

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

On the 1st day of March 2021, the Amarillo Planning and Zoning Commission met and convened in regular session at 3:00 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	4	4
Royce Gooch	Y	71	66
Rob Parker, Chairman	Y	153	130
Jason Ault	Y	50	37
Fred Griffin	Y	4	4
Dick Ford	Y	98	87
Pedro Limas, Vice Chair	Y	50	47

PLANNING DEPARTMENT STAFF:

Andrew Freeman, Director of Planning and Development Services
Emily Koller, Neighborhood Revitalization and Economic Development Manager
Cris Valverde, Assistant Director of Planning and Development Services
Jason Taylor, Planner I
Torie BenShushan, 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.

Caleb Roberts, Texas Housers, commented on his involvement with North Heights.

Freda Powell explained how some of the NH residents did not understand the legend on the mail out.

Joe Shehan, representing George Chapman, explained that Mr. Chapman was not notified and is against the rezoning.

Melodie Graves, 1601 NW 17th, expressed her support on the rezoning.

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 February 15, 2021 meeting.

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

IV. Regular Agenda:

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

- A. P-21-04 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.

APPLICANT/S: John Dunn for Tascosa Development, LLC

VICINITY: Western St. & Amarillo Blvd

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 tabled to the next meeting.

A motion to table P-21-04 was made by Chairman Rob Parker, seconded by Commissioner Renee Whitaker, and passed unanimously.

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, AB&M Survey, Potter County, Texas, being further described below:

1. Rezoning of 444.89 acres consisting of land in the Miller Heights, North Heights, University Heights, and Webster Heights Additions and unplatted land, plus one half of all bounding streets, alleys, and public ways to change from Manufactured Home District, Multiple-Family District 1, Multiple-Family District 1 with Specific Use Permit 106, and Light Industrial District to **Residential District 2**, in Sections 168, 189, and 224, Block 2, AB&M Survey, Potter County, Texas.
2. Rezoning of 38.27 acres consisting of land in the Amarillo Heights, Charlotte Heights, Downing- Highland's, University Heights, WM Moore's, and Webster Heights Additions, plus one half of all bounding streets, alleys, and public ways to change from Residential District 3, Manufactured Home District, and Light Industrial District, to **Multiple-Family District 1**, in Sections 168, 189, and 224, Block 2, AB&M Survey, Potter County, Texas.

3. Rezoning of 76.42 acres consisting of land in the Wild Horse, University Heights, Miller Heights, Glidden and Sanborn, T&K, and GT Davis Subdivision (Blocks 109-112 of the Glidden and Sanborn Addition) Additions , plus one half of all bounding streets, alleys, and public ways to change from Multiple-Family District 1, Multiple-Family District 1 with Specific Use Permit 100, Light Commercial District, and Heavy Commercial District to **General Retail District**, in Sections 168, 169, 188, and 189, Block 2, AB&M Survey, Potter County, Texas
4. Rezoning of 113.37 acres consisting of land in the Glidden and Sanborn, Mathew Hooks Re-Subdivision of Block 49 Miller Heights, Miller Heights, North Heights and University Heights Additions, plus one half of all bounding streets, alleys, and public ways to change from Multiple-Family District 1, Heavy Commercial District, and Light Industrial District to **Moderate Density District**, in Sections 168, 169, and 189, Block 2, AB&M Survey, Potter County, Texas.
5. Rezoning of 56.13 acres consisting of land in the Glidden and Sanborn Addition, plus one half of all bounding streets, alleys, and public ways to change from Light Industrial District and Planned Development Districts 16 and 65 to **Heavy Commercial District**, in Section 169, Block 2, AB&M Survey, Potter County, Texas.
6. Rezoning of 67.14 acres consisting of land in the Glidden and Sanborn, Miller Heights, and University Heights Additions, plus one half of all bounding streets, alleys, and public ways to change from Multiple-Family District 1 with Specific Use Permit 85, Multiple-Family District 1, Light Industrial District, and Heavy Commercial District to **Neighborhood Service District**, in Sections 168, 169, and 189, Block 2, AB&M Survey, Potter County, Texas.
7. Rezoning of 17.84 acres consisting of land in the Glidden and Sanborn Addition, plus one half of all bounding streets, alleys, and public ways to change from Light Industrial District and Heavy Commercial District to **Light Commercial District**, in Section 169, Block 2, AB&M Survey, Potter County, Texas.

VICINITY: North Heights Neighborhood Plan Area

APPLICANT/S: North Heights Neighborhood Association

Emily Koller, Neighborhood Revitalization and Economic Development Manager, presented the above-proposed rezoning. Ms. Koller gave background information on the North Heights project, along with a timeline of the project. The project is now on step 3 (application and approval process). Ms. Koller explained all the different ways that the North Heights Neighborhood Association tried to reach out to the citizen of the neighborhood. 2,600 notices were mailed out the week of February 15th. After the November informational meeting/mailling staff received plenty of calls regarding the rezoning, most callers were only seeking clarification. Ms. Koller then went over all the legal-conforming uses of a property. Ms. Koller went over all the zoning districts in the neighborhood plan boundary and the proposed rezonings. The rezoning proposal presented to the Planning and Commission for review reflects the consensus of the North Heights Neighborhood Association. Staff recommended approval of the rezoning proposal as

presented with the revised total acreage of Moderate Density and Neighborhood Services that was then explained by Ms. Koller.

Chairman Rob Parker asked the Commission if they had any questions for staff.

Chairman Rob Parker asked Ms. Koller to reiterate on the fact that the city cannot take your property if you are not in compliance with the new rezoning.

Ms. Koller confirms that the city cannot take your property because it is not in compliance. She explained that as long as it stays in legal compliance the City does not take any kind of enforcement action.

Commissioner Fred Griffin asked if there are industrial uses in the North Heights area. Ms. Koller confirms that to her knowledge there are not (that would be impacted directly).

Vice Chairman Pedro Limas asked how many existing business will be affected by the rezoning in that they would potentially be made legal non-conforming.

Ms. Koller answered approximately 40 based on the research done as part of the plan.

Vice Chairman Pedro Limas asked if the Commission is approving the proposal as a whole or each district individually.

Leslie Schmitt, Legal, said that it is up to the board to make the recommendation as they see fit.

Commissioner Royce Gooch asked if the city has authorization to do anything if a property owner does not want to rezone.

Ms. Koller explained how staff would like to get consent from everyone, but it is not needed to go through City Council. She then explained that provisions in State Law allow for the City to move forward with request similar to this one.

Commissioner Dick Ford asked if staff has spoken to all individuals with property in the rezoning districts.

Ms. Koller explained that staff had a meeting in November to answer any questions, but not any one-on-one out reach.

Mr. Ford then expressed his concerns for the rezoning.

Multiple Board Members then expressed their concerns and explained how they would like to wait for the public to be better informed.

Chairman Rob Parker asked if anyone is for/against this item.

Caleb Roberts, Texas Housers, explained all the efforts they took to get the word out about the rezoning. ie: radio, newspaper, Amarillo website, flyers in barber shops.

Vanessa Miles, 611 Carnegie Pl, (NHAA) explained how she wants North Heights to look like other communities and improve.

Noi Winston, explained that she was at the Cultural Center with a group of community members interested in the rezoning but they need a better understanding.

Freda Powell advised the public that this rezoning is driven from within the North Heights community.

Dwight Cowens, 1906 N Hughes, explained how he was not able to read the legend. Ms. Koller explained that it was standard notice that staff sends for all rezoning. Vice Chairman Pedro Limas further explained that all residents are informed the same way for all rezoning. The property owners research the legends online.

Cris Valverde, Assistant Director of Planning and Development Services, further explained that there is a number on the notice for citizens to call should they have questions about the rezoning or about what something means.

Marcus Hill asked if he could get access Ms. Koller's presentation to use as a tool to explain to the public.

Ms. Koller explained how the public previously had this information, but she would also send the presentation to Mr. Hill.

Melodie Graves, 1601 NW 17th, expressed that the community also needs to work with the NHAA, because they have been trying to reach the community but they are not getting feedback.

Mildred Darton, explained how the community was notified because she personally went around passing out flyers.

Reverend Brashears, 2422 Poplar, explained how he feels like he is a victim because he has been trying to reach out and no one has explained the rezoning to him. He also explained how he had a hard time getting Mildred's phone number to have her explain to him the rezoning.

Arvell Williams, PO BOX 1188, explains that staff does not have the right to lessen his property value due to the rezoning.

Gabe Irving, 6326 Kaylee, asked the board to table this item.

Joe Shehan, 1907 N 2nd Ave, representing George Chapman, explained how he would like for this item to be denied.

Chairman Rob Parker opened the meeting for rebuttal comments.

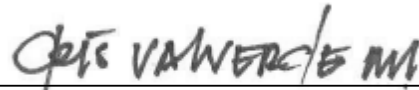
Caleb Roberts, Texas Housers, explained that staff should not wait until COVID is over to have meetings to reconsider this request.

George Crow, 4324 NW 14th, explained how he agrees with the proposal.

A motion to table Z-21-01 was made by Commissioner Fred Griffin, seconded by Commissioner Dick Ford, and passed unanimously.

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

Meeting adjourned at 5:40 pm.

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

Cris Valverde, Assistant Director of Planning
Planning and Zoning Commission