

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

On the 25<sup>th</sup> day of November 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	53	36
Dean Bedwell	Y	120	113
Judy Day, Chairman	Y	123	100
Casey Webb, Vice-Chairman	Y	53	43
Mike Good	Y	35	26
Anthony Ledwig	Y	35	30
Howard Smith	Y	158	139

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, 2013 meeting

A motion to approve the minutes of the November 11, 2013 meeting was made by Commissioner Webb, seconded by Commissioner Good, and carried unanimously.

ITEM 2:                      Consideration of a Flood Elevation Criteria Variance for Bill's Backyard Classics, 5309 S. Washington St.

Mark Read, City Engineer, stated the applicant is proposing to build an additional building at 5309 S. Washington St. Mr. Read advised the site is located within the 100-year flood zone established by FEMA, and thus the need for a variance request. Willow Grove Lake has a flood elevation of 3631.5' and the City requires an additional 1'. Raising the finished floor to 3632.5' will place the elevation approximately 1.5' above the existing building and driveway, which was built before the flood zone regulations and maps were changed in 2010. Mr. Read commented the applicant has asked for a variance of 3632.08' so as to not impact the existing building and large overhead doors with drainage problems. This elevation would meet the FEMA requirements, and Mr. Read recommended approval as submitted.

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

ITEM 3:                      Z-13-29 Rezoning of a 7.23 and a 37.90 acre tracts of unplatted land in Section 40, 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 3 and Residential District 1 respectively.(Vicinity: Hillside Rd. & Soncy Rd.)  
APPLICANT: Matt Griffith

Mr. Shaw stated the applicant is requesting the change in zoning in order to develop the next phase of The Colonies residential subdivision. Single-family detached homes are proposed, similar to existing homes in the surrounding area. Mr. Shaw stated staff is of the opinion the applicant's request is appropriate and recommends approval as submitted.

A motion to approve Z-13-29 was made by Commissioner Bedwell, seconded by Commissioner Good and carried unanimously.

ITEM 4: V-13-04 Vacation of a portion of an existing 20 ft alley in Block 39, San Jacinto Heights Addition, in Section 225, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: SW 6<sup>th</sup> Ave. & Mississippi St.)  
APPLICANT: Mark McKnight

Chairman Day stated the item was withdrawn by request of the applicant

ITEM 5: P-13-78 Heritage Hills Unit No. 2, an addition to the City of Amarillo, being an unplatted tract of land in Section 65, Block 9, BS&F Survey, Randall County, Texas. (34.82 acres)(Vicinity: Arden Rd. & Soncy Rd/ Loop 335)  
DEVELOPER(S): 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-13-78 was made by Commissioner Webb, seconded by Commissioner Ledwig and carried unanimously.

ITEM 6: P-13-79 City View Estates Unit No. 10A, an addition to the City of Amarillo, being a replat of Lots 38 and 39, Block 22, City View Estates Unit No. 10, out of Section 231, Block 2, AB&M Survey, Randall County, Texas. (0.50 acres)(Vicinity: Shreveport Dr. and Tampa Bay Ave.)  
DEVELOPER(S): Jesse Henninger  
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-13-79 was made by Commissioner Bedwell, seconded by Commissioner Smith and carried unanimously.

**CARRY OVERS:**

ITEMS 7-9: P-13-74 Lawrence Park Unit No. 32, P-13-75 Whitaker's Subdivision Unit No. 2, P-13-76 San Jacinto Heights Addition Unit No. 7.

No action was taken on these plats.

**PENDING ITEMS:**

ITEMS 10-24: 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-12-45 Redstone Addition Unit No. 1, P-12-52 Bownds Industrial Park Unit No. 1, P-13-05 Beverly Gardens Unit No. 22, P-13-30 The Park Unit No. 7, P-13-32 University Heights Unit No. 7, P-13-39 Tascosa Estates Unit No. 13, P-13-47 Wildflower Village Unit No. 1, P-13-48 South Side Acres Unit No. 24, P-13-49 Teresa D'Ann Unit No. 4, P-13-51 Holiday South Unit No. 9.

No action was taken on these plats.

ITEM 25: P-13-54 Lawrence Park Addition Unit No. 109, an addition to the City of Amarillo being a replat of a portion of Lot 5, Block D, Lawrence Park Additoin Unit No. 101, in Section 227, Block 2, AB&M Survey, Potter County, Texas. (0.61 acres)(Vicinity: Georgia St. & Duniven Cir.)  
DEVELOPER(S): Home Depot  
SURVEYOR: Joe Covey

Chairman Day stated that the plat was signed by the Deputy City Manager on November 25, 2013.

ITEM 26: P-13-59 Hollywood Addition Unit No. 18, an addition to the City of Amarillo, being an unplatted tract of land in Section 4, Block 9, BS&F Survey, Randall County, Texas. (0.86 acres)(Vicinity: Hollywood Rd. & Olympia Dr.)  
DEVELOPER: Gary Argo  
SURVEYOR: Jeff Reasoner

A motion to approve P-13-59 was made by Commissioner Webb, seconded by Commissioner Ledwig and carried unanimously.

ITEMS 27-35: 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, P-13-68 Pullman Industrial Acres Unit No. 4, P-13-70 City Park Unit No. 17, P-13-71 Eastridge Unit No. 44, P-13-72 Park Hills Unit No. 2, P-13-73 Tradewind Air Park Unit No. 20.

No action was taken on these plats.

ITEM 36: 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 37: 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