

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

On the 1st day of August 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	40	38
Royce Gooch, Chairman	Y	107	102
Jason Ault	Y	86	67
Fred Griffin	Y	40	39
Cindi Bulla	Y	16	13
Jeff Perkins	Y	16	10

CITY STAFF:

Emily Koller, Assistant Director of Planning and Development Services

Brady Kendrick, Planner II

Jason Taylor, Planner I

Jenine Cruz, Recording Secretary

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

Chairman Royce Gooch opened the meeting at 3:03 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 July 18, 2022, Planning and Zoning Commission Regular Meeting.

A motion to approve the minutes was made by Commissioner Jason Ault, seconded by Commissioner Fred Griffin, and passed unanimously.

IV. Regular Agenda:

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

- A. Nomination and election of a Chairman and Vice Chairman of the City of Amarillo Planning and Zoning Commission.

Brady Kendrick, Planner II, stated we need to elect a new Chairman and Vice Chairman. It is up to the board who they choose. Currently Royce Gooch is the Vice Chairman it can be left like that or changed.

Commissioner Renee Whitaker nominated Royce Gooch as the Chairman.

A nomination for this item was made by Commissioner Renee Whitaker and seconded by Commissioner Fred Whitaker. Motion passed unanimously.

Chairman Royce Gooch asked the commissioner if they have a recommendation for Vice Chairman.

Commissioner Cindi Bulla nominated Commissioner Renee Whitaker.

A nomination for this item was made by Commissioner Cindi Bulla and seconded by Commissioner Jason Ault. Motion passed unanimously.

2. **PLAT/S:** The Planning & Zoning Commission will consider the following item/s:

- A. P-22-50 South Haven Addition Unit No. 5, an addition to the City of Amarillo, being a replat of a portion of Lots 2 and 3, Block 1, Southeast Place Unit No. 2, and an unplatted tract of land out of Section 152, Block 2, A.B.&M. Survey, Randall County, Texas.

VICINITY: S Osage St. and Living Water Dr.

APPLICANT/S: Marilu Contreras

Jason Taylor, Planner I presented the above item. This plat is for the purpose of creating 15 residential lots. Consideration by the Planning and Zoning Commission is required as the plat is considered a Final Plat and requires utility and paving improvements. This is also the plat's last meeting for consideration prior to its expiration on August 8th. The plat has been reviewed by the customary City Departments and local utility companies and with the exception of the public improvements not being completed as of this writing and corrected originals not being received, complies with all other Subdivision and Development Ordinance standards.

Considering the just mentioned, Staff recommends approval of the plat as presented, pending the return of the corrected originals and pending the completion of public improvements prior to plat expiration.

Chairman Royce Gooch asked the commissioners if they have any questions or wanted to speak on the item.

No questions were asked.

A motion to approve the item as presented by Staff was made by Commissioner Cindi Bulla seconded by Vice Chairwoman Renee Whitaker.

The motion passed unanimously.

- B. P-22-52 South Side Estates Unit No. 42, an addition to the City of Amarillo, being a replat of tracts 3, 5, and 7, Block 7, South Side Estates, in Section 5, Block 9, B.S.&F. Survey, Randall County, Texas.

VICINITY: Interstate Hwy 27 and Arden Rd.

APPLICANT/S: Brent D. Preston for BCCS Legacy Holdings, LLC

Jason Taylor, Planner I presented the above item. This plat is for the purpose of creating two commercial lots. Consideration by the Planning and Zoning Commission is required as the plat is considered a Final Plat due to the necessity to extend the sanitary sewer main. This is also the plat's last meeting for consideration prior to its expiration on August 8th. The plat has been reviewed by the customary City Departments and local utility companies and with the exception of the public improvements not being completed as of this writing and corrected originals not being received, complies with all other Subdivision and Development Ordinance standards. Developers at the platting phase can either provide surety for public improvements or complete the public improvements prior to plat approval. In this instance, the developer has chosen to complete the improvements. As of this writing, the developer has not yet submitted construction plans for review.

Considering the just mentioned, Staff recommends approval of the plat as presented, pending the return of the corrected originals and pending the completion of public improvements prior to plat expiration.

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

Commissioner Jeff Perkins asked if there is a specific purpose for these lots.

Planner Jason Taylor replied it will be commercial in nature.

Commissioner Cindi Bulla stated given the improvements needed and the plats expiration is it physically possible.

Jason Taylor stated we are going to try and facilitate the process for them. Although timing wise it will be cutting is close. Already communicated to the client what the process would be if it were to expire. They are aware and if that is the case they will

resubmit the plat and the filing fee.

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 the item.

No comments were made.

A motion to approve the item was made by Vice Chairwoman Renee Whitaker as presented, pending the return of the corrected originals and pending the completion of public improvements prior to plat expiration seconded by Commissioner Jason Ault.

The motion carried unanimously.

- C. P-22-53 Tascosita Unit No. 6, a suburban subdivision to the City of Amarillo, being a replat of a portion of Lot 1, Block 4, Tascosita Unit No. 2, and an unplatted tract of land, in Section 46, Block 9, B.S.&F. Survey, Potter County, Texas.

VICINITY: Loop 335 and RM 1061 (Boys Ranch Road)

APPLICANT/S: Craig Cooper for Long Range, LLC

Brady Kendrick, Planner II presented the above item. This plat is for the purpose of creating 34 residential lots. Consideration by the Planning and Zoning Commission is required as this plat is considered a final plat, a variance for no alleys is required to be considered, and this is the plat's final meeting for consideration prior to its expiration date of August 12, 2022. The plat has been reviewed by the customary City Departments and local utility companies and complies with all Subdivision and Development Ordinance standards with exception of the following: alleys not provided, the public improvements (right-of-way and drainage) associated with this plat have not been completed or a surety provided (applicant must do one or the other prior to plat approval) and corrected originals have not been received.

Considering the just mentioned, Staff recommends approval of the plat as presented with a variance from the requirement to provide alleys, pending the return of corrected originals, and pending the completion of public improvements or a surety being provided prior to the plat's expiration.

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

No comments were made.

Chairman Royce Gooch asked if anyone would like to speak for or against the item.

No comments were made.

A motion to approve the item as presented by Staff was made by Commissioner Cindi Bulla seconded by Commissioner Fred Griffin.

The motion passed unanimously.

- D. P-22-54 Tradewind Industrial Park Unit No. 3, an addition to the City of Amarillo, being a replat of a portion of Lot 2, Block 53, Tradewind Air Park Unit No. 21, and a unplatted tract of land, all in Section 153, Block 2, A.B.&M. Survey, Randall County, Texas.

VICINITY: S.E. 34th Ave. and Tradewind St.

APPLICANT/S: Seith Williams for Georgia Street Warehouse, LLC and Perry Williams Inc. and Occupational Networks of Texas Inc.

Brady Kendrick, Planner II presented the above item. This plat is for the purpose of creating 41 commercial lots and is the next phase of the approved Tradewind Industrial Park Preliminary Plan. Consideration by the Planning and Zoning Commission is required as the plat is considered a final plat and is the plat's final meeting prior to its expiration on 8-12-2022. The plat has been reviewed by customary City Departments and local utility companies and complies with all Subdivision and Development Ordinance standards with exception of the following: surety has not been provided for the public improvements (water mains, sewer mains, and roadways) and corrected originals have not been received.

Considering the just mentioned, Staff recommends approval of the plat as presented pending the return of corrected originals, and pending a surety being provided prior to the plat's expiration.

A motion to approve the item as presented by Staff was made by Commissioner Jason Ault seconded by Commissioner Cindi Bulla.

The motion passed unanimously.

- E. P-22-58 Tierra Santa Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land, in Section 36, Block 1, T.T.RR.Co. Survey, Randall County, Texas.

VICINITY: W Rockwell Rd. and Hope Rd.

APPLICANT/S: Jonathan Lair

Jason Taylor, Planner I presented the above item. This plat is for the purpose of creating 37 residential lots. Consideration by the Planning and Zoning Commission is required as the plat is considered a final plat. The plat has been reviewed by the customary City Departments and local utility companies and complies with all Subdivision and Development Ordinance standards.

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

Chairman Royce Gooch asked the commissioners if anyone had any questions.

No comments were made.

Chairman Royce Gooch asked if anyone would like to speak for or against the item.

No comments were made.

A motion to approve the item as presented by Staff was made by Vice Chairwoman Renee Whitaker seconded by Commissioner Jeff Perkins.

The motion passed unanimously.

- F. P-22-66 The Colonies Unit No. 79, an addition to the City of Amarillo, being a replat of Lots 1 thru 7, Block 36, The Colonies Unit No. 72, in Section 40, Block 9, B.S.&F. Survey, Randall County, Texas.

VICINITY: Liberty Cir. N. and Wesley Rd.

APPLICANT/S: Barrett Saikowski for Amarillo Prestige Homes

Brady Kendrick, Planner II presented the above item. This plat is for the purpose of reconfiguring 7 residential lots into 8 residential lots. Consideration by the Planning and Zoning Commission is required as the plat is considered a final plat and is the final meeting prior to the plat's expiration on 8-12-2022. The plat has been reviewed by the customary City Departments and local utility companies and complies with all Subdivision and Development Ordinance standards.

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

Chairman Royce Gooch as if there were any questions or if anyone wanted to speak on the item.

No comments were made.

A motion to approve the item was made by Commissioner Jason Ault seconded by Commissioner Cindi Bulla.

The motion passed unanimously.

- G. P-22-67 The Colonies Unit No. 80, an addition to the City of Amarillo, being a replat of Lots 1 thru 10 and 14 thru 23, Block 37, The Colonies Unit No. 72, in Section 40, Block 9, B.S.&F. Survey, Randall County, Texas.

VICINITY: Wesley Rd. and Continental Pkwy.S.

APPLICANT/S: Barrett Saikowski for Amarillo Prestige Homes LLC and Milton Giron for Black Jaguar LTD

Brady Kendrick, Planner II presented the above item. This plat is for the purpose of reconfiguring 20 residential lots into 16 residential lots. Consideration by the Planning and Zoning Commission is required as the plat is considered a final plat and is the final meeting prior to the plat's expiration on 8-12-2022. The plat has been reviewed by the customary City Departments and local utility companies and complies with all Subdivision and Development Ordinance standards.

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

Chairman Royce Gooch as if there were any questions or if anyone wanted to speak on the item.

Vice Chairwoman Renee Whitaker asked if the item was changing the type of home being built on the lot and the reason for the lot size change?

Brady Kendrick, Planner II, stated yes, they were going to go with a non-zero lot line single family home for the lots.

No other comments were made.

A motion to approve the item was made by Vice Chairman Renee Whitaker seconded by Commissioner Cindi Bulla.

The motion passed unanimously.

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

- A. Z-22-26 Rezoning of the west 125 feet of the east half of Block 267, Holland's Addition, an addition to the City of Amarillo, in Section 156, Block 2, A.B.&M. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Multiple-Family District 1 to Light Commercial District.
VICINITY: Wichita Ave. and Mirror St.
APPLICANT/S: Marcelino and Lucia Alvarado

Jason Taylor, Planner I presented the above item. The applicant is requesting a change in zoning in order to develop the tract with a new/used auto sales lot.

The Future Land Use and Character Map recommends General Commercial development types for this particular tract. General Commercial development types range from retail and service-related land uses to uses that are more commercial in nature, all at varying scale and intensities depending on the site and area characteristics. The applicant's proposed land use in staff's opinion, is at the higher end of the spectrum in terms scale and intensity of recommended development types and/or can be classified within the more intense Suburban Commercial category.

Given surrounding development and zoning patterns adjacent to the applicant's tract, staff believes that if approved, establishment of an incompatible zoning district and/or land uses adjacent to residential areas would result and would be contrary to the intent of the development type for this area.

Notices have been sent to all property owners within 200 feet regarding this proposed rezoning. At the time of this writing, the Planning Department received one comment

regarding the request. The area property owner inquired as the applicant's development plans for the site. Once explained what was expressed to staff as well as other uses allowed in Light Commercial, the property owner did not express support or opposition to the request.

Considering the above, staff believes that the applicant's request is out of character for the area, would not provide transitional zoning as recommended by the Neighborhood Unit Concept of development, and not meet the intent of the recommended development types given the area. Therefore, staff recommends denial of the rezoning request as presented.

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

Commissioner Jeff Perkins asked if this was right in the middle of residential areas.

Jason Taylor replied there is industrial zoning to the south and some commercial land uses in this area but primarily is single family in the immediate area.

Vice Chairwoman Renee Whitaker asked in the light commercial orange area what business is there (referring to the map on the screen).

Jason Taylor replied it is mini storage. To the west there are finger like projections extending in that area with commercial zoning as well but considering this is adjacent to numerous single family staff is trying to keep to what is considered orderly development.

Vice Chairwoman Renee Whitaker replied according to the neighborhood unit concept, that strip of land would be apartments or single family.

Jason Taylor replied yes based on what is allowed in multi-family district and compatibility or incompatibility of certain uses adjacent to residential, staff felt like something more residential in nature would be a better fit.

Vice Chairwoman Renee Whitaker stated she felt general retail could be a good fit potentially.

Jason Taylor replied general retail has less intensive commercial products to offer so, in this case general retail would not accommodate the applicants certain request as in the car lot. But general retail as an alternative would be something to consider because there is commercial properties near-by.

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.

No comments were made.

Commissioner Cindi Bulla stated before making her motion, she wanted to state that while she disagreed with Staff's view on the request, since a representative from the applicant was not on hand to speak on the request, she felt that she could not vote to approve the request.

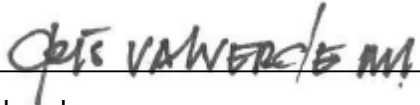
A motion to deny the item was made by Commissioner Cindi Bulla seconded by Commissioner Fred Griffin.

The motion carried unanimously.

4. Discuss Items for Future Agendas.

Brady Kendrick, Planner II, informed the Commission that there would be a discussion item related to the Comprehensive Plan update at the next meeting.

The meeting adjourned at 3:32 PM.



Cris Valverde
Director of Planning and Development Services