

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

On the 19th 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 3:04 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	48	46
Royce Gooch, Chairman	Y	115	110
Jason Ault	Y	94	75
Fred Griffin	Y	48	47
Cindi Bulla	Y	24	21
Jeff Perkins	N	24	17

CITY STAFF:

Cris Valverde, 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 3:04 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.

Jessie Arredondo of OJD Engineering, spoke on Highland Springs Unit No. 3. He stated that Lot 37 is the retention pond, and a Hold and Harmless Agreement was made between Axe Development and Randall County back in October 2017 that allows to drain public roadways into the pond and the developer was to maintain it.

Cris Valverde, Director of Planning and Development Services stated that the department is looking into said agreement to see if it was ever accepted by Randall County. Mr. Valverde informed Mr. Arredondo that if he had a copy of the agreement, he should send it in to the Planning Department.

Commissioner Cindi Bulla asked if the developer has a separate plan if the agreement was not accepted.

Jessie Arredondo stated that another plan is to retain the area as a private drainage easement and have it maintained by the public.

No other 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 December 5, 2022, Planning and Zoning Commission Regular Meeting.

Commissioner Cindi Bulla noted that there was a misspelling in the second to last paragraph, our versus are, and also Commissioner Jason Ault noted that he was labeled as Chairman instead of Commissioner on the last page.

A motion to approve the minutes with the corrections was made by Commissioner Cindi Bulla, seconded by Vice Chairwoman Renee Whitaker.

Motion passed unanimously.

IV. Regular Agenda:

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

- A. P-22-107 Highland Springs Unit No. 3, a suburban subdivision to the City of Amarillo, being an unplatted tract of land, in Section 100, Block 9, B.S.&F. Survey, Randall County, Texas.

VICINITY: FM 2186 and Hope Road

APPLICANT/S: Che Shadle for Axe Development LLC .

Brady Kendrick, Planner II, presented the item.

This plat is for the purpose of creating 148 lots from an unplatted tract of land. The plat has been reviewed by the customary City Departments and local utility companies, and except for corrected originals not yet being received and comments related to a drainage easement still being addressed, complies with all other subdivision and development ordinance standards. The drainage easement of the proposed plat is a large drainage pond that this subdivision drains water to. Staff is currently communicating with the County on alternative solutions to the dedication and maintenance responsibility for the drainage easement over Lot 37. Staff recommends approval of the plat as presented, pending the return of corrected originals and dedication of a drainage easement that properly addresses the situation with all parties.

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 dedication of a drainage easement was made by Vice Chairwoman Renee Whitaker and seconded by Commissioner Cindi Bulla.

The motion passed unanimously.

- B. P-22-111 Turner & Boyce Subdivision Unit No. 2, an addition to the City of Amarillo, being a replat of all of Lots 11 and 12, Turner & Boyce Subdivision of Block 320 of the Mirror Addition to the City of Amarillo, in Section 155, Block 2, A.B.&M. Survey, Potter County, Texas.
VICINITY: S.E. 4th Ave. and Williams St.
APPLICANT/S: German Nava

Brady Kendrick, Planner II, presented the item.

This plat is for the purpose of reconfiguring two platted lots to allow for the construction of two duplexes. Consideration by the Planning and Zoning Commission is required as a variance for lot depth is being requested by the applicant for the proposed Lot. The plat has been reviewed by the customary City Departments and local utility companies, and except for the just mentioned variance complies with all other Subdivision and Development Ordinance standards. The applicant designed the site for the two duplexes having them on Williams Street, but by having them front Williams one of the lots would not have access to a water main. This does require a variance for lot depth as the proposed depth is 95 feet. Given that the lot would exceed the standards for both lot width and area. Staff believes the variance would not be out of character or detrimental to the surrounding area. Staff recommends approval of the request as presented with a variance for lot depth.

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

Vice Chairwoman Renee Whitaker asked is this a good use of lot as infill?

Mr. Kendrick stated it is a good opportunity to get some new construction in the area in an area that has been noted as an area of need for construction and redevelopment. The variance at the end of the day is very minor and this is one of the last remaining vacant tracts in the area.

Commissioner Cindi Bulla asked if the owner lot 11A will maintain and own the "flagpole" portion of the lot? Will they be required to fence it?

Mr. Kendrick stated yes that is correct, and fencing is not required but we did let them know they are more than welcome to do it and it will be up to the developer.

Commissioner Fred Griffin asked would there be other utilities that go in that portion of the lot?

Mr. Kendrick stated the strip would be wide enough to accommodate other utilities but isn't 100% sure where the service lines for those will be coming from.

Chairman Royce Gooch asked the commissioners if they have any other 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 as presented with the variance for lot depth was made by Commissioner Jason Ault and seconded by Commissioner Fred Griffin.

The motion passed unanimously.

