STATE OF TEXAS §

COUNTIES OF POTTER §

AND RANDALL §

CITY OF AMARILLO §

On the 13th day of June 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	114	94
Dean Bedwell	Y	181	170
Mike Good, Vice-Chairman	Y	96	70
Rob Parker	Y	49	40
Jessie Phifer	N	19	10
Rick Thomason	Y	19	16
Bowden Jones	N	10	7

PLANNING DEPARTMENT STAFF:
Gary Holwick, Interim Planning Director
Jan Sanders, Recording Secretary
David Soto, Planner I

Chairman Craig opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. David Soto, read the staff reports and gave the recommendations for each item.

ITEM 1: Approval of the minutes of the May 23, 2016 meeting

A motion to approve the minutes of the May 23, 2016 meeting was made by Commissioner Bedwell, seconded by Commissioner Parker, and carried unanimously.

ITEM 2: 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

Chairman Craig stated the zoning request has been withdrawn by the applicant.

ITEM 3: Z-16-21 Rezoning of Lots 15-16, Beckwith Addition, in Section 166, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 1 to Residential District 1 with a Specific Use Permit for the placement of a Type A Manufactured Home.(Vicinity: Colorado Ave & Buck St)
APPLICANT: Wanda Selby

Mr. Soto stated the applicant is requesting a zoning change in order to place a singlewide manufactured home on the site. The applicant has provided a market analysis indicating there will be no adverse impacts on the surrounding area if the zoning request is approved. If approved, and prior to a permit being issued, a pre-inspection review to determine overall livability of the home is necessary. Mr. Soto commented staff is in agreement with the market analysis and believes placement of a used Type A manufactured home will not have any detrimental impacts on the surrounding area.

A motion to approve Z-16-21 was made by Commissioner Thomason, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 4: P-16-38 Plemons Addition Unit No. 18, an addition to the City of Amarillo, being a replat of all of Lots 11, 12, 13, 14, and 15, Block 80, Plemons Addition, in Section 170, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: SE 7th Ave & Polk St)
DEVELOPER(S): Sean Fuqua
SURVEYOR: Daryl Furman

Chairman Craig stated that the plat was signed by the Deputy City Manager on June 13, 2016.

ITEM 5: P-16-39 Canode-Com Park Unit No. 49, an addition to the City of Amarillo, being a replat of a portion of Lot 5, Block 2, Canode-Com Park Unit No. 38, in Section 42, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: IH 40 & Soncy Rd)
DEVELOPER(S): Dipak Patel
SURVEYOR: Ken McEntire

Mr. Soto 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 6: P-16-40 Chaparral Hills Unit No. 8, a suburban subdivision to the City of Amarillo, being a replat of the West 1/2 of Lot 15, Block 2, Chaparral Hills Unit No. 3, situated in Section 218, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Givens Ave & Arlie Rd)
DEVELOPER(S): Daniel and Krista Furman
SURVEYOR: Ken McEntire

Mr. Soto 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-16-41 Skyline Terrace Unit No. 12, an addition to the City of Amarillo, being a replat of a portion of Lot 1, Block 1, Skyline Terrace Unit No. 1, and all of Lot 1, Block 1, Skyline Terrace Unit No. 5, in Section 135, Block 2, AB&M Survey, Potter County, Texas.. (Vicinity: NE 24th Ave & Grand St)
DEVELOPER(S): Scott Brown
SURVEYOR: Daryl Furman

Mr. Soto 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 8: P-16-42 Holland Acres Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 175, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: S Washington St & Farmers Ave)
DEVELOPER(S): Dustin and Jamie Holland
SURVEYOR: J.D. Keller

Mr. Soto 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 9: P-16-43 Lonesome Dove Unit No. 7, a suburban subdivision to the City of Amarillo, being an unplatted tract of land situated in Section 111, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: Eastern St & Joshua Deets Trl)
DEVELOPER(S): Robert Wilkinson
SURVEYOR: Daryl Furman

Mr. Soto 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 10: P-16-44 Rockwell Place Unit No. 18, a suburban subdivision to the City of Amarillo, being a replat of tract 5, Rockwell Place Unit No. 1, in Section 32, Block 1, TTRR Co. Survey, Randall County, Texas. (Vicinity: Robin Rd & Melissa Rd)
DEVELOPER(S): Bob Stafford
SURVEYOR: Daryl Furman

Mr. Soto 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 11: P-16-45 South Park Unit No. 46, an addition to the City of Amarillo, being a replat of a portion of Lot 6, Block 25, South Park Unit No. 23, out of Section 29, Block 9, BS&F Survey, Randall County, Texas.. (Vicinity Bell St & Hillside Rd)
DEVELOPER(S): Greg Ogburn
SURVEYOR: Richard Johnson

Mr. Soto 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 12: P-16-46 St. Clair Estates Unit No. 2, a suburban subdivision to the City of Amarillo, being an unplatted tract of land, in Section 14, Block 6, IGNRR Survey, Randall County, Texas. (Vicinity: S Georgia St & McAfee Rd)
DEVELOPER(S): David St. Clair
SURVEYOR: Kevin Brown

Mr. Soto 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 13: P-16-47 Glenwood Addition Unit No. 14, an addition to the City of Amarillo, being a replat of Lots 2 through 4, Glenwood Addition, in Section 154, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: SE 28th Ave & Osage St)
DEVELOPER(S): Robin Cupell
SURVEYOR: Daryl Furman

Chairman Craig stated that the plat was signed by the Deputy City Manager on June 13, 2016.

CARRY OVERS:

ITEM 14: P-16-34 Osborn Addition Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land out of Section 46, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Tascosa Rd & Soncy Rd)
DEVELOPER(S): Bill Osborn
SURVEYOR: J D Davis

Chairman Craig stated that the plat was signed by the Deputy City Manager on May 26, 2016.

ITEM 15: P-16-35 Canode-Com Park Unit No. 47.

No action was taken on this plat.

ITEM 16: P-16-36 E. H. Petty Subdivision Unit No. 3, an addition to the City of Amarillo, being a replat of a portion of Tract 4, and all of Tracts 5 & 6, E.H. Petty Subdivision, all in Section 164, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Dumas Dr & River Rd)
DEVELOPER(S): Rosemarie & Tony Spohn
SURVEYOR: Daryl Furman

Chairman Craig stated that the plat was signed by the Deputy City Manager on May 26, 2016.

ITEM 17: P-16-37 Maple Fields Unit No. 1.

No action was taken on this plat.

PENDING ITEMS:

ITEM 18: P-11-31 Sundown Acres Unit No. 6, a suburban subdivision to the City of Amarillo, being a portion of an unplatted tract of land in Section 2, Block 2, J.Pointevent Survey, Randall County, Texas. (3.00 acres)(Vicinity: Western St. & Sundown Ln.)
DEVELOPER: Craig Keel
SURVEYOR: Daryl Furman

Chairman Craig stated the item has been withdrawn by the applicant on May 18, 2016.

ITEM 19: P-12-45 Redstone Addition Unit No. 1.

No action was taken on this plat.

ITEM 20: P-12-52 Bownds Industrial Park Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land out of Section 181, Block 2, AB&M Survey, Randall County, Texas. (8.11 acres)(Vicinity: Georgia St. & Sundown Ln.)
DEVELOPER: David Bownds
SURVEYOR: Heather Lemons

Chairman Craig stated the item has been withdrawn by the applicant on May 18, 2016.

ITEMS 21-27: 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.

No action was taken on these plats.

ITEM 28: P-14-96 Lonesome Dove Estates Unit No. 7, a suburban subdivision to the City of Amarillo being an unplatted tract of land in Section 111, Block 2, AB&M Survey, Randall County, Texas. (44.29 acres)(Vicinity: Joshua Deets Trl. & Cpt Woodrowcall Trl.)
DEVELOPER(S): James Stansel
SURVEYOR: Daryl Furman

Chairman Craig stated the item has been withdrawn by the applicant on June 10, 2016.

ITEMS 29-34: P-15-07 Canode-Com Park Unit No. 45, P-15-10 Reed's Unit No. 1, 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 35: P-16-29 Ray-Mac Addition Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted Tract of land in Section 35, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Raymond Rd & McCormick Rd)
DEVELOPER(S): Rod Bowers
SURVEYOR: Kevin Brown

Chairman Craig stated that the plat was signed by the Deputy City Manager on June 2, 2016.

ITEM 36: 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

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

ITEM 37: 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 38: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:15 P.M.

Gary Holwick, Secretary
Planning & Zoning Commission