

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

On the 26th day of March 2012, the Amarillo Planning and Zoning Commission met in a work session in Room 206, second floor of City Hall, at 2:45 PM to review agenda items, then convened in regular session at 3:00 PM in the Commission Chambers 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	Y	14	9
Dean Bedwell	Y	81	75
Judy Day, Vice-Chairman	Y	84	72
Casey Webb	Y	14	13
John Notestine	Y	130	114
Louise Ross	Y	130	121
Howard Smith, Chairman	Y	119	104

PLANNING DEPARTMENT STAFF: Cris Valverde, Senior Planner
Kelley Shaw, Planning Director Jan Sanders, Admin Tech

Chairman Smith opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Kelley Shaw, Planning Director, read the staff reports and gave the recommendations for each item.

ITEM 1: Approval of the minutes of the March 12, 2012 meeting

A motion to approve the minutes of the March 12, 2012 meeting was made by Commissioner Bedwell, seconded by Commissioner Ross, and carried 6:0:1 with Commissioner Craig abstaining.

ITEM 2: Z-12-07 Rezoning of Lots 1 through 6, Block 8, Lakeview Addition Unit No. 2, in Section 186, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys and public ways to change from Moderate Density District to planned development district for allowing a freestanding sign. (Vicinity: Interstate-40 and Bowie St.)
APPLICANT: Karr Ingham

Mr. Shaw stated Trinity Baptist Church (TBC) believes the 300ft frontage along I-40 is an excellent opportunity to increase visibility of the church and, therefore, is requesting a freestanding sign. Mr. Shaw commented the Planning & Zoning Commissioners tabled this item on March 12, 2012 in order to give TBC time to visit with the adjacent property owners and discuss any alternatives to the proposed sign. A meeting took place on Wednesday, March 21, 2012, but no compromise was reached. Mr. Shaw advised staff's opinion has not changed, the applicant's request is not unreasonable, however, consideration should be given to comments from area residents.

Chairman Smith asked if anyone present wished to speak in favor of the rezoning request. Todd Blackhurst, TBC Associate Pastor, spoke in favor of the request. Mr. Blackhurst stated TBC feels the health and growth of the church is good for the neighborhood, and feels the sign will give TBC a visual opportunity for I-40 traffic. Mr. Blackhurst further stated TBC chose a design that mirrors the architecture of the church providing a pleasing aesthetic effect.

Chairman Smith asked if anyone present wished to speak against the rezoning request. Marie Sims, 1900 S. Bowie, voiced her concern of depreciated property values of the resident's homes if a sign is allowed, and the possibility of additional signs and/or billboards.

Chairman Smith asked for any rebuttals in favor of the rezoning request. Karr Ingham, 1934 S. Harrison, applicant, stated he was available to answer any questions. Commissioner Notestine asked why this particular size of sign, and if a shorter sign would work for TBC. Mr. Ingham

responded the church had experimented with raising a sign face at different heights while drivers viewed the visibility across traffic, and at what point along I-40 the sign became visible. The proposed design was determined to be most effective for TBC, to inform people about the church and its location. Mr. Ingham commented the lower the sign, the more direct the "line-of-sight" for the residents, and an 8ft. sign would not be visible to I-40 traffic. Commissioner Bedwell asked for the height of the parking lot light poles. Mr. Ingham responded 33ft. Commissioner Bedwell asked if a 45ft. sign would serve TBC's purpose. Mr. Ingham replied TBC desires to have a visible sign utilizing the location along I-40, whereas helping to brand the church. When asked the height of signs along I-40, Mr. Shaw stated the majority of signs along I-40 are 60ft. Mr. Blackhurst commented TBC would prefer the sign request height remain at 60ft. to mirror other signs along I-40.

Chairman Smith asked for any rebuttals against the rezoning request. Ms. Sims stated she did not feel a sign would bring people to church, and asked the Commissioners to deny this request.

Chairman Smith asked if there were any questions from the Commissioners. Commissioner Ross commented the area from Washington St. to Georgia St. is predominately residential with minimal signs. Mr. Shaw responded yes, the land uses and zoning is residential along this section of I-40. Commissioner Notestine asked if the zoning is approved, would this set a precedent for residential areas along I-40. Mr. Shaw stated any request would have to follow the same procedures, and staff would examine the request to see if it had the same characteristics.

A motion to deny Z-12-07 was made by Commissioner Craig, seconded by Commissioner Day and carried 5:2 with Commissioner Bedwell and Chairman Smith voting against.

ITEM 3: Z-12-08 Rezoning of Tascosa Estates Unit No. 8, in Section 11, Block 9, BS&F Survey, Potter County, Texas plus one-half of all bounding streets, alleys and public ways to change from Planned Development District 165C to amended planned development for single-family detached home development. (Vicinity: Fairway Dr. and La Costa Dr.)
APPLICANT: Frank Ward

Mr. Shaw stated the applicant is requesting to develop the site combining the five lots into three lots for the purpose of single-family detached homes and remove the zero lot line designations. Mr. Shaw further stated the applicant is proposing to limit the access to one shared access point, and staff's opinion is the proposed request is appropriate as submitted. A motion to approve Z-12-08 was made by Commissioner Ross, seconded by Commissioner Webb and carried unanimously.

ITEM 4: Z-12-09 Rezoning of a 8.06 and a 35.87 acre tract in Section 135, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys and public ways to change from Agricultural District to Light Commercial District and Heavy Commercial District respectively. (Vicinity: Hastings Ave. and Grand St.)
APPLICANT: Jesse Herrera

Mr. Shaw stated staff's opinion of the proposed request is appropriate as submitted given the commercial uses already in existence along Hastings Avenue, but discourage any further non-residential uses southward. A motion to approve Z-12-09 was made by Commissioner Notestine, seconded by Commissioner Craig and carried unanimously.

ITEM 5: P-12-12 Eastridge Unit No. 42, an addition to the City of Amarillo being an unplatted tract of land out of Section 104, in Block 2, AB&M Survey, Potter County, Texas. (1.22 Acres)(Vicinity: Amarillo Blvd E & Evergreen St.)
DEVELOPER: Nancy Smith
SURVEYOR: Kevin Brown

Chairman Smith stated that the plat was signed by the Acting Director of Community Services on March 26, 2012.

ITEM 6: P-12-13 Valley View South Unit No. 3, a suburban subdivision to the City of Amarillo, an unplatted portion in Section 175, Block 2, AB&M Survey, Randall County, Texas.(5.45 Acres)(Vicinity: Farmers Ave & Tradewinds St)
DEVELOPER: Larry Hales
SURVEYOR: Kevin Brown

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-13 was made by Commissioner Ross, seconded by Commissioner Bedwell and carried unanimously.

ITEM 7: P-12-14 Holland Addition Unit No. 14, an addition to the City of Amarillo being a replat of all of Lots 3 & 8 and a portion of Lots 1, 2, 4, 7, & 9, all in Block 327, Holland Addition; a portion of Lots 2, 3 & 4, Block 336, Holland Addition; a portion of a 20' wide alley in Block 327, Holland Addition & a portion of Cleveland St. running between Blocks 327 & 336, Holland Addition, in Section 156, Block 2, AB&M Survey, Potter County, Texas.(1.35 Acres)(Vicinity: Houston St & SE 2nd Ave)
DEVELOPER: George Villasana
SURVEYOR: Daryl Furman

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-14 was made by Commissioner Day, seconded by Commissioner Ross and carried unanimously.

ITEM 8: P-12-15 The Colonies Unit No. 48, an addition to the City of Amarillo being an unplatted portion of land in Section 40, Block 9, BS&F Survey, Randall County, Texas.(12.20 Acres)(Vicinity: Coulter St & Continental Parkway)
DEVELOPER: Kirk Coury
SURVEYOR: Daryl Furman

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-15 was made by Commissioner Ross, seconded by Commissioner Notestine and carried unanimously.

