

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

On November 13, 2013, the Comprehensive Plan Implementation Advisory Committee met in a scheduled session at 12:00 P.M. in Conference Room in 306, 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
Bill Chudej	Yes	21	14
Bob Juba, Chair	No	21	16
Wes Knapp	No	21	16
Don Sanders, Vice Chair	No	21	17
Eddie Scott	Yes	21	16
Howard Smith	Yes	21	20
Dana Walton	No	21	14
Milford Burrell	Yes	18	16
Steve Rogers	Yes	5	4

CITY STAFF:
Kelley Shaw, Planning Director

OTHERS IN ATTENDANCE:
Alan Abraham
Ken Graham

Mr. Howard Smith opened the meeting, established a quorum, and conducted the consideration of the following items beginning with ITEM 1.

ITEM 1: Approve the minutes of the Committee’s September 11, 2013 meeting

Mr. Smith asked if there were any questions on the previous meeting’s minutes, hearing none, Mr. Rogers motioned to accept the minutes, Mr. Chudej seconded the motion and they were unanimously approved.

ITEM 2: Report by Staff on elements related to Landscape Ordinance amendments

Mr. Smith invited Mr. Shaw to discuss this item. Mr. Shaw stated that the current Landscape Ordinance was created in the mid-1990s with only a few amendments since its creation. City Staff has researched multiple municipalities with geographies and climates similar to Amarillo and through the process, created a more balanced ordinance which promotes water conservation while enhancing the community’s character.

The proposed Landscape Ordinance bases the required total landscaping to be an area equal to 10% of the total building footprint. In order to address water conservation and provide flexibility for business owners, up to 50% of the total landscaping may consist of non-living material (crushed granite, river rock, boulders, artificial turf, etc.).

Tree requirements will be split into two components. The first component includes 1 tree for every 40 feet of street frontage. Placement of these would need to be within 15 feet of the property line. The second component includes 1 tree for every 20 parking spaces provided. Placement of these shall be throughout the parking area to minimize the “sea of asphalt” and heat effects.

Mr. Shaw also explained that a point system will be included in the proposed ordinance. Each site must obtain at least 20 points prior to a building permit being issued. City Staff has compiled a recommended plant list which is comprised mainly of drought tolerant perennials, shrubs, grasses, and trees. It is anticipated that this will also aid in providing flexibility for business owners in selecting various types of plant materials and irrigation systems for their site.

Staff believed it necessary to keep the exemptions portion of the current ordinance. Therefore, if site constraints exist, the Planning Director can accept alternate proposals.

Mr. Shaw presented a power point presentation which included various examples of landscaping within Amarillo.

ITEM 3: Discuss Subdivision Ordinance and elements related to infrastructure requirements

Mr. Shaw stated that Staff continues to work on the complex amendments of the Subdivision Ordinance. As Staff research Extraterritorial Jurisdiction (ETJ) requirements, questions are being addressed as to when installation of improvements are necessary. As soon as developer agreements are finalized, Staff will be ready to move forward with recommending the Subdivision Process amendments.

Previously, requirements for development in both the City limits and ETJ were the similar. However, a majority of the time, standards in the ETJ were not enforced. In many instances, if property was platted in the ETJ where development minimally impacted the neighborhood, it was agreed that public improvements could be delayed.

Currently, Staff is trying to protect future growth areas surrounding the City by requiring installation of public improvements up front. Therefore, if development occurs in the ETJ, City Staff want the infrastructure to be similar of that within City limits. The intent of this is to limit the amount of City tax payer dollars needed to bring existing ETJ infrastructure up to City standards once the property is annexed. Mr. Shaw referenced the Nolan and Dolan court cases and explained rough proportionality. Mr. Rogers asked the City's enforcement mechanism for development in the ETJ? Mr. Shaw noted that plats, septic permits, addressing, and electrical services can all be used as enforcement tools.

ITEM 4: Public Forum: Comments from interested citizens on matters directly pertaining to City policies, programs or services

Mr. Smith asked for comments.

Mr. Graham asked the Committee to review the targeted pedestrian/bicycle safety improvements identified in Chapter 7 of the Comprehensive Plan. He noted safer access points to the Rock Island Rail Trail crossing at Georgia St. as well as John Stiff Park and the Southwest Library from neighborhoods north of SW 45th Ave. are needed. He asked that CPAC work with Traffic Engineering and Parks and Recreation to find a way to make safer pedestrian access points.

Kelley Shaw
Planning Director