

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

On the 5th day of October 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	41	15
Royce Gooch	Y	62	57
Rob Parker, Chairman	Y	144	122
Jason Ault	Y	41	31
Bowden Jones	Y	106	85
Dick Ford	Y	89	78
Pedro Limas, Vice Chair	Y	41	38

**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 September 21, 2020 meeting.

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

**IV. Regular Agenda:**

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

- A. P-20-62 Highland Springs Unit No. 2, a Suburban Subdivision to the City of Amarillo being an unplatted tract of land in Section 100, Block 9, B. S. & F. Survey, Randall County, Texas.  
APPLICANT/S: Tim Porter for Axe Development, LLC  
VICINITY: S. Dowell Rd. & FM 2186

Jason Taylor, Planner I, presented the above-proposed plat. Mr. Taylor ended the presentation with staff recommendation of approval, provided acceptance is accomplished prior to plat expiration on October 10, 2020. Should acceptance not occur by the expiration date, further consideration will require the developer to resubmit and begin the plat review process.

Multiple commissioners had questions about the expiration date being on a Saturday. Leslie Schmitt, Legal, advised the board that if an expiration date is on a holiday or weekend, then the expiration date would be the next business day.

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

A motion to approve P-20-62, subject to the acceptance of the October 10 expiration date, was made by Commissioner Royce Gooch, seconded by Commissioner Bowden Jones, and passed unanimously.

- B. P-20-65 Town Square Unit No. 8, an addition to the City of Amarillo, being a Replat of Lot 18, Block 2 Town Square Unit No. 6 in Section 63, Block 9, B.S.& F. Survey, Randall County, Texas.  
APPLICANT/S: Seth Williams for East Village Park, LLC  
VICINITY: Chatham Sq. & McKenna Sq.

Jason Taylor, Planner I, presented the above-proposed plat. Mr. Taylor ended the presentation with staff recommendation of approval, provided acceptance is accomplished prior to plat expiration on October 10, 2020. Should acceptance not occur by the expiration date, further consideration will require the developer to resubmit and begin the plat review process.

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

A motion to approve P-20-65, subject to the acceptance of the October 10 expiration date, was made by Commissioner Bowden Jones, seconded by Commissioner Jason Ault, and passed unanimously.

- C. P-20-67 South Georgia Place Unit No. 34, an addition to the City of Amarillo, being an unplatted tract of land in Section 183, Block 2, A. B. & M. Survey, Randall County, Texas.

APPLICANT/S: Dustin Eggleston for Betenbough Homes

VICINITY: Georgia St. & Farmers Ave.

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.

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

No comments were made.

A motion to approve P-20-67 as presented was made by Commissioner Jason Ault, seconded by Commissioner Dick Ford, and passed unanimously.

- D. P-20-68 Tradewind Square Unit No. 6, an addition to the City of Amarillo, being a replat of Lot 1, Block 2, Scottsdale Park Unit No. 2 and a unplatted tract of land in Section 173, Block 2, AB&M Survey, Randall County, Texas.

APPLICANT/S: Seth Williams for PEGA Development, LLC

VICINITY: S.E. 46<sup>th</sup> Ave. & Hawken St.

Brady Kendrick, Planner II, presented the above-proposed plat. Mr. Kendrick ended the presentation with staff recommendation of approval of the proposed plat as presented with the noted variances, provided that the public improvements are accepted prior to the expiration of the plat.

Chairman Rob Parker asks if this plat will be ready by the October 9 deadline.

Brady Kendrick informed the board that the plat appears to be on track for approval, unless unforeseen circumstances come up during acceptance.

Commissioner Dick Ford asks if the board is able to give an extension.

Brady Kendrick advises the board that the City can only extend the deadline by 30 days, which already has been done.

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

No comments were made.

A motion to approve P-20-68 provided plans are accepted by the deadline, and with a variance for lot area and lot with, was made by Vice Chairman Pedro Limas, seconded by Commissioner Royce Gooch, and passed unanimously.

- E. P-20-74 Lawrence Subdivision Unit No. 2 an addition to the City of Amarillo, being a replat of Lot 11, Block 15, Lawrence Subdivision of a portion of Block 15, County Club District, in Section 226, Block 2, A.B.& M. Survey, Potter County, Texas.

APPLICANT/S: Kevin Dewayne Price.

VICINITY: S.E. Plains Blvd. & Kansas St.

Jason Taylor, Planner I, presented the above-proposed plat. Mr. Taylor ended the presentation with staff recommendation of approval of the proposed plat with a lot width and depth variance for both lots 11 and 12, and also a lot area variance for lot 12.

Commissioner Dick Ford asks if there is enough frontage to have 2 curb cuts. Brady Kendrick informs the board that there is already existing homes and streets in that vicinity, so there should already be existing curb cuts.

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

A motion to approve P-20-74 with a lot width and depth variance for both lots 11 and 12, and also a lot area variance for lot 12 was made by Commissioner Dick Ford, seconded by Commissioner Jason Ault, and passed unanimously.

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

- A. Z-20-21 Rezoning of a 29.75 acre tract of unplatted land in Section 160, Block 2, A.B.& M. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways, to change from Agricultural District and Residential District 3 to Residential District 3.  
APPLICANT/S: Robbie Christie for Triple T Financing, Inc.  
VICINITY: Loop 335 & Pavillard Dr.

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

Steven Vance, 1206 Fox Hunt, asked if Fox Hunt would be extended to Pavillard Dr. Brady Kendrick informs Steven that Fox Hunt would not be extended to Pavillard Dr.

Steven Vance then asks if this development would be front entry because he is concerned about congestion.

Vice Chairman Pedro Limas advises Steven that the Commission is only changing the zoning of the area and they have no bearing on the developers plans after the rezoning.

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

Mindy Pracer, 1305 Fox Terrier, states that she is opposed to the rezoning because roads are already very congested.

Chairman Parker asks the board if there are any further questions.

Commissioner Dick Ford asks if there will be additional access to the development off of St. Francis.

Brady Kendrick informs the board that the developer has proposed an additional street.

A motion to approve Z-20-21 was made by Vice Chairman Pedro Limas, seconded by Commissioner Bowden Jones, and passed unanimously.

**3. PRELIMINARY PLAN/S:** The Planning and Zoning Commission will consider the following preliminary plan/s:

- A. PP-20-04 The Grove Preliminary Plan, being a 183 acre tract of unplatted land in Section 140, Block 2, A.B. & M. Survey, Randall County, Texas.  
APPLICANT/S: Matt Griffith for Attebury Elevators, LLC  
VICINITY: S.E. 34<sup>th</sup> Ave & Grand St.

Brady Kendrick, Planner II, presented the above-proposed preliminary plan. Mr. Kendrick ended the presentation with staff recommendation of approval for the request for an alley waiver for the lots noted as designed.

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

A motion to approve PP-20-04 was made by Commissioner Royce Gooch, seconded by Vice Chairman Pedro Limas, and passed unanimously.

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

Future Agenda Items include discussion of a Special Meeting on October 20, 2020 to review the latest revision to the Zoning Ordinance.  
Meeting adjourned at 3:46.



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Cris Valverde, Assistant Director of Planning  
Planning and Zoning Commission