

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

On the 28th day of March 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	109	90
Dean Bedwell	Y	176	166
Mike Good, Vice-Chairman	Y	91	66
Rob Parker	Y	44	35
Jessie Phifer	Y	14	8
Rick Thomason	Y	14	12
Bowden Jones	Y	5	4

PLANNING DEPARTMENT STAFF:

Kelley Shaw, Planning Director
David Soto, 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 March 14, 2016 meeting

A motion to approve the minutes of the March 14, 2016 meeting was made by Commissioner Bedwell, seconded by Commissioner Thomason, and carried 5:0:2 with Commissioners Good and Jones abstaining.

ITEM 2: Z-16-06 Rezoning of Lots 7-18, Block 2, Mrs. M.D. Oliver Eakle's subdivision of Block 228 Plemons Addition, in Section 170, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways, to change from Planned Development District 111B to amended planned development for additional storage. (Vicinity: SE 17TH Ave & Taylor St.)
APPLICANT: Glen Ashton

Mr. Shaw stated the applicant is requesting the amendment for additional storage on the property. Mr. Shaw explained the planting of trees and the current screening should provide an acceptable visual buffer. Mr. Shaw advised staff feels the request is appropriate and would recommend approval of the request as submitted.

Chairman Craig asked if anyone wanted to speak in favor or against said request. Glen Ashton, 2123 S. Ong, the applicant, appeared to answer any questions.

A motion to approve Z-16-06 was made by Commissioner Bedwell, seconded by Commissioner Good, and carried unanimously.

ITEM 3: Z-16-09 Rezoning of Lot 3A, Block 74, Ridgecrest Unit No. 57, and Lot 4A, Block 74, Ridgecrest Unit No. 55, all in Section 7, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways, to change from General Retail District to planned development district for an office and storage warehouse. (Vicinity: Teckla Blvd & Ridgecrest Circle)
APPLICANT: Chris Mahan

Mr. Shaw stated the applicant is requesting a zoning change to develop office and mini-storage warehouses. The plan shows offices will be located in the front of the property, with mini-storage

warehouses in the rear of the property. A 6' wooden fence and the alley should serve as an appropriate buffer. Mr. Shaw advised staff feels since the area adjacent to the site has similar uses, the request is appropriate and would recommend approval of the request as submitted.

Chairman Craig asked if anyone wanted to speak in favor or against said request. Chris Mahan, 4701 Princeton, applicant, appeared to answer any questions.

A motion to approve Z-16-09 was made by Commissioner Good, seconded by Commissioner Parker, and carried unanimously.

ITEM 4: Z-16-13 Rezoning of Lot 16, Block 2, Coberly Subdivision, Section 185, Block 2, AB&M Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 2 to Residential District 2 with a specific use permit for placement of a Type B Manufactured Home. (Vicinity: 42nd Ave & Bowie St)
APPLICANT: Scott Dickerson

Mr. Shaw advised the zoning request requires a licensed real estate appraiser to prepare a market analysis which indicates if any impact will occur to the surrounding area. The market analysis advised there will not be an adverse impact to the surrounding property values, if the application is approved. Mr. Shaw stated staff discovered there are no other manufactured homes within the area. Staff believes the long term effect of allowing a singlewide manufactured home could set a precedent of allowing a residential product that does not reflect the existing character of the neighborhood. Mr. Shaw advised staff feels the request is not appropriate and would recommend denial of the request as submitted.

Chairman Craig asked if anyone wanted to speak for this request. Scott Dickerson, 2409 S. Ong, applicant, commented he had purchased adjoining lots four years ago, one with a home and one a vacant lot. The adjoining lot with the home has since been sold, but the buyer did not want to purchase the vacant lot. Jarrett Stockton, Oakwood Homes, 8301 Canyon Dr., advised the plan is for a single wide manufactured home to make it more cost effective for Mr. Dickerson.

Chairman Craig asked if anyone wanted to speak against this request. Luis Tenorio, 7009 O'Neil, spoke against the request. Mr. Tenorio advised when singlewide manufactured homes have moved into older neighborhoods, overtime, may create a detrimental impact to the area. Lou Ann Mabery, 2609 S. Harrison, owns a property within the 200' notification area, does not feel a manufactured home is appropriate within the area due to the fact manufactured homes are predominately rental property. Ms. Mabery feels if the zoning is approved, this will only encourage additional manufactured homes. Miguel Flores, 4119 Bowie, stated if this is approved, he feels a trend will be set in the neighborhood.

Chairman Craig asked if there were any rebuttals for this request. Mr. Dickerson mentioned he is considering a possible lease purchase for the home, and not necessarily rental property.

Commissioner Bowden asked for the aesthetic look of the home. Mr. Stockton advised the manufactured home will have smart panel siding, which is a wood based siding, skirting, 4x4 decks, and the hitch and wheels will be removed.

Chairman Craig asked if there were any rebuttals against this request. Mr. Flores reiterated he feels the manufactured home will look completely different and if approved will only encourage more manufactured homes in the area.

A motion to deny Z-16-13 was made by Commissioner Good, seconded by Commissioner Jones, and carried unanimously.

ITEM 5: P-16-17 Town Square Unit No. 5, an addition to the City of Amarillo, being a replat of a portions of Lot 13 and Lot 3, Block 1, Townsquare Unit No. 1, and unplatted tract of land in Section 63, Block 9, BS&F Survey, Randall County, Texas. (Vicinity : Chatham Sq & McKenna Sq)
DEVELOPER: Seth Williams
SURVEYOR: Daryl Furman

A motion to approve P-16-17 was made by Commissioner Jones, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 6: P-16-18 Sunset Substation Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 59, Block 9, BS&F Survey, Potter County, Texas.(Vicinity: W 9th Ave & Soncy Rd)
DEVELOPER: Sean Fredriksen
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.

ITEM 7: P-16-19 Mary Gould Acres Unit No. 36, an addition to the City of Amarillo, being a replat of portions of Lot 1 and Lot 2, Block 5, Mary Gould Acres Unit No. 2, all in Section 169, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: W Amarillo Blvd & Lockney St)
DEVELOPER: Michael Spiker
SURVEYOR: Matt Thomas

Chairman Craig stated that the plat was signed by the Deputy City Manager on March 24, 2016.

ITEM 8: P-16-20 South Georgia Place Unit No. 31, an addition to the City of Amarillo, being an unplatted tract of land, in Section 183, Block 2, AB&M Survey, Randall County, Texas.(Vicinity: Farmers Ave & Gemini Trl)
DEVELOPER: Royce Barnett
SURVEYOR: Matt Thomas

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 9: P-16-21 Hudson-Holden Estates Unit No.1, a Suburban Subdivision to the City of Amarillo, being an unplatted Tract of land in Section 1, Block 2, J. Poitevent Survey, Randall County, Texas. (Vicinity: S Georgia St & S Wheeler Rd)
DEVELOPER: Chris Gross
SURVEYOR: Kevin Brown

Chairman Craig stated that the plat was signed by the Deputy City Manager on March 28, 2016.

ITEM 10: P-16-22 Strawberry Fields Unit No. 3, a Suburban Subdivision to the City of Amarillo, being a portion of Lots 3 and 39, Block 4, and Lots 1 and 12, Block 11, Strawberry Fields Unit No. 1, and an unplatted Tract of land in Section 25, Block 1, T.T. & R.R. Survey, Randall County, Texas. (Vicinity: FM HWY 2590 (Soncy Rd) & FM HWY 2219)
DEVELOPER: Jonathan Lair
SURVEYOR: Matt Thomas

A motion to approve P-16-22 was made by Commissioner Bedwell, seconded by Commissioner Good, and carried unanimously.

ITEM 11: P-16-23 Strawberry Fields Unit No. 4, a Suburban Subdivision to the City of Amarillo, being an unplatted Tract of land in Section 35, Block 1, T.T. & R.R. Survey, Randall County, Texas. (Vicinity: FM HWY 2590 (Soncy Rd) & FM HWY 2219)
DEVELOPER: Jonathan Lair
SURVEYOR: Matt Thomas

A motion to approve P-16-23 was made by Commissioner Jones, seconded by Commissioner Parker, and carried unanimously.

ITEM 12: P-16-24 Strawberry Fields Unit No. 5, a Suburban Subdivision to the City of Amarillo, being a replat of a portion of Lot 1, Block 1, Strawberry Fields Unit No. 1, in Section 35, Block 1, T.T. & R.R. Survey, Randall County, Texas. (Vicinity: FM HWY 2590 (Soncy Rd) & FM HWY 2219)
DEVELOPER: Jonathan Lair
SURVEYOR: Matt Thomas

Chairman Craig stated that the plat was signed by the Deputy City Manager on March 28, 2016.

CARRY OVERS:

ITEM 13: P-16-14 La Paloma Estates Unit No. 12, an addition to the City of Amarillo, being a replat of Lots 5 and 6, Block 1, La Paloma Estates Unit No. 6 Amended, in Section 12, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Fairway Dr & Valhalla Ln)
DEVELOPER(S): Srimi and Shanthi Reddy
SURVEYOR: Matt Thomas

A motion to approve P-16-14 was made by Commissioner Thomason, seconded by Commissioner Phifer, and carried unanimously.

ITEM 14: P-16-15 Mathes Acres Unit No. 3, a suburban subdivision to the City of Amarillo, being a replat of Lot 13 and a portion of Lot 14, Mathes Acres, in Section 34, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Coulter St & Winery Rd)
DEVELOPER: James McClure
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.

ITEM 15: P-16-16 Soncy Heights Unit No. 11, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 61, Block 9, BS&F Survey, Potter County Texas. (Vicinity: W. Amarillo Blvd & Helium Rd)
DEVELOPER: Run Property Holdings, Inc.
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.

PENDING ITEMS:

ITEMS 16-32: 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-15-10 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 33: 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 34: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:40 P.M.



Kelley Shaw, Secretary
Planning & Zoning Commission