

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

On the 13th day of August 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	23	15
Dean Bedwell	Y	90	84
Judy Day, Vice-Chairman	Y	93	78
Casey Webb	Y	23	21
Mike Good	Y	5	4
Anthony Ledwig	Y	5	4
Howard Smith, Chairman	Y	128	111

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 July 23, 2012 meeting

A motion to approve the minutes of the July 23, 2012 meeting was made by Commissioner Bedwell, seconded by Commissioner Webb, and carried 5:0:2, with Commissioner Smith and Commissioner Day abstaining.

ITEM 2: Z-12-17 Rezoning of a 1.47 acre tract in Section 4, BS&F Survey, Randall County, Texas plus one-half of all bounding streets, alleys and public ways to change from Planned Development District 306, Residential District 1, and Residential District 3 to Moderate Density District. (Vicinity: Olympia Dr. & Ventura Dr.)
APPLICANT: Gary Argo

Mr. Shaw stated any type of residential development is subject to our normal subdivision regulations which include an alley and front yard setbacks. Mr. Shaw commented it is staff's opinion moderate density residential development is an appropriate form of transitional zoning as the site is located between commercial and residential zoning districts. Therefore, since the applicant is planning to develop the site with townhomes, staff recommends approval of the request as presented.

Chairman Smith asked if anyone present wished to speak in favor of the rezoning request. Owen Bybee, 2407 S. Bowie, developer, appeared to answer any questions, and stated he feels the townhomes will be a good transition in the neighborhood.

Chairman Smith asked if anyone present wished to speak against the rezoning request. Donna Presley, 8614 Olympia Dr., Ron Wooten, 8613 Olympia Dr., Gary Carter, 8625 Olympia Dr., Bryan Frank, 8615 Olympia Dr., and Jolene Skaggs, 8619 Olympia Dr. all spoke against the rezoning and presented a petition to the Commission. These residents requested single-family detached zoning for the property, voiced concerns the townhomes would be rental property and the possible lowering of property values, possible increase in traffic through the neighborhood, the deterioration of property with the existing tree farm, and concerns with future projects if the area is rezoned to moderate density.

Chairman Smith asked for any rebuttals in favor of the rezoning request. Mr. Bybee stated he plans to purchase this property because of the neighborhood and would like to alleviate the

neighbors concerns. Mr. Bybee stated he plans to build brick townhomes, with landscaping and trees in the front yards, townhomes will be for sale only, ranging from 1600 to 1700 sq. ft., and approximately \$150,000 per unit to continue with the residential look and pride of Hollywood Addition.

Chairman Smith asked for any rebuttals against the rezoning request. Fred Blagg, 5303 Pico, and Mrs. Presley asked the Commissioners to deny the request.

Mr. Shaw stated Moderate Density zoning requires a 15 ft. front yard setback, the City does not dictate the type of homes built in any zoning district, mobile homes are not allowed without a specific use permit in this zoning district, and the City does not enforce deed restrictions as that task remains with the property owner.

A motion to table Z-12-17 until the next Planning & Zoning meeting of August 27, 2012, in order to give the applicant time to visit with the adjacent property owners and possibly work out any differences, was made by Commissioner Bedwell, seconded by Commissioner Day and carried unanimously.

ITEM 3: Z-12-18 Rezoning of all of Block 58, Bivins Addition Amended plus the east half of the vacated Lamar St. in Section 187, Block 2, AB&M Survey, Potter 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 philanthropic uses related to the Mary E. Bivins Foundation. (Vicinity: Interstate-40 and Georgia St.)
APPLICANT: Paul Sneed

Mr. Shaw stated the Mary E. Bivins Foundation (Bivins Foundation) is currently headquartered in downtown Amarillo and has plans for relocating their offices to the Bivins home. The residential character of the home and surrounding area will be maintained, as the only difference will include 12 additional parking spaces for office personnel. Mr. Shaw commented staff believes the proposed use is appropriate and recommends approval of the request as presented.

Chairman Smith asked if anyone present wished to speak in favor of the rezoning request. Gregg Bliss, architect on the project, reiterated the changes will be minimal to the outside by adding parking spaces for 7 employees, and handicapped accessibility routes to the building.

Bob Bass, 1615 Bryan St., spoke in the favor of the rezoning request, but voiced one concern of storm water runoff associated with the increased parking lot.

Chairman Smith asked if anyone present wished to speak against the rezoning request. No one spoke against the item.

A motion to approve Z-12-18 was made by Commissioner Craig, seconded by Commissioner Bedwell and carried 6:0:1, with Commissioner Day abstaining.

ITEM 4: P-12-44 Ridgecrest Unit No. 60 an addition to the City of Amarillo, being a replat of a portion of Lot 3-C, Block 72, replat of Lot 3, Block 72, Ridgecrest Unit No. 14, in Section 7, Block 9, AB&M Survey, Randall County, Texas (Vicinity : S.W. 45th Ave and Western)
DEVELOPER: Donald Smith Ellis
SURVEYOR: Dwayne R. Gresham

Chairman Smith stated that the plat was signed by the Acting Director of Public Services on August 13, 2012.

ITEM 5: Presentation and discussion by Planning Staff on growth and current City annexation policies.

Mr. Shaw continued his series of Amarillo's annexation policy changes and reiterated the importance of a municipality staying ahead of the growth curve. Mr. Shaw stated any city must be pro-active and not re-active when expanding its developed area by planning ahead for adequate infrastructure. The City of Amarillo does not want to annex land for tax gains, but rather serve the natural growth of our City.

Mr. Shaw suggested rewording the annexation policy by removing the philosophy statement, which states the City only looks at annexing when an individual owner submits a request for annexation. Replacing with a Purpose statement to explain what Amarillo is trying to accomplish by tying back to the City's Comprehensive Plan. Long-range annexation strategies can impact development patterns include: 1) by applying advance annexation to protect areas from any type of negative or detrimental effect to the City's character; 2) conditions in development agreements

would require ETJ projects comply with in-City development regulations prior to annexation; and 3) prepare and maintain a long-range Growth Planning Map for coordination between City departments in planning capital improvements. A Growth Planning Map also assists property owners, developers and City staff where the focus lies in spending city resources. Mr. Shaw stated the next meeting will consist in asking for a recommendation concerning the new wording of the Annexation Policy along with an exhibit of the Growth Planning Map.

CARRY OVERS:

None

PENDING ITEMS:

ITEMS 6-23: 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-11-54 Tradewind Air Park Unit No. 19, 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.

No action was required on these plats.

ITEM 24: P-12-03 Quail Creek Addition Unit No. 31, an addition to the City of Amarillo, being a replat of Lots 1-14 and Lots 56-64, Block 12, in Section 25, Block 9, BS&F Survey, Potter County, Texas. (3.92 acres) (Vicinity: Bridlewood Dr. and Baccus Dr.)
DEVELOPER: Anthony Saikowski
SURVEYOR: K.C. Brown

A motion to approve P-12-03 was made by Commissioner Day, seconded by Commissioner Craig and carried unanimously.

ITEMS 25-33: P-12-04 Town Square Unit No. 1, P-12-08 R&B Industrial Park Unit No. 7, P-12-13 Valley View South Unit No. 3, P-12-14 Holland Addition Unit No. 14, P-12-15 The Colonies Unit No. 48, P-12-16 Sunset Acres Unit No. 3, P-12-18 The Greenways at Hillside Unit No. 27, P-12-19 City View Estates Unit No. 11, P-12-20 City View Estates Unit No. 12.

No action was required on these plats.

ITEM 34: P-12-21 Glidden and Sanborn Addition Unit No. 8, an addition to the City of Amarillo, being a replat of Lots 1 thru 10, Block 35, Glidden and Sanborn Addition, in Section 169, Block 2, AB&M Survey, Potter County, Texas.(0.97 acres)(Vicinity: SW 3rd Ave. & Tyler St.)
DEVELOPER: Ryan Hodge
SURVEYOR: Richard Johnson

Chairman Smith stated that the plat was signed by the Acting Director of Public Services on August 13, 2012.

ITEMS 35-40: P-12-22 Osage Acres Unit No. 6, P-12-23 Soncy Estates Unit No. 3, P-12-26 Bertrand Acres Unit No. 1, P-12-28 Curtis G. Hail's Subdivision, P-12-29 Dremmel Addition Unit No. 1, P-12-30 Claude Highway Unit No. 1.

No action was required on these plats.

ITEM 41: P-12-32 La Paloma Estates Unit No. 10, being a replat of Lots 11 and 12, Block 2, La Paloma Estates Unit No. 7A, in Section 12, Block 9, BS&F Survey, Potter County, Texas. (0.44 acres)(Vicinity: Colonial Dr. & Fairway Dr.)
DEVELOPERS: John and Vickie Morrison and Chris Farrell
SURVEYOR: Daryl Furman

A motion to approve P-12-32 was made by Commissioner Craig, seconded by Commissioner Day and carried unanimously.

ITEMS 42-44: P-12-34 Los Altos Unit No. 9, P-12-35 2219 Ranches Unit No 1, P-12-36 Town Square Unit No. 2.

No action was required on these plats.

ITEM 45: P-12-37 Fox Hollow Unit No. 5, an addition to the City of Amarillo, being a replat of Lots 20-30, Block 1, Fox Hollow Unit No. 3, in Section 160, Block 2, AB&M Survey, Potter County, Texas. Vicinity: (Fox Hunt Ave. & Red Fox St.)
DEVELOPER: Jim Archer
SURVEYOR: Jeff Reasoner

A motion to approve P-12-34 was made by Commissioner Bedwell, seconded by Commissioner Webb and carried unanimously.

ITEM 46: V-12-05 Vacation of a portion of Willow Creek Dr. in Section 165, Block 2, AB&M Survey, Potter County, Texas Vicinity: (Willow Creek Dr. and Broadway Dr.)
APPLICANT: City of Amarillo

No action was required on this vacation.

ITEMS 47-50: P-12-38 South Side Acres Unit No. 23, P-12-39 Soncy Park Unit No. 16, P-12-40 Hollywood Addition Unit No. 17, P-12-41 Sosa Acres Unit No. 1.

No action was required on these plats.

ITEM 51: 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 52: Discuss Items for Future Agendas

No further comments were made and meeting adjourned at 4:07 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission