

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

On the 20th day of December 2021, 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	24	23
Royce Gooch	Y	91	84
Rob Parker, Chairman	Y	173	147
Jason Ault	Y	70	54
Fred Griffin	Y	24	23
Dick Ford	N	118	106
Pedro Limas, Vice Chair	Y	70	63

CITY STAFF:

Emily Koller, Assistant Director of Planning and Development Services
Brady Kendrick, Planner II
Jason Taylor, Planner I
Leslie Spear-Schmidt, Senior Assistant City Attorney
Amanda Medellin, 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 December 6, 2021 regular meeting.

A motion to approve the minutes was made by Vice Chairman Pedro Limas, seconded by Commissioner Fred Griffin, and carried unanimously.

IV. Regular Agenda:

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

- A. P-21-116 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: Bell St. and Loop 335/Hollywood Rd.

APPLICANT/S: Andrea Davidson for JTD Properties, L.P.

Brady Kendrick, Planner II, presented the above-proposed item. The plat has been reviewed by the customary City Departments and local utility companies and with the exception of a water main extension being required to serve the southernmost lot, an approved drainage report still needing to be provided, and corrected originals being provided that address Staff's comments, meets all other subdivision and development ordinance standards. The applicant has requested that this plat be withdrawn from consideration as all required documents and requirements will not be completed by the expiration date.

Chairman Rob Parker asked if anyone wanted to speak for or against the request. No comments were made.

A motion to withdraw P-21-116 was made by Vice Chairman Pedro Limas and seconded by Commissioner Jason Ault. The motion passed unanimously.

- B. P-21-128 Chaparral Hills Unit No. 11, a suburban subdivision to the City of Amarillo, being a replat of Lot 23, Block 2, Chaparral Hills Unit No. 4, in Section 218, Block 2, A.B.&M. Survey, Potter County, Texas.

VICINITY: Snowball Trl. and Givens Ave.

APPLICANT/S: Michael Sanchez and Hayden Dillard

Brady Kendrick, Planner II, presented the above-proposed item. The plat has been reviewed by the customary City Departments and local utility companies and complies with all subdivision and development ordinance standards. Staff recommended approval of this plat as presented.

Chairman Rob Parker asked if anyone wanted to speak for or against the request.

James Tipton, 10301 Snowball Trl, expressed his opposition for this item. He explained how the land is dry and there will not be enough water for additional development.

Chairman Rob Parker explained that there are two tracts of land and it would be enough for two residential homes as currently proposed.

Commissioner Fred Griffin explained that the duty of the Planning and Zoning Commission is to approve plats for conformance to the Subdivision Ordinance, not to determine if there is sufficient water.

No other comments were made.

A motion to approve P-21-128 as presented was made by Commissioner Fred Griffin and seconded by Commissioner Royce Gooch. The motion passed unanimously.

- C. P-21-129 Hillside Terrace Estates Unit No. 29, an addition to the City of Amarillo, being an unplatted tract of land, in Section 64, Block 9, B.S.&F. Survey, Randall County, Texas.

VICINITY: Nancy Ellen St. and Ellen Hope St.

APPLICANT/S: Seth Williams for Hillside Terrace Estates Development, LTD

Jason Taylor, Planner I, presented the above-proposed item. The plat has been reviewed by the customary City Departments and local utility companies, and with exception of five of the proposed lots not meeting minimum lot depth for Moderate Density District (MD), complies with all other Subdivision and Development Ordinance standards. Staff recommended approval of this item as presented.

Chairman Rob Parker asked if anyone wanted to speak for or against the request.

No comments were made.

A motion to approve P-21-129 as presented with the variances for lot depth was made by Commissioner Jason Ault and seconded by Commissioner Renee Whitaker. The motion passed unanimously.

- D. P-21-133 Fairview Townsite Unit No. 3, an addition to the City of Amarillo, being a replat of Lots 10 and 11, Block 5, Fairview Townsite Addition, in Section 123, Block 2, A.B.&M. Survey, Potter County, Texas.

VICINITY: SE 8TH Ave. and Hill St.

APPLICANT/S: Santino Castillo

Jason Taylor, Planner I, presented the above-proposed item. Staff recommended postponing this item to a later meeting due to an error in the posted public notices for the item that would require re-noticing for the item.

Chairman Rob Parker asked if anyone wanted to speak for or against the request.

No comments were made.

A motion to postpone P-21-133 was made by Commissioner Royce Gooch and seconded by Vice Chairman Pedro Limas. The motion passed unanimously.

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

- A. Z-21-15 Rezoning of a 3.89 acre portion of Tract 3, RiverRoad Gardens, in Section 161, Block 2, A.B.&M. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 1 and Light Commercial District to Light Commercial District.

VICINITY: River Rd. and Cherry Ave.

APPLICANT/S: Brett Littlejohn for LJ4 Leasing, LLC

Brady Kendrick, Planner II, presented the above-proposed rezoning. Staff explained staff has had discussion of various details of a possible Planned Development Zoning with the applicant's agent, however staff has not been given direction from the applicant or applicant's agent on whether to proceed with Planned Development Zoning and what standards were going to be included.

Staff recommended that this item be withdrawn from consideration and be allowed to be resubmitted at a later date once more detailed discussion occurs with the applicant and a path forward determined.

Chairman Rob Parker asked if anyone wanted to speak for or against the request.

No comments were made.

A motion to allow Z-21-15 to be withdrawn and resubmitted at a later date was made by Chairman Rob Parker and seconded by Commissioner Fred Griffin. The motion passed unanimously.

- B. Z-21-16 Rezoning of a 20 acre tract of unplatted land, in Section 53, 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 (A) and Heavy Commercial District (HC) to Heavy Commercial District (HC).

VICINITY: Pullman Rd. and Interstate 40

APPLICANT/S: Beant Sandhu for SARDARI, LLC

Jason Taylor, Planner I, presented the above-proposed rezoning. The applicant is requesting a change in zoning to develop this tract of land with a commercial land use (hotel). Staff is of the opinion that the request is a logical continuation of existing zoning and development patterns in the area and would not create any negative impacts to the surrounding area. Staff recommended approval of this item as presented.

Chairman Rob Parker asked if the developer if planning on building a hotel, why does it need to be rezoned as heavy commercial.

Jason Taylor explained that a portion of the tract was zoned Agricultural District and was the reason for the request. Heavy Commercial zoning also was the prevailing pattern in the area.

Chairman Rob Parker asked if anyone wanted to speak for or against the request.

No comments were made.

A motion to approve Z-21-16 as presented was made by Vice Chairman Pedro Limas and seconded by Commissioner Renee Whitaker. The motion passed unanimously.

- C. Z-21-17 Rezoning of a 2.89 acre portion of Lot 2, Block 3, Amended South Side Acres Unit No. 12, an addition and a suburban subdivision to the City of Amarillo, in Section 230, Block 2, A.B.&M. Survey, Randall County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District (A) to Multiple-Family District 1 (MF-1).

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

APPLICANT/S: Robert Keys for Attebury Elevators, LLC

Brady Kendrick, Planner II, presented the above-proposed rezoning. The applicant is requesting a change in zoning in order to have the entirety of this lot zoned appropriately for a future multi-family development. Currently the north 230 feet of this lot is zoned Multiple-Family District 1 while the remaining south 2.89 acre portion of the lot is zoned Agricultural District. Staff recommended approval of this item as presented.

Commissioner Jason Ault asked if the area is in a flood zone.

Brady Kendrick confirmed that it was in a flood zone.

Chairman Rob Parker asked if anyone wanted to speak for or against the request.

No comments were made.

A motion to approve Z-21-17 as presented was made by Commissioner Renee Whitaker and seconded by Commissioner Jason Ault. The motion passed unanimously.

3. **VACATION/S:** The Planning and Zoning Commission will consider the following vacation/s:

- A. V-21-03 Vacation of a 7,544 square foot portion of a Public Right-Of-Way (alley) located adjacent to Lots 2 through 4, Block 33, Lawrence Park Unit No. 23 and Lot 6, Block 24, Lawrence Park Unit No. 89, in Section 227, Block 2, A.B.&M. Survey, Potter County, Texas.

VICINITY: SW 26th Ave. and Britain Dr.

APPLICANT/S: David Hudson for Southwestern Public Service Company

Brady Kendrick, Planner II, presented the above-proposed item. The applicant is requesting vacation of the above alley way to consolidate the adjacent land into a unified building site for an upcoming substation project. Staff and private utility companies have reviewed the request and apart from the relocation of utilities being necessary and a new alley segment needing to be dedicated and constructed, no additional requirements for approval or objections have been expressed. Staff recommended approval of this item as presented.

Chairman Rob Parker asked if anyone wanted to speak for or against the request.

No comments were made.

A motion to approve V-21-03 as presented was made by Commissioner Jason Ault and seconded by Vice Chairman Pedro Limas. The motion passed unanimously.

B. V-21-04 Vacation of a 20 foot wide public Right-Of-Way (alley) lying in Block 13, Sunrise Addition Unit No. 3, in Section 123, Block 2, A.B.&M. Survey, Potter County, Texas.

VICINITY: Eastern St. and Interstate 40

APPLICANT/S: Greg Mitchell for JAMAL Enterprises, LP

Jason Taylor, Planner I, presented the above proposed item. The applicant is requesting vacation in order to consolidate the adjacent land into a unified building site for an upcoming commercial project. Staff and private utility companies have reviewed the request and as of this writing, no objections to abandoning the alley way have been received. Staff recommended approval of this item as presented.

Commissioner Royce Gooch asked if the developer had already done utility relocations.

Jason Taylor confirmed they have.

Chairman Rob Parker asked if anyone wanted to speak for or against the request.

No comments were made.

A motion to approve V-21-03 as presented was made by Vice Chairman Pedro Limas and seconded by Commissioner Jason Ault. The motion passed unanimously.

4. Discuss Items for Future Agendas.

Items for future agenda include election and appointment of the Chairman and Vice-Chairman at the next meeting.

No further items were discussed. The meeting adjourned at 3:43 PM



Cris Valverde

Director of Planning and Development Services