ITEM 9: P-12-16 Sunset Acres Unit No. 3, a suburban subdivision, to the City of Amarillo, being a replat of Lots 7 thru 9, Block 2, Sunset Acres Unit No. 1 and Lots 5-A and 6-A, Block 2, Sunset Acres Unit No. 2, in Section 76, Block 9, BS&F Survey, Randall County, Texas.(5.65 Acres)(Vicinity: I-40 & Hope Rd)
DEVELOPER: Rick Looby
SURVEYOR: H.O. Hartfield

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-16 was made by Commissioner Day, seconded by Commissioner Notestine and carried unanimously.

ITEM 10: P-12-17 John S. Stiff Addition Unit No. 2, an addition to the City of Amarillo, being an unplatted tract of land in Section 29, Block 9, BS&F Survey, Randall County, Texas.(1.96 Acres)(Vicinity: SW 45th Ave & Park Side Dr)
DEVELOPER: City of Amarillo
SURVEYOR: J.D. Keller

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-17 was made by Commissioner Craig, seconded by Commissioner Bedwell and carried unanimously.

ITEM 11: P-12-18 The Greenways at Hillside Unit No. 27, an addition to the City of Amarillo, being an unplatted tract of land in Section 39, Block 9, BS&F Survey, Randall County, Texas.(12.94 Acres)(Vicinity: Greenways Dr & Bayswater Rd.)
DEVELOPER: Edward Scott Jr.
SURVEYOR: Richard Johnson

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-18 was made by Commissioner Bedwell, seconded by Commissioner Ross and carried unanimously.

CARRY OVERS:

ITEM 12: P-12-09 Blue Sky Farms Unit No. 8, a suburban subdivision to the City of Amarillo, being a replat of tract 19-B, Blue Sky Farms Unit No. 2 and a portion of tract 19-D, Blue Sky Farms Unit No. 3, in Section 17, Block 6, IG&NRR Survey, Randall County, Texas. (2.00 Acres) (Vicinity: Bell St. & Rockwell Rd.)
DEVELOPER: Jonathan Lair
SURVEYOR: H.O. Heartfield

A motion to approve P-12-09 was made by Commissioner Ross, seconded by Commissioner Day and carried unanimously.

ITEM 13: P-12-11 Blankenship Estates Unit No. 2.

No action was required on this plat.

PENDING ITEMS:

ITEMS 14-36: P-08-10 The Woodlands of Amarillo Unit No. 14, P-08-69 Redstone Addition Unit No. 1, P-10-19 Dixon Acres Unit No. 5, P-10-21 Coulter Acres Unit No. 12, P-10-25 Medical Institute Subdivision Unit No. 9, P-10-27 Amarillo Medical Center Unit No. 18, P-10-47 Grand Avenue Estates Unit No. 5, P-10-48 Famous Heights Addition Unit No. 41, P-10-57 North River Road Gardens Unit No. 3, P-10-60 Alta Vista Estates Unit No. 2, P-11-31 Sundown Acres Unit No. 6, P-11-32 Hillside Terrace Estates Unit No. 14, P-11-34 Plemons Addition Unit No. 14, P-11-39 Coulter Acres Unit No. 15, P-11-45 Tascosa Estates Unit No. 11, P-11-54 Tradewind Air Park Unit No. 19, P-11-55 Tascosa Estates Unit No. 12, P-11-56 Western-Air Addition Unit No. 21, P-11-60 Hillside Terrace Estates Unit No. 17, P-11-61 Hillside Terrace Estates Unit No. 18, P-12-02 Southeast Park Unit No. 10, P-12-03 Quail Creek Addition Unit No. 31, P-12-04 Town Square Unit No. 1.

No action was required on these plats.

ITEM 37: P-12-06 Westcliff Park Unit No. 46, an addition to the City Of Amarillo, being a replat of a portion of Lot 2-I, Block 27, Westcliff Park Unit No. 42, in Section 10, Block 9, BS&F Survey, Potter County, Texas. (1.31 Acres) (Vicinity: Amarillo Blvd. W. & Tascosa Rd.)
DEVELOPER: Ali Jafar
SURVEYOR: H.O. Hartfield

Chairman Smith stated that this plat was withdrawn by the developer.

ITEM 38: P-12-08 R&B Industrial Park Unit No. 7.

No action was required on this plat.

ITEM 39: 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 40: Discuss Items for Future Agendas

No further comments were made and meeting adjourned at 4:05 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission