

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

On the 16th day of May 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	35	34
Royce Gooch, Vice Chair	Y	102	97
Rob Parker, Chairman	Y	184	158
Jason Ault	Y	81	63
Fred Griffin	Y	35	34
Cindi Bulla	Y	11	8
Jeff Perkins	Y	11	8

CITY STAFF:

Cris Valverde, Director of Planning and Development Services
Emily Koller, Assistant Director of Planning and Development Services
Brady Kendrick, Planner II
Leslie Spear-Schmidt, Senior Assistant City Attorney
Andreanna Jarrett, Recording Secretary
Jenine Cruz, 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.

Alex Stansbury with Stansbury Equipment Company at 8146 Triangle Dr worried about the dust and dirt from the concrete plant going up is going to affect their equipment. Wanting to ensure company will get 100% dust reduction equipment like they were told the company would get. Wanting to know if all of this is taken into consideration when making a decision.

Chairman Rob Parker replied we have not seen the site plan we do not handle that we only make a recommendation for rezoning. We also hear concerns from the citizens.

Alex Stanbury replied yes, the owners have told them all this info, they just want to make sure that is the plan with the city as well because they have only had word of mouth from the owner.

Dixie Hill at 8129 Triangle Dr concerned what the new concrete plant will do to their property taxes and how do they find out this info. Wanting to know if they should spend \$10,000 on a new fence they live to the south of the new plant.

Chairman Rob Parker replied it is unknown what a new business will do for property taxes and if it has an effect on property value.

Brad Stuteville at 8116 Triangle Dr representing the property owner. Verified part of application process is they have to pay for an appraisal to be done. Steve Rogers Company did the appraisal and they determined there would be no negative impact to neighboring properties.

Wade Alexander at 8116 Triangle Dr (owner) verified the equipment has dust control built in and it was already approved by TCEQ. They already have the permits for air quality.

Chairman Rob Parker asked if there are any other comments.

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 May 2, 2022, Planning and Zoning Commission Regular Meeting.

Vice Chairman Royce Gooch made note of a needed correction for the minutes.

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

I. Regular Agenda:

1. **REZONING/S:** The Planning & Zoning Commission will consider the following rezoning/s:
 - A. Z-22-16 Rezoning of Tract 52 and a portion of Tract 53, Whitaker's Subdivision, in Section 92, Block 2, A.B.&M. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Light Industrial District and Agricultural District to Light Industrial District with a Specific Use Permit for an Asphalt or Concrete Batching Plant.
VICINITY: Triangle Dr. and Lakeside Dr.
APPLICANT/S: Brad Stuteville for Vankor Properties LLC

Brady Kendrick, Planner II, presented the above item. The applicant is requesting a change in zoning in order to develop the tract with an Asphalt or Concrete Batching Plant Operation.

Staff is of the opinion that the applicant's request would not create any negative impacts to area zoning and/or development patterns.

Notices have been sent to all property owners within 200 feet as required by State Law. As of this writing, no comments have been received regarding the request. Considering the just mentioned, Staff recommends approval of the request as presented.

Chairman Rob Parker asked the commissioners if they have any questions.

Commissioner Cindi Bulla asked if the residential area to the north zoned R1 or is it Industrial.

Brady Kendrick replied it is zoned Industrial.

Commissioner Cindi Bulla asked if there are residential properties inside the Industrial zone.

Brady Kendrick replied yes.

Commissioner Cindi Bulla asked if this is the first stop (zoning board) for this item then it will move onto the other steps for evaluation such as noise, dust litigation and site plan.

Brady Kendrick verified yes will go to City Council next. Will have approved site plan attached. Once site plan is approved will have to go through review with Building Safety Department.

Commissioner Fred Griffin asked how large the tract of land is.

Brady Kendrick replied approximately 5 acres.

Commissioner Fred Griffin asked if there are any screening requirements that will be applicable such as the special use permit.

Brady Kendrick stated they will need to screen the land adjacent to Agriculture zoning which is on the south property line.

Commissioner Fred Griffin asked him if it will be a solid fence.

Brady Kendrick replied yes, will have a to be a 6ft high screening fence made from either wood, masonry or a combination of both.

Commissioner Renee Whitaker asked if the recent zoning ordinance changes had gone through, would have anything changed regarding the request.

Brady Kendrick replied they still would have had to get an SUP.

Commissioner Renee Whitaker asked how the houses got built. Did they have to have special permission or were they built a long time ago were there was not ruling for this area.

Brady Kendrick replied not he is not sure, believes houses have been here for a while predated before the changes to light Industrial. Would need to look into that.

Commissioner Fred Griffin asked if this will be a permanent facility and not just a temporary one.

Brady Kendrick replied yes a permanent facility.

Commissioner Fred Griffin stated it will have a lot of truck traffic going in and out from hauling asphalt and a lot of vehicles from workers. Does the current zoning allow for this?

Brady Kendrick replied yes it does if this item is approved.

Commissioner Jason Ault asked if on the appraisal that was done, was it on the subject property we are talking about or on the adjacent property.

Brady Kendrick replied they are required to provide an appraisal that analyzes the impact to the area around it. In the letter appraiser provided was his opinion it will not affect the areas around the property.

Chairman Rob Parker asked the commissioners if they have any other questions.

No comments were made.

Chairman Rob Parker asked if anyone wants to speak for the item.

No comments were made.

Chairman Rob Parker asked if anyone wants to speak against the item.

No comments were made.

A motion to approve the item presented was made by Commissioner Jeff Perkins and seconded by Commissioner Cindi Bulla.

The motion passes unanimously.

- B. Z-22-17 Rezoning of Lot 6, Block 3, Canode-Com. Park Unit No. 7, an addition to the City of Amarillo, in Section 42, Block 9, B.S.&F. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Agricultural District and Heavy Commercial District to Heavy Commercial District.

VICINITY: Interstate 40 and Coulter St.

APPLICANT/S: Bryan Elrod for Britten and Withrow LP

Brady Kendrick, Planner II, presented the above item. The applicant is requesting a change in zoning in order to develop the back portion of Lot 6 with a 120 foot tall telecommunications tower.

Staff believes that the request would not be out of character with the surrounding area zoning or development patterns and would not result in any detrimental impacts to the surrounding area.

Notices were sent to all property owners within 200 feet as required by State Law. As of this writing, one call had been received expressing concern about the height of the proposed tower.

Considering the just mentioned, Staff recommends APPROVAL of the request as presented.

Chairman Rob Parker asked if the tower will be on the backend, west side of the property.

Brady Kendrick replied yes, they will be doing a 25ft by 25ft ground lease for the tower.

Chairman Rob Parker asked if this will be behind the warehouse.

Brady Kendrick replied yes to the west.

Commissioner Cindi Bulla asked if fall radius still a consideration.

Brady Kendrick replied no not a typical component, usually just looking at the zoning and developing patterns in the area. See if it will be a good fit and have any land impacts.

Chairman Rob Parker asked if anyone has ever heard of a communications tower falling.

Brady Kendrick replied no.

Commissioner Fred Griffin replied he has heard of blades on wind turbines coming off but has never heard of a communications tower falling.

Commissioner Jason Ault replied there has been some records of communication towers falling but pretty few and far in between.

Commissioner Fred Griffin asked for an approximant sign size.

Brady Kendrick replied they are looking at 125ft tall tower and a ground lease of 25ft by 25ft.

Commissioner Jason Ault said in a residential study will preclude a lot of residents from being financed for being next to something like this (communications tower) because they will be in the fall radius. Wanting to know if this will be by the drainage lake in the area.

Brady Kendrick verified yes it will.

Commissioner Cindi Bulla asked if the call we received was it from a residential user.

Brady Kendrick verified no it was from the property owner to the south. There is vacant land all on the south side of applicant's tract and it was the landowner to the south who called and expressed concern.

Chairman Rob Parker asked the commissioners if they have any additional questions.

No comments were made.

Chairman Rob Parker asked if anyone would like to speak for this item.

No comments were made.

Chairman Rob Parker asked if anyone would like to speak against this time.

No comments were made.

A motion to approve the item was made by Commissioner Renee Whitaker and seconded by Commissioner Jason Ault.

The motion passes unanimously.

C. Z-22-18 Rezoning of Lots 13 and 14, Block 22, Belmont Park Annex, an addition to the City of Amarillo, in Section 157, Block 2, A.B.&M. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from General Retail District to Manufactured Home District.

VICINITY: Mirror St. and N.E. 16th Ave.

APPLICANT/S: Diana Soto

Brady Kendrick, Planner II, presented the above item. The applicant is requesting a change in zoning in order to place a Type B manufactured home on the lots. The only type of manufactured home allowed by right in the General Retail District (GR) is a Type C.

Staff is of the opinion that by rezoning to Manufactured Home District and the placement of Type B manufactured homes on the site would be in character in the area and would not result in any detrimental impacts.

Notices were sent to all property owners within 200 feet. As of this writing, one phone call has been received expressing no opposition to the request. Considering all the just mentioned information, Staff recommends approval of the request as presented.

Chairman Rob Parker asked the commissioners if they have any questions.

Vice Chairman Royce Gooch asked if they are replacing old, manufactured home with a new one.

Brady Kendrick replied yes.

Chairman Rob Parker asked about the zoning and if changed, how it corresponds with the Future Land Use Map.

Brady Kendrick replied yes, the future land use map recommends residential development for this area.

Commissioner Fred Griffin asked if there are any manufactured homes out there now are they permitted or illegal.

Brady Kendrick replied what was provided to him was that they are outdated single manufactured homes that needed replacement that were on the lot most recently.

Chairman Rob Parker asked if there are any other questions.

Commissioner Jason Ault expressed concerned about the traffic. Access from these driveways will be directly on Mirror St. New developments are not designed like this but older ones are.

Brady Kendrick replied yes, driveways will be off of Mirror St. New developments are not usually done like this.

Commissioner Rob Parker asked if there are any additional questions.

No comments were made.

Chairman Rob Parker asked if anyone would like to speak for the item.

No comments were made.

Chairman Rob Parker asked if anyone would like to speak against the item.

No comments were made.

A motion to approve the item presented was made by Vice Chairman Royce Gooch and seconded by Commissioner Fred Griffin.

The motion passes unanimously.

- D. Z-22-19 Rezoning of Lot 4, Block 1, Medical Institute Subdivision Unit No. 5, an addition to the City of Amarillo, in Section 25, Block 9, B.S.&F. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Office District 2 to Planned Development District for reduction of minimum parking requirements related to multi-family development.

VICINITY: SW 9th Ave. and Wallace Blvd.

APPLICANT/S: Louis Homen for LHMK LLC

Brady Kendrick, Planner II, presented the above item. The applicant is proposing a change in zoning to develop the tract with a four story apartment complex. While the

applicant's proposed use is allowed under the tract's current zoning, the applicant's site was designed with anticipation of the passing of the City's updated zoning ordinance that would change parking requirements for apartments. Due to site constraints, the applicant is unable to meet the current parking ratios for an apartment complex.

Staff is of the opinion that the request would not be detrimental to the existing zoning or development patterns in the area. Additionally, considering that the applicant's request would conform with the proposed parking standards under the new Zoning Ordinance and the unanticipated delay in the adoption of the new Zoning Ordinance, Staff is of the opinion that if approved, the parking needs for this site will be adequately satisfied and will not result in any detrimental impacts.

Notices were sent to all property owners within 200 feet as required by State Law. As of this writing, no comments have been received regarding the request. Considering the previously mentioned information, Staff recommends approval of the request as presented.

Commissioner Rob Parker asked the commissioners if they have any questions.

Commissioner Jason Ault asked if the east side, near the creek is it a flood zone.

Brady Kendrick replied yes.

Commissioner Jason Ault asked if the steep grade on the east side would create development issues.

Brady Kendrick replied parking lot comes up to where it drops off and then leave the rest as is, it has trees and additional landscaping in that area.

Commissioner Rob Parker stated people use the lot currently for parking when they go on the bike and hiking trails in the area.

Commissioner Rob Parker asked if any other questions commissioners.

No comments were made.

Chairman Rob Parker asked if anyone would like to speak for this item.

No comments were made.

Chairman Rob Parker asked if anyone would like to speak against this time.

No comments were made.

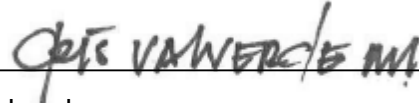
A motion to approve the item presented was made by Commissioner Cindi Bulla and seconded by Commissioner Jason Ault.

The motion passes unanimously.

2. Discuss Items for Future Agendas.

No future items were presented.

The meeting adjourned at 3:39 PM.

A handwritten signature in black ink, reading "CRIS VALVERDE MA", is written over a horizontal line.

Cris Valverde
Director of Planning and Development Services