

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

On the 8th day of August 2016, the Amarillo Planning and Zoning Commission met in a work session in Room 306, third 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	118	98
Dean Bedwell	Y	185	174
Mike Good, Vice-Chairman	Y	100	73
Rob Parker	Y	53	42
Rick Thomason	N	23	19
Bowden Jones	Y	14	11
Vacant			

PLANNING DEPARTMENT STAFF:

David Soto, Planner I

Cody Balzen, Planner I

Jan Sanders, Recording Secretary

Jeffrey English, 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 July 25, 2016 meeting

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

ITEM 2: 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 developer is in the preliminary design phase of the Del Playa at River Falls subdivision, located within the City's Extraterritorial Jurisdiction. As submitted, the subdivision is intended to be more suburban in character with lots at least one acre in size. The proposed development will utilize dedicated easements, instead of alleys, for utilities and solid waste pick-up. Mr. Soto advised the development does not have any public streets, but instead proposed lots will utilize private ingress/egress easements for access, which will be maintained by the River Falls Property Owners Association. Given the above, staff recommends approval of this Preliminary Plan pending an alley waiver and a public street frontage waiver

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

A motion to approve PP-16-05, with an Alley Waiver and a Public Frontage Waiver, was made by Commissioner Bedwell, seconded by Commissioner Good and carried unanimously.

ITEM 3: PP-16-04 The Pinnacle, a Preliminary Plan being an unplatted tract of land in Section 3, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Hollywood Rd. & Bell St.)
DEVELOPER(S): Rockrose Development, LLC.
SURVEYOR: Robert Keys

Mr. Soto stated the developer is in the preliminary design phase of the Pinnacle subdivision. As submitted, the subdivision will primarily be developed as single-family residential lots with limited commercial/retail lots. The Pinnacle is proposing streets either 37' back of curb to back of curb in a 60' right-of-way, 33' back of curb to back of curb in a 55' right-of-way, or 22' back of curb to back of curb with a 22' median in a 90' right-of-way. During the review process, the Fire Department requested all roadways have a minimum of 20' clear driving width, and voiced concerns with potential parking on both sides, which limits the width of an unobstructed lane. Mr. Soto commented given the information, staff recommends approval of this Preliminary Plan subject to no parking on the median side.

Chairman Craig asked if anyone wanted to speak for said request. Matt Griffith, 4211 Palacio, the developer, stated the proposed subdivision incorporates some of the same features developed within the Colonies subdivision, with a blend of both two-way and one-way streets with medians. Mr. Griffith advised the proposed subdivision wants to create a safe environment for the neighborhood, while allowing a logical and practical fire safety and emergency vehicle access.

Chairman Craig asked if anyone wanted to speak against said request. Jacob Diaz, Fire Marshall, advised the Fire Department recommends a minimum of 20' unobstructed fire access lane. Mr. Diaz explained this width is not only for fire and emergency vehicle access, but to allow proper use of the ladder truck apparatus. The apparatus requires a minimum of 18' for stabilization of the trucks. Deputy Fire Chief Sam Baucom stated the Fire Department responds to life saving critical nature calls with the same fire truck as a fire call, thus the concern of the Fire Department in having appropriate access in all neighborhoods. Mr. Diaz stated the Fire Department has reviewed the proposal again and offers a compromise of 22' street pavement with proper signage reflecting 'no parking' on the median side and also meeting the requirements of the International Fire Code. Mr. Diaz commented for the record, if approved, this concession will not allow the Fire Department to be able to fully use all equipment in this subdivision.

Chairman Craig asked if Mr. Griffith wanted a rebuttal. Mr. Griffith stated he did not have any issues with posting the 'no parking' sign on the median side of the street.

After a brief discussion among the Commissioners, a motion to approve PP-16-04 was made by Commissioner Bedwell, seconded by Commissioner Parker and carried unanimously.

ITEM 4: Z-16-22 Rezoning of Lot 2A, Block 195, Glenwood Addition Unit No.14, in Section 154, Block 2, AB&M Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from General Retail District to General Retail District with a Specific Use Permit for a Veterinary Clinic with no outdoor pens. (Vicinity: SE 28TH Ave. & Osage St.)
APPLICANT: Robin Cupell

Mr. Soto advised the applicant is requesting a zoning change for a Veterinary Clinic with no outdoor pens. The submitted site plan indicates screening along the property line, control hours of operation, and an increase in landscaping. Given these measures, Mr. Soto commented staff believes the proposed development is in character with the surrounding area, and does not create any negative impacts on adjacent property owners. Mr. Soto stated staff feels the request is appropriate and would recommend approval of the request as submitted.

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

ITEM 5: P-16-68 South Side Acres Unit No. 26, an addition to the City of Amarillo, being a replat of portions of Tract 8, 10, 11 and 12, all of Tract 9 South Side Acres, All in Section 230, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: Western St. & Catalpa Ln.)
DEVELOPER(S): David R. Thompson & Anne Thompson Joint Revocable Trust
SURVEYOR: Matt Thomas

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-16-69 Hillside Terrace Estates Unit No. 27, an addition to the City of Amarillo being a replat of Lots 158 and 159, Block 15, Hillside Terrace Estates Unit No. 22, in Section 64, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Sinclair St. & Prather Ave.)
DEVELOPER(S): Keith Smith
SURVEYOR: Daryl Furman

A motion to approve P-16-69 was made by Commissioner Jones, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 7: P-16-70 Sun-Air Estates Unit No. 8, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 36, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Canyon Dr. & Coulter St.)
DEVELOPER(S): Mark Christy
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.

CARRY OVERS:

ITEM 8: P-16-64 Tradewind Square Unit No. 1, an addition to the City of Amarillo, being an unplatted tract of land in Section 173, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: SE 46th Ave & Tradewind St.)
DEVELOPER(S): Seth Williams
SURVEYOR: Daryl Furman

A motion to approve P-16-64 was made by Commissioner Parker, seconded by Commissioner Good, and carried unanimously.

ITEM 9: P-16-66 Tradewind Square Unit No. 2, an addition to the City of Amarillo, being an unplatted tract of land in Section 173, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: SE 46th Ave & Tradewind St.)
DEVELOPER(S): Seth Williams
SURVEYOR: Daryl Furman

A motion to approve P-16-66 was made by Commissioner Parker, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 10: P-16-67 Blair Addition Unit No. 2, a suburban subdivision to the City of Amarillo, being a replat of a portion of Lot 1, Block 1, Blair Addition Unit No.1 in Section 36, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: US Highway 287 & Parsley Rd)
DEVELOPER(S): Charles C Blair
SURVEYOR: Matt Thomas

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

PENDING ITEMS:

ITEMS 11-19: 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-15-07 Canode-Com Park Unit No. 45, P-15-10 Reed's Unit No. 1.

No action was taken on these plats.

ITEM 20: P-15-38 Tuil Addition Unit No. 2, an Addition to the City of Amarillo, being an unplatted tract of land in Section 91, Block 2, AB&M Survey, Potter County, Texas (4.25 acres)(Vicinity: Big Texan Rd. and SE 3rd Ave.)
DEVELOPER(S): Jesus Valero
SURVEYOR: Ken McEntire

Chairman Craig advised the plat had been withdrawn by the applicant on August 5, 2016.

ITEMS 21-27: 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, P-16-39 Canode-Com Park Unit No. 49, P-16-43 Lonesome Dove Unit No. 7, P-16-45 South Park Unit No. 46, P-16-46 St. Clair Estates Unit No. 2.

No action was taken on these plats.

ITEM 28: P-16-48 Eberstadt & Brock Subdivision Unit No. 12 an addition to the City of Amarillo, being a replat of a portion of Tract 10 and 11, Eberstadt and Brock Subdivision, in Section 185, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: Canyon Dr. & Georgia St.)
DEVELOPER(S): Sam Nunn
SURVEYOR: Daryl Furman

Chairman Craig stated the plat was signed by the Deputy City Manager on August 8, 2016.

ITEM 29: P-16-54 Siesta Addition Unit No. 4, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 34, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Canyon Dr. & Mack Rd.)
DEVELOPER(S): David Ankeny
SURVEYOR: Daryl Furman

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

ITEM 30: 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

A motion to approve P-16-57, with a Lot Width Waiver, was made by Commissioner Bedwell, seconded by Commissioner Good, and carried unanimously.

ITEM 31: P-16-61 The Pinnacle Unit No. 2.

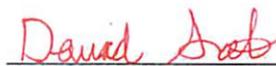
No action was taken on this plat.

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.

Deputy City Manager Bob Cowell welcomed and introduced AJ Fawver, the Planning Director to the Planning and Zoning Commission. Ms. Fawver stated she will begin on August 22, 2016, and is looking forward to working with the Commission. Interim Planning Director Gary Holwick introduced the new Planners, Cody Balzen and Jeffrey English, to the Commission as well.

ITEM 33: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:55 P.M.



Gary Holwick, Secretary
Planning & Zoning Commission