

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

On the 9th day of November 2020, the Amarillo Planning and Zoning Commission met and convened in regular session at 3:00 PM by means of video conference in Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Jonathan Morris	N	43	15
Royce Gooch	Y	65	60
Rob Parker, Chairman	Y	147	125
Jason Ault	N	44	33
Bowden Jones	Y	109	88
Dick Ford	Y	92	81
Pedro Limas, Vice Chair	Y	44	41

PLANNING DEPARTMENT STAFF:

Andrew Freeman, Director of Planning and Development Services
Cris Valverde, Assistant Director of Planning and Development Services
Jason Taylor, Planner I
Brady Kendrick, Planner II
Amanda Medellin, Recording Secretary

Chairman Parker opened the meeting, established a quorum and conducted the consideration of the following items in the order presented.

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

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 October 19, 2020 meeting.

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

- 2: Approval of the minutes of the October 20, 2020 meeting.

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

IV. Regular Agenda:

- 1: **PLAT/S:** The Planning and Zoning Commission will consider the following subdivision plats/s:

- A. P-20-86 Buffalo Plateau Unit No. 3, a suburban subdivision to the City of Amarillo, being an unplatted tract of land, in Section 63, Block 1, T. T. RR. Co. Survey, Randall County, Texas.

APPLICANT/S: Darla Strickland

VICINITY: McCormick Rd. & Jessie Ln.

Jason Taylor, Planner I, presented the above-proposed plat. Mr. Taylor ended the presentation with staff recommendation of approval of this plat, with a variance for lot width for both lots 2 and 3.

Commissioner Dick Ford asks if only 1 curb cut would be used for all 3 lots.
Jason Taylor confirms that only 1 curb cut would be used for all 3 lots.

Mr. Ford then asks if access will be restricted if the plat is approved as submitted.
Cris Valverde stated that is the reason for the request of one access point.

A member of the public asks if townhomes are being built via the chat function.
Cris Valverde informs the caller that the property is in the ETJ, so staff has no control over what the developer is building.

Chairman Parker asked if there was anyone in favor of or against this item.
No comments were made.

A motion to approve P-20-86 with a variance for lot width for both lots 2 and 3 and with only one point of access for all 3 lots was made by Commissioner Dick Ford, seconded by Vice Chairman Pedro Limas, and passed unanimously.

- B. P-20-88 Tradewind Square Unit No. 6, an addition to the City of Amarillo, being a replat of Lot 1, Block 2, Scottsdale Park Unit No. 2 and an unplatted tract of land in Section 173, Block 2, AB&M Survey, Randall County, Texas.

APPLICANT/S: Seth Williams for PEGA Development, LLC

VICINITY: SE 46th Ave. & Hawken St.

Brady Kendrick, Planner II, presented the above-proposed plat. Mr. Kendrick ended the presentation with staff recommendation of approval of this plat as presented with lot area and width variances for the mentioned lots.

Chairman Rob Parker asks if public improvements have been accepted.

Brady Kendrick confirms that public improvements have been accepted.

Chairman Parker asked if there was anyone in favor of or against this item.

No comments were made.

A motion to approve P-20-88 with lot area and width variances was made by Commissioner Royce Gooch, seconded by Bowden Jones, and passed unanimously.

- C. P-20-89 Forest Hill Addition Unit No. 7, an addition to the City of Amarillo, being a replat of Lot 1, Block 1, Forest Hill Addition Unit No. 5, a portion of Block G, Amended Plat of Forest Hill Addition, and portion of an unplatted tract of land in section 136, Block 2, A.B.&M. Survey, Potter County, Texas

APPLICANT/S: Madison Scott

VICINITY: Amarillo Blvd. & Martin Rd.

Jason Taylor, Planner I, presented the above-proposed plat. Mr. Taylor ended the presentation with staff recommendation to table this item until the plat is ready.

Chairman Rob Chairman asks why staff is waiting on the sanitary sewer location.

Jason Taylor informs the board that there is an existing sanitary sewer in the area, and staff would like the easement to be shown on the plat for future reference.

Chairman Parker asked if there was anyone in favor of or against this item.

No comments were made.

A motion to reconsider P-20-89 at a later date prior to expiration was made by Chairman Rob Parker, seconded by Vice Chairman Pedro Limas, and passed unanimously.

- D. P-20-90 Westcliff Park Unit No. 56, an addition to the City of Amarillo, being a replat of a portion of Lot 10 and Tract 8, Block 6, Westcliff Park Unit No. 19, and a portion of Parcel "F", Block 6, Westcliff Park, in Sections 24 and 11, Block 9, B.S.&F. Survey, Potter County, Texas.

APPLICANT/S: Madeline & Luke Lennard

VICINITY: Fairway Dr. & Cedar Creek Dr.

Brady Kendrick, Planner II, presented the above-proposed plat. Mr. Kendrick ended the presentation with staff recommendation that this plat be resubmitted for consideration at a later date when appropriate once the corrected originals are received.

Vice Chairman Pedro Limas asks if this is only 1 residential lot.
Brady Kendrick confirms that it is only 1 residential lot for 1 home.

Chairman Parker asked if there was anyone in favor of or against this item.
No comments were made.

A motion to table P-20-90 until proper documents are received was made by Commissioner Bowden Jones, seconded by Vice Chairman Pedro Limas, and passed unanimously.

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

- A. Z-20-23 Rezoning of a 4.2 acre tract of unplatted land in Section 63, Block 9, B.S.&F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to Light Commercial District.

APPLICANT/S: Stacey Haggerson for Estate of Emeline Bush O'Brien/Marsh Trust.
VICINITY: Pilgrim Dr. & Soncy Rd.

Brady Kendrick, Planner II, presented the above-proposed rezoning. Mr. Kendrick informed the Commission that the developer wants to develop the tract with a new/used car dealership with outdoor display. Mr. Kendrick ended the presentation with staff requesting the Planning and Zoning Commission weigh the request and possible alternative zoning while considering a path forward for allowing the proposed development to occur.

Vice Chairman Pedro Limas asks if this development will be solely a car dealership.
Cris Valverde confirms that it will be.

Chairman Parker asked if there was anyone in favor of or against this item.

Stacy Haggerson, applicant, states that light commercial would be most appropriate for this rezoning and feels it is in character with the area.

Commissioner Dick Ford asks if the development would be 1 or 3 lots.
Stacy Haggerson stated that CarMax's lot is only one lot, but there would be 2 out parcels done at a later date by the property owner.

Vice Chairman Pedro Limas states that the car lots on the north side of this site are PDs. For future developments staff should look at incorporating car lots into the GR zoning district perhaps and for this instance, he feels a PD is more appropriate and in line with the character of the area.

Cris Valverde states that PDs would be more specific than light commercial and this case would be GR uses with the addition of a car lot.

A motion to approve Z-20-23 as a Planned Development was made by Vice Chairman Pedro Limas, seconded by Commissioner Royce Cooch, and passed unanimously.

- B. Z-20-25 Rezoning of Lot 19A, Block 3, Estancia Addition Unit No. 2, in Section 24, Block 9, B.S.&F. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Office District 1 and Residential District 3 to General Retail District.

APPLICANT: Che Shadle for Estancia Development, LLC

VICINITY: Ravenwood Dr. and R.M. 1061

Brady Kendrick, Planner II, presented the above-proposed re-zoning. Mr. Kendrick informed the Commission that the developer wants to develop the land with retail uses. Mr. Kendrick ended the presentation with staff recommendation of approval of the proposed re-zoning.

Chairman Parker asked if there was anyone in favor of or against this item.

Joe Watkins, developer, made the comments the comment that many people from the public have asked him to add services in this area that included General Retail uses.

A motion to approve Z-20-25 was made by Commissioner Dick Ford, seconded by Commissioner Royce Gooch, and passed unanimously. Chairman Rob Parker abstained from voting on this item.

- C. Z-20-26 Rezoning of a 8.95 acre tract of land being portions of Tract 8 and Tract 12, C.R. Austin's Subdivision, 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 1 and Agricultural District to Moderate Density District.

APPLICANT/S: Che Shadle for Trinity Fellowship

VICINITY: Scotty Dr. and Coronado Trl.

Brady Kendrick, Planner II, presented the above-proposed rezoning. Mr. Kendrick informed the Commission that the intent is to develop the land with single family detached and attached homes. Mr. Kendrick ended the presentation with staff recommendation of approval of the proposed rezoning as presented.

As of this meeting, 13 phone calls have been received regarding this request. 12 expressed opposition to the request and one expressed support for the request.

The concerns expressed increases in traffic, lower property value, apartments being developed, etc.

Chairman Rob Parker asks if apartments would be at a lower density.

Brady Kendrick confirms that apartments would be at a lower density.

Chairman Parker wants to confirm that the developer wants to develop townhomes and single family residences.

Brady Kendrick confirms.

Vice Chairman Pedro Limas asks staff to describe moderate density.

Cris Valverde explains the formula used for moderate density.

Chairman Parker asked if there was anyone in favor of or against this item.

Sherri Furman, 4901 Scotty Dr, expresses her concern for traffic due to the rezoning.

Jessie explains that only single family homes will be built.

Steve Rodgers, 5304 Tony St., explains the site plan and mentions that if they were to sell they would put restrictions on the deeds to not allow apartments.

Vice Chairman Pedro Limas asks why the developer doesn't just rezone to R1.

Steve Rodgers explains that MD would allow more density and also there's a similar development near this development.

Melanie, 4903 Carmel Ave, asks in the chat if this development would be low income or HUD housing.

Cris Valverde explains that staff does not have control over what the developer does and does not know their intent other than what has been expressed to this point.

Sherri Furman, 4901 Scotty Dr, explains how she thinks the development should be residential.

Melanie, 4903 Carmel Ave, asks if all the homes will be townhomes, and explains her concern about how it won't be an established neighborhood. She also explains her concern about maintain property value.

Cris Valverde again explains that staff does not have control over what the developer does.

Steve Rodgers, applicant, states that he does not want to alarm the neighborhood. He only wants to benefit the neighborhood.

Chairman Rob Parker asks if MD is approved, for any future replats of the property, would they need to be brought to the board.

Cris Valverde confirms the applicant would need to replat at some point prior to development.

Lauren Chandler, 8135 Coronado Trl, explains his concern about how the development will not benefit him or his home and would only benefit the church.

A motion to approve Z-20-26 was made by Commissioner Dick Ford, seconded by Commissioner Royce Gooch, and passed 3/1. Commissioner Pedro Limas voted no for this request. It is noted that for this item and the remaining items for this meeting that Commissioner Bowden Jones was not present and did not vote.

Melanie, 4903 Carmel Ave, asks if the re-zoning is moving forward and expression her concern that the neighborhood's concerns were ignored by the Commission.

Chairman Rob Parker explains that this motion will go through City Council and lets Melanie know that she could attend the City Council meeting to voice her opinion as City Council could rule against the request as they have done in other cases in the past that the Commission recommended for approval.

- D. Z-20-27 Rezoning of a portion of Lots 2 through 6 and all of Lots 7 through 17, Block 3, a portion of Lot 1 and all of Lots 2 through 9, Block 4, and Lots 1 through 12, Block 5, all in Amended West Amarillo Industrial Park Unit No. 5 plus Lot 16A, Block 5, West Amarillo Industrial Park Unit No. 25, All in Section 224, Block 2, A.B.&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways, to change from Light Industrial District to Manufactured Home District.

APPLICANT/S: Josh Langham for Llano Construction Company, LLC
VICINITY: N. Forest St. and N.W. 12th Ave.

Jason Taylor, Planner I, presented the above-proposed rezoning. Mr. Taylor informed the Commission that the developer is going to develop the land with a Manufactured Home Park. The current zoning district allows for it as is, but with the upcoming Zoning Ordinance re-write, the developer wanted to ensure the project could move forward if it is delayed. Mr. Taylor ended the presentation with staff recommendation of approval of the proposed rezoning as presented.

Vice Chairman Pedro Limas asks is there was any opposition and if so, where were they located.

Jason Taylor informed the Commission that two calls had been received and they are located in the general area.

Chairman Rob Parkers advices the board that he was the one that took the calls and it is a business within the business park area adjacent to the area to be rezoned and also a home builder that has interested in the Trails at Tascosa Subdivision.

Commissioner Dick Ford asks if there are many mobile homes in the area.
Cris Valverde confirms that there are mobile homes in the area.

Jessie Arredando, applicant, gives a description of the development.

Chairman Rob Parker asks if the applicant is planning on extending Fairway Drive.
Jessie Arredando informs that they are going to extend Fairway Drive as part of this project.

Chairman Parker asked if there was anyone in favor of or against this item.
No comments were made.

A motion to approve Z-20-27 was made by Vice Chairman Pedro Limas, seconded by Commissioner Royce Gooch, and passed unanimously.

- E. Z-20-28 Rezoning of a 110.39 acre tract of unplatted land in Section 93, 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 Light Industrial District.

APPLICANT/S: Steve Backman for Happy Horizons Properties, L.P.
VICINITY: N.E. 24th Ave. and Loop 335

Brady Kendrick, Planner II, presented the above-proposed rezoning. Mr. Kendrick informed the Commission that the reason for the request is to develop the site with a 1.3 million square foot

retail/commercial distribution warehouse. Mr. Kendrick ended the presentation with staff recommendation of approval of the proposed rezoning as presented.

Chairman Parker asked if there was anyone in favor of or against this item.

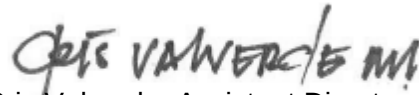
Steve Blackman, representative for the developer and property owner, thanked the Commission for considering the item and also informed the commission that the client would be closing on the property soon.

A motion to approve Z-20-28 was made by Commissioner Royce Gooch, seconded by Vice Chairman Pedro Limas, and passed unanimously.

3. Discuss Items for Future Agendas.

No items were discussed.

Meeting adjourned at 5:03 pm.

A handwritten signature in dark ink, appearing to read "Cris Valverde" with a stylized flourish at the end.

Cris Valverde, Assistant Director of Planning
Planning and Zoning Commission