

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

On the 26th day of October 2015, 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 Chamber 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 | 99 | 80 |
| Dean Bedwell | Y | 166 | 157 |
| Mike Good, Vice-Chairman | N | 81 | 58 |
| Rob Parker | Y | 34 | 27 |
| Jessie Phifer | Y | 4 | 2 |
| Mark Rowh | N | 34 | 24 |
| Rick Thomason | Y | 4 | 3 |

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 October 12, 2015 meeting

A motion to approve the minutes of the October 12, 2015 meeting was made by Commissioner Bedwell, seconded by Commissioner Thomason, and carried 4:0:1 with Commissioner Parker abstaining.

ITEM 2: M-15-01 Renaming of Crestwood Way to Hollee Spears Way in Section 24, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Tascosa Rd and Crestwood Way)

Mr. Shaw stated the request was initiated by the City of Amarillo on behalf of the Westcliff Park Residential Property Association. Ms. Spears was instrumental in raising funds to rebuild features along Tascosa Rd., as well as creating Westcliff Beautification, an organization working on beautification of the neighborhood. Ms. Spears recently passed away, and in an effort to recognize her efforts, the Westcliff Park Residential Property Association has requested the street renaming in her honor. City departments and local utility companies have reviewed the proposed street name change and offer no objections. Mr. Shaw commented Staff's opinion is the applicant's request is appropriate and recommends approval as submitted.

A motion to approve M-15-01 was made by Commissioner Parker, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 3: Z-15-27 Rezoning of 23.71 acres of land to change from General Retail District and Agricultural District to Light Commercial District, 14.55 acres of land to change from General Retail District and Agricultural District to Moderate Density District, and a 39.81 acre tract of land to change from Agricultural District to Residential District 2, plus one-half of all bounding streets, alleys and public ways all in Section 64, Block 9, BS&F Survey, Randall County, Texas.
APPLICANT: Ronald Schmeits & Danny Fulton

Mr. Shaw stated the applicant is proposing zoning changes to approximately 78 acres of land. The four outside tracts, along Hillside Rd, and Soncy Rd/Loop 335, are being proposed as Planned Development District (PD), while the three interior tracts for Residential District 2 (R-2) and Moderate Density District (MD) zoning. Mr. Shaw explained the Soncy Rd/Loop 335 is

classified as Suburban Commercial, which allows a range of commercial uses, but only those appropriate for areas in close proximity to suburban neighborhoods. Staff feels the proposed PD along Soncy Rd/Loop 335 is just a continuation of the PD tool and seems appropriate. The proposed MD and R-2 zoning, in staff's opinion, is a logical continuation of existing zoning patterns that is consistent with the Neighborhood Unit Concept of development. Staff believes MD and R-2 would provide a transitional zoning district that could act as a buffer to mid-section residential development from the proposed non-residential zoning along Hillside Rd and Soncy Rd/Loop 335. Mr. Shaw advised Staff feels the request is appropriate and would recommend approval as submitted.

Chairman Craig asked if anyone wanted to speak in favor of said request. Bob Garrett, #7 Willow Bridge Dr., representing the church, appeared to answer any questions.

Chairman Craig asked if anyone wanted to speak against said request. No comments were made.

A motion to approve Z-15-27 was made by Commissioner Bedwell, seconded by Commissioner Parker, and carried unanimously.

ITEM 4: Z-15-28 Rezoning of 11.39 acres of land to change from Agricultural District to General Retail District and a 6.62 acre tract of land to change from Multiple Family District 1 to General Retail District, plus one-half of all bounding streets, alleys, and public ways all in Section 39, Block 9, BS&F Survey, Randall County, Texas.
APPLICANT: Edward Scott

Chairman Craig advised the applicant has requested the item be tabled until November 9, 2015. Mr. Shaw stated Staff has been in contact with the applicant after receiving several phone calls with concerns on the request. The applicant submitted a request on Friday, October 23rd, to table the item until discussions could be held with the homeowners.

