

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

On the 11th day of April 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	110	91
Dean Bedwell	Y	177	167
Mike Good, Vice-Chairman	Y	92	67
Rob Parker	Y	45	36
Jessie Phifer	Y	15	9
Rick Thomason	Y	15	13
Bowden Jones	Y	6	5

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 March 28, 2016 meeting

A motion to approve the minutes of the March 28, 2016 meeting was made by Commissioner Bedwell, seconded by Commissioner Good, and carried unanimously.

ITEM 2: Z-16-14 Rezoning of Lot 3 and 4, Block 2, Howell Addition, in Section 135, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Heavy Commercial to Heavy Commercial with a specific use permit for placement of a Concrete Batching Plant. (Vicinity : Hastings Ave & Glenn Dr)
Applicant: Genario Chavez

Mr. Shaw stated the applicant is requesting the rezoning for a concrete batching plant, where concrete will be made and delivered. Mr. Shaw also stated staff feels the request will not create any negative impacts to the area and would be in character with the surrounding land uses. 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 for or against said request. No comments were made.

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

ITEM 3: Z-16-15 Rezoning of Lot 22G, Block 23, Glendale Addition, in Section 5, 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 Light Commercial uses. (Vicinity: Bell St & Hillside Rd)
Applicant: Dick Ford

Mr. Shaw advised the request will allow for all types of General Retail Zoning District (GR) uses, with the addition of certain zoning uses allowed in Light Commercial Zoning Districts (LC). The Planned Development would allow these type of LC uses: Automobile repair garage, new or used auto sales and rental (outdoor lot), motorcycle or scooter sales and repair, tool and light vehicle retail and sales (not heavy machinery), animal clinic or hospital (no outside pens), wholesale bakery, cabinet and upholstery shop, laboratory manufacturing, laboratory (scientific or research), maintenance and repair service for buildings, plumbing shop, mini-storage warehouse, new building material sales and/or storage, and portable building sales. Other specific development standards include outdoor storage would be allowed as an accessory use and must be screened with a 6' solid screening wall, and required landscaping subject to the City's landscape ordinance. Mr. Shaw stated staff feels the request will not create any negative impacts to the area and the LC zoning request has comparable uses that are allowed in GR. 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 of said request. Dick Ford, 105 W 5th St., applicant, appeared to answer any questions. Mr. Ford advised he plans to build small metal buildings with brick fronts, fenced in side yards, with the intent of leasing to individuals or small companies for private shops or storage, which he feels will create very little traffic. Mr. Ford also stated he owns the daycare adjacent to the proposed site.

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

A motion to approve Z-16-15 was made by Commissioner Thomason, seconded by Commissioner Good, and carried unanimously.

ITEM 4: P-16-25 Mesquite Acres Subdivision Unit No. 5, a suburban subdivision to the City of Amarillo, being a replat of all of Lot 11A and a portion of Lot 12B, Block 1, Mesquite Acres Subdivision Unit No. 2, all in Section 14, Block 9, BS&F Survey, Potter County, Texas.(Vicinity: W Yucca Ave & Quarry St)
DEVELOPER(S): Candelario Alameda
SURVEYOR: Heather Lemons

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-16-26 Sleepy Hollow Unit No. 112, an addition to the City of Amarillo, being a portion of an unplatted tract of land in Section 41, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: SW 45th Ave & Lake Front Ln)
DEVELOPER(S): Edward R. Scott
SURVEYOR: Jessie Arredondo

A motion to approve P-16-26 was made by Commissioner Bedwell, seconded by Commissioner Phifer, and carried unanimously.

ITEM 6: P-16-27 Sunset Park Addition Unit No. 13, an addition to the City of Amarillo, being a replat of Lots 23, 24, and 1, revised plat of Sunset Park Addition, in Section 226, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: SW 10th Ave & Georgia St)
DEVELOPER(S): Laura and Jeffery Taylor
SURVEYOR: Cindy Beyer

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:

ITEMS 7-8: P-16-18 Sunset Substation Unit No. 1, P-16-20 South Georgia Place Unit No. 31.

No action was taken on these plats.

PENDING ITEMS:

ITEMS 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-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, P-16-15 Mathes Acres Unit No. 3.

No action was taken on these plats.

ITEM 27: 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(S): Run Property Holdings, Inc.
SURVEYOR: Robert Keys

Chairman Craig stated that the plat was signed by the Deputy City Manager on February 23, 2016.

ITEM 28: 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 29: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:25 P.M.



Kelley Shaw, Secretary
Planning & Zoning Commission