

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

On the 24th day of May, 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	Yes	70	48
Dean Bedwell	Yes	42	37
Judy Day	Yes	45	35
Brandon Neely, Vice Chairman	Yes	46	35
John Notestine, Chairman	Yes	91	83
Louise Ross	Yes	91	84
Howard Smith	Yes	81	71

PLANNING DEPARTMENT STAFF:

Kelley Shaw, Planning Director
 Cris Valverde, Senior Planner

Karon Watkins, Planning Administrative Tech

Chairman Notestine opened the meeting, established a quorum, and conducted the consideration of the following items in the order presented with one exception, being Item 4 was moved to after Item 26 for discussion. Kelley Shaw, Planning Director, read the staff reports and gave the recommendations for each item.

ITEM 1: Approval of the minutes of the May 10, 2010 meeting.

Motion to approve the minutes of the May 10, 2010 meeting was made by Commissioner Neely, seconded by Commissioner Day and carried 5:0:2 with Commissioners Alexander and Smith abstaining due to absences.

ITEM 2: Z-10-09 Rezoning of Lot 1-B, Block 4, Southgate Subdivision Unit No. 12, in Section 31, Block 9, BS&F Survey, Randall County, Texas plus one-half of all bounding streets, alleys and public ways to change from General Retail District to Multi-Family District 1. (Vicinity: Arden Rd. & Bernay St.)
 APPLICANT: Robert Keys

Mr. Shaw stated the applicant's request for rezoning was appropriate and recommended approval as submitted. A motion to approve Z-10-09 was made by Commissioner Bedwell, seconded by Commissioner Smith and carried unanimously.

ITEM 3: Z-10-10 Rezoning of Lots 41 and 42, Block 321, Mirror Addition, in Section 155, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys and public ways to change from Multi-Family District 1 to Multi-Family District-1 with Specific Use Permit for placement of a Type-A manufactured home. (Vicinity: Roberts St. & SE 6th Ave.)
 APPLICANT: Sarah Chavez

Mr. Shaw stated the applicant's request for a Specific Use Permit for the placement of a Type-A manufactured home was appropriate and recommended approval as submitted. A motion to approve Z-10-10 was made Commissioner Smith, seconded by Commissioner Ross and carried unanimously.

ITEM 4: M-10-01 A public presentation of the proposed Downtown Amarillo Urban Design Standards. Planning staff and representatives of Downtown Amarillo, Inc. will present to the Planning & Zoning Commission information related to proposed development standards that would, if approved, constitute a zoning change that would apply to properties within the general boundaries of the Tax Increment

Reinvestment Zone #1 area. This item is being presented for discussion only and no formal action related to approval or denial will be taken at this meeting.
APPLICANT: The City of Amarillo

Mr. Shaw presented a brief history of the Strategic Action Plan (SAP), the formation of the Tax Increment Reinvestment Zone #1 (TIRZ) Board and a description of the groundwork Urban Design Standards, which quickly became evident would be an integral part to the development and revitalization of Downtown Amarillo. Mr. Shaw introduced Melissa Daily, who was hired by DAI and under her direction, DAI expanded on the existing SAP and the Urban Design Standards created by the local chapter of the American Institute of Architects (AIA) to define the Downtown Amarillo Urban Design Standards (DAUDS). Contributions were made by the property owners and citizens of Amarillo, as well as downtown partners, including members from Center City, DAI, TIRZ Board and City of Amarillo staff. Mr. Shaw also made notice that the DAUDS has full support from these entities.

Melissa Dailey
Director, Downtown Amarillo Inc.
1706 S. Polk St.
Amarillo, TX 79102

Ms. Dailey presented an overview of the proposed DAUDS. Ms. Dailey acknowledged the many meetings held with the Downtown entities, developers and downtown property owners, including a public meeting held in February 2010. Ms. Dailey maintained that through these meetings, workable Design Standards evolved that included input from all levels addressing many important concerns. Ms. Dailey explained that existing improvements would be grandfathered and compliance with the proposed DAUDS would be required when major redevelopment and improvements and/or new development was begun. Ms. Dailey also stated that applications will vary as will design standards as Downtown Amarillo conditions change and the DAUDS would be flexible to accommodate these variations. Ms. Dailey emphasized the main priority of the DAUDS was pedestrians and that downtown is different from the rest of the city due to certain conditions such as high density development, historic districts, and mixed-use buildings. The DAUDS, as a zoning ordinance overlay, will address landscaping, signage, building facade and walkway issues. Ms. Dailey said the DAUDS will not address issues pertaining to building interior, land use, code compliance, architectural design or demolition.

Chairman Notestine asked for questions from the Commissioners.

Commissioner Smith asked how the DAUDS and the current zoning ordinance would work together. Ms. Dailey stated that since the DAUDS was an overlay to the existing zoning ordinance, redevelopment and/or new development would be required to comply with both ordinances; however, if there were conflicting standards, the DAUDS would override the existing zoning ordinance.

Commissioner Neel

ITEM 5: P-10-26 Mariposa ecoVillage Unit No. 2, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 58, Block 9, BS&F Survey, Potter County, Texas. (27.60 acres) (Vicinity: Mariposa Dr. & Sony Rd.)
DEVELOPER: Mary Emeny
SURVEYOR: Daryl R. Furman

Mr. Shaw stated this plat was not ready but could be resubmitted at a later date at no charge. A motion to deny P-10-26 was made by Commissioner Alexander, seconded by Commissioner Ross and carried unanimously.

ITEM 6: P-10-27 Amarillo Medical Center Unit No. 18, an addition to the City of Amarillo, being a replat of Amarillo Medical Center Unit No. 16, in Section 26, Block 9, BS&F Survey, Potter County, Texas. (1.62 acres) (Vicinity: S Wallace Blvd. & US Hwy 66/Amarillo Blvd. West)
DEVELOPER: Stephen Gens
SURVEYOR: KC Brown

Mr. Shaw stated this plat was not ready but could be resubmitted at a later date at no charge. A motion to deny P-10-27 was made by Commissioner Day, seconded by Commissioner Ross and carried unanimously.

CARRY OVERS:

ITEM 7: P-10-25 Medical Institute Subdivision Unit No. 9, an addition to the City of Amarillo, being a replat of all of Lots 1 thru 6, a portion of Lot 7, Block 1, and all of SW 8th Avenue, Medical Institute Subdivision Unit No. 8, and a portion of an unplatted tract of land in Sections 25 and 44, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Coulter St. & SW 9th Ave.)
DEVELOPER: Jeff Yates
SURVEYOR: Robert Keys

No action was required on this plat.

PENDING ITEMS:

ITEMS 8-16: 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-08-68 Lonesome Dove Estates 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.

No action was required on these plats.

ITEM 17: P-09-33 Western Crossing Addition Unit No. 4, an addition to the City of Amarillo, being a replat of a portion of Western Crossing Addition Unit No. 1 and all of Lawrence Park Unit No. 85, in Section 227, Block 2, AB&M Survey, Potter County, Texas. (17.94 acres) (Vicinity: Western St. & Interstate Hwy. 40)
DEVELOPER: Eric Seitz
SURVEYOR: Ken McEntire

P-09-33 was signed by the Assistant City Manager on May 24, 2010.

ITEMS 18-26: P-09-40 Hillside Terrace Estates Unit No. 7, P-09-43 South Haven Addition Unit No. 3, P-10-10 Vista Grande Height Unit No. 1, P-10-11 Teresa D' Ann Unit No. 3, P-10-19 Dixon Acres Unit No. 5, P-10-21 Coulter Acres Unit No. 21, P-10-22 Westover Village Unit No. 9, P-10-23 Alamo Acres Unit No. 1, P-10-24 Amarillo Medical Center Unit No. 17.

No action was taken on these plats.

ITEM 27: 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.

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There being no further items before the Commission, the meeting adjourned at 4:40 p.m. All remarks are on file in the Planning Department.



Kelley Shaw, Secretary
Planning & Zoning Commission