H. C. and Shirley Moore, 7710 Pebblebrook, and Lloyd Wood, 7801 Pebblebrook, had questions concerning possible modification of the zoning after the meeting with the homeowners, and the definition of General Retail. Mr. Shaw stated the item is scheduled for the November 9th Planning and Zoning Commission meeting to further discuss the zoning request. Mr. Shaw also explained a General Retail zoning is best described as a business where the public would be able to walk in and purchase an item.

ITEM 5: Z-15-29 Rezoning of a portion of Lot 16, Block 1, Pleasant Valley Unit No. 3, Section 159, 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 Residential District 1 with specific use permit for placement of carport within front yard.
APPLICANT: Carl Collier

Mr. Shaw advised the applicant is requesting a zoning change in order to keep an existing carport that did not go through the normal permitting process. Upon review on the request, Staff noted the carport does not have paving underneath the carport, and the carport sides extend below the seven feet minimum requirement. Mr. Shaw commented the applicant stated the paving and removal of the side panels would be done should the request be approved. Mr. Shaw further stated Staff has advised the carport does not present a safety issue, and the placement does not distract from the character of the neighborhood. Mr. Shaw stated Staff feels the request is appropriate and would recommend approval as submitted.

Chairman Craig asked if anyone wanted to speak in favor of said request. Carl Collier, applicant, 1313 E. Central, advised he has secured signatures from his neighbors stating they do not have a problem with the carport.

Chairman Craig asked if anyone wanted to speak against said request. No comments were made.

A motion to approve Z-15-29 was made by Commissioner Bedwell, seconded by Commissioner Thomason, and carried unanimously.

ITEM 6: P-15-56 Forest Hill Terrace Unit No. 23, an addition to the City of Amarillo, being a replat of Lots 5 through 11, Block 9, Forest Hill Terrace Addition, in Section 136, Block 2, AB&M Survey, Potter County, Texas.
DEVELOPER: Andrea Daniels
SURVEYOR: Daryl Furman

Mr. Shaw stated the plat is not ready for consideration today, but the applicant had submitted a waiver of 30 day action request. This plat will be given a maximum of an additional 60 days before consideration.

CARRY OVERS:

ITEM 7: P-15-53 South Side Acres Unit No. 25, an addition to the City of Amarillo, being a replat of tract 19, a portion of Tracts 2 and 3, South Side Acres and a portion of Lot 4a, Block 1, South Side Acres Unit No. 9 in Section 230, Block 2, AB&M Survey, Randall County, Texas.(42.19 acres)(Vicinity: SW 58th Ave and Royce Ave)
DEVELOPER: Johnna Pointer
SURVEYOR: Daryl Furman

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on October 19, 2015.

ITEM 8: P-15-55 South Park Unit No. 45, an addition to the City of Amarillo, being an unplatted tract of land in Section 30, Block 9, BS&F Survey, Randall County, Texas.(Vicinity Bell St & Hillside Rd).
DEVELOPER: Kathleen Collins
SURVEYOR: Clyde Israel

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on October 15, 2015.

PENDING ITEMS:

ITEM 9-26: 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-14-25 Arrowhead Addition Unit No. 8, P-14-28 Silverpointe Addition Conceptual Development Plan, P-14-41 Skyline Terrace Unit No. 12, P-14-72 The Colonies Unit No. 59, P-14-75 Madden Addition Unit No. 6, P-14-91 Coulter Acres Unit No. 16, P-14-96 Lonesome Dove Estates Unit No. 7, P-15-07 Canode-Corn Park Unit No. 45, P-15-09 Ridgeview Medical Center Unit No. 23, P-15-10 Reed's Unit No. 1, P-15-22 Hillside Terrace Estates Unit No. 24, P-15-38 Tull Addition Unit No. 2, P-15-43 Highland Park Village Unit No. 3, P-15-49 City View Estates Unit No. 16.

No action was taken on these plats.

ITEM 27: 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 28: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:35 P.M.

Kelley Shaw, Secretary
Planning & Zoning Commission