

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

On the 5th day of December 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	47	45
Royce Gooch, Chairman	Y	114	109
Jason Ault	Y	93	74
Fred Griffin	Y	47	46
Cindi Bulla	Y	23	20
Jeff Perkins	Y	23	17

CITY STAFF:

Cris Valverde, Director of Planning and Development Services
Emily Koller, Assistant Director of Planning and Development Services
Leslie Spear-Schmidt, Senior Assistant City Attorney
Brady Kendrick, Planner II
Andreanna Jarrett, 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 November 21, 2022, Planning and Zoning Commission Regular Meeting.

A motion to approve the minutes was made by Commissioner Cindi Bulla, seconded by Commissioner Fred Griffin.

Motion passed unanimously.

IV. Regular Agenda:

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

- A. P-22-88 Hollywood Addition Unit No. 20, an addition to the City of Amarillo, being an unplatted tract of land, in Section 4, Block 9, B.S.&F. Survey, Randall County, Texas.
VICINITY: Loop 335 (Hollywood Rd.) and Bell St.
APPLICANT/S: Andrea Davidson for JTD Properties, L.P.

Brady Kendrick, Planner II, presented the item. The plat is for the purpose of creating three lots from an unplatted tract of land. Consideration by the Planning and Zoning Commission is required as the plat is considered a final plat as there is a water main extension required to serve the plat. The plat has been reviewed by the customary City Departments and local utility companies and with the exception of corrected originals not yet being received and a shared access easement not yet being dedicated to providing access to the proposed Lot 2, meets all other subdivision and development ordinance standards. Staff recommends approval of the plat as presented pending the return of corrected originals and the execution and filing of the shared access easement.

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

No comments were made.

Chairman Royce Gooch asked if anyone wants to speak for or against the item.

No comments were made.

A motion to approve the item presented above pending the return of corrected originals and the execution and filing of the shared access easement was made by Commissioner Cindi Bulla and seconded by Vice Chairwoman Renee Whitaker.

The motion passes unanimously.

- B. P-22-101 The Vineyards Unit No. 10, an addition to the City of Amarillo, being an unplatted tract of land, in Section 191, Block 2, A.B.&M. Survey, Potter County, Texas.
VICINITY: Temecula Creek Blvd. and Hastings Ave.
APPLICANT/S: Che Shadle for 7:12 Real Estate Advisors

Mr. Kendrick, Planner II, presented the item. The plat is for the purpose of creating 27 residential lots and two lots designated as public improvement district common area. Consideration by the Planning and Zoning Commission is required as the plat is

considered a final plat and variances for lot depth are required for two lots that are designated for PID common area. The plat has been reviewed by the customary City Departments and local utility companies and with the exception of the needed variance and an error being noted on the corrected originals, complies with all other development ordinance standards. Staff recommends approval of the plat as presented with the variance for lot depth and pending the return of corrected originals.

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

No comments were made.

Chairman Royce Gooch asked if anyone wants to speak for or against the item.

No comments were made.

A motion to approve the item presented with the variance for lot depth and pending the return of corrected originals was made by Commissioner Jason Ault and seconded by Commissioner Jeff Perkins.

The motion passes unanimously.

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

- A. Z-22-35 Rezoning of a 5.35 acre tract of unplatted land to change from Agricultural District to Moderate Density District and a 3.35 acre tract of unplatted land to change from Agricultural District to General Retail District, all in Section 183, Block 2, AB&M Survey, Randall County, Texas plus one-half of all bounding streets, alleys, and public ways.

VICINITY: Georgia St. and S.W. 58th Ave.

APPLICANT/S: Che Shadle for Llano Construction Company LLC

Brady Kendrick, Planner II, presented the item.

The applicant is requesting a change in zoning in order to develop the tract with general retail land uses along Georgia Street in the area proposed for General Retail and a condominium or townhome style development in the area proposed for Moderate Density.

The request does conform with the Neighborhood Unit Concept and would require a deviation from the Future Land Use Map category of Parks-Recreation, which Staff believes is appropriate given that this category was likely used as a placeholder given the area is in a flood hazard area.

Staff believes that when considering the existing zoning and development patterns in the area, the applicant's request represents a logical continuation of General Retail zoning along Georgia Street and provides an appropriate transition in zoning and residential products when also considering the location of the proposed Moderate Density zoning. Staff is of the opinion that if approved, the request would not result in 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 comment has been received in the form of a general inquiry. Staff recommends approval of the request as presented.

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

No comments were made.

Chairman Royce Gooch asked if anyone wants to speak for or against the item.

No comments were made.

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

The motion passes unanimously.

3. **MISCELLANEOUS:**

A. Planning Commissioner Training: Course 2: Planning Official Ethics 101

The Planning and Zoning Commission viewed the series of training videos that made up Course 2: Planning Official Ethics 101. At the conclusion of the videos Chairman Royce Gooch asked if the Commissioners had any questions for City Staff.

(noted for the minutes that Chairman Royce Gooch left the meeting and Vice Chairwoman Renee Whitaker took over the administration of the meeting).

Commissioner Fred Griffin stated that on previous cases when he felt he has had conflict of interest, he has announced it to the Chairman to not take any participation or vote. Mr. Griffin stated he thinks that is sufficient, there is no need to go sit out on the audience or hallway and asked if anyone has any disagreement.

Commissioner Jason Ault stated he thinks that suffices on his opinion if it is clear and on the record.

Commissioner Fred Griffin said in his day to day business, this will likely be comment.

Commissioner Jason Ault stated he felt the same.

Commissioner Fred Griffin stated that when he has been contacted, he refers them to come to the meeting.

Commissioner Cindi Bulla stated that in these courses it was noted that not everything will fit in our processes and in today's course it was contradicting the last course she felt. She felt that this course stated that simply listening could be problematic while the previous one did not. She had felt confident that it was ok to listen, but now not so much. She felt the classes were not providing clarity.

Director of Planning Cris Valverde stated that the key he felt was engaging in active

conversation or discussion and that simply listening is still ok. Any comments received should be forwarded to Staff to send to the other Commissioners or brought up at the public hearing. People should be advised to come to the meeting and speak in public.

Vice Chairwoman Renee Whitaker stated they also spoke on listening but not stating your personal opinion on what you would vote on, and she agrees that is completely different than simply listening.

Commissioner Jason Ault stated that you do run a risk when engaging or listening in conversation and have to be careful what you say.

Commissioner Jeff Perkins asked where should they disclose any conversations or information they receive?

Commissioner Fred Griffin said he should refer them to the Planning Department.

Commissioner Cindi Bulla stated that this does seem to target a larger city, but in a city our size we are not going to be far from anything and in a given day doing business, there is a good chance they will run across people or conversations that are related to potential or active cases. The example of showing up on site and contributing to a conversation is clearly an issue but simply listening she will make sure in the future to forward any information to Staff that she feels is needed.

Commissioner Cindi Bulla said in the past when she has received emails from the public, she has forwarded those to Staff.

No further comments were made.

4. Discuss Items for Future Agendas.

No items to discuss.

The meeting was adjourned at 4:24 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