

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

On the 26<sup>th</sup> day of November 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       | 30                | 19                    |
| Dean Bedwell              | Y       | 97                | 91                    |
| Judy Day, Chairman        | Y       | 100               | 83                    |
| Casey Webb, Vice-Chairman | Y       | 30                | 26                    |
| Mike Good                 | Y       | 12                | 10                    |
| Anthony Ledwig            | Y       | 12                | 10                    |
| Howard Smith, Chairman    | Y       | 135               | 117                   |

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 November 11, 2012 meeting

A motion to approve the minutes of the November 11, 2012 meeting was made by Commissioner Ledwig, seconded by Commissioner Good, and carried 5:0:2, with Commissioner Smith and Commissioner Craig abstaining.

ITEM 2:                      Z-12-24 Rezoning of an 11.92 acre tract of land in Section 63, Block 9, BS&F Survey, Randall County, Texas plus one-half of all bounding streets, alleys and public ways to change from Planned Development District 320 and Agricultural District to amended planned development for expansion of existing outdoor new/used auto sales lot operations.  
APPLICANT: Joe Street

Mr. Shaw stated the site is currently developed with an outdoor auto sales operation since approval of Planned Development 320 (PD320) in 2005. The applicant is requesting amendment of PD320 for expansion of the auto sales operations and construction of a vehicle storage building. Proposed development standards incorporate slight changes to the existing plan, including maximum lot coverage from 11% to 13%, landscaping from 5% to 12% groundcover and additional trees. Mr. Shaw commented the staff feels all minor changes go along with the existing development standards of PD320 and recommends approval of this request as submitted.

A motion to approve Z-12-24 was made by Commissioner Craig, seconded by Commissioner Ledwig and carried 6:0:1 with Commissioner Good abstaining.

ITEM 3:                      V-12-07 Vacation of a portion of a 20ft. alley in Block 338, Holland's Addition and a portion of SE 2<sup>nd</sup> Ave., north of Block 338, Holland's Addition, in Section 156, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: SE 2<sup>nd</sup> Ave. & Arthur St.)  
APPLICANT: Chan Davidson

Mr. Shaw stated the applicant is requesting abandonment of the alley and street segments to consolidate the surrounding property for future development. Mr. Shaw commented a Public Utility Easement and a Drainage Easement over the alley segment will be required, but a fair-market payment will be waived. Staff recommends approval of this item with retention of both easements.

A motion to approve V-12-07, with a Public Utility Easement and a Drainage Easement, was made by Commissioner Bedwell, seconded by Commissioner Smith and carried unanimously.

ITEM 4: P-12-64 South Georgia Place Unit No. 29, an addition to the City of Amarillo, being an unplatted tract of land in Section 183, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: Farmers Ave. and Explorer Trl.)  
DEVELOPER(S): Royce Barnett  
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-12-64 was made by Commissioner Craig, seconded by Commissioner Smith and carried unanimously.

ITEM 5: P-12-65 Ojeda's Little Acre Addition Unit No. 1, an addition to the City of Amarillo, being an unplatted tract of land in Section 173, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: SE 46th Ave. & Tradewind St.)  
DEVELOPER(S): Armondo and Noelia Ojeda  
SURVEYOR: J.D. Keller

Mr. Shaw stated staff feels the applicant's request is appropriate and recommended approval with an alley waiver. A motion to approve P-12-65, with an alley waiver, was made by Commissioner Ledwig, seconded by Commissioner Webb and carried unanimously.

**CARRY OVERS:**

ITEMS 6-8: P-12-60 Yucca Unit No. 2, P-12-61 South Side Acres Unit No. 24, P-12-63 River Road Gardens Unit No. 25.

No action was required on these plats.

**PENDING ITEMS:**

ITEMS 9-10: P-08-10 The Woodlands of Amarillo Unit No. 14, P-10-19 Dixon Acres Unit No. 5.

No action was required on these plats.

ITEM 11: P-10-21 Coulter Acres Unit No. 12, a suburban subdivision and an addition to the City of Amarillo, being a replat of a portion of Lot 2, Block 3, Coulter Acres, in Section 38, Block 9, BS&F Survey, Randall County, Texas. (4.13 acres) (Vicinity: Coulter St. and SW 75<sup>th</sup> Ave.)  
DEVELOPER: Rodney Perkins  
SURVEYOR: Heather Lemons

Chairman Day stated this plat was withdrawn due to lack of activity.

ITEM 12: P-10-27 Amarillo Medical Center Unit No. 18, an addition to the City of Amarillo, being a replat of all of Amarillo Medical Center Unit No. 16, in Section 26, Block 9, BS&F Survey, Potter County, Texas. (1.92 acres) (Hagy Blvd. and Amarillo Blvd. West)  
DEVELOPER: Stephen Gens  
SURVEYOR: Kevin Brown

Chairman Day stated this plat was withdrawn by the applicant.

ITEM 13: P-10-47 Grand Avenue Estates Unit No. 5, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 143, Block 2, AB&M Survey, Randall County, Texas. (3.75 acres) (Vicinity: Grand St. and Loop 335)  
DEVELOPER: Art Mendoza  
SURVEYOR: Kevin Brown

Chairman Day stated this plat was withdrawn due to lack of activity.

ITEMS 14-17: P-10-60 Alta Vista Estates Unit No. 2, P-11-31 Sundown Acres Unit No. 6, P-11-34 Plemons Addition Unit No. 14, P-11-54 Tradewind Air Park Unit No. 19.

No action was required on these plats.

ITEM 18: P-11-56 Western-Air Addition Unit No. 21, an addition to the City of Amarillo, being a replat of a portion of Lot 2, Block 6, Western-Air Addition Unit No. 17, in Section 229, Block 2, AB&M Survey, Randall County, Texas. (2.13 acres) (Vicinity: Maverick St. & Prairie Ave.)  
DEVELOPER: Rob Carter  
SURVEYOR: H.O. Hartfield

Chairman Day stated this plat was withdrawn due to lack of activity.

ITEM 19: P-11-60 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. (11.81 acres) (Vicinity: Saxon Way & Nancy Ellen St.)  
DEVELOPER: Perry Williams  
SURVEYOR: H.O. Hartfield

Chairman Day stated this plat was withdrawn due to lack of activity.

ITEM 20: 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

Chairman Day stated this plat was withdrawn by the surveyor.

ITEMS 21-22: P-12-08 R&B Industrial Park Unit No. 7, P-12-13 Valley View South Unit No. 3.

No action was required on these plats.

ITEM 23: P-12-14 Holland Addition Unit No. 14, an addition to the City of Amarillo being a replat of all of Lots 3 and 8 and a portion of Lots 1, 2, 4, 7, and 9, all in Block 327, Holland Addition; a portion of Lots 2, 3 and 4, Block 336, Holland Addition; a portion of a 20ft. wide alley in Block 327, Holland Addition & a portion of Cleveland St. running between Blocks 327 and 336, Holland Addition, in Section 156, Block 2, AB&M Survey, Potter County, Texas.(1.35 Acres)(Vicinity: Houston St and SE 2<sup>nd</sup> Ave)  
DEVELOPER: George Villasana  
SURVEYOR: Daryl Furman

Chairman Day stated that the plat was signed by the Acting Director of Public Services on November 26, 2012.

ITEM 24: P-12-20 City View Estates Unit No. 12, an addition to the City of Amarillo, being an unplatted tract of land in Section 231, Block 2, AB&M Survey, Randall County, Texas.(34.53 Acres)(Vicinity: Farmers Ave & Catalpa Ln.)  
DEVELOPER: Matt Griffith  
SURVEYOR: Robert Keys

A motion to approve P-12-20 was made by Commissioner Bedwell, seconded by Commissioner Webb and carried unanimously.

ITEM 25: P-12-23 Soncy Estates Unit No. 3.

No action was required on this plat.

