

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

On the 11th day of March 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	Y	36	22
Dean Bedwell	Y	103	97
Judy Day, Chairman	Y	106	89
Casey Webb, Vice-Chairman	Y	36	30
Mike Good	N	18	13
Anthony Ledwig	N	18	14
Howard Smith	Y	141	123

PLANNING DEPARTMENT STAFF:

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 February 11, 2013 meeting

A motion to approve the minutes of the February 11, 2013 meeting was made by Commissioner Craig, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 2: Z-13-07 Rezoning of a 24.95 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: Ellen Hope St. and Perry Ave.)
APPLICANT: Perry Williams

Mr. Shaw stated the applicant's request is for further development of the next residential phase of Hillside Terrace Estates. Given the plans are for a logical continuation of the existing development, staff recommends approval as submitted.

A motion to approve Z-13-07 was made by Commissioner Bedwell, seconded by Commissioner Webb and carried unanimously.

ITEM 3: Z-13-08 Rezoning of Lot 20, Block 3, South Park Unit No. 31, in Section 30, 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 269 to amended planned development district for expansion of existing office complex.
APPLICANT: Scott Stark

Mr. Shaw stated the applicant is proposing to expand the existing office building with 5,000 sq ft of office space and additional parking along the west side. Parking will set 30ft back from the west property line, along with additional trees, and lighting will be a recessed type fixture. Staff feels the request is appropriate since the existing development standards would remain in effect along with additional safeguards, and recommends approval as submitted.

A motion to approve Z-13-08 was made by Commissioner Webb, seconded by Commissioner Smith and carried unanimously.

ITEM 4: Z-13-09 Rezoning of a 6.57 and a 26.53 acre tract of unplatted land in Section 39, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways to change from Agricultural District and Moderate Density District to Residential District 3 and Residential District 1 respectively.(Vicinity: Pineridge Dr. and Glenwood Dr.)
APPLICANT: Edward Scott

Mr. Shaw stated the applicant's request is for further development of the next residential phase of The Greenways at Hillside Subdivision, with single-family detached homes. Given the plans are for a logical continuation of the existing development, staff recommends approval as submitted.

A motion to approve Z-13-09 was made by Commissioner Smith, seconded by Commissioner Bedwell and carried unanimously.

ITEM 5: P-13-12 Haimes Acres Unit No. 2, a suburban subdivision to the City of Amarillo, being a replat of the south half of Lot 8, Block 1, Haimes Acres Unit No. 1, in Section 143, Block 2, AB&M Survey, Randall County, Texas. (2.50 acres)(Vicinity: Haimes St. & Hollywood Rd. /Loop 335)
DEVELOPER(S): Miguel Morales
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-13-12 was made by Commissioner Webb, seconded by Commissioner Bedwell and carried unanimously.

ITEM 6: P-13-13 Howell Addition Unit No. 4, an addition to the City of Amarillo, being an unplatted tract of land out of Section 135, Block 2, AB&M Survey, Randall County, Texas. (3.13 acres)(Vicinity: N. Grand Street & E Hastings Avenue).
DEVELOPER: Jessie Herrera, Jr.
SURVEYOR: Robert Keys

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

ITEM 7: P-13-14 River Falls Unit No. 31, a 15.185 acre tract of unplatted land including 14.46 acres of a suburban subdivision to the City of Amarillo and a 0.06 acre portion adjacent to and outside of the City of Amarillo Extraterritorial Jurisdiction, all lying in Section 83, Block 2, AB&M Survey, Randall County, Texas. (14.465 acres)(Vicinity: FM 1151 & Wild Horse Trl.)
DEVELOPER: Tully Currie
SURVEYOR: Dwayne Gresham

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-13-14 was made by Commissioner Smith, seconded by Commissioner Craig and carried unanimously.

ITEM 8: P-13-15 Westcliff Park Unit No. 47, an addition to the City of Amarillo being a replat of a portion of Lot 2-I, Block 27, Westcliff Park Unit No. 42, in Section 10, Block 9, BS&F Survey, Potter County, Texas. (1.30 acres)(Vicinity: W Amarillo Blvd & Plum Creek Dr.)
DEVELOPER(S): Ali Jaffar
SURVEYOR: Dwayne Gresham

Chairman Day stated this plat was withdrawn by the Developer.

ITEM 9: P-13-16 Arden Hills Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 65, Block 9, BS&F Survey, Randall County, Texas. (15.335 acres)(Vicinity: Soncy Rd. & Arden Rd.)
DEVELOPER: Perry Williams
SURVEYOR: H.O. Heartfield

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-13-16 was made by Commissioner Webb, seconded by Commissioner Craig and carried unanimously.

ITEM 10: P-13-17 Hillside Terrace Estates Unit No. 20, an addition to the City of Amarillo, being a replat of Hillside Terrace Estates Unit No. 14, in Section 64, Block 9, BS&F Survey, Randall County, Texas. (7.37 acres)(Vicinity: Nancy Ellen St. & Fanchun St.)
DEVELOPER: Perry Williams
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-13-17 was made by Commissioner Bedwell, seconded by Commissioner Webb and carried unanimously.

ITEM 11: P-13-18 Golden Place Addition Unit No. 4, an addition to the City of Amarillo, being an unplatted tract of land, in Section 139, Block 2, AB&M Survey, Potter County, Texas. (1.04 acres)(Vicinity: Osage St. and SE 27th Ave.)
DEVELOPER(S): Steve Nicholson
SURVEYOR: H.O. Hartfield

Chairman Day stated that the plat was signed by the Acting Director of Public Services on March 8, 2013.

ITEM 12: P-13-19 Curtis G Hail's Subdivision Unit No. 8, an addition to the City of Amarillo, being a replat of Curtis G Hail's Subdivision Unit No. 7 recorded as File Clerk No 20120223304, in Section 6, Block 9, BS&F Survey, Randall County, Texas.0.80 acres)(Vicinity: Interstate-27 and Hillside Rd.)
DEVELOPER: John and Carol Ray
SURVEYOR: H.O. Hartfield

Chairman Day stated that the plat was signed by the Acting Director of Public Services on March 8, 2013.

ITEM 13: P-13-20 The Greenways at Hillside Unit No. 28, an addition to the City of Amarillo, being an unplatted tract of land in Section 39, Block 9, BS&F Survey, Randall County, Texas. (38.29 acres)(Vicinity: Pineridge Dr. and Glenwood Dr.)
DEVELOPER(S): Edward Scott
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-13-20 was made by Commissioner Webb, seconded by Commissioner Bedwell and carried unanimously.

CARRY OVERS:

ITEMS 14-15: P-13-08 Plemons Addition Unit No. 15, P-13-09 Country Estates Unit No. 1.

No action was taken on these plats.

ITEM 16: 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. (2.95 acres)(Vicinity: Soncy Rd. & Bent Tree Dr.)
DEVELOPER(S): Greg Burgess
SURVEYOR: Richard Johnson

Chairman Day stated that the plat was signed by the Acting Director of Public Services on March 1, 2013.

ITEM 17: P-13-11 Cross Texas Addition Unit No. 1.

No action was taken on this plat.

PENDING ITEMS:

ITEMS 18-30: 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, 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, P-13-06 Pleasant Valley Unit No. 47.

No action was taken on these plats.

ITEM 31: P-13-07 The Colonies Unit No. 52, an addition to the City of Amarillo, being an unplatted tract of land in Section 40, Block 9, BS&F Survey, Randall County, Texas. (2.54 acres)(Vicinity: Lexington Sq. and Soncy Rd)
DEVELOPER(S): Matt Griffith
SURVEYOR: Richard E. Johnson

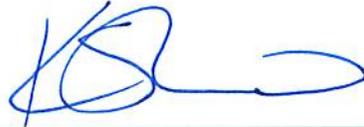
Chairman Day stated that the plat was signed by the Acting Director of Public Services on February 28, 2013.

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 comments were made.

ITEM 33: Discuss Items for Future Agendas

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



Kelley Shaw, Secretary
Planning & Zoning Commission