

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

On the 21st day of February 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 3:03 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	28	27
Royce Gooch, Vice Chair	Y	95	88
Rob Parker, Chairman	Y	177	151
Jason Ault	Y	74	57
Fred Griffin	Y	28	27
Cindi Bulla	Y	4	4
Jeff Perkins	Y	4	3

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 3:03 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 public comments 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 February 7, 2022, Planning and Zoning Commission Meeting.

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

IV. Regular Agenda:

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

- A. P-21-138 Bayless Addition Unit No. 2, a suburban subdivision to the City of Amarillo, being an unplatted tract of land, in Section 63, Block 1, T.T.R.R. Co. Survey, Randall County, Texas.

VICINITY: McCormick Rd. and Interstate 27

APPLICANT/S: Davy Hamilton for Prairie Grass Properties, LLC

Brady Kendrick, Planner II, presented the above-proposed item. The purpose of the plat is to create a commercial lot. Consideration by the Planning and Zoning Commission is required as a variance for residential lot area is needed. The plat has been reviewed by the customary City Departments and local utility companies, and with the exception of the above mentioned variance complies with all other Subdivision and Development Ordinance Standards. Staff recommends that this plat be approved as presented with a variance for residential lot area.

Chairman Rob Parker asked if there were any other questions.

No comments were made.

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

No comments were made.

A motion to approve the plat with the variance was made by Vice Chairman Royce Gooch and was seconded by Commissioner Fred Griffin.

The motion passed unanimously.

- B. P-21-139 Hamilton Acres Unit No. 2, a suburban subdivision to the City of Amarillo, being a replat of Lots 15 and 16, Block 1, Hamilton Acres Unit No. 1, and an unplatted tract of land, in section 35, Block 9, B.S.&F. Survey, Randall County, Texas.

VICINITY: Coulter St. and McCormick Rd.

APPLICANT/S: Josh Franklin for Parker Mercy Holdings, LLC

Jason Taylor, Planner I, presented the above-proposed item. The purpose of the plat is to create 8 commercial lots from a previous portion of a platted lot and unplatted tract. Consideration by the Planning and Zoning Commission is required as the plat is considered a final plat. The plat has been reviewed by the customary City Departments and local utility companies and with complies with all other Subdivision

and Development Ordinance Standards. Staff recommends the plat be approved as presented.

Chairman Rob Parker asked if there were any questions.

Vice Chairman Royce Gooch asked when the plat's expiration date was.

Mr. Taylor responded it was February 23rd.

Chairman Rob Parker asked if there were any other questions.

There were no further questions.

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

No comments were made.

A motion to approve as presented by Staff was made by Chairman Jeff Perkins and seconded by Commissioner Renee Whitaker.

The motion passed unanimously.

C. P-21-140 Hollywood Addition Unit No. 20, an addition to the City of Amarillo, being an unplatted tract of land, in Section 4, Block 9, B.S.&F. Survey, Randall County, Texas.

VICINITY: Bell St. and Loop 335/Hollywood Rd.

APPLICANT/S: Andrea Davidson for JTD Properties, L.P.

Brady Kendrick, Planner II, presented the above-proposed item. The purpose of the plat is to create two commercial lots and one residential lot. Consideration by the Planning and Zoning Commission is required as the plat is considered a final plat. The plat has been reviewed by the customary City Departments and local utility companies and with exception of water main construction plans being approved, surety provided, an off-site easement not yet dedicated for the new water line, and corrected originals being provided that address Staff's comments, meets all other Subdivision and Development Ordinance standards.

The applicant has requested that this item be withdrawn from consideration as the requirements needed prior to the plat's approval will not be completed prior the plat's expiration date of 2/21/22. The applicant has stated that the plat will be resubmitted at an appropriate submittal date.

Chairman Rob Parker asked if there were any 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 withdraw was made by Chairman Rob Parker and seconded by Commissioner Royce Gooch.

The motion passed unanimously.

- D. P-22-10 South Side Acres Unit No. 27, an addition to the City of Amarillo, being a replat of Lots 20-A, 21-A, 22-A, 23-A, 24, 25, and a portion of Lot 22-B, Block 2, South Side Acres Unit No. 20, in Section 230, Block 2, A.B.&M. Survey, Randall County, Texas.

VICINITY: Business Park Dr. and Office Park Dr.

APPLICANT/S: Brent Lane for Paradise Builders Custom Homes, LLC

Jason Taylor, Planner I, presented the above-proposed item. This plat is for the purpose of creating two commercial lots. Consideration by the Planning and Zoning Commission is required as the applicant is requesting a lot frontage variance for the remaining portion of lot 22B. The plat has been reviewed by the customary City Departments and local utility companies and with the exception of the just mentioned variance, complies with all other Subdivision and Development Ordinance Standards. As proposed, the replat would create a substandard lot to the east (remaining portion of Lot 22-B) in that the lot will not front upon a public street as required by ordinance. That said, the remaining portion of Lot 22-B would meet the minimum lot area and other minimum dimensions for its respective zoning district (Agricultural District). It must be noted that the just mentioned remaining portion of Lot 22B is entirely located in a Special Flood Hazard Area and currently serves as a playa lake. An easement for access to public right-of-way is also proposed to be dedicated via the plat to provide access. Considering the above, Staff recommends approval of the plat pending the receipt of the corrected originals prior to plat expiration with the variance.

Chairman Rob Parker asked if there were questions.

Vice Chairman Royce Gooch asked if the plat in the packet was the final original.

Mr. Taylor stated that what was presented isn't the original, but the initial submittal and they will receive corrected originals prior to final approval.

Mr. Gooch asked when the expiration on this plat was.

Mr. Taylor responded March 13th.

Commissioner Cindi Bulla asked for clarification on the variance request and frontage requirement. She also asked for more clarity regarding the location.

Chairman Rob Parker asked if there were any other questions.

No questions were asked.

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

A motion to approve as presented by Staff with the corrected originals, prior plat expiration, and lot frontage variance was made by Vice Chairman Royce Gooch and seconded by Commissioner Jason Ault.

The motion passed unanimously.

- E. P-22-11 Bishop Estates Unit No. 11, a suburban subdivision to the City of Amarillo, being a replat of Lot 50, Block 1, Bishop Estates Unit No. 1, in Section 114, Block 9, B.S.&F. Survey, Potter County, Texas.

VICINITY: W. Mile View Dr. and Estates Dr.

APPLICANT/S: Hayden Dillard for Amarillo Home Center LLC

This plat is for the purpose of creating three residential lots. Consideration by the Planning and Zoning Commission is required as the plat is considered a residential replat. The plat has been reviewed by the customary City Departments and local utility companies and complies with all Subdivision and Development Ordinance standards. Notices were sent to all property owners within 200 feet as required by State Law. As of this writing, one phone-call has been received expressing opposition to the request. The caller's primary concern was that this plat would result in higher density residential development than what is found in the area. Considering the above, Staff recommends approval of the plat as presented.

Chairman Rob Parker asked if there were questions.

Commissioner Cindi Bulla asked for clarity on density regulations.

Mr. Kendrick responded that in the ETJ the city does not have jurisdiction on density regulations.

Chairman Rob Parker asked if there were any other questions.

No questions were asked.

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

Les Smith at 2100 Estates Dr spoke against this item presented his reasonings on why he was opposed to the item presented. Mr. Smith presented a signed petition of all 8 residents in the area.

John Blackburn at 4304 Tyler spoke against this item and presented his reasonings on why he was opposed to the item presented.

Commissioner Fred Griffin asked how many acres he owns.

Mr. Blackburn responded five acres.

Commissioner Cindi Bulla asked about subdivision restrictions.

Mr. Blackburn said he has no documents on subdivision restrictions.

J.W Nelson at 2500 Estates spoke against this item and presented his reasonings on why he was opposed to the item presented.

Cynthia Hawks at 14601 W Estates spoke against this item and presented her reasonings on why she was opposed to the item presented.

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

No comments were made.

Chairman Rob Parker asked if there were any other questions.

No comments were made.

Chairman Rob Parker asked for a recommendation.

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

Commissioner Jason Ault abstained from the item.

The motion passed 6-0-1.

- F. P-22-14 Looby Acres Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 76, Block 9, B.S.&F. Survey, Randall County, Texas.

VICINITY: SW 34th and Helium Rd.

APPLICANT/S: Rick Looby for Hope Road Properties

Jason Taylor, Planner I, presented the above-proposed item. This plat is for the purpose of creating twenty-nine residential lots. Consideration by the Planning and Zoning Commission is required as the plat is considered a final plat. The plat has been reviewed by the customary City Departments and local utility companies and apart from the drainage analysis not being completed and corrected originals being provided that address staff's comments, complies with all Subdivision and Development Ordinance standards. Considering the above, Staff recommends approval of the plat, contingent upon the approval of the drainage analysis and receipt of the corrected originals.

Chairman Rob Parker asked if there were questions.

Commissioner Fred Griffin asked if the drainage analysis has been approved.

Mr. Taylor stated it is in its final stages but have not been approved.

Chairman Rob Parker asked if there were any other questions.

Commissioner Fred Griffin asked if this plat had been presented before.

Mr. Taylor responded with yes, it was presented as a preliminary plan.

Chairman Rob Parker asked if there were other questions

No comments were made.

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

No comments were made.

Chairman Rob Parker motioned to approve the item presented and seconded by Commissioner Renee Whitaker.

The motion carried unanimously.

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

- A. 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 requested withdraw this item from consideration.

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 Jason Ault motioned to withdraw this item seconded by Vice Chairman Royce Gooch.

The motion passed unanimously.

- B. Z-22-05 Rezoning of Lots 6 thru 8, Block 16, Morningside Subdivision, an addition to the City of Amarillo, in Section 156, 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: Amarillo Blvd. and Mirror St.

APPLICANT/S: Greg Mitchell for JAMAL Enterprises, LP

Jason Taylor, Planner I, presented the above-proposed item. The applicant is requesting a change in zoning in order to develop the site as well as the three lots to the north with a car wash. The three lots to the north are to be considered for a zoning change as well with Item C on today's agenda. If approved, this site and the one associated with Item C would be part of a unified development site. It must be noted that the applicant will also be submitting a request to vacate the alley immediately north. Staff recommend approval of the item as presented.

Chairman Rob Parker asked if there were any questions or comments for this item.

Chairman Rob Parker asked about the hours of the business and if there were homes adjacent to the lots presented.

Mr. Taylor stated that typically these car washes are open from morning hours to around 7PM.

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 Jeff Perkins and seconded by Commissioner Jason Ault.

The motion passed unanimously.

- C. Z-22-06 Rezoning of all of Lots 3 and 4 and the remaining portion of Lot 5, Block 16, Morningside Subdivision, an addition to the City of Amarillo, in Section 156, Block 2, A.B.&M. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Heavy Commercial District (HC) to General Retail District (GR).

VICINITY: Amarillo Blvd. and Mirror St.

APPLICANT/S: Greg Mitchell for JAMAL Enterprises, LP

Brady Kendrick, Planner II, presented the above proposed rezoning. The applicant is requesting a change in zoning to develop the site with a car wash. Staff would like to note that this request is associated with the previously considered request (Z-22-05) and if approved, would make up the second part of a unified development site with the lots just considered. Considering the just mentioned and surrounding zoning and development patterns, Staff believes that the request if approved would represent a logical continuation of development and zoning patterns in the area and would not result in detrimental impacts to the surrounding area. Staff recommend approval of the item as presented.

Chairman Rob Parker asked if there were any questions or comments for this item.

Commissioner Cindi Bulla asked why the applicant didn't ask for the vacation of the alley.

Mr. Kendrick responded that it was a timeframe issue.

Commissioner Fred Griffin asked about the location of the presented item.

Mr. Kendrick replied it was next to the previous item discussed.

Chairman Rob Parker asked if there were any more questions or comments for this item.

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 Royce Gooch and seconded by Commissioner Jason Ault.

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

Commissioner Renee Whitaker asked about the consideration of the updated rezoning ordinance.

Cris Valverde stated this will take place March 21st.

Commissioner Fred Griffin asked if this was related to the North Heights project.

Mr. Valverde stated that this was City wide.

No other comments were made.

The meeting adjourned at 3:54 PM



Cris Valverde
Director of Planning and Development Services