith, seconded by Commissioner Rowh, and carried 3:0:1 with Commissioner Bedwell abstaining.

ITEM 2: To consider proposed amendments to the Downtown Amarillo Urban Design Standards.

Mr. Shaw reminded the Commissioners of the previous two Planning and Zoning Commission meetings and the discussions held on the proposed amendments to the Downtown Amarillo Urban Design Standards. At this time, Mr. Shaw asked the Commissioners if there were any additional questions. Hearing none, Commissioner Bedwell made a motion to approve the proposed amendments as presented, with the recommendation of the item going before the City Council for their consideration. Commissioner Smith seconded the motion, and the item passed unanimously.

ITEM 3: Z-14-18 Rezoning of lot 3, Block 1, The Colonies Unit No. 34 and a 3.63 acre tract of unplatted land, all in Section 40, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District and Agricultural District with Specific Use Permit 145 to amended specific use permit for expansion of existing fitness center operations. (Vicinity: Hillside Rd. & Montserrat Dr.).
APPLICANT: Steve Dalrymple

Chairman Craig advised the applicant has requested Item 3 be tabled until the October 27, 2014, Planning and Zoning Commission meeting.

ITEM 4: Z-14-19 Rezoning of Lot 1, Block 11, Estacado West Unit No. 1, in Section 30, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 2 to Planned Development District for single-family attached housing units. (Vicinity: Hurst Rd. & Columbia Ln.)
APPLICANT: Canyon Clifton

Mr. Shaw advised the applicant is proposing to redevelop the former Estacado Community Association Recreation Center with single-family attached homes. Due to increased maintenance cost, the Association was unable to operate and maintain the site, and the property was sold. Safety concerns, relating to the empty pool, have become an issue for neighboring residents. Staff expressed their concerns to the applicant regarding redevelopment of the site needs to be appropriate for the Estacado neighborhood. Mr. Shaw stated the applicant is proposing 17 single-family attached homes (townhomes) on the site, with a maximum two story building height, two off street parking spaces per lot, 15' front-yard setbacks, and the dedication of a public ingress/egress easement. The applicant has advised the homes would range from 1200 – 1700 sq. ft with all brick exteriors, similar to existing residences in the surrounding neighborhood. Mr. Shaw commented given the proposed planned development standards, staff feels they are appropriate and therefore recommends approval as presented.

Chairman Craig asked if anyone wished to speak in favor of the zoning. Canyon Clifton, 2119 S. Lipscomb, applicant, appeared to answer any questions. Mr. Clifton explained he plans to build 17 units on 32' x 100' lots, and all units will be for sale at approximately \$112 to \$115 per sq. ft. The floor plans consist of 2 and 3 bedrooms, with the 3 bedrooms plans having a second story loft, all brick exterior, shutters and front porches. Commissioner Smith asked if all homes would have rear-entry garages. Mr. Clifton stated the 4 lots facing the west would be front-entry garages, and the remaining 13 lots would have rear-entry garages.

Chairman Craig asked if anyone wanted to speak against said request. Leslie Schroeder, 6703 Columbia Ln., asked if the plans included a cul-de-sac, would these townhomes affect her property values, and would these be rental properties. Mr. Shaw stated the site does not have a cul-de-sac, and the sizes of these townhomes would be comparable to homes surrounding the site. Mr. Shaw stated in staff's opinion, being new construction and comparable square footage, there should not be a detrimental effect to property values, but could not state exactly how the proposed development would or would not affect PRAD's appraisals. John Love, 6507 Sierra Ct., appeared for clarification of the item. Mr. Love stated some of his concerns had been addressed with property values, possible two story homes overlooking into his backyard are a concern, but Mr. Love expressed his excitement in the new development and the improvements to the site. Bob Roth, 6701 Alpine Ln., voiced his concerns with property values, two story homes overlooking into his backyard, and he did not want to see this development turn into rental property as other townhomes had on Hurst Rd. Mr. Roth did mention his enthusiasm after hearing more about the proposed development.

Chairman Craig asked if Mr. Clifton had further comments. Mr. Clifton stated after reviewing several scenarios for the site, his company feels this proposed plan is the one that will best fit the Estacado neighborhood.

Chairman Craig asked if anyone had any further comments. Ms. Schroeder asked the plans in regards to securing the existing building on the site. Mr. Clifton advised demolition of the building is scheduled for Wednesday.

A motion to approve Z-14-19 was made by Commissioner Bedwell, seconded by Commissioner Rowh and carried unanimously.

ITEM 5: V-14-04 Vacation of the remaining portion of Harrison Street between SW 1st Ave. and SW 2nd Ave., and the alley segments situated within Block 8, all in the Glidden and Sanborn Addition, Section 169, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: SW 2nd Ave. and Van Buren St.)
APPLICANT: Michael Mayfield

Mr. Shaw stated the applicant is requesting a vacation of the remaining portion of Harrison Street that is not a through street, and an alley segment that does not serve as a trash pickup for the surrounding properties. This request is in order to consolidate adjacent land for expansion of the existing operations of Golden Spread Redi-Mix. Mr. Shaw commented City departments have reviewed the request and retention of both a Public Utility and Drainage Easements are necessary for approval. The retention of the Easements will not be necessary for the portion of the east/west alley, and thus payment of the fair market value of \$852.00 is required. This payment has been received by staff. Mr. Shaw advised staff recommends approval of the vacation as submitted, with the retention of Public Utility and Drainage Easements.

A motion to approve V-14-04, with both Public Utility and Drainage Easements, was made by Commissioner Smith, seconded by Commissioner Bedwell and carried unanimously.

ITEM 6: P-14-73 Canode-Com Park Unit No. 44, an addition to the City of Amarillo being an unplatted tract of land in Section 42, Block 9, BS&F Survey, Potter County, Texas. (1.80 acres)(Vicinity: Cinema Dr. & IH-40W)
DEVELOPER(S): Mitch Patel
SURVEYOR: Wendell Stoner

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-73 was made by Commissioner Smith, seconded by Commissioner Bedwell and carried unanimously.

CARRY OVERS:

ITEMS 7-13: P-14-65 Strawberry Fields Unit No. 1, P-14-66 Strawberry Fields Unit No. 2, P-14-68 Sleepy Hollow Unit No. 111, P-14-69 The Greenways at Hillside Unit No. 30, P-14-70 Estacado West Unit No. 7, P-14-71 McMurtry Acres Unit No. 3, P-14-72 The Colonies Unit No. 59.

No action was taken on these plats.

PENDING ITEMS:

ITEMS 14-37: P-08-10 The Woodlands of Amarillo Unit No. 14, P-11-31 Sundown Acres Unit No. 6, P-12-45 Redstone Addition Unit No. 1, P-12-52 Bownds Industrial Park Unit No. 1, P-13-72 Park Hills Unit No. 2, P-13-78 Heritage Hills Unit No. 2, 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-14-38 Westgate Village Addition Unit No. 3, P-14-41 Skyline Terrace Unit No. 12, P-14-47 Westover Park Unit No. 25, P-14-48 Tull Addition Unit No. 2, P-14-53 Westcliff Park Unit No. 48, P-14-55 King Hill Addition Unit No. 5, P-14-58 Southland Acres Unit No. 4, P-14-59 Sundown Acres Unit No. 7, P-14-60 Sunset Addition Unit No. 3, P-14-63 Plemons Addition Unit No. 16, P-14-64 Barley Unit No. 1.

No action was taken on these plats.

ITEM 38: 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 39: Discuss Items for Future Agendas.

No further comments were made and meeting adjourned at 4:00 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission