

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

On the 2nd day of May 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	Y	34	33
Royce Gooch, Vice Chair	Y	101	96
Rob Parker, Chairman	Y	183	157
Jason Ault	N	80	62
Fred Griffin	Y	34	33
Cindi Bulla	N	10	7
Jeff Perkins	N	10	7

CITY STAFF:

Cris Valverde, Director of Planning and Development Services
Emily Koller, Assistant Director of Planning and Development Services
Brady Kendrick, Planner II
Jason Taylor, Planner I
Leslie Spear-Schmidt, Senior Assistant City Attorney
Andreanna Jarrett, Recording Secretary
Jenine Cruz, 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.

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 April 18, 2022, Planning and Zoning Commission Regular Meeting.

A motion to approve the minutes was made by Commissioner Rene Whitaker, seconded by Commissioner Fred Griffith, and carried unanimously.

I. Regular Agenda:

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

- A. P-22-25 Hillside Terrace Estates Unit No. 30, an addition to the City of Amarillo, being an unplatted tract of land, in Section 64, Block 9, B.S.&F. Survey, Randall County, Texas.

VICINITY: Ellen Hope St. and Arden Rd.

APPLICANT/S: Seth Williams for PEGA Development, LLC

Brady Kendrick, Planner II, presented the above item. This plat is for the purpose of creating 53 residential lots from an unplatted tract of land. Consideration by the Planning and Zoning Commission is required as this plat is considered a final plat. 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 above, Staff recommends approval of the plat as presented, pending the return of corrected originals and acceptance of the public improvements by the City Engineer.

Chairman Rob Parker asked if there were any questions.

No comments were made.

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

No comments were made.

A motion to approve the item presented pending the return of corrected originals and acceptance of the public improvements by the City Engineer was made by Chairman Rob Parker and seconded by Vice Chairman Royce Gooch.

The motion passes unanimously.

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

- A. Z-22-11 Rezoning of Lot 71, Block 19, Westover Park Unit No. 27, an addition to the City of Amarillo, in Section 31, Block 9, B.S.&F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Agricultural District to Moderate Density District.

VICINITY: Coulter St. and Pinnacle Dr.

APPLICANT/S: Rick Enns for First United Methodist Church

Jason Taylor, Planner I, presented the above item. The applicant is requesting a change in zoning in order to develop the tract with an Assisted Living Facility. The request would provide the recommended transition that serves as a buffer from the heavily travelled section line arterial and retail and/or services land uses that may occur west of the applicant's site. Considering this, Staff is of the opinion that the proposal conforms to the NUC. Taking all the above into account, Staff is of the opinion that the applicant's request would not create any negative impacts to area zoning and/or development patterns.

Notices have been sent to all property owners within 200 feet as required by State Law. As of this writing, the Planning Department did receive two calls regarding the request in which the callers expressed no opposition once the rezoning request was described in further detail.

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

Chairman Rob Parker asked if there were any questions.

Commissioner Fred Griffin asked if First United Methodist Church is the owner or developer?

Jason Taylor replied yes.

Commissioner Fred Griffin asked is there a First United Methodist Church in the area.

Jason Taylor replied church is the current property owner, but their intent is to sell this to a developer and the church is located to the south.

Commissioner Fred Griffin asked if the green area around property what the church owns.

Jason Taylor replied no they own a large majority but there is another property owner.

Chairman Rob Parker asked if there were any other questions.

No comments were made

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

Mary Ward at 8226 Paragon Dr spoke on the item presented and stated believes they will build apartments instead of assisted living center.

Chairman Rob Parker asked if zoning is being changed from Agriculture to Moderate Density would allow for multi-family.

Jason Taylor replied yes multi-family is allowed. At this time, it is expected to be an assisted living center but, in the future, it can change to multi-family as the zoning allows for it.

Mary Ward replied she does not want this built behind her house and it will make neighborhood unsafe.

Jerry Maupin at 7106 Columbia Lane spoke on the item presented concerned about traffic and no parking. Only have 1 lane on Pinnacle going to Coulter St.

Chairman Rob Parker asked if anyone else would like to speak for or against this item.

No comments were made.

Commissioner Renee Whitaker asked if United Methodist wants to rezone this to make this more appealing to potential buyers or do they have someone interested in purchasing.

Jason Taylor replied they (church) have someone under contract and the rezoning is part of the process.

Commissioner Renee Whitaker replied this looks like they intend to go through with assisted living. When plans are submitted will a traffic study be done.

Jason Taylor replied yes, a good possibility if the Traffic Engineer thinks it is necessary he can request one.

Commissioner Renee Whitaker replied what is the lot size.

Jason Taylor replied a little over an acre.

Chairman Rob Parker asked if there were any other questions.

No comments were made.

A motion to approve the item presented was made by Vice Chairman Royce Gooch and seconded by Commissioner Fred Griffin.

The motion passes unanimously.

- B. Z-22-12 Rezoning of portions of Tracts 8, 9, and 12, C.R. Austin's Subdivision of the E. & S. parts of Section 4, Block 9, B.S.&F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Residential District 1 and Agricultural District to Residential District 3.

VICINITY: Scotty Dr. and Santa Fe Trl.

APPLICANT/S: Barry Christy

Brady Kendrick, Planner II, presented the above item. The applicant is requesting a change in zoning in order to develop this tract with single family detached homes.

The applicant has an approved Preliminary Plan for the proposed subdivision and the requested zoning change is the next phase in the development process.

Traditionally, single-family detached home development on smaller lots are typically located at the periphery of a section of land. A transition to increasingly larger lot single-family development moving to the interior of a section typically occurs. When examining the prevailing development patterns within the area, Residential District 3 at the applicant's location in Staff's opinion would be a recommended development type.

The proposed type of residential development would serve as a buffer between the church and its associated external activities (lights, traffic, noise) to the larger residential lots found the west and north of the tract.

It also must be noted that the Comprehensive Plan and City's policy calls for and encourages appropriate infill development when possible. This request represents one of those opportunities in Staff's opinion.

Notices were sent to neighboring property owners as required by State Law. As of this writing, six comments have been received regarding the request with one being a general inquiry and five expressing opposition. The primary concerns expressed by the individuals opposed included the following: did not want adjacent trees on the tract to be rezoned, to be cut down as developing the tract would result in such, no longer being able to utilize the tract to be rezoned in the course of backing in and out of a home adjacent to the applicant site, Concerns about the density of the new single family detached home development, If condos or apartments were constructed, concerned about crime, traffic, and decreased property values, Concern about the potential for development of apartments on this tract however, single family detached is acceptable and Concern that homes will be rental properties.

Considering the just mentioned, Staff believes this is a logical continuation of existing land uses and represents an appropriate zoning district given the area. As such staff recommends approval of the request as presented.

Chairman Rob Parker asked if there were any questions.

No comments were made.

Chairman Rob Parker asked if anyone would like to speak for or against this item.

Dustin Davis at 3501 S Georgia St he is the Engineer on this item. Will be developing 2100-2300sq ft homes with price range from \$335,000-\$365,000.

Chairman Rob Parker asked what the price will be per square foot.

Dustin Davis replied \$158-\$165.

Cathleen Williamson 13711 Alyssum Lane works for Developer Berry Christy. Developer was approached by the church to develop the tract. Worked with engineer to create the 49 homes, which will average 2300 square feet. They will be single

family homes that will increase the value of homes in the area. Average home price is \$350,000. Low end for a home is \$335,000 and high end is \$365,000.

Chairman Rob Parker asked the commissioners if they have any questions.

No comments were made.

Chairman Rob Parker asked if anyone else would like to speak for this item.

No comments were made.

Chairman Rob Parker asked if anyone would like to speak against this item.

Chris Davis at 4904 Carmel Ave stated he was wanting the street to stay a dead-end street, does not want Carmel Ave to continue. Concerned the traffic in the area will increase and become unsafe and homes being built becoming rental properties.

Melanie Cambern at 4903 Carmel Ave does not want the trees to be cut down on the lot. She picked this area because it has deed restrictions and is a dead end street and they know what rules to expect beforehand. Concerned about traffic from church and schools in area. She also does not want front service trash. Most of area is zoned R1. She also wants to keep Carmel Ave a cul-de-sac. She also expressed concern about drainage.

Sheri Thurman at 4901 Scotty Dr concerned about traffic in the area and the safety of everyone. She presented a petition for the rezoning of R1 to R3. Concerned about property value if the homes become rental homes.

David Moody at 8209 Santa Fe Trl expressed concerned about traffic in the area already. Wants a Traffic Study done for Scotty Dr.

Steve Thurman at 4901 Scotty Dr concerned about traffic especially with the schools in the area. Wanting to keep it R1. Does not want smaller homes to be built said it will decrease the value of homes already in area. Wants a traffic study done during busy times.

Jamie O'Donnell at 8211 Santa Fe Trl said traffic in area is already bad especially when school is in session. Wanting to know if traffic from the new area will go in and out of Scotty Dr.

Chairman Rob Parker referenced the map on the screen for the street setup for the area.

Jamie O'Donnell replied wants to keep area R1 not R3.

Tara Davis at 4904 Carmel Ave wants Carmel Ave to stay a cul-de-sac, not a thru street. If changed to R3 will increase noise, traffic, crime and overpopulate the area. Homes will not match the homes already in the area.

Kristi Tucker at 5003 Carmel Ave was not aware of new development going up. She wants it to stay a cul-de-sac, not a thru street and to keep zoning at R1 not R3. She is also concerned it will decrease value of home and traffic will increase in area

Lacretia Baldwin at 8606 Wilshire Dr stated traffic will become worse in area, already a high traffic area. Said she heard if it changes to R3 that retail shops can be put up. Scared developer will not finish job if market crashes and leave job undone.

Lydia Handon at 7525 Lamount Dr concerned about over population, already having trouble getting her kids into schools in area and concerned there will be no room for any new students. She also stated there is too much traffic in the area.

Joe Mason at 5005 Carmel Ave stated there are traffic issues already in the area. He wanted to know about Commercial Properties Brady Kendrick mentioned. Wanting to know if houses will be 2 story homes.

Cathleen Williamson replied plans are not designed yet. They have townhomes they are developing and added an upstairs loft but not 2 stories, they may develop some 2 story houses and some single story.

Brady Kendrick replied that if approved, the request would only allow for single family homes and explained that the Future Land Use Map is a guiding document and references some commercial potential near-by.

Chairman Rob Parker asked if the example image provide, City View, is it zoned Residential 3.

Brady Kendrick replied yes.

Chairman Rob Parker asked if anyone else would like to speak against this item.

No comments were made.

Chairman Rob Parker asked commissioners of their recommendations.

Commissioner Renee Whitaker replied when this item was designed, how come Carmel was made a thru street, is it for safety/traffic reasons? Also, if they went strictly R1 how much less houses would that be and would the project still be profitable.

Brady Kendrick replied once they get over a certain threshold which is 30 lots, you have to have 2 fire apparatus access points. That is why they cannot just have one exit on Scotty Dr.

Dustin Davis replied bringing Carmel Ave through is a fire and safety issue. Current city code would never allow Carmel Ave to dead end how it is currently it has to be thru, or a fire apparatus turn around. If they went strictly to R2 they would lose 6 lots. Not a big difference from traffic perspective. Dropping 6 lots will make the project potentially no viable. Also decided to make Carmel Ave through because of water and sewer services and utility routing.

Chairman Rob Parker asked Cathleen Williamson if it was zoned Residential 1, would this be a viable deal for the developer.

Cathleen Williamson replied no it would not. So many fixed costs with a development project like this. You have to look at everything and when looking at it if they added less homes, it would not be profitable to them.

Commissioner Fred Griffin asked if Barry Christy owns the property or do they just have an option on it.

Cathleen Williamson replied developer owns the land already.

Chairman Rob Parker replied if this gets approved he would like to see the Traffic Department investigate the Traffic situation further.

Chairman Rob Parker asked the commissioners if they had any other questions.

No comments were made.

A motion to approve the item presented was made by Commissioner Renee Whitaker and seconded by Chairman Rob Parker.

The motion passes unanimously.

- C. Z-22-13 Rezoning of a portion 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 Multiple Family District 1 with a Specific Use Permit for a Type A Manufactured Home.

VICINITY: Roberts St. and Wichita Ave.

APPLICANT/S: Martina Camero Rodriguez

Jason Taylor, Planner I, presented the above item. The applicant is requesting a change in zoning to place a Type A manufactured home on the lot. The neighborhood that the applicant's property is located in is primarily developed with traditional single-family detached homes. That said, two manufactured homes were found within the neighborhood in addition to a handful of commercial land uses.

It is also noted that the block the applicant is located on is largely vacant, whereas the immediately surrounding blocks are almost entirely developed, with limited remaining vacant lots in the area. Considering the availability of vacant lots in the area and the existing development patterns, Staff is of the opinion that if the applicant's request were approved, a precedent would be set that is out of character with the existing residential housing products found within the neighborhood (traditionally constructed wood frame homes).

Notices were sent to all property owners within 200 feet. As of this writing, no calls have been received.

Considering the above-mentioned information, Staff recommends denial of the request as presented.

Chairman Rob Parker asked the commissioners if they have any questions.

Commissioner Fred Griffin asked for a brief description of a Type A.

Jason Taylor replied, a Type A is allowed to be not manufactured prior to June 15th, 1976. No smaller than 320 sq ft. Most of the time we are seeing on a Type A permitted is a single wide, older model home. Type C is new double wide home.

Commissioner Fred Griffin asked is Type A is the least restricted and Type C is the most restricted.

Jason Taylor replied Type A is older and smaller and Type B vary in size and can be new in nature and Type C is required to be a new manufactured double wide (new is cannot have been previously occupied for residential or commercial)

Chairman Rob Parker asked if there were any additional questions.

No comments were made.

Chairman Rob Parker asked if anyone wants to speak for the item.

Jose Rodriguez & son Jorge (owner of the lot) wants to rezone to put in the mobile home. Believes the size should not matter. Said there are more manufactured homes in the area not just the 2 next to the lot.

Chairman Rob Parker asked if anyone else wants to speak for or against this item.

No comments were made.

Chairman Rob Parker asked commissioners of their recommendations.

A motion to deny the item was made by Vice Chairman Royce Gooch and seconded by Commissioner Fred Griffin.

The motion passes unanimously.

- D. Z-22-14 Rezoning of Lots 4 through 8, Block 41, The Colonies Unit No. 75, an addition to the City of Amarillo, in Section 40, Block 9, B.S.&F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Residential District 1 to Residential District 3.

VICINITY: Continental Pkwy S. and Colonies Ct.

APPLICANT/S: Jill Miller, Barry Bedwell for Bedwell Homes LTD, and Anthony Saikowski,

Brady Kendrick, Planner II, presented the above item. The applicant is requesting a change in zoning in order to be able to utilize a 15ft front-yard setback rather than a 25-foot front-yard setback now required in Residential District 1. Staff does note that a precedent for higher density development and reduced setbacks in the interior of

this subdivision has been set by Planned Development 378 located two blocks to the west. As such, Staff believes that the applicant's request would not be out of character at this location withing the Colonies neighborhood.

Notices were sent to neighboring property owners as required by State Law. As of this writing, no comments have been received regarding this request.

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

Chairman Rob Parker asked the commissioners if they have any questions.

No comments were made.

Chairman Rob Parker asked if anyone in the audience would like to speak for this item.

Anthony Saikowski at 5 Stoneridge Dr one of the applicants trying to rezone wants to match garden homes to the west.

Chairman Rob Parker commented it is the same set up as we seen in the Greenways.

Chairman Rob Parker asked if there were any questions.

No comments were made.

Chairman Rob Parker asked if anyone else would like to speak for this item.

Barry Bedwell for Bedwell Homes at 5703 Brandy Lee Ct has built garden homes in town with 15ft setback. Has never had an issue building them before and wants to do the same here.

Chairman Rob Parker asked if anyone wants to speak against this time.

No comments were made.

A motion to approve the item presented was made by Chairman Rob Parker and seconded by Vice Chairman Royce Gooch.

The motion passes unanimously.

- E. Z-22-15 Rezoning of Lot 11A, Block 1, Sunset Park Addition Unit No. 5, an addition to the City of Amarillo, in Section 226, Block 2, A.B.&M. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Office District 1 to Office District 1 with a Specific Use Permit for the placement of a carport in the front yard setback.

VICINITY: Julian Blvd. and Georgia St.

APPLICANT/S: Gregg Bliss for GRV Holdings LLC

Brady Kendrick, Planner II, presented the above item. The applicant is requesting a change in zoning in order to place a carport within the front yard setback on Julian Boulevard. The lot is developed with a recently constructed dental office and the carport, if approved, would provide covered parking for staff of the dental office. The applicant stated that due to this being a corner lot, having to observe two front yard setbacks impacts the buildable area of the lot.

The proposed carport will be constructed in a manner that is consistent with the architecture of the recently completed main building on the lot and will be required to submit a permit for review prior to construction. The carport will be nine feet height and will meet all other setback requirements. The applicant's carport as proposed will be 600 square feet in size.

Staff notes that within the immediate area (approximately 3 blocks), there are three carports that are located within the front yard setback, however neither had a permit on file or an approved Specific Use Permit. Additionally, Staff also notes that there are several structures within the immediate area that are observing a similar front-yard setback as requested by the applicant (12 feet). Additionally, the properties to the north of the applicant are able to enjoy a 15-foot setback as they are zoned Residential District 3.

Notices were sent to neighboring property owners as required by State Law. As of this writing, no comments have been received regarding this request.

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

Chairman Rob Parker asked the commissioners if they have any questions.

Chairman Rob Parker stated he assumed it was for 3 cars.

Brady Kendrick replied yes, 3 parking spaces.

Chairman Rob Parker asked if anyone has any additional questions.

No comments were made.

Chairman Rob Parker asked if anyone in the audience would like to speak for this item.

Gregg Bliss for GRV Holdings at 800 S Polk Suite 102 stated this property has 2

large front yard setbacks and owner would like to put in car port.

Vice Chairman Royce Gooch asked if the front faces Georgia St.

Greg Bliss replied yes, it does face Georgia St.

Chairman Rob Parker asked if this was on the south side.

Greg Bliss replied yes on the south side.

Chairman Rob Parker asked if anyone would like to speak against this item.

No comments were made.

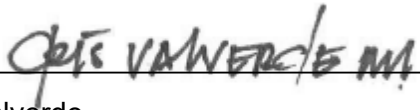
A motion to approve the item presented was made by Commissioner Fred Griffin and seconded by Commissioner Renee Whitaker.

The motion passes unanimously.

3. Discuss Items for Future Agendas.

No future items were presented.

The meeting adjourned at 4:20 PM



Cris Valverde
Director of Planning and Development Services