

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

On the 11<sup>th</sup> day of February 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	35	21
Dean Bedwell	Y	102	96
Judy Day, Chairman	Y	105	88
Casey Webb, Vice-Chairman	N	35	29
Mike Good	N	17	13
Anthony Ledwig	Y	17	14
Howard Smith	Y	140	122

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 January 28, 2013 meeting

A motion to approve the minutes of the January 28, 2013 meeting was made by Commissioner Smith, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 2: Z-13-03 Rezoning of a portion of Tract 2 and a portion of Parcel "I", Westcliff Park Unit No. 18, in Section 24 and 25, Block 9, BS&F Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways to change from Planned Development District 55BCG to planned development district for residential and grazing purposes. (Vicinity: Westwood Dr. and Blossom Way)  
APPLICANT: Jeff Tidmore

Mr. Shaw commented since the last Planning & Zoning meeting, discussions have been held with the applicant and surrounding area residents. Planned development (PD) zoning was recommended to alleviate concerns such as possible drainage issues, and the kind and number of animals allowed in an Agricultural District. Under a PD, the 28 acre tract will allow for private grazing of horses and/or cattle with a maximum of one animal per acre, and Single-Family Detached homes subject to Residential District 1 standards. The applicant has also submitted a full drainage report detailing the existing and proposed drainage features within the property which is under review by the City of Amarillo's Engineering Department. Mr. Shaw further stated staff recommends approval as submitted.

Chairman Day asked if anyone present wished to speak in favor of the rezoning request. Jeff Tidmore, 57 Country Club, applicant appeared to answer any questions. Mr. Tidmore stated his appreciation to the City staff for their assistance in a solution for his property.

Chairman Day asked if anyone present wished to speak against the rezoning request. Nadine LeClert, 1006 Rosenda Lane, representing the area residents, stated she was not against the rezoning as it was presented today. Ms. LeClert also expressed her gratitude to the City staff and Mr. Tidmore for hearing the residents' concerns.

A motion to approve Z-13-03 was made by Commissioner Bedwell, seconded by Commissioner Smith and carried unanimously.

ITEM 3: Z-13-05 Rezoning of Lot 1, Block 1, Ojeda's Little Acre Unit No. 1, in Section 173, Block 2, AB&M Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways to change from Agricultural District to Agricultural District with a specific use permit for the placement of a Type A Manufactured Home. (Vicinity: Tradewind St. & SE 46<sup>th</sup> Ave.)  
APPLICANT: Armando Ojeda

Mr. Shaw stated that staff was in agreement with the market analysis and that the placement of the proposed manufactured home would not create an adverse impact to the area. A motion to approve Z-13-05 was made by Commissioner Smith, seconded by Commissioner Ledwig and carried unanimously.

ITEM 4: Z-13-06 Rezoning of a 2.95 acre tract of unplatted land in Section 62, 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 General Retail District. (Vicinity: Soncy Rd & Tarter Ave)  
APPLICANT: First Capital Bank of Texas

Mr. Shaw stated the application is requesting General Retail zoning with the expressed purpose of building a bank on the southern portion of the site. Staff is of the opinion the request is appropriate and recommends approval as submitted.

A motion to approve Z-13-06 was made by Commissioner Ledwig, seconded by Commissioner Smith and carried unanimously.

ITEM 5: P-13-08 Plemons Addition Unit No. 15, an addition to the City of Amarillo, being a replat of a all of Block 117, Plemons Addition in Section 170, Block 2 AB&M Survey, Potter County, Texas. (Vicinity: Buchanan St & S.E. 9<sup>th</sup> Ave.)  
DEVELOPER(S): Greg Mitchell  
SURVEYOR: Richard Johnson

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-13-08 was made by Commissioner Ledwig, seconded by Commissioner Smith and carried unanimously.

ITEM 6: P-13-09 Country Estates Unit No. 1, a suburban subdivision to the City of Amarillo being an unplatted tract of land out of Section 35 & 68, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: FM 2590 & Breitling Ln.)  
DEVELOPER(S): Robert F. Carter  
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-13-09 was made by Commissioner Bedwell, seconded by Commissioner Smith and carried unanimously.

ITEM 7: P-13-10 Soncy Park Addition Unit No. 15, an addition to the City of Amarillo, being an unplatted tract of land out of section 62, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Soncy Rd. & Bent Tree Dr.)  
DEVELOPER(S): Greg Burgess  
SURVEYOR: Richard Johnson

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-13-10 was made by Commissioner Ledwig, seconded by Commissioner Smith and carried unanimously.

ITEM 8: P-13-11 Cross Texas Addition Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 76, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: Lakeside Dr & SE 34th Ave)  
DEVELOPER(S): Paul Fields  
SURVEYOR: Richard E. Johnson

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-13-11 was made by Commissioner Smith, seconded by Commissioner Ledwig and carried unanimously.

**CARRY OVERS:**

ITEMS 9-10: P-13-06 Pleasant Valley Unit No. 47, P-13-07 The Colonies Unit No. 52.

No action was taken on these plats.

**PENDING ITEMS:**

ITEMS 11-18: 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-12-39 Soncy Park Unit No. 16, P-12-45 Redstone Addition Unit No. 1, P-12-52 Bownds Industrial Park Unit No. 1.

No action was taken on these plats.

ITEM 19: P-12-67 Bennett Acres Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land out of Section 149, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: Tradewind St. & Hollywood Rd.)  
DEVELOPER(S): Robert and Marie Bennett  
SURVEYOR: Daryl Furman

Chairman Day stated that the plat was signed by the Acting Director of Public Services on January 29, 2013.

ITEMS 20-23: P-13-01 Green Acres Farms Unit No. 5, P-13-02 Hillside Terrace Estates Unit No. 17, P-13-03 Famous Heights Addition Unit No. 42, P-13-05 Beverly Gardens Unit No. 22.

No action was taken on these plats.

ITEM 24: 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 25: Discuss Items for Future Agendas

No further comments were made and meeting adjourned at 3:35 p.m.



Kelley Shaw, Secretary  
Planning & Zoning Commission