

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

On the 9th day of May 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	112	92
Dean Bedwell	Y	179	168
Mike Good, Vice-Chairman	N	94	68
Rob Parker	Y	47	38
Jessie Phifer	N	17	10
Rick Thomason	Y	17	15
Bowden Jones	Y	8	6

PLANNING DEPARTMENT STAFF:
Kelley Shaw, Planning Director
Laura Bergey, Planner I

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 April 25, 2016 meeting

A motion to approve the minutes of the April 25, 2016 meeting was made by Commissioner Parker, seconded by Commissioner Thomason, and carried unanimously.

ITEM 2: Z-16-16 Rezoning of a 5.928 acre tract of land in Section 183, Block 2, AB&M Survey, Randall County, plus one-half of all bounding streets, alleys and public ways, to change from Agricultural District to Residential District 3.(Vicinity: Farmers Ave & Explorer Trl)
APPLICANT: Amarillo Willow Grove Development

Mr. Shaw advised the request is in order to develop the next phase of the South Georgia Place residential subdivision. The applicant is proposing single-family detached homes, which is similar to those developed west of the site. Mr. Shaw stated staff feels the request is appropriate and recommends approval as submitted.

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

ITEM 3: Z-16-17 Rezoning of a 20.46 acre tract of land out of Section 191, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to Residential District 3.(Vicinity: Vineyards Blvd & Broadway Dr.)
APPLICANT: Thomas Neilsen

Mr. Shaw commented the request is in order to develop the next phase of single-family detached home construction within the Vineyards subdivision. The request would allow similar size homes to those currently existing. Mr. Shaw stated staff feels the request is appropriate and recommends approval as submitted.

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

ITEM 4: Z-16-18 Rezoning of Lot 5, Block 1, Westway Addition Unit No. 4 and Lot 6, Block 1, Westway Addition Unit No. 5, all in Section 6, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Planned Development 91A to Amended Planned Development, for additional storage and covered Recreational Vehicle parking. (Vicinity: SW 53rd Ave and Western St)
APPLICANT: Jonathan Martindale

Mr. Shaw stated the applicant is requesting a zoning change in order to add additional storage and covered recreational vehicle storage on the site. The proposed plans exceed 3,000 square feet and 35% or more of the gross floor area of building on the site, and trigger landscape requirements. Mr. Shaw advised as of this date, the proposed plan does not meet the landscaping requirements and that the applicant needed more time to address staff's concerns.

A motion to table Z-16-18 until the June 13, 2016 Planning & Zoning Commission meeting, was made by Commissioner Thomason, seconded by Commissioner Parker, and carried unanimously.

ITEM 5: P-16-31 Heritage Hills Unit No. 6, an addition to the City of Amarillo, being a replat of Lots 12 thru 40, Block 2, Heritage Hills Unit No. 2 in Section 65, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Zoe Dr & Legacy Pkwy)
DEVELOPER(S): Real Property Resources
SURVEYOR: Matt Thomas

A motion to approve P-16-31 was made by Commissioner Bedwell, seconded by Commissioner Parker, and carried unanimously.

ITEM 6: P-16-32 Wilkinson Park Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 100, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Tipton St & Willow Crk)
DEVELOPER(S): Alexis Nichols & Rusty Wilkinson
SURVEYOR: J D Keller

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 an additional 30 days before consideration.

ITEM 7: P-16-33 Hollywood Addition Unit No. 19, an addition to the City of Amarillo, being a replat of all of Hollywood Addition Unit No. 16, lying in Section 4, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Scotty Dr & Bell St)
DEVELOPER(S): Richie Brown
SURVEYOR: Kevin Brown

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

CARRY OVERS:

ITEM 8: P-16-28 Heritage Hills Unit No. 5, an addition to the City of Amarillo, being an unplatted Tract of land situated in Section 65, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Soncy Rd & Heritage Hills PKWY)
DEVELOPER(S): Perry Williams
SURVEYOR: Daryl Furman

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

ITEM 9: P-16-29 Ray-Mac Addition Unit No. 1.

No action was taken on this plat.

ITEM 10: P-16-30 Eberstadt and Brock Subdivision Unit No. 11, an addition to the City of Amarillo, being a replat of a portion of Lot 16, Block 4-B, Eberstadt and Brock Subdivision and all of Lot 16-B, Block 4-B, Eberstadt and Brock Subdivision Unit No. 10, all in Section 185, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: SW 40TH Ave & Bowie St.)
DEVELOPER(S): Amarillo Montessori Academy
SURVEYOR: Matt Thomas

Chairman Craig stated that the plat was signed by the Deputy City Manager on May 9, 2016.

PENDING ITEMS:

ITEMS 11-27: 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 28: 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

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

ITEM 29: P-16-15 Mathes Acres Unit No. 3.

No action was taken on this plat.

ITEM 30: 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(S): Sean Fredriksen
SURVEYOR: Daryl Furman

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

ITEM 31: 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(S): Royce Barnett
SURVEYOR: Matt Thomas

A motion to approve P-16-20 was made by Commissioner Parker, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 32: 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 33: 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