

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

On the 8th day of July 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	N	44	29
Dean Bedwell	Y	111	105
Judy Day, Chairman	N	114	94
Casey Webb, Vice-Chairman	Y	44	36
Mike Good	Y	26	19
Anthony Ledwig	Y	26	22
Howard Smith	Y	149	130

PLANNING DEPARTMENT STAFF: Cris Valverde, Senior Planner
James Bentley, Planner I Jan Sanders, Admin Tech

Vice-Chairman Webb opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Cris Valverde, Senior Planner, read the staff reports and gave the recommendations for each item.

ITEM 1: Approval of the minutes of the June 24, 2013 meeting

A motion to approve the minutes of the June 24, 2013 meeting was made by Commissioner Smith, seconded by Commissioner Bedwell, and carried 3:0:2 with Commissioners Webb and Good abstaining.

ITEM 2: Z-13-18 Rezoning of a 0.96 acre portion of Area "B" Amended Tascosa Estates Unit No. 1, City of Amarillo, situated within Section 11, Block 8, BS&F Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways to change from Planned Development District 165 D to amended planned development district for the addition of two single-family detached lots.
APPLICANT: Peter Bowes

Mr. Valverde stated the applicant has requested tabling the item until the next Planning and Zoning Commission meeting, to allow for discussions with adjacent property owners. Mr. Valverde commented staff concurs with the request to table the proposed item until July 22, 2013.

A motion to table Z-13-18 until the next Planning and Zoning Commission meeting was made by Commissioner Smith, seconded by Commissioner Ledwig and carried 4:0:1, with Commissioner Good abstaining.

ITEM 3: P-13-41 Amended Soncy Park Unit No. 16, an addition to the City of Amarillo, being an unplatted track in Section 62, Block 9, BS&F Survey, Randall County, Texas Vicinity: Anton Kuster Ave. & Soncy Rd.)
DEVELOPER(S): Suz Ann Kirby
SURVEYOR: M.K. McEntire

Mr. Valverde stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-13-41 was made by Commissioner Bedwell, seconded by Commissioner Smith and carried unanimously.

ITEM 4: P-13-42 Arden Hills Unit No. 2, a suburban subdivision to the City of Amarillo, being replat of Lot 1 and a portion of Lot 2, Block 1, Arden Hills Unit No. 1 and an unplatted tract of land in Section 65, Block 9, BS&F Survey, Randall County, Texas. (15.89 acres)(Vicinity: Soncy Rd./Loop 335 & Arden Rd.)
DEVELOPER(S): Perry Williams
SURVEYOR: H.O. Hartfield

Mr. Valverde stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-13-42 was made by Commissioner Bedwell, seconded by Commissioner Good and carried unanimously.

ITEM 5: Variance request to Section 4-8-8(d)(1) of the Flood Damage Mitigation Ordinance for property located at 1013 Pagoda Dr.

Mark Read, City Engineer and Flood Plain Administrator, stated the applicant is requesting a variance at 1013 Pagoda Dr. Whereby FEMA sets the Base Flood Elevation and the City of Amarillo requires a finished floor elevation 1 ft. above Base Flood Elevation. Mr. Read commented most residences in this subdivision were built prior to June 2010 when the current FEMA maps went into effect. If the home is constructed without the variance, the finished floor of such residence would be several feet above the adjacent lots creating drainage issues onto the adjoining properties. The applicant is requesting a variance from the City's additional 1 ft. requirement and will build the home to FEMA's Base Flood Elevation. Commissioner Ledwig asked if the applicant is requesting the variance for additional lots on this street. Mr. Read stated this property is the last empty lot on Pagoda Dr.

A motion to approve the variance as submitted was made by Commissioner Bedwell, seconded by Commissioner Smith, and carried unanimously.

CARRY OVERS:

ITEM 6: P-13-39 Tascosa Estates Unit No. 13.

No action was taken on this plat.

ITEM 7: P-13-40 W.E. Juett Addition Unit No. 2, an addition to the City of Amarillo, being an unplatted tract of land in Section 75, Block 2, AB&M Survey, Potter County, Texas. (6.31 acres)(Vicinity: Lakeside Dr/Loop 335 & I-40)
DEVELOPER(S): Jane Juett
SURVEYOR: Richard Johnson

A motion to approve P-13-40 was made by Commissioner Good, seconded by Commissioner Smith and carried unanimously.

PENDING ITEMS:

ITEMS 8-16: P-08-10 The Woodlands of Amarillo Unit No. 14, P-10-19 Dixon Acres Unit No. 5, 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-13-20 The Greenways at Hillside Unit No. 28.

No action was taken on these plats.

ITEM 17: P-13-24 City View Estates Unit No. 13, an addition to the City of Amarillo, being an unplatted tract of land out of Section 231, Block 2, AB&M Survey, Randall County, Texas. (35.02 acres)(Vicinity: Farmers Ave. & City View Rd.)
DEVELOPER: Matt Griffith
SURVEYOR: Robert Keys

A motion to approve P-13-24 was made by Commissioner Bedwell, seconded by Commissioner Ledwig and carried unanimously.

ITEMS 18-22: P-13-25 City View Estates Unit No. 14, P-13-27 Avonbell Addition Unit No. 3, P-13-30 The Park Unit No. 7, P-13-31 Lakeside Estates Unit No. 6, P-13-32 University Heights Unit No. 7.

No action was taken on these plats.

ITEM 23: P-13-35 Blair Addition Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 36, Block 2, AB&M Survey, Potter County, Texas. (3.00 acres)(Vicinity: US Hwy 287 & S. Parsley Rd.)
DEVELOPER(S): Chuck Blair
SURVEYOR: Kevin Brown

Vice-Chairman Webb stated that the plat was signed by the Deputy City Manager on July 2, 2013.

ITEM 24: P-13-36 Forest Hill Place Unit No. 6, an addition to the City of Amarillo being a replat of Lot 34 and a portion of Lot 33, Block 40, Forest Hill Place Unit No. 5, in Section 136, Block 2, AB&M Survey, Potter County, Texas. (0.52 acres)(Vicinity: NE 16th Ave. & Grand St.)
DEVELOPER(S): John Brown
SURVEYOR: H.O. Hartfield

Vice-Chairman Webb stated that the plat was signed by the Deputy City Manager on June 28, 2013.

ITEM 25: P-13-37 Alta Vista Estates Unit No. 2.

No action was taken on this plat.

ITEM 26: 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 27: Discuss Items for Future Agendas.

No further comments were made and meeting adjourned at 3:10 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission