

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

On the 13th day of September, 2010, the Amarillo Planning and Zoning Commission met in a work session in Room 206, second floor of City Hall, at 2:30 P.M. to review agenda items, then convened in regular session at 3:00 P.M. 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
Michael Alexander	No	76	52
Dean Bedwell	Yes	48	42
Judy Day	Yes	51	40
Brandon Neely, Vice Chairman	Yes	52	39
John Notestine, Chairman	Yes	97	87
Louise Ross	Yes	97	89
Howard Smith	No	87	76

**PLANNING DEPARTMENT STAFF:**

Kelley Shaw, Planning Director  
Cris Valverde, Senior Planner

Karon Watkins, Recording Secretary

Chairman Notestine 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 August 23, 2010 meeting**

A motion to approve the minutes of the August 23, 2010 meeting was made by Commissioner Neely, seconded by Commissioner Ross and carried 3:0:2 with Commissioners Notestine and Day abstaining due to their absence at the August 22<sup>nd</sup> meeting.

**ITEM 2: Z-10-17 Rezoning of Lots 17 and 18, Block 11, Lawrence Park Unit No. 4 in Section 227, Block 2, AB&M Survey, Potter County, Texas to change from Multiple Family District 1 to General Retail District. (Vicinity: SW 27<sup>th</sup> Ave. & Paramount Blvd.)**  
**APPLICANT: Todd Gray**

Mr. Shaw stated the applicant's request for rezoning was appropriate and recommended approval as submitted. A motion to approve Z-10-17 was made by Commissioner Ross, seconded by Commissioner Neely and carried 4:0:1, with Commissioner Bedwell abstaining as an interested party.

**ITEM 3: P-10-37 Washington Industrial Tracts Addition Unit No. 16, an addition to the City of Amarillo, being a replat of a portion of Lot 6, Block 3, Washington Industrial Tracts Unit No. 8 in Section 173, Block 2, AB&M Survey, Randall County, Texas.(7.42 acres) (Vicinity: Pikes Peak Dr. & Washington St.)**  
**DEVELOPER: Carla Hughes**  
**SURVEYOR: H.O. Hartfield**

Mr. Shaw stated the plat was in order and recommended approval as submitted. A motion to approve P-10-37 was made by Commissioner Day, seconded by Commissioner Ross and carried unanimously.

**ITEM 4: P-10-38 La Paloma Estates Unit No. 7A, an addition to the City of Amarillo, being a replat of Lots 5 thru 7, Block 2 and Lot 13, Block 4, La Paloma Estates Unit No. 7 Replat, in Section 12, Block 9, BS&F Survey, Potter County, Texas. (1.95 acres) (Vicinity: Colonial Dr. & Baltusrol Dr.)**  
**DEVELOPER: Peter Bowes**  
**SURVEYOR: Richard Johnson**

Mr. Shaw stated the plat was in order and recommended approval as submitted. Chairman Notestine asked what was surrounding the plat, and Mr. Shaw said La Paloma Golf Course. A motion to approve P-10-38 was made by Commissioner Bedwell, seconded by Commissioner Ross and carried unanimously.

ITEM 5: P-10-39 Ford's Revised Subdivision Unit No. 5, an addition to the City of Amarillo, being a replat of the east half of Tract 26A, Ford's Revised Subdivision Unit No. 3, in Section 159, Block 2, AB&M Survey, Potter County, Texas. (0.51 acres) (Vicinity: Park Ave. & Brown Ave.)  
DEVELOPER: David Jackson  
SURVEYOR: Jeff Reasoner

Mr. Shaw stated the plat was in order and recommended approval as submitted. A motion to approve P-10-39 was made by Commissioner Day, seconded by Commissioner Ross and carried unanimously.

ITEM 6: P-10-40 Freeman Subdivision Unit No. 4, an addition to the City of Amarillo, being an unplatted tract of land in Section 74, Block 2, AB&M Survey, Potter County, Texas. (5.81 acres) (Vicinity: I-40 East & Airport Blvd.)  
DEVELOPER: Michael Dudding  
SURVEYOR: Wendall Stoner

Mr. Shaw stated the plat was not ready but could be resubmitted at a later date at no charge to the applicant. A motion to deny P-10-40 was made by Commissioner Neely, seconded by Commissioner Ross and carried unanimously.

ITEM 7: P-10-41 Lawrence Park Unit No. 106, an addition to the City of Amarillo, being a replat of a portion of Lot 1, Block 36, Lawrence Park Unit No. 25, in Section 227, Block 2, AB&M Survey, Potter County, Texas. (0.42 acres) (Vicinity: SW 28<sup>th</sup> Ave. & Lometa Dr.)  
DEVELOPER: Clarence Vaughn  
SURVEYOR: Wendall Stoner

Mr. Shaw stated the plat was not ready but could be resubmitted at a later date at no charge to the applicant. A motion to deny P-10-41 was made by Commissioner Ross, seconded by Commissioner Day and carried unanimously.

ITEM 8: P-10-42 Puckett West Unit 14, an addition to the City of Amarillo, being a replat of Lots 23 and 24, Block 10, Puckett West Unit No. 1, in Section 42, Block 9, BS&F Survey, Randal County, Texas. (0.70 acres) (Vicinity: Calumet Pl. & Powell Dr.)  
DEVELOPER: Ronald Powers  
SURVEYOR: JD Davis

Mr. Shaw stated the plat was in order and recommended approval as submitted. A motion to approve P-10-42 was made by Commissioner Neely, seconded by Commissioner Day and carried unanimously.

ITEM 9: M-10-03 A public discussion of implementation methods and possible strategies for action priorities associated with the proposed 2010 City of Amarillo Comprehensive Plan. Planning staff will present to the Planning and Zoning Commission information related to recommended methods for plan implementation as well as strategies for prioritized actions. This item is being presented for discussion only and no formal action related to approval or denial will be taken at this meeting.

Mr. Shaw addressed plan implementation and prioritization strategies and how the Comprehensive Plan (Plan) becomes a working document. He listed five methods of putting into practice the concepts within the Plan which are Capital Improvement Projects that the City does on an annual basis, Special Projects and Programs, Land Development Regulations and Engineering Standards, Coordination and Partnerships and On-going Study and Planning. Mr. Shaw briefly described some of the methods as follows:

1. Capital Improvement Projects are included in the City's budget process when deciding where and how money will be spent such as roads, water, sewer and parks. This plan gives specifics as to how to prioritize funds most effectively.
2. There are areas of the City that could benefit from more detailed, smaller area planning which would be an example of On-going Study and Planning.
3. Land Development Regulations are illustrated in the recently adopted Sign Ordinance.

Mr. Shaw addressed the concern that, if adopted, would the Plan have any effect on ordinances and regulations now in place and stated that it would not. He further explained nothing in the Plan is enforceable as an ordinance or regulation of any type and the Plan is simply a framework to follow when looking to the future and a guideline for assessing ordinances and regulations currently in place. He emphasized the importance of keeping the decision makers educated as to

what is being recommended and why, whether it is an ordinance change or a zoning request. Mr. Shaw stated if the Plan is adopted, formal priorities and timeframes will need to be set and the Planning and Zoning Commission (Commission) will be involved in setting and managing those priorities. As a final point, Mr. Shaw said an annual report or statement containing the year's progress and recommendations for moving forward should be completed in some form.

Commissioner Ross asked about infill development and how the Plan addresses older, existing neighborhoods. Mr. Shaw stated several of the chapters address infill development and older neglected neighborhoods, for example, the chapter on Growth Management deals with how to program funds for maintenance of older infrastructure. He mentioned how small-area planning in targeted neighborhoods could aid in revitalization. Mr. Shaw asked if there were any questions or comments from the public.

Keith Jones  
2900 S Polk  
Amarillo, TX 79109

Mr. Jones stated he owned property at 1710 S Johnson St. He said he was concerned with how the Plan mentioned quonset huts along I-40 and he felt the Plan was referring to a quonset hut south of his property owned by Curtis Construction Company. Mr. Jones said he plans to install a 160ft. cell phone tower on his property and is very concerned about what happens in the area around his property on S Johnson St. as long as his property is zoned Industrial. Chairman Notestine stated the Plan will not change any existing zonings. Mr. Shaw added any changes would have to be presented to the P&Z Commission as customary. Mr. Jones said he was involved with the preservation of the historic Liberty Theatre at 317 E 4<sup>th</sup> Avenue and was concerned with the theatre's future. Mr. Shaw explained the demolition of that building had been withdrawn.

