

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

On the 30th day of June 2020, the Amarillo Planning and Zoning Commission met and convened in a special meeting at 9:00 AM. 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	35	15
Royce Gooch	Y	56	52
Rob Parker, Chairman	Y	138	117
Jason Ault	Y	35	25
Bowden Jones	Y	100	79
Dick Ford	Y	83	72
Pedro Limas, Vice Chair	Y	35	34

PLANNING DEPARTMENT STAFF:

Andrew Freeman, Director of Planning and Development Services
Cris Valverde, Assistant Director of Planning and Development Services
Emily Koller, Neighborhood Revitalization and Economic Development Manager
Brady Kendrick, Planner II
Jason Taylor, Planner I
Amanda Medellin, Recording Secretary

Chairman Rob 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.

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.

II. **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 June 22, 2020 meeting.

A motion to approve the minutes of the June 22, 2020 meeting was made by Vice Chairman Pedro Limas, seconded by Commissioner Royce Gooch, and carried unanimously.

III. **Regular Agenda:**

- 1: Presentation and Discussion on the Zoning Code Revision Project, Module 2: Development Standards.

Tyson Smith, Kelly Cousino, and David Bair with the consultant team began the presentation by informing the board that Module 1 was completed early this year and presented to the community in February 2020. Module 2 has just been finalized and will be presented today, June 30th.
The Consultant Team continues the presentation by informing the board that Module 2 primarily includes Article IV, Development Standards.

1. **Graphics, Measurements, Calculating Density-** Height will now be measured from grade plane to highest point on the building. When measuring in stories, it will now be clarified what constitutes a story. Residential Density will no longer have a minimum lot area for MD, NS, MF, O, GR, and LC.
2. **Lot Coverage-** Lot coverage will now include all impervious surfaces in the lot calculation of coverage.
3. **Bufferyards-** The creation of Bufferyard Standards will be to enhance separation. There are two types of bufferyards, Structural (fences or wall) and Natural (trees, grass).
4. **Historic Preservation-**Board of Review for Landmarks and Historic Districts will be changed to Urban Design and Historic Preservation Commission, UDHPC. Certification of Appropriateness (COA) will be required to create Historic Preservation districts. Minor applications will be able to be approved administratively; Major applications will need to be approved by UDHPC.
5. **Revised Zoning Map-** 3 new districts will be added, Estate (E), Historic Preservation Overlay (H-PO), and Urban Neighborhood Overlay (UN-O). R-2 and R-3 will be consolidated into R-2. MF-1 and MF-2 will be consolidated into MF. O-1 and O-2 will be consolidated into O. Airport Overlay (A-O) is being carried forward. Downtown Urban Design Overlay (D-O) is being carried forward.
6. **Fences and Walls-** Fences will now have a maximum height.
7. **Parking Ratios-** Updates will be made to the minimum parking ratio, and an establishment of maximum parking ratio will be made (125%). Infill lots will be able to have a 20% reduction on parking.
8. **Parking Incentives for infill adaptive reuse-** Incentives will include a 50% reduction in the minimum required parking spaces, allowance for off-site parking on a non-adjacent lot located within .25 miles, Allowance for up to 50% of required parking to be accommodated in a public parking located within .25 miles.
9. **Outdoor Lighting-** Lighting within 300 ft of residential property will be required to be turned off between the hours of 10 PM and 6 AM (excluding security lights). A height limit for freestanding fixtures will be 15 ft and must be 5 ft from lot lines. Any luminaries with 1500+ lumens must be fully shielded. Correlated color temperature must be 300 Kelvin or less.
10. **Performance Standard Updates-** Changes will be made based on modern trends.

Tyson Smith continues the presentation by informing the board about the next steps that will be taken, such as, continuing to Module 3. A final ordinance for City Council will be proposed December 2020.

Chairman Rob Parker asks if anyone has any questions or comments.

Commissioner Dick Ford makes the comment that the maximum parking would be problematic and suggest to allow flexibility with parking ratio.

Commissioner Dick Ford makes the comment that electric companies usually will have an easement for trees planted on a right-of-way and inside the property line; he would like to make sure that in the future when trees are planted they would not be under any highline wires.

A public comment from Gabe was made saying that business signage sometimes is blocked by the trees on a right-of-way, he would like there to a grouping area for signage to be easily seen.

Cris Valverde, Assistant Director of Planning and Development Services, informs Gabe that right now the city does allow for grouping.

Cris Valverde, Assistant Director of Planning and Development Services, informs Commissioner Dick Ford that any trees that are within an overhead line easement are required to be ornamental so that they do not interfere with any overhead lines.

A public question was made by Gabe asking if it would be possible for the parking requirement to be removed from certain properties along 6th st because there are very few buildings with any parking. He would like 6th st to be treated like the CBD District.

Kelly Cousino informs Gabe that the Provision for Adaptive Reuse is intended to help businesses by reducing the minimum parking, therefore adding flexibility to those businesses.

No further comments were made and the meeting was adjourned at 9:55 AM.

Cris Valverde
Cris Valverde, Assistant Director of Planning
Planning and Zoning Commission