

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

On the 14<sup>th</sup> day of March 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	108	89
Dean Bedwell	Y	175	165
Mike Good, Vice-Chairman	N	90	65
Rob Parker	Y	43	34
Jessie Phifer	Y	13	7
Rick Thomason	Y	13	11
Bowden Jones	N	4	3

PLANNING DEPARTMENT STAFF:

Kelley Shaw, Planning Director  
Laura Bergey, 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 February 22, 2016 meeting

A motion to approve the minutes of the February 22, 2016 meeting was made by Commissioner Bedwell, seconded by Commissioner Thomason, and carried unanimously.

ITEM 2: Z-16-06 Rezoning of Lots 7-18, Block 2, Mrs. M.D. Oliver Eakle's subdivision of Block 228 Plemons Addition, in Section 170, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways, to change from Planned Development District 111B to amended planned development for additional storage. (Vicinity: SE 17TH Ave & Taylor St.)  
APPLICANT: Glen Ashton

Chairman Craig stated this item would be tabled until the March 28, 2016, Planning & Zoning Commission meeting.

ITEM 3: Z-16-07 Rezoning of a 3.80 acre tract of land in Section 63, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways, to change from Agricultural District, Planned Development District 373A, and Planned Development 373B to amended planned development for indoor recreational use. (Vicinity: Chatham Sq & McKenna Sq )  
APPLICANT: Jeb Harris

Mr. Shaw stated the request is within the TownSquare Subdivision mixed use development, to allow specifically for an indoor recreational facility. The zoning request will mirror the other development and land use standards within the existing planned development. Mr. Shaw advised staff feels the request is appropriate and would recommend approval of the request as submitted.

Chairman Craig asked if anyone wanted to speak in favor or against said request. Ben McWhorter, 5508 Andrews Avenue, representing the Williams' group, appeared to answer any questions.

A motion to approve Z-16-07 was made by Commissioner Phifer, seconded by Commissioner Parker, and carried unanimously.

**ITEM 4:**        Z-16-08 Rezoning of a 39.68 acre tract of unplatted land in Section 153 and 172, 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 Light Industrial District. (Vicinity: Tradewind St & SW 34th Ave)  
APPLICANT: Seth Williams

Mr. Shaw stated the site has recently been annexed and the property owner is ready to develop the property with commercial uses. Mr. Shaw advised staff feels the request is appropriate and would recommend approval of the request as submitted.

A motion to approve Z-16-08 was made by Commissioner Bedwell, seconded by Commissioner Parker, and carried unanimously.

**ITEM 5:**        Z-16-09 Rezoning of Lot 3A, Block 74, Ridgecrest Unit No. 57, and Lot 4A, Block 74, Ridgecrest Unit No. 55, all in Section 7, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways, to change from General Retail District to planned development district for an office and storage warehouse. (Vicinity: Teckla Blvd& Ridgecrest Circle )  
APPLICANT: Chris Mahan

Chairman Craig stated this item would be tabled until the March 28, 2016, Planning & Zoning Commission meeting.

**ITEM 6:**        Z-16-10 Rezoning of a 37.39 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

Mr. Shaw advised the applicant is requesting the zoning change in order to develop the next phase of the Heritage Hills Subdivision with single family development. Mr. Shaw advised staff feels the request is appropriate and would recommend approval of the request as submitted.

A motion to approve Z-16-10 was made by Commissioner Thomason, seconded by Commissioner Parker, and carried unanimously.

**ITEM 7:**        Z-16-11 Rezoning of Lot 7, Block 38, Grandview Addition Unit No.11, Section 139, Block 2, AB&M Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 1 to Residential District 1 with a Specific Use Permit. (Vicinity: SE 34th Ave & Browing St)  
APPLICANT: Don Wells

Mr. Shaw advised the carport is an existing carport and is in need of a Specific Use Permit for legal status. Mr. Shaw stated in Staff's opinion the carport does not distract from the existing streetscape, but is the only carport within the immediate neighborhood. Mr. Shaw advised staff feels the request is appropriate and would recommend approval of the request as submitted.

A motion to approve Z-16-11 was made by Commissioner Thomason, seconded by Commissioner Phifer, and carried unanimously.

**ITEM 8:**        Z-16-12 Rezoning of a 1.49 acre tract of land in 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 General Retail District. (Vicinity: Soncy Rd & Heritage Hills Pkwy)  
APPLICANT: Perry Williams

Mr. Shaw advised the request conforms to what is existing along the Soncy Rd/Loop 335 commercial corridor. Mr. Shaw advised staff feels the request is appropriate and would recommend approval of the request as submitted.

A motion to approve Z-16-12 was made by Commissioner Bedwell, seconded by Commissioner Thomason, and carried unanimously.

ITEM 9: P-16-10 South Side Estates Unit No. 40, an addition to the City of Amarillo, being a replat of a portion of Lot 1 and all of Lot 2, Block 17, South Side Estates, all in Section 5, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Arden Rd & Duling Ln)  
DEVELOPER: Toby L. Tyler  
SURVEYOR: Heather Lemons

A motion to approve P-16-10 was made by Commissioner Bedwell, seconded by Commissioner Parker and carried unanimously.

ITEM 10: P-16-11 Ridgecrest Unit No. 61, an addition to the City of Amarillo, being a replat of Lot 4A, Block 74, Ridgecrest Unit No. 55, and Lot 3A, Block 74, Ridgecrest Unit No. 57, all in Section 7, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Teckla Blvd & SW 45th Ave)  
DEVELOPER: Chris Mahan  
SURVEYOR: Daryl Furman

Chairman Craig stated that the plat was signed by the Deputy City Manager on March 11, 2016.

ITEM 11: P-16-12 Odom Cotten Unit No. 3, an addition to the City of Amarillo, being a replat of Lots 1 and 2, Block 7, Odom Cotton Addition, a subdivision of Block 1 of the J Ben Russell Land in Survey 137, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: NE 6th Ave & Osage St)  
DEVELOPER(S): Roberto Vera  
SURVEYOR: Dwayne Gresham

Chairman Craig stated that the plat was signed by the Deputy City Manager on March 11, 2016.

ITEM 12: P-16-13 Mays Ranches Unit No. 20, an addition to the City of Amarillo, being a replat of all of Lot 17C, Block 3, Mays Ranches Unit No. 19, the remaining portion of Lot 17A, Block 3, Mays Ranches Unit No. 10, and a portion of Tract 17, Block 3, Mays Ranches, all in Section 228, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: SW 45th Ave & IH-27)  
DEVELOPER: Velrick Wilson  
SURVEYOR: Daryl Furman

Chairman Craig stated that the plat was signed by the Deputy City Manager on March 11, 2016.

ITEM 13: P-16-14 La Paloma Estates Unit No. 12, an addition to the City of Amarillo, being a replat of Lots 5 and 6, Block 1, La Paloma Estates Unit No. 6 Amended, in Section 12, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Fairway Dr & Valhalla Ln)  
DEVELOPER(S): Srin and Shanthi Reddy  
SURVEYOR: 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.

ITEM 14: P-16-15 Mathes Acres Unit No. 3, a suburban subdivision to the City of Amarillo, being a replat of Lot 13 and a portion of Lot 14, Mathes Acres, in Section 34, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Coulter St & Winery Rd)  
DEVELOPER: James McClure  
SURVEYOR: 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 15: P-16-16 Soncy Heights Unit No. 11, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 61, Block 9, BS&F Survey, Potter County Texas. (Vicinity: W. Amarillo Blvd & Helium Rd)  
DEVELOPER: Run Property Holdings, Inc.  
SURVEYOR: Robert Keys

Chairman Craig stated that the plat was signed by the Deputy City Manager on March 8, 2016.

**CARRY OVERS:**

ITEM 16: P-16-08 Ranch Road Acres Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 56 and Section 57, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Tascosa Rd & Soncy Rd)  
DEVELOPER: Alex Laugesen  
SURVEYOR: Heather Lemons

Chairman Craig stated that the plat was signed by the Deputy City Manager on February 29, 2016.

ITEM 17: P-16-09 Glidden & Sandborn Unit No.11, an addition to the City of Amarillo, being a replat of Lots 6 through 8, Block 154, Glidden and Sanborn Addition, out of Section 169, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: NW 4th Ave & Jackson St)  
DEVELOPER: Donny King  
SURVEYOR: Matthew Thomas

Chairman Craig stated that the plat was signed by the Deputy City Manager on February 29, 2016.

**PENDING ITEMS:**

ITEMS 18-34: 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-15-10 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.

No action was taken on these plats.

ITEM 35: P-16-06 Sundown Estates Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land out of Section 177, Block 2 AB&M Survey, Randall County, Texas. (Vicinity: FM Hwy 1541& Sundown Ln)  
DEVELOPER(S): Diego Flores  
SURVEYOR: Robert Keys

Chairman Craig stated that the plat was signed by the Deputy City Manager on February 23, 2016.

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 the meeting was adjourned at 3:25 P.M.

  
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Kelley Shaw, Secretary  
Planning & Zoning Commission