

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

On the 27<sup>th</sup> day of April 2015, 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	88	70
Dean Bedwell	Y	155	146
Howard Smith	Y	193	172
Mike Good, Vice-Chairman	Y	70	52
Anthony Ledwig	Y	70	60
Mark Rowh	Y	23	18
Rob Parker	Y	23	21

PLANNING DEPARTMENT STAFF:                      Cris Valverde, Senior Planner  
Kelley Shaw, Planning Director                      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 April 13, 2015 meeting

A motion to approve the minutes of the April 13, 2015 meeting was made by Commissioner Smith, seconded by Commissioner Good, and carried unanimously.

ITEM 2:            Approval of the minutes of the April 15, 2015 meeting.

A motion to approve the minutes of the April 15, 2015 meeting was made by Commissioner Good, seconded by Commissioner Smith, and carried 4:0:3 with Commissioners Ledwig, Parker, and Rowh abstaining.

ITEM 3:            V-15-03 Vacation of portions of an existing 20ft alley in Section 149, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: Osage St. & Southridge Dr.)  
APPLICANT: Robert Ham

Mr. Shaw stated the Applicant is planning to provide written agreements from the property owners adjacent to the proposed vacated alley. As of today, the documents have not been submitted to the Planning Department, and staff recommends tabling this item until May 4 2015, to give the Applicant time to provide this information.

A motion to table V-15-03 until the Planning & Zoning meeting on May 4, 2015, in order to give the applicant time to provide the additional information, was made by Commissioner Smith, seconded by Commissioner Bedwell and carried unanimously.

ITEM 4: Z-15-12 Rezoning of Lot 12, Block 17, Paramount Terrace Unit No. 4, in Section 228, Block 2, AB&M Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 3 to Multiple Family District 1 (Vicinity: Overlook Dr. & Janet Dr.)  
APPLICANT: Natalie Holland

Mr. Shaw stated the applicant is requesting a zoning change in order to operate a group living quarters facility. The City of Amarillo Zoning Ordinance defines a group living quarters as a housing facility that provides residence to five or more unrelated individuals. This neighborhood is a classic example of transitional zoning recommended by the Comprehensive Plan whereby the section corners have non-residential uses, moving inward and transitioning from high-density residential uses, to lower-density residential uses. Mr. Shaw advised staff believes the zoning request conflicts with the original intent of Residential District 3 zoning, and has concerns with setting a precedent whereby similar requests for high-density multi-family uses will continue for other duplexes on Janet Dr., and therefore, staff recommends denial of said request.

Chairman Craig asked if anyone wanted to speak in favor of said request. Pace Lawson, 5221 Royce, a licensed drug counselor with Options Recovery of Amarillo, spoke in favor of the request. Mr. Lawson stated Options Recovery works with men who have a substance use disorder that is in remission and are seeking to rebuild their lives. Mr. Lawson also presented, in writing, a formal request for reasonable accommodation stating the plan is to have 6 men living in the duplex. Natalie Holland, applicant, and owner of the property, advised she does not have any problem with the tenants and fully supports the rezoning request.

Chairman Craig asked if anyone wanted to speak against said request. Mike Bland, 3425 Lometa, spoke against the rezoning and asked if the business could find a more suitable location.

The Commissioners advised the matter is a zoning issue only, which determines the number of residents that can live in a residence, and not an issue on who lives in this residence. The Commissioners commented if this request is approved, they felt similar requests for high density multi-family uses will continue for other duplexes in the area.

A motion to deny Z-15-12 was made by Commissioner Smith, seconded by Commissioner Bedwell and carried unanimously.

ITEM 5: P-15-23 The Pinnacle Unit No. 1, an addition to the City of Amarillo, being an unplatted tract of land out of Section 3, Block 9, BS&F Survey, Randall County, Texas. (3.18 acres) (Vicinity: Attebury Dr. & Bell St.)  
DEVELOPER(S): Suzanne Boyce  
SURVEYOR: Robert Keys

Mr. Shaw stated staff recommends and requires no action be taken on P-15-23 today, as the Developer has signed a 30-day waiver to the 30-day action required by State law.

ITEM 6: P-15-24 Wolflin Park Unit No. 25, an addition to the City of Amarillo, being a replat of Lots 9 thru 15, Block 82 and lots 2, 3, 6, 7, and 8, Block 83, all in Wolflin Park Unit No. 10, and Lot 4A, Block 83, Wolflin Park Unit No. 24, in Section 186, Block 2, AB&M Survey, Randall County, Texas. (4.51 acres) (Vicinity: Curtis Dr. and Wimberly Rd.)  
DEVELOPER(S): Raymond C. Kalka, James Lemert, ETAL  
SURVEYOR: Robert Keys

Margaret Nelson, 3210 Austin, stated she was concerned the street would be closed and turned into a cul-de-sac. Mr. Shaw advised the plat is only requesting to change the front yard set-backs from 35' to 25', and the street would remain a through street.

A motion to approve P-15-24 was made by Commissioner Bedwell, seconded by Commissioner Ledwig and carried unanimously.

#### **CARRY OVERS:**

ITEM 7: P-15-19 Hamlet Addition Unit No. 20, an addition to the City of Amarillo, being an unplatted tract of land in Section 157, Block 2, AB&M Survey, Potter County, Texas. (1.15 acres) (Vicinity: NE 24th Ave & Hayes St.)  
DEVELOPER(S): Kalor Williams  
SURVEYOR: Jeff Reasoner

A motion to approve P-15-19 was made by Commissioner Ledwig, seconded by Commissioner Smith and carried unanimously.

ITEM 8: P-15-20 Bell Street Addition Unit No. 6, an addition to the City of Amarillo being a replat of Block 1, Bell Street Addition in Section 6, Block 9, BS&F Survey, Randall County, Texas. (4.44 acres) (Vicinity: Bell St & SW 54th Ave)  
DEVELOPER(S): Danny Logan  
SURVEYOR: Daryl Furman

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on April 27, 2015.

ITEMS 9-10: P-15-21 Plemons Addition Unit No. 17, P-15-22 Hillside Terrace Estates Unit No. 24.

No action was taken on these plats.

**PENDING ITEMS:**

ITEMS 11-14: 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.

No action was taken on these plats.

ITEM 15: 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

A motion to approve P-14-22 was made by Commissioner Parker, seconded by Commissioner Rowh and carried unanimously.

ITEMS 16-33: 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-14-66 Strawberry Fields Unit No. 2, P-14-72 The Colonies Unit No. 59, P-14-75 Madden Addition Unit No. 6, P-14-89 Windsor Square Unit No. 9, P-14-91 Coulter Acres Unit No. 16, P-14-96 Lonesome Dove Estates Unit No. 7, P-15-03 The Colonies Unit No. 62, P-15-07 Canode-Com Park Unit No. 45, P-15-08 Anderson Subdivision Unit No. 10, P-15-09 Ridgeview Medical Center Unit No. 23, P-15-10 Reed's Unit No. 1, P-15-12 Bivins Addition Unit No. 7, P-15-13 Roman Catholic Diocese of Amarillo Unit No. 3, P-15-15 Amended South Side Estates Unit No. 38, P-15-17 City View Estates Unit No. 15.

No action was taken on these plats.

ITEM 34: 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 35: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:47 P.M.

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Kelley Shaw, Secretary  
Planning & Zoning Commission