2. **PRELIMINARY PLANS:** The Planning and Zoning Commission will consider the following item/s:

A. PP-22-05 Consideration of a variance to the maximum block length required related to the City View Unit 22 Preliminary Plan, a 13.5 acre tract of land being a portion of Lot 1, Block 2, South Side Acres Unit No. 4 and an unplatted tract of land, in Section 231, Block 2, A.B.&M. Survey, Randall County, Texas.

VICINITY: Arden Rd. and Western St.

APPLICANT/S: Dustin Davis for Bybee LLC

Brady Kendrick, Planner II, presented the item.

The just mentioned residential preliminary plan is 13.5 acres and is located in the City Limits and is proposed to be a mix of single-family detached and attached homes. The applicant is requesting a variance from the Planning Commission to exceed maximum block length on one street on the north side of the subdivision by 134 feet (1,134 feet). The intent of this requirement is to encourage safe driving behaviors as increased block lengths can lead to increased speeds. Additionally, longer streets tend to have issues meeting fire code requirements. The streets within this proposed subdivision are internal to this area only and do not provide thru access to other areas and would only serve local residents and also given the minor departure from the standard Staff is of the opinion that if approved, the variance would not result in any detrimental impacts. Staff recommends approval of the block length variance as presented.

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

Commissioner Cindi Bulla asked if there are speed bumps on the sketch.

Mr. Kendrick stated that there are not any speed bumps. The symbols she is seeing is for drainage areas.

Commissioner Cindi Bulla asked if Traffic Engineering was going to ask for speed mitigating devices on that street?

Mr. Kendrick stated they did not due to this not being a thru street. They did not find it necessary.

Chairman Royce Gooch stated the design shows a reconfiguration of the driveways for the church and asked if those were considered and would meet standards?

Mr. Kendrick stated that is one of the items that is still needed is a site plan for the church to ensure this plan will not make their site substandard.

Commissioner Cindi Bulla asked if the garage is front entry or back entry.

Mr. Kendrick stated that he is not sure, they have the option to do either.

Chairman Royce Gooch asked the Commissioners if they have any other 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 variance presented was made by Commissioner Jason Ault and seconded by Vice Chairwoman Renee Whitaker.

The motion passed unanimously.

3. **MISCELLANEOUS:**

A. Planning Commissioner Training: Course 3: What is a Comprehensive Plan (60 minutes)

This course reviews the basic elements and purpose of a comprehensive plan created through the planning process. The Planning and Zoning Commission viewed the series of videos in Course 3.

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

Commissioner Cindi Bulla asked how many courses were left?.

Cris Valverde, Director of Planning stated that there are 12 courses and nine left.

Commissioner Cindi Bulla while she doesn't want to say it isn't providing valuable content, she stated that a lot of information in these courses do not pertain to what we do here for this city and use examples from other states, and it says to look up references with your state. She stated she thinks our time would be better spent having Staff and the Legal Department give them information versus these videos. She felt this video would have been helpful to the Comprehensive Plan task force. She stated she doesn't necessarily think their time is being spent the best way watching these videos.

Commissioner Fred Griffin asked what the Planning Commission's role in implementing the Comprehensive Plan and if we are working on one.

Mr. Kendrick stated we just started updating the comprehensive plan that the current City uses. He stated that the Commission can help guide and focus on what the plan should focus on.

Commissioner Cindi Bulla stated she was trying to keep up with the reference codes and looking into it as the video went. She felt the courses weren't specific enough.

Mr. Valverde stated that our state law Chapter 211 governs what a municipality can actually enact and 213 goes over what goes into a comprehensive plan and Staff can look that up and give you sections and answer questions. Planning in general can have common concepts across states and governments. Not all will be the same but concepts are very similar. Big picture concepts get even more similar when it comes to Comprehensive plans. He stated to direct questions to Staff.

Commissioner Cindi Bulla stated that was not her point at all and her point is that we have a Commission up here that is experienced and what could be learned in a more valuable way are things that actually apply to them. If there are nine more hours of discussing high level concepts, she would rather be learning information that is specific to Texas versus high level concepts.

Commissioner Jason Ault stated he agrees, and he would find value in learning more specific and what we are tasked with in our state, and there a lot of good points in the course, but there is information being presented that he feels they wouldn't be tasked with.

Mr. Valverde stated that as updates are made to the City Comprehensive plan there will be updates provided. Regarding the Planning and Zoning Commission this is more to get the big picture of what a comprehensive plan is. Now that we are undertaking that, this is where we get into more detail and get with consultants to see what the Commission can influence.

Commissioner Jason Ault stated he thinks a 15-minute overview of the courses would be sufficient and the rest of the time go over things that would be more specific to them.

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

No comments were made.

4. Discuss Items for Future Agendas.

No items to discuss.

The meeting was adjourned at 4:34 PM.

Cris Valverde

Cris Valverde
Director of Planning and Development Services