

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

On the 23rd day of July 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	22	14
Dean Bedwell	Y	89	83
Judy Day, Vice-Chairman	N	92	77
Casey Webb	Y	22	20
Mike Good	Y	4	3
Anthony Ledwig	Y	4	3
Howard Smith, Chairman	N	127	110

PLANNING DEPARTMENT STAFF: Cris Valverde, Senior Planner
Kelley Shaw, Planning Director Jan Sanders, Admin Tech

Acting Chairman Bedwell 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 July 9, 2012 meeting

A motion to approve the minutes of the July 9, 2012 meeting was made by Commissioner Ledwig, seconded by Commissioner Craig, and carried 4:0:1, with Commissioner Good abstaining.

ITEM 2: P-12-42 Eastridge Unit No. 43, an addition to the City of Amarillo, being an unplatted tract of land in Section 104, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Amarillo Blvd. East & Evergreen St.)
DEVELOPERS: Kavee & Somying Kaewdang
SURVEYOR: Jeffrey Reasoner

Acting Chairman Bedwell stated that the plat was signed by the Acting Director of Public Services on July 23, 2012.

ITEM 3: P-12-43 Mirror Addition Unit No. 25, an addition to the City of Amarillo, being a replat of a portion of Block 367, Mirror Addition, Section 155, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: SE 5th Ave. & Ross St.)
DEVELOPER: Leopoldo Tremillo
SURVEYOR: Robert Keys

Acting Chairman Bedwell stated that the plat was signed by the Acting Director of Public Services on July 23, 2012.

ITEM 4: Presentation and discussion by Planning Staff on growth and current City annexation policies.

Mr. Shaw stated issues can transpire when a city only annexes upon request from a property owner. Physical growth boundaries can occur, consequently creating problems if development does not conform to city standards, thus the expense in bringing property up to code. Mr. Shaw commented today's presentation would reveal where Amarillo's growth trends are occurring, how fast Amarillo is growing, and the use of annexation as a growth management tool for outlying areas.

Amarillo is mainly expanding to the northwest, southwest and southeast, with a population nearing 200,000 and city limits encompassing over 100 sq. miles. The past 20 years have shown a

steady growth of 1.4%, or 33,000 additional residents. 50% of Amarillo's growth has occurred in the three areas listed above, with the balance of population expansion spread throughout the city. Our city is growing at a steady pace and would benefit from a more pro-active approach to the periphery areas around Amarillo's border. By identifying these areas as short-term or reserve areas, Amarillo could better prioritize and plan capital expenditures for more effective and efficient infrastructure given the limited amount of resources to fund these developments. Also, by identifying the areas, developers would be aware of the city's priorities and where the focus lies in spending city resources. Mr. Shaw commented our next meeting will reveal a draft of an official growth plan with growth areas identified, and a draft of the annexation policy with recommended changes.

Amy Taylor-Restine, 721 Short, asked for further clarification of developer agreements and also how many miles outside the City limits will agreements be considered. Mr. Shaw stated the city has a 5-mile ETJ, Extra Territorial Jurisdiction, which by state law Amarillo can regulate subdivisions, for example lot sizes, and right-of-way widths, within the ETJ. Developer agreements can be used for land outside the city limits. These agreements could state the property owner may continue using the land as they currently are, but if the property owner decides to subdivide and develop the land, the city has the option to annex the property. Gary Lindvay, 4802 Carol Lane, asked in regards to City View and the Loop if the city will 'chop-up' property if this area is in the reserve areas. Mr. Shaw stated the city does not subdivide and develop property, or 'chop-up' property. The city would only be involved in proposed land uses and how they conform to our normal zoning standards.

CARRY OVERS:

ITEM 5: V-12-05 Vacation of a portion of Willow Creek Dr. in Section 165, Block 2, AB&M Survey, Potter County, Texas Vicinity: Willow Creek Dr. and Broadway Dr.)
APPLICANT: City of Amarillo

Mr. Shaw mentioned this segment of Willow Creek Dr. was dedicated to the City for public right-of-way, but was never improved and is located outside the City limits. Mr. Shaw commented the Planning & Zoning Commissioners tabled this item on July 9, 2012 in order to give Potter County time to approve the dedication of said right-of-way. Mr. Shaw stated the Potter County Commissioner's Court approved the dedication of appropriate right-of-way along Willow Creek Dr. in their meeting this date. Staff is recommending approval of said vacation request. A motion to approve V-12-03 was made by Commissioner Craig, seconded by Commissioner Webb and carried unanimously.

ITEMS 6-9: P-12-38 South Side Acres Unit No. 23, P-12-39 Soncy Park Unit No. 16, P-12-40 Hollywood Addition Unit No. 17, P-12-41 Sosa Acres Unit No. 1.

No action was required on these plats.

PENDING ITEMS:

ITEMS 10-49: 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-12-13 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-12-19 City View Estates Unit No. 11, P-12-20 City View Estates Unit No. 12, P-12-21 Glidden and Sanborn Addition Unit No. 8, P-12-22 Osage Acres Unit No. 6, P-12-23 Soncy Estates Unit No. 3, P-12-26 Bertrand Acres Unit No. 1, P-12-28 Curtis G. Hail's Subdivision, P-12-29 Dremmel Addition Unit No. 1, P-12-30 Claude Highway Unit No. 1, P-12-32 La Paloma Estates Unit No. 10, P-12-34 Los Altos Unit No. 9, P-12-35 2219 Ranches Unit No. 1, P-12-36 Town Square Unit No. 2, P-12-37 Fox Hollow Unit No. 5.

No action was required on these plats.

ITEM 50: 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 51: Discuss Items for Future Agendas

No further comments were made and meeting adjourned at 4:12 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission