

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

On the 23<sup>rd</sup> day of January 2012, 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	10	6
Dean Bedwell	Y	77	71
Judy Day, Vice-Chairman	Y	80	69
Casey Webb	Y	10	10
John Notestine	N	126	111
Louise Ross	Y	126	117
Howard Smith, Chairman	N	115	100

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

Vice 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 January 9, 2012 meeting

A motion to approve the minutes of the January 9, 2012 meeting was made by Commissioner Ross, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 2: Z-12-04 Rezoning of a 7.76 acre tract of unplatted land in Section 64, Block 9, BS&F Survey, Randall County, Texas plus one-half of all bounding streets, alleys and public ways to change from Agricultural District to Residential District 2. (Vicinity: Buccola Ave. & Nancy Ellen St.)  
APPLICANT: Perry Williams

Russell Hawkins, 6603 Nancy Ellen, asked if this zoning would allow for apartments and the extent of the development into the playa lake area. Mr. Shaw stated Residential District 2 allows for single family detached homes, and no multi-family living or high density type residential will be permitted. Mr. Shaw explained the development would extend to the boundary of the zoning district which mirrors the plat as submitted. The extent of the development into the playa will be established by the flood hazard line, known as Zone A. Development will stop at this boundary unless the elevation is raised above the flood zone.

No further questions or comments were made. A motion to approve Z-12-04 was made by Commissioner Craig, seconded by Commissioner Bedwell and carried unanimously

ITEM 3: P-12-02 Southeast Park Unit No. 10, an addition to the City of Amarillo, being an unplatted tract of land out of Section 139, Block 2, AB&M Survey, Potter County, Texas. (2.98 acres) (Vicinity: SE 27<sup>th</sup> Ave & Osage St.)  
DEVELOPERS: T.E. Dawkins  
SURVEYOR: Robert Keys

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-02 was made by Commissioner Ross, seconded by Commissioner Bedwell and carried unanimously.

ITEM 4: P-12-03 Quail Creek Addition Unit No. 31, an addition to the City of Amarillo, being a replat of Lots 1-14 and Lots 56-64, Block 12, in Section 25, Block 9, BS&F Survey, Potter County, Texas. (3.92 acres) (Vicinity: Bridlewood Dr. and Baccus Dr.)  
DEVELOPER: Anthony Saikowski  
SURVEYOR: K.C. Brown

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-03 was made by Commissioner Bedwell, seconded by Commissioner Webb and carried unanimously.

**CARRY OVERS:**

ITEMS 5-6: P-11-63 Interstate Battery Addition, P-11-65 Redstone Addition Unit No. 2.

No action was required on these plats.

**PENDING ITEMS:**

ITEMS 7-19: P-08-10 The Woodlands of Amarillo Unit No. 14, P-08-69 Redstone Addition Unit No. 1, P-10-19 Dixon Acres Unit No. 5, P-10-21 Coulter Acres Unit No. 12, P-10-25 Medical Institute Subdivision Unit No. 9, P-10-27 Amarillo Medical Center Unit No. 18, P-10-47 Grand Avenue Estates Unit No. 5, P-10-48 Famous Heights Addition Unit No. 41, P-10-57 North River Road Gardens Unit No. 3, P-10-60 Alta Vista Estates Unit No. 2, P-11-31 Sundown Acres Unit No. 6, P-11-32 Hillside Terrace Estates Unit No. 14, P-11-34 Plemons Addition Unit No. 14.

No action was required on these plats.

ITEM 20: P-11-36 Rolling Hills Unit No. 6, a suburban subdivision to the City of Amarillo, being a replat of Lot 10, Block 1, Rolling Hills Unit No. 4, in Section 220, Block 2, AB&M Survey, Potter County, Texas. (5.26 acres) (Vicinity: Caddo Rd. & Mesilla Ave.)  
DEVELOPER: Carl Mitchell  
SURVEYOR: David Miller

Mr. Shaw stated the applicant's request is appropriate and recommended approval with an alley variance. Motion to approve P-11-36, with an alley variance, was made by Commissioner Ross, seconded by Commissioner Craig and carried unanimously.

ITEM 21: P-11-39 Coulter Acres Unit No. 15.

No action was required on this plat.

ITEM 22: P-11-41 The Greenways at Hillside Unit No. 26, an addition to the City of Amarillo, being an unplatted tract of land in Section 39, Block 9, BS&F Survey, Randall County, Texas. (9.17 acres) (Vicinity: Coulter St. & Glenoak Ln.)  
DEVELOPER: Edward Scott, Jr.  
SURVEYOR: Richard Johnson

A motion to approve P-11-41 was made by Commissioner Bedwell, seconded by Commissioner Webb and carried unanimously.

ITEM 23: P-11-45 Tascosa Estates Unit No. 11.

No action was required on this plat.

ITEM 24: P-11-42 La Paloma Estates Unit No. 9, a suburban subdivision and an addition to the City of Amarillo, being a replat of a portion of Lot 12, Block 5, La Paloma Estates Unit No. 3, a portion of Lot 1, Block 10, Walnut Hills Unit No. 1, and a portion of an unplatted tract of land, all within Section 12, Block 9, BS&F Survey, Potter County, Texas. (11.31 acres) (Vicinity: Merion Pl. & Pine Valley Ln.)  
DEVELOPER: Peter Bowes  
SURVEYOR: Richard Johnson

Mr. Shaw stated the applicant's request is appropriate and recommended approval with an alley variance, a cul-de-sac length variance, and right-of-way width variance. Motion to approve P-11-42, with an alley variance, a cul-de-sac length variance, and right-of-way width variance was made by Commissioner Ross, seconded by Commissioner Bedwell and carried unanimously.

ITEMS 25-31: P-11-54 Tradewind Air Park Unit No. 19, P-11-55 Tascosa Estates Unit No. 12, P-11-56 Western-Air Addition Unit No. 21, P-11-58 Sunrise Park Unit No. 12, P-11-59 Two Deer Creek Unit No. 4, P-11-60 Hillside Terrace Estates Unit No. 17, P-11-61 Hillside Terrace Estates Unit No. 18.

No action was required on these plats.

ITEM 32: 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 further comments were made and meeting adjourned at 3:17 p.m.

---

Kelley Shaw, Secretary  
Planning & Zoning Commission