

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

On the 5th day of April 2021, 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
Renee Whitaker	Y	6	6
Royce Gooch	Y	73	68
Rob Parker, Chairman	Y	155	132
Jason Ault	Y	52	39
Fred Griffin	Y	6	6
Dick Ford	Y	100	89
Pedro Limas, Vice Chair	Y	52	49

PLANNING DEPARTMENT STAFF:

Cris Valverde, Assistant Director of Planning and Development Services
Emily Koller, Economic Development and Neighborhood Revitalization Manager
Jason Taylor, Planner I
Brady Kendrick, Planner II
Amanda Medellin, Recording Secretary

Chairman Rob 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 March 22, 2021 meeting.

A motion to approve the minutes was made by Vice Chairman Pedro Limas, seconded by Commissioner Jason Ault, and carried unanimously. Note that Fred Griffin was not yet on the meeting for this item.

IV. Regular Agenda:

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

A. **P-21-29 Bella Acres Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 53, Block 2, A.B.&M. Survey, Randall County, Texas.**

VICINITY: F.M. 1258 and S.E. CR 34

APPLICANT/S: Justin, Greg, and Brenda Appling.

Brady Kendrick, Planner II, presented the above-proposed plat. This item had been reviewed by the customary City Departments and local utility companies and complies with all Subdivision and Development Ordinance Standards. Staff recommended approval of this item as presented.

Chairman Rob Parker asked if anyone was for or against this item.
No comments were made.

A motion to approve P-21-29 was made by Commissioner Royce Gooch and seconded by Commissioner Renee Whitaker. The motion passed 5-0, Commissioner Jason Ault abstained from voting. Fred Griffin was not yet on the meeting for this item.

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

A. **Z-21-03 Rezoning of a portion of Lot 9, Block 109, South Lawn Addition Unit No. 36, in Section 184, 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 1 to Residential District 1 with a Specific Use Permit for an Institution of Religious, Charitable, or Philanthropic Nature.**

VICINITY: Darrell Ave. and Austin St.

APPLICANT/S: Liz Alaniz for Amarillo Wesley Community Center

Brady Kendrick, Planner II, presented the above-proposed rezoning. Mr. Kendrick explained that the required documents for the above item have not been returned to staff by the applicant as of this meeting. Staff recommended that this item be tabled to the next regularly scheduled meeting

Chairman Rob Parker asked if there was any for or against this item.
No comments were made.

A motion to table Z-21-03 was made by Commissioner Dick Ford, seconded by Vice Chairman Pedro Limas. The motion passed unanimously. Note that Fred Griffin joined the meeting and was present for this vote and the remainder of the meeting.

3. **MISCELLANEOUS: The Planning and Zoning Commission will discuss the following item/s:**

- A. A-20-02 Annexation of an approximately 668.14 acre tract of unplatted land. In Section 74, Block 9, B.S.&F. Survey, Randall County, Texas.
VICINITY: Helium Rd. and S.W. CR 58
APPLICANT/S: Seth Williams for P DUB Land Holdings, LTD

Brady Kendrick, Planner II, presented the above-proposed item. Mr. Kendrick explained that in late November 2020 a petition for voluntary annexation was received by staff. At this time, staff is in the process of taking the annexation forward to City Council so they could consider the annexation petition and to set a date, time, and place for a public hearing.

Commissioner Renee Whitaker asked questions about the roads and if they would connect with Hope Road when developed.

Mr. Kendrick explained that they would and also Hope Road in the future would be improved and widened.

Chairman Rob Parker asked if Hope Rd was currently a dirt road.

Mr. Kendrick confirmed that Hope Rd is currently a dirt road and is county maintained.

Commissioner Dick Ford asked how far west does the city limits go.

Mr. Kendrick explained that the city limit currently goes to the west right-of-way of Helium Rd.

Vice Chairman Pedro Limas asked how many houses would be built in this development.

Mr. Kendrick explained that the proposed amount of houses built would be approximately 2800 and additionally, there would be 90 acres of non-single family development proposed.

No further comments were made.

B. North Heights Rezoning Initiative Progress Update

Emily Koller, Economic Development and Neighborhood Revitalization Manager, presented the above proposed item. Ms. Koller began the presentation by informing the Commission of all the different outreach efforts made since the March 1, 2021 meeting.

Vice Chairman Pedro Limas asked about location and dates of the meetings being held.

Ms. Koller presented a flyer that contained all the information needed for the meetings. Meetings will all be held at 901 N Hayden at 6:30 on April 12, 14, and 15. Mr. Limas then asked about for feedback if the neighborhoods are getting the information about meetings.

Ms. Koller explained that staff has mailed out the flyer with all information needed. Also the North Heights Advisory Association is personally handing out flyers with information; they are also keeping a ledger of business owners and contact information.

Chairman Rob Parker asked about the legal requirements if members from the Planning and Zoning Commission attended one of the meetings as it pertains to a potential quorum.

Leslie Schmidt, Senior Assistant City Attorney explained that if a quorum is present then a meeting needs to be posted.

Several Commission Members expressed their interest in attending the meetings. Chairman Rob Parker stated that the meetings should be posted.

Ms. Koller then presented the different mail-outs that would be going to the property owners.

Vice Chairman Pedro Limas asked if staff has changed their plan since the last meeting.

Ms. Koller explained that staff took the Commission's recommendations into account but still feel like the original plan for the most part will remain the same with some adjustments to the area and process.

Commissioner Dick Ford asked if the end came would be to have more residential areas.

Ms. Koller explained that this would only be part of the overall plan.

Vice Chairman Pedro Limas asked if the North Heights Advisory Association is versatile with members representing all quadrants.

Ms. Koller explains that the committee was in charge of the neighborhood plan and put it into action. She also explained that the committee is made up of members of the neighborhood and they try to best represent the neighborhood as a whole.

No further comments.

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

Meeting adjourned at 4:00 PM.

Cris Valverde

Cris Valverde, Assistant Director of Planning
Planning and Zoning Commission