ITEM 26: P-12-28 Curtis G. Hail's Subdivision, an addition to the City of Amarillo, being a replat of Tract 20, and a portion of Tract 21, Curtis G. Hail's Subdivision Unit No. 1, in Section 6, Block 9, BS&F Survey, Randall County, Texas.(0.80 acres)(Vicinity: Interstate-27 and Hillside Rd.)  
DEVELOPER: Carol Ray  
SURVEYOR: H.O. Hartfield

Chairman Day stated that the plat was signed by the Acting Director of Public Services on November 26, 2012.

ITEM 27: P-12-30 Claude Highway Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 116, Block 2, AB&M Survey, Randall County, Texas.(1.05 acres)(Vicinity: FM 1151 and Whitaker Rd.)  
DEVELOPER: Devin Cantwell  
SURVEYOR: Kevin Brown

Chairman Day stated this plat was withdrawn due to lack of activity.

ITEMS 28-30: P-12-39 Soncy Park Unit No. 16, P-12-41 Sosa Acres Unit No. 1, P-12-45 Redstone Addition Unit No. 1.

No action was required on these plats.

ITEM 31: P-12-47 South Park Addition Unit No. 43, an addition to the City of Amarillo, being a replat of Lot 1, Block 1, South Park Addition Unit No. 34, and a portion of an unplatted tract of land in Section 30, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Hillside Rd. and Bell St.)  
DEVELOPER: Greg Bynum  
SURVEYOR: Richard E. Johnson

Chairman Day stated that the plat was signed by the Acting Director of Public Services on November 26, 2012.

ITEMS 32-34: P-12-49 Hollywood Commercial Park Unit No. 13, P-12-50 Airport Park Addition Unit No. 6, P-12-52 Bownds Industrial Park Unit No. 1.

No action was required on these plats.

ITEM 35: P-12-53 Centerport Addition Unit No. 4, an addition to the City of Amarillo, being an unplatted tract of land out of Section 72, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Centerport Blvd. & Lakeside Dr.)  
DEVELOPER: Richard David  
SURVEYOR: Richard E. Johnson

Chairman Day stated that the plat was signed by the Acting Director of Public Services on November 26, 2012.

ITEM 36: P-12-54 MCR Estates Unit No. 1.

No action was required on this plat.

ITEM 37: P-12-55 River Road Gardens Unit No. 24, an addition to the City of Amarillo, being a replat of the east 165 feet of the west 175 feet of Tract 16, Riverroad Gardens, in Sections 161 and 164, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: E. Willow Creek Dr. & River Road)  
DEVELOPER: Nancy Morrison  
SURVEYOR: Jeff Reasoner

Chairman Day stated that the plat was signed by the Acting Director of Public Services on November 20, 2012.

ITEM 38: P-12-56 Famous Heights Park Addition Unit No. 19, an addition to the City of Amarillo, being a replat of Lots 11 and 12, Block 9, Famous Heights Park Addition, in Section 138, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: SE 10th Ave. & Marrs St.)  
DEVELOPERS: Juan & Modesto Saucedo  
SURVEYOR: Jeff Reasoner

Chairman Day stated that the plat was signed by the Acting Director of Public Services on November 12, 2012.

ITEM 39: P-12-57 Oakwood Addition Unit No. 5.

No action was required on this plat.

ITEM 40: P-12-58 Howell Addition Unit No. 3, an addition to the City of Amarillo, being an unplatted tract of land in Section 135, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: N. Grand St. & E. Hastings Ave.)  
DEVELOPER(S): Jessie Herrera, Jr.  
SURVEYOR: Robert Keys

A motion to approve P-12-58 was made by Commissioner Bedwell, seconded by Commissioner Ledwig and carried unanimously.

ITEM 41: P-12-59 Original Town of Amarillo Unit No. 12, an addition to the City of Amarillo, being a replat of Lots 6 & 7, Block 71, Original Town of Amarillo, in Section 158, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: SW 8th Ave. & Bowie St.)  
DEVELOPER(S): David Gallaway  
SURVEYOR: Daryl Furman

Chairman Day stated that the plat was signed by the Acting Director of Public Services on November 20, 2012.

ITEM 42: 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 43: Discuss Items for Future Agendas

No further comments were made and meeting adjourned at 3:25 p.m.

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Kelley Shaw, Secretary  
Planning & Zoning Commission