

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

On the 6th day of July 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	38	37
Royce Gooch, Vice Chair	Y	105	100
Rob Parker, Chairman	Y	187	161
Jason Ault	Y	84	66
Fred Griffin	Y	38	37
Cindi Bulla	Y	14	11
Jeff Perkins	Y	14	9

**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 II  
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.

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 June 20, 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.

#### IV. **Regular Agenda:**

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

- A. P-22-53 Tascocita Unit No. 6, a suburban subdivision to the City of Amarillo, being a replat of the remaining portion of Lot 1, Block 4, Tascocita Unit No. 2, and a unplatted tract of land, in Section 46, Block 9, B.S.&F. Survey, Potter County, Texas.  
VICINITY: Loop 335 and RM 1061 (Boys Ranch Road)  
APPLICANT/S: Craig Cooper for Long range, LLC

Brady Kendrick Planner II presented the above item. This plat is for the purpose of creating 34 residential lots. This plat was put on the agenda as the 30 day waiver had not been signed at the time of the agenda posting, however the waiver was submitted by the applicant. Due to surety not being provided for the public improvements nor the corrected originals being received, Planning recommends that this item be allowed to be resubmitted and reconsidered at a later date once ready.

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.

Chairman Rob Parker made a motion to have this item be resubmitted and reconsidered at a later date once ready and seconded by Commissioner Fred Griffin.

The motion passes unanimously.

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

- A. Z-22-24 Rezoning of an 8.29 acre tract of unplatted land, in Section 191, Block 2, A.B.&M. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Agricultural District to Residential District 3.  
VICINITY: W Hastings Ave. and Broadway Dr.  
APPLICANT/S: Tommy Nielson for Nielson Communities

Jason Taylor, Planner II presented the above item.

Staff is of the opinion that the applicant's request is a logical continuation of existing zoning and development patterns in the area and would not result in any detrimental impacts to existing development in the area.

Notices have been sent to all property owners within 200 feet regarding this proposed rezoning. At the time of this writing, the Planning Department received one email regarding this rezoning request in regard to a general inquiry.

Considering the just mentioned, 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 or against this item.

No comments were made.

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

The motion passes unanimously.

- B. Z-22-25 Rezoning of Lots 10 and 11, Block 11, Lawrence Park Addition Unit No. 4, an addition to the City of Amarillo, in Section 227, Block 2, A.B.&M. Survey, Potter and Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Office District 2 to Neighborhood Service District.

VICINITY: SW 28<sup>th</sup> Ave. and Paramount Blvd.

APPLICANT/S: Charles Leard for CPL-BLL Holdings

Brady Kendrick, Planner II presented the above item.

The applicant is requesting a change in zoning in order to continue to utilize the existing building for office and storage that support several of the applicant's retail liquor store (M&R Liquor) locations in Amarillo.

Staff is of the opinion that the applicant's request would not be out of character with the area and that this is a logical zoning district that would not result in any additional impacts to the surrounding area. Notices have been sent to all property owners within 200 feet regarding this proposed rezoning. At the time of this writing, the Planning Department has not received any comments regarding the request.

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

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

No comments were made.

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

Charles Leard at 9300 W Sundown Ln. stated this will be a storage and office building for all of M & R liquor stores. He is going to leave the building largely the same and will not be making any exterior changes to the building.

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

No comments were made.

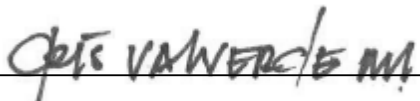
A motion to approve the item was made by Commissioner Jeff Perkins and seconded by Vice Chairman Royce Gooch.

The motion passes unanimously.

3. Discuss Items for Future Agendas.

No future items were presented.

The meeting adjourned at 3:14 PM.



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Cris Valverde  
Director of Planning and Development Services