

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

On the 18th day of April 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	33	32
Royce Gooch, Vice Chair	Y	100	95
Rob Parker, Chairman	Y	182	156
Jason Ault	Y	79	62
Fred Griffin	Y	33	32
Cindi Bulla	N	9	7
Jeff Perkins	Y	9	7

CITY STAFF:

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

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 4, 2022, Planning and Zoning Commission Regular Meeting.

A motion to approve the minutes was made by Commissioner Fred Griffith, seconded by Vice Chairman Royce Gooch, and carried unanimously.

I. Regular Agenda:

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

- A. P-22-19 McCormick Estates Unit No. 13, a suburban subdivision to the City of Amarillo, being an unplatted tract of land, in Section 1, Block 2, J.Poitevent Survey, Randall County, Texas.

VICINITY: S Georgia St. and W McCormick Rd.

APPLICANT/S: John Ballard

Jason Taylor, Planner I, presented the above item. This plat is for the purpose of creating a residential lot. Consideration by the Planning and Zoning Commission is required as a lot area variance is needed for the proposed lot. This is also the plat's last meeting for consideration prior to its expiration on April 24th.

The plat has been reviewed by the customary City Departments and local utility companies and with the exception of the just mentioned variance, complies with all other Subdivision and Development Ordinance Standards.

Upon discussion of this with the Amarillo Area Public Health District, they were in support of the lot area variance. Prior to the installation of the OSSF system, the applicant will also need to obtain the just mentioned variance from the Public Health District.

Considering the just mentioned, Staff recommends approval of the plat as presented with a variance for residential lot area.

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 comment were made.

A motion to approve the item presented with a variance for residential lot area was made by Chairman Rob Parker and seconded by Commissioner Jason Ault.

The motion passes unanimously.

- B. P-22-22 Stone Crossing Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land, in Section 36, Block 9, B.S.&F. Survey, Randall County, Texas.

VICINITY: Coulter St. and Sundown Ln.

APPLICANT/S: Miles Bonifield for MBB Properties, LLC

Jason Taylor, Planner I, presented the above item. This plat is for the purpose of creating five 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 above, Staff recommends approval of the plat as presented.

Chairman Rob Parker asked if there were any questions.

Vice Chairman Royce Gooch asked if the gap between the 2 lots is going to be for a future street.

Jason Taylor stated yes that it will be for a street.

Chairman Rob Parker asked if there were any other questions.

No comments were made,

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

No comment were made.

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

The motion passed unanimously.

- C. P-22-24 Soncy Heights Unit No. 13, a suburban subdivision to the City of Amarillo, being an unplatted tract of land, in Section 61, Block 9, B.S.&F. Survey, Potter County, Texas.

VICINITY: Soncy Rd. and Amarillo Blvd.

APPLICANT/S: Terry Sheldon for Professional Payroll Properties

Jason Taylor, Planner I, presented the above item. This plat is for the purpose of creating one commercial lot from an unplatted tract of land.

Consideration by the Planning and Zoning Commission is required as a lot width variance is being requested for the proposed Lot.

The plat has been reviewed by the customary City Departments and local utility companies and with the exception of the just mentioned variance, complies with all other Subdivision and Development Ordinance standards.

Staff is of the opinion that the requested variance would not result in any detrimental impacts to the area if approved and recommend approval of the plat as presented with a variance for lot width.

Chairman Rob Parker asked if there were any questions.

Commissioner Fred Griffith asked if the lot of already developed there is an existing building on the lot.

Jason Taylor stated yes there is an existing commercial building.

Vice Chairman Royce Gooch asked if they are building a new building is that why this is before us.

Jason Taylor stated they are platting the property due to the septic system needing replacement.

Fred Griffith asked if a plat is required for building permits.

Jason Taylor said this plat was for a septic tank permit and that permits are not needed outside City Limits.

Commissioner Renee Whitaker asked if they couldn't get a septic permit without platting the property.

Jason Taylor said in this case a plat was required for a septic permit.

Fred Griffith asked if they are on a well system or using city utilities.

Jason Taylor stated there is well at this property.

Chairman Rob Parker asked if there were any other questions.

No comments were made.

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

No comment were made.

A motion to approve the item presented with a variance for lot width was made by Commissioner Jeff Perkins and seconded by Commissioner Fred Griffith.

The motion passed unanimously.

- D. P-22-27 Drippin' Springs Unit No. 2, a suburban subdivision to the City of Amarillo, being a replat of Lots 11 and 12, Block 2, Drippin' Springs Unit No. 1, in Section 92, Block 9, B.S.&F. Survey, Potter County, Texas.

VICINITY: Lost Creek Trl. and Mulberry Trl.

APPLICANT/S: Carol Potts and John Potts

Brady Kendrick Planner II presented the above item. This plat is for the purpose of reconfiguring a lot line between two existing platted lots.

Consideration by the Planning and Zoning Commission is required as the plat is

considered a residential replat.

The plat has been reviewed by the customary City Departments and local utility companies and complies with Subdivision and Development Ordinance standards.

Notices were sent to property owners within 200 feet as required by State Law. As of this writing, no comments have been received regarding the request.

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

Chairman Rob Parker asked if there were any questions.

Commissioner Fred Griffith asked how large the 2 lots will be, and if they will be over an acre.

Brady Kendrick stated yes one is 1.8 acres and the other lot is 2.5 acres.

Chairman Rob Parker asked if there were any other questions.

No comments were made.

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

No comment were made.

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

The motion passed unanimously.

2. **MISCELLANEOUS:** The Planning & Zoning Commission will discuss the following item/s:

A. A-21-01 Discussion regarding the proposed annexation of a 244.97 acre tract of unplatted land in Sections 61, 62, 75 and 76, Block 9, B.S.&F. Survey, Randall County, Texas.

VICINITY: Helium Rd. and S.W. 34th Ave.

APPLICANT/S: Emeline Bush O'Brien/Sobieski Trust

Brady Kendrick, Planner II, presented the above annexation. The area to be annexed if approved would be developed with a residential subdivision and limited non-residential lots. This meeting is only a discussion and no action on the item was needed and was an opportunity for the Planning and Zoning Commission to provide feedback.

Chairman Rob Parker asked if Betenbough Homes is the developer for this project.

Brady Kendrick stated yes, they are currently under contract for this property and

being annexed is a part of that contract and upon annexation they will close.

Chairman Rob Parker ask if there are any issues with this potential city utility usage.

Brady Kendrick responded there is water and sewer at this property will not require main extensions. The biggest concern is drainage, but the common area and pond will assist in the drainage.

Rob Parker asked if the west end is the new Loop.

Brady Kendrick responded yes.

Fred Griffith asked what school district this will be in.

Brady Kendrick stated this will be in Canyon Independent School District.

Dustin Eggleston a developer for the project spoke on being excited to collaborate and work with the city on this project.

Chairman Rob Parker asked how the market was at their project on Farmers Avenue.

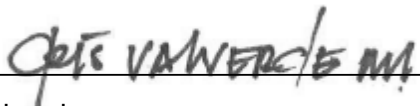
Mr. Eggleston stated it was going well and had a small waiting list.

No further questions or comments were made.

3. Discuss Items for Future Agendas.

No future items were presented.

The meeting adjourned at 3:20 PM



Cris Valverde
Director of Planning and Development Services