

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

On the 10<sup>th</sup> day of August 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:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Jonathan Morris	N	38	15
Royce Gooch	Y	59	55
Rob Parker, Chairman	Y	141	119
Jason Ault	Y	38	28
Bowden Jones	Y	103	82
Dick Ford	Y	86	75
Pedro Limas, Vice Chair	Y	38	36

PLANNING DEPARTMENT STAFF:

Cris Valverde, Assistant Director of Planning and Development Services  
Jason Taylor, Planner I  
Brady Kendrick, Planner II  
Amanda Medellin, Recording Secretary

Chairman Parker 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 July 20, 2020 meeting.

A motion to approve the minutes with was made by Commissioner Bowden Jones, seconded by Commissioner Dick Ford, and carried unanimously.

IV. Regular Agenda:

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

- A. P-20-47 Lehman Subdivision Unit No. 4, a suburban subdivision to the City of Amarillo, being a replat of Block 5, Lehman Subdivision, in Section 1, Block 2, Poitevent Survey, Randall County, Texas.

APPLICANT/S: Derral & Patricia Martin

VICINITY: Mills Ln. & Chapman Dr.

Jason Taylor, Planner I, presented the above-proposed plat. Mr. Taylor ended the presentation with staff recommendation of approval of the proposed plat.

Chairman Parker asked if there was anyone in favor of or against this item.

No comments were made.

A motion to approve P-20-47 was made by Commissioner Dick Ford, seconded by Commissioner Jason Ault, and passed unanimously.

- B. P-20-50 Strawberry Fields Unit No. 7, a suburban subdivision to the City of Amarillo, being a replat of all of Lots 42 and 43, Block 3, Strawberry Fields Unit No. 2, in Section 35, Block 1, T.T.& R.R.Co. Survey, Randall County, Texas.

APPLICANT/S: Josh Howell for Howell Sand Company, Inc.

VICINITY: Penny Ln. & Strawberry Fields Dr. E.

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

Chairman Parker asked if there was anyone in favor of or against this item.

No comments were made.

A motion to approve P-20-50 was made by Vice Chairman Pedro Limas, seconded by Commissioner Dick Ford, and passed unanimously.

- C. P-20-52 Longhorn Addition Unit No. 8, an addition to the City of Amarillo, being an unplatted tract of land in Section 130, Block 2, A.B.&M. Survey, Randall County, Texas

APPLICANT/S: Charles Leard for CPL BLL Holdings

VICINITY: S.E. 34<sup>th</sup> Ave. & S. Osage St.

Jason Taylor, Planner I, presented the above-proposed plat. Mr. Taylor ended the presentation with staff recommendation of approval of the proposed plat as presented pending the acceptance of required public drainage easements and public improvements.

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

A motion to approve P-20-52 presented pending the acceptance of required public drainage easements and public improvements, was made by Commissioner Royce Gooch, seconded by Commissioner Bowden Jones, and passed unanimously.

- D. P-20-53 West Plains High School Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 73, Block 9, B.S.&F. Survey, Randall County, Texas  
APPLICANT/S: Heather Wilson for Canyon ISD  
VICINITY: Arden Rd. & Helium Rd.

Jason Taylor, Planner I, presented the above-proposed plat. Mr. Taylor ended the presentation with staff recommendation of approval of the proposed plat.

Chairman Rob Parker asks if this will be the new high school.  
Jason Taylor confirms that this will be the new high school.

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

A motion to approve P-20-53 was made by Commissioner Jason Ault, seconded by Vice Chairman Pedro Limas, and passed unanimously.

- E. P-20-55 Timber Creek I-27 Business Park Unit No. 3, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 34, Block 1, T.T. R.R. Co. Survey, Randall County, Texas.  
APPLICANT/S: Paul Fields for The Location, Location, Location, LTD.  
VICINITY: I-27 and Rockwell Rd.

Jason Taylor, Planner I, presented the above-proposed plat. Mr. Taylor ended the presentation with staff recommendation of approval of the proposed plat.

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

A motion to approve P-20-55 was made by Commissioner Royce Gooch, seconded by Commissioner Bowden Jones, and passed unanimously.

2. **REZONING/S:** The Planning and Zoning Commission will consider the following rezoning/s:

- A. Z-20-17 Rezoning of a 1.50 acre tract of unplatted land in Section 166, Block 2, A. B. & M. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 1 to Multi Family 1 District.

APPLICANT/S: The Bowers Family LP

VICINITY: Hastings Ave. and Broadway Dr.

Jason Taylor, Planner I, presented the above-proposed rezoning. Mr. Taylor ended the presentation with staff recommendation of denial of the proposed plat.

Vice Chairman Pedro Limas asks if this individual only owns this section of property. Jason Taylor expresses that staff does not have that information.

Vice Chairman Pedro Limas asks about the other developments belonging to this individual. Jason Taylor explains that the other development is a quadruplex.

Commissioner Royce Gooch asks if all 54 calls Jason received were opposed. Jason Taylor confirmed that all 54 calls were opposed.

Commissioner Bowden Jones asks if the developer was opposed to developing duplexes instead of quadruplexes.

Jason Taylor explains that it was never brought up.

Commissioner Dick Ford asks if all the opposing calls were from neighbors. Jason Taylor explains that only 1/6 of the calls were not from the neighborhood.

Chairman Parker asked if there was anyone in favor of or against this item.

Ten citizens spoke in opposition to the request. The concerns expressed were the area has historically been single family homes and multifamily uses would be a large departure from that, property values would lower if this request was approved, potential crime issues associated with multifamily development, and potential concerns about if this development was going to be low-income housing. The ten citizens who spoke are listed below.

Trevor Bryant  
Angie Bowman  
Ron Connely  
Virginia Keys  
Preston Vanta  
Deborah Kirk  
Christopher Chacon  
Celeste Connely

Jonathan Bowers, with The Bowers Family LP, explained that this development would not be associated with Section 8 or HUD, and that there is a need from smaller homes in Amarillo. He also expressed how crime is the same all around Amarillo.

A motion to deny Z-20-17 was made by Chairman Rob Parker, seconded by Commissioner Dick Ford, and passed unanimously.

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

- A. V-20-02 Vacation of a portion of a 20 foot alley adjacent to Lots 3, 8, and 9, and a 30 foot alley adjacent to Lots 3, and 4, all in Block 10, Sunrise Addition Unit No. 2, in Section 123, Block 2, A.B.&M Survey, Potter County, Texas.

APPLICANT/S: Sahm Russell Trust

VICINITY: Eastern St. and I-40

Jason Taylor, Planner I, presented the above-proposed vacation. Mr. Taylor ended the presentation with staff recommendation of tabling this item for the next regular scheduled meeting.

A motion to table V-20-02 was made by Chairman Rob Parker, seconded by Commissioner Dick Ford, and passed unanimously.

**4. Discuss Items for Future Agendas.**

No further comments were made and the meeting was adjourned at 4:10 PM.



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Cris Valverde, Assistant Director of Planning  
Planning and Zoning Commission