

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

On the 7th day of May 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	Y	17	11
Dean Bedwell	Y	84	78
Judy Day, Vice-Chairman	Y	87	75
Casey Webb	Y	17	16
John Notestine	N	133	116
Louise Ross	Y	133	124
Howard Smith, Chairman	Y	122	107

PLANNING DEPARTMENT STAFF: Cris Valverde, Senior Planner
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 April 23, 2012 meeting

A motion to approve the minutes of the April 23, 2012 meeting was made by Commissioner Bedwell, seconded by Commissioner Day, and carried unanimously.

ITEM 2: Z-12-13 Rezoning of south 25ft. of Lot 31 and the north 45ft. of Lot 32, Block 40, Forest Hill Place Unit No. 5, in Section 136, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from General Retail District to Light Commercial District. (Vicinity: NE 17th Ave. & Grand St.)
APPLICANT: Amed Omar for Thomas Britting

Mr. Shaw stated the applicant is requesting a zoning change for an outdoor auto sales lot. Mr. Shaw explained, Light Commercial zoning could create detrimental impacts to the established general retail area and the residential areas within the close proximity. Given the area is zoned primarily for residential use, the existing two auto sales lots should provide ample opportunity for auto sales businesses. Mr. Shaw stated given these reasons, staff recommends denial of applicant's request as presented.

No further comments were made. A motion to deny Z-12-13 was made by Commissioner Ross, seconded by Commissioner Craig and carried unanimously.

ITEM 3: P-12-21 Glidden and Sanborn Addition Unit No. 8, an addition to the City of Amarillo, being a replat of Lots 1 thru 10, Block 35, Glidden and Sanborn Addition, in Section 169, Block 2, AB&M Survey, Potter County, Texas.(0.97 cres)(Vicinity: SW 3rd Ave. & Tyler St.)
DEVELOPER: Ryan Hodge
SURVEYOR: Richard Johnson

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-21 was made by Commissioner Ross, seconded by Commissioner Day and carried unanimously.

ITEM 4: P-12-22 Osage Acres Unit No. 6, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 148, Block 2, AB&M Survey, Randall County, Texas.(1.08 cres)(Vicinity: FM 1151 and Osage St.)
DEVELOPER: Tyler McKee
SURVEYOR: Richard Johnson

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-22 was made by Commissioner Bedwell, seconded by Commissioner Craig and carried unanimously.

ITEM 5: P-12-23 Soncy Estates Unit No. 3, a suburban subdivision and addition to the City of Amarillo, being a replat of Lot 1, Block 2, Soncy Estates Unit No. 1 and an unplatted tract of land in Section 63, Block 9, BS&F Survey, Randall County, Texas. 11.92 acres)(Vicinity: SW 45th Ave. & Soncy Rd/Loop 335.)
DEVELOPERS: Joe and Laura Street
SURVEYOR: Robert Keys

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-23 was made by Commissioner Webb, seconded by Commissioner Day and carried unanimously.

ITEM 6: P-12-24 Fox Hollow Unit No. 5, being an unplatted tract of land in Section 160, Block 2, AB&M Survey, Potter County, Texas (2.64 acres)(Vicinity: St. Francis Ave/Loop 335 and Pavillard Dr.)
DEVELOPERS: Arlin Seymour, Myron McMurry, and Shanon Conner
SURVEYOR: Jeff Resoner

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-24 was made by Commissioner Day, seconded by Commissioner Bedwell and carried unanimously.

ITEM 7: P-12-25 Hillside Terrace Estates Unit No. 19, an addition to the City of Amarillo, being a replat of Lot 1, Block 6 and a portion of an alley, both in Hillside Terrace Estates Unit No. 10 and an unplatted tract of land in, all in Section 64, Block 9, BS&F Survey, Randall County, Texas.(0.40 cres)(Vicinity: Nancy Ellen St. & Buccola Ave.)
DEVELOPER: Perry Williams
SURVEYOR: H.O. Hartfield

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-25 was made by Commissioner Ross, seconded by Commissioner Bedwell and carried unanimously.

ITEM 8: Presentation and discussion by Planning Staff on growth and current City annexation policies.

Mr. Shaw began by stating that the recently completed Comp Plan identified growth management as an issue the City of Amarillo needed to address and plan for. Mr. Shaw stated one of the basic tools allowed by State Law to address growth and development was annexation. He stated that the City's current annexation policy was to not annex unless requested by a property owner. He gave examples of how the current policy has created some problematic issues around the periphery of the City and into the City's ETJ.

Mr. Shaw told Commissioners that the Comp Plan Implementation Advisory Committee had been discussing this issue with Staff and have recommended that Staff move forward with possible changes to the current policy to make it more pro-active. He stated that he would continue to present to Commissioners over the next two or three meetings the "why, how, when, and where" of what changes would be needed regarding a new annexation policy.

CARRY OVERS:

ITEMS 9-10: P-12-19 City View Estates Unit No. 11, P-12-20 City View Estates Unit No. 12.

No action was taken on these plats.

PENDING ITEMS:

ITEMS 11-38: 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-11-54 Tradewind Air Park Unit No. 19, 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, 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-12-08 R&B Industrial Park Unit No. 7, P-12-11 Blankenship Estates Unit No. 2, P-12-13 Valley View South Unit No. 3, P-12-14 Holland Addition Unit No. 14, P-12-15 The Colonies Unit No. 48, P-12-16 Sunset Acres Unit No. 3, P-12-18 The Greenways at Hillside Unit No. 27, P-12-13 Valley View South Unit No. 3.

No action was taken on these plats.

ITEM 39: 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 40: Discuss Items for Future Agendas

No further comments were made and meeting adjourned at 3:35 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission