

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

On the 19th 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	14	14
Royce Gooch	Y	81	76
Rob Parker, Chairman	Y	163	138
Jason Ault	Y	60	46
Fred Griffin	Y	14	14
Dick Ford	Y	108	97
Pedro Limas, Vice Chair	Y	60	55

**PLANNING DEPARTMENT STAFF:**

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

Chairman Rob Parker opened the meeting at 3:00 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.

Herman Moore, 402 Sue Terrace, states he is in favor for the rezoning. He explains how members of the community were trying to pressure him to sign a petition. He stated that he feels that many members from the community are misinformed.

Edwin Douglas, resident of Kansas City, Missouri who owns property in North Heights, voiced his frustration with receiving his letters late and in not being aware of what was exactly happening.

Hattie Crawford, 714 NW 3<sup>rd</sup>, explains her frustration with people urinating in the neighborhoods and blamed it on the parks nearby not having bathrooms.

**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 7, 2021 regular meeting.

A motion to approve the minutes was made by Commissioner Jason Ault, seconded by Vice Chairman Pedro Limas, and carried unanimously.

IV. Regular Agenda:

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

- 1 Z-21-05 Rezoning of 650.15 acres of land in Sections 168, 169, 188, 189, and 224, Block 2, AB&M Survey, Potter County, Texas pertaining to Part 1 of 2 of the North Heights Rezoning Initiative and being further described below:
  - A. Rezoning of 444.89 acres consisting of land in the Miller Heights, North Heights, University Heights, Amarillo Heights, Webster Heights Additions and unplatted land, plus one half of all bounding streets, alleys, and public ways to change from Manufactured Home District, Multiple-Family District 1, Multiple-Family District 1 with Specific Use Permit 106, and Light Industrial District to Residential District 2, in Sections 168, 189, and 224, Block 2, AB&M Survey, Potter County, Texas.
  - B. Rezoning of 38.27 acres consisting of land in the Amarillo Heights, Charlotte Heights, Downing-Highland's, University Heights, WM Moore's, and Webster Heights Additions, plus one half of all bounding streets, alleys, and public ways to change from Residential District 3, Manufactured Home District, and Light Industrial District, to Multiple-Family District 1, in Sections 168, 189, and 224, Block 2, AB&M Survey, Potter County, Texas.
  - C. Rezoning of 58.84 acres consisting of land in the Wild Horse, University Heights, Miller Heights, Glidden and Sanborn, T&K, and GT Davis Subdivision (Blocks 109-112 of the Glidden and Sanborn Addition) Additions, plus one half of all bounding streets, alleys, and public ways to change from Multiple-Family District 1, Multiple-Family District 1 with Specific Use Permit 100 and Light Commercial District to General Retail District, in Sections 168, 169, 188, and 189, Block 2, AB&M Survey, Potter County, Texas.
  - D. Rezoning of 78.98 acres consisting of land in the Mathew Hooks Re-Subdivision of Block 49 Miller Heights, Miller Heights, North Heights, Clarence Watley's Subdivision of Wheatley's 5 Acre Tract, and University Heights Additions, plus one half of all bounding streets, alleys, and public ways to change from Multiple-Family District 1 to Moderate Density District, in Sections 168 and 189, Block 2, AB&M Survey, Potter County,

Texas.

- E. Rezoning of 29.17 acres consisting of land in the Miller Heights, North Heights, and University Heights Additions, plus one half of all bounding streets, alleys, and public ways to change from Multiple-Family District 1 with Specific Use Permit 85 and Multiple Family District 1 to Neighborhood Service District, in Sections 168 and 189, Block 2, AB&M Survey, Potter County, Texas.  
VICINITY: North Heights Neighborhood Plan Area (north-portion of Plan Area)  
APPLICANT/S: City of Amarillo

Emily Koller presented the above-proposed rezoning. Ms. Koller gave a brief description of the different quadrants in the rezoning. Ms. Koller stated that action on this item would be made today and sent to council on August 10. Ms. Koller informed the commission that since the last meeting staff has received 2 letters and 1 call in opposition in addition to a petition that was received just before the meeting at 12:30pm. She gave a summary of the workshop held on June 21, 2021. Staff recommended approval of this item as presented.

Chairman Rob Parker asked if anyone wanted to speak in favor of the item.

Jerri Glover, 5707 Berget, stated that the community's main concern is a decrease in property value. However as someone involved in real estate, she felt that while she can't predict the future, she felt that long term this could be something that leads to an increase in values over the long term.

Alan Abraham, 7205 SW 35<sup>th</sup>, explained that there needs to be conformity like other neighborhoods to raise property value.

Ann Scamahorn, 3623 Fountain Terrace, stated that she is excited for the MD rezoning and plans to invest with bringing new homes to North Heights.

Edith DiTommaso, 1613 Bowie, gives a brief history and statistics on North Heights.

Mildred Darton, 2005 NW 14<sup>th</sup> gave thanks to the Planning and Zoning Commission and staff for their hard work on this item. She stated that she feels like North Heights doesn't feel like other communities in Amarillo with the issues they face and explained how much outreach was done to get people to come to the meetings in a effort to reach as many people as possible.

Melodie Graves, 1601 NW 17<sup>th</sup>, stated that she understands that change is hard but she wants better for the children in the community. Ms. Graves feels as if people like to complain but no one wants to help do anything to make the community better. She gave thanks to the Planning and Zoning Board.

Chairman Rob Parker asked if there was anyone against this item.

Gabe Irving, 6326 Kaylee St, expressed that he feels as if staff needs to revise the proposal because the plan impacts property owners in a negative way. He stated he would like the vacancy time frame to be extended for non-conforming status.

Arturis Spencer, 7101 Smoketree Drive stated that he owns a body shop and feels that the rezoning will have a negative impact on his future expansion plans.

Fransetta Crow, 1508 N Hughes, stated that the community was not properly notified and North Heights Advisory Association is in violation of the original Neighborhood Plan. She is in opposition of North Heights Advisory representing her.

Bernadette Kariem, 1601 N Jefferson, stated that she has several rental properties that she eventually wants to turn into duplexes and thinks that it would not be allowed in the rezoning. She stated that staff does not want to take recommendations from the community that impact her property.

Timothy Gassaway, 1604 NW 20<sup>th</sup>, stated that there is a lack of communication and would like the community to be more involved. He feels as if the North Heights Advisory Association is prioritizing the rezoning from 2019. He then showed the Commission the single notification letter that he received and has not received others. He feels the community has not been involved.

Manzellus Gardner, 7120 Fulham Dr, stated that there is drug problem and a lack of communication. He informed that the North Heights Association doesn't speak for him and is concerned about impacts to property he has invested in.

Joe Shehan 1702 North 2<sup>nd</sup> Ave. in Canyon, representing Mr. Chapman, explained how he thinks that it is not ok to change a property's zoning without the consent of the property owner and the desire of Mr. Chapman that his property not be included.

Perla Rosales, 1433 NW 13<sup>th</sup> Ave, stated that she was not educated on the rezoning due to it being in English and not Spanish. She explained that many Spanish speaking community members are confused about the rezoning.

Johnny Adair, 1408 SW 20<sup>th</sup>, stated he was not for or against this item. He explained that most of the community's concerns are property value and having property be taken. He asked if their property would be grandfathered in. Vice Chairman Pedro Limas informed him that their property would not be taken and there are provisions for non-conforming properties.

Kathryn Gilbert, 1613 Roosevelt, stated that she was not for or against the item she just wants a brief explanation on the rezoning. Chairman Rob Parker gave a brief explanation of the goal of the rezoning initiative.

Chairman Rob parker asked for rebuttals in favor of the item.

Jerri Glover 5707 Berget, explained how much outreach was done and gave brief summaries of the meetings held.

Mildred Darton, 2005 NW 14<sup>th</sup>, reiterated how much outreach was done.

Alan Abraham, 7205 SW 35<sup>th</sup>, explained how much information regarding the rezoning is on the website. He stated that the community participation was not perfect but they tried to do their best.

Wanda Nelson. 1912 Currie Ln, stated she would love to see North Heights be more residential.

Tonya Winston, 5405 George Terrace, stated that she is neutral on the item. She wants to see North Heights get better but the community is confused on the rezoning.

Edith DiTommaso, 1613 Bowie, asked the community members “Do you want Light Industrial across from your home?”

Chairman Rob Parker asked for rebuttals that are against the item.

Timothy Gassaway, 1604 NW 20<sup>th</sup>, explained all the possibilities that Light Industrial would bring.

Fransetta Crow, 1508 N Hughes, stated that she would like for the rezoning to be started again from scratch. She thinks that Mr. Chapman's property could bring revenue to the neighborhood.

Bernadette Kariem, 1601 N Jefferson, gave a brief summary of the workshops. She felt as if the workshops were not effective.

Joe Shehan 1702 North 2<sup>nd</sup> Ave. in Canyon, stated the workshops were not effective. He explained that he felt as if some of the areas should stay the way they are zoned.

Rupert Breshears, 2422 Poplar, stated he is against the rezoning. He feels as if the community is divided and thinks the city should stay out of the business of North Heights and let them fix their problems on their own.

Bonnie Graves, 1705 N Hughes, stated she is not for or against this item. She stated that no one helps the North Heights Neighborhood Association. There are a lot of cheap lots that people buy and leave empty and never develop. She stated that there is a drug problem in the neighborhood.

No further comments were given.

Chairman Rob Parker asked for a motion.

A motion to approve the North Heights Rezoning Initiative as submitted by staff, with the following changes listed below was made by Commissioner Dick Ford and seconded by Commissioner Fred Griffin. The motion carried 5-2.

1. The area South and West of the Rail Road tracts and North of Amarillo Blvd be eliminated from the rezoning initiative.
2. The land north of 15<sup>th</sup> ave and west of N Rusk, ( Mr. Chapman's Land) is eliminated from this initiative.
3. The land along Amarillo Blvd that is currently zoned LC shall remain LC and not be changed to GR.
4. Any property that will be “down zoned” by this initiative shall be allowed to be used for any use that is currently zoned for the life of the property. The life of the property shall be defined as any property that does not have water, sewer and electrical service for 24 months.

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

No items were discussed.

Meeting adjourned at 4:51 PM.

*Cris Valverde*

---

Cris Valverde, Assistant Director of Planning  
Planning and Zoning Commission