

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

On the 21st day of December 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	103	84
Dean Bedwell	Y	170	161
Mike Good, Vice-Chairman	Y	85	61
Rob Parker	Y	38	30
Jessie Phifer	N	8	4
Mark Rowh	N	38	24
Rick Thomason	Y	8	6

PLANNING DEPARTMENT STAFF:

Kelley Shaw, Planning Director
 Laura Bergey, Planner I

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 December 7, 2015 meeting

A motion to approve the minutes of the December 7, 2015 meeting was made by Commissioner Bedwell, seconded by Commissioner Parker, and 4:0:1 with Commissioner Thomason abstaining.

ITEM 2: 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

Mr. Shaw advised this is the 3rd public hearing on the zoning request for the 6.62 acre tract of land, requesting a change from Multiple Family District 1 to General Retail District and Office District 1. At the last meeting the item was tabled to allow the applicant and residents additional time to meet and see if a resolution could be reached.

Chairman Craig asked if any resolution or change had occurred since the last meeting. Muff London, 6006 Tuscany Village, stated Edward Scott has proposed within, either the covenants and restrictions or the deed of trust, of the land involved, the following covenants. A 6' masonry fence will be built along Greenways Dr., from the north alley of Gardens Oaks to Hillside. Landscaping west of the fence will match the Hillside corridor. Only one access will be allowed from Greenways Dr. into the office development and no access from Greenways Dr. to the General Retail area. Ms. London again reiterated this proposal is a much better idea than apartments. Dennis Clouch, 7706 Pebblebrook Dr., stated of all the proposed options, this is the best for the neighborhood.

Chairman Craig asked if anyone wanted to speak against said request. Reagan Williams, 6004 Greenways Dr., requested the item be tabled until the residents and the Developer could further discuss the idea in more detail.

A motion to approve Z-15-28 was made by Commissioner Bedwell, seconded by Commissioner Good, and carried 4:0:1 with Commissioner Thomason abstaining.

ITEM 3: Z-15-33 Rezoning of a 1.12 acre tract of land out of Block 8, Lawrence Park Addition Unit No. 4, in Section 227, 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 to Light Commercial District. (Vicinity: Mockingbird Ln & Georgia St)
APPLICANT: KMK LLC

Mr. Shaw stated the property already allowed Light Commercial uses, but would create more flexibility in how the property could physically be developed. 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 this request. Robert Keys, 4423 SW 45th, the applicant, appeared to answer any questions. Mr. Keys also stated the site needs to be improved, and most likely the current buildings will be torn down for lack of use and dilapidation.

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

A motion to approve Z-15-33 was made by Commissioner Good, seconded by Commissioner Parker, and carried unanimously.

ITEM 4: P-15-66 Canode-Com Park Unit No. 48, an addition to the City of Amarillo, being an unplatted tract of land out of Section 42, Block 9, B.S. & F Survey, Potter County, Texas. (2.65 acres) (Vicinity : IH-40 & Coulter St)
DEVELOPER(S): Calvin Worth
SURVEYOR: Robert Keys

Mr. Shaw advised the plat is a short form plat, is ready for approval, and will be approved by the Designated City Official.

ITEM 5: P-15-67 Avonbell Unit No. 4, an addition to the City of Amarillo, being a replat of all of Avonbell Addition Unit No. 2, and portions of lots 14, 15, and 16, Block 10, Avonbell Addition, in Section 9, Block 9, B.S.F. Survey, Potter County, Texas. (acres) (Vicinity : Plains Blvd & Bell St)
DEVELOPER(S): Greg Mitchell & Joseph R. Walters
SURVEYOR: Richard Johnson

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.

ITEM 6: P-15-68 Puckett Place Unit No. 51, an addition to the City of Amarillo, being a replat of Lot 2, Block 2, Amended Replat of Puckett Place Unit No. 1, in Section 28, Block 9, BS&F Survey, Randall County, Texas. (0.34 acres)(Vicinity: Puckett Dr & Barclay Dr)
DEVELOPER(S): Thomas P. Garrett, III
SURVEYOR: Daryl Furman

A motion to approve P-15-68 was made by Commissioner Bedwell, seconded by Commissioner Good and carried unanimously.

ITEM 7: P-15-69 Canode-Com Park Unit No. 47, an addition to the City of Amarillo, being a replat of a portion of Lot 9-C, Block 4, Canode-Com Park Unit No. 29, and a portion of Lot 1D, Block 2, Canode-Com Park Unit No. 41, in Section 42, Block 9, BS&F Survey, Potter County, Texas. (2.07 acres)(Vicinity: IH-40 W & Cinema Dr)
DEVELOPER(S): Ethan Prescott
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:

None

PENDING ITEMS:

ITEMS 8-25: 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-Com 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 26: 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 27: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:22 P.M.

Kelley Shaw, Secretary
Planning & Zoning Commission