

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

On the 19th 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	26	25
Royce Gooch, Vice Chair	Y	93	86
Rob Parker, Chairman	Y	175	149
Jason Ault	N	72	55
Fred Griffin	Y	26	25
Cindi Bulla	Y	2	2
Jeff Perkins	Y	2	1

**CITY STAFF:**

Cris Valverde, 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.

Timothy Gassaway 1604 NW 20th stated he was in support of the rezoning in Miller Heights Z-21-26.

Chairman Rob Parker asked what the owner planned on doing to the property.

Mr. Gassaway stated the owner wanted to do some retail development.

**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 January 3, 2022 Planning and Zoning Commission Meeting.

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

#### **IV. Regular Agenda:**

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

- A. P-21-130 E.W. Raef Addition Unit No. 15, an addition to the City of Amarillo, being a replat of Lot 4B, Block 1, E.W. Raef Addition Unit No. 9, and the remaining portion of Lot 3, Block 1, E.W. Raef Addition Unit No. 1, all in Section 125, Block 2, A.B.&M. Survey, Potter County, Texas.

VICINITY: Amarillo Blvd. and Channing St.

APPLICANT/S: Clifford Williams

Brady Kendrick, Planner II, presented the above-proposed item. The replat is for the purpose of creating three lots from the two lots. The two manufactured homes will be on their own lots and the third lot will be for automotive use. Mr. Kendrick stated the applicant wanted to withdraw the application as they cannot address Staff's comments prior to the plat's expiration date on January 30, 2022.

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

No comments were made.

A motion to withdraw the plat was made by Chairman Rob Parker and was seconded by Commissioner Royce Gooch.

The motion passed unanimously.

- B. P-21-133 Fairview Townsite Unit No. 3, an addition to the City of Amarillo, being a replat of Lots 10 and 11, Block 5, Fairview Townsite, in Section 123, Block 2, A.B.&M. Survey, Potter County, Texas.

VICINITY: SE 8th Ave. and Hill St.

APPLICANT/S: Santino Castillo

Jason Taylor, Planner I, presented the above-proposed item. The purpose of the plat is to create two residential lots from a previously platted tract of land. Consideration by the Planning and Zoning Commission is required as it is a residential replat that requires public notice and a variance for lot width was requested. The plat has been reviewed by the customary City Departments and local utility companies and apart from Lot 11A not meeting

the minimum lot width requirements for Residential 3, complies with all other Subdivision and Development Ordinance Standards. The lot above would be 45 feet when 50 feet is required. A home builder recently constructed a home too close to the property line which is the reason for the variance request. Staff believes that if approved, the variance would not result in any negative impacts to the area. Staff recommended approval of the plat as presented with the variance for lot width.

Chairman Rob Parker asked if there were any setback issues.

Mr. Taylor stated there would not be if the plat was approved as proposed as the plat would resolve the current setback issues.

Commissioner Royce Gooch asked if these lots were under common ownership.

Mr. Taylor stated yes, they are currently.

Chairman Rob Parker asked if there were any other questions.

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

No comments were made.

A motion to approve with the lot variance was made by Commissioner Royce Gooch and seconded by Commissioner Renee Whitaker.

The motion passed unanimously.

- C. P-21-142 City View Estates Unit No. 21, an addition to the City of Amarillo, being a replat of a portion of Lot 57, Block 35, City View Estates Unit No. 12, in Section 231, Block 2, A.B.&M. Survey, Randall County, Texas.

VICINITY: Farmers Ave. and Western St.

APPLICANT/S: Mark Tate for Circle K Stores Inc.

Brady Kendrick, Planner II, presented the above-proposed item. The purpose of the plat is creating a commercial lot from a portion of a previously platted tract of land. Consideration by the Planning and Zoning Commission is required as the plat is considered a final plat with a sewer main extension is required. The plat has been reviewed by the customary City Departments and local utility companies with the exception of the corrections of the original plat not being provided, the sewer extension not being approved, and surety not being provided complies with all other Subdivision and Development Ordinance Standards. Staff recommends that this plat be allowed to be reconsidered and resubmitted at a later date when appropriate as the above items have not been completed.

Chairman Rob Parker asked if there were questions.

Commissioner Fred Griffin asked what the time frame was to resubmit the plat.

Mr. Kendrick stated that the plat could be resubmitted at the next meeting for consideration.

Chairman Rob Parker asked if there were any other questions.

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

No comments were made.

Chairman Rob Parker motioned to table the item for resubmittal and consideration at a later date, Commissioner Fred Griffin seconded the motion.

The motion passed unanimously.

D. P-21-144 Coulter Acre Unit No. 21, a suburban subdivision to the City of Amarillo, being a replat of a portion of Lot 16, Block 1, Coulter Acres, in Section 38, Block 9, B.S.&F. Survey, Randall County, Texas.

VICINITY: Soncy Rd. and 81<sup>st</sup> Ave.

APPLICANT/S: Shane Bernard for Bernard & Bernard Real Estate

Brady Kendrick, Planner II, presented the above-proposed item. The purpose of the plat is creating a two commercial lots from a portion of an existing platted lot. Consideration by the Planning and Zoning Commission is required for a lot width variance is being requested for the Lot 16B. The plat has been reviewed by the customary City Departments and local utility companies and with the variance complies with all Subdivision and Development Ordinance Standards. Staff recommends that this plat be approved with the variance for lot width.

Chairman Rob Parker asked if there were questions.

No comments were made.

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

No comments were made.

A motion to approve with the lot variance was made by Commissioner Royce Gooch and seconded by Commissioner Renee Whitaker.

The motion passed unanimously.

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

A. Z-21-19 Rezoning of a 4.58 acre tract of unplatted land in Section 65, Block 9, B.S.&F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Agricultural District (A) to Residential District 3 (R-3).

VICINITY: Soncy Rd. and Heritage Hills Pkwy.

APPLICANT/S: Seth Williams for P Dub Land Holdings, LTD

Brady Kendrick, Planner II, presented the above proposed rezoning. The applicant is requesting a change in zoning to develop a tract single family detached homes. Staff believes that the request represents a logical change in zoning considering the area characteristics and zoning patterns. Staff recommend approving this item as presented.

Chairman Rob Parker asked if there were questions.

No comments were made.

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

No comments were made.

Commissioner Fred Griffin motioned to approve and seconded by Commissioner Cindi Bulla.

The motion passed unanimously.

B. Z-21-20 Rezoning of an 18.89 acre tract of unplatted land in Section 65, Block 9, B.S.&F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Agricultural District (A) to Moderate Density District (MD).

VICINITY: Soncy Rd. and Heritage Hills Pkwy.

APPLICANT/S: Seth Williams for P Dub Land Holdings, LTD

Jason Taylor, Planner I, presented the above-proposed item. The applicant is requesting a change in zoning to develop the tract with residential land uses. Staff believes that the request represents a logical change in zoning considering the area characteristics and zoning patterns. Staff recommend approving this item as presented.

Chairman Rob Parker asked if there were questions.

No comments were made.

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

No comments were made.

A motion to approve was made by Commissioner Renee Whitaker and seconded by Commissioner Fred Griffin.

The motion passed unanimously.

C. Z-21-21 Rezoning of Lot 10, Block 5, Edgehill Addition Unit No. 6, an addition to the City of Amarillo, in Section 185, Block 2, A.B.&M. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Planned Development District 89A (PD-89A) to General Retail District (GR).

VICINITY: Georgia St. and SW 35th Ave.

APPLICANT/S: Angie Hastie for NL Investments LLC and Shapiro Family Limited Partnership

Brady Kendrick, Planner II, presented the above proposed rezoning. The applicant is requesting this application be tabled until the next meeting February 7, 2022.

Chairman Rob Parker asked if there were questions.

No comments were made.

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

No comments were made.

A motion to table the application until the next meeting was made by Chairman Rob Parker and seconded by Commissioner Renee Whitaker.

The motion passed unanimously.

D. Z-21-22 Rezoning of a 4.88 acre tract of unplatted land in Section 2, Block 9, B.S.&F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Agricultural District (A) to Moderate Density District (MD).

VICINITY: Western St. and Sundown Ln.

APPLICANT/S: Seth Williams for P Dub Land Holdings, LTD

Jason Taylor, Planner I, presented the above-proposed item. The applicant is requesting a change in zoning to develop the tract with single family attached homes. Staff believes that the request represents a logical change in zoning considering the area characteristics and zoning patterns. Staff recommend approving this item as presented.

Chairman Rob Parker asked if there were questions.

No comments were made.

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

No comments were made.

Please note that Commissioner Jeff Perkins entered the meeting at this point and was present for this vote and the remaining items.

A motion to approve was made by Commissioner Jeff Perkins and seconded by Commissioner Renee Whitaker.

The motion passed unanimously.

E. Z-21-23 Rezoning of a 22.73 acre tract of unplatted land, in Section 2, Block 9, B.S.&F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Agricultural District (A) to Residential District 3 (R-3).

VICINITY: Western St. and Sundown Ln.

APPLICANT/S: Seth Williams for P Dub Land Holdings, LTD

Brady Kendrick, Planner II, presented the above proposed rezoning. The applicant is requesting a change in zoning to develop the tract of land with single family detached homes. Staff believes that the request represents a logical change in zoning considering the area characteristics and zoning patterns. Staff recommend approving this item as presented.

Chairman Rob Parker asked if there were questions.

No comments were made.

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

No comments were made.

A motion to approve was made by Commissioner Cindi Bulla and seconded by Commissioner Royce Gooch.

The motion passed unanimously.

F. Z-21-24 Rezoning of a 1.43 acre tract of unplatted land in Section 65, Block 9, B.S.&F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Agricultural District (A) to General Retail District (GR).

VICINITY: FM 2186 and FM 2590 (Hollywood Rd. and Soncy Rd.)

APPLICANT/S: Wistenly Alphonse for Circle-K Stores, Inc. and Seth Williams for Soncy Road Investments, LTD

Jason Taylor, Planner I, presented the above-proposed item. The applicant is requesting a change in zoning to develop a tract of land for a convenient store. Staff believes that the request represents a logical change in zoning considering the area characteristics and zoning patterns. Staff recommend approving this item as presented.

Chairman Rob Parker asked if there were questions.

No comments were made.

Commissioner Cindi Bulla asked if the land on the east side would remain unplatted.

Mr. Taylor explained that east side of land is private property and will soon be obtained by TXDOT for right-of-way.

Chairman Rob Parker asked if there were and additional questions.

No comments were made.

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

No comments were made.

A motion to approve with the lot variance was made by Commissioner Renee Whitaker and seconded by Commissioner Jeff Perkins.

The motion passed unanimously.

G. Z-21-25 Rezoning of a 2.74 acre tract of unplatted land, in Section 65, Block 9, B.S.&F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Agricultural District (A) to General Retail District (GR).

VICINITY: Arden Rd. and Helium Rd.

APPLICANT/S: Wistenly Alphonse for Circle-K Stores, Inc. and Seth Williams for P Dub Land Holdings LTD

Brady Kendrick, Planner II, presented the above proposed rezoning. The applicant is requesting a change in zoning to develop a tract of land for a convenient store. Staff believes that the request represents a logical change in zoning considering the area characteristics and zoning patterns. Staff recommend approving this item as presented.

Chairman Rob Parker asked if there were questions.

No comments were made.

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

No comments were made.

A motion to approve with the lot variance was made by Commissioner Cindi Bulla and seconded by Commissioner Fred Griffin

The motion passed unanimously.

H. Z-21-26 Rezoning of Lots 19 and 20, Block 3, Miller Heights Addition, an addition to the City of Amarillo, in Section 168, Block 2, A.B.&M. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Multiple-Family District 1 (MF-1) to General Retail District (GR).

VICINITY: NW 9th Ave. and Hughes St.

APPLICANT/S: Marcus Hill

Jason Taylor, Planner I, presented the above-proposed item. The applicant is requesting a change in zoning to develop a tract of land for retail land use. Staff believes that the request represents a logical change in zoning considering the area characteristics and zoning patterns. Staff recommend approving this item as presented.

Chairman Rob Parker asked if there were questions.

No comments were made.

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

No comments were made.

A motion to approve was made by Chairman Rob Parker and seconded by Commissioner Fred Griffin.

The motion passed unanimously.



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

A. V-21-01 Vacation of a 10-foot-wide portion of a Public Utility Easement lying in Lots 6 and 7, Block 8, North Highland Subdivision of the Tartar Addition, an addition to the City of Amarillo, in Section 157, Block 2, A.B.&M. Survey, Potter County, Texas.

VICINITY: Amarillo Blvd. and Garfield St.

APPLICANT/S: Spencer Weber for Cross Development

Jason Taylor, Planner I, presented the above-proposed item. The applicant is requesting an abandonment of a 10-foot-wide public utility easement on an upcoming retail building site and is the reason for the request. Staff recommends approval of this item as presented with the contingency of the dedication instrument being in good order prior to February 8, 2022.

Chairman Rob Parker asked if the new easement would be at an angle on the east side of the lot.

Mr. Taylor clarified the new easement will be on the northeast side.

Chairman Rob Parker asked if there were questions.

Fred Griffin asked if staff was recommending approval with the new easement contingent upon the dedication being in good order and approved by the City Legal Department.

Mr. Taylor stated that was the case.

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

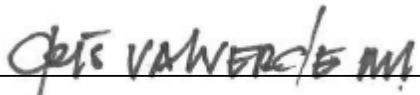
Spencer Webber 4333 Marsh Ridge, Carrolton Texas. The developer for the project stated his legal team was drafting up the dedication documents and should be to City Staff by the end of the day.

A motion to approve the vacation contingent on the instrument being in good order prior to February 8, 2022 was made by Chairman Rob Parker and seconded by Commissioner Royce Gooch.

The motion passed unanimously.

4. Discuss Items for Future Agendas.

No further items were discussed. The meeting adjourned at 3:51 PM



Cris Valverde  
Director of Planning and Development Services