

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

On the 27th 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 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
Michael Alexander	No	78	52
Dean Bedwell	Yes	50	44
Judy Day	Yes	53	43
Brandon Neely, Vice Chairman	Yes	53	42
John Notestine, Chairman	Yes	99	90
Louise Ross	Yes	99	92
Howard Smith	Yes	89	78

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 with one exception by moving Item 2 after Item 25. Kelley Shaw, Planning Director, read the staff reports and gave the recommendations for each item.

ITEM 1: Approval of the minutes of the September 13, 2010 meeting

A motion to approve the minutes of the September 13, 2010 meeting was made by Commissioner Ross, seconded by Commissioner Day and carried 5:0:1 with Commissioner Smith abstaining due to his absence at the September 13th meeting.

ITEM 3: Z-10-18 Rezoning of a 1.55 acre tract of unplatted land in Section 38, Block 9, BS&F Survey, Randall County, Texas to change from Agricultural District to Planned Development District for a hair salon and mini-storage warehouses (Vicinity: SW 81st Ave & Coulter St.)

APPLICANT: Shelly Holcomb

Mr. Shaw stated the applicant's request for rezoning was appropriate and recommended approval as submitted. A motion to approve Z-10-18 was made by Commissioner Bedwell, seconded by Commissioner Neely and carried unanimously.

ITEM 4: P-10-43 Blue Sky Farms Unit No. 5, a suburban subdivision to the City of Amarillo, being a replat of a portion of Tract 10, Blue Sky Farms, in Section 17, Block 6, I&GN RR Survey, Randall County, Texas. (3.00 acres) (Vicinity: Bell St & Cruse Ln.)

DEVELOPER: Jonathan Lair
SURVEYOR: H.O. Hartfield

Mr. Shaw stated the plat was in order and recommended approval as submitted. A motion to approve P-10-43 was made by Commissioner Neely, seconded by Commissioner Day and carried unanimously.

ITEM 5: P-10-44 Blue Sky Farms Unit No. 6, a suburban subdivision to the City of Amarillo, being a replat of a portion of Tract 11, Blue Sky Farms, in Section 17, Block I&GN RR Survey, Randall County, Texas. (4.00 acres) (Vicinity: Bell St & Cruse Ln.)

DEVELOPER: Jonathan Lair
SURVEYOR: H.O. Hartfield

Mr. Shaw stated the plat was in order and recommended approval as submitted. A motion to approve P-10-44 was made by Commissioner Ross, seconded by Commissioner Smith and carried unanimously.

ITEM 6: P-10-45 Westover Park Unit No. 24, an addition to the City of Amarillo, being a replat of Lot 55, Block 6, Westover Park Unit No. 22 & an unplatted portion in Section 31, Block 9, BS&F Survey, Randall County, Texas. (2.10 acres) (Vicinity: Arden Rd. & Coulter St.)

DEVELOPER: Joe Brogdon
SURVEYOR: J.D. Davis

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-10-45 was made by Commissioner Neely, seconded by Commissioner Smith and carried unanimously.

ITEM 7: P-10-46 Coulter Acres Unit No. 13, a suburban subdivision to the City of Amarillo, being a replat of a portion of Lot 19, Block 2, Coulter Acres, in Section 38, Block 9, BS&F Survey, Randall County, Texas. (1.03 acres) (Vicinity: Cody Dr. & 77th Ave.)

DEVELOPER: Ralph Fleischman
SURVEYOR: H.O. Hartfield

Mr. Shaw stated the plat was in order and recommended approval as submitted. A motion to approve P-10-46 was made by Commissioner Smith, seconded by Commissioner Ross and carried unanimously.

ITEM 8: P-10-47 Grand Avenue Estates Unit No. 5, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 143, Block 2, AB&M Survey, Randall County, Texas. (3.75 acres) (Vicinity: Hollywood Rd./Loop 335 & Grand St.)

DEVELOPER: Art Mendoza
SURVEYOR: K.C. 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-10-47 was made by Commissioner Ross, seconded by Commissioner Neely and carried unanimously.

CARRY OVERS:

ITEMS 9-10: P-10-40 Freeman Subdivision Unit No. 4, P-10-41 Lawrence Park Unit No. 106.

No action was required on these plats.

PENDING ITEMS:

ITEMS 11-25: 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, P-10-36 Hollywood Commercial Park Unit No. 12.

No action was required on these plats.

ITEM 2: M-10-03 A public hearing for the consideration of recommending to adopt the City of Amarillo 2010 Comprehensive Plan

Mr. Shaw stated the purpose of Item 2 being on the agenda was to give the Commissioners and public a final opportunity to ask questions or make statements regarding the Amarillo Comprehensive Plan (Plan) before being considered for a recommendation by the P&Z Commission.

Chairman Notestine asked if there was anyone present who wished to speak in favor of the Plan.

Beth Duke
3141 W 28th Ave
Amarillo, TX 79109

Ms. Duke, Executive Director, Center City, expressed her support for the Plan. Ms. Duke stated as a member of the Comprehensive Plan Steering Committee, she felt very confident the each sector of the city had been given the opportunity to attend public meetings and express their wants and concerns about their areas and those comments were taken seriously and incorporated into the Plan. Ms. Duke said the Plan sets a total vision for our city's growth and future.

