

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

On the 8th day of September 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 3:11 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	17	17
Royce Gooch	Y	84	79
Rob Parker, Chairman	Y	166	141
Jason Ault	Y	63	48
Fred Griffin	Y	17	17
Dick Ford	Y	111	100
Pedro Limas, Vice Chair	Y	63	57

PLANNING DEPARTMENT STAFF:

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

I. Call to order and establish a quorum is present.

Chairman Rob Parker opened the meeting at 3:11 PM, established a quorum and conducted the consideration of the following items in the order presented.

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.

Alan Abraham, 7205 SW 35th Ave, stated that he and Mildred spoke to 23 business about the rezoning initiative and all were receptive to the initiative. All but 4 expressed support for the request.

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 August 16, 2021 regular meeting.

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

IV. Regular Agenda:

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

- A. P-21-73 Hunter Estates Unit No. 3, a suburban subdivision to the City of Amarillo, being an unplatted tract of land, in Section 30, Block 1, TT. RR. Co. Survey, Randall County, Texas.
VICINITY: Rockwell Rd. and Helium Rd.
APPLICANT: Robbie Christie for N&B Properties, Inc.

Brady Kendrick, Planner II, presented the above-proposed item. This plat has been reviewed by the customary City Departments and local Utility Companies and meets all Subdivision and Development Ordinance Standards. Staff recommended approval of the plat as presented.

Commissioner Fred Griffin asked how far out this plat is from the city limits.

Brady Kendrick stated that this tract of land is approximately 4.25 miles out of the city limits. Commissioner Dick Ford asked if there was a need for alley variances.

Brady Kendrick stated that this plat has already had an approved preliminary plan, so the alley variance has already been addressed.

Chairman Rob Parker asked if anyone wanted to speak for or against the request. No comments were made.

A motion to approve P-21-73 was made by Vice Chairman Pedro Limas and seconded by commissioner Royce Gooch. The motion passed unanimously.

- B. P-21-74 Fox Hollow Unit No. 6, an addition to the City of Amarillo, being an unplatted tract of land, in Section 160, Block 2, A.B.&M. Survey, Potter County, Texas.
VICINITY: Pavillard Rd. and Fox Hunt Ave.
APPLICANT/S: Robbie Christie

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 this item as presented.

Chairman Rob Parker asked if anyone wanted to speak for or against the request.

No comments were made.

A motion to approve P-21-74 was made by Commissioner Dick Ford and seconded by commissioner Fred Griffin. The motion passed unanimously.

- C. P-21-80 South Georgia Place Unit No. 39, an addition to the City of Amarillo, being an unplatted tract of land, in Section 183, Block 2, A.B.&M. Survey, Randall County, Texas.
VICINITY: Hart Rd. and Farmers Ave.

APPLICANT/S: Dustin Eggleston for Betenbough Homes

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 eight lots not meeting the minimum lot depth requirement complies with all other Subdivision and Development Ordinance Standards. Staff recommended approval of the plat as presented and with a lot depth variance.

Commissioner Royce Gooch asked if there is an approved preliminary plan for this item. Jason Taylor confirmed that there is an approved preliminary plan.

Commissioner Dick Ford asked if these homes need room for two off street parking spot. Jason Taylor confirmed that they would be required to provide two off-street parking spaces.

Chairman Rob Parker asked if anyone wanted to speak for or against the request.

No comments were made.

A motion to approve P-21-80 with a lot dept variance was made by commissioner Jason Ault and seconded by Vice Chairman Pedro Limas. The motion passed unanimously.

- D. P-21-82 Lakeside Estates Unit No. 11, a suburban subdivision to the City of Amarillo, being a replat of Lot 32, Block 2, Lakeside Estates Unit No. 1, in Section 64, Block 1, T.T.R.R. Co. Survey, Randall County, Texas.

VICINITY: Bell St. and McCormick Rd.

APPLICANT/S: Rob Carter for A.R.K. Family Development, 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 with exception of the proposed Lot 32B not meeting minimum lot width, complies with all Subdivision and Development Ordinance standards. Staff recommended approval of the plat as presented with a lot width variance for Lot 32B.

Commissioner Fred Griffin asked if the City or County is in charge of approving the permits for curb cuts in the county.

Jason Taylor stated that Randall County was responsible and had already approved a permit.

Chairman Rob Parker asked if anyone wanted to speak for or against the request. No comments were made.

A motion to Approve P-21-82 with a lot width variance was made by Commissioner Royce Gooch and seconded by Commissioner Renee Whitaker. The motion passed unanimously.

- E. P-21-89 Taylor Rose Landing Unit No. 2, a suburban subdivision to the City of Amarillo, being an unplatted tract of land, in Section 84, Block 2, A.B.&M. Survey, Randall County, Texas.

VICINITY: Whitaker Rd. and F.M. 1151

APPLICANT: Denny Hargrove for Taylors Way, 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 apart from a proposed street exceeding 1,000 feet in length, public improvements needing approval and acceptance, and alleys not being provided, complies with all other Subdivision and Development Ordinance Standards. Staff recommended allowing this item to resubmitted at a later date when appropriate and prior to the plat's expiration due to the public improves not yet being accepted.

Chairman Rob Parker asked if anyone wanted to speak for or against the request. No comments were made.

A motion to allow P-21-89 to be resubmitted at a later date when appropriate and prior to the plat's expiration was made by Commissioner Dick for and seconded by Jason Ault. The motion passed unanimously.

- F. P-21-90 Lawrence Subdivision Unit No.3, an addition to the City of Amarillo, being a replat of a portion of Lot 13, Block 15, Lawrence Subdivision Unit No.2, in Section 226, Block 2, A.B.&M. Survey, Potter County, Texas.

VICINITY: Kansas St. and Plains Blvd.

APPLICANT/S: Deven Cross

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 the proposed lot not meeting minimum lot area and depth for Residential District 1 (R-1), complies with all Subdivision and Development Ordinance standards. Staff recommended to allow this item to resubmitted at a later date when appropriate and prior to the plat's expiration due to corrected originals not yet being received.

Commissioner Fred Griffin asked if this lot is currently occupied.

Jason Taylor stated that there is a home and accessory building on the lot.

Chairman Rob Parker asked if anyone wanted to speak for or against the request.

A motion to allow P-21-90 to be resubmitted at a later date when appropriate and prior to the plat's expiration was made by Vice Chairman Pedro Limas and seconded by Commissioner Royce Gooch. The motion passed unanimously.

2. **PRELIMINARY PLAN/S:** The Planning and Zoning Commission will consider the following preliminary plan:

A. PP-21-03 Tierra Santa Subdivision, a 322 acre unplatted tract of land, in Section 36, Block 1, Tyler Tap Survey, Randall County Texas.

VICINITY: Helium Rd. and Rockwell Rd.

APPLICANT/S: Jonathan Lair, LLC

Jason Taylor, Planner I, presented the above-proposed variances associated with PP-21-03. This preliminary plan has been reviewed by the customary City Departments and local utility companies and other than providing accommodation for alleys and five streets exceeding the maximum block length requirement, complies with all Subdivision and Development Ordinance standards Staff recommended approval of the variances as presented.

Chairman Rob Parker asked if anyone wanted to speak for or against the request. No comments were made.

A motion to approve the variances for PP-21-03 as presented was made by Commissioner Dick Ford and seconded by Commissioner Jason Ault. The motion passed unanimously.

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

A. Z-21-12 Rezoning of 168.88 acres of land in Section 169, Block 2, A.B.&M. Survey, Potter County, Texas pertaining to Part 2 of 2 of the North Heights Rezoning Initiative and being further described below:

1: Rezoning of 56.38 acres consisting of land in the Glidden and Sanborn Addition, plus one half of all bounding streets, alleys, and public ways **to change from Light Industrial District and Planned Development Districts 16 and 65 to Heavy Commercial District,** in Section 169, Block 2, A.B.&M. Survey, Potter County, Texas.

2: Rezoning of 15.11 acres consisting of land in the Glidden and Sanborn Addition, plus one half of all bounding streets, alleys, and public ways **to change from Light Industrial District to Light Commercial District,** in Section 169, Block 2, A.B.&M. Survey, Potter County, Texas.

3: Rezoning of 17.58 acres consisting of land in the GT Davis Subdivision of Blocks 109 through 112 of the Glidden & Sanborn Addition and Glidden & Sanborn Addition, plus one half of all bounding streets, alleys, and public ways **to change from Heavy Commercial District to General Retail District,** in Section 169, Block 2, A.B.&M. Survey, Potter County, Texas.

4: Rezoning of 30.63 acres consisting of land in the Glidden and Sanborn Addition, plus one half of all bounding streets, alleys, and public ways **to change from Multiple-Family District 1 and Light Industrial District to Moderate Density District,** in Section 169, Block 2, A.B.&M. Survey, Potter County, Texas.

5: Rezoning of 49.18 acres consisting of land in the Glidden and Sanborn Addition, plus one half of all bounding streets, alleys, and public ways **to change from Heavy Commercial District, Light Commercial District, and Light Industrial District to Neighborhood Service District,** in Section 169, Block 2, A.B.&M. Survey, Potter County, Texas

VICINITY: North Heights Neighborhood Plan Area (south-portion of Plan Area)

APPLICANT/S: City of Amarillo

Emily Koller, Assistant Director of Planning and Development Services, presented the above-proposed rezoning. Ms. Koller explained what the citizen's main concerns were, such as downzoning and property value. She then went over the current land uses which are non-residential 39%, residential 37%, and vacant 24%, then showed multiple maps to back up Staff's analysis. Ms. Koller gave a detailed description of each district that is proposed to change. Staff recommended approval of the rezoning as presented.

Chairman Rob Parker asked if there would be a 45% reduction of legal non-conforming use after the rezoning due to the number going from 134 to 70.

Emily Koller confirmed that there would be a 45% reduction after the rezoning.

Commissioner Dickford asked what properties will be non-conforming after the rezoning. Ms. Koller listed the properties that would be non-conforming after the rezoning. She also stated that staff has found an option to waive the Specific Use Permit fee for properties that were downzoned by the initiative and qualified for a Specific Use Permit.

No other comments were made.

A motion to approve Z-21-12 as presented was made by Commissioner Renee Whitaker and seconded by Commissioner Jason Ault. The motion failed 3-4 with Vice Chairman Limas and Commissioners Ford, Griffin, and Gooch voting against the motion.

No other motions were made.

4. Discuss Items for Future Agendas.

The meeting adjourned at 4:15.



Cris Valverde

Director of Planning and Development Services

