

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

On the 13<sup>th</sup> day of January 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	Y	55	38
Dean Bedwell	Y	122	115
Judy Day, Chairman	Y	125	101
Casey Webb, Vice-Chairman	N	55	44
Mike Good	Y	37	28
Anthony Ledwig	Y	37	31
Howard Smith	Y	160	141

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 16, 2013 meeting

A motion to approve the minutes of the December 16, 2013 meeting was made by Commissioner Bedwell, seconded by Commissioner Ledwig, and carried 6:0:1 with Commissioner Webb abstaining.

ITEM 2: Consideration of a Flood Elevation Criteria Variance for an Addition to Will Rogers Elementary School, 1500 Avondale St.

Mark Read, City Engineer, stated the applicant, Amarillo Independent School District, is planning a classroom addition for Will Rogers Elementary School at the corner of Dale and Mirror Streets. Mr. Read advised the site is located within the 100-year flood zone established by FEMA, and thus the need for a variance request. Martin Road Lake has a flood elevation of 3631.2' and the City requires an additional 1'. Raising the finished floor of the classroom addition to 3632.2' will place the elevation approximately .57' above the existing school building. Mr. Read commented the applicant has asked for a variance so as to not impact the existing building. Mr. Read also stated the City of Amarillo has an approved project for improvements to Martin Road Lake which will lower the FEMA base flood elevation within the next year and a half. The lake excavation project will leave the proposed school addition several feet above the projected 100-year flood elevation. Mr. Read recommends approval of the variance as submitted.

A motion to approve Item 2 as submitted was made by Commissioner Bedwell, seconded by Commissioner Craig, and carried unanimously.

ITEM 3: A-14-01 Annexation of 14.79± acres of land in Section 61, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: I-40 & Soncy Rd/Loop 335)  
APPLICANTS: Sarah Williamson and the City of Amarillo

Mr. Shaw stated the item has been withdrawn by request of the applicant. The City of Amarillo has asked the applicant to modify the request with an additional metes and bounds description. Mr. Shaw commented the item will be re-submitted at a later date.

ITEM 4: V-14-01 Vacation of Mariposa ecoVillage Unit No. 1, in Section 58, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Mariposa Dr. & Soncy Rd/Loop 335)  
APPLICANT: Mary Emeny

Mr. Shaw stated the applicant is requesting vacation of the plat as the right of way is no longer needed due to changes in development plans of Mariposa ecoVillage. Since the original ownership is still intact and nothing has been developed, the applicant will not be required to pay the fair market value normally required. Due to these reasons, Mr. Shaw stated staff recommends approval of the vacation as submitted.

A motion to approve V-14-01 was made by Commissioner Good, seconded by Commissioner Ledwig and carried unanimously.

ITEM 5: P-14-01 Mirror Addition Unit No. 27, an addition to the City of Amarillo, being a replat of a portion of Block 367, Mirror Addition, and an unplatted tract of land all in Section 155, Block 2, AB&M Survey, Potter County, Texas. (1.07 acres)(Vicinity: SE 5<sup>th</sup> Ave. & Osage St.)  
DEVELOPER(S): Lorenzo and Carmen Chacon  
SURVEYOR: David Miller

A motion to approve P-14-01 was made by Commissioner Craig, seconded by Commissioner Webb and carried unanimously.

ITEM 6: P-14-02 K & S Acres Unit No. 3, a suburban subdivision to the City of Amarillo, being a replat of Lot 7, Block 1 of K & S Acres Unit No. 2 in Section 33, Block 9, BS&F Survey, Randall County, Texas. (7.16 acres)(Vicinity: I-27 & Coulter St.)  
DEVELOPER(S): Jacob Rempel  
SURVEYOR: Daryl Furman

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-14-02 was made by Commissioner Webb, seconded by Commissioner Craig and carried unanimously.

**CARRY OVERS:**

ITEM 7: P-13-82 The Colonies Unit No. 54, an addition to the City of Amarillo, being an unplatted tract of land in Section 40, Block 9, BS&F Survey, Randall County, Texas. (3.58 acres)(Vicinity: Tuscany Pkwy. & Coulter St.)  
DEVELOPER(S): Kirk Coury  
SURVEYOR: Daryl Furman

Chairman Day stated that the plat was signed by the Deputy City Manager on December 23, 2013.

ITEM 8: P-13-85 Luke Place Unit No. 2.

No action was taken on this plat.

**PENDING ITEMS:**

ITEM 9: P-08-10 The Woodlands of Amarillo Unit No. 14.

No action was taken on this plat.

ITEM 10: P-10-19 Dixon Acres Unit No. 5, an addition to the City of Amarillo, being a replat of the east 50 feet of Lot 1, Block 1, Dixon Acres, in Section 157, Block 2, AB&M Survey, Potter County, Texas. (0.17 acres)(Vicinity: NE 16<sup>th</sup> Ave. & Mirror St.)  
DEVELOPERS: Maria Elida Munoz & Uriel Lopez  
SURVEYOR: Heather Lemons

Chairman Day stated the plat was withdrawn by staff due to inactivity.

ITEMS 11-16: 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.

No action was taken on these plats.

ITEM 17: P-13-30 The Park Unit No. 7, an addition to the City of Amarillo, being a replat of portions of The Park Unit No. 4 and The Park Unit No. 5, in Section 104, Block 2, AB&M Survey, Potter County, Texas. (28.15 acres)(Vicinity: NE 12<sup>th</sup> Ave. & Whitaker Rd.)  
DEVELOPER(S): Suzanne Boyce  
SURVEYOR: J.D. Davis

Chairman Day stated that this plat was withdrawn by the developer on December 27, 2013.

ITEMS 18-20: P-13-32 University Heights Unit No. 7, P-13-39 Tascosa Estates Unit No. 13, P-13-47 Wildflower Village Unit No. 1.

No action was taken on these plats.

ITEM 21: P-13-48 South Side Acres Unit No. 24, a Suburban Subdivision to the City of Amarillo, being an unplatted tract of land in Section 230, Block 2, AB&M Survey, Randall County, Texas. (9.40 acres)(Vicinity: Farmers Ave. & Georgia St.)  
DEVELOPER(S): Mike Standefer  
SURVEYOR: H.O. Hartfield

Chairman Day stated that this plat was withdrawn by the developer on December 27, 2013.

ITEM 22: P-13-49 Teresa D'Ann Unit No. 4.

No action was taken on this plat.

ITEM 23: P-13-51 Holiday South Unit No. 9, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 177, Block 2, AB&M Survey, Randall County, Texas. (1.06 Acres)(Vicinity: Burlington Rd. & Tangier Ave.)  
DEVELOPER(S): Joy Gail Graham  
SURVEYOR: Daryl Furman

Chairman Day stated that the plat was signed by the Deputy City Manager on December 20, 2013.

ITEMS 24-27: P-13-63 Fleet Addition Unit No. 4, P-13-64 South Side Estates Unit No. 37, P-13-65 Lonesome Dove Estates Unit No. 5, P-13-67 Amended Puckett West Addition Unit No. 15.

No action was taken on these plats.

ITEM 28: P-13-70 City Park Unit No. 17, an addition to the City of Amarillo, being an unplatted tract of land in Section 29, Block 9, BS&F Survey, Randall County, Texas. (0.94 acres)(Vicinity: Coulter St. & Foxcroft Dr.)  
DEVELOPER(S): Rick Crawford  
SURVEYOR: Daryl Furman

Chairman Day stated that the plat was signed by the Deputy City Manager on December 17, 2013.

ITEMS 29-35: P-13-71 Eastridge Unit No. 44, P-13-72 Park Hills Unit No. 2, P-13-73 Tradewind Air Park Unit No. 20, P-13-74 Lawrence Park Unit No. 32, 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.

No action was taken on these plats.

ITEM 36: P-13-83 Canode-Com Park Unit No. 41, an addition to the City of Amarillo, being a replat of Lot 1C, Block 2, Canode-Com Park Unit No. 40, and a replat of a portions of Lots 9C and 9D, Block 4, Canode-Com Park Unit No. 29, in Section 42, Block 9, BS&F Survey, Potter County, Texas. (4.57 acres)(Vicinity: West Amarillo Blvd. and Cinema Dr.)  
DEVELOPER(S): Jayanti Nathu  
SURVEYOR: David Miller

Chairman Day stated that the plat was signed by the Deputy City Manager on January 6, 2014.

ITEM 37: 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 38: Discuss Items for Future Agendas.

No further comments were made and meeting adjourned at 3:15 p.m.

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Kelley Shaw, Secretary  
Planning & Zoning Commission