

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

On the 12th day of September 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	120	100
Dean Bedwell	Y	187	176
Mike Good, Vice-Chairman	N	102	74
Rob Parker	Y	55	44
Rick Thomason	N	25	20
Bowden Jones	Y	16	12
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 22, 2016 meeting

A motion to approve the minutes of the August 22, 2016 meeting was made by Commissioner Bedwell, seconded by Commissioner Parker, and carried unanimously.

ITEM 2: PP-16-02 The Vineyards, a Preliminary Plan both platted & unplatted tracts of land in Section 191, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Hastings Ave. & Broadway Dr.)
DEVELOPER(S): Thomas Nielsen
SURVEYOR: Jessie Arredondo

Mr. Soto advised the developer is in the preliminary design phase of the Vineyards subdivision. As submitted, this plan is proposing 385 single-family residential lots, and does not plan to provide public alleys. The developer has submitted a request for alley waiver for consideration, advising he is proposing to have all access, utilities and garbage collections in the front of the lot. Mr. Soto advised staff has discussed front yard garbage pickups with Public Works and they do not have an issue with this request, as Solid Waste is in the process of updating their department's plan as well. Mr. Soto commented staff believes the applicant's request is appropriate and recommends approval pending the approval of an Alley Waiver.

A motion to approve PP-16-02, with an Alley Waiver, was made by Commissioner Jones, seconded by Commissioner Parker, and carried unanimously.

ITEM 3: Z-16-26 Rezoning of a 23.77 acre tract of land out of Section 65, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways, to change from Agricultural District to Residential District 2. (Vicinity: Soncy Rd./ Loop 335 & Heritage Hills Pkwy.)
APPLICANT: Dustin Davis

Mr. Soto advised the applicant is proposing the next phase of the Heritage Hills subdivision with single family development. Mr. Soto advised staff feels the request is appropriate and would recommend approval of the request as submitted.

Chairman Craig asked if anyone wanted to speak in favor of, or against said request. No comments were made.

A motion to approve Z-16-26 was made by Commissioner Bedwell, seconded by Commissioner Jones, and carried unanimously.

ITEM 4: Z-16-27 Rezoning of Lot 13, Block 38, Grandview Addition Unit No. 11, Section 139, Block 2, AB&M Survey, Randall 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 placement of a carport. (Vicinity: SE 34th Ave. & Browning St.)
APPLICANT: Maryann Garcia

Mr. Soto advised the applicant is requesting approval of a specific use permit for an existing carport. At the time of the purchase of the carport the applicant stated she was led to believe all permits would be obtained from the installing company. Mr. Soto stated when analyzing an SUP request, staff observes the surrounding area for potential impacts the carport could have on the overall character of the neighborhood. This observation revealed several existing fences and mature trees within the front-yard setbacks. Mr. Soto advised staff feels the request is appropriate and would recommend approval of the request as submitted.

A motion to approve Z-16-27 was made by Commissioner Bedwell, seconded by Commissioner Parker, and carried unanimously.

ITEM 5: Z-16-28 Rezoning of Lot 25, Block 1, Southside Acres Unit No. 26, Section 230, Block 2, AB&M 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 Light Commercial Uses. (Vicinity: Western St. & Catalpa Ln.)
APPLICANT: David R. Thompson

Chairman Craig advised the item would be tabled until the September 26, 2016, Planning & Zoning Commission meeting.

ITEM 6: P-16-77 Soncy Park Unit No. 17, an addition to the City of Amarillo, being an unplatted tract of land and a replat of all of Lot 2, Block 2, Soncy Park Unit No. 3, in Section 62, Block 9, BS&F Survey, Randall County, Texas (Vicinity: SW 45th Ave. & Soncy Rd.)
DEVELOPER(S): J Gaut
SURVEYOR: Daryl Furman

Chairman Craig stated the plat was signed by the Deputy City Manager on September 12, 2016.

ITEM 7: P-16-78 Coulter Acres Unit No. 17, a suburban subdivision to the City of Amarillo, being a replat of all of Lot 10, Block 2, Coulter Acres, in Section 38, Block 9, BS&F Survey, Randall County, Texas (Vicinity: SW 81st Ave. & Cody Dr.)
DEVELOPER(S): Melinda 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.

ITEM 8: P-16-79 Lawrence Park Unit No. 110, an addition to the City of Amarillo, being a replat of a portion of Block 8, Lawrence Park Addition Unit No. 4, in Section 227, Block 2, AB&M Survey, Potter and Randall County, Texas (Vicinity: Georgia St. & Mockingbird Ln.)
DEVELOPER(S): Scott Collier
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 9: P-16-80 Chaparral Hills Unit No. 9, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 218, Block 2, AB&M Survey, Potter County, Texas (Vicinity: Arlie Rd. & Givens Ave.)
DEVELOPER(S): Rick & Deborah Mask
SURVEYOR: Daryl Furman

Chairman Craig stated the plat was signed by the Deputy City Manager on September 12, 2016.

