

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

On the 7th day of March 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	29	28
Royce Gooch, Vice Chair	Y	96	89
Rob Parker, Chairman	Y	178	152
Jason Ault	Y	75	58
Fred Griffin	Y	29	28
Cindi Bulla	Y	5	4
Jeff Perkins	Y	5	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
Annemarie Rossato, 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 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 21, 2022, Planning and Zoning Commission 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. **REZONING/S:** The Planning and Zoning Commission will consider the following rezoning/s:

- A. Z-22-01 Rezoning of Lot 1, Block 77, Amended Plat of San Jacinto Heights Addition, an addition to the city of Amarillo, in Section 225, 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 3 to Residential District 3 with a Specific Use Permit for the placement of a Type B Manufactured Home.

VICINITY: Georgia St. and SW 1st Ave.

APPLICANT/S: Panhandle Precision Properties, LLC

Jason Taylor, Planner I, presented the above-proposed item. This rezoning request is being brought before the Commission for reconsideration due to a clerical error with the property owner notice letter. The applicant is requesting a change in zoning to place a Type B manufactured home on the lot. The only type of manufactured home allowed by right in Residential District 3 (R-3) is a Type C. Staff is of the opinion that the placement of a Type B manufactured home on the site would be out character within the immediate area and would set a precedent that is not encouraged by the associated Neighborhood Plan. Staff recommends denial of the item presented.

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 this item.

Christopher Gibson at 9414 Perry Ave is the applicant of the item presented explained his reasoning on why he supported this rezoning change.

Katherine Traves at 3908 Fountain Terrace, spoke on the item presented and stated that this item would not coincide with future plans for the neighborhood.

Sherry Ferguson, the Communication officer of the San Jacinto Neighborhood Association, spoke on the above item and stated that the association has worked hard on the future plans for the neighborhood, and this would be a step backwards.

Christopher Gibson spoke again on the where he could find the neighborhood plan, and what is the neighborhood association doing to improve the neighborhood.

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

No comments were made.

A motion to deny was made by Chairman Rob Parker and was seconded by Commissioner Jason Ault.

The motion passed unanimously.

- B. Z-22-03 Rezoning of tract 107, Revised Map of Pleasant Valley, an addition to the City of Amarillo, in Section 159, 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 (R-1) to Light Commercial District (LC).

VICINITY: Loop 335 and Quincy Dr.

APPLICANT/S: Gerado Flores for Yellow City Logistics

Jason Taylor, Planner I, presented the above-proposed item. This rezoning request is being brought before the Commission for reconsideration due to a clerical error with the property owner notice letter. Therefore, a restart of consideration procedures and renotification is required and is the reasoning for this case being considered once again. The applicant is requesting a change in zoning to develop this tract of land with a commercial land use (Parking). Staff recommends denial of the item presented as the request would be considered spot zoning and would be out of character with the area.

Chairman Rob Parker asked if there were any questions.

Commissioner Fred Griffith asked what type of vehicles would be parked on this land.

Jason Taylor responded that it would be 18 wheelers and Semi Trucks.

Chairman Rob Parker asked if there were any more questions.

No comments were made.

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.

Amber Biswal at 5228 Sherrill Dr spoke against this item and explained her reasoning of why she was against this item due to living across the street from a commercial property and not being able to enjoy her new home.

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

No comments were made.

A motion to deny as presented by Staff was made by Chairman Fred Griffith and seconded by Commissioner Royce Gooch.

The motion passed unanimously.

- C. Z-22-07 Rezoning of a 20.36 acre tract of unplatted land in Section 58, 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) and Agricultural District (A) to Heavy Commercial District (HC).

VICINITY: Interstate 40 and Airport Blvd.

APPLICANT/S: Drew Donosky for Attebury Farm LLC

Jason Taylor, Planner I, presented the above-proposed item. The applicant is requesting a change in zoning to develop the tract with a retail land use (Convenience Store). Staff recommends approval of the above item.

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.

Matt Moore at 301 S Coleman, Bedford, Texas, was the representative for this item and stated he was here to answer any questions the Commissioners may have.

No comments were made.

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

A motion to approve the item as presented was made by Chairman Rob Parker and seconded by Commissioner Renee Whitaker.

The motion passed unanimously.

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

- A. P-22-01 The Greenways at Hillside Unit No. 41, an addition to the City of Amarillo, being an unplatted tract of land, in Section 39, Block 9, B.S.&F. Survey, Randall County, Texas.

VICINITY: Countryside Dr. and Andover Dr.

APPLICANT/S: Robbie Christie for N&B Properties, Inc.

Brady Kendrick, Planner II, presented the above plat. This plat is for the purpose of creating 48 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. This is also the plat's final meeting for consideration prior to its expiration on March 15, 2022. The plat has been reviewed by the customary City Departments and local utility companies, and with the exception of corrected originals not being received and the letter of credit still being processed for this plat (in lieu of completing the public improvements), complies with all other Subdivision and Development Ordinance standards. Considering the just mentioned, Staff recommends approval of the plat as presented pending the return of corrected originals and acceptance of the letter of credit by the City Engineer prior to the plat's expiration.

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. P-22-06 Wolflin Terrace Unit No. 3, an addition to the City of Amarillo, being a replat of a portion of Lot 5, and all of Lots 6 and 7, Block 114, Wolflin Terrace Unit No. 2, in Section 186, Block 2, A.B.&M. Survey, Randall County, Texas.

VICINITY: Travis St. and SW 30th Ave.

APPLICANT/S: Elizabeth Smith

Jason Taylor, Planner I, presented the above-proposed item. The plat requires consideration by the Planning and Zoning Commission as it is considered a Residential Replat and required public notice. It must be noted that per the Zoning Ordinance a single-family detached home must be located on a single platted lot. That said, as currently configured this would result in two existing homes being on a single platted lot and would not be allowed to occur. Considering this, staff requested that the applicant submit a demolition permit to the Building Safety Department prior to plat expiration to alleviate the issue of having two single-family detached homes on one lot should the plat be approved. Considering the above, Staff recommends approval of the plat pending the submission of a demolition permit and receipt of the corrected originals prior to plat expiration.

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

Commissioner Renee Whitaker asked when the plats expiration date is.

Jason Taylor stated the plats expiration was March 13, 2022

Commissioner Renee Whitaker asked even if we approve, they must submit the documents needed before the expiration date.

Jason Taylor stated that they have received corrected originals, and yes, they would have to submit the demolition permit prior to that.

Vice Chairman Royce Gooch asked about the sketch being off does that effect the notice area.

Jason Taylor stated that it was corrected prior to being sent out.

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

No other 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 as presented by Staff was made by Commissioner Jason Ault and seconded by Commissioner Fred Griffith.

The motion passed unanimously.

- C. P-22-16 The Vineyards Unit No. 9, an addition to the City of Amarillo, being an unplatted tract of land in Section 191, Block 2, A.B.&M. Survey, Potter County, Texas.
VICINITY: Hastings Ave. and Broadway Dr.
APPLICANT/S: Tommy Nielson for Nielson Communities

Jason Taylor, Planner I, presented the above-proposed item. This plat is for the purpose of creating twenty-seven residential lots. The plat requires consideration by the Planning and Zoning Commission as it is considered a final plat. The plat has been reviewed by the customary City Departments and local utility companies and complies with all Subdivision and Development Ordinance standards. Considering the above, Staff recommends approval of the plat pending the receipt of the corrected originals.

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

Commissioner Fred Griffith asked if this would give citizens access to Hastings St.

Jason Taylor stated that yes it would.

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 Jason Ault and seconded by Commissioner Royce Gooch.

The motion passed unanimously. Chairman Rob Parker abstained from voting on this item.

3. **MISCELLANEOUS:** The Planning and Zoning Commission will consider the following item/s:
- A. Consideration of the adoption of the Eastridge Neighborhood Plan as an amendment to the Comprehensive Plan of the City of Amarillo, Texas.

Emily Koller and Annemarie Rossato presented the above item. The purpose of the above item is the adoption of the San Jacinto Neighborhood Plan as a component of the Amarillo Comprehensive Plan. The Eastridge Neighborhood

Plan is the fourth neighborhood plan resulting from the Neighborhood Planning Initiative partnership between the City of Amarillo and Potter County. The plans are an important tool for revitalization - resulting in a new vision for an area, an organized neighborhood association and priority projects for implementation. The Amarillo Comprehensive Plan recommended "Special Area Plans" as an implementation action item as a strategy to address neighborhood and commercial revitalization. The City Council's Blueprint for Amarillo calls for applying innovation to the redevelopment of disadvantaged areas of our community through neighborhood planning. The project kicked off in January 2021 with the formation of the Eastridge Neighborhood Plan Advisory Committee to provide guidance and oversight. At the time, Eastridge Elementary School reported students spoke 38 different languages. A number of creative methods were utilized to reach as many residents as possible in the diverse neighborhood. The process included: two public meetings; eight advisory committee meetings; a resident survey; a business owner survey; property owner survey and meeting; and multiple direct mailings in different languages. The plan identifies five overarching goals – two of which, economic opportunity and housing, are designated as the transformative goals for the revitalization of Eastridge. The other three goals relate to crime, community-building, and beautification. The plan includes a vision map illustrating proposed public improvements, areas for redevelopment, new park amenities, trail systems and more. Major strategies include urban agriculture as an economic catalyst; new housing construction, a new community park (20+ acres) with soccer fields, a water amenity, and an urban farm; a target revitalization area between Eastridge Elementary and Amarillo Blvd.; and Route 66 gateway improvements. Some zoning recommendations are included addressing the amount of existing industrial zoning and preparing the neighborhood for future development to the east. The plan will be presented to the Potter County Commissioners Court on March 14 at 9 a.m. and to the Amarillo City Council on March 22 at 1 p.m. If the plan is approved on second reading by the Amarillo City Council, the plan will be adopted as an amendment to the Amarillo Comprehensive Plan.

Commissioner Fred Griffith left at this time.

Emily Koller ended with asking for a recommendation of approval to send to the City Council for consideration by the Planning and Zoning Commission.

Vice Chairman Royce Gooch asked if City Council has to do the formal adoption.

Emily Koller stated that City Council does have the final say but the department is required to ask the Planning and Zoning Commission for a recommendation.

Chairman Rob Parker stated he would like to hear from the Eastridge Board members present.

Tommy Knox at 1515 NE 21st Ave is the President of the Eastridge Neighborhood Association stated his reasonings as to why this Plan adoption is important to him and the association.

Yen Lee the Vice president of the Eastridge Neighborhood Association spoke on this neighborhood and why the changes are needed for this community.

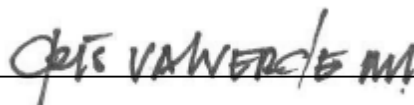
There was motion to recommend the adoption of the plan to be approved was made by Chairman Rob Parker and seconded by Vice Chairman Royce Gooch.

The motion passed unanimously.

4. Discuss Items for Future Agendas.

No future items were presented.

The meeting adjourned at 4:16 PM

A handwritten signature in black ink that reads "CRIS VALVERDE" with a stylized flourish at the end.

Cris Valverde
Director of Planning and Development Services