

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

On the 12th day of March 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	N	13	8
Dean Bedwell	Y	80	74
Judy Day, Vice-Chairman	Y	83	71
Casey Webb	Y	13	12
John Notestine	Y	129	113
Louise Ross	Y	129	120
Howard Smith, Chairman	Y	118	103

PLANNING DEPARTMENT STAFF:

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 February 27, 2012 meeting

A motion to approve the minutes of the February 27, 2012 meeting was made by Commissioner Ross, seconded by Commissioner Bedwell, and carried 3:0:3 with Commissioners Day, Webb, and Notestine abstaining.

ITEM 2: Z-12-07 Rezoning of Lots 1 through 6, Block 8, Lakeview Addition Unit No. 2, in Section 186, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys and public ways to change from Moderate Density District to planned development district for allowing a freestanding sign. (Vicinity: Interstate-40 and Bowie St.)
APPLICANT: Karr Ingham

Mr. Shaw explained this planned development request is for freestanding signage only and all other standards shall conform to Moderate Density District standards. The sign requested would be 60ft. in height with 10ft. by 30ft. sign area containing reverse lit channel letters and will not be illuminated between the hours of 11pm to 6am. Mr. Shaw stated staff believes the applicant's request is not unreasonable considering the above items, and that Trinity Baptist Church (TBC) has a 300ft. frontage along I-40, however, consideration should be given to comments from area residents.

Chairman Smith asked if anyone present wished to speak in favor of the rezoning request. Karr Ingham, 1934 S. Harrison, applicant, stated TBC is proposing this request with the foremost thought of inflicting the least amount of negative impact on the residential area. Mr. Karr commented the sign will not have an electronic message center due to illumination concerns for the residents. Mr. Karr also mentioned an 8ft. sign would not be visible to I-40 traffic because of the lower position of the parking lot and the Crockett St. overpass. Commissioner Notestine asked if TBC is trying to attract drivers on I-40. Mr. Karr answered yes, in part, but the main reason is to help with the confusion of the name 'Trinity' in church titles across Amarillo.

Fred Howell, 1910 S. Bowie, also spoke in favor of the request.

Chairman Smith asked if anyone present wished to speak against the rezoning request. Brad Hofmann, 1902 S. Bowie, spoke against the rezoning and presented a petition to Mr. Shaw, showing 9 of the 17 property owners were against the rezoning. Mr. Hofmann voiced concerns

stating the sign would be directly in his line-of-sight from his home's entrance, and suggested an 8ft. sign similar to the sign on the south side of TBC. Commissioner Day asked if property owners and representatives of TBC had met to discuss installation of a sign. Mr. Hofmann replied his only notification was from the Planning Department, concerning today's meeting.

Mr. Shaw informed the Commission, the petition did reflect 9 signatures against, the Planning Department has 1 letter of support, and Mr. Howell's statement in favor of the proposed rezoning within the notification area.

A motion to table Z-12-07 until the next Planning & Zoning meeting of March 26, 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 Notestine, seconded by Commissioner Day and carried unanimously.

ITEM 3: P-12-09 Blue Sky Farms Unit No. 8, a suburban subdivision to the City of Amarillo, being a replat of tract 19-B, Blue Sky Farms Unit No. 2 and a portion of tract 19-D, Blue Sky Farms Unit No. 3, in Section 17, Block 6, IG&NRR Survey, Randall County, Texas. (2.00 Acres) (Vicinity: Bell St. & Rockwell Rd.)
DEVELOPER: Jonathan Lair
SURVEYOR: H.O. Heartfield

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-09 was made by Commissioner Ross, seconded by Commissioner Day and carried unanimously.

ITEM 4: P-12-10 Holland Addition Unit No. 15, an addition to the City of Amarillo being a replat of a portion of Block 316, Holland Addition, and that portion of vacated S Williams Street between Blocks 316 and 326, in Section 156, Block 2, AB&M Survey, Potter County, Texas. (1.33 Acres)(Vicinity: Williams St. & SE 2nd Ave.)
DEVELOPER: Terry Ensey
SURVEYOR: David Miller

Chairman Smith stated that the plat was signed by the Acting Director of Community Services on March 12, 2012.

ITEM 5: P-12-11 Blankenship Estates Unit No. 2, a suburban subdivision to the City of Amarillo being an unplatted tract of land in Section 179, Block 2, AB&M Survey, Randall County, Texas. (15.01 Acres) (Vicinity: Washington St./F.M. 1541 & Wheeler Rd.)
DEVELOPER: Frank Blankenship
SURVEYOR: H.O. Heartfield

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-11 was made by Commissioner Notestine, seconded by Commissioner Webb and carried unanimously.

CARRY OVERS:

ITEM 6: P-12-07 Sleepy Hollow Unit No. 110, an addition to the City of Amarillo, being a replat of all of Lot 1N, Block 25, Sleepy Hollow Unit No. 107, and a portion of an unplatted tract of land situated in Section 41, Block 9, BS&F Survey, Randall County, Texas (2.39 Acres) (Vicinity: Coulter St. & Golden Pond Pl.)
DEVELOPER: Edward R. Scott Jr.
SURVEYOR: Richard Johnson

A motion to approve P-12-07 was made by Commissioner Day, seconded by Commissioner Bedwell and carried unanimously.

ITEM 7: P-12-08 R&B Industrial Park Unit No. 7.

No action was required on this plat.

PENDING ITEMS:

ITEMS 8-27: 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-11-39

Coulter Acres Unit No. 15, P-11-45 Tascosa Estates Unit No. 11, P-11-54 Tradewind Air Park Unit No. 19, P-11-55 Tascosa Estates Unit No. 12, 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.

No action was required on these plats.

ITEM 28: P-11-63 Interstate Battery Addition, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 34, Block 1, TTRR Survey, Randall County, Texas. (2.30 acres) (Vicinity: Interstate 27 & Rockwell Rd.)
DEVELOPERS: Larry and Kristi Downey
SURVEYOR: Heather Lemons

Chairman Smith stated that the plat was signed by the Acting Director of Community Services on March 2, 2012.

ITEM 29: P-11-65 Redstone Addition Unit No. 2, an addition to the City of Amarillo, being an unplatted tract of land in Section 37, Block 9, BS&F Survey, Randall County, Texas. (12.95 acres) (Vicinity: Coulter St. & Loop 335/Hollywood Rd.)
DEVELOPER: Tye Kraft
SURVEYOR: Wendell Stoner

A motion to approve P-11-65 was made by Commissioner Notestine, seconded by Commissioner Bedwell and carried unanimously.

ITEMS 30-33: P-12-02 Southeast Park Unit No. 10, P-12-03 Quail Creek Addition Unit No. 31, P-12-04 Town Square Unit No. 1, P-12-06 Westcliff Park Unit No. 46.

No action was required on these plats.

ITEM 34: 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 35: Discuss Items for Future Agendas

No further comments were made and meeting adjourned at 3:45 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission