
LANDMARKS COMMISSION

December 19, 2006

Minutes

Members Present: Steve Butman
 Michael McClellan
 Pebbles Lee
 Robert Calk
 Rick Weatherl
 Bill Minter

Members Absent: Phil Miller

Staff Present: Larry Abrigg, Planner III, Historic Preservation Officer
 Dan Santee, Assistant City Attorney
 Jon James, Director of Planning and Development Services
 Ed McRoy, Assistant Director of Planning and Development Services

Guests: Willis Deichmann Jim Tallant Ruby Yates
 Edithlyn Deichmann Bill Keeble
 John Downs Diane Keeble
 Bill Cox Jack Yates

Mr. Weatherl called the meeting to order at 4:05 PM, declared a quorum present, and read the opening statement.

Minutes of the November 28, 2006, meeting were submitted for approval. The minutes were approved by unanimous vote. Mr. Butman made the motion and Mr. Calk seconded the motion.

Agenda Item 3: Z-2007-01, Public hearing and possible vote to recommend approval or denial to the Planning & Zoning Commission and the City Council on a request from the Amarillo Street Historic District Committee to apply Historic Overlay zoning to create a historic district, located along the east and west sides of Amarillo Street between S. 6th and S. 14th Streets, and along the west side of Meander Street between S. 6th and S. 7th Streets.

Mr. Weatherl read the above case description and asked Mr. Abrigg to give the staff report.

Mr. Abrigg highlighted the staff report that was sent with the Commission packet. Pictures were shown of the proposed historic district and maps of the property owner's responses were discussed. Those responses included a door to door petition, a mail petition and the reply form sent with the notice of the zoning request meetings. A map was also shown of contributing (historic) and non-contributing (not historic) properties in the proposed district.

Mr. Calk asked what the total responses were in terms of percentages. Mr. Abrigg said out of the 95 properties, counting the door to door petition, a mail petition and the reply form, 45 responded in favor and 13 responded opposed. Mr. Abrigg said there was still a question concerning how to count those that did not respond.

Ms. Lee asked how many in favor or opposed are contributing or non-contributing. Mr. Abrigg responded that he had not done that comparison.

Mr. Abrigg was also asked if the Abilene Independent School District (AISD) responded. Charles Perkins from AISD told Mr. Abrigg that they were going to remain neutral on the district for the neighborhood and may or may not attend the meetings. He further said it was not in their best interest to have the Alta Vista building designated historic. Staff had received nothing in writing.

The latest version of the draft District Standards was distributed to the Commission and everyone in attendance. Mr. Abrigg emphasized if anyone had questions or concerns, those could be addressed at the next meeting.

Mr. Weatherl opened the public hearing.

Mr. Tallant, a property owner, spoke for the committee of the Amarillo-Highland Neighborhood Association. (The committee is the applicant.) He said the historic district would not change what has happened in the neighborhood over the years. He said the committee has met for two years, and has gone door to door with a petition in an effort to encourage their neighbors to create a district. Another petition was signed to place historic street markers or signs for the street and it was widely accepted with over 90% participation.

Mr. Weatherl asked for a show of hands as to those opposed and those in favor. Two people raised their hands in opposition and the remainder were in favor. Mr. Weatherl asked if anyone wanted to speak in opposition.

Mr. Yates said he was opposed because he did not want to explain to anyone about doing work on his property. He also said that he looked at the ordinance and that it was going to take 6 votes to pass the district.

Mr. Cox responded that he has historic overlay zoning and that he has not found it burdensome. Mr. Weatherl asked if they had a concern about the draft District Standards that had just been distributed. Mr. Cox said they looked less restrictive to him and that was the committee's intent all along.

Ms. Keeble mentioned they are in favor and a district would improve the neighborhood. She said this part of Amarillo Street is already recognized as a historic street and known for its annual 4th of July parades.

Mr. Santee and Mr. James addressed the Commission in response to finalizing the District Standards and how the vote would be interpreted because not all of the Commissioners were in attendance. Mr. James said the Standards should be done before this goes to the Planning & Zoning Commission (P&Z) and certainly before it goes to City Council. Mr. Santee stated that Mr. Yates was correct that it would take 6 votes to create a district including the properties of those opposed. He further stated that if there was a 5 to 1 vote it would still go to P&Z but those in opposition would not be in the district.

Ms. Lee recommended to the Commission that they have staff photograph all the properties and review the contributing and non-contributing status before the request was considered by P&Z. Several Commissioners expressed they did not want to make the review because of the time commitment.

Mr. Weatherl closed the public hearing.

Mr. Weatherl asked if anyone had a motion. After some discussion among Commissioners and answering questions from staff and the audience, Ms. Lee recommended that they possibly table the item. There was no response.

Mr. Minter made a motion to approve Z-2007-1 as advertised and stated it would be better to go forward to P&Z with part of a district than to delay the request. There was a second by Mr. Calk. The motion carried 5 to 1 with Dr. McClellan voting against the motion.

Agenda Item 4: Adjourn

There being no further business, the meeting was adjourned at 5:40 PM.

Approved: _____, Chairman
Date: _____