

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

On the 28th day of July 2014, the Amarillo Planning and Zoning Commission met in a work session in Room 206, second floor of City Hall, at 2:30 PM to review agenda items, then convened in regular session at 3:00 PM in the City Council 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, Chairman | Y | 68 | 50 |
| Dean Bedwell | Y | 135 | 128 |
| Howard Smith | Y | 173 | 153 |
| Mike Good, Vice-Chairman | Y | 50 | 37 |
| Anthony Ledwig | Y | 50 | 44 |
| Mark Rowh | Y | 4 | 3 |
| Rob Parker | Y | 4 | 3 |

PLANNING DEPARTMENT STAFF:

Kathleen Collins, Comprehensive Planner

Jan Sanders, Recording Secretary

Chairman Craig opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Kathleen Collins, Comprehensive Planner, read the staff reports, and gave the recommendations for each item.

ITEM 1: Approval of the minutes of the July 14, 2014 meeting

A motion to approve the minutes of the July 14, 2014 meeting was made by Commissioner Ledwig, seconded by Commissioner Bedwell, and carried 5:0:2, with Commissioner Good and Commissioner Parker abstaining.

ITEM 2: Z-14-13 Rezoning of a 2.12 acre tract of unplatted land in Sections 24 and 25, Block 9, BS&F Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways to change from Agricultural District to Office District 1. (Vicinity: Tascosa Rd. & Ravenwood Dr.)
 APPLICANT: James and Judy Morgan

Ms. Collins stated approximately one-third of the tract under consideration was recently approved for annexation. Newly annexed sites are zoned agricultural, as is the remaining two-thirds of the tract. Ms. Collins advised staff is of the opinion Office District 1 would be an appropriate low-impact "transitional zoning" district, acting as a buffer from noise and light produced by traffic along Tascosa Rd. Ms. Collins commented staff believes the request is appropriate and recommends approval as presented.

Chairman Craig asked if anyone wanted to speak for, or against said request. No comments were made. A motion to approve Z-14-13 was made by Commissioner Smith, seconded by Commissioner Good and carried unanimously.

ITEM 3: Z-14-14 Rezoning of a 2.70 acre tract of unplatted land in Section 64, 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 Moderate Density District. (Vicinity: Nancy Ellen St. and Hillside Rd.)
 APPLICANT: Perry Williams

Ms. Collins stated the applicant is requesting the zoning in order to develop the next phase of the Hillside Terrace Estates residential subdivision with 20 townhome lots. Ms. Collins commented staff feels the request is a logical continuation of the development and recommends approval as submitted.

Chairman Craig asked if anyone wanted to speak for, or against said request. No comments were made. A motion to approve Z-14-14 was made by Commissioner Bedwell, seconded by Commissioner Smith and carried unanimously.

ITEM 4: DEM-14-02 Demolition of existing structures located at 1601 and 1603 S. Jackson St., 201 and 420 S.W. 16th Ave., and 1604 S Tyler St. all in Section 170, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: SW 16th Ave. and S Tyler St.)
APPLICANT: Richard Ford

Chairman Craig stated due to ongoing discussions between the applicant and the Plemons-Eakle Neighborhood Association, the applicant has requested the item be tabled until the August 11, 2014, Planning and Zoning Commission meeting.

ITEM 5: P-14-53 Westcliff Park Unit No. 48, 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, BS&F Survey, Potter County, Texas. (1.61 acres)(Vicinity: Amarillo Blvd. West & Plum Creek Dr.)
DEVELOPER(S): Nasasa LTD.
SURVEYOR: David Petree

Ms. Collins recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-53 was made by Commissioner Smith, seconded by Commissioner Ledwig and carried unanimously.

ITEM 6: P-14-54 Canode-Com Park Unit No. 43, an addition to the City of Amarillo, being a replat of a portion of Lot 3, Block 1, Canode-Com Park Addition in Section 42, Block 9, BS&F Survey, Potter County, Texas. (3.46 acres)(Vicinity: W Amarillo Blvd. and Coulter St.)
DEVELOPER(S): Whitt Holder
SURVEYOR: H.O. Hartfield

Ms. Collins recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-54 was made by Commissioner Bedwell, seconded by Commissioner Ledwig and carried unanimously.

CARRY OVERS:

ITEM 7: P-14-45 River Falls Unit No. 42, a 76.817 acre tract of unplatted land including 61.094 acres of suburban subdivision to the City of Amarillo, and a 15.723 acre portion adjacent to and outside of the City of Amarillo Extraterritorial Jurisdiction, lying in Sections 83 and 114, Block 2, AB&M Survey, Randall County, Texas. (77.43 acres)(Vicinity: John's Way Blvd. & Montana Way)
DEVELOPER(S): Tully Currie
SURVEYOR: Dwayne Gresham

Ms. Collins stated staff feels the applicant's request is appropriate and recommends approval with an alley waiver.

Chairman Craig asked if anyone wanted to speak for, or against said request. No comments were made. A motion to approve P-14-45, with an alley waiver, was made by Commissioner Smith, seconded by Commissioner Bedwell and carried unanimously.

ITEMS 8-13: P-14-46 Hillside Terrace Estates Unit No. 23, P-14-47 Westover Park Unit No. 25, P-14-48 Tull Addition Unit No. 2, P-14-49 Freeman Subdivision Unit No. 4, P-14-50 McKinstry, Gilvin & Williams Subdivision Unit No. 8, P-14-51 The Colonies Unit No. 58.

No action was taken on these plats.

ITEM 14: P-14-52 Alta Vista Estates Unit No. 3, a suburban subdivision to the City of Amarillo, being a replat of Lots 14 and 15, Block 3 and Lots 20 and 21, Block 5, Alta Vista Estates Unit No. 2, in Section 112, Block 9, BS&F Survey, Potter County, Texas. (4.06 acres) (Vicinity: Vista Dr. & Dowell Rd.)
DEVELOPER(S): Sam Coury
SURVEYOR: H.O. Hartfield

Chairman Craig stated this item was approved by the Planning & Zoning Commission on July 14, 2014.

PENDING ITEMS:

ITEMS 15-20: P-08-10 The Woodlands of Amarillo Unit No. 14, P-11-31 Sundown Acres Unit No. 6, P-11-54 Tradewind Air Park Unit No. 19, P-12-23 Soncy Estates Unit No. 3, P-12-45 Redstone Addition Unit No. 1, P-12-52 Bownds Industrial Park Unit No. 1.

No action was taken on these plats.

ITEM 21: P-13-05 Beverly Gardens Unit No. 22, an addition to the City of Amarillo, being a replat of Lots 2, 6, and 7, and a portion of Lots 3 and 8, Block 22, Beverly Gardens Unit No 2, in Section 158, Block 2, AB&M Survey, Potter County, Texas. (2.88 acres)(Vicinity: N. Wilson St. & Lindberg Ave.)
DEVELOPER(S): Joseph B. Karger
SURVEYOR: Jeff Reasoner

Chairman Craig stated this plat was withdrawn by the surveyor on July 28, 2014.

ITEMS 22-24: P-13-32 University Heights Unit No. 7, P-13-72 Park Hills Unit No. 2, an addition, P-13-78 Heritage Hills Unit No. 2.

No action was taken on these plats.

ITEM 25: P-14-05 Glidden and Sanborn Addition Unit No. 9, an addition to the City of Amarillo, being a replat of Lots 8, 9, and 10, Block 5, Glidden and Sanborn Addition, in Section 169, Block 2, AB&M Survey, Potter County, Texas. (0.29 acres)(Vicinity: SE 2nd Ave. & Taylor St.)
DEVELOPER(S): Walter and Celine Porter
SURVEYOR: Daryl Furman

Chairman Craig stated this plat was withdrawn by the surveyor on July 24, 2014.

ITEMS 26-27: P-14-12 Lonesome Dove Estates Unit No. 6; P-14-14 Hillside Terrace Estates Unit No. 22.

No action was taken on these plats.

ITEM 28: P-14-15 Lawndale Addition Unit No. 9, an addition to the City of Amarillo, being a replat of a portion of Lot 4, Block 17, Lawndale Addition Unit No. 6 Amended, in Section 139, Block 2, AB&M Survey, Potter County, Texas. (0.54 acres)(Vicinity: Nelson St. & Interstate Highway 40)
DEVELOPER(S): Larry Vigil
SURVEYOR: Richard Johnson

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on July 25, 2014.

ITEMS 29-36: P-14-22 South Haven Addition Unit No. 4, P-14-23 Meadow Addition Unit No. 18, P-14-25 Arrowhead Addition Unit No. 8, P-14-26 K & S Acres Unit No. 4, P-14-27 Quail Creek Addition Unit No. 32, P-14-28 Silverpointe Addition Conceptual Development Plan, P-14-29 Keri Ridge Unit No. 4, P-14-33 Canode-Com Park Unit No. 42.

No action was taken on these plats.

