

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

On the 22nd day of August 2016, the Amarillo Planning and Zoning Commission met in a work session 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	119	99
Dean Bedwell	Y	186	175
Mike Good, Vice-Chairman	Y	101	74
Rob Parker	Y	54	43
Rick Thomason	Y	24	20
Bowden Jones	N	15	11
Vacant			

PLANNING DEPARTMENT STAFF:

AJ Fawver, AICP, CNU-A, Planning Director
Jan Sanders, Recording Secretary

David Soto, Planner I
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 August 8, 2016 meeting

A motion to approve the minutes of the August 8, 2016 meeting was made by Commissioner Good, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 2: Z-16-24 Rezoning of Lots 12 & 13, Block 58, Mrs M D Oliver Eakle, in Section 171, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways to change from General Retail District to Light Commercial District. (Vicinity: SE 24th Ave. & Canyon Dr.)
APPLICANT: Olga Olave

Mr. Soto advised the applicant is proposing the zoning change in order to develop an outdoor car lot. Due to the fact, there is not any Light Commercial zoning within the immediate area, the request would be classified as "spot" zoning. "Spot" zoning allows a different land use type within a larger area that is zoned General Retail District. This site had a similar zoning request in 2013, and the request was denied by the Planning & Zoning Commission. Mr. Soto stated based on the above reasons, and the possible negative impacts to the area, staff recommends denial of the request.

Chairman Craig asked if anyone wanted to speak in favor of said request. Olga Olave, 2222 Canyon Dr, the applicant, advised she feels the change in zoning would make the property easier to rent. Linda Sharp, 2402 Canyon Dr, owner of the paint store across the street, feels the rezoning would benefit the property owners along IH-27.

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

A motion to approve Z-16-24 was made by Commissioner Bedwell, seconded by Commissioner Thomason, and the motion died 2:3. Chairman Craig advised the request was denied.

ITEM 3: Z-16-25 Rezoning of a 44.81 acre tract of land in Section 106, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways, to change from Planned Development 26 and 274 to Light Commercial District. (Vicinity: IH-40 & Sunrise Dr.)
APPLICANT: Robert Keys

Mr. Soto advised the applicant is requesting the zoning change in order to develop the tract with multiple commercial amusement facilities. Mr. Soto stated the area is bounded by a residential zoned district, and adequate protection must be addressed. The Amarillo Zoning Ordinance requires visual screening be provided when non-residential lands uses are adjacent to residential land uses. The screening will protect the residences and help lessen any impacts created by the proposed commercial use. Mr. Soto also stated an existing alley will further separate the two land uses. Mr. Soto commented staff believes the applicant's request is appropriate and recommends approval as submitted.

Chairman Craig asked if anyone wanted to speak in favor of said request. Roselle Sapien, 1407 S. Nance, advised she wanted to speak in favor and also against said request. Ms. Sapien asked if the mobile home park would be removed from the area. Chairman Craig advised he could not answer that question, as the request did not mention the removal of the mobile home park. Ms. Sapien voiced concerns in regards to odor if a horse stable is allowed, and also the increase in traffic since a school is also in close proximity. Bobby Lee, Big Texan Steak Ranch and Danny Lee, 119 S. Shore Dr, applicants, appeared to answer any questions. Mr. Bobby Lee advised the alleyway would stay as is, a buffer zone between the school and the new property will be 300', and the mobile home park would be moved further down. Mr. Danny Lee advised the proposed horse hotel is not located on this map, but would be located further to the north and east of this site.

A motion to approve Z-16-25 was made by Commissioner Bedwell, seconded by Commissioner Good, and carried unanimously.

ITEM 4: P-16-71 Point West Business Campus Unit No. 8, an addition to the City of Amarillo, being an unplatted tract of land in Section 43, Block 9, BS&F Survey, Potter County, Texas (Vicinity: Pointwest Pkwy. & Outlook Dr.)
DEVELOPER(S): Richard L. Fausset
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 5: P-16-72 The Colonies Unit No. 66, an addition to the City of Amarillo, being an unplatted tract of land in Section 40, Block 9, BS&F Survey, Randall County, Texas (Vicinity: Continental Pkwy. & Coulter St.)
DEVELOPER(S): Curtis Jordan
SURVEYOR: Danny Arnold

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-16-73 EagleTree Unit No. 4, a suburban subdivision to the City of Amarillo, being a replat of portion of Lot 30, Block 5, Eagle Tree Unit No. 2, in Section 92, Block 9, BS&F Survey, Potter County, Texas (Vicinity: Dowell Rd. & Daws Dr.)
DEVELOPER(S): Vincent E. Nowak
SURVEYOR: Daryl Furman

Chairman Craig stated the plat was signed by the Deputy City Manager on August 22, 2016.

ITEM 7: P-16-74 North Canyon Acres Unit No. 2, a suburban subdivision to the City of Amarillo, being an unplatted tract of land, in Section 61, Block 1, TTRR Co Survey, Randall County, Texas. (Vicinity: Taylor Rd. & FM2219)
DEVELOPER(S): Bryan Schley
SURVEYOR: Daryl Furman

Chairman Craig stated the plat was signed by the Deputy City Manager on August 22, 2016.

ITEM 8: P-16-75 Plemons Addition Unit No. 19, an addition to the City of Amarillo, being a replat of all of lots 3 thru 6, 9 and 10, Block 89, Plemons Addition, in Section 170, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: SW 8th Ave. & S Tyler St.)
DEVELOPER(S): Amarillo Economic Development Corporation
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 9: P-16-76 Potter County Unit No. 1, an addition to the City of Amarillo, being an unplatted tract of land in Section 27, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: NE. 29th Ave. & L Ave.)
DEVELOPER(S): Potter County Judge
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.

CARRY OVERS:

ITEMS 10-11: P-16-68 South Side Acres Unit No. 26, P-16-70 Sun-Air Estates Unit No. 8.

No action was taken on these items.

PENDING ITEMS:

ITEMS 12-26: 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, 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.

No action was taken on these items.

ITEM 27: 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 advised staff recommended denial of this plat due to inactivity from the developer and the expiration of the 30 day waiver. A motion to deny P-16-46 was made by Commissioner Parker, seconded by Commissioner Thomason, and carried unanimously.

ITEM 28: 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

A motion to approve P-16-61 was made by Commissioner Bedwell, seconded by Commissioner Thomason, and carried unanimously.

ITEM 29: 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 30: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:20 P.M.



AJ Fawver, AICP, CNU-A, Secretary
Planning & Zoning Commission