

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

On the 19th day of September 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	43	41
Royce Gooch, Chairman	Y	110	105
Jason Ault	Y	89	70
Fred Griffin	Y	43	42
Cindi Bulla	Y	19	16
Jeff Perkins	Y	19	13

**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 September 07, 2022, Planning and Zoning Commission Regular Meeting.

Chairwoman Renee Whitaker noted misspellings of her name in the minutes that needed to be corrected.

A motion to approve the minutes with the noted corrections was made by Commissioner Jason Ault, seconded by Commissioner Jeff Perkins.

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 an item that was tabled at the previous meeting as the corrected originals had not been received and was a residential replat that required notice. The corrected originals still have not been received for the item. As such, Staff recommends the item be tabled to the next regularly scheduled meeting.

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 made to table this item until the next regular scheduled meeting by Chairwoman Renee Whitaker and seconded by Commissioner Fred Griffith.

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 an item that was tabled at the previous meeting as the corrected originals had not been received and was a residential replat that required notice. The corrected originals still have not been

received for the item. As such, Staff recommends the item be tabled to the next regularly scheduled meeting.

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 made to table this item until the next regular scheduled Planning and Zoning Commission meeting was made by Commissioner Jeff Perkins and seconded by Commissioner Fred Griffith.

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 an item that was tabled at the previous meeting as the corrected originals had not been received and was a residential replat that required notice. The corrected originals still have not been received for the item. As such, Staff recommends the item be tabled to the next regularly scheduled meeting.

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 made to table this item until the next regular scheduled Planning and Zoning Commission meeting by Commissioner Cindi Bulla and seconded by Vice Chairwoman Renee Whitaker.

Motion passed unanimously.

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

A. Z-22-31 Rezoning of a 5.24 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: Hastings Ave. and Broadway Dr.

APPLICANT/S: Tommy Nielsen for FAEC Holdings 396537 LLC

Brady Kendrick, Planner II, presented the item. The applicant is requesting the change in zoning to develop the land with single family homes for the next phase of the Vineyards Subdivision. Mr. Kendrick stated that Staff was of the opinion that the request met all typical planning practices and was a logical continuation of existing zoning and development patterns in the area.

No comments from the public had been received.

Staff recommends approval of the request as presented.

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

Commissioner Cindi Bulla asked is the intent residential detached and the request is Residential 3 zoning?

Brady Kendrick replied yes, that is correct.

Commissioner Fred Griffith asked at some point in time they would have to come back with a plat?

Brady Kendrick replied that is correct they will come before the Commission with a final plat.

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 or against this item.

Jesse Arredondo with OJD Engineering at 2420 Lakeview Dr, stated that the intent is Garden Home development with 26 lots, one street going in and one street going out with a cul-de-sac.

Commissioner Fred Griffith asked if there is a preliminary plat for this and when he anticipates the when the plat will be presented.

Mr. Arredondo stated he does have a preliminary layout, but it will be a little while until they send in application.

Chairman Royce Gooch asked if anyone else 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 Jason Ault and seconded by Vice Chairwoman Renee Whitaker.

Motion passed unanimously.

- B. Z-22-32 Rezoning of a 7.08 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 Planned Development District for a mini-storage facility.

VICINITY: Hastings Ave. and Broadway Dr.

APPLICANT/S: Tommy Nielsen for FAEC Holdings 396537 LLC

Brady Kendrick, Planner II, presented the above item. The applicant is requesting a change in zoning to develop the tract with a mini-storage facility. Staff informed the applicant that Light Commercial District would not be appropriate at this location and a PD for the facility would be the most appropriate route to go given the planned upcoming changes to the zoning ordinance in the next year. Development standards will follow typical GR standards and those for a storage facility. Mr. Kendrick also reported that the request meets typical planning practices and would be a logical continuation of existing zoning and development patterns in the area.

No comments have been received on the request as of the start of the meeting.

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

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

Commissioner Fred Griffith asked if this request was next to the one that was just considered?

Brady Kendrick stated yes, they are next to one another.

Vice Chairwoman Renee Whitaker asked if the residential side to the west will be housing later.

Brady Kendrick replied he isn't for sure, but the property is owned by the same developer.

Vice Chairwoman Renee Whitaker asked if the yellow striped box on the diagram includes parking and everything the mini storage facility needs.

Brady Kendrick replied that is correct.

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 or against this item.

Jesse Arredondo with OJD Engineering at 2420 Lakeview Dr, stated that the areas west and north are going to be used for garden homes. The intent was condominiums, but the need for those isn't that great and they switched over to garden homes and there is a big need for storage in this area.

Commissioner Cindi Bulla asked if there is a big screening fence on the backside to separate this.

Mr. Arredondo stated yes there is a brick wall in the back.

Chairman Royce Gooch asked if anyone else 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 Fred Griffith and seconded by Commissioner Jason Ault.

Motion passed unanimously.

- C. Z-22-33 Rezoning of a 1.509 acre tract of land out of the east portion of Lot 5A, Block 42, Westgate Mall Unit No. 6, an addition to the City of Amarillo, in Section 42, Block 9, B.S.&F. Survey, Potter and Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Planned Development District 359 to Amended Planned Development District 359 to add Adult Day Care as an allowed use.  
VICINITY: Westgate Pkwy. and Soncy Rd.  
APPLICANT/S: Julito Uy for 5JUYS LLC

Brady Kendrick, Planner II, presented the item.

The applicant is requesting a change in zoning to allow for an adult day care at this location. The current zoning only allows for retail and service uses, not institutional land uses.

Mr. Kendrick gave a brief history of the Planned Developments for the Westgate Mall area and the intent behind those regarding establishing a retail district for a regional shopping center.

While Staff does acknowledge that the proposed use would not be overly impactful to the area, Staff does have concerns that the change could set a precedent for further request that could create a situation in which mix-use development encroaches into the area and could result in incompatible land uses and other issues in an area that was not originally set up for mixed-use development.

No comments from the public have been received on the request.

Considering the just mentioned, Staff recommend **DENIAL** of the request as presented.

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

Commissioner Jason Ault asked if this is where the post office used to be before the new one was built on Soncy.

Brady Kendrick replied yes, he believes that is correct.

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 or against this item.

Scott Stark at 209 SW 15<sup>th</sup> Ave, stated he understand the nature of the area out there, but he believes the use will not be impactful and will be a good fit for the area. Mr. Stark stated the management of the shopping center is in support of this business.

Commissioner Fred Griffith asked if the building was occupied.

Mr. Stark the tenant space they want to expand to is currently unoccupied and is about 5600 square feet.

Dr. Uy, the applicant, spoke in favor of this item presented as a doctor of the neighboring facility they recognize the need for an adult daycare.

Chairman Royce Gooch asked if anyone else 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 Cindi Bulla and seconded by Vice Chairwoman Renee Whitaker.

Motion passed unanimously.

3. Discuss Items for Future Agendas.

Assistant Director Emily Koller asked the board for feedback on a future work session meeting to discuss the Comprehensive Plan update that is now underway. The Commission and Staff tentatively agreed that this would occur during the first week in November and further information would be forthcoming. The item would be posted as a public meeting once a date is finalized.

The meeting adjourned at 3:51 PM.

Cris Valverde M.

Cris Valverde  
Director of Planning and Development Services