

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

On the 24th day of April, 2017, 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
Mike Good, Vice-Chairman	Y	116	81
Dean Bedwell	Y	201	190
Rob Parker, Chairman	Y	69	57
Rick Thomason	N	39	32
Bowden Jones	Y	30	23
Dick Ford	N	14	10
Terry Harman	Y	13	13

PLANNING DEPARTMENT STAFF:

AJ Fawver, AICP, CNU-A, Planning Director
David Soto, Planner I

Jeffrey English, Planner I
Jan Sanders, Recording Secretary

Chairman Parker opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Jeffrey English, and David Soto gave the recommendation for the agenda items.

ITEM 1: Public Comment: Citizens who desire to address the Planning and Zoning Commission with regard to matters on the agenda or having to do with policies, programs, or services will be received at this time. The total time allotted for comments is three (3) minutes per speaker. Planning and Zoning Commission may not discuss items not on this agenda, but may respond with factual, established policy information, or refer to staff.
(Texas Attorney General Opinion. JC-0169)

No comments were made.

ITEM 2: Approval of the minutes of the March 27, 2017 meeting.

A motion to approve the minutes of the March 27, 2017 meeting was made by Commissioner Bedwell, seconded by Commissioner Jones, and carried unanimously.

ITEM 3: V-17-03 Vacation of an existing 19 ft Drainage Easement on the south side of Lot 6, Block 9, Lonesome Dove Estates Unit No. 3, in Section 111, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: Capt. Woodrow Call Trail & E Loop 335 South)
APPLICANT: Jeremy Casida

Mr. English advised the applicant is proposing to vacate the existing 19 ft drainage easement because the easement does not drain, and replace with a new 30 ft drainage easement in another location. Mr. English stated staff believes the request is appropriate and recommends approval as submitted.

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

A motion to approve V-17-03 was made by Commissioner Jones, seconded by Commissioner Good, and carried unanimously.

ITEM 4: P-17-26 Beverly Gardens Unit No. 24, an addition to the City of Amarillo, being a replat of a portion of Lot 9, Block 22, Beverly Gardens Unit No. 2, in Section 158, Block 2 AB&M Survey, Potter County, Texas. (0.78 Acres) (Vicinity: Lindberg Ave. & Angelus Dr.)
DEVELOPER(S): Edna Deleon
SURVEYOR: Daryl Furman

A motion to approve P-17-26 was made by Commissioner Bedwell, seconded by Commissioner Harman, and carried unanimously.

ITEM 5: P-17-32 City View Estates Unit No. 16, an addition to the City of Amarillo, being an unplatted tract of land in Section 231, Block 2, AB&M Survey, Randall County, Texas. (31.24 Acres) (Vicinity: Bismarck Ave. & S Georgia St.)
DEVELOPER(S): Matt Griffith
SURVEYOR: Robert Keys

A motion to approve P-17-32 was made by Commissioner Good, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 6: P-17-29 The Colonies Unit No. 68, an addition to the City of Amarillo, being a replat of Lots 24 thru 31, Block 30, The Colonies Unit No. 63 in Section 40, Block 9, BS&F Survey, Randall County, Texas. (1.24 Acres) (Vicinity: Georgetown Dr. & Aberdeen Pkwy.)
DEVELOPER(S): Josh Langham & Drew Baccus
SURVEYOR: Robert Keys

A motion to approve P-17-29 was made by Commissioner Jones, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 7: P-17-31 Westcliff Park Unit No. 49, an addition to the City of Amarillo, being a replat of Lots 32 & 33, Block 16C, Westcliff Park Unit No. 9, in Section 24, Block 9, BS&F Survey, Potter County, Texas. (0.34 Acres) (Vicinity: Montcrest Way & Montview Dr.)
DEVELOPER(S): Barry Christie
SURVEYOR: Daryl Furman

Mr. Soto stated the applicant is requesting one residential lot from two previously platted lots. The plat has been reviewed by City departments and local utility companies and complies with the Subdivision and Development Ordinance. Mr. Soto advised staff believes the request is appropriate and recommends approval as submitted.

Chairman Parker asked if anyone wanted to speak in favor of this request. Diane Staniewski, 1301 Montcrest Way, stated she feels the landscaping and new residence will enhance the quality of life for the neighborhood.

Chairman Parker asked if anyone wanted to speak against this request. Mark Garcia, 6209 Montview Dr, voiced concerns with possible drainage issues with the increased lot elevation. Rowdy Killen, 1329 Montcrest Way, voiced concerns with the size of the lot and possible size of the home.

Chairman Parker and Commissioner Harman asked for clarification about the drainage. Mr. Soto stated when a plat is submitted the customary City departments review the plat. The Engineering Department reviews the plat for possible drainage issues and does not allow drainage onto another property, but must be directed into the right-of-way.

Chairman Parker asked if there were any rebuttals in favor of this request. Ms. Staniewski stated she has had issues trying to maintain their landscaping due to this vacant lot, and feels landscaping on this site will take care of this issue. Britt Young, 1313 Westwood Dr, spoke in favor advising he feels the landscaping will eliminate any drainage issues.

Chairman Parker asked if there were any rebuttals against this request. Mr. Garcia again voiced concerns with the new lot elevation and potential drainage onto his property.

AJ Fawver, Planning Director, advised there are two separate processes. Today's agenda item is the process of creating the boundaries of the lot itself, according to the City of Amarillo subdivision ordinances. The second piece is the site plan component which is a separate from Planning and Zoning. The site plan is submitted to the Building Safety Department, where an internal review is performed and issues must be resolved before a Certificate of Occupancy (C.O.) is granted. A C.O. is used by the City to make sure all the requirements are met and a few examples are the installation of landscaping, building up of the site, and pouring of the foundation.

A motion to approve P-17-31 was made by Commissioner Jones, seconded by Commissioner Good, and carried unanimously.


ITEM 8: Planning Director's Report.

Ms. Fawver thanked the commissioners for attending the Planning & Zoning Commissioner's training. Ms. Fawver mentioned staff continues to work on the two neighborhood plans, and with the approval of Proposition 1, the North Heights Neighborhood Plan is in the process of working on streets in regards to the appropriation of funds within the area. Staff is in the process of assembling the advisory committee for the Barrio Neighborhood Plan and coordinating a schedule of meetings for this group. The goal is to start the advisory committee meetings within the next four to six weeks, and begin forming the goals and objectives after gathering the data from the kick-off meeting.

Commissioner Bowden asked for clarification of the plat language presented in the slides within the staff summary. Ms. Fawver advised it is same language as before with a possible tweaking of terminology, such as if the plat required notification. Also, the commission will not see plats that are eligible for administrative approval as part of your agenda.

ITEM 9: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:40 P.M.



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