

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

On the 7th day of July 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 the City Council Chambers on the third floor of city hall, 601 S. Buchanan, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Renee Whitaker	Y	13	13
Royce Gooch	Y	80	75
Rob Parker, Chairman	Y	162	137
Jason Ault	Y	59	45
Fred Griffin	Y	13	13
Dick Ford	Y	107	96
Pedro Limas, Vice Chair	Y	59	54

**PLANNING DEPARTMENT STAFF:**

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

Chairman Rob Parker opened the meeting at 3:05 PM, 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 14, 2021 regular meeting.

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

2. Approval of the minutes of the June 21, 2021 special meeting.

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

#### IV. Regular Agenda:

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

- A. P-21-57 Tradewind Square Unit No. 6A, an addition to the City of Amarillo, being a replat of Lots 140 through 144, Lots 146 through 150, and Lots 181 through 190, Block 2, Tradewind Square Unit No. 6, in Section 173, Block 2, A.B.&M. Survey, Randall County, Texas.

VICINITY: SE 46<sup>th</sup> Ave. and Tradewind St.

APPLICANT/S: Seth Williams for PEGA Development, LLC and Dustin Eggleston for Betenbough Homes, LLC

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 pending the return of corrected originals prior to the plat's expiration.

Commissioner Royce Gooch asked if the reason for the plat was to amend the FEMA Flood panel information originally shown.

Mr. Kendrick answered yes.

Commissioner Fred Griffin asked if the lot to the north of this plat was in a flood zone.

Mr. Kendrick answered that the lot to the north was in the flood zone and was a drainage retention pond for this subdivision.

Chairman Rob Parker asked if anyone wanted to speak for or against this item.

No comments were made.

A motion to approve P-21-57 as presented pending the return of corrected originals prior to expiration was made by Commissioner Royce Gooch and seconded by Vice Chairman Pedro Limas. The motion passed unanimously.

- B. P-21-68 Mesquite Ridge Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land, in Section 35, Block 1, Tyler Tap R.R. Co. Survey,

Randall County, Texas.

VICINITY: Helium Rd. and Rockwell Rd.

APPLICANT/S: Josh Langham for Llano Construction Company, LLC

Jason Taylor, Planner I, 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 the plat as presented pending the return of corrected originals.

Chairman Rob Parker asked if alleys are still required in the Extraterritorial Jurisdiction (ETJ).

Mr. Taylor confirmed that alleys are still required in the ETJ but the typical pattern of development in the ETJ has been not to have them.

Chairman Rob Parker asked if anyone was for or against this item.

No comments were made.

A motion to approve P-21-68 as presented with the alley variance was made by Vice Chairman Pedro Limas and seconded by Commissioner Jason Ault. The motion passed unanimously.

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

A. Z-21-06 Rezoning of a 178.43 acre tract of unplatted land in Section 182, Block 2, A.B.&M. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Agriculture District to Planned Development District for a Industrial and Business Park.

VICINITY: Georgia St. and Farmers Ave.

APPLICANT/S: Kevin Carter for Amarillo Economic Development Corporation

Brady Kendrick, Planner II, presented the above-proposed rezoning. Mr. Kendrick explained the request was for an Industrial and Business Park that includes a dairy facility that is under development. Mr. Kendrick explained that staff believes the request represents a logical establishment of non-residential land uses in a section of land that is more conducive to such and has already began development with such land uses. Mr. Kendrick explained the Planned Development and Site Plan documents contain a number of safeguards to mitigate impacts to surrounding development. Staff recommended approval of this item pending the return of corrected Planned Development Site Plan documents addressing Staff's review comments prior to the first reading of the ordinance at City Council.

Vice Chairman Pedro Limas asked if the Planned Development would limit alcohol related land uses. Dick Ford then immediately followed up and asks if a restaurant would be allowed since many restaurants serve alcohol.

Mr. Kendrick explained that this Planned Development would not allow On-Premise Primary Use Sales and service (Bars, taverns, lounges, and others that would fit this definition). Restaurants would be allowed in the Planned Development.

Commissioner Dick Ford asked about who owned the land to the east of this tract and if consideration was given to rezoning them as well to make a better pattern of development in the area.

Mr. Kendrick explained that an electrical component manufacturing company owns that property. In addition, the property is located outside of the City Limits and could not be rezoned as zoning does not exist outside the City Limits nor does the City have the ability to regulate land uses in the ETJ.

Chairman Rob Parker asked for the response given to the caller concerned about property value by Staff.

Mr. Kendrick advised the Commission that Staff explained to the caller that Staff was not qualified to give information on property value but did explain what the Planned Development was proposing.

Chairman Rob Parker asked if anyone was for or against this item.

Kevin Carter with Amarillo Economic Development Corporation gave a brief description of the project.

Commissioner Fred Griffin asked if AEDC would own all 178 acres of land.

Mr. Carter explained that they would exclude the tracts in the section that are owned by other entities.

No other comments were made.

A motion to approve Z-21-06 pending the return of corrected Planned Development Site Plan documents prior to the item's first reading at City Council was made by Commissioner Dick Ford and seconded by Commissioner Jason Ault. The motion passed unanimously.

- B. Z-21-07 Rezoning of a 6.78 acre tract of unplatted land, in Section 138, Block 2, A.B.&M. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Multiple-Family District 1 to Planned Development District for General Retail land uses plus Sign Production & Assembly, Storage Warehouse, Fleet Vehicle Parking, and Fleet Vehicle Washing.

VICINITY: Tee Anchor Blvd. and Highlands St.

APPLICANT/S: Jamal Enterprises, LP for Awards Recognition Concepts, LLC

Jason Taylor, Planner I, presented the above-proposed rezoning which is a Planned Development for a support facility for Toot 'n Totum. Staff recommended approval of this item as presented pending the return of corrected documents prior to the first reading at City Council.

Chairman Rob Parker asked what this property was prior.

Mr. Taylor explained that this property used to be an armory.

Vice Chairman Pedro Limas asked why an armory was allowed to be in Multiple Family District 1.

Cris Valverde, Assistant Director of Planning and Development Services, answered that typically government buildings for the Federal Government are typically allowed to be in any zoning district. In addition, Mr. Valverde corrected the recommendation given for the item to Staff recommending approval as presented as the corrected documents were received just prior to the meeting.

Mr. Parker asked if the curb cut would be on the southeast corner of the property.

Mr. Taylor confirmed that it would be.

Chairman Rob Parker asked if anyone was for or against this item.

John Lutz, 2106 S. Tyler, representing Jamal Enterprises, stated he was there to answer any questions the Commission might have.

Commissioner Dick Ford asked if trucks would have access to T-Anchor.

Mr. Lewis answered as that was the reason they were proposing the curb cut at the southeast corner of the site.

No other comments were made.

A motion to approve Z-21-07 as presented was made by Vice Chairman Pedro Limas and seconded by Commissioner Dick Ford. The motion passed unanimously.

- C. Z-21-08 Rezoning of the remaining portion of Lot 6, Block 5, Mary-Gould Acres Unit No. 2, an addition to the City of Amarillo, in Section 26, Block 9, B.S.&F. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Multiple-Family District 1 with Specific Use Permit 94 to General Retail District.

VICINITY: Amarillo Blvd. and Port Ln.

APPLICANT/S: Thahir Farzan

Brady Kendrick, Planner II, presented the above-proposed rezoning. Mr. Kendrick explained that the request was to repurpose a vacant assisted living facility into a hotel as described by the applicant. Staff recommended approval of this item as presented.

Commissioner Jason Ault asked if this property would have access to Amarillo Boulevard.

Mr. Kendrick explained that this decision would be up to TxDot whether a driveway would be granted off of Amarillo Boulevard.

Chairman Rob Parker asked if anyone was for or against this item.

Thahir Farzan, 6328 Hampton Drive, gave a brief explanation of his plans for the property if the request was approved which includes potentially using the property as a hotel or as a short term stay facility for medical patients that are discharged from local medical facilities. He stated that with the current zoning, the property was not marketable.

Chairman Rob Parker asked if Mr. Farzan has talked to TxDot about a driveway.

Mr. Farzan explained that he was waiting to get this item approved before speaking to TxDot.

No other comments were made.

A motion to approve Z-21-08 as presented was made by Commissioner Jason Ault and seconded by Vice Chairman Pedro Limas. The motion passed unanimously.

- D. Z-21-09 Rezoning of the west 60 feet of Lot 5 and all of Lot 6, Block 21, Replat of Block "A" Paramount Terrace Unit No. 4, an addition to the City of Amarillo in Section 228, Block 2, A.B.&M. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Multiple-Family District 1 to General Retail District.

VICINITY: Janet Dr. & Western St.

APPLICANT/S: City of Amarillo

Jason Taylor, Planner I, presented the above-proposed rezoning. Mr. Taylor explained the request was to redevelop the site with a coffee shop. The property was previously a City Fire Station that the City was selling. Staff recommended approval of this item as presented.

Vice Chairman Pedro Limas asked what the City's plans were for the property and if the Fire Station building would remain.

Mr. Taylor explained that they plan on selling it and the rezoning was part of the conditions of the sale. The building as Staff understands it is to be torn down.

Chairman Rob Parker asked if anyone was for or against this item.

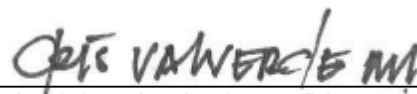
No comments were made.

A motion to approve Z-21-09 as presented was made by Commissioner Renee Whitaker and seconded by Commissioner Jason Ault. The motion passed unanimously.

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

Brady Kendrick, Planner II, informed the Commission that the North Heights rezoning consideration will be on July 19 at 3pm.

Meeting adjourned at 3:57 PM.



Cris Valverde, Assistant Director of Planning

Planning and Zoning Commission

