

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

On the 24th day of November 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	77	59
Dean Bedwell	Y	144	136
Howard Smith	Y	182	161
Mike Good, Vice-Chairman	Y	59	43
Anthony Ledwig	Y	59	51
Mark Rowh	Y	12	10
Rob Parker	Y	12	11

PLANNING DEPARTMENT STAFF: Cris Valverde, Senior Planner
Kelley Shaw, Planning Director 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 November 10, 2014 meeting

A motion to approve the minutes of the November 10, 2014 meeting was made by Commissioner Bedwell, seconded by Commissioner Ledwig, and carried 5:0:2 with Commissioner Smith and Commissioner Good abstaining.

ITEM 2: V-14-05 Vacation of a 154.59 acre Drainage Easement in Sections 24 and 25, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Tascosa Rd. & Ravenwood Dr.)
APPLICANT: James Morgan

Chairman Craig stated the item was withdrawn by the applicant.

ITEM 3: P-14-78 South Side Estates Unit No. 38, an addition to the City of Amarillo, being a replat of Lots 1, 2, and 3, Block 15, South Side Estates Unit No. 22 in Section 5, Block 9, BS&F Survey, Randall County, Texas. (3.64 acres)(Vicinity: Criss St. & Western St.)
DEVELOPER(S): Dean Crump
SURVEYOR: H.O. Hartfield

A motion to approve P-14-78 was made by Commissioner Smith, seconded by Commissioner Parker and carried unanimously.

ITEM 4: P-14-79 The Colonies Unit No. 61, an addition to the City of Amarillo, being an unplatted tract of land in Section 40, Block 9, BS&F Survey, Randall County, Texas. (0.78 acres)(Vicinity: Continental Pkwy. & Coulter St.)
DEVELOPER(S): Matt Griffith & Kevin Carrie
SURVEYOR: H.O. Hartfield

Mr. Shaw stated the plat had been reviewed and approved by staff. Since this plat is a minor plat, no action will be taken upon by the Planning and Zoning Commission, but instead will be approved by the Assistant City Manager of Development Services. Mr. Shaw stated he anticipated the signing will be on the following day, November 25, 2014.

ITEM 5: P-14-80 Washington Industrial Tracts Addition Unit No. 17, an addition to the City of Amarillo, being a replat of Lots 3A and a portion of 3B, Block 3, Washington Industrial Tracts Addition Unit No. 4, all in Section 173, Block 2, AB&M Survey, Randall County, Texas. (0.71 acres)(Vicinity: SW 48th Ave. & Washington St.)
DEVELOPER(S): Kenneth Kyle Black
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-14-80 was made by Commissioner Bedwell, seconded by Commissioner Good and carried unanimously.

ITEM 6: P-14-81 City Park Unit No. 20, an addition to the City of Amarillo, being a replat of a portion of Lot 9, Block 1 of City Park Unit No. 18, Section 29, Block 9, BS&F Survey, Randall County, Texas. (0.85 acres)(Vicinity: Coulter St. & Foxcroft Dr.)
DEVELOPER(S): Deorald Finney
SURVEYOR: Daryl Furman

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-81 was made by Commissioner Good, seconded by Commissioner Ledwig and carried 6:0:1, with Commissioner Bedwell abstaining.

ITEM 7: P-14-82 South Georgia Place Unit No. 30, an addition to the City of Amarillo, being a replat of a portion of Lot 1, Block 1, South Georgia Place Unit No. 1 and all of Lot 1A Block 1, South Georgia Place Unit No. 4, in Section 183, Block 2, AB&M Survey, Randall County, Texas. (1.88 acres)(Vicinity: SW 58th Ave. & Travis St.)
DEVELOPER(S): Nathan Simmons
SURVEYOR: Kevin Brown

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-82 was made by Commissioner Ledwig, seconded by Commissioner Smith and carried unanimously.

ITEM 8: P-14-83 City Park Unit No. 19, an addition to the City of Amarillo, being an unplatted tract of land in Section 29, Block 9, BS&F Survey, Randall County, Texas. (0.95 acres)(Vicinity: Coulter St. & Foxcroft Dr.)
DEVELOPER(S): Rick Crawford
SURVEYOR: Daryl Furman

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on November 21, 2014.

ITEM 9: P-14-84 Mirror Addition Unit No. 28, an addition to the City of Amarillo being a replat of Lots 25-34, Block 414, Mirror Addition, all in Section 155, Block 2, AB&M Survey, Potter County, Texas. (0.80 acres)(Vicinity: SE 11th Ave. & Ross St.)
DEVELOPER(S): Nicholas Le and Loan Thi Lieu
SURVEYOR: Daryl Furman

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-84 was made by Commissioner Bedwell, seconded by Commissioner Good and carried unanimously.

ITEM 10: P-14-85 Bivins Addition Unit No. 6, an addition to the City of Amarillo being a replat of Lots 1, 2, 3, 17, 18 and a portion of Lot 16, Block 56, amended plat of Bivins Addition, in Section 187, Block 2, AB&M Survey, Potter County, Texas. (1.04 acres)(Vicinity: SW 16th Ave. & Austin St.)
DEVELOPER(S): Dick Ford
SURVEYOR: H.O. Hartfield

Mr. Shaw stated the applicant's request is appropriate, and recommended approval with an alley variance. A motion to approve P-14-85, with an alley variance, was made by Commissioner Good, seconded by Commissioner Ledwig and carried unanimously.

CARRY OVERS:

ITEM 11: P-14-76 C-Square Addition Unit No. 1, an addition to the City of Amarillo, being an unplatted tract of land in Section 14, Block 6, IG&NRR Co Survey, Randall County, Texas. (2.0 acres) (Vicinity: FM Hwy. 1541 & Venetia Rd.)
DEVELOPER(S): Frank Blankenship
SURVEYOR: H.O. Hartfield

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on November 13, 2014.

ITEM 12: P-14-77 The Colonies Unit No. 60.

No action was taken on this plat.

PENDING ITEMS:

ITEMS 13-29: 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-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-14-41 Skyline Terrace Unit No. 12, P-14-47 Westover Park Unit No. 25, P-14-48 Tull Addition Unit No. 2, P-14-55 King Hill Addition Unit No. 5, P-14-60 Sunset Addition Unit No. 3, P-14-63 Plemons Addition Unit No. 16.

No action was taken on these plats.

ITEM 30: P-14-64 Barley Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land, out of Section 63, Block 1, TTRR Co. Survey, Randall County, Texas. (3.26 acres) (Vicinity: FM Highway 2590 and Upton Rd.)
DEVELOPER(S): John Julian
SURVEYOR: Jeff Reasoner

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on November 13, 2014.

ITEMS 31-34: 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.

No action was taken on these plats.

ITEM 35: P-14-70 Estacado West Unit No. 7, an addition to the City of Amarillo being a replat of Lot 1, Block 11, Estacado West Unit No. 1, in Section 30, Block 9, BS&F Survey, Randall County, Texas. (1.92 acres)(Vicinity: Columbia Ln. and Hurst Rd.)
DEVELOPER(S): Canyon Clifton
SURVEYOR: H.O. Hartfield

Mr. Shaw stated the applicant's request is appropriate and recommended approval with an alley variance. A motion to approve P-14-70, with an alley variance, was made by Commissioner Bedwell, seconded by Commissioner Smith and carried unanimously.

ITEMS 36-38: P-14-72 The Colonies Unit No. 59, P-14-74 River Road Gardens Unit No. 26, P-14-75 Madden Addition Unit No. 6.

No action was taken on these plats.

ITEM 39: To review and discuss proposed amendments to the City of Amarillo's Platting and Subdivision regulations.

Mr. Shaw spoke briefly on the approval of a site plan and the proposed ordinance amendment requiring approval as part of the development process. A site plan is a graphical representation revealing the proposed development on the actual property. Mr. Shaw explained the current site plan approval process entails platting your property, filing the plat with the county, and submitting plans to receive a building permit. The full set of submitted construction plans are distributed to departments involved in the building permit review process. Each department will review their area to determine if the proposed plans meet the requirements needed for approval. The existing site plan process is cumbersome and has the potential of missing requirements due to the bulk of construction plans.

Mr. Shaw advised to improve the efficiency of the process staff is recommending separating the site plan review and approval process from the building permit review and approval process. Staff has drafted ordinances outlining the process beginning with the application and site plan. Mr. Shaw stated the Planning Department will review submitted site plan applications, and further described the timeline that is involved. Mr. Shaw informed the Commissioners, with the new process, a site plan must be approved before the building permit process can proceed.

Mr. Shaw stated the tentative schedule is this item will be placed on the Planning and Zoning Commission agenda on December 8, 2014, as an action item. If approved, the item will be sent to the City Council for their consideration and action.

ITEM 40: 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 41: Discuss Items for Future Agendas.

No further comments were made and the meeting adjourned at 3:55 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission