

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

On the 14th day of January 2013, 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	33	20
Dean Bedwell	Y	100	94
Judy Day, Chairman	Y	103	86
Casey Webb, Vice-Chairman	Y	33	29
Mike Good	N	15	12
Anthony Ledwig	Y	15	13
Howard Smith	Y	138	120

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

Chairman Day 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 December 17, 2012 meeting

A motion to approve the minutes of the December 17, 2012 meeting was made by Commissioner Webb, seconded by Commissioner Ledwig, and carried 5:0:1, with Commissioner Craig abstaining.

ITEM 2: V-13-01 Vacation of a 2.58 acre Drainage Easement in Section 39, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Coulter St. & South Bend Rd.)
APPLICANT: Edward Scott

Mr. Shaw stated the applicant is requesting abandonment of the easement as it is no longer needed due to changes occurring in the drainage design. The Greenways Developer has submitted a new Drainage Easement for City review and acceptance. Mr. Shaw commented staff recommends approval of this item as presented.

A motion to approve V-13-01 was made by Commissioner Bedwell, seconded by Commissioner Craig and carried unanimously.

ITEM 3: Z-13-01 Rezoning of Lots 1 and 2, Block 3, Airport Park Addition Unit No. 6, in Section 60, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways to change from Agricultural District to planned development district for the expansion of existing Bell Helicopter/Textron Company operations. (Vicinity: Airport Blvd and Tiltrotor Dr)
APPLICANT: Richard David

Mr. Shaw stated the applicant is planning an expansion of the existing Bell Helicopter operations. The proposed development standards are identical to the previously approved planned development for Bell Helicopter and therefore, staff recommends approval as submitted.

A motion to approve Z-13-01 was made by Commissioner Ledwig, seconded by Commissioner Webb and carried unanimously.

ITEM 4: Z-13-02 Rezoning of Lot 8, Block 1, Ben's Subdivision Unit No. 20, in Section 5, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways to change from Light Commercial District to Heavy Commercial District. (Vicinity: Glenoak Ln. and Bell St.)
APPLICANT: Kit Carter

Mr. Shaw stated the applicant is requesting Heavy Commercial zoning to allow more flexibility in uses allowed for this location. Mr. Shaw also mentioned given the proximity of the applicant's site to I-27 and the surrounding zoning pattern, staff recommends approval of this item as submitted.

Chairman Day asked if anyone present wished to speak in favor of the request. Kit Carter, 4919 Cape Colony, applicant, appeared to answer any questions. No comments were made.

A motion to approve Z-13-02 was made by Commissioner Bedwell, seconded by Commissioner Smith and carried unanimously.

ITEM 5: M-13-01 Renaming of Stapleton St. to Pro Tech Dr. in Section 229, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: Stapleton St. & Canyon Dr.)
APPLICANT: Leo Aureli

Mr. Shaw stated no objections were received from City departments, local utility companies or adjacent property owners to the proposed street renaming. Staff feels the street name change will have no adverse impact on existing or future businesses in the area, and therefore, staff recommends approval of this item as submitted.

A motion to approve M-13-01 was made by Commissioner Webb, seconded by Commissioner Craig and carried unanimously.

ITEM 6: M-13-02 Consideration of a variance from Section 14-3-5 of the City of Amarillo Municipal Code that prohibits sales of alcoholic beverages within 300ft. of church, school, or hospital. (Vicinity: Stanley Ave. & Georgia St.)
APPLICANTS: Grant James and Paul Carruth

Mr. Shaw stated the applicants are requesting a variance from 'distance' requirements to sell alcoholic beverages for off-premise consumption within the Chalice Abbey retail store. The Chalice Abbey, a project of the High Plains Christian Church of the Disciples of Christ, is a fair-trade store of homemade items from local and regional businesses. The applicant would like to include beer and wine from local wineries and beer manufacturers in the retail store. Mr. Shaw commented staff is of the opinion the request for a variance will not have any negative impact on area businesses.

Chairman Day asked if anyone present wished to speak in favor of the request. Grant James, 6006 Garden Lane, applicant, appeared to answer any questions. No comments were made.

A motion to approve M-13-02 was made by Commissioner Smith, seconded by Commissioner Ledwig and carried unanimously.

ITEM 7: P-13-01 Green Acres Farms Unit No. 5, a suburban subdivision to the City of Amarillo, being a replat of Lot 9, Block 1, Green Acre Farms Unit No. 1, in Section 179, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: Washington St & Wheatstraw Rd)
DEVELOPER(S): James T. Cathey
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-13-01 was made by Commissioner Craig, seconded by Commissioner Smith and carried unanimously.

ITEM 8: P-13-02 Hillside Terrace Estates Unit No. 17, an addition to the City of Amarillo, being an unplatted tract of land in Section 64, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Perry Ave. and Fanchun St.)
DEVELOPER(S): 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-13-02 was made by Commissioner Webb, seconded by Commissioner Bedwell and carried unanimously.

ITEM 9: P-13-03 Famous Heights Addition Unit No. 42, an addition to the City of Amarillo, being a replat of Lots 1, 2, 3, 11, and a portion of Lot 10, Famous Heights in Section 122, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: I-40 E & Eastern St)
DEVELOPER(S): Ross A. Flowers
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-13-03 was made by Commissioner Bedwell, seconded by Commissioner Webb and carried unanimously.

ITEM 10: P-13-04 Grand Avenue Tracts Unit No. 9, an addition to the City of Amarillo, being a replat of a portion of tract 23, Grand Avenue Tracts in Section 139, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Grand St. and 27th Ave.)
DEVELOPER(S): Harold Jones
SURVEYOR: J.D Davis

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-13-04 was made by Commissioner Craig, seconded by Commissioner Ledwig and carried unanimously.

ITEM 11: P-13-05 Beverly Gardens Unit No. 22, an addition to the City of Amarillo, being a replat of Lots 2, 6, and 7, and a portion of Lots 3 and 8, Block 22, Beverly Gardens Unit No 2, in Section 158, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: N Wilson St & Lindberg Ave)
DEVELOPER(S): Joseph B. Karger
SURVEYOR: Jeff Reasoner

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-13-05 was made by Commissioner Craig, seconded by Commissioner Smith and carried unanimously.

Jeff Myers, 1413 Bernard, spoke against the replatting. Mr. Myers asked the Commissioners to deny this request as the current state of the area is run down with trash and debris. Mr. Shaw stated staff would further review the request before going forward.

CARRY OVERS:

ITEM 12: P-12-67 Bennett Acres Unit No. 1.

No action was taken on this plat.

ITEM 13: P-12-68 Westcliff Park Unit No. 46, an addition to the City of Amarillo, being an replat of a portion of Lot 2, Block 26, Westcliff Park Unit No. 13, in Section 10, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Plum Creek Dr. & Amarillo Blvd W.)
DEVELOPER(S): Steve Dalrymple
SURVEYOR: Richard Johnson

Chairman Day stated that the plat was signed by the Acting Director of Public Services on January 4, 2013.

PENDING ITEMS:

ITEMS 14-15: P-08-10 The Woodlands of Amarillo Unit No. 14, P-10-19 Dixon Acres Unit No. 5.

No action was taken on these plats.

ITEM 16: P-10-60 Alta Vista Estates Unit No. 2, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 112, Block 9, BS&F Survey, Potter County, Texas. (41.38 acres) (Vicinity: Dowell Rd. & Vista Dr.)
DEVELOPER: A. Sam Coury
SURVEYOR: H.O. Hartfield

Chairman Day stated this plat was withdrawn.

ITEM 17: P-11-31 Sundown Acres Unit No. 6.

No action was taken on this plat.

ITEM 18: P-11-34 Plemons Addition Unit No. 14, an addition to the City of Amarillo, being a replat of a portion of Lots 8, 9, and 10, Block 135, Plemons Addition, in Section 170, Block 2, AB&M Survey, Potter County, Texas. (0.08 acres) (Vicinity: SW 10th Ave. & Jackson St.)
DEVELOPER: Donald Mason
SURVEYOR: H.O. Hartfield

Chairman Day stated that the plat was signed by the Acting Director of Public Services on January 14, 2013.

ITEM 19: P-11-54 Tradewind Air Park Unit No. 19.

No action was taken on this plat.

ITEM 20: P-12-13 Valley View South Unit No. 3, a suburban subdivision to the City of Amarillo, an unplatted portion in Section 175, Block 2, AB&M Survey, Randall County, Texas.(5.45 Acres)(Vicinity: Farmers Ave & Tradewinds St)
DEVELOPER: Larry Hales
SURVEYOR: Kevin Brown

Chairman Day stated this plat was withdrawn.

ITEMS 21-22: P-12-23 Soncy Estates Unit No. 3, P-12-39 Soncy Park Unit No. 16.

No action was taken on these plats.

ITEM 23: P-12-41 Sosa Acres Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 152, Block 2, AB&M Survey, Randall County, Texas. Vicinity: (SE 46th Ave. & Tradewind St.)
DEVELOPERS: Flavio Sosa and Marcia Burciaga
SURVEYOR: HO Hartfield

Chairman Day stated this plat was withdrawn.

ITEM 24: P-12-45 Redstone Addition Unit No. 1.

No action was taken on this plat.

ITEM 25: P-12-49 Hollywood Commercial Park Unit No. 13, an addition to the City of Amarillo, being an unplatted tract of land in Section 31, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Interstate-27 & Ventura Dr.)
DEVELOPER: Mike Baird
SURVEYOR: H.O. Hartfield

A motion to approve P-12-49 was made by Commissioner Smith, seconded by Commissioner Bedwell and carried unanimously.

ITEM 26: P-12-50 Airport Park Addition Unit No. 6, an addition to the City of Amarillo, being an unplatted tract of land in Section 60, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Airport Blvd. & Tiltrotor Dr.)
DEVELOPER: Richard David
SURVEYOR: Richard E. Johnson

Chairman Day stated that the plat was signed by the Acting Director of Public Services on January 4, 2013.

ITEMS 27-28: P-12-52 Bownds Industrial Park Unit No. 1, P-12-54 MCR Estates Unit No. 1.

No action was taken on these plats.

ITEM 29: P-12-57 Oakwood Addition Unit No. 5, an addition to the City of Amarillo, being a replat of Lot 7, Block 13, Oakwood Addition Unit No 1 in Section 4, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Venice Dr. & Scotty Dr.)
DEVELOPER(S): Matt Griffith
SURVEYOR: H.O. Hartfield

Chairman Day stated this plat was withdrawn by the Developer.

ITEM 30: P-12-60 Yucca Unit No. 2, a suburban subdivision to the City of Amarillo being an unplatted tract of land out of Section 143, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: Potter St. & Osage St.)
DEVELOPER(S): Kelli Bentley
SURVEYOR: Daryl Furman

Chairman Day stated that the plat was signed by the Acting Director of Public Services on January 14, 2013.

ITEM 31: P-12-61 South Side Acres Unit No. 24, an addition to the City of Amarillo, being a replat of a portion of Lot 11, Block 2, South Side Acres Unit No. 6, in Section 230, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: Storage Dr. & Business Park Dr.)
DEVELOPER(S): William Branson
SURVEYOR: H.O. Hartfield

Chairman Day stated this plat was withdrawn by the Surveyor.

ITEM 32: P-12-63 River Road Gardens Unit No. 25, an addition to the City of Amarillo, being a replat of tracts no 7 and 8, River Road Gardens in section 161, Block 2, AB&M survey, Potter County, Texas. (Vicinity: River Road and Gallardia Ave.)
DEVELOPER(S): Rufus and Judy Boyett
SURVEYOR: Heather Lemons

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

ITEM 33: 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 34: Discuss Items for Future Agendas

No further comments were made and meeting adjourned at 3:40 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission