

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

On the 18th day of October 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	20	20
Royce Gooch	Y	87	81
Rob Parker, Chairman	Y	169	143
Jason Ault	N	66	50
Fred Griffin	Y	20	19
Dick Ford	Y	114	103
Pedro Limas, Vice Chair	Y	66	60

CITY STAFF:

Emily Koller, Assistant Director of Planning and Development Services
Brady Kendrick, Planner II
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 October 4, 2021 regular meeting.

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

IV. Regular Agenda:

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

- A. P-21-102 South Georgia Place Unit No. 36A, an Addition to the City of Amarillo, being a replat of Lots 7 thru 9, Block 9, South Georgia Place Unit No. 36, in Section 183, Block 2, A.B.&M. Survey, Randall County Texas.

VICINITY: S Georgia St and W Farmers Ave.

APPLICANT: Dustin Eggleston for Betenbough Homes

Brady Kendrick, Planner II, presented the above-proposed item. This 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 the plat 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-21-102 as presented was made by Commissioner Royce Gooch and seconded by Commissioner Renee Whitaker. The motion passed unanimously.

- B. P-21-107 The Trails at Tascosa Golf Club Unit No. 3, an addition to the City of Amarillo, being a replat of Lots 1 thru 6, and a portion of Tract E, all in Block 4, The Trails at Tascosa Golf Club Unit No. 1, in Section 11, Block 9, B.S.&F. Survey, Potter County, Texas.

VICINITY: N Western St and NW 10th Ave.

APPLICANT/S: John Dunn for Tascosa Development

Brady Kendrick, Planner II, presented the above-proposed item. This plat has been reviewed by the customary City Departments and local Utility Companies and meets all Subdivision and Development Ordinance Standards. Staff recommended approval of the plat as presented pending the return of corrected originals prior to plat expiration.

Commissioner Royce Gooch asked when the plat expired.

Mr. Kendrick answered expiration was a few weeks away.

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

No comments were made.

A motion to approve P-21-107 as presented pending the return of correction originals prior to plat expiration was made by Commissioner Dick Ford 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-21-13 Rezoning of a 4.84 acre tract of unplatted land in Section 183, 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 to Light Commercial District.
VICINITY: Georgia St. and Farmers Ave
APPLICANT/S: Rick Betenbough and Michael Postar for 87th Street Partners LLC

Brady Kendrick, Planner II, presented the above-proposed item. Mr. Kendrick gave a presentation and concluded that Staff is of the opinion that the request goes against the City's Adopted Comprehensive Plan, could possibly constitute spot zoning, and was not a logical continuation of existing development or zoning patterns in the area. Staff recommends denial of the request was presented.

Vice Chairman Pedro Limas asked if the applicant could ask for a Planned Development that used General Retail as a base and if the Commission could approve such a request if they thought it was appropriate. Vice Chairman Pedro Limas also asked if General Retail in the future would allow for mini storage.

Mr. Kendrick stated that the commission could make that recommendation if they wanted to and that General Retail once the rezoning re-write passed would allow for mini-storage. Mr. Kendrick also stated that typically Planned Developments are not recommended by staff for the sake of allowing a use that isn't able to stand on its own in a general zoning district.

Commissioner Royce Gooch reiterated that Staff's concern wasn't with the proposed use, but with the other uses Light Commercial would potentially allow for.

Mr. Kendrick stated that was the case.

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

Michael Postar, for 87th Street Partners LLC, explained the difference between self-storage and a mini storage and how there would be low traffic compared to other uses. He also stated that their facility used an entirely brick façade on the exterior of the buildings and would also include landscaping and could provide a site plan. Mr. Postar provided a site plan to the Commission for review. He also stated that they were initially going to wait for the Zoning Ordinance Rewrite to take effect, but due to the delays in the process, they wanted to try to proceed with the project now.

Commissioner Dick Ford stated that if the property would be rezoned to commercial, there could be so many possibilities that the developer could do with the property. Commissioner Dick Ford also stated that he felt that even though GR may allow for mini-storage in the future, he didn't want the applicant to have to wait months to proceed if there were options available that they could approve today.

Mr. Postar stated that the planned development rezoning could be tied to his site plan to prevent any future development that was not on the site plan (see attached). He would be willing to provide the site plan as a component of a Planned Development.

Robert Keys, 7601 S. Bell, stated his support for the rezoning and thanked the Commission for considering the request.

No other comments were made.

A motion to approve Z-21-13 as a Planned Development with a General Retail base in addition to allowing self-storage with a site plan to be provided was made by Commissioner Dick Ford and seconded by Vice Chairman Pedro Limas. 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 Southwest Public Service Company

Brady Kendrick, Planner II, presented the above proposed vacation. Staff recommended postponing this item until it is ready as the needed construction documents had still not been provided by the applicant.

Commissioner Fred Griffin asked if this case had been presented to the Commission before.

Mr. Kendrick stated that was correct.

A motion to postpone V-21-03 until ready was made by Chairman Rob Parker and seconded by Commissioner Royce Gooch. The motion passed unanimously.

4. **PRELIMINARY PLAN/S:** The Planning and Zoning Commission will consider the following preliminary plan/s:

- A. PP-21-04 Musket Acres Unit No. 4, a 30.64 acre tract of unplatted land in Section 129, Block 9. B. S.& F. Survey, Randall County and Potter County, Texas.
VICINITY: Interstate 40 and Arnot Rd.
APPLICANT/S: Eric Snell for No Step for a Stepper, LLC and Murphy Deshong

Brady Kendrick, Planner II, presented the above proposed preliminary plan. While it is noted there are a limited number of subdivisions in the ETJ that do provide alleys for lots, it is noted that the predominant development pattern outside of the City Limits is for alleys to not be provided within subdivisions. Considering this, Staff is of the opinion that it would not be out of character for the area and would not create any detrimental impacts. Staff recommended approval for the variance for no alleys as presented.

Commissioner Dick Ford ask if there is a difference between residential and commercial lots in the ETJ.

Brady Kendrick answered that the main difference is street design typically.

A motion to approve the variance was made by Commissioner Royce Gooch and seconded by Commissioner Rene Whitaker. The motion passed unanimously.

5. **Discuss Items for Future Agendas.**

No items were discussed. The meeting adjourned at 3:33 PM.

Cris Valverde

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Director of Planning and Development Services

