

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

On the 2nd day of June 2021, 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 Room 305 on the third floor of City Hall, 601 S. Buchanan Street, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Renee Whitaker	Y	10	10
Royce Gooch	Y	77	72
Rob Parker, Chairman	N	159	134
Jason Ault	Y	56	42
Fred Griffin	Y	10	10
Dick Ford	Y	104	93
Pedro Limas, Vice Chair	Y	56	52

PLANNING DEPARTMENT STAFF:

Jason Taylor, Planner I
 Brady Kendrick, Planner II
 Cris Valverde, Assistant Director, Planning and Development Services
 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 May 17, 2021 meeting.

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

IV. Regular Agenda:

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

A. P-21-40 Lee Greens Addition Unit No. 2, an addition to the City of Amarillo, being a replat of Lots 1 through 6, Block 3, Lee Greens Addition, in Section 154, Block 2, A.B.&M. Survey, Potter County, Texas.

VICINITY: S.E. 21st Ave. and Spruce St.

APPLICANT/S: Amarillo Habitat for Humanity

Jason Taylor, Planner I, presented the above-proposed plat. This item had been reviewed by the customary City Departments and local utility companies and with the exception of the four lots not meeting minimum lot width, complies with all Subdivision and Development Ordinance Standards. Staff recommended approval of this plat as presented with a lot width variance.

Vice Chairman Pedro Limas asked if anyone was for or against this item.

No comments were made.

A motion to approve P-21-40 with the lot width variance was made by Commissioner Dick Ford and seconded by Commissioner Renee Whitaker. The motion passed unanimously.

B. P-21-47 2T Estates Unit No. 1, a suburban subdivision to the City of Amarillo and to Randall County, Texas, being an unplatted tract of land, in Section 37, Block 1, TT RR Co. Survey, Randall County, Texas.

VICINITY: Dowell Rd. and Rockwell Rd.

APPLICANT/S: Jake Pancost

Brady Kendrick, Planner II, presented the above-proposed plat. Staff recommended allowing this item to be resubmitted and reconsidered at a later date, prior to expiration as the required letter of credit has not been received from the developer for the public improvements.

Commissioner Fred Griffin asked if the developer is proposing to divide the land. Brady Kendrick confirmed that the land would be divided into 29 lots.

Commissioner Fred Griffin asked if the lots would be large enough to meet septic system requirements. Brady Kendrick stated that all of the lots meet the minimum required size of one acre.

Vice Chairman Pedro Limas asked if anyone was for or against this item. No comments were made.

No motion was needed.

C. P-21-51 City View Estates Unit No. 19, an addition to the City of Amarillo, being an unplatted tract of land in Section 231, Block 2, A.B.&M. Survey, Randall County, Texas.

VICINITY: Knoll Dr. and City View Dr.

APPLICANT/S: Matt Griffith for Rockrose Development, LLC

Brady Kendrick, Planner II, presented the above-proposed plat. The plat has 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 plat as presented.

Commissioner Royce Gooch asked if Miami Ave. would be getting extended to Hollywood Rd.

Brady Kendrick confirmed that Miami Rd would be extended to Hollywood Rd.

Vice Chairman Pedro Limas asked if anyone was for or against this item. No comments were made.

A motion to approve P-21-51 was made by Commissioner Jason and seconded by Commissioner Royce Gooch. The motion passed unanimously.

D. P-21-53 Ranch Acres South Unit No. 8, a suburban subdivision to the City of Amarillo, being a replat of Lot 6, Block 2, Ranch Acres Unit No. 1, in Section 146, Block 2, A.B.&M. Survey, Randall County, Texas.

VICINITY: E. FM 1151 and Tanglewood Rd.

APPLICANT/S: Gary Karrh

Jason Taylor, Planner I, presented the above-proposed plat. The plat has been reviewed by the customary City Departments and Local Utility Companies and with exception of one lot not meeting minimum lot width, complies with all Subdivision and Development Ordinance standards. Staff recommended approval of this item as presented with a lot width variance.

Commissioner Royce Gooch asked if there would be a common access easement with the reduced lot frontage.

Jason Taylor confirmed that there would be a common access easement in which both lots would share access/a driveway.

Vice Chairman Pedro Limas asked if anyone was for or against this item. No comments were made.

A motion to approve P-21-53 with lot width variance was made by Commissioner Dick Ford and seconded by Commissioner Rene Whitaker. The motion passed unanimously.

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

Brady Kendrick, Planner II, informed the Commission that the North Heights rezoning will be on the next meeting agenda.

Staff then answered questions about the public outreach leading up to the meeting and how much input had been received from property owners from all members of the Commission.

Meeting adjourned at 3:26 PM.

Handwritten signature of Cris Valverde in black ink.

Cris Valverde, Assistant Director of Planning
Planning and Zoning Commission