

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

On the 22nd day of March 2021, the Amarillo Planning and Zoning Commission met and convened in regular session at 3:15 PM by means of video conference in Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Renee Whitaker	Y	5	5
Royce Gooch	Y	72	67
Rob Parker, Chairman	Y	154	131
Jason Ault	Y	51	38
Fred Griffin	Y	5	5
Dick Ford	Y	99	88
Pedro Limas, Vice Chair	Y	51	48

PLANNING DEPARTMENT STAFF:

Andrew Freeman, Director of Planning and Development Services
Cris Valverde, Assistant Director of Planning and Development Services
Jason Taylor, Planner I
Brady Kendrick, Planner II
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.

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 March 1, 2021 meeting.

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

IV. Regular Agenda:

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

A. **P-21-02 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: Star Ln. and Farmers Ave.

APPLICANT/S: Seth Williams for PEGA Development, LLC

Brady Kendrick, Planner II, presented the above-proposed plat. Mr. Kendrick explained to the Commission that public improvements have still not been accepted by Capital Projects and Development Engineering and the plat application expires at the end of the day on March 22, 2021.

Commissioner Dick Ford asked if it was possible to grant an extension. Mr. Kendrick stated it was not as this was the end of the 60 day period to approve the plat per State Law.

No action is required.

B. **P-21-04 The Trails at Tascosa Golf Club Unit No. 2, an addition to the City of Amarillo, being an unplatted tract of land in Section 11, Block 9, BS&F Survey, Potter County, Texas.**

VICINITY: Western St. and Amarillo Blvd.

APPLICANT/S: John Dunn for Tascosa Development. LLC

Jason Taylor, Planner I, presented the above-proposed plat. Staff recommends approval of the plat as presented.

Chairman Rock Parker asked if there is anyone for against this item. No comments were made.

A motion to approve P-21-04 as presented was made by Vice Chairman Pedro Limas, seconded by Commissioner Royce Gooch, and carried unanimously.

C. **P-21-18 The Shores Unit No. 18, an addition to the City of Amarillo, being relat of Lot 8, Block 11, The Shores Unit No. 9, and a portion of Lot No. 2 and Tract "Q" of The Shores Unit No.2, in Section 229, Block 2, A.B.&M. Survey, Randall County, Texas.**

VICINITY: SW 58th St. and Royce Dr.

APPLICANT/S: Andrew and Monica Carlson

Jason Taylor, Planner I, presented the above-proposed plat. Mr. Taylor informed the commission that not all required documents have been submitted and therefore the plat is not ready for consideration. Staff recommends that this item be allowed to

be resubmitted for consideration at a later date when ready.

Chairman Rock Parker asked if there is anyone for against this item. No comments were made.

A motion to allow P-21-18 to be resubmitted at a later date was made by Commissioner Dick Ford, seconded by Commissioner Jason Ault, and passed unanimously.

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

A. **Z-21-02 Rezoning of a 15.39 acre tract of unplatted land in Section 191, Block 2, A.B.&M. Survey, Potter**

VICINITY: Broadway Dr. and W. Hasting Ave.

APPLICANT/S: Tommy Nielson for Nielson Builders

Jason Taylor, Planner I, presented the above-proposed item. Staff is in the opinion that the request is a logical continuation of the existing zoning and does not create any negative impacts to the surrounding development. Staff recommends approval of this item as presented.

A motion to approve Z-21-02 was made by Commissioner Royce Gooch, seconded by Commissioner Renee Whitaker. Chairman Rob Parker abstained from voting. The motion passed 6-0.

3. **VARIANCE/S:** The Planning and Zoning Commission will consider the following variance/s to the following design standard:

A. **Variance to the minimum Local-Collector Centerline Offset alignment and maximum Cul-de-sac length associated with the proposed plat of 2T Estates Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 37, Block 1, T.T.R.R. Co. Survey, Randall County, Texas.**

VICINTY: Rockwell Rd. and Dowell Rd.

APPLICANT/S: Jake Pancost

Brady Kendrick, Planner II, presented the above-proposed item. Mr. Kendrick explains that staff believes that the variance for the center-line offset and block length would not be detrimental to the surrounding area or proposed subdivision or create any unforeseen safety issues as it is a minor departure from the standard and does not change the character of the proposed subdivision or surrounding area. The Traffic Engineer also evaluated the request and stated that the proposed alignment did not create any safety concerns in his opinion. Staff recommends approval of the two variance requests as presented.

Chairman Rob Parker asked if there would be any traffic problems with S Dowell Rd.

Brady Kendrick explained that the City's traffic engineer gave the opinion that traffic would not be a problem as most of the people using the road are locals from the immediate area and these are not thru-streets that generate high number of vehicle trips in a day.

Vice Chairman Pedro Limas expressed concern about setting a precedent and also if future growth happened in the area, traffic could become an issue he foresees like some intersections in Amarillo.

Cris Valverde explained that it was highly unlikely that the City would ever expand to this area and development in the area should remain fairly limited based on development barriers present in the area. It was his and also the Traffic Engineer's opinion that the situation would not create a safety or traffic concern.

A motion to approve the above item was made by Vice Chairman Pedro Limas, seconded by Commissioner Dick Ford. Royce Gooch abstained from voting. The motion passed 6-0.

4. **MISCELLANEOUS: The Planning and Zoning Commission will discuss the following item/s:**

A. **Presentation and discussion on the latest Zoning Code Revision Project Draft Documents.**

Tyson Smith reviewed the modules and the progress made over the past year. Kelly Cousino gave a brief overview of the documents and where to find them on the city's website. Kelly Cousino mentioned that many graphics have been updated, and then goes over the top changes. One main change is the new proposed districts, Estate (E), Historic Preservation Overlay (HP-O), and Urban Neighborhood Overlay (UN-O). Kelly Cousino then went over the proposed consolidated districts and relocation of the Airport Overlay (A-O). Tyson Smith then explained the next step which includes two City Council hearings.

Commissioner Fred Griffin asked about the Commission's roll in the above item and process.

Cris Valverde explained that the Commission's roll is to give recommendations and those recommendations would be taken into account during the process of finalizing this new ordinance.

Commissioner Dick Ford expressed concern that the updates would take tools away from staff and make the development process more restrictive both for developers and City Staff when evaluating projects.

Tyson Smith asked Commissioner Ford to give examples of the above in an effort to help explain the intent behind the changes. Commissioner Ford expressed concerns about the changes to the Planned Development process. Tyson Smith

explained that the changes would only restrict developers from requesting a PD just for the sake of allowing a use that wasn't allowed in a current zoning district. The overall concept of the Planned Development as a tool is being retained.

Kim Smith (public) asked if R-1, R-2, and R-3 would all be turned into R-3.

Kelly Cousino, Tyson Smith, and Cris Valverde explain that only R-2 and R-3 would be combined and explained some of the changes to those zoning districts in more detail in addition to the status of Planned Developments as it pertains to the proposed changes.

No further comments were made.

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

Chairman Rob Parker asked if any action has been made regarding the North Heights Rezoning project.

Cris Valverde explained that a schedule is being made for public outreach meetings and updates would be forthcoming for the Commission.

Meeting adjourned at 4:39 PM.

A handwritten signature in dark ink, appearing to read "CRIS VALVERDE" followed by a stylized flourish.

Cris Valverde, Assistant Director of Planning
Planning and Zoning Commission