Barbara Hale  
4109 Terrace  
Amarillo, TX 79109

Ms. Hale stated she appreciated citizens such as those on the P&Z Commission for their work. Ms. Hale quoted from "Sustainable Development or Sustainable Freedom" by Henry Lamb on Comprehensive Plans and their development and said she was concerned about "sustainable development" and "smart growth".

Jim Hale  
4109 Terrace  
Amarillo, TX 79109

Mr. Hale stated he was concerned about the effects of Agenda 21 on the proposed Plan and the future of his great-grandchildren.

Charlene Taylor

Ms. Taylor quoted Thomas Jefferson, George Washington, Ben Franklin and James Madison, among others concerning government and freedom.

Mark Burns  
1301 S Taylor St.  
Amarillo, TX

Mr. Burns expressed his concern about the Plan, Agenda 21 and the United Nations.

Commissioner Neely asked Mr. Shaw if the Plan broadened the powers, in any way, of the City of Amarillo and questioned if the Plan would allow zoning changes arbitrarily without the submittal of a zoning application or citizen participation. Mr. Shaw explained the Plan does not give the City Commission any more power than it has at present. He added that City government is regulated by state legislation; therefore, any changes triggered by the Plan must follow the same procedures that are in place now.

Ms. Taylor stated she was concerned about Mr. Shaw's statement during the public meeting held a week earlier, about a five-mile "barrier" around the City of Amarillo, which beyond that urban development could not take place according to city ordinances. Mr. Shaw stated that was not what was said. He stated that in Amarillo's Extra Territorial Jurisdiction ("ETJ"), by law, the City is able to have subdivision regulations up to that point, however there are no regulations on land use in that boundary. He further stated, there is no urban growth or development boundary here or anywhere in Texas to his knowledge. Ms. Taylor also expressed concerns pertaining to

sustainable development and smart-growth and the Environmental Advisory Board. Stating such regulations will infringe on the citizens' rights. Chairman Notestine explained smart-growth issues such as conservation of resources as the population increased is essential, but the Plan does not specifically address those issues.

Amy Taylor-Restine  
721 Short  
Amarillo, TX

Ms. Restine asked the Commissioners if they had ready Ordinance 7223 and said that Ordinance 7223 was the Downtown Urban Design Standards which was recently adopted. She stated her opposition to the ordinance and said there were 38 different steps to take to make any changes to property in that area and feels the Plan is about government control and taking away everyone's property rights. Ms. Restine urged the Commissioners to read Ordinance 7223 and the Plan and make sure of what they were adopting for the future of the City of Amarillo.

**CARRY OVERS:**

ITEM 10: P-10-36 Hollywood Commercial Park Unit No. 12, an addition to the City of Amarillo, being an unplatted tract of land in Section 31, Block 9, BS&F Survey, Randall County, Texas. (10.00 acres) (Vicinity: Viking Dr. & Ventura Dr.)

DEVELOPER: Syzanne Boyce  
SURVEYOR: Michael Davis

There was no action required on P-10-36.

**PENDING ITEMS:**

ITEMS 11-24: P-08-10 The Woodlands of Amarillo Unit No. 14, P-08-14 Webb Subdivision Unit No. 3, P-08-58 Centerport Addition Unit No. 2, P-08-65 Point West Business Campus Unit No. 5, P-08-69 Redstone Addition Unit No. 1, P-09-08 Canode-Com Park Unit No. 40, P-09-21 East Loop 335 Unit No. 7, P-09-23 Hillside Terrace Estates Unit No. 10, P-09-40 Hillside Terrace Estates Unit No. 7, P-10-19 Dixon Acres Unit No. 5, P-10-21 Coulter Acres Unit No. 21, P-10-25 Medical Institute Subdivision Unit No. 9, P-10-26 Mariposa ecoVillage Unit No. 2, P-10-27 Amarillo Medical Center Unit No. 18.

There was no action required on these plats.

ITEM 25: 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 one spoke. The meeting was adjourned at 4:45 p.m.

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Kelley Shaw, Secretary  
Planning & Zoning Commission