

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

On the 8th day of February 2016, 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	106	87
Dean Bedwell	N	173	163
Mike Good, Vice-Chairman	Y	88	64
Rob Parker	Y	41	32
Jessie Phifer	N	11	5
Rick Thomason	Y	11	9
Bowden Jones	Y	2	2

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 January 25, 2016 meeting

A motion to approve the minutes of the January 25, 2016 meeting was made by Commissioner Good, seconded by Commissioner Thomason, and carried 4:0:1, with Commissioner Parker abstaining.

ITEM 2: Z-16-05 Rezoning of Lot 11, Block 9, Fairview Townsite Addition, Section 123, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 3 to Residential District 3 with a specific use permit for placement of a Type B Manufactured Home. (Vicinity: SE 8th Ave & Spring St.)
APPLICANT: Judy Jurado

Mr. Shaw stated the applicant has submitted the request for a brand new manufactured home. A market analysis was provided indicating no adverse impacts to the surrounding area if the request is approved. Mr. Shaw advised staff feels the request is appropriate as the manufactured home does fit with the character of the existing area, and would recommend approval of the request as submitted.

Chairman Craig asked if anyone wanted to speak in favor or against said request. Brian Sagan 614 S. Vernon St. asked if an appraisal was submitted with the market analysis. Mr. Shaw advised an appraisal was not submitted with the market analysis, but the Potter Randall Appraisal District would assess the value after the home is established on the site.

A motion to approve Z-16-05 was made by Commissioner Thomason, seconded by Commissioner Good, and carried unanimously.

ITEM 3: V-16-01 Vacation of S.E. Eighth Avenue extending from the East right-of-way line of Grant Street Easterly for a distance of 160 feet; Section 155, Block 378 and Block 397, AB&M Survey, Potter County, Texas. (Vicinity: S. Grant Street & S.E. Eighth Avenue)
APPLICANT: Darin Hudson

Mr. Shaw commented the applicant is in process of redeveloping a warehouse into 25 residential units, and is requesting the vacation for the development of outdoor courtyards. Other than a fire hydrant, there are no utilities within the right-of-way. Mr. Shaw advised staff recommends retaining a 15' Public Utility Easement (PUE) and a 20'x35' Public Ingress/Egress Easement to allow city solid waste vehicles to have access in and out of an existing alley to the south of the street segment. In regards to paying for fair market value to acquire the area, the property owner to the south has signed an agreement stating the applicant may be given all the right-of-way. The property owner to the south has also signed an agreement stating the portion of the right-of-way being vacated may remain open, allowing access to the dumpster. Mr. Shaw stated staff believes the vacation would be appropriate and would recommend approval as submitted.

Chairman Craig asked if anyone wanted to speak in favor of said request. Darin Hudson, applicant, appeared to answer any questions.

A motion to approve V-16-01, retaining the 15' Public Utility Easement and 20'x35' Public Ingress/Egress easement, was made by Commissioner Parker, seconded by Commissioner Jones, and carried unanimously.

ITEM 4: P-16-06 Sundown Estates Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land out of Section 177, Block 2 AB&M Survey, Randall County, Texas. (Vicinity: FM Hwy 1541& Sundown Ln)
DEVELOPER(S): Diego Flores
SURVEYOR: Robert Keys

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 5: P-16-07 Famous Heights Addition Unit No. 43, an addition to the City of Amarillo, being a replat of a portion of Lot 6, Block 1, Lots 1 and 10, Block 12, and vacated right-of-way in the Famous Heights Addition in Section 122, AB&M Survey, Potter County, Texas. (Vicinity: SE 22nd Ave & Bolton St)
DEVELOPER(S): Richard Johnson
SURVEYOR: Philip Slaughter

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 6: P-16-03 South Lawn Unit No. 39, an addition to the City of Amarillo, being an unplatted tract of land in Section 184 and Section 185, Block 2, AB&M Survey, Randall County, Texas.(2.17 acres) (Vicinity: SW 46th & S Washington St)
DEVELOPER(S): Jeff Mitchell
SURVEYOR: Jessie Arredondo

Chairman Craig stated that the plat was signed by the Deputy City Manager on January 27, 2016.

ITEMS 7-8: P-16-04 Soncy Estates Unit No. 5, P-16-05 Whitaker Subdivision, Unit No.3.

No action was taken on these plats.

PENDING ITEMS:

ITEMS 9-20: 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.

No action was taken on these plats.

ITEM 21: P-15-09 Ridgeview Medical Center Unit No. 23, an addition to the City of Amarillo, being an unplatted tract of land in Section 43, Block 9, BS&F Survey, Potter County, Texas. (2.35 acres)(Vicinity: Coulter St. & Outlook Dr.)
DEVELOPER(S): Greg Mitchell
SURVEYOR: Richard Johnson

Chairman Craig stated that the plat was signed by the Deputy City Manager on January 25, 2016.

ITEMS 22-26: 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: 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

Chairman Craig stated that the plat was signed by the Deputy City Manager on January 25, 2016.

ITEM 28: 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

Chairman Craig stated the plat was withdrawn by the developer.

ITEM 29: P-16-01 University Heights Unit No. 7, an addition to the City of Amarillo, being a replat of Lots 1 through 48, Block 47, the entire alley in Block 47 and 9th Avenue between Blocks 47 and 48 and between Fannin and Bonham Street, all of Lots 1 through 24, and the remaining portion of Lots 25 through 48, and the previously vacated alley in Block 48, all University Heights Addition, in Section 189, Block 2, AB&M Survey, Potter County, Texas. (7.686 acres) (Vicinity: Amarillo Blvd & Fannin St)
DEVELOPER(S): John Brown
SURVEYOR: Matt Thomas

Chairman Craig stated that the plat was signed by the Deputy City Manager on January 25, 2016.

ITEM 30: P-16-02 University Heights Unit No. 8, an addition to the City of Amarillo, being a replat of Lots 9 through 40, Block 50, and a portion of the alley adjacent to Lots 9 through 40, Block 50, University Heights Addition, all in Section 189, Block 2, AB&M Survey, Potter County, Texas. (2.745 acres) (Vicinity : NW 10th Ave & Rusk St)
DEVELOPER(S): Wayne Osteen
SURVEYOR: Matt Thomas

Chairman Craig stated that the plat was signed by the Deputy City Manager on January 25, 2016.

ITEM 31: 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 32: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:20 P.M.



Kelley Shaw, Secretary
Planning & Zoning Commission