

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

On the 13th day of November, 2019, the Amarillo Planning and Zoning Commission met in a work session at 2:45 PM to review agenda items, and then convened in regular session at 3:00 PM in the City Council Chamber on the third floor of City Hall, 601 S. Buchanan, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Jonathan Morris	Y	18	15
Royce Gooch	Y	39	36
Rob Parker, Chairman	Y	121	101
Jason Ault	Y	18	11
Bowden Jones	N	83	63
Dick Ford	Y	66	55
Pedro Limas, Vice Chair	Y	18	17

PLANNING DEPARTMENT STAFF:

Cris Valverde, Assistant Director of Planning and Development Services
Brady Kendrick, Planner I
Jason Taylor, Planner I
Hannah Green, Recording Secretary

Chairman Parker opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Brady Kendrick, Planner I, gave the recommendations for the agenda items.

- I. Call to order and establish a quorum is present.
- II. Public Comment: Citizens who desire to address the Planning and Zoning Commission with regard to matters on the agenda or having to do with policies, programs, or services will be received at this time. The total time allotted for comments is three (3) minutes per speaker. Planning and Zoning Commission may not discuss items not on this agenda, but may respond with factual, established policy information, or refer to staff. *(Texas Attorney General Opinion. JC-0169)*

No comments were made.

- III. Consent Agenda: The Commission may request a consent agenda item to be moved to the Regular Agenda for presentation and comment. Otherwise, the consent agenda will be considered in one vote. Consent agenda items are routine items recommended for approval, and which do not include requests for waivers or variances.

- 1: Approval of the minutes of the October 7, 2019 meeting.

A motion to approve the minutes was made by Commissioner Gooch, seconded by Commissioner Ault, and carried unanimously.

- IV. Regular Agenda:

- 1: ZONING/S: The Planning and Zoning Commission will consider the following zoning/s:

- A. Z-19-21 Rezoning of a 102.39 acre tract of unplatted land in Sections 61 & 62, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to Planned Development District for an industrial park and associated uses.

APPLICANT/S: Kevin Carter for Amarillo Economic Development Corporation
VICINITY: NE 24th Ave. and Folsom Rd.

Brady Kendrick, Planner I, presented the above-proposed rezoning. Mr. Kendrick ended the presentation with staff recommendation of approval. City staff then took questions from the board.

Chairman Parker asked if there was anyone in favor of this item. No comments were made.

Chairman Parker asked if there was anyone against this item. Bob Fenley, 7025 Oneill Dr, voiced his concern as a property owner and what this development might do to property values.

A motion to approve Z-19-21 was made by Commissioner Limas, seconded by Commissioner Ford, and carried unanimously.

- B. Z-19-22 Rezoning of a 13.98 acre tract of unplatted land in Section 191, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agriculture District to Residential District 3.
APPLICANT/S: Tommy Nielsen
VICINITY: Temecula Creek Blvd. and Riesling Way

Brady Kendrick, Planner I, presented the above-proposed rezoning. Mr. Kendrick ended the presentation with staff recommendation of approval.

Chairman Parker asked if there was anyone in favor of or against this item. No comments were made.

A motion to approve Z-19-22 was made by Commissioner Morris, seconded by Commissioner Limas, passed 5-0 with Chairman Parker abstaining.

2: PLAT/S: The Planning and Zoning Commission will consider the following plat/s:

- A. P-19-88 Carr Subdivision Unit No. 14, an addition to the City of Amarillo, being a replat of a portion of Tracts F, E, & D, Carr Subdivision, in Section 160, Block 2, A.B.&M. Survey, Potter County, Texas
APPLICANT/S: Trent Hawthorne
VICINITY: Willow Creek Dr. and Pavillard Dr.

Brady Kendrick, Planner I, presented the above-proposed replat. Mr. Kendrick ended the presentation with staff recommendation of approval.

Chairman Parker asked if there was anyone in favor of or against this item. No comments were made.

A motion to approve P-19-88 was made by Commissioner Ford, seconded by Commissioner Ault, and carried unanimously.

- B. P-19-97 The Colonies Unit 74, an addition to the City of Amarillo, being a replat of Lots 13, 14, and 15, Block 30, The Colonies Unit 63, in Section 40, Block 9, BS&F Survey, Randall County, Texas
APPLICANT/S: Bryan Waitman for Page Homes
VICINITY: Wesley Dr. and Georgetown Dr.

Brady Kendrick, Planner I, presented the above-proposed replat. Mr. Kendrick ended the presentation with staff recommendation of approval.

Chairman Parker asked if there was anyone in favor of or against this item. No comments were made.

A motion to approve P-19-97 was made by Commissioner Ault, seconded by Commissioner Gooch, and carried unanimously.

- C. P-19-98 Puckett Place Unit 52, an addition to the City of Amarillo, being a replat of a portion of Lot 32, all of Lot 33, and a portion of Lot 34, Block 4, Puckett Place Unit No. 3, in Section 28, Block 9, BS&F Survey, Randall County, Texas
APPLICANT/S: Kent Gilbert
VICINITY: Carlton Dr. and Farwell Dr.

Brady Kendrick, Planner I, presented the above-proposed replat. Mr. Kendrick ended the presentation with staff recommendation of approval.

Chairman Parker asked if there was anyone in favor of or against this item. No comments were made.

A motion to approve P-19-98 was made by Commissioner Gooch, seconded by Commissioner Ford, and carried unanimously.

- D. P-19-101 Skyline Terrace Unit No. 13, an addition to the City of Amarillo, being a replat of a portion of Lot 1B and all of Lot 1C, Skyline Terrace Unit No. 12, in Section 135, Block 2, AB&M Survey, Potter County, Texas
APPLICANT/S: Paul Gilbert for Happy State Bank
VICINITY: NE 24th Ave. and Grand St.

Brady Kendrick, Planner I, presented the above-proposed replat. Mr. Kendrick ended the presentation with staff recommendation of denial as proposed.

Chairman Parker asked if there was anyone in favor of or against this item. No comments were made.

A motion to deny P-19-101 was made by Commissioner Morris, seconded by Commissioner Limas, and carried unanimously.

- E. P-19-102 Heritage Hills Unit No. 12, an addition to the City of Amarillo, being an unplatted tract of land in Section 65, Block 9, BS&F Survey, Randall County, Texas.
APPLICANT/S: Seth Williams for PEGA Development, LLC
VICINITY: Crestline Dr. and Heritage Hills Pkwy.

Brady Kendrick, Planner I, presented the above-proposed replat. Mr. Kendrick ended the presentation with staff recommendation of approval.

Chairman Parker asked if there was anyone in favor of or against this item. No comments were made.

A motion to approve P-19-102 was made by Commissioner Limas, seconded by Commissioner Ault, and carried unanimously.

- F. P-19-103 Heritage Hills Unit No. 14, an addition to the City of Amarillo, being a replat of Lot 1, Block 7, Heritage Hills Unit No. 2 and a unplatted tract of land in Section 65, Block 9, BS&F Survey, Randall County, Texas.
APPLICANT/S: Seth Williams for Soncy Road Investments
VICINITY: Heritage Hills Pkwy. and Soncy Rd.

Brady Kendrick, Planner I, presented the above-proposed replat. Mr. Kendrick ended the presentation with staff recommendation of approval. City staff then took questions from the board.

Chairman Parker asked if there was anyone in favor of or against this item. No comments were made.

A motion to approve P-19-103 was made by Commissioner Morris, seconded by Commissioner Gooch, and carried unanimously.

- G. P-19-105 The Colonies Unit No. 72, an addition to the City of Amarillo, being a replat of Lot 1, Block 35, The Colonies Unit No. 62, and Lot 2, Block 35, The Colonies Unit No. 67, in Section 40, Block 9, B.S.&F. Survey, Randall County, Texas.
APPLICANT/S: Barrett Saikowski
VICINITY: Liberty Cir. and Continental Pkwy.

Brady Kendrick, Planner I, presented the above-proposed replat. Mr. Kendrick ended the presentation with staff recommendation of approval.

Chairman Parker asked if there was anyone in favor of or against this item. No comments were made.

A motion to approve P-19-105 with variance was made by Commissioner Ford, seconded by Commissioner Limas, passed 5-0 with Chairman Park abstaining.

3: VACATION/S: The Planning and Zoning Commission will consider the following vacation/s:

- A. V-19-04 Vacation of a portion of a twenty-foot Public Utility Easement in Block 311 and a twenty-foot Public Utility Easement in Block 312, Mirror Addition, in Section 155, Block 2, AB&M Survey, Potter County, Texas

APPLICANT/S: Jill Goodrich for Opportunity School, Inc.
VICINITY: SE 3rd Ave. and Ross St.

Brady Kendrick, Planner I, presented the above-proposed vacation. Mr. Kendrick ended the presentation with staff recommendation of approval.

Chairman Parker asked if there was anyone in favor of or against this item. No comments were made.

A motion to approve V-19-04 was made by Commissioner Gooch, seconded by Commissioner Morris, and carried unanimously.

4: MISCELLANEOUS: The Planning and Zoning Commission will consider the following item/s:

- A. Presentation and consideration of recommended updates to the Downtown Amarillo Strategic Action Plan.

Cris Valverde, Assistant Director, presented the above item. Mr. Valverde noted the history of the adopted plan and the current stage of the process to update the plan. Mr. Valverde also noted the various updates and accomplishments already done or underway as part of the plan. Mr. Valverde then went on to describe the remaining goals. Mr. Valverde ended with staff recommendation of approval of the current progress and changes to the plan to be heard by City Council.

A motion to approve this item to be heard by City Council was made by Chairman Parker, seconded by Commissioner Limas, and carried unanimously.

- B. Presentation and consideration of recommended updates to the Downtown Amarillo Urban Design Standards.

Cris Valverde, Assistant Director, presented the above item. Mr. Valverde noted the previous changes recommended by other boards. Mr. Valverde also noted the focus on walkway improvements for the overall area. Mr. Valverde ended with staff recommendation of approval of the current changes to the plan to be heard by City Council.

A motion to approve this item to be heard by City Council was made by Chairman Ault, seconded by Commissioner Limas, and carried unanimously.

5: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 4:02 P.M.



Cris Valverde, Assistant Director of Planning
Planning and Zoning Commission