

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

On the 6th day of July 2020, the Amarillo Planning and Zoning Commission met and convened in regular session at 3:00 PM by means of video conference in Amarillo, Texas, with the following members present:

MEMBERS	PRESENT	NO. MEETINGS HELD	MEETINGS ENDED
Jonathan Morris	N	36	
Royce Gooch	Y	57	
Rob Parker, Chairman	N	139	
Jason Ault	Y	36	
Bowden Jones	Y	101	
Dick Ford	Y	84	
Pedro Limas, Vice Chair	Y	36	

PLANNING DEPARTMENT STAFF:

Andrew Freeman, Director of Planning and Development Services
Cris Valverde, Assistant Director of Planning and Development Services
Brady Kendrick, Planner II
Amanda Medellin, Recording Secretary

Vice Chairman Pedro Limas opened the meeting, established a quorum and conducted the consideration of the following items in the order presented.

- I. **Call to order and establish a quorum is present.**
- II. **Public Address:** Citizens who desire to address the Planning and Zoning Commission with regard to items on the agenda will be received at this time.

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 June 30, 2020 Special meeting.

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

IV. Regular Agenda:

1: **REZONING/S:** The Planning and Zoning Commission will consider the following subdivision plats/s:

A. Z-20-14 Rezoning of Lots 11 and 12, Block 5, Roy Lindsey's Addition, in Section 172, Block 2, A.B.&M. Survey, Randall County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Residential District 2 to General Retail District.

APPLICANT/S: BO Wulfman for South Washington, Ltd.

VICINITY: I-27 & Washington St.

Brady Kendrick, Planner II, presented the above-proposed rezoning, explaining that the applicant is requesting a change in zoning in order to develop the property with retail related land uses. Mr. Kendrick ended the presentation with staff recommendation of denial of the retail zoning as staff views General Retail Zoning would be too intensive for this tract.

Vice Chairman Limas asked if there were any questions from the board.

Commissioner Dick Ford wants to confirm that the property is boarded by 3 streets, 1 alley, and no residence.

Brady Kendrick confirms that there are streets and alleys surrounding the property, and also informs Dick that there are residences to the east and also to the north. Notices have been sent out to all property owners within 200 feet regarding this proposed rezoning. At the time of this meeting, the Planning Department has not received any comments regarding this request, either in favor or in opposition to the request.

Vice Chairman Pedro Limas would like to know why staff recommends denial of General Retail District zoning. Brady Kendrick then explains that the intensity of development that general retail would allow for would not be appropriate for imitate adjacent residences. Office District or Neighborhood Services would be more appropriate in staff's opinion.

Commissioner Dick Ford would like to know is there is a purposed plan for the property at this time. Staff confirms that there is not a plan at this time.

Bo Wulfman for South Washington, Ltd. gave supporting information about the above-proposed rezoning such as this being a nigh traffic area and the area being underserved by retail currently. Vice Chairman Pedro Limas asks Bo if the high traffic he was talking about included the interstate traffic. Bo informs Vice Chairman Limas that the traffic he motioned above was only accounting for the traffic at the intersection.

Vice Chairman Limas asks if there is no plan for the property at this time. Bo confirms that there is no plan for the property at this time. Vice Chairman asks staff if there has been any feedback from the residents in the neighborhood.

Cris Valverde, Assistant Director of Planning and Development Services, confirms that there was no feedback from the residents. Bo Wulfman asks if the property owner is notified or the renter. Cris Valverde informs Bo that the property owner is notified.

Dick Ford asks Bo if he thinks there will be redevelopment of the area in the future. Bo informs Dick Ford that he feels it will eventually be redeveloped. Dick Ford asks for examples of what would be appropriate at the property. Staff gave a list of the various uses allowed in General Retail District. Dick Ford then asked for examples of what Neighborhood Service District would allow for. Staff gave a list of allowed uses.

Vice Chairman Limas asks if staff's recommendation is based on traffic and what exactly will go on the property. Staff confirms that the recommendation is based on various factors including those previously mentioned.

Vice Chairman Limas asks if there was anyone in favor of or against this item. No comments were made.

A motion to approve Z-20-14 for General Retail was made by Commissioner Dick Ford, seconded by Commissioner Jason Ault, and passed 4 to 1 with Commissioner Bowden Jones dissenting.

2. Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:36 PM.



Cris Valverde, Assistant Director of Planning
Planning and Zoning Commission