

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

On the 3rd day of January 2022, 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 | 25 | 24 |
| Royce Gooch, Vice Chair | Y | 92 | 85 |
| Rob Parker, Chairman | Y | 174 | 148 |
| Jason Ault | Y | 71 | 55 |
| Fred Griffin | Y | 25 | 24 |
| Cindi Bulla | Y | 1 | 1 |
| Jeff Perkins | N | 1 | 0 |

CITY STAFF:

Emily Koller, Assistant Director of Planning and Development Services
Brady Kendrick, Planner II
Jason Taylor, Planner I
Leslie Spear-Schmidt, Senior Assistant City Attorney
Amanda Medellin, 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 December 20, 2021 regular meeting.

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

IV. Regular Agenda:

1. **MISCELLANEOUS:** The Planning and Zoning Commission will consider the following item/s:

A. Nomination and election of a Chairman and Vice Chairman of the City of Amarillo Planning and Zoning Commission.

A motion to nominate Rob Parker as Chairman was made by Commissioner Fred Griffin and seconded by Commissioner Jason Ault. The motion passed 5-0. Chairman Rob Parker abstained from voting.

A motion to nominate Royce Gooch as Vice Chairman was made by Commissioner Renee Whitaker and seconded by Chairman Rob Parker. The motion passed unanimously.

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

A. P-21-124 South Georgia Place Unit No. 40, 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: Georgia St. and Farmers Ave.

APPLICANT/S: Dustin Eggleston for Betenbough Homes, LLC

Brady Kendrick, Planner II, presented the above-proposed item. This plat is for the purpose of creating 114 residential lots from an unplatted tract of land. Consideration by the Planning and Zoning Commission is required as the plat is considered a Final Plat. Additionally, two variances are requested: one for lot depth (13 lots) and one for lot area (one lot). The plat has been reviewed by the customary City Departments and local utility companies and, with the exceptions of the just mentioned variances and surety for the public improvements not being provided, it complies with all other Subdivision and Development Ordinance Standards. Staff recommended approval of this item as presented with the variances for lot depth and area, pending the return of corrected originals, and surety being provided for the public improvements prior to the plat's expiration.

Commissioner Cindi Bulla asked if it is unusual for surety not to be in place at this time in the plat process.

Brady Kendrick explained that surety not being provided at this stage is not a rare occurrence.

Commissioner Fred Griffin asked if the Planning & Zoning Commission approves the lot size, will the developer still need approval from the Board of Adjustments.

Brady Kendrick explained that they do not unless they seek variances that would pertain to that board.

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

No comments were made.

A motion to approve P-21-124 as presented with the variances for lot depth and area, pending the return of corrected originals, and surety being provided for the public improvements prior to the plat's expiration was made by Commissioner Jason Ault and seconded by Vice Chairman Royce Gooch. The motion passed unanimously.

- B. P-21-136 Spring Lake Unit No. 4, a suburban subdivision to the City of Amarillo, being a replat of a portion of Lot 24, Block 2, Amended Spring Lake Unit No. 1, in Section 31, Block 1, T.T.R.R. Co. Survey, Randall County, Texas.

VICINITY: Shady Lake Dr. and Spring Lake Dr.

APPLICANT/S: Brian and Meredith Rathbone

Brady Kendrick, Planner II, presented the above-proposed plat. Consideration by the Planning and Zoning Commission is required as the plat is considered a residential replat and if approved, would result in a substandard remaining portion of a platted lot. The plat has been reviewed by the customary City Departments and local utility companies, and with the exception of the just mentioned creation of a substandard lot, complies with all other Subdivision and Development Ordinance Standards. Staff recommended approval of this plat as presented with a variance for the creation of a remaining portion of a lot under one acre pending the return of corrected originals.

Commissioner Renee Whitaker asked for the expiration date of this plat. Brady Kendrick explained that the surveyor did not sign the 30 day waiver, therefore the expiration date is January 10, 2021.

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

No comments were made.

A motion to approve P-21-136 as presented with a variance for the creation of a remaining portion of a lot under one acre pending the return of corrected originals was made by Commissioner Jason Ault and seconded by Vice Chairman Royce Gooch. The motion passes unanimously.

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

A. Z-21-18 Rezoning of an 8.49 acre tract of unplatted land in Section 63, Block 9, B.S.&F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Residential District 1 (R-1) and Agricultural District (A) to General Retail District (GR).

VICINITY: Hillside Rd. and Nancy Ellen St.

APPLICANT/S: Mike Buccola for FBR Land Co., LLC

Jason Taylor, Planner I, presented the above-proposed rezoning. Staff explained that the applicant is requesting a change in zoning from Residential District 1 and Agricultural District to General Retail District with the intent of developing the property with retail land uses. Staff is of the opinion that the request is a logical continuation of existing zoning and patterns of development in the area and would have minimal impacts on the surrounding area. Staff recommended approval of this rezoning as presented.

Chairman Rob Parker asked that upon development, would screening be required for portions of the area to be rezoned.

Jason Taylor confirmed that it is and would be reviewed as part of the site plan review.

Commissioner Fred Griffin asked where this rezoning will be in regards to Soncy Rd. Jason Taylor explained that it is west of Soncy Road approximately 1/3 of a mile or so.

Commissioners Jason Ault and Renee Whitaker discussed what type of land uses would possibly be on the tract of land.

Chairman Rob Parker added he believed that office condos were proposed for a portion of the tract as well.

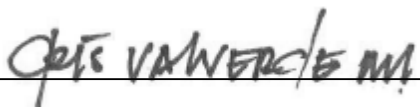
Chairman Rob Parker asked if anyone wanted to speak for or against the request. No comments were made.

A motion to approve Z-21-18 as presented was made by Commissioner Cindi Bulla and seconded by Commissioner Jason Ault. The motion passed 5-0. Chairman Rob Parker abstained from voting.

4. **Discuss Items for Future Agendas.**

Items discussed for future agenda include a special meeting with City Council to discuss the zoning rewrite and also Brady Kendrick, Planner II, mentioned that there would be eight rezonings on the next agenda.

No further items were discussed. The meeting adjourned at 3:34 PM



Cris Valverde

Director of Planning and Development Services