

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

On the 20th 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	37	36
Royce Gooch, Vice Chair	Y	104	99
Rob Parker, Chairman	Y	186	160
Jason Ault	Y	83	65
Fred Griffin	Y	37	36
Cindi Bulla	Y	13	10
Jeff Perkins	N	13	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
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 June 6, 2022, Planning and Zoning Commission Regular Meeting.

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

I. Regular Agenda:

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

- A. P-22-37 Road Ranger Subdivision Unit No. 1, an addition to the City of Amarillo, being a unplatted tract of land, in Section 59, Block 2, A.B.&M. Survey, Potter County, Texas.
VICINITY: Interstate 40 and Pullman Road
APPLICANT/S: Marko Zaro for Road Ranger, LLC

Brady Kendrick Planner II presented the above item. This plat is for the purpose of creating one commercial lot from an unplatted tract of land. Consideration is required by the Planning and Zoning Commission as the plat is considered a Final Plat due to road construction plans being required for the plat. This is also the plat's last meeting for consideration prior to its expiration on June 21st. The applicant has requested that this plat be withdrawn from consideration as the needed road construction plans and a required drainage report are still in the review process and will not be able to be approved prior to the plat's expiration. Staff recommends that this plat be withdrawn as requested by the applicant.

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 or against the item.

No comments were made.

A motion to approve the item be withdrawn was made by Vice Chairman Royce Gooch and seconded by Commissioner Jason Ault.

The motion passes unanimously.

2. **REZONING/S:** The Planning & Zoning Commission will consider the following rezoning/s:
 - A. Z-22-21 Rezoning of a 13.50 acre tract of land, being a portion of Lot 1, Block 2, South Side Acres Unit No. 4, an addition to the City of Amarillo, and unplatted land, all in Section 231, Block 2, A.B.&M. Survey, Randall County, Texas, plus one-half of all

bounding streets, alleys, and public ways, to change from Residential District 1 and Residential District 2 to Moderate Density District.

VICINITY: Western St. and Arden Rd.

APPLICANT/S: Daryl Furman for Valleyview Church of the Nazarene

Brady Kendrick Planner II presented the above item. Adjacent zoning consists of Residential District 2 to the north and east, Residential District 1 to the west, and Residential District 1 and Moderate Density District to the south. Adjacent land uses consist of single-family detached homes to the north, vacant land and single-family detached homes to the south, single-family detached homes to the east, and single-family detached homes and a church to the west. The applicant is proposing a change in zoning to develop the site with single-family detached and single-family attached (townhomes) products. Single-family attached homes are not allowed in Residential District 1 through 3 and therefore is the reason for the Moderate Density request. The tract is currently owned by the neighboring church and is utilized for outdoor activities associated with the church. When considering a rezoning request, Staff analyzes existing zoning and development patterns in the area along with common Planning principles such as the Comprehensive Plan's Future Land Use and Character Map and the Neighborhood Unit Concept of Development (NUC). The applicant's tract is identified as being within the Suburban Residential category. Suburban Residential calls for detached single family dwellings on larger lots to encourage a greater separation between homes. While the applicant's request and development plans are residential in nature, they would not conform with the Future Land Use Map category for this tract. Additionally, it is also noted that Moderate Density does allow for multi-family land uses such as duplexes, triplexes, and apartments. Regarding the NUC, it is recommended that higher density residential be located at the periphery of a subdivision and/or between more intense zoning, land uses, and/or major thoroughfares and less dense single-family detached homes internal to a section. Considering the location of the applicant's tract is adjacent to the heavily traveled thoroughfare of Western Street and an institutional land use (church). A higher density of residential development at this location in Staff's opinion could serve as a buffer and appropriate transition in zoning between Western Street and external activities associated with the church to the single-family detached homes on larger lots to the east. It is worth noting that townhome development and/or zoning is largely absent within the City View Estates Subdivision as a whole. This is unique in that developers typically provide various residential products (detached, attached, and apartments) within a subdivision. These additional residential products are recommended that strengthening of a neighborhood, by adding a wider choice of residential products, is achieved. Such variety of residential products are in character with other subdivisions found around Amarillo. Additionally, the Comprehensive Plan and City's policy calls for and encourages appropriate infill development when possible. This request represents one of those opportunities in Staff's opinion. Based on the just mentioned, Staff believes that the request is a logical continuation of existing zoning and development patterns in the area and would not result in any significant impacts to surrounding properties. Notices were sent to property owners within 200 feet as required by State Law. As of this writing, two phone calls have been received with one caller expressing no opposition and the other expressing opposition. The primary concern expressed by the caller was the fact that Moderate Density District could allow for apartments if the current development plans fall through. Considering the just mentioned, Staff recommends approval of the request

as presented.

Chairman Rob Parker asked if there were any questions.

Cindi Bulla, stated studies in respect to traffic would be after this approval, and the final plan would have to be approved by the traffic engineer department?

Mr. Kendrick stated yes, are traffic engineer would be included on any reviews.

Chairman Parker asked how far they are on a plat.

Mr. Kendrick stated that they are in the preliminary phase with the project and are waiting on this rezoning case to be approved or denied before moving forward.

Renee Whitaker asked if we have a idea on how many units they are wanting to do.

Mr. Kendrick stated that it depends on the mix they want to do, and how many town homes and single-family detached homes there will be.

Ms. Whitaker stated but what they are thinking are homes and townhomes and not apartments unless they change their mind.

Mr. Kendrick stated per the conversation with the survey company a mix of town homes and single family detached homes.

Ms. Bulla stated is there a reason the went this direction instead of a planned development, because they wanted the leverage to change their mind.

Mr. Kendrick stated that probably weighs into it because planned developments tend to be more specific, and staff recommends going with a standard zone for future use and this gives them a more leverage.

Chairman Rob Parker asked if there were any more questions.

No comments were made.

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

Dustin Davis with GDI stated he could answer some of the questions being asked. The current layout will have two streets coming on to Western St. The subdivision will not connect with the other neighborhood and only have two ways in and out. Currently there are 78 lots planned to be a mix of town homes and garden homes. The reason we didn't go with a planned development because staff would prefer us to go with a traditional zone. We do have a preliminary layout and will move further ahead depending on the rezoning goes.

Jason Ault asked what size properties we are looking at as far as square footage.

Mr. Davis stated 1650 square feet roughly. The way we have it set up is townhome on the exterior and garden homes on the interior.

Fred Griffith asked when you say town homes that means they share a wall.

Mr. Davis stated yes single-family attached, and the garden homes will have a zero-lot line on one side.

Owen Bybee at 1600 Milam stated his company is the one who purchased the land from the church and saw an opportunity to develop and create an infield product in a good location and enhance the surrounding area.

Chairman Rob Parker asked if there were any other questions.

No comments were made.

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

The motion passes unanimously.

B. Z-22-23 Rezoning of Lots 3 through 5, Block 93, Plemons Addition, in Section 170, Block 2, A.B.&M. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Light Commercial District to Planned Development District for increased lot coverage and reduced onsite parking.

VICINITY: SW 8th Ave. and Monroe St.

APPLICANT/S: Charles R. Lynch for Amarillo Steam Team, LLC

Jason Taylor, Planner I presented the above item. Adjacent zoning consists of Light Commercial District in all directions. Adjacent land uses consist of an institutional space church to the east and commercial uses at varying scales in all other directions. The applicant, who owns Steam Team of Amarillo, is proposing a change in zoning in order to adaptively reuse and expand an existing building on the site. While the applicant's proposed use is allowed under the current zoning, the project scope was designed with the understanding that the City's Zoning Ordinance Rewrite recommended that lot coverage maximums be 100 percent and no non-residential parking requirements be set for properties located in the Urban Neighborhood Overlay District, which this property would fall within. The property is currently zoned Light Commercial and the maximum lot coverage is fifty-percent and per the current parking ratios, be required to provide 24 parking spaces. Considering the proposed use and base zoning is not being changed other than two development standards by this proposed Planned Development, the typical considerations of the Comprehensive Plan's Future Land Use and Character Map, zoning and development patterns, or conformity to the Neighborhood Unit Concept of Development (NUC). Therefore, what is staff's primary focus is whether the proposed change is in character with surrounding development and/or zoning. When looking at surrounding development characteristics for properties within Light and Heavy Commercial Districts, there are several commercial buildings located that currently observe a lot coverage that exceeds fifty-percent (many at or near a 100 percent lot coverage) and parking areas that fall below minimum requirements. Additionally, Central Business District zoning is approximately three blocks east of the applicant's site. This is noteworthy as Central Business District mirrors the proposed development standards (lot coverage/off-street parking). Taking all this into account, staff believes that utilizing development standards proposed, the applicant's request would not be out of character with the area nor would create any detrimental impacts to the area. 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.

Chairman Rob Parker asked if there were any other questions.

No comments were made.

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

Calvin Hugett 2207 S Fannin, the Vice President of Amarillo Steam Team stated he was excited to get the project started and improve a part of downtown that has been neglected and we will do our best to upkeep this area.

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 Commissioner Jason Ault and seconded by Commissioner Royce Gooch.

The motion passes unanimously.

It shall be noted that at 3:20 PM Commissioner Cindi Bulla left.

3. **PRELIMINARY PLAN/S:** The Planning and Zoning Commission will consider the following preliminary plan/s:
 - A. PP-22-01 Homestead Preliminary Plan, a 224.59-acre tract of unplatted land in Section 61, Block 9, B.S.&F. Survey, Randall County, Texas.
VICINITY: SW 34th Ave. and S Soncy Rd.
APPLICANT/S: Dustin Davis on behalf of Emeline Bush, Obrien, Sobieski Trust

Jason Taylor, Planner I presented the above item. The Homestead Preliminary Plan is a 224.59-acre development currently located in the City's Extraterritorial Jurisdiction near the outskirts of southwest Amarillo. The preliminary plan is for the purpose of creating 569 residential lots and a tract for an apartment complex. The property associated with this preliminary plan is currently going through the annexation process and will need to be approved prior to the Preliminary Plan being approved. Typically, Preliminary Plans are approved administratively by the Planning Director if the proposed plan meets all standards. However, the applicant is requesting a variance from the Planning and Zoning Commission for alleys not being provided for the lots. If the Planning Commission so chooses to approve the variance, the Planning Director can approve the finalized preliminary plan. The Preliminary Plan is currently under review but is generally in its final configuration as shown. As just mentioned, the current design does not propose alleys for the subdivision. The City's Subdivision Ordinance, states that alleys are to be provided for lots. It must be noted that a representative from the Public Works Department noted that the initial solid waste service will be provided by hand collection until

polycart service is expanded across the city. That said, Staff is of the opinion that no alleys being provided would not be out of character for the area and would not create any detrimental impacts to the surrounding area. Additionally, utilities and access that would typically be located within alleys will be provided in the street right-of-way within the subdivision. This preliminary plan has been reviewed by the customary City Departments and local utility companies and other than providing accommodation for alleys, complies with all Subdivision and Development Ordinance standards. Considering the just mentioned information, staff recommends approval of the variance for no alleys as presented.

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.

Chris Barry of Lubbock Texas stated he appreciates the consideration of the variance and would be happy to answer in any questions.

Ms. Whitaker stated the no alleys would be front trash pickup with garbage bins.

Mr. Barry stated we like no alleys, and it helps keep areas clean we also have some deed revisions that will help keep trash issues to a minimum. It keeps the area denser allowing for more homes.

Mr. Parker asked how wide the roads are.

Mr. Barry stated there are areas where they are 55 feet, some are 60 foot and along the entrance 80 foot right of ways.

Mr. Parker asked if this was typical.

Mr. Barry stated it depends on what municipality you are in, as well as the engineering department and design standards.

Dustin Davis from GDI stated he wanted to answer the technical questions the board has. There is an existing water line on 34th Ave and Helium Rd. There is an existing sewer line that was extended a few years back on 3rd Ave. The two large areas in the middle are going to be retention ponds for drainage. The existing storm sewer drainage had very little capacity left in it and that is why we made the ponds nothing drains to the TXDot right of way.

Mr. Parker asked over on the west that's where there is a hookup to the loop.

Chairman Rob Parker asked if there were any other questions

No comments were made.

A motion to approve the item presented for then no alley variance was made by Commissioner Royce Gooch and seconded by Commissioner Renee Whitaker.

The motion passes unanimously.

4. **MISCELLANEOUS:** The Planning and Zoning Commission will discuss the following item/s:

A. Discussion of a proposed zoning plan associated with a request for annexation of 244.97 acres of unplatted land, in Sections 61, 62, 75, and 76, Block 9, B.S.&F. Survey, Randall County, Texas.

VICINITY: SW 34th Avenue and Soncy Road

APPLICANT/S: Daryl Furman for the Emeline Bush O'Brien/Sobieski Trust

Brady Kendrick Planner II presented the above item. This item is to consider a zoning plan associated with a property owner-initiated annexation currently being processed by the City. The property, if annexed, is intended to be developed with a residential subdivision, an apartment complex, and non-residential land uses along the periphery of the just mentioned residential subdivision. It has typically been the practice of the City to zone land as Agricultural District upon annexation, whereas typically exact development plans are not known or are in the early concept phases. In this instance, the developer has submitted a preliminary plan for review (Item 3A) and the applicant has relayed that the design of the proposed subdivision is in its final form. With this being the case and the applicant's wish to begin development without immediately upon annexation, staff recommended that zoning be a part of the annexation consideration by City Council, rather than requesting rezoning after the property is annexed, which would require an eight-to-ten-week rezoning process. The following zoning districts within the area to be annexed are proposed below:

Agricultural District

A Planned Development for lots that will have reduced lot depth (85' minimum) and reduced lot area (4,250 square feet) for single family detached homes. All other standards will follow Moderate Density District.

A Planned Development for lots that will have reduced lot width (minimum of 45') for single- family detached homes. All other standards will follow Residential District 3.

Residential District 3

Moderate Density District

Multiple-Family District 1

The applicant's tract is identified as being within the General Residential category which does call for detached residential dwellings being the primary focus along with townhomes, duplexes, and a mix of these housing types and varying densities being appropriate depending on the location. Land outside of the residential area is proposed for Agricultural District (green on the map) as current development plans are not known. Those areas are located along Loop 335 and SW 34th Avenue and would typically be developed with a mix of uses that could include retail, multi-family, office, and other appropriate non-residential development typically found on the periphery of a residential subdivision adjacent to major throughfares. The first of the two proposed Planned Developments (light blue on the map) is at the northeast corner of the site.

This area will feature Cottage single-family detached homes on lots with reduced lot depth (85' minimums) and lots area (4,250 square foot). The average size of this smaller residential product will be approximately 1,100 to 1,200 square feet in size and at a reduced price-point. This will introduce a housing product that is largely absent from the Amarillo market as identified by the recently completed Housing Study. The second Planned Development (dark blue on the map) will be generally located along the western and northern portions of the proposed subdivision and will largely feature lots that meet R-3 standards. However, the developer intends to have 45-foot wide lots intermixed within this area to offer differing residential products, footprints, and to create a slightly higher density within that particular area. The remaining zoning districts proposed by this Zoning Plan are R3 (gold on the map), MD (orange on the map), and MF1 (red on the map). Considering the location and allowed land uses proposed by all zoning designations, Staff believes that the proposed zoning plan is appropriate. Although this is related to zoning, it is not a consideration item as the land is currently outside the City Limits. Staff is bringing this before the Planning Commission for discussion and feedback on the plan before the formal annexation process moves forward.

Chairman Rob Parker asked if anyone had any questions.

Commissioner Royce Gooch stated he would have no issue with this item as presented.

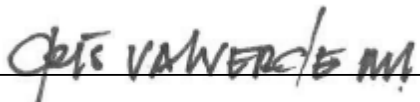
The board agreed.

No further comments or questions were made.

5. Discuss Items for Future Agendas.

No future items were presented.

The meeting adjourned at 3:34 PM.



Cris Valverde
Director of Planning and Development Services