

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

On the 9th day of June 2014, 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 City Council 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, Chairman | Y | 65 | 47 |
| Dean Bedwell | Y | 132 | 125 |
| Howard Smith | Y | 170 | 151 |
| Mike Good, Vice-Chairman | N | 47 | 36 |
| Anthony Ledwig | Y | 47 | 41 |
| Mark Rowh | Y | 1 | 1 |
| Rob Parker | Y | 1 | 1 |

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

Chairman Craig 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 May 19, 2014 meeting

A motion to approve the minutes of the May 19, 2014 meeting was made by Commissioner Smith, seconded by Commissioner Ledwig, and carried 3:0:3, with Commissioners Craig, Rowh and Parker abstaining.

At this time, Mr. Shaw introduced and welcomed new Commissioners Mark Rowh and Rob Parker to the Planning and Zoning Commission.

ITEM 2: A-14-02 Annexation of 1.70± acres of land out of Section 24, Block 9, BS&F Survey, Potter County, Texas (Vicinity: Ravenwood Dr. & Tascosa Rd.)
APPLICANTS: James and Judy Morgan

Mr. Shaw informed the Commissioners this request follows an abbreviated process for annexation purposes due to initiation by the property owner and the tract fits the criteria for a sparsely populated area. The annexation request was initiated by the applicant in order to utilize municipal services from the City of Amarillo. Mr. Shaw stated the City finds no issue with providing these services to the area and recommends moving forward with the annexation process.

A motion to proceed with the formal process of A-14-02 was made by Commissioner Bedwell, seconded by Commissioner Smith and carried unanimously.

ITEM 3: P-14-37 The Colonies Unit No. 56, an addition to the City of Amarillo, being an unplatted tract of land, in Section 40, Block 9, BS&F Survey, Randall County, Texas. (1.11 acres)(Vicinity: Foxcroft Dr. & Coulter Rd.)
DEVELOPER(S): Randall Kinnison
SURVEYOR: David Miller

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-37 was made by Commissioner Smith, seconded by Commissioner Ledwig and carried unanimously.

ITEM 4: P-14-38 Westgate Village Addition Unit No. 3, an addition to the City of Amarillo, being an unplatted tract of land out of Section 61, Block 9, BS&F Survey, Potter County, Texas.(17.37 acres)(Vicinity: IH-40 and Soncy Rd.)
DEVELOPER(S): Frank Pampalone
SURVEYOR: Dwayne Gresham

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-38 was made by Commissioner Ledwig, seconded by Commissioner Smith and carried 5:0:1, with Commissioner Craig abstaining.

ITEM 5: P-14-39 Kopp Addition Unit No. 5, an addition to the City of Amarillo, being a replat of a portion of Lot 1, Block 1, Kopp Addition, in Section 9, Block 9, BS&F Survey, Potter County, Texas. (0.62 acres)(Vicinity: Plains Blvd. & Lawson Ln.)
DEVELOPER(S): Cleat Bell
SURVEYOR: Daryl Furman

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-39 was made by Commissioner Smith, seconded by Commissioner Bedwell and carried unanimously.

ITEM 6: P-14-40 Amarillo Heights Addition Unit No. 2, an addition to the City of Amarillo, being a replat of a portion of Lots 5 and 6, Block 17, Amarillo Heights Addition and a portion of lots 5 and 6, Block 52 of North Highlands Subdivision of Tarter Addition and that portion of alley between Lots 5 and 6, Block 17, Amarillo Heights Addition and Lots 5 and 6, Block 52 of North Highlands Subdivision of Tarter addition in Section 157 and 168, Block 2, AB&M Survey, Potter County, Texas. (0.55 acres)(Vicinity: Fillmore St. and NE 12th Ave.)
DEVELOPER(S): Saul Hernandez
SURVEYOR: David Miller

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-40 was made by Commissioner Bedwell, seconded by Commissioner Ledwig and carried unanimously.

ITEM 7: P-14-41 Skyline Terrace Unit No. 12, an addition to the City of Amarillo, being a replat of Lot 20, Block 6, Skyline Terrace Unit No. 11 and a portion of an existing 20' alley as dedicated by Skyline Terrace Unit No. 2, all in Section 135, Block 2, AB&M Survey, Potter County, Texas. (26.27acres)(Vicinity: NE 24th Ave. & Manhattan St.)
DEVELOPER(S): Les Hoyt
SURVEYOR: Kevin Brown

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-41 was made by Commissioner Smith, seconded by Commissioner Bedwell and carried unanimously.

ITEM 8: P-14-42 The Colonies Unit No. 57, an addition to the City of Amarillo, being an unplatted tract of land in Section 40, Block 9, BS&F Survey, Randall County, Texas. (1.84 acres)(Vicinity: Foxcroft Dr. and Coulter St.)
DEVELOPER(S): Paul Fields
SURVEYOR: Richard Johnson

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-42 was made by Commissioner Bedwell, seconded by Commissioner Ledwig and carried unanimously.

CARRY OVERS:

ITEMS 9-12: P-14-28 Silverpointe Addition Conceptual Development Plan, P-14-34 Glenwood Addition Unit No. 13, P-14-35 West Amarillo Industrial Park Unit No. 24, P-14-36 Valley View South Unit No. 3.

No action was taken on these plats.

PENDING ITEMS:

ITEMS 13-36: P-08-10 The Woodlands of Amarillo Unit No. 14, P-11-31 Sundown Acres Unit No. 6, P-11-54 Tradewind Air Park Unit No. 19, P-12-23 Soncy Estates Unit No. 3, P-12-45 Redstone Addition Unit No. 1, P-12-52 Bownds Industrial Park Unit No. 1, P-13-05 Beverly Gardens Unit No. 22, P-13-32 University Heights Unit No. 7, P-13-72 Park Hills Unit No. 2, P-13-76 San Jacinto Heights Addition Unit No.

7, P-13-78 Heritage Hills Unit No. 2, P-13-81 E. W. Raef Unit No. 14, P-14-04 River Falls Unit No. 38, P-14-05 Glidden and Sanborn Addition Unit No. 9, P-14-12 Lonesome Dove Estates Unit No. 6, P-14-14 Hillside Terrace Estates Unit No. 22, P-14-15 Lawndale Addition Unit No. 9, P-14-22 South Haven Addition Unit No. 4, P-14-23 Meadow Addition Unit No. 18, P-14-25 Arrowhead Addition Unit No. 8, P-14-26 K & S Acres Unit No. 4, P-14-27 Quail Creek Addition Unit No. 32, P-14-29 Keri Ridge Unit No. 4, P-14-30 McDade Acres Unit No. 2.

No action was taken on these plats.

ITEM 37: P-14-31 Washington Center Addition Unit No. 2, an addition to the City of Amarillo, being a replat of a portion of Lots 13 & 19 and all of Lots 14, 15, 16, 17, & 18, Block 4, Washington Center Addition, in Section 170, Block 2, AB&M Survey, Potter County, Texas. (0.90 acres)(Vicinity: Washington St. & Interstate Highway 40)
DEVELOPER(S): Rice Horkey
SURVEYOR: Daryl Furman

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on May 30, 2014.

ITEM 38: P-14-33 Canode-Com Park Unit No. 42.

No action was taken on this plat.

ITEM 39: Presentation and discussion of proposed Landscape Ordinance revisions.

Mr. Shaw presented a power point presentation of the proposed Landscape Ordinance revisions, reminding the Commissioners this is a discussion item only and no action would be taken. Mr. Shaw commented the current Landscape Ordinance, originated in 1985, and reiterated the ordinance is for non-residential land uses. Primary purposes of the ordinance were intended to reduce water runoff, minimize excessive heat radiating from large parking surfaces, and promote and enhance the community's character.

While reviewing the current landscape ordinance, City staff (consisting of the Planning, Parks & Recreation, Director of Utilities, Traffic Engineering and Building Safety Departments), focused on the increasing importance of water conservation efforts, alternative ways to calculate landscaping requirements, and decreasing heat and water runoff from impervious surfaces. Following in line with the City's Every Drop Counts water conservation efforts, staff discussed encouraging business owners to install water efficient groundcover and trees, drip irrigation, subsurface irrigation, non-living landscaping, and preservation of existing trees.

Mr. Shaw noted the current standards require non-residential developments to install 100% living groundcover at a rate equal to 5% of the off street parking provided, and one tree for every 5,000 square feet of developed lot area. Groundcover can be a combination of grass, trees, shrubs, hedges or other living groundcover and drought tolerate plants are highly encouraged. Staff's proposed alternatives include groundcover at a rate equal to 10% of total building footprint. Additionally, up to 50% of the required groundcover can consist of non-living material in order to encourage water conservation and provide flexibility for business owners. Also, City staff is proposing alternatives to the current tree requirement. The street tree requirement would include 1 tree for every 40 linear feet of street frontage, and the parking lot tree requirement would include 1 tree for every 20 parking spaces provided. Placement of these trees should be throughout the parking area to minimize the "sea of asphalt" and heat effects. Mr. Shaw then presented several examples of current and proposed requirements for multiple types of land uses identifying the impact on business owners.

Mr. Shaw also mentioned that a point system has been created which would encourage drought tolerant plants. Each landscaping plan must meet a minimum of 20 points before plan approval. City staff has created a recommended plant list which includes 127 water efficient perennials, shrubs, grasses, ornamental trees, and shade trees. Mr. Shaw reviewed multiple scenarios where minimum points could be attained. Mr. Shaw acknowledged enforceability as being important to promote a neat and orderly appearance, and penalties for violations could be up to \$500 per day. Commissioner Ledwig asked who would be the enforcement agency. Mr. Shaw stated the Building Safety Department. Commissioner Bedwell asked if current businesses would be grandfathered in or be required to meet the proposed standards. Mr. Shaw said the Ordinance would not be retro-active, but rather begin the date the Ordinance is passed. Mr. Shaw informed the Commissioners more information would be presented at the next Planning and Zoning meeting.

Cleve Turner, 2808 S. Lipscomb, Landscape Architect, stated he was involved in the original 1985 Landscape Ordinance and now feels the ordinance is in need of updating. Mr. Turner spoke in the favor of the proposed Landscape Ordinance, commenting water conservation is more critical in today's times.

ITEM 40: 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.

Mr. Shaw presented Casey Webb with a plaque thanking him for his service on the Planning and Zoning Commission.

ITEM 41: Discuss Items for Future Agendas.

No further comments were made and meeting adjourned at 4:20 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission