

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

On the 4th day of April 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	32	31
Royce Gooch, Vice Chair	Y	99	94
Rob Parker, Chairman	Y	181	155
Jason Ault	Y	78	61
Fred Griffin	Y	32	31
Cindi Bulla	Y	8	7
Jeff Perkins	Y	8	6

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.

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 March 21, 2022, Planning and Zoning Commission Regular Meeting.

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

2. Approval of the minutes of the March 28, 2022, Planning and Zoning Commission Special Meeting.

A motion to approve the minutes was made by Commissioner Jeff Perkins, seconded by Vice Chairman Royce Gooch, and carried unanimously.

I. **Regular Agenda:**

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

- A. 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 item. The plat requires consideration by the Planning and Zoning Commission as it is considered a Residential Replat and required public notice.

This item is being brought back before the Planning and Zoning Commission due to an error in the Public Notices that were sent previously. 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.

The plat has been reviewed by the customary City Departments and local utility companies and except for the just mentioned situation, complies with all Subdivision and Development Ordinance standards.

Public notices were sent to all property owners within 200 feet as required by State Law. As of this writing, the Planning Department did receive one call regarding the request in the form of a general inquiry. Once details of the proposed plat were relayed, the property owner did not express any opposition. Considering the above, Staff recommends approval of the plat pending the submission of a demolition permit and corrected originals prior expiration.

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.

No comment were made.

A motion to approve the item presented pending the return of corrected originals and a demolition permit being submitted prior to expiration was made by Vice Chairman Royce Gooch and seconded by Commissioner Renee Whitaker.

The motion passes unanimously.

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

- A. Z-22-10 Rezoning of a 1.40 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 Agricultural District (A) to General Retail District (GR).

VICINITY: McKenna Sq. and East Village Sq.

APPLICANT/S: Mike Ross for Domain at Town Square LTD

Brady Kendrick, Planner II, presented the above item. The applicant is requesting a change in zoning in order to develop the tract with a dental and orthodontics clinic.

The applicant's request would not conform with the Neighborhood Unit Concept of Development as the request for General Retail at this location would be interior to the Section and away from the section line intersection of Hillside Road and Soncy Road where such is typically found. That said, the majority of land along the commercial thoroughfare of Soncy has developed with non-residential land uses and as a result, many of the sections along this corridor have not developed in accordance with the NUC as non-residential zoning or development has occurred along Soncy for vast stretches, including the section of land that the applicant's tract is located within.

Considering this and the fact that Town Square development has west and south of the applicant's site allows for similar uses allowed in General Retail zoning, a departure from the NUC in this area would not be out of character with the surrounding area in Staff's opinion. With the factors mentioned previously being considered, Staff believes that the request if approved would not result in any detrimental impacts to the surrounding area and would represent a logical continuation of zoning and development patterns in the area.

Notices were sent to all property owners within 200 feet as required by State Law. As of this writing, the Planning Department has not received any comments regarding the request. Considering the just mentioned, Staff recommends approval of the request as presented.

Chairman Rob Parker asked if there were any questions.

Rob Parker asked if the developer is going to bring the road down for access.

Brady Kendrick stated there is an overall preliminary plan to have the road developed further down.

Commissioner Cindi Bulla asked if there are utilities available.

Mr. Kendrick stated yes there are utilities available.

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.

No comments were made.

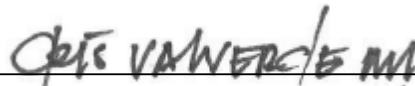
A motion to approve the item presented by Staff was made by Vice Chairman Royce Gooch and seconded by Commissioner Cindi Bulla.

The motion passes unanimously.

3. Discuss Items for Future Agendas.

No future items were presented.

The meeting adjourned at 3:12 PM

A handwritten signature in black ink, appearing to read "CRIS VALVERDE", is written over a horizontal line.

Cris Valverde
Director of Planning and Development Services