

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

On the 20th day of September 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	18	18
Royce Gooch	Y	85	80
Rob Parker, Chairman	Y	167	142
Jason Ault	N	64	48
Fred Griffin	Y	18	18
Dick Ford	Y	112	101
Pedro Limas, Vice Chair	Y	64	58

CITY STAFF:

Cris Valverde, Director of Planning and Development Services
Emily Koller, Assistant Director of Planning and Development Services
Andrew Freeman, Assistant City Manager
Floyd Hartman, Assistant City Manager
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 September 8, 2021 regular meeting.

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

IV. Regular Agenda:

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

- A. P-21-79 Dremmel Addition Unit No. 3, a suburban subdivision to the City of Amarillo, being an unplatted tract of land, in Section 152, Block 2, A.B.&M. Survey, Randall County, Texas.
VICINITY: Tradewind St and S.E. 46th Ave.
APPLICANT: Brent Williamson

Brady Kendrick, Planner II, presented the above-proposed item. This plat has been reviewed by the customary City Departments and local Utility Companies and with the exception of the variances for lot width, area, and alleys, meets all Subdivision and Development Ordinance Standards. Staff recommended approval of the plat as presented with a variance for lot width, area, and for alleys not being provided pending the return of corrected originals.

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

No comments were made.

A motion to approve P-21-79 with a lot width, area and alley variance, and pending the return of the corrected originals, was made by Commissioner Dick Ford and seconded by Vice Chairman Pedro Limas. The motion passed unanimously.

- B. P-21-89 Taylor Rose Landing Unit No. 2, a suburban subdivision to the City of Amarillo, being an unplatted tract of land, in Section 84, Block 2, A.B.&M. Survey, Randall County, Texas.
VICINITY: Whitaker Rd. and F.M. 1151
APPLICANT/S: Denny Hargrove for Taylor Way. LLC

Brady Kendrick, Planner II, presented the above-proposed plat. The plat has been reviewed by the customary City Departments and local utility companies and with the exception of a proposed street exceeding 1,000 feet and alleys not being provided, complies with all Subdivision and Development Ordinance standards. Staff recommended approval of this item as presented with a block length and alley variance.

Commissioner Royce Gooch asked if the street on the plat is Savannah Way or Jimmys Way.

Brady Kedrick explained that the street would be Jimmys Way.

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

No comments were made.

A motion to approve P-21-89 with a block length and alley variance was made by Commissioner Royce Gooch and seconded by commissioner Renee Whitaker. The motion passed unanimously.

- C. P-21-90 Lawrence Subdivision Unit No.3, an addition to the City of Amarillo, being a replat of a portion of Lot 13, Block 15, Lawrence Subdivision Unit No.2, in Section 226, Block 2, A.B.&M. Survey, Potter County, Texas.
VICINITY: Kansas St. and Plains Blvd.
APPLICANT/S: Deven Cross

Jason Taylor, Planner I presented the above-proposed plat. The plat has been reviewed by the customary City Departments and local utility companies and with exception of the proposed lot not meeting minimum lot area and depth, complies with all Subdivision and Development Ordinance standards. Staff recommended approval of the plat as presented with a lot area and lot depth variance.

Commissioner Dick Ford asked if the area would need to be rezoned.

Jason Taylor explained that the area would not need to be rezoned.

Rob Parker asked about the concern of setting a precedent and why, if approved, this wouldn't do that.

Mr. Taylor explained the unique circumstances with this lot and subdivision would likely not apply to most subdivisions in the City, which were the primary reasons that Staff felt this request was appropriate.

Commissioner Renee Whitaker asked if the size and location would make this lot unique to another potential request.

Mr. Taylor stated that was the case.

Vice Chairman asked a question about how the addressing would be handled in this case.

Mr. Taylor stated that an address was provided per the proposed plat and would be the one used for a structure once constructed.

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

A motion to Approve P-21-90 with a lot area and depth variance was made by Vice Chairman Pedro Limas and seconded by Commissioner Renee Whitaker. The motion passed unanimously

- D. P-21-92 O-16 Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 151, Block 2, A.B.&M. Survey, Randall County, Texas.
VICINITY: S.E. 58th Ave and Tradewind St
APPLICANT/S: Ivan Gonzalez

Brady Kendrick, Planner II, presented the above-proposed plat. The plat has been reviewed by the customary City Departments and local utility companies and with the exception of lot width not meeting the required 150-foot width, complies with all other subdivision and development ordinance standards. Staff recommended approval of the plat as presented with a lot width variance.

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

A motion to Approve P-21-92 with a lot width variance was made by Commissioner Dick Ford and seconded by Commissioner Royce Gooch. The motion passed unanimously.

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

- A. PP-21-02 Looby Acres Preliminary Plan, a 36.73-acre tract of unplatted land in Section 76, Block 9, B.S.&F. Survey, Randall County, Texas.
VICINITY: Helium Rd. and Climer Cir.
APPLICANT/S: Rick Looby for Hope Road Properties, LTD

Brady Kendrick, Planner II, presented the above-proposed item. The applicant is requesting a variance from the Planning and Zoning Commission for alleys not being provided for the lots. Considering the predominant development pattern of alleys not being provided for lots in the ETJ, 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 of the variance as presented.

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

A motion to approve the variance for PP-21-02 as presented was made by Commissioner Renee Whitaker and seconded by Vice Chairman Pedro Limas. The motion passed unanimously.

3. MISCELLANEOUS: The Planning and Zoning Commission will consider the following item/s:

- A. North Heights Rezoning Initiative Part 2 follow-up:

Cris Valverde, Director of Planning and Development Services, asked the Planning and Zoning board for feedback on their decision from the September 8, 2021 meeting to provide additional feedback to forward on to City Council for their consideration of the appeal of the item.

Chairman Rob Parker stated that he voted for the rezoning because it reduced the amount of non-conforming properties in the boundary. He also stated that Staff informing them of the potential of the fee for Specific Use Permits being waived for impacted property owners was a major deciding factor.

Commissioner Royce Gooch stated he was against the rezoning because he believed that changing someone's zoning impacts the rights of the property owner and how they could use their property. He principally felt that the City should have the permission of the owner to rezone a property on the owner's behalf.

Vice Chairman Pedro Limas stated that he was disappointed that the City Council did not consider any of the Commission's modifications to the Part 1 rezoning that they forwarded to City Council for approval. He asked if none of their recommendations were considered.

Mr. Valverde stated that Council modified the Planning and Zoning Commission's recommendation.

Vice Chairman Pedro Limas stated that he was disappointed in the lack of public participation through the process. He stated he took the stance and felt strongly about the recommendations

in Part 1, and ultimately felt like the Planning and Zoning Commission was not heard by the City Council. Ultimately, he said he voted against it due to the scope of the project (being too large).

Chairman Rob Parker followed up that trying to fix the zoning in this situation was going to be difficult due to the patchwork of zoning in the area. He felt that Part 1 was easier to deal with than Part 2. He also stated he could see the other side of voting against it.

Vice Chairman Pedro Limas followed up and stated that through the entire process, none of the recommendations presented were ever changed. He thought it was interesting that a group of citizens, some of which who did not live in the neighborhood, were the ones making these decisions and pushing the effort. He also stated that he felt the Commission was very unheard through the process.

Commissioner Renee Whitaker explained how she disagreed with the previous statement. She felt as if City Council did incorporate some elements of the recommendations such as removing the area west of the railroad tracks and making changes to the Chapman land. She stated that some of their recommendations also were ones legally they could not approve. She felt like that they were heard. She also was struck by the people that came to speak against the request, with their main concern being they weren't included in the process and were disagreeing for that reason.

Commissioner Fred Griffin stated that he voted against the rezoning because there were too many nonconforming uses being created. He also was concerned about the impact to the marketability of property and values for the impacted property owners. He stated he felt that this neighborhood was not residential in nature and was a commercial area. He felt that residential development in this area was unlikely. He stated that he did not like the plan.

Commissioner Dick Ford stated that he was against the rezoning. He felt that even though State Law says the City could do this, he did not agree. He felt that this was the first time he has seen such a sweeping rezoning that would downzone so many people. He felt that this request was a Legal Taking of property ultimately and felt it was not right. He stated he felt the owners of the property should be the ones requesting the rezoning, not the City.

Commissioner Fred Griffin and Royce Gooch asked when will this item go to City Council.

Cris Valverde answered that it would go to City Council on October 12, 2021.

No further comments were made.

4. Discuss Items for Future Agendas.

The meeting adjourned at 3:42 PM.

A handwritten signature in dark ink, appearing to read "CRIS VALVERDE" followed by a stylized flourish or date "10/12/21".

Cris Valverde

Director, Planning and Development Services