

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

On the 17th day of May 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 St., Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Renee Whitaker	Y	9	9
Royce Gooch	Y	76	71
Rob Parker, Chairman	N	158	134
Jason Ault	Y	55	41
Fred Griffin	Y	9	9
Dick Ford	Y	103	92
Pedro Limas, Vice Chair	Y	55	51

PLANNING DEPARTMENT STAFF:

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

Vice Chairman Pedro Limas 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.

Timothy Gassaway mentioned that he had some comments regarding the North Heights Rezoning that he would later address.

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 May 3, 2021 meeting.

A motion to approve the minutes was made by Commissioner Royce Gooch, seconded by Commissioner Jason Ault, and carried unanimously.

IV. Regular Agenda:

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

A. **P-21-37 Glendale Addition Unit No. 29, an addition to the City of Amarillo, being a replat of a portion of Tract 4, Ben's Subdivision, in Section 5, Block 9, B.S. & F. Survey, Randall County, Texas.**

VICINITY: Farmers Ave. & Star Ln.

APPLICANT/S: Seth Williams with PEGA Development, LLC

Brady Kendrick, Planner II, presented the above-proposed plat. This item had been reviewed by the customary City Departments and local utility companies and complies with all Subdivision and Development Ordinance Standards. Staff recommended approval of this item as presented.

Commissioner Royce Gooch asked if utilities have been approved for this item. Brady Kendrick confirmed that they were approved.

Vice Chairman Pedro Limas asked if anyone was for or against this item. No comments were made.

A motion to approve P-21-37 was made by Commissioner Renee Whitaker and seconded by Commissioner Fred Griffin. The motion passed unanimously.

B. **P-21-38 South Georgia Place Unit No. 38, an addition to the City of Amarillo, being an unplatted tract of land, in Section 183, Block 2, A.B.&M. Survey, Randall County, Texas.**

VICINITY: Georgia St. and Farmers Ave.

APPLICANT/S: Dustin Eggleston for Betenbough Homes, LLC.

Jason Taylor, Planner I, presented the above-proposed plat. This item had been reviewed by the customary City Departments and local utility companies and complies with all Subdivision and Development Ordinance Standards. Due to four of the proposed lots not meeting minimum lot dept requirements, a lot dept variance is being requested. Staff recommended approval of this item as presented with a lot dept variance.

Commissioner Dick Ford asked if there would still be two parking spots per lot. Jason Taylor confirmed that there would be two parking spots per lot.

Vice Chairman Pedro Limas asked if anyone was for or against this item.
No comments were made.

A motion to approve P-21-38 as presented with the lot dept variance was made by Commissioner Royce Gooch and seconded by Commissioner Jason Ault. The motion passed unanimously

- C. P-21-40 Lee Greens Addition Unit No. 2, an addition to the City of Amarillo, being a replat of Lots 1 through 6, Block 3, Lee Greens Addition, in Section 154, Block 2, A.B.&M. Survey, Potter County, Texas.
VICINTY: S.E. 21st Ave. and Spruce St.
APPLICANT/S: Amarillo Habitat for Humanity

Jason Taylor, Planner I, presented the above-proposed plat. This item had been reviewed by the customary City Departments and local utility companies and with the exception of the four lots not meeting minimum lot width, complies with all Subdivision and Development Ordinance Standards. Staff recommended that the board allow for an extension to allow the developer to sign the 30 day waiver.

Vice Chairman Pedro Limas asked if anyone was for or against this item.
No comments were made.

A motion to allow an extension for P-21-40 was made by Commissioner Dick Ford and seconded by Commissioner Jason Ault. The motion passed unanimously.

- D. P-21-43 The Woodlands of Amarillo Unit No. 17, an addition to the City of Amarillo, being a replat of Lot 52, Block 6, The Woodlands of Amarillo Unit No. 12, in Section 23, Block 9, B.S.&F. Survey, Potter County, Texas.
VICINITY: Golden Chestnut Ln. and Sweetbay Ln.
APPLICANT/S: Estefania and Damon Herbert

Brady Kendrick, Planner II, presented the above-proposed plat. This item had been reviewed by the customary City Departments and local utility companies and complies with all Subdivision and Development Ordinance Standards. At the time of the meeting the corrected originals have not been returned. Staff recommended allowing this item to be resubmitted and reconsidered at a later meeting prior to the expiration date.

Vice Chairman Pedro Limas asked if anyone was for or against this item.
No comments were made.

A motion to allow P-21-43 to be resubmitted at a later date prior to expiration was made by Vice Chairman Pedro Limas and seconded by Commissioner Rene Whitaker. The motion passed unanimously.

- E. P-21-47 2T Estates Unit No. 1, a suburban subdivision to the City of Amarillo and to Randall County, Texas, being an unplatted tract of land, in Section 37, Block 1, T.T.R.R Co. Survey, Randall County, Texas.

VICINITY: Dowell Rd. and Rockwell Rd.
APPLICANT/S: Jake Pancost

Brady Kendrick, Planner II, presented the above-proposed plat. This item had been reviewed by the customary City Departments and local utility companies and with exception of 11 of the proposed lots along Rockwell Road not meeting minimum lot widths and required surety being provided, complies with all Subdivision and Development Ordinance Standards. Staff recommended allowing this item to be resubmitted and reconsidered at a later meeting prior to the expiration date.

Vice Chairman Pedro Limas asked if anyone was for or against this item.
No comments were made.

A motion to allow P-21-47 to be resubmitted at a later date prior to expiration was made by Commissioner Dick Ford and seconded by Commissioner Fred Griffin. Commissioner Royce Gooch abstained from voting. The motion passed 5-0.

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

A. **Z-21-01 Rezoning 814.06 acres of land in Sections 168, 169, 188, 189, and 224, Block 2, A.B.&M. Survey, Potter County, Texas.**

VICINITY: North Heights Neighborhood Plan Area.

APPLICANT/S: North Heights Neighborhood Association

Brady Kendrick, Planner II, presented the above-proposed rezoning. Mr. Kendrick explained that there is no action needed on this item as it is being withdrawn and it is anticipated that the first of two parts (north half) will be considered on the June 14th Planning and Zoning Commission meeting.

Emily Koller, Economic Development and Neighborhood Revitalization Manager, gave a more in dept reasoning for the withdraw. She explained that with the initial application there were 4 different sections. With the new application, three of the sections will be combined into one.

Vice Chairman Pedro Limas asked about how the outreach to the neighborhood was going.

Emily Koller said it was going. She explained about the different letters that were sent out and about the different meetings that North Heights Neighborhood Association has been holding.

Vice Chairman Pedro Limas asked for the reasoning behind combining three sections into one.

Emily Koller explained that three of the sections were very familiar, and the fourth was a lot different.

Commissioner Dick Ford asked how many property owners are attending the meetings.

Emily Koller said that the majority of property owners have attended a meeting.

Vice Chairman Pedro Limas asked if there was any for or against this item.

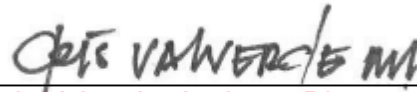
Timothy Gassaway, 1604 NW 20th Ave, explained he felt that there were still people who did not understand the rezoning.

Vice Chairman Pedro Limas asked Timothy about how staff should reach the neighborhood.

Timothy mentioned that maybe staff should send the notifications sooner because sometimes the mail comes late. Many people feel as if their opinion doesn't matter.

3. **Discuss Items for Future Agendas:**

Meeting adjourned at 3:46 PM.

A handwritten signature in black ink, appearing to read "Cris Valverde".

Cris Valverde, Assistant Director of Planning
Planning and Zoning Commission