

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

On the 2nd day of August 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 3:05 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	15	15
Royce Gooch	Y	82	77
Rob Parker, Chairman	Y	164	139
Jason Ault	N	61	46
Fred Griffin	Y	15	15
Dick Ford	Y	109	98
Pedro Limas, Vice Chair	N	61	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 3:05 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 July 19, 2021 regular meeting.

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

IV. Regular Agenda:

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

- A. P-21-75 Wolflin Place Unit No. 7, an addition to the City of Amarillo, being a replat of the south-half of Lot 4 and all of Lot 5, Block 24, Amended Plat of Wolflin Place, in Section 186, Block 2, A.B.&M. Survey, Potter County, Texas.

VICINITY: Ong St. and SW 26th Ave.

APPLICANT/S: Amy Hibner for H Bar H Turf Farms, L.C. and AD Hibner Estate

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 item as presented.

Commissioner Fred Griffin asked if the home on the lot had been torn down and is now vacant.

Brady Kendrick confirmed that was correct.

Commissioner Fred Griffin asked if the neighbors will need to do anything regarding platting.

Brady Kendrick stated that if the applicant ever had to pull permits in the future, a plat would be required at that time depending on the scope of the work.

Chairman Rob Parker asked if there was anyone who wanted to speak for or against the item.

No comments were made.

A motion to approve P-21-75 as presented was made by Commissioner Dick Ford and seconded by Commissioner Renee Whitaker. The motion passed unanimously.

2. **VACATION/S:** The Planning and Zoning Commission will consider the following

vacation/s:

- A. V-21-02 Vacation of a 24,000 square foot portion of Public Right-of-way (SW 14th Avenue), lying between Blocks 182 and 197, Plemons Addition, in Section 170, Block 2, A.B.&M. Survey, Potter County, Texas.

VICINITY: SW 14th Ave. and Tyler St.

APPLICANT/S: Chris Sharp for Amarillo Junior College

Jason Taylor, Planner I, presented the above-proposed item. Staff and private utility companies have reviewed the request and with exception of the City Engineer, no significant comments or requirements have been expressed. Regarding the City Engineer's comments, there is a potential need for additional drainage and sanitary sewer easements prior to the vacation going forward. As such, the Engineer was unable to recommend the item for approval at this meeting. Staff recommended the item be tabled to the next regularly scheduled meeting.

Commissioner Fred Griffin asked if Amarillo College owns both the north and south lots on both sides of the street.

Jason Taylor confirms that Amarillo College owns both lots.

Chairman Rob Parker asked if they anticipate that the item will be ready at the next meeting.

Jason Taylor stated that Staff anticipates that it will be.

Chairman Rob Parker asked if there was anyone who wanted to speak for or against the item.

A motion to table V-21-02 to the next regularly scheduled meeting was made by Commissioner Royce Gooch and seconded by Commissioner Dick Ford. The motion passed unanimously.

- B. V-21-03 Vacation of a 7,544 square foot portion of a Public Right-of-way (alley) located adjacent to Lots 2 through 4, Block 33, Lawrence Park Unit No. 23 and Lot 6, Block 24, Lawrence Park Unit No. 89, in Section 227, Block 2, A.B.&M. Survey, Potter County, Texas.

VICINITY: SW 26th Ave. and Britain Dr.

APPLICANT/S: David Hudson for Southwestern Public Service Company

Brady Kendrick, Planner II, presented the above-proposed item. Staff and private utility companies have reviewed the request and with exception of construction plan approval and surety still needing to be addressed prior to approval of the request, no significant comments and/or requirements have been expressed. Staff recommended that this item be tabled to the next regularly scheduled meeting.

Commissioner Dick Ford asked if fair market value was required to be paid by the applicant.

Brady Kendrick explained that the cost of relocation plus the re-dedication of an alley segment would exceed that value and a payment would not be needed.

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

A motion to table V-21-03 to the next regularly scheduled meeting was made by Commissioner Dick Ford and seconded by Commissioner Renee Whitaker. The motion passed unanimously.

3. **VARIANCE/S:** The Planning and Zoning Commission will consider the following variance/s:

A. Consideration of a variance request from the maximum allowed block length of 1,000 feet, associated with the proposed Preliminary Plan of Looby Acres, a 28.18 acre tract of unplatted land in Section 76, Block 9, B.S.&F. Survey, Randall County, Texas.

VICINITY: Helium Rd. and Cimber Cr.

APPLICANT/S: Rick Looby for Hope Road Properties, LTD

Brady Kendrick, Planner II, presented the above-proposed item. In consulting with the City's Traffic Engineer, the primary concern is that a block of this length would create are traffic safety concerns. Staff recommended denial of the variance request as presented.

Commissioner Dick Ford asked if the dotted line on the map was an easement. Brady Kendrick informed the Commission that it was a private road.

Commissioner Dick Ford then asked if the area within the private road could be counted towards the one acre lot size requirement.

Brady Kendrick explained that if it remained an easement it could. However if it was ever dedicated to the public in the future, it could potentially pose some issues and Environmental Health as reviewing the proposal.

Commissioner Royce Gooch asked where the gate was going to be located for the private road.

Rick Looby, Hope Road Properties, informed the board about his success in his previous developments. He stated that his plan will eliminate a lot of street parking with large driveways. He also stated the gate would be located after the first 600 feet of roadway. He also stated that stop signs could be used to control speed.

Chairman Rob Parker asked if Mr. Looby has discussed the development with Randall County.

Mr. Looby explained the board that he was waiting for the variance to get approved before taking the item to Randall County.

Commissioner Dick Ford asked if the road west of the development is dedicated to the county.

Mr. Looby confirmed that the road to the west was public. The one proposed would be maintained by an HOA.

Commissioner Renee Whitaker asked what the first 600 ft of the development would be along Helium Road.

Mr. Looby answered that it would be commercial property.

Commissioner Royce Gooch asked what road would be used to access the development.

Mr. Looby answered that Helium Road would be used.

Dawood Alani, the City Traffic Engineer, informed the board regarding an earlier statement by Mr. Looby that stop signs in the development could not be used for controlling speed and are only to be used to control traffic at intersections.

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

Travis Barrett, Center Line Engineering, explained that there were no plans to develop the property to the south as a part of this subdivision and that the availability of that land should not impact the Board's view of this variance request.

A motion to approve the variance as presented was made by Chairman Rob Parker and seconded by Commissioner Renee Whitaker. Commissioner Fred Griffin abstained from voting. The motion passed 3-1.

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

A. Discussion regarding Part 2 of the North Heights Rezoning Initiative.

Emily Koller, Economic Development and Neighborhood Revitalization Manager, presented the above-proposed item. Ms. Koller went over all the handouts that were given to the board. She gave a detailed description of each district. Ms. Koller stated that the properties in the area are 39% non-residential lots, 37% residential lots, and 20% vacant lots. Ms. Koller presented various interactive maps.

Chairman Rob Parker asked if the current zoning is mainly residential.

Torie BenShushan stated that the zoning is mainly industrial.

Commissioner Fred Griffin asked if Plains Dairy would be heavy commercial or industrial.

Torie Benshushan explained that Plains Dairy would not be affected in the rezoning, it would stay heavy commercial.

Chairman Rob Parker asked how many residential properties are in a heavy commercial or industrial zoning.

Torie Benshushan stated there are 99 residential properties.

Commissioner Fred Griffin asked what would be the southern boundary. Emily Koller answered that the southern boundary would be the railroad tracts.

Commissioner Dick Ford asked how many commercial properties would be affected.

Emily Koller explained that 168.88 acres will be changed. She then informs the board about the St. Anthony's Housing Project.

Chairman Rob Parker stated that currently there are 44 non-conforming properties, and asked if after the rezoning it will only be 14 properties. Emily Koller confirmed his statement.

Fred Griffin asked who currently owns the St. Anthony's property. Cris Valverde answered the North Heights Advisory Association but there is a real-estate transaction that is in progress.

Commissioner Dick Ford asked if the grant has been approved.

Cris Valverde stated that he believes so.

Commissioner Dick Ford asked if restaurants would be allowed in the area. Torie BenShushan stated that there are a number of uses in Neighborhood Services and certain types of restaurants could be considered.

Commissioner Dick Ford then asked if Neighborhood Services or General Retail would affect the feasibility of St. Anthony's.

Torie BenShushan stated not necessarily, but staff would like the area to match the rest of the neighborhood. The area immediately south of the site was more suitable for Neighborhood Services while areas along Amarillo Boulevard were more suitable for General Retail.

Commissioner Renee Whitaker asked for staff to give examples of Neighborhood Services uses.

Torie BenShushan presented a graph outlining all uses available in this zoning.

Commissioner Fred Griffin asked if staff anticipates future residential development. Emily Koller confirmed that staff does anticipate future residential development.

Chairman Rob Parker asked if this area was included in the previous workshops. Torie BenShushan confirmed that this information was presented at the workshops.

Commissioner Dick Ford asked in General Retail, how many businesses would be down-zoned.

Emily Koller stated 4.

Chairman Rob Parker asked for the price of a SUP.

Emily Koller answered \$699.

Commissioner Fred Griffin asked if staff has looked at the appraisal of residential properties vs commercial properties.

Torie BenShushan stated that not all properties are equal and that this is a difficult topic to address in that multiple factors go into appraised value. Staff would look into this further however.

Commissioner Dick Ford asked if the board would be able to approve with a SUP in place.

Emily Koller stated that staff would research this option.

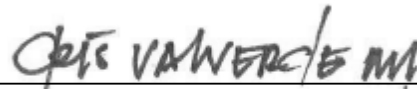
Commissioner Fred Griffin asked when staff plans to submit this item.

Emily Koller stated that it would be back for the board in 2 weeks for a public hearing on August 16, 2021. Ms. Koller then went over the next steps.

No further comments were made.

4. Discuss Items for Future Agendas.

Meeting adjourned at 4:31 PM.



Cris Valverde, Assistant Director of Planning

Planning and Zoning Commission