

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

**PUBLIC NOTICE OF MEETING**

**NOTICE** is hereby given that the Planning and Zoning Commission of the City of Amarillo, Texas, will meet in a **WORK SESSION AT 2:45 PM** in Room 206 on the Second Floor of City Hall and will hold their regularly-scheduled public meeting at 3:00 PM in the City Council Chambers on the Third Floor of City Hall, 509 East 7<sup>th</sup> Avenue, Amarillo, Texas, on August 25, 2014. The subjects to be considered at this meeting are listed on the attached copy of the Agenda of the Planning and Zoning Commission.

In the event of a lack of quorum to convene or continue the meeting described above, then the items on this agenda will automatically be carried forward to the agenda of the next regularly scheduled meeting of the Commission and succeeding meetings as necessary.

**SIGNED** this 22<sup>nd</sup> day of August 2014.

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Kelley Shaw, Secretary  
Planning & Zoning Commission

*The Planning and Zoning Commission reserves the right and hereby gives notice that it may conduct an executive session, as the Planning and Zoning Commission may find necessary, on any item of business listed in this agenda for which state law authorizes an executive session, even if such item is not specifically designated to be an executive session item.*

*Amarillo City Hall is accessible to individuals with disabilities through its main entry on the south side (SE 7<sup>th</sup> Avenue) of the building. An access ramp leading to the main entry is located at the southwest corner of the building. Parking spaces for individuals with disabilities are available in the south parking lot. City Hall is equipped with restroom facilities, communications equipment and elevators that are accessible. Individuals with disabilities who require special accommodations or a sign language interpreter must make a request to the Planning Department at least two (2) business days before the meeting by telephoning 806/378-3020 or the City TDD number at 806/378-4229.*

## AGENDA

The Planning and Zoning Commission will hold a **WORK SESSION AT 2:45 PM** in Room 206 on the Second Floor of City Hall, 509 East 7th Avenue, Amarillo, Texas, and will hold their regularly scheduled meeting at 3:00 PM in the City Council Chambers, Third Floor of City Hall, on August 25, 2014. Subjects to be discussed at this meeting are as follows:

- ITEM 1: Approval of the minutes of the August 11, 2014 meeting.
- ITEM 2: Z-14-16 Rezoning of lot 2, Block 3, Western-Air addition Unit No. 4 and lot 8C, Block 3, Western-Air Addition Unit No. 16, all in Section 229, Block 2, AB&M Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 114A to amended planned development for a change in existing sign regulations.(Vicinity: Virginia St. and SW 45th Ave.)  
APPLICANT: Gregg Bynum
- ITEM 3: M-14-04 Consideration of two variance requests from Section 14-3-5 of the City of Amarillo Municipal Code that prohibits sales of alcoholic beverages within 300ft. of a private school and day care center.(Vicinity: SW 58th Ave. & Georgia St. and Arden Rd. & Coulter St.)  
APPLICANT: Kimley-Horn and Associates, Inc.
- ITEM 4: P-14-56 Klucsevsek Subdivision Unit No. 2, an addition to the City of Amarillo, being a replat of Klucsevsek Subdivision Unit No. 1 Amended, and a 1.43 acre tract of unplatted land out of Section 60, Block 2, AB&M Survey, Potter County, Texas. (3.22 acres)(Vicinity: Airport Blvd. & Pullman Rd.)  
DEVELOPER(S): Fred Heket  
SURVEYOR: Dwayne Gresham
- ITEM 5: P-14-57 Beverly Gardens Unit No. 22, an addition to the City of Amarillo, being a replat of the remaining portion of Lot 2, Block 4, Beverly Gardens, in Section 158, Block 2, AB&M Survey, Potter County, Texas. (1.94 acres)(Vicinity: Hastings Ave. & Echo St.)  
DEVELOPER(S): Ginger Pena  
SURVEYOR: Jeff Reasoner

### CARRY OVERS:

- ITEM 6: P-14-55 King Hill Addition Unit No. 5, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 47, Block 9, BS&F Survey, Potter County, Texas. (3.08 acres)(Vicinity: Soncy Rd. & Tascosa Rd.)  
DEVELOPER(S): Judge Arthur Ware  
SURVEYOR: H.O. Hartfield

### PENDING ITEMS:

- ITEM 7: P-08-10 The Woodlands of Amarillo Unit No. 14, an addition to the City of Amarillo, being an unplatted tract of land in Sections 12 and 23, Block 9, BS&F Survey, Potter County, Texas. (38.70 acres)(Vicinity: Golden Chestnut Ln. & Sweetbay Ln.)  
DEVELOPERS: Karen Chapman and Tyler Pendergrass  
SURVEYOR: Robert Keys
- ITEM 8: P-11-31 Sundown Acres Unit No. 6, a suburban subdivision to the City of Amarillo, being a portion of an unplatted tract of land in Section 2, Block 2, J.Pointevent Survey, Randall County, Texas. (3.00 acres)(Vicinity: Western St. & Sundown Ln.)  
DEVELOPER: Craig Keel  
SURVEYOR: Daryl Furman
- ITEM 9: P-11-54 Tradewind Air Park Unit No. 19, a suburban subdivision and an addition to the City of Amarillo, being an unplatted tract of land in Section 153, Block 2, AB&M Survey, Randall County, Texas. (12.07 acres)(Vicinity: SE 40<sup>th</sup> Ave. & Roberts St.)  
DEVELOPERS: Ruthie and Rachel Andrew  
SURVEYOR: H.O. Hartfield
- ITEM 10: P-12-23 Soncy Estates Unit No. 3, a suburban subdivision and addition to the City of Amarillo, being a replat of Lot 1, Block 2, Soncy Estates Unit No. 1 and an unplatted tract of land in Section 63, Block 9, BS&F Survey, Randall County, Texas. (11.92 acres)(Vicinity: SW 45<sup>th</sup> Ave. & Soncy Rd/Loop 335)  
DEVELOPERS: Joe and Laura Street  
SURVEYOR: Robert Keys

- ITEM 11: P-12-45 Redstone Addition Unit No. 1, an addition to the City of Amarillo, being an unplatted tract of land situated in Section 37, Block 9, BS&F Survey, Randall County, Texas. (58.82 acres)(Vicinity: W. Loop 335 & S. Coulter St.)  
DEVELOPER: Charlie Hamilton  
SURVEYOR: David Miller
- ITEM 12: P-12-52 Bownds Industrial Park Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land out of Section 181, Block 2, AB&M Survey, Randall County, Texas. (8.11 acres)(Vicinity: Georgia St. & Sundown Ln.)  
DEVELOPER: David Bownds  
SURVEYOR: Heather Lemons
- ITEM 13: P-13-32 University Heights Unit No. 7, an addition to the City of Amarillo, being a replat of Lots 1-24, Block 49, University Heights, the previously vacated alley in Block 49, and the remaining portions of Lots 25-48, situated in Section 189, Block 2, AB&M Survey, Potter County, Texas. (2.44 acres)(Vicinity: W. Amarillo Blvd. & N. Fannin St.)  
DEVELOPER(S): Tuanjai Lertphakorn  
SURVEYOR: Jeff Reasoner
- ITEM 14: P-13-72 Park Hills Unit No. 2, an addition to the City of Amarillo, being an unplatted tract of land in Section 168, Block 2, AB&M Survey, Potter County, Texas. (0.36 acres)(Vicinity: NE 24<sup>th</sup> Ave. & U.S. Highway 287/Dumas Rd.)  
DEVELOPER(S): Manuel Mendoza  
SURVEYOR: Kevin Brown
- ITEM 15: 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
- ITEM 16: P-14-12 Lonesome Dove Estates Unit No. 6, a suburban subdivision to the City of Amarillo being an unplatted tract of land in Section 111, Block 2, AB&M Survey, Randall County, Texas. (16.60 acres)(Vicinity: Hollywood Rd. & Eastern St.)  
DEVELOPER(S): Baltazar Montoya  
SURVEYOR: Daryl Furman
- ITEM 17: P-14-14 Hillside Terrace Estates Unit No. 22, an addition to the City of Amarillo, being an unplatted tract of land in Section 64 and 65, Block 9, BS&F Survey, Randall County, Texas. (33.55 acres)(Vicinity: Prather Ave. and Arden Rd.)  
DEVELOPER(S): Perry Williams  
SURVEYOR: H.O. Hartfield
- ITEM 18: P-14-22 South Haven Addition Unit No. 4, an addition to the City of Amarillo, being a replat of a portion of Lots 2 & 3, Block 1, Southeast Place Unit No. 2, in Section 152, Block 2, AB&M Survey, Randall County, Texas. (2.89 acres) (Vicinity: Osage St. and Havenville Dr.)  
DEVELOPER(S): Edgar and Marilu Contreras  
SURVEYOR: H.O. Hartfield
- ITEM 19: P-14-25 Arrowhead Addition Unit No. 8, a suburban subdivision to the City of Amarillo, being a replat of the remaining portion of Arrowhead Addition Unit No. 1 and a replat of Lots 8 and 9, Block 6, Arrowhead Addition Unit No. 3, all in Section 149, Block 2, AB&M Survey, Randall County, Texas. (11.60 acres)(Vicinity: Southridge Dr. & Osage St.)  
DEVELOPER(S): Robert Ham  
SURVEYOR: Robert Keys
- ITEM 20: P-14-28 Silverpointe Addition Conceptual Development Plan, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 120, Block 2, AB&M Survey, Randall County, Texas. (63.19 acres)(Vicinity: Grand St. and SE 46th Ave.)  
DEVELOPER(S): Murali Veeramachaneni  
SURVEYOR: H.O. Hartfield
- ITEM 21: P-14-29 Keri Ridge Unit No. 4, a suburban subdivision to the City of Amarillo, being an unplatted tract of land, in Section 95, Block 9, BS&F Survey, Potter County, Texas. (6.99 acres)(Vicinity: S Dowell Rd. & Indian Hill Rd.)  
DEVELOPER(S): Billy and Danna Krause  
SURVEYOR: Heather Lemons

- ITEM 22: P-14-33 Canode-Com Park Unit No. 42, an addition to the City of Amarillo, being a replat of a portion of Lot 5, Block 2, Canode-Com Park Unit No. 38, and Lot 4, Block 2, Canode-Com Park Addition, in Section 42, Block 9, BS&F Survey, Potter County, Texas. (2.98 acres)(Vicinity: W Amarillo Blvd. & Soncy Rd/Loop 335)  
DEVELOPER(S): George Chapman  
SURVEYOR: Heather Lemons
- ITEM 23: P-14-35 West Amarillo Industrial Park Unit No. 24, an addition to the City of Amarillo, being a replat of Lot 16, Block 6, Amended West Amarillo Industrial Park Unit No. 5, in Section 224, Block 2, AB&M Survey, Potter County, Texas. (1.016 acres)(Vicinity: N Forest St. & NW 12<sup>th</sup> Ave.)  
DEVELOPER(S): Gary and Claudia Mezel  
SURVEYOR: H.O. Hartfield
- ITEM 24: P-14-36 Valley View South Unit No. 3, a suburban subdivision to the City of Amarillo, being an unplatted tract in Section 175, Block 2, AB&M Survey, Randall County, Texas.(3.00 acres) (Vicinity: Hollywood Rd. and Foxtail St.)  
DEVELOPER(S): Bernard Trujillo  
SURVEYOR: Kevin Brown
- ITEM 25: P-14-38 Westgate Village Addition Unit No. 3, an addition to the City of Amarillo, being an unplatted tract of land out of Section 61, Block 9, BS&F Survey, Potter County, Texas.(17.37 acres)(Vicinity: IH-40 and Soncy Rd.)  
DEVELOPER(S): Frank Pampalone  
SURVEYOR: Dwayne Gresham
- ITEM 26: P-14-41 Skyline Terrace Unit No. 12, an addition to the City of Amarillo, being a replat of Lot 20, Block 6, Skyline Terrace Unit No. 11 and a portion of an existing 20' alley as dedicated by Skyline Terrace Unit No. 2, all in Section 135, Block 2, AB&M Survey, Potter County, Texas. (26.27 acres)(Vicinity: NE 24<sup>th</sup> Ave. & Manhattan St.)  
DEVELOPER(S): Les Hoyt  
SURVEYOR: Kevin Brown
- ITEM 27: P-14-46 Hillside Terrace Estates Unit No. 23, an addition to the City of Amarillo, being a replat of Lot 27, Block 6, Hillside Terrace Estates Unit No. 10, and an unplatted tract of land in Section 64, Block 9, BS&F Survey, Randall County, Texas. (2.93 acres)(Vicinity: Hillside Rd & Nancy Ellen St)  
DEVELOPER(S): Perry Williams  
SURVEYOR: H.O. Hartfield
- ITEM 28: P-14-47 Westover Park Unit No. 25, an addition to the City of Amarillo, being a replat of a portion of Lot 55A, Block 6, Westover Park Unit No. 24, and an unplatted tract of land, in Section 31, Block 9, BS&F Survey, Randall County, Texas. (4.92 acres)(Vicinity: Coulter St. & Arden Rd.)  
DEVELOPER(S): Brian Hooper  
SURVEYOR: Dwayne Gresham
- ITEM 29: P-14-48 Tull Addition Unit No. 2, an addition to the City of Amarillo, being an unplatted tract of land out of Section 91, Block 2, AB&M Survey, Potter County, Texas. (4.25 acres)(Vicinity: Big Texan Rd. & Interstate Highway 40)  
DEVELOPER(S): Tom Wilbert  
SURVEYOR: Robert Keys
- ITEM 30: P-14-49 Freeman Subdivision Unit No. 4, an addition to the City of Amarillo, being an unplatted tract of land out of Section 74, Block 2, AB&M Survey, Potter County, Texas. (1.78 acres)(Vicinity: I-40 E & Lakeside Dr.)  
DEVELOPER(S): Michael Dudding & Christopher Britten  
SURVEYOR: Robert Keys
- ITEM 31: P-14-50 McKinstry, Gilvin & Williams Subdivision Unit No. 8, an addition to the City of Amarillo, being a replat of a portion of Tract 2, Tract 3, Tract 18, all of Tract 17, McKinstry, Gilvin & Williams Subdivision, and all of Lot 1B, Block 1, McKinstry, Gilvin & Williams Subdivision Unit No. 4, Section 124, Block 2, AB&M Survey, Potter County, Texas. (14.41 acres)(Vicinity: E Amarillo Blvd. & Sanborn St.)  
DEVELOPER(S): Guion Hobbs  
SURVEYOR: Richard Johnson

ITEM 32: P-14-53 Westcliff Park Unit No. 48, 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. (1.61 acres)(Vicinity: Amarillo Blvd. West & Plum Creek Dr.)

DEVELOPER(S): Nasasa LTD.

SURVEYOR: David Petree

ITEM 33: 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.

ITEM 34: Discuss Items for Future Agendas.

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Kelley Shaw, Secretary  
Planning & Zoning Commission