

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

On the 6th day of December 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	23	22
Royce Gooch	Y	90	83
Rob Parker, Chairman	Y	172	146
Jason Ault	Y	69	53
Fred Griffin	N	23	21
Dick Ford	Y	117	106
Pedro Limas, Vice Chair	Y	69	63

CITY STAFF:

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
Leslie Spear-Schmidt, Senior Assistant City Attorney
Andreanna Jarrett, Recording Secretary

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

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.

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 November 15, 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. **PLAT/S:** The Planning and Zoning Commission will consider the following plat/s:

- A. A. P-21-119 Sun-Air Estates Unit No. 9, a suburban subdivision to the City of Amarillo, being a replat of the west-half of Lot 6 and all of Lot 7, Block 4, Sun-Air Estates Unit No. 5, in Section 36, Block 9, B.S.&F. Survey, Randall County, Texas.

VICINITY: Sundance Ln. and F.M. 2590

APPLICANT/S: Gecovey and Lauren Coffman

Jason Taylor, Planner I, presented the above-proposed item. The plat has been reviewed by the customary City Departments and local utility companies and complied with all Subdivision and Development Ordinance Standards.

Mr. Taylor recommended approval of the item as resented.

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

No comments were made.

A motion to approve the plat as presented was made by Commissioner Dick Ford and was seconded by Commissioner Royce Gooch.

The motion passed unanimously.

- B. B. P-21-120 Holiday South Unit No. 14, a suburban subdivision to the City of Amarillo, being a replat of the westerly one-half of Lot 2, Block 16, Holiday South Unit No. 4, in Section 177, Block 2, A.B.&M. Survey, Randall County, Texas.

VICINITY: Valencia Dr. and Jamaica St.

APPLICANT/S: Vicki Henderson

Brady Kendrick, Planner II, presented the above item. The replat is for the purpose of obtaining a septic permit and requires a variance from the minimum required lot area of one acre in the Extra-Territorial Jurisdiction. The Environmental Health Department processed a septic system variance associated with the request and granted approval on the variance for the septic system. As such, the Environmental Health Department recommended approval of the lot area variance. Considering the facts of the situation, Staff does not believe the request and variance if approved would result in any detrimental impacts to the area. Staff recommended approval of the plat and variance as requested.

Commissioner Jason Ault asked if the septic system would be able to maintain proper separation from other systems and wells.

Mr. Kendrick stated that as part of the review process, Environmental Health would check those spacing standards and determined the request was appropriate and met standards.

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

No comments were made.

A motion to approve the plat and variance as presented was made by Commissioner Royce Gooch and was seconded by Commissioner Jason Ault.

The motion passed unanimously.

- C. P-21-126 Mesilla Park Addition Unit No. 19, a suburban subdivision to the City of Amarillo, being a replat of a portion of Lot 1, Block 1, Mesilla Park Addition Unit No. 14, in Section 100, Block 2, A.B.&M. Survey, Potter County, Texas.

VICINITY: Tipton St. and Willow Creek Dr.

APPLICANT/S: Khamphane Sidara

Brady Kendrick, Planner II, presented the above-proposed item. The plat has been reviewed by the customary City Departments and local utility companies and complied with all Subdivision and Development Ordinance Standards.

Mr. Kendrick recommended approval of the item as resented.

Commissioner Royce Gooch asked if the reason the notice area was shown was due to the notices only needing to go out to those within the original subdivision.

Mr. Kendrick said that was correct.

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

No comments were made.

A motion to approve the plat as presented was made by Commissioner Jason Ault and was seconded by Commissioner Dick Ford.

The motion passed unanimously.

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

- A. Z-21-15 Rezoning of a 3.89 acre portion of Tract 3, RiverRoad Gardens, in Section 161, Block 2, A.B.&M. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 1 and Light Commercial District to Light Commercial District.

VICINITY: River Rd. and Cherry Ave.
APPLICANT/S: Brett Littlejohn for LJ4 Leasing, LLC

Brady Kendrick, Planner II, presented the above proposed rezoning. The applicant is requesting a change in order to build additional storage building related to an existing feed and ranch supply store. Staff recommended tabling this item to the next regularly scheduled meeting on December 20, 2021 due to ongoing discussion with the applicant and a consensus about the request still pending.

Chairman Rob Parker stated that he would like to see a discussion of the concerns expressed by the neighbors previously with the applicant and would even like to see the neighbors potentially included in the meeting.

Mr. Kendrick stated that they would ensure those concerns were discussed.

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

No comments were made.

A motion to table the item to the December 20, 2021 meeting was made by Commissioner Royce Gooch, and was seconded by Commissioner Jason Ault.

The motion passed unanimously.

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

No items were discussed. The meeting adjourned at 3:16pm



Cris Valverde

Director of Planning and Development Services