

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

On the 25<sup>th</sup> day of January 2016, 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 City Council Chamber 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, Chairman	Y	105	86
Dean Bedwell	Y	172	163
Mike Good, Vice-Chairman	Y	87	63
Rob Parker	N	40	31
Jessie Phifer	Y	10	5
Rick Thomason	Y	10	8
Bowden Jones	Y	1	1

PLANNING DEPARTMENT STAFF:

Kelley Shaw, Planning Director  
David Soto, Planner I

Jan Sanders, Recording Secretary

Chairman Craig 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 11, 2016 meeting

A motion to approve the minutes of the January 11, 2016 meeting was made by Commissioner Good, seconded by Commissioner Bedwell, and carried 4:0:2, with Commissioners Phifer and Jones abstaining.

ITEM 2: Z-16-01 Rezoning of 9.04 acre of land to change from Agricultural District to Residential District 1, 13.75 acres of land to change from Agricultural District and Residential District 1 to Residential District 3, and a 1.70 acre of land to change from Agricultural District to a Residential District 3, plus one-half of all bounding streets, alleys and public ways all in Section 39, Block 9, BS&F Survey, Randall County, Texas.

APPLICANT: Scott E Family

Mr. Shaw stated the applicant is requesting the zoning change in order to develop the next phase of The Greenways at Hillside with single-family homes. The proposed zoning is similar to those planned or existing in the surrounding area. Mr. Shaw commented staff feels the request is a logical continuation of the development and recommends approval as submitted.

A motion to approve Z-16-01 was made by Commissioner Bedwell, seconded by Commissioner Good, and carried unanimously.

ITEM 3: Z-16-02 Rezoning of a 28.95 acre tract of land out of Section 65, 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: Soncy Rd/ Loop 335 & Heritage Hills Pkwy)

APPLICANT: Seth Williams

Chairman Craig stated the zoning request was withdrawn by the applicant.

**ITEM 4:**            Z-16-03 Rezoning of a 7.97 acre tract of land out of Section 62, 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 260 to General Retail District. (Vicinity: Bent Tree Dr & Soncy Rd)  
APPLICANT: Ellen Smith Bivins

Mr. Shaw stated the proposed zoning has been requested in order to expand an existing building, the Academy Sports and Outdoors. This property is adjacent to Soncy Rd/Loop 335, which is a commercial corridor with the multitude of commercial uses along Soncy Rd. Mr. Shaw advised staff feels the request is appropriate and recommends approval as submitted.

A motion to approve Z-16-03 was made by Commissioner Jones, seconded by Commissioner Good, and carried unanimously.

**ITEM 5:**            Z-16-04 Rezoning of Lots 11 and 12, Edgefield Addition, in Section 171, Block 3, AB&M Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from, Residential District 3 to Office District 1. (Vicinity: 34<sup>th</sup> Ave & S Polk St)  
APPLICANT: Timothy Moore

Mr. Shaw stated given the property is in close proximity to an interstate and an arterial intersection, the property is difficult to maintain with residential uses. The request is to develop an office space, in Office District 1, which is more restrictive and would be an appropriate transitional zoning. Mr. Shaw advised staff feels the request is appropriate and recommends approval as submitted.

A motion to approve Z-16-04 was made by Commissioner Phifer, seconded by Commissioner Thomason, and carried unanimously.

**ITEM 6:**            P-16-03 South Lawn Unit No. 39, an addition to the City of Amarillo, being an unplatted tract of land in Section 184 and Section 185, Block 2, AB&M Survey, Randall County, Texas.(2.17 acres) (Vicinity:SW 46<sup>th</sup> & S Washington St)  
DEVELOPER(S):Jeff Mitchell  
APPLICANT: Jessie Arredondo

Mr. Shaw stated the plat is not ready for consideration today, but the applicant had submitted a waiver of 30 day action request. This plat will be given a maximum of an additional 60 days before consideration.

**ITEM 7:**            P-16-04 Soncy Estates Unit No. 5, an addition to the City of Amarillo, being an unplatted tract of land in Section 63, Block 9, BS&F Survey, Randall County, Texas. (3.53 acres) (Vicinity: Soncy Rd/Loop 335 Pilgrim Dr.)  
DEVELOPER(S):Steve McGavock  
APPLICANT: Daryl Furman

Mr. Shaw stated the plat is not ready for consideration today, but the applicant had submitted a waiver of 30 day action request. This plat will be given a maximum of an additional 60 days before consideration.

**ITEM 8:**            P-16-05 Whitaker Subdivision Unit No. 3, an addition to the City of Amarillo, being a replat of all of tracts 38 and 39, and a portion of tract 40, Whitaker Subdivision, in Section 92, Block2, AB&M Survey, Potter County, Texas.( 5.46 acres)(Vicinity: E. Amarillo Blvd & Triangle Dr.)  
DEVELOPER(S): Dao Tran  
APPLICANT: Matt Thomas

Mr. Shaw stated the plat is not ready for consideration today, but the applicant had submitted a waiver of 30 day action request. This plat will be given a maximum of an additional 60 days before consideration.

**CARRY OVERS:**

**ITEMS 9-10:**    P-16-01 University Heights Unit No. 7, P-16-02 University Heights Unit No. 8.

No action was taken on these plats.

**PENDING ITEMS:**

ITEMS 11-30: P-11-31 Sundown Acres Unit No. 6, P-12-45 Redstone Addition Unit No. 1, P-12-52 Bownds Industrial Park Unit No. 1, P-13-72 Park Hills Unit No. 2, P-14-25 Arrowhead Addition Unit No. 8, P-14-28 Silverpointe Addition Conceptual Development Plan, P-14-41 Skyline Terrace Unit No. 12, P-14-72 The Colonies Unit No. 59, P-14-75 Madden Addition Unit No. 6, P-14-91 Coulter Acres Unit No. 16, P-14-96 Lonesome Dove Estates Unit No. 7, P-15-07 Canode-Com Park Unit No. 45, P-15-09 Ridgeview Medical Center Unit No. 23, P-15-10 Reed's Unit No. 1, P-15-22 Hillside Terrace Estates Unit No. 24, P-15-38 Tull Addition Unit No. 2, P-15-43 Highland Park Village Unit No. 3, P-15-49 City View Estates Unit No. 16, P-15-67 Avonbell Unit No. 4, P-15-69 Canode-Com Park Unit No. 47.

No action was taken on these plats.

ITEM 31: 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 32: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:15 P.M.



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Kelley Shaw, Secretary  
Planning & Zoning Commission