ITEM 10: P-16-81 Point West Business Campus Unit No. 9, 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: Research St. & Outlook Dr.)
DEVELOPER(S): Richard L. Fausset
SURVEYOR: Donald Barnes

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-16-15A Mathes Acres Unit No. 3, a suburban subdivision to the City of Amarillo, being a replat of Lot 13 and a portion of Lot 14, Mathes Acres, in Section 34, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Coulter St. & Winery Rd.)
DEVELOPER(S): James McClure
SURVEYOR: Daryl Furman

Chairman Craig stated the plat was signed by the Deputy City Manager on September 12, 2016.

CARRY OVERS:

ITEMS 12-13: P-16-71 Point West Business Campus Unit No. 8, P-16-72 The Colonies Unit No. 66.

No action was taken on these plats.

ITEM 14: 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

Chairman Craig advised the plat was signed by the Deputy City Manager on September 12, 2016.

ITEM 15: P-16-76 Potter County Unit No. 1.

No action was taken on this plat.

PENDING ITEMS:

ITEM 16: P-12-45 Redstone Addition Unit No. 1.

No action was taken on this plat.

ITEM 17: P-13-72 Park Hills Unit No. 2, an addition to the City of Amarillo, being an unplatted tract of land in Section 168, Block 2, AB&M Survey, Potter County, Texas. (0.36 acres)(Vicinity: NE 24th Ave. & U.S. Highway 287/Dumas Rd.)
DEVELOPER(S): Manuel Mendoza
SURVEYOR: Kevin Brown

Mr. Soto advised staff recommends denial of this plat due to the fact corrected originals have not been submitted and the 90 day waiver has expired. A motion to deny P-13-72 was made by Commissioner Bedwell, seconded by Commissioner Jones, and carried unanimously.

ITEMS 18-20: P-14-25 Arrowhead Addition Unit No. 8, P-14-28 Silverpointe Addition Conceptual Development Plan, P-14-41 Skyline Terrace Unit No. 12.

No action was taken on these plats.

ITEM 21: P-14-72 The Colonies Unit No. 59, an addition to the City of Amarillo being a replat of all of Lot 3, Block 1, The Colonies Unit No. 34 plus an unplatted tract of land out of Section 40, Block 9, BS&F Survey, Randall County, Texas. (8.60 acres)(Vicinity: Hillside Rd. & Montserrat Dr.)
DEVELOPER(S): Steve Dalrymple
SURVEYOR: K.C. Brown

Mr. Soto advised staff recommends denial of this plat due to the fact corrected originals have not been submitted and the 90 day waiver has expired. A motion to deny P-14-72 was made by Commissioner Bedwell, seconded by Commissioner Parker, and the motion carried unanimously

ITEM 22: P-14-75 Madden Addition Unit No. 6, an addition to the City of Amarillo, being a replat of Lots 7 and 8, Block 7, Madden Addition, in Section 187, Block 2, AB&M Survey, Potter County, Texas. (0.39 acres)(Vicinity: SW 11th Ave. & S Washington St.)
DEVELOPER(S): Daryl Roberts
SURVEYOR: Kevin Brown

Mr. Soto advised staff recommends denial of this plat due to the fact corrected originals have not been submitted and the 90 day waiver has expired. A motion to deny P-14-75 was made by Commissioner Bedwell, seconded by Commissioner Parker, and the motion carried unanimously.

ITEM 23: P-15-07 Canode-Com Park Unit No. 45, an addition to the City of Amarillo, being a replat of a portion of Lot 9-C, Block 4, Canode-Com Park Unit No. 29, in Section 42, Block 9, BS&F Survey, Potter County, Texas. (1.50 acres)(Vicinity: Cinema Dr. & I-40 W.)
DEVELOPER(S): Sterling Hillman
SURVEYOR: David Miller

Mr. Soto advised staff recommends denial of this plat due to the fact corrected originals have not been submitted and the 90 day waiver has expired. A motion to deny P-15-07 was made by Commissioner Parker, seconded by Commissioner Jones, and the motion carried unanimously.

ITEM 24: P-15-10 Reed's Unit No. 1, an addition to the City of Amarillo, being a replat of a portion of Block 15 of Sanborn's Addition in Section 137, Block 2, AB&M Survey, Potter County, Texas. (4.13 acres) (Vicinity: SE 3rd Ave. & Grand St.)
DEVELOPER(S): Chris Reed
SURVEYOR: David Miller

Mr. Soto advised staff recommends denial of this plat due to the fact corrected originals have not been submitted and the 90 day waiver has expired. A motion to deny P-15-10 was made by Commissioner Jones, seconded by Commissioner Parker, and the motion carried unanimously.

ITEMS 25-27: 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.

No action was taken on these items.

ITEM 28: 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 advised staff recommends denial of this plat due to the fact corrected originals have not been submitted and the 90 day waiver has expired. A motion to deny P-16-39 was made by Commissioner Bedwell, seconded by Commissioner Parker, and the motion carried unanimously.

ITEMS 29-30: P-16-43 Lonesome Dove Unit No. 7, P-16-45 South Park Unit No. 46.

No action was taken on these items.

ITEM 31: 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

A motion to approve P-16-68 was made by Commissioner Bedwell, seconded by Commissioner Parker, and carried unanimously.

ITEM 32: P-16-70 Sun-Air Estates Unit No. 8.

No action was taken on this item.

ITEM 33: 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 34: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:30 P.M.


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