Chairman Notestine asked if there was anyone present who wished to speak against the Plan.

Jim Hale
4109 Terrace
Amarillo, TX 79109

Mr. Hale stated while he and his wife worked with European Child Evangelism, he saw the effects of property being controlled/over controlled by the government and he doesn't want that for his children and grandchildren. He distributed a document to the Commissioners expressing his concerns and said he hopes to see a time when the property rights of the individual are protected.

Chairman Notestine reiterated the fact that the City of Amarillo has had a Comprehensive Plan for 20 years and Zoning Ordinance since 1938 and the Plan will not change anything that is already in existence.

Fransetta Crow
1508 N. Hughes
Amarillo, TX 79107

Ms. Crow explained her reason for being at the meeting was two-fold. She stated she was there to show support for the citizens for property rights and read their mission statement. Ms. Crow added her main concern was for her neighborhood, the North Heights Addition where there has never been any growth and asked what the determining factors were inhibiting growth in north Amarillo. Chairman Notestine explained that their purpose is to approve zoning requests and zoning changes and the Plan will follow the same procedure in that any zoning change will be presented to the Commission in a public hearing where citizens can speak for or against a change or request. Mr. Shaw added that north Amarillo was not excluded from development; however development is very complex and extremely dependent upon the market. Mr. Shaw expressed that the Plan takes into consideration the older neighborhoods, such as those in north Amarillo and focuses on small-area planning which hopefully will trigger development in all parts of the city.

Irma R. Heras
1604 S Harrison
Amarillo, TX 79102

Ms. Heras stated she lives in a historic district and feels the local government is intruding on her property rights by telling the citizens what they can and cannot do with trees, fences and lights. She said she was afraid she would be forced to move since it was going to be so expensive with permits and specific standards, to make repairs and home improvements to their own property.

Johnny Johnson
708 E. St Francis
Amarillo, TX 79108

Mr. Johnson said the Plan specifically referred to changes as in the Plemons-Echols Addition and expressed that he did not want the city involved in his personal property and asked the Commission to table Item 2 and let the public know about the Plan before the Commission passes it. Chairman Notestine stated there had already been 3 or 4 public hearings in the last month and if the Commission voted to approve the Plan today, the City Commission would be holding another public hearing tomorrow at the City Commission Meeting at 6:00 PM in the Commission Chambers.

Chairman Notestine asked for any rebuttals in favor the Plan.

No one spoke.

Chairman Notestine asked for any rebuttals against the Plan.

Charlene Taylor
Amarillo, TX

Ms. Taylor asked if the Planning and Zoning Commissioners had to take an oath to the constitution the same as the City Commissioners did and Mr. Shaw stated no, the Planning and Zoning Commission is appointed by the City.

Manny Perez
701 S Seminole
Amarillo, TX 79104

Mr. Perez stated his concern about having firms outside of Amarillo develop a plan for Amarillo's growth and development. Mr. Perez said he felt Amarillo based companies should be designing the Plan.

Charles Ward
4122 Terrace Dr.
Amarillo, TX 79109

Mr. Ward expressed his concern about if the Plan will cause people to lose their jobs when the government starts telling everyone how to everything has to be done, for example two painters he knows that are out of work because they cannot afford the equipment the government is making them buy to paint a house. Chairman Notestine said that had to do with the Environmental Protection Agency's ban on lead-based paint. Mr. Ward went on to say he didn't want the kind of government that is in Washington now coming to Amarillo and telling us what we can and cannot do and feels the this Commission and the City Commission have the responsibility to protect the citizens of Amarillo from Federal intrusion on our rights.

Fransetta Crow

Ms. Crow said she cannot recall ever seeing a minority on the Planning and Zoning Commission as well as other departments, boards and commissions within the City of Amarillo and wanted to let everyone know, minority citizens are available and willing to serve the City.

Chairman Notestine asked for comments or questions from the Commissioners.

Commissioner Bedwell said he had gotten the feeling several times that some people suspected some sort of conspiracy in the City's government and he stated emphatically, there was not. Commissioner Bedwell explained the Commissioners did not get paid for their positions, and as for himself, he was born and raised in east Amarillo and was not from an affluent family and can relate to most of the concerns mentions. He expressed however, his desire to be a part of the solution to some of the problems facing the City and although everyone doesn't agree on everything in the Plan, it is a good start to making some positive changes and that you had plan to know where you are going.

Commissioner Smith said he did not agree with the statement "it (the Plan) is so vague; it's like a blank check for power". He agreed that parts of the Plan are vague because areas have to be developed; developers have to come in and commit to making changes in those areas of Amarillo, but he agrees with the Plan's vision and any changes or requests will have to follow standard procedures through the Planning and Zoning and City Commissions.

A motion to approve M-10-03 was made by Commissioner Neely, seconded by Commissioner Ross and carried unanimously.

ITEM 26: 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.

Chairman Notestine stated since everyone had already had an opportunity to speak he adjourned the meeting at 4:00 PM.

Kelley Shaw, Secretary
Planning & Zoning Commission