

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

On the 7th day of February 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 3:07 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	27	26
Royce Gooch, Vice Chair	Y	94	87
Rob Parker, Chairman	Y	176	150
Jason Ault	Y	73	56
Fred Griffin	Y	27	26
Cindi Bulla	Y	3	3
Jeff Perkins	Y	3	2

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

I. Call to order and establish a quorum is present.

Chairman Rob Parker opened the meeting at 3:07 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.

No public comments 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 January 19, 2022 Planning and Zoning Commission Meeting.

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

IV. Regular Agenda:

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

- A. P-21-134 Wildflower Village at Four Corners Unit No. 6, a suburban subdivision to the City of Amarillo, being an unplatted tract of land, in Section 62, Block 1, T.T.R.R. Co. Survey, Randall County, Texas.

VICINITY: FM 2219 and FM 2590

APPLICANT/S: Jonathan Lair for Jonathan Lair Inc.

Brady Kendrick, Planner II, presented the above-proposed item. The purpose of the plat is to create 38 residential lots. Consideration by the Planning and Zoning Commission is required as it is considered a final plat. The plat has been reviewed by the customary City Departments and local utility companies, complies with all other Subdivision and Development Ordinance Standards. Staff recommends that this plat be approved as presented.

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 the request.

No comments were made.

A motion to withdraw the plat was made by Commissioner Jeff Perkins and was seconded by Commissioner Royce Gooch.

The motion passed unanimously.

- B. P-21-142 City View Estates Unit No. 21, an addition to the City of Amarillo, being a replat of a portion of Lot 57, Block 35, City View Estates Unit No. 12, in Section 231, Block 2, A.B.&M. Survey, Randall County, Texas.

VICINITY: Farmers Ave. and Western St.

APPLICANT/S: Mark Tate for Circle K Stores Inc.

Brady Kendrick, Planner II, presented the above-proposed item. The purpose of the plat is to create a commercial lot from a previous portion of a platted lot. Consideration by the Planning and Zoning Commission is required as it is a final plat with a sewer main extension being required. The plat has been reviewed by the customary City Departments and local utility companies and with the exception of a minor clerical error needed to be corrected on the performance bond, complies with all other Subdivision and Development Ordinance Standards. Staff recommends the plat be approved as presented pending the return of a corrected performance bond.

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 the item.

No comments were made.

A motion to approve as presented by Staff was made by Chairman Rob Parker and seconded by Commissioner Jason Ault.

The motion passed unanimously.

- C. P-21-143 City View Estates Unit No. 20, an addition to the City of Amarillo, being an unplatted tract of land out of Section 231, Block 2, A.B.&M. Survey, Randall County, Texas.

VICINITY: Western St. and Knoll Dr.

APPLICANT/S: Barry Christy for BM Amarillo Homes, LP

Jason Taylor, Planner I, presented the above-proposed item. The purpose of the plat is to provide 38 residential properties on a unplatted tract of land. 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 complies with all other Subdivision and Development Ordinance Standards. Staff recommends that this plat be approved as presented.

Chairman Rob Parker asked if there were any questions.

Vice Chairman Royce Gooch asked what the purpose of the lot on the west side of the plat was.

Mr. Taylor responded it was a drainage easement.

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 the item.

No comments were made.

A motion to approve was made by Commissioner Fred Griffin and seconded by Commissioner Jason Ault.

The motion passed unanimously.

- D. P-22-04 Spring Lake Unit No. 5, a suburban subdivision to the City of Amarillo, being a replat of a portion of Lot 25, Block 2, Amended Spring Lake Unit No. 1, in Section 31, Block 1, TT.RR. Co. Survey, Randall County, Texas.

VICINITY: Rockwell Rd. and Soncy Rd.
APPLICANT/S: Bryan Goucher and Cindy Goucher for Goucher Family Living Trust

Jason Taylor, Planner I, presented the above-proposed item. The purpose of the plat is to create a residential lot from a portion of a previously platted tract of land as a requirement from an associated conditional construction OSSF permit dating back to July 2016. Consideration by the Planning and Zoning Commission is required as this is considered a residential replat and a variance to create a remaining portion of a lot that would be substandard was being requested. Staff recommended approval of the plat as presented with the variance and pending the return of corrected originals.

Chairman Rob Parker asked if there were questions.

No comments were made.

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

No comments were made.

A motion to approve as presented by Staff was made by Commissioner Jeff Perkins and seconded by Commissioner Cindi Bulla.

The motion passed unanimously.

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

- A. Z-21-21 Rezoning of Lot 10, Block 5, Edgehill Addition Unit No. 6, an addition to the City of Amarillo, in Section 185, Block 2, A.B.&M. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Planned Development District 89A (PD-89A) to General Retail District (GR).

VICINITY: Georgia St. and SW 35th Ave.

APPLICANT/S: Angie Hastie for NL Investments LLC and Shapiro Family Limited Partnership

Brady Kendrick, Planner II, presented the above proposed rezoning. The applicant is requested table this item until the next meeting.

Chairman Rob Parker asked if there were questions.

No comments were made.

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

No comments were made.

Chairman Rob Parker motioned to table this item until the next meeting and seconded by Vice Chairman Royce Gooch.

The motion passed unanimously.

- B. Z-22-01 Rezoning of Lot 1, Block 77, Amended Plat of San Jacinto Heights Addition, an addition to the city of Amarillo, in Section 225, Block 2, A.B.&M. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Residential District 3 to Residential District 3 with a Specific Use Permit for the placement of a Manufactured Home Type B.

VICINITY: Georgia St. and SW 1st Ave.

APPLICANT/S: Panhandle Precision Properties, LLC

Jason Taylor, Planner I, presented the above-proposed item. The applicant is requesting a change in zoning to put a Manufactured home Type B ON THE LOT. Staff believes that the placement of a Type B Manufactured home would be out of character for immediate area and the neighborhood and also goes against the approved San Jacinto Neighborhood Plan. Staff recommend denial of this item as presented.

Chairman Rob Parker asked if there were questions.

Commissioner Cindy Bulla asked for clarification as to why the appraiser had said this home wouldn't affect surrounding property values.

Mr. Taylor stated this was correct, and the justification for that was the surrounding homes in the area are in bad condition.

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

Laura Jumper, General Manager of Clayton Homes 5000 E. Amarillo Blvd. gave a back story on the homeowner and the reasoning for the Manufactured home and asked for approval of this item. It was to be used for a rental property.

Sherry Patterson with the San Jacinto Neighborhood Association presented her reasoning why she didn't think a Manufactured home would be a good idea in the area per the Neighborhood Plan.

Brady Clark, 2111 S Lipscomb, with the San Jacinto Neighborhood Association, presented his reasoning why he didn't think a Manufactured home would be the best fit for the area.

Chairman Rob Parker asked if there were any other questions or comments for this item.

No comments were made.

A motion to deny was made by Commissioner Cindi Bulla and seconded by Commissioner Renee Whitaker.

The motion passed unanimously.

- C. Z-22-02 Rezoning of a 0.81 acre tract of unplatted land in Section 183, Block 2, A.B.&M. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Agricultural District (A) to General Retail District (GR).

VICINITY: Georgia St. and S.W.58th Ave.

APPLICANT/S: Lawrence Vigil for Vigil Properties LLC

Brady Kendrick, Planner II, presented the above proposed rezoning. The applicant is

requesting a change in zoning to develop the tract with a restaurant. Staff believes that the request represents a logical change in zoning considering the area characteristics and zoning patterns. Staff recommend approving this item as presented.

Chairman Rob Parker asked if there were questions.

No comments were made.

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

No comments were made.

A motion to approve was made by Chairman Jason Ault and seconded by Vice Chairman Royce Gooch.

The motion passed unanimously.

- D. Z-22-03 Rezoning of tract 107, Revised Map of Pleasant Valley, an addition to the City of Amarillo, in Section 159, Block 2, A.B.&M. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Residential District 1 (R-1) to Light Commercial District (LC).