ITEM 37: P-14-34 Glenwood Addition Unit No. 13, an addition to the City of Amarillo, being a tract of unplatted land in Section 154, Block 2, AB&M Survey, Potter County, Texas. (6.23 acres) (Vicinity: SE 34th Ave & S Osage St.)
DEVELOPER(S): Ramona West
SURVEYOR: Dwayne Gresham

A motion to approve P-14-34 was made by Commissioner Bedwell, seconded by Commissioner Good and carried unanimously.

ITEMS 38-42: P-14-35 West Amarillo Industrial Park Unit No. 24, P-14-36 Valley View South Unit No. 3, P-14-38 Westgate Village Addition Unit No. 3, P-14-41 Skyline Terrace Unit No. 12, P-14-43 Lawrence Place Unit No. 33.

No action was taken on these plats.

ITEM 43: M-14-01 Discuss and consider proposed amendment to City of Amarillo Municipal Code, Chapter 4-10 Zoning Ordinance, Division 6, Landscape Requirements.

Ms. Collins provided the Commissioners a brief overview of the existing and proposed Landscape Ordinance. While the current ordinance's purpose is intended to reduce water runoff, Ms. Collins explained water conservation has become increasingly more important thus stirring the need for a revision. The goals for City staff were to create an ordinance that promotes water conservation, balance the needs of business owners, and promote a positive community character. After stakeholder group input and staff's research, the proposed ordinance encourages water conservation by allowing non-living materials may be incorporated into the overall design, includes a more rational method of calculating landscape requirements, and flexibility for business owners. It is important to note, if adopted, the new landscape ordinance would not be retroactive for existing businesses.

Ms. Collins stated the current standards require non-residential developments to install 100% living groundcover at a rate equal to 5% of the off street parking provided, and 1 tree for every 5,000 square feet of developed lot area. Proposed requirements for non-residential developments include groundcover at a rate equal to 10% of total building footprint. The required groundcover may consist of 50% non-living material thus encouraging water conservation and flexibility for business owners. The street tree requirement would require 1 tree for every 40 linear feet of street frontage, and the parking lot tree requirement would include 1 tree for every 20 parking spaces provided. However, landscaping "triggers" would occur when an existing building footprint expands by 35% or more and adds at least 3,000 sq. ft to the structure, or an expansion of existing parking lot area by 35% or more. Ms. Collins advised for the water conservation piece, a point system has been developed to encourage drought tolerant plants along with the creation of a recommended plant list which includes water efficient and drought tolerant plants.

Ms. Collins stated the proposed ordinance has been presented to the Comprehensive Plan Implementation Advisory Committee (CPAC) on several occasions for discussion and input. CPAC was of the opinion the draft landscape ordinance met the intended goals and recommended approval of the proposed ordinance. Ms. Collins commented staff feels the proposed ordinance was created after diligent research and an inclusive public comment process. Staff recommends approval of said ordinance as presented to continue to promote water conservation, continue to promote a positive, healthy community character, while balancing the needs of the business owner.

Ms. Collins said one change had occurred on the Point System page. The line with "More than 50% of total required landscaped area is Blue Grass or other cool season turf grass." Tall turf fescue grass has been excluded from this line as it does grow well in our area and does not require as much water. The business owner will not be penalized or incentivized for planting this type of grass. No further comments were made at this time.

A motion to approve the proposed Landscape Ordinance as presented and written was made by Commissioner Smith, seconded by Commissioner Rowh and carried unanimously.

ITEM 44: Presentation and discussion of goals related to City of Amarillo bicycle and pedestrian facilities.

Ms. Collins explained the Planning department oversees the Comprehensive Plan, and within Chapter 4 – Mobility, addresses pedestrian and bicycle safety improvements. City staff from the Traffic Engineering, Parks and Recreation, and Planning departments, along with 2 members from associated Board and Commissions will begin identifying and prioritizing items related to bicycle and pedestrian safety. The subcommittee will begin addressing issues with the Rock Island Rails to Trails and identifying opportunities for a better system. Ms. Collins listed potential opportunities such as additional safety at intersections, and possible expansion into surrounding neighborhoods, medical complex and possibly into the downtown area will be addressed.

Ms. Collins mentioned at the last Planning & Zoning Commission meeting, Commissioner Craig had volunteered to participate on the subcommittee, and inquired if another member would be interested in serving. At this time, Commissioner Parker stated he would be willing to serve. Ms. Collins advised Kelley Shaw, Planning Director, would be in touch with both volunteers to discuss possible meeting dates.

ITEM 45: 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 46: Discuss Items for Future Agendas.

No further comments were made and meeting adjourned at 3:25 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission