STATE OF TEXAS §

COUNTIES OF POTTER §

AND RANDALL §

CITY OF AMARILLO §

On the 11th day of July 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	116	96
Dean Bedwell	Y	183	172
Mike Good, Vice-Chairman	Y	98	72
Rob Parker	Y	51	41
Rick Thomason	Y	21	18
Bowden Jones	Y	12	9
Vacant			

PLANNING DEPARTMENT STAFF:
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. David Soto, read the staff reports and gave the recommendations for each item.

ITEM 1: Approval of the minutes of the June 27, 2016 meeting

A motion to approve the minutes of the June 27, 2016 meeting was made by Commissioner Thomason, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 2: A presentation will be given on the Community Investment program.

Chairman Craig advised the presentation would be given at the end of today's agenda.

ITEM 3: Z-16-23 Rezoning of Lots 11 & 12, Ridgecrest Addition, 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 Residential District 1 to planned development district for professional & general office uses. (Vicinity: Western St. & SW 37th Ave.)
Applicant: Paramount Baptist Church

Mr. Soto stated the applicant is requesting a zoning change in order to develop the site with professional and general offices. The site is currently developed and used as overflow parking for the Church. The proposed development standards for the site are as follows. Maximum lot coverage of 22%, parking for 16 employees, no portable or pole signs will be allowed, with a maximum total site signage not to exceed 200 sq.ft. in area per platted lot (total 400 sq.ft.), and one monument sign not to exceed 6 ft., no lighted sign shall be erected within 150 ft. of a residential development unless the sign is orientated to not be directly viewable from the residential use, and an existing 6 ft. solid wood fence. Mr. Soto advised staff feels as long as the above-mentioned planned development standards are adhered to by the applicant, the proposed request will be compatible with the existing residential development, and therefore, staff recommends approval of the request as presented.

A motion to approve Z-16-23 was made by Commissioner Good, and seconded by Commissioner Jones. Motion carried 5:0:1 with Commissioner Bedwell abstaining.

ITEM 4: PP-16-05 Del Playa at River Falls, a Preliminary Plan being an unplatted tract of land in Section 83 and 114, Block 2, A.B. & M. Survey, Randall County, Texas. (Vicinity: Johnsway Blvd & FM 1151)
DEVELOPER(S):Tully Currie & John Currie
SURVEYOR: Dwayne R. Gresham

Mr. Soto stated the preliminary plan is not ready for consideration today, and no action was taken.

ITEM 5: P-16-57 The Greenways at Hillside Unit No. 31, an addition to the City of Amarillo being an unplatted tract of land in Section 39, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Kingsgate Dr. & Soncy Rd.)
DEVELOPER(S):Edward R. Scott
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 6: P-16-58 Centerport Addition Unit No 7, an addition to the City of Amarillo, being a replat of Lot 1, Block 2, Centerport Addition Unit No. 4, out of Section 72, Block 2, AB&M Survey, Potter County, Texas, (Vicinity: Apex Dr & Centerport Blvd)
DEVELOPER(S): John Nelson
SURVEYOR: Jessie Arredondo

Chairman Craig stated that the plat was signed by the Deputy City Manager on July 11, 2016.

ITEM 7: P-16-59 Famous Height Park Addition Unit No. 21, an addition to the City of Amarillo being a replat of all of lots 1 & 2, Block 90, Famous Heights Park Addition Unit No. 20, Section 138, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: SE 16TH Ave & Fairfield St.)
DEVELOPER(S): Randy Crawford
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-16-60 Sleepy Hollow Unit No. 113, an addition to the City of Amarillo, being a replat of a portion of Lot 51 and all of Lots 52, 53, 54, and 55, Block 37, Sleepy Hollow Addition Unit No. 74, in Section 41, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Bent Tree Dr & Van Tassel St)
DEVELOPER(S): Ben & Stacey Chase and Eric & Kelly Tucker
SURVEYOR: Cindy Beyer

A motion to approve P-16-60 was made by Commissioner Bedwell, seconded by Commissioner Parker and carried unanimously.

ITEM 9: P-16-61 The Pinnacle Unit No. 2, an addition to the City of Amarillo being an unplatted tract of land out of Section 3, Block 9, B.S. & F. Survey, Randall County, Texas. (Vicinity: Western St. & Sundown Ln)
DEVELOPER(S): Rockrose Development & C.I.S.D
SURVEYOR: Robert Keys

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-16-62 Riverroad Gardens Unit No. 27, an addition to the City of Amarillo, being a replat of a portion of Tract 12, Riverroad Gardens, in Section 161, Block 2, AB&M Survey, Potter County, Texas. (River Rd & Mesquite Ave)
DEVELOPER(S): Marsha Olsen & Dustin Williams
SURVEYOR: Cindy Beyer

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.

CARRY OVERS:

ITEMS 11-14: P-16-48 Eberstadt & Brock Subdivision Unit No. 12, P-16-49 City View Estates Unit No. 17, P-16-53 The Woodlands of Amarillo Unit No.17, P-16-54 Siesta Addition Unit No. 4.

No action was taken on these plats.

ITEM 15: P-16-55 Hillside Terrace Estates Unit No. 26, an addition to the City of Amarillo, being an unplatted tract of land in Section 64, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Mosely St. & Buccola Ave)
DEVELOPER(S):Seth Williams
SURVEYOR:Daryl Furman

A motion to approve P-16-55 was made by Commissioner Thomason, seconded by Commissioner Bedwell and carried unanimously.

ITEM 16: P-16-56 Southeast Park Unit No. 10, an addition to the City of Amarillo, being a replat of a portion of Lot 1-A, Block 5, Southeast Park Addition Unit No. 5, in Section 139, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: SE 27th Ave & Bivins St)
DEVELOPER(S): Danny & Amberly Le
SURVEYOR: Daryl Furman

Chairman Craig stated that the plat was signed by the Deputy City Manager on July 11, 2016.

PENDING ITEMS:

ITEMS 17-30: P-12-45 Redstone Addition 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-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-16-37 Maple Fields Unit No. 1.

No action was taken on these plats.

ITEM 31: 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 recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-16-39 was made by Commissioner Jones, seconded by Commissioner Good, and carried unanimously.

ITEM 32: 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

Chairman Craig stated that the plat was signed by the Deputy City Manager on July 11, 2016.

ITEM 33: P-16-43 Lonesome Dove Unit No. 7.

No action was taken on this plat.

ITEM 34: 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

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

ITEM 35: 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 recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-16-45 was made by Commissioner Bedwell, seconded by Commissioner Thomason, and carried unanimously.

ITEM 36: P-16-46 St. Clair Estates Unit No. 2.

No action was taken on this plat.

ITEM 2: A presentation will be given on the Community Investment program.

Bob Cowell, Deputy City Manager, presented a power point presentation on Wise Investments for Amarillo's Future. Mr. Cowell stated Amarillo residents have made wise investments over the years, such as building a municipal water system starting in the 1920's, construction of the Civic Center in the 1960's, and recently investing in water rights to secure a future with the possibility for growth. Mr. Cowell advised city leadership is working with citizens to realize the community they want and how to achieve these community goals. Improvement needs have been broken into the following categories: Public safety – Fire & Police, Youth athletics and recreation opportunities, Downtown renewal (including the Civic Center), Utilities, Facilities and technology, Transportation – streets and traffic. While Amarillo enjoys a low tax rate and a strong credit rating, to achieve these improvements it is going to take more funding than the city currently collects. For example, the current property taxes collected by the city do not cover half of our police and fire costs in any given year.

Mr. Cowell further explained what Amarillo will gain thru wise investments, is allowing the citizens to protect and improve what we have, to properly plan for growth in a logical manner, to create a legacy of prosperity that maintains this is still a great place to do business, raise a family and find a job, and also to stay competitive as a great place to live and visit. Mr. Cowell concluded his presentation by encouraging the audience to get involved and provide input by completing the survey at wiseinvestments.amarillo.gov.

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 3:40 P.M.

Gary Holwick, Secretary
Planning & Zoning Commission