

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

On the 6th day of June 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	36	35
Royce Gooch, Vice Chair	Y	103	98
Rob Parker, Chairman	Y	185	159
Jason Ault	Y	82	64
Fred Griffin	Y	36	35
Cindi Bulla	Y	12	9
Jeff Perkins	N	12	8

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
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.

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 16, 2022, Planning and Zoning Commission Regular Meeting.

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

I. Regular Agenda:

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

A. P-22-42 River Falls Unit No. 63, a suburban subdivision to the City of Amarillo and to Randall County, Texas, being a replat of Lots 1 thru 8, Block 1, River Falls Unit No. 38, and Lots 9 thru 22, Block 1, River Falls Unit No. 42, in Sections 83 and 114, Block 2, A.B.&M. Survey, Randall County, Texas.

VICINITY: Johns Way Blvd. and Equestrian Trl.

APPLICANT/S: Floyd Houdashell for F&LH LLC, Chris Cabiness, et al.

Jason Taylor, Planner I, presented the above item. This plat is for the purpose of replatting 22 residential lots in the City's Extraterritorial Jurisdiction (ETJ) and in areas located outside of the City's ETJ. The proposed replat is occurring because of a needed change relating to the Property Owners Associations (POA) in this area.

Although per the City and County, a replat is not required, the River Falls POA is and is the reason for this request. This plat is on the agenda due to the fact that it is considered a residential replat and required public notice. Additionally, this is the plat's last meeting for consideration prior to its expiration on June 13th. Because the plat is both within two jurisdictions, this plat requires consideration by both the Planning and Zoning Commission and the Randall County Commissioner's Court. The Planning and Zoning Commission will consider the portion that is located within the ETJ while the Commissioner's Court will consider the portion that is in their jurisdiction should the Planning and Zoning Commission approve.

The plat has been reviewed by the customary City Departments and local utility companies and meets 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 recommend approval of the plat pending the return of the corrected originals with all comments addressed prior to the plat's expiration.

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

No comments were made.

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

Tully Currie explained that in 2014 there were 2 subdivisions and one with airport POA and one with the main POA, and there was a mistake made on the restrictions on the POAs. The plat doesn't change the only thing that changes are the restrictions.

Chairman Rob Parker stated it's under the aviation restrictions and you want to convert it over to HOA restrictions.

Fred Griffith asked if these houses have access to right of ways.

Mr. Currie stated yes.

Mr. Griffith stated if that side had access to the taxiway.

Mr. Currie stated yes.

Mr. Currie stated that the homes on the west side are with the main POA.

Cindi Bulla stated she knows the POA's are separate, whoever has been in the other POA have they been participating in the other POA. She asked if there is another step beyond this.

Mr. Currie stated when we spoke to the county everyone who was paying POA for the airport and the main POA has no problem with this, because nobody knew that it was a mistake being made, and this would correct this problem.

Chairman Rob Parker asked if there were any other questions.

No comments were made.

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

No comments were made.

A motion to approve the item presented pending the return of the corrected originals was made by Vice Chairman Royce Gooch and seconded by Commissioner Jason Ault.

The motion passes unanimously.

- B. P-22-44 La Paloma Estates Unit No. 14, an addition to the City of Amarillo, being a replat of Lots 3 and 4, Block 9, La Paloma Estates Unit No. 4, and Lot 5A, Block 9, La Paloma Estates Unit No. 13, all in Section 23, Block 9, B.S.&F. Survey, Potter County, Texas.

VICINITY: Merion Pl. and Prestwick Ln.

APPLICANT/S: Kishan and Bindhu Bhargavi Yalamanchili

Jason Taylor, Planner I presented the above item. This plat is for the purpose of creating one lot from three existing platted lots. The plat requires consideration by the Planning and Zoning Commission as it is considered a Residential Replat and required public notice. The plat has been reviewed by the customary City Departments and local utility companies and 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 has not received any inquiries regarding this request. Considering the above, Staff recommends approval of the plat pending the return of the corrected originals.

Chairman Rob Parker asked the commissioners if they have any 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 Cindi Bulla and seconded by Commissioner Fred Griffith.

The motion passes unanimously.

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

- A. Z-22-20 Rezoning of Lot 26J, Block 25, Coulter Acres Unit No. 8, the remaining portions of Lots 26 and 27, Block 2, Coulter Acres Unit No. 1, a portion of Lot 27C and all of 27D, Block 2, Coulter Acres Unit No. 5, all in Section 38, Block 9, B.S.&F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Residential District 1 (R-1) to Office District 2 (O-2).

VICINITY: SW 77th Ave. and Coulter St.

APPLICANT/S: Greg Farber on behalf of The Reserve Offices LLC, Hayes Holdings & Investment Group LLC, and Redeemer Presbyterian

Brady Kendrick, Planner II presented the above item. The applicant is proposing a change in zoning from Residential District 1 to Office District 2 to develop the land with an office park.

Staff is of the opinion that many possible development and zoning patterns are possible for land along the west side of Coulter St., yet with a majority of land along the west side of Coulter St. being residential in nature, consideration of existing residences should be considered.

Given its unique location and with Office zoning being requested, staff does believe that land uses allowed in Office zoning are compatible with immediately adjacent residences and that an opportunity for appropriate infill of long undeveloped land is present.

Notices were sent to property owners within 200 feet as required by State Law. As of this writing, one call has been received in opposition to the request. The caller's primary concern was regarding potential impacts to the property value of their home if the request was approved.

Considering the above and although Office zoning does not comply with recommended development types in Estate Residential, staff believes that minimal negative impacts would result and that Office zoning, rather than General Retail zoning, immediately adjacent to residential could be a more desirable zoning pattern. Therefore, staff recommends **APPROVAL** of the request as presented.

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

No comments were made.

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

Mason Rodgers at 1827 S Virginia, the architect, spoke on behalf of the property owner. From the church's perspective the church was already there and brought the property from another congregation and no changes are planned, for future use on the existing land we believe it would better suit for office district instead of residential. The properties on Coulter would be an office suites or residential condos. He also stated that Dollar General was showing an interest in that area.

Fred Griffith asked if there is an existing church on the property or does the church just own the property.

Mr. Rodgers stated yes, he is a member of the church, and they meet there.

Chairman Rob Parker asked if there were any other questions.

No comments were made.

Chairman Rob Parker asked if anyone else that would like to speak for or against this item.

No comments were made.

A motion to approve the item was made by Vice Chairman Royce Gooch and seconded by Commissioner Renee Whitaker.

The motion passes unanimously.

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

- A. V-22-01 Vacation of a 2,492 square foot portion of a public right-of-way (alley) located adjacent to Lots 4 through 6 and a portion of Lot 3, Block 16, Morningside Subdivision, an addition to the City of Amarillo, in Section 156, Block 2, A.B.&M. Survey, Potter County, Texas.

VICINITY: Amarillo Blvd. and Mirror St.

APPLICANT/S: Andrew Mitchell for Jamal Enterprises, LP

Brady Kendrick Planner II presented the above item. The applicant is requesting abandonment of the above-mentioned portion of alley in order to create a unified development site for a proposed carwash.

The applicant is proposing to retain a Public Utility Easement (PUE) over the entirety of the area proposed for abandonment in order to ensure access to utility infrastructure in this area. The Public Works Department expressed that trash service would not be impacted by this request as it would not result in a dead-end alley and trash service can continue to this area as the alley is currently T shaped and would still have a thru access to the west if the request were to be approved. As with any request to vacate public right-of-way, an applicant is required to either pay fair market value to acquire the alleyway, dedicate an area of equal or greater value, pay only the higher cost of the fair market value or the relocation cost, or complete a combination of these requirements. In this particular case, dedication of an area of equal value via retention of a Public Utility Easement over the entire area for abandonment is proposed. As a result, no fair market value payment will be required. Notices were sent to all property owners within 200 feet regarding this proposed vacation. As of this writing, one comment has been received by the Planning Department expressing no opposition to 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.

Fred Griffith asked if the proposed utility easement already submitted or is that subject to our approval.

Brady Kendrick replied that the easement will be implemented in the ordinance and presented to City Council as part of the vacation ordinance.

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.

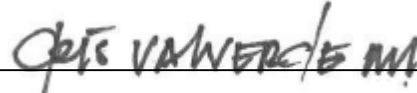
A motion to approve the item presented was made by Chairman Rob Parker and seconded by Vice Chairman Royce Gooch.

The motion passes unanimously.

4. Discuss Items for Future Agendas.

No future items were presented.

The meeting adjourned at 3:22 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