

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

On the 27th day of August 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	24	16
Dean Bedwell	Y	91	85
Judy Day, Vice-Chairman	Y	94	79
Casey Webb	N	24	21
Mike Good	Y	6	5
Anthony Ledwig	N	6	4
Howard Smith, Chairman	Y	129	112

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 August 13, 2012 meeting

A motion to approve the minutes of the August 13, 2012 meeting was made by Commissioner Day, seconded by Commissioner Craig, and carried unanimously.

ITEM 2: Z-12-17 Rezoning of a 1.47 acre tract in Section 4, BS&F Survey, Randall County, Texas plus one-half of all bounding streets, alleys and public ways to change from Planned Development District 306, Residential District 1, and Residential District 3 to Moderate Density District. (Vicinity: Olympia Dr. & Ventura Dr.)
APPLICANT: Gary Argo

Mr. Shaw stated the applicant plans to develop the site with a proposed townhome development and is therefore requesting Moderate Density zoning. At the last meeting, it was discovered the property owner notices were not received in a timely manner for the residents to appear, so the Commissioners tabled the item on August 13, 2012, in order to give the applicant time to visit with the adjacent property owners and discuss the zoning change. Mr. Shaw advised a meeting did occur, and as of today the applicant has resubmitted a plat consisting of townhomes and single-family detached homes. Mr. Shaw acknowledged staff's opinion has not changed and recommends approval of the request as presented.

Chairman Smith asked if anyone present wished to speak in favor of the rezoning request. Dick Ford, 5300 Brinkman Dr., and Owen Bybee, 2407 S. Bowie, developers, appeared to answer any questions, and gave a brief overview of their resubmitted plat with 1500 sq. ft homes and rear-entry garages. Mr. Bybee commented a meeting occurred with the home owners and a compromise was made by changing the two lots on Olympia Dr. Donna Presley, 8614 Olympia Dr., also spoke in favor of the rezoning and thanked the developers for meeting with the home owners to reach a compromise.

Chairman Smith asked if anyone present wished to speak against the rezoning request. No comments were made. A motion to approve Z-12-17 was made by Commissioner Bedwell, seconded by Commissioner Day and carried unanimously.

ITEM 3: 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 stated this portion of Willow Creek Dr. was dedicated for public right-of-way in 1965 but never developed. Willow Creek Dr. was developed westward, along the section line, where public right-of-way did not exist. A new transmission line has been proposed, but first a vacation of the undeveloped portion must occur, followed by a dedication of the needed right-of-way along the portion of developed Willow Creek Dr. Mr. Shaw recommends waiving the fair-market value payment as the property was never developed as originally intended. A motion to approve V-12-05 as presented and waive the fair-market value payment was made by Commissioner Craig, seconded by Commissioner Bedwell and carried unanimously.

ITEM 4: V-12-06 Vacation of 5ft. Public Utility Easement in Lot 6, Block 21, North Highlands Subdivision, in Section 157, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Amarillo Blvd. and Hayes St.)
APPLICANT: Curtis Sinclair

Mr. Shaw explained the applicant is requesting vacation of the remaining 5ft. PUE as he has plans for developing the site. Mr. Shaw further recommends waiving the fair-market value payment as the property was never used for its intended purpose. A motion to approve V-12-06 as presented and waive the fair-market value payment was made by Commissioner Day, seconded by Commissioner Bedwell and carried unanimously.

ITEM 5: A-12-03 Annexation of a 16.35 acre tract of unplatted land in Section 62, Block 9, BS&F Survey, Randall County, Texas (Vicinity: SW 34TH Ave. & Soncy Rd/Loop 335)
APPLICANTS: Anton, Joseph, and Kevin Kuster

Mr. Shaw informed the Commissioners the tract is vacant, but retail development plans for the area are being finalized. Mr. Shaw stated staff recommends approval of annexation plans as submitted, and if approved, a full Service Plan detailing existing services be provided for formal consideration prior to the City Commission's first reading of the request. A motion to approve A-12-03 was made by Commissioner Bedwell, seconded by Commissioner Day and carried unanimously.

ITEM 6: P-12-45 Redstone Addition Unit No. 1, an addition to the City of Amarillo, being an unplatted tract of land situated in Section 37, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: W. Loop 335 & S. Coulter St.)
DEVELOPER: Charlie Hamilton
SURVEYOR: David Miller

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-45 was made by Commissioner Day, seconded by Commissioner Bedwell and carried unanimously.

ITEM 7: P-12-46 University Heights Unit No. 5, an addition to the City of Amarillo, being a replat of all of Block 104, a portion of Block 103, and a portion of Lipscomb St., all previously dedicated in University Heights Addition, Section 189, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: N Ong St & NW 18th Ave)
DEVELOPER: Gerald Tucker
SURVEYOR: Jeffrey Floyd Reasoner

Chairman Smith stated that the plat was signed by the Acting Director of Public Services on August 27, 2012.

ITEM 8: P-12-47 South Park Addition Unit No. 43, an addition to the City of Amarillo, being a replat of Lot 1, Block 1, South Park Addition Unit No. 34, and a portion of an unplatted tract of land in Section 30, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Hillside Rd. & Bell St.)
DEVELOPER: Greg Bynum
SURVEYOR: Richard E. 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-12-47 was made by Commissioner Craig, seconded by Commissioner Bedwell and carried unanimously.

ITEM 9: P-12-48 South Side Acres Unit No. 23, an addition to the City of Amarillo, being a replat of Lots 8 thru 11, Block 3, amended South Side Acres Unit No. 12, in Section 230, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: SE 58th Ave. & S Georgia St.)
DEVELOPER: Kathleen Long
SURVEYOR: H.O. Hartfield

A motion to approve P-12-48 was made by Commissioner Craig, seconded by Commissioner Bedwell and carried unanimously.

ITEM 10: Presentation and discussion by Planning Staff on growth and current City annexation policies.

Mr. Shaw stated this presentation will wrap up the Annexation Policy recommendations with the Planning & Zoning Commission. Mr. Shaw reiterated what staff is proposing for implementation with the amended Annexation Policy. The amended Annexation Policy gives a brief description of 'annexation' followed by a Purpose statement. The Purpose statement explains why orderly growth of a city is important and why growth management tools should be considered when addressing the physical growth of a city. This section is the only new addition being proposed for implementation with the Annexation Policy. The majority of the Annexation Policy remains as is, because of all the technical aspects of implementing any annexation. Mr. Shaw also presented a 'Growth Planning Map' for visual aid to the Commissioners, showing some Growth areas to the west and south, and mainly Reserve areas surrounding most of Amarillo, or areas adjacent to Loop 335.

A motion recommending proceeding with the implementation of changes to the Annexation Policy was made by Commissioner Craig, seconded by Commissioner Good and carried unanimously.

CARRY OVERS:

None

PENDING ITEMS:

ITEM 11: P-08-10 The Woodlands of Amarillo Unit No. 14.

No action was required on this plat.

ITEM 12: P-08-69 Redstone Addition Unit No. 1, an addition to the City of Amarillo, being an unplatted tract of land in Section 37, Block 9, BS&F Survey, Randall County, Texas. (57.93 acres) (Vicinity: Coulter St. & West Loop 335 South)
DEVELOPER: Charlie Hamilton
SURVEYOR: David Miller

Chairman Smith stated that this plat was withdrawn by the developer.

ITEMS 13-32: 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-12-04 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.

No action was taken on these plats.

ITEM 33: P-12-15 The Colonies Unit No. 48, an addition to the City of Amarillo being an unplatted portion of land in Section 40, Block 9, BS&F Survey, Randall County, Texas.(12.20 Acres)(Vicinity: Coulter St & Continental Pkwy.)
DEVELOPER: Kirk Coury
SURVEYOR: Daryl Furman

A motion to approve P-12-15 was made by Commissioner Day, seconded by Commissioner Good and carried unanimously.

ITEMS 34-37: 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.

No action was taken on these plats.

ITEM 38: 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

Chairman Smith stated that the plat was signed by the Acting Director of Public Services on August 15, 2012.

ITEM 39: P-12-23 Soncy Estates Unit No. 3.

No action was taken on these plats.

ITEM 40: P-12-26 Bertrand Acres Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 23, Block 2, AB&M Survey, Potter County, Texas.(1.00 acres)(Vicinity: Bertrand Rd. & Masterson Rd.)
DEVELOPER: Jennifer Ott
SURVEYOR: H.O. Hartfield

Chairman Smith stated that this plat was withdrawn by the developer.

ITEMS 41-50: 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-12-34 Los Altos Unit No. 9, P-12-35 2219 Ranches Unit No 1, P-12-36 Town Square Unit No. 2, 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 taken on these plats.

ITEM 51: 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 52: Discuss Items for Future Agendas

No further comments were made and meeting adjourned at 3:55 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission