

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

On the 3rd day of October 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, Vice Chairwoman	Y	44	42
Royce Gooch, Chairman	Y	111	106
Jason Ault	Y	90	71
Fred Griffin	Y	44	43
Cindi Bulla	Y	20	17
Jeff Perkins	Y	20	14

CITY STAFF:

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

I. Call to order and establish a quorum is present.

Chairman Royce Gooch 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 September 19, 2022, Planning and Zoning Commission Regular Meeting.

A motion to approve the minutes was made by Vice Chairwoman Renee Whitaker, seconded by Commissioner Jason Ault.

Motion passed unanimously.

IV. Regular Agenda:

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

A. P-22-74 The Colonies Unit No. 81, an addition to the City of Amarillo, being a replat of Lots 3 and 4, Block 31, The Colonies Unit No. 63, in Section 40, Block 9, B.S.&F. Survey, Randall County, Texas.

VICINITY: Patriot Dr. and Wesley Rd.

APPLICANT/S: Paul Tiffany for Paul Tiffany Homes, Inc.

Brady Kendrick, Planner II, presented the item. This plat is for the purpose of reconfiguring a lot line between two residential lots. Consideration by the Planning and Zoning Commission is required as the plat is considered a residential replat. The plat has been reviewed by the customary City Departments and local utility companies and complies with all Subdivision and Development ordinance standards. No public comments were received.

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

Chairman Royce Gooch asked the commissioners if they have any questions.

No comments were made.

Chairman Royce Gooch asked if anyone in the audience would like to speak for or against this item.

No comments were made.

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

Motion passed unanimously.

B. P-22-79 Wolflin Estates Unit No. 12, an addition to the City of Amarillo, being a replat of a portion of Lot 3, all of Lots 4 and 5, and the remaining portion of Lot 6, Block 38, Wolflin Estates, and Lot 7, Block 38, Wolflin Estates Unit No. 2, in Section 186, Block 2, A.B.&M. Survey, Randall County, Texas.

VICINITY: S.W. 32nd Ave. and Ong St.

APPLICANT/S: William Ware

Brady Kendrick, Planner II, presented the item. This plat is for the purpose of creating two residential building sites from several previously platted lots. The plat requires consideration by the Planning and Zoning Commission as it is considered a residential

replat that required public notices be sent to all property owners within 200 feet. As of this writing, no comments have been received. The plat has been reviewed by the customary City Departments and local utility companies and complies with all Subdivision and Development Ordinance standards.

Considering the above, Staff recommends approval of the plat as presented pending the receipt of the corrected originals and prior to the plat's expiration date.

Chairman Royce Gooch asked the commissioners if they have any questions.

No comments were made.

Chairman Royce Gooch asked if anyone in the audience would like to speak for or against this item.

No comments were made.

A motion was to approve this item pending the receipt of the corrected originals and prior to the plat's expiration date was made by Commissioner Cindi Bulla and seconded by Vice Chairwoman Renee Whitaker.

Motion passed unanimously.

C. P-22-81 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: SW 30th Ave. and Travis St.

APPLICANT/S: Rick and Elizabeth Smith

Brady Kendrick, Planner II, presented the item. This plat is for the purpose of consolidating residential lots for the expansion of a home. A home was recently demolished on one of the lots, leaving one home left that will remain on this lot. The plat requires consideration as it is considered a residential replat. 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, no comments have been received.

Considering the above, Staff recommends approval of the plat as presented pending the receipt of the corrected originals and prior to the plat's expiration date.

Chairman Royce Gooch asked the commissioners if they have any questions.

No comments were made.

Chairman Royce Gooch asked if anyone in the audience would like to speak for or against

this item.

No comments were made.

A motion was to approve this item as presented pending the receipt of the corrected originals and prior to the plat's expiration date was made by Commissioner Jason Ault and seconded by Commissioner Fred Griffin.

Motion passed unanimously.

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

- A. Z-22-34 Rezoning of a 0.86 acre tract of unplatted land in Section 4, 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 3 to Moderate Density District.

VICINITY: Bell St. and Ventura Dr.

APPLICANT/S: Che Shadle on behalf of Nazcon Group LP

Brady Kendrick, Planner II, presented the item. The applicant is proposing a change in zoning to develop the tract with single-family attached homes (townhomes).

It is noted that the applicant's tract is located at the far southern periphery of a single-family neighborhood with single family detached homes to the north and single-family attached townhomes to the east of the applicant.

It is Staff's opinion that the applicant's request would provide the called for transition and would serve as a logical transition from the higher intensity uses to the south to the single-family detached homes to the north, much like what has already been established east of the applicant's tract. Considering the previously mentioned, Staff believes that the request would represent a logical continuation of existing zoning and development patterns in the area and would not result in any detrimental impacts to the area.

Staff believes the request conforms with the neighborhood unit concept of development and represents a more logical development type than what the Future Land Use Map calls for (which is General Commercial) given surrounding development patterns.

Notices were sent to property owners within 200 feet as required by State Law. As of this writing, one call was received expressing no opposition to townhomes, but expressing concern about Moderate Density allowing apartments. Staff recommends approval of the request as presented.

Commissioner Cindi Bulla asked to the west is a square piece of land, will that remain R-1?

Brady Kendrick, Planner II stated yes, the square to the west is a tract zoned R-1. It is part of a larger parcel that includes the property to the south that is currently being developed as a retail store. The small square would have to be rezoned if anyone would like to do anything with it besides a single-family home.

Commissioner Cindi Bulla asked if the small square is owned by the same person making the application.

Brady Kendrick replied it is owned by someone different.

Chairman Royce Gooch asked the commissioners if they have any other questions.

Vice Chairwoman Renee Whitaker stated it is R-1 sitting right on Bell St, it would make sense for it to be something different. Maybe General Retail.

Brady Kendrick replied at that intersection maybe retail or neighborhood services. There is retail to the north so that can be a possibility but given the residential development to the east something like office may be appropriate.

Vice Chairwoman Renee Whitaker stated to the south it shows unplatted land and the apartment complex. What is the brown area zoned.

Brady Kendrick stated everything to the south, the orange is zoned Light Commercial and east of that with no color on the map is a Planned Development for a Tree Farm.

Chairman Royce Gooch asked the commissioners if they have any other questions.

No comments were made.

Chairman Royce Gooch asked if anyone in the audience would like to speak for the item.

No comments were made.

Chairman Royce Gooch asked if anyone in the audience would like to speak in opposition of the item.

Mark Vieth from 8616 Venice Dr is concerned about increased traffic in the area with the townhomes and also a lot of trash gets dumped in the area. Whenever it snows the whole area of Ventura Drive is covered with 2-3 feet of snow. If a vehicle gets stuck, then that area becomes impassible, and you have to go back east. With the increase of traffic in that area it becomes more a concern that cars will get stuck and will divert traffic. He is in agriculture, and he has to get in despite what the weather is. Wanting to know if the person who is requesting this change the current landowner of the homes to the east. They do not take care of the property at this time does not believe they will take care of the town homes. Area has over 2 feet of grass growing in the yard.

Vice Chairwoman Renee Whitaker asked if between his property and where the apartments are, is there any type of screening in place.

Mark replied to the south of his house there is no type of fencing.

Vice Chairwoman Renee Whitaker asked if there is any fencing with the apartments to the east.

Mark replied no, only an alley. To the west of the townhomes there is an alley where they

go in and out of. Has become a high traffic area.

Commissioner Cindi Bulla stated currently there is a group of town homes out there, does Mark believe they have not been good for the neighborhood.

Mark replied no they have not been good for the area.

Commissioner Cindi Bulla asked does Mark believe the addition of more town homes in the area will create a negative impact of the neighborhood.

Mark stated yes.

Commissioner Cindi Bulla stated they have no control over the traffic impact in the area. They are just trying to figure out if the zoning would have a negative impact for the area.

Mark stated he does not believe people will want to live in a neighborhood they can not get access to.

Vice Chairwoman Renee Whitaker asked would the city have to do a traffic analysis for the area if they are increasing the traffic in the area.

Brady Kendrick stated current city ordinance does not give them the ability to call for a traffic impact analysis. They are proposing to change this in the future if the traffic engineer feels like it is needed. When this was sent out the other city departments including the traffic engineer, they did not express any concerns at that time. The ownership of the tract is the one who is requesting the rezoning, they are a different owner from the other townhomes to the east.

Vice Chairwoman Renee Whitaker asked if they are townhomes and not apartments.

Brady Kendrick replied yes, they are townhomes.

Commissioner Fred Griffin asked how many townhomes would be able to be built on this tract of land.

Brady Kendrick replied, the townhomes to the east have about 9 or 10 homes. The current owner plans on less maybe about 8 townhomes.

Vice Chairwoman Renee Whitaker asked if the townhomes did not go there how small of a spot is there for other homes

Brady Kendrick stated currently is it zones R-3, the minimum lot size for a home would be 5,000 sq ft and 50ftx100ft for the lot dimensions.

Vice Chairwoman Renee Whitaker asked would the Office spaces not create a burden for the neighborhood.

Brady Kendrick replied, the future land use map does call for this being General Commercial. Some type of transitional zoning in this area would be appropriate.

Vice Chairwoman Renee Whitaker asked would it be appropriate to ask for some type of

screening to be put in place in the front yard.

Brady Kendrick replied no not typical to ask for that in single family development. City cannot ask for screening along the street.

Commissioner Fred Griffin asked if 8 or 9 townhomes were to be built here would we have to come back and replat the area.

Brady Kendrick replied yes, they would have to plat prior to development. This is just the first step (rezoning) before they move onto platting.

Chairman Royce Gooch asked if anyone else would like to speak in opposition of this item.

No comments were made.

Chairman Royce Gooch asked if anyone would like to speak in rebuttal, in favor.

Jessie Arredondo with OJD Engineering 2420 Lakeview Dr. spoke. They submitted this rezoning on behalf of Nazcon Group LP. There will be 7 townhomes for this development. They have already created a paving and utility improvement plan that is currently under review with the city. They plan on extending the alley along the south side to the west and creating another alley on the west side of this development to create a buffer with the existing land. They are looking on creating 7 townhomes, if there are 2 adults that would mean 14 extra vehicles going through the area. Believes this is minimal compared to if it was zoned General Retail.

Vice Chairwoman Renee Whitaker asked if the approach, when driving down Ventura Ave and wanted to pull into your home, would it be on the north side or the south side.

Jessie Arredondo stated the south side.

Vice Chairwoman Renee Whitaker stated so there should not be that much activity that should be the back side off Ventura, that most activity should be on the south side.

Jessie Arredondo stated yes will be on the south side of the townhomes.

Mark Veith at 8616 Venice Dr asked which way the townhomes will be facing.

Jessie Arredondo stated they will be facing off of Ventura Dr, northeast.

Mark Veith stated if people are visiting, they will have to park off of Ventura Dr.

Jessie Arredondo stated yes.

Chairman Royce Gooch asked if anyone else had any other questions.

No comments were made.

Chairman Royce Gooch asked if anyone would like to speak in rebuttal, in opposition.

Mark Veith stated he believes it will be an increase in traffic with people having to park off

of Ventura. The road is not that wide to accommodate the extra traffic.

Commissioner Fred Griffin stated Ventura Dr serves a lot of properties to the north.

Mark Veith stated also a lot of traffic comes from the east.

Vice Chairwomen Renee Whitaker stated since it is off Bell St it also serves a lot of traffic.

Chairman Royce Gooch asked the commissioners if they have any other questions.

No comments were made.

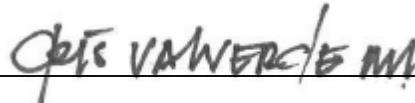
A motion to approve this item as presented was made by Commissioner Cindi Bulla and seconded by Vice Chairwoman Renee Whitaker.

Motion passed unanimously.

III. Discuss Items for Future Agendas.

No items to discuss.

The meeting was adjourned at 3:28 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