VICINITY: Loop 335 and Quincy Dr.

APPLICANT/S: Gerado Flores for Yellow City Logistics

Jason Taylor, Planner I, presented the above-proposed item. The applicant is requesting a change in zoning to allow for a truck parking lot as the applicant received a zoning violation. Staff believes that the request would be detrimental to the surrounding area and does not meet any Planning concept requirements. The request would also likely be considered spot zoning. Staff recommends denial of the request as presented.

Chairman Rob Parker asked if there were questions.

Commissioner Jeff Perkins asked if the business was operating there already and what initiated the request.

Brady Kendrick, Planner II, explained the applicant had been operating from this location illegally and had received a zoning violation.

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

No comments were made.

A motion to deny was made by Commissioner Jeff Perkins and seconded by Commissioner Renee Whitaker.

The motion passed unanimously.

- E. Z-22-04 Rezoning of the east 74 feet of the west 180 feet of Lot 9, Block 8, Pleasant Valley Unit No. 1, a subdivision of the S.E. ¼ and part of the S.W. ¼ of Section 159, Block 2, A.B.&M. Survey, Potter County, Texas, plus one-half of all bounding streets,

alleys, and public ways, to change from Residential District 1 (R-1) to Residential District 1 with a Specific Use Permit (R-1/S) for the placement of a Manufactured Home Type B.

VICINITY: Withers Ave. and Mountain Dr.

APPLICANT/S: Leocadio Duarte

Brady Kendrick, Planner II, presented the above proposed rezoning. The applicant is requesting a change in zoning to develop the tract of land with a Type B Manufactured Home. Staff believes that the request would not be detrimental to the surrounding area and would be in character with the area. Staff recommends approval of the request as presented.

Chairman Rob Parker asked if there were questions.

No comments were made.

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

No comments were made.

A motion to approve was made by Commissioner Renee Whitaker and seconded by Commissioner Cindi Bulla.

The motion passed unanimously.

3. **PRELIMINARY PLAN/S:** The Planning and Zoning Commission will consider the following preliminary plan/s:

- A. PP-21-07 Hollywood Park Preliminary Plan, a 9.18 acre tract of land in Section 4, Block 9, B.S.&F. Survey, Randall County, Texas.

VICINITY: Scotty Dr. and Lamount Dr.

APPLICANT/S: Barry Christy for B&M Asset Group

Jason Taylor, Planner I, presented the above-proposed variances associated with PP-21-07. The applicant is proposing to create 49 residential lots. The applicant is requesting variances from the requirement to provide alleys and for lot depth for the lots around the cul-de-sacs. This preliminary plan has been reviewed by the customary City Departments and local utility companies and does comply with all other standards other than the two mentioned variances. The Solid Waste Department has stated that they are not in favor of the request as there are not any hand pick-up or cart pick-up in this area. Staff recommended denial of the alley variance and approval of lot width depth as presented.

Chairman Rob Parker asked if there were questions.

Commissioner Renee Whitaker asked if they denied the alley variance would the developer have to reconfigure the design.

Mr. Taylor replied yes that is correct.

Commissioner Cindi Bulla asked is trash pick up the only concern.

Mr. Taylor responded yes, the Public Works Department does not have a trash pick up route in that area for carts or hand pick-up.

Chairman Rob Parker stated that he was told the city of Amarillo wanted to get rid of alley pick up.

Cris Valverde Director of Planning explained further of why non-alley trash pickup is better in some areas than others.

Cindi Bulla asked if the dumpster replacement that was discussed still apart of the plan for the City.

Mr. Valverde replied yes this is still a part of the plan for the City.

Chairman Rob Parker asked if there were any more questions.

No comments were made.

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

Dustin Davis at 3501 S. Georgia, a representative for GDI, the Engineer on the project, spoke for the item presented and explained the reasoning for the variances.

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

Chuck Taylor at 3505 Honeyton Dr a representative from Trinity Fellowship Church, who sold this land to the developer. He spoke for the item presented and explained before they sold this land, they had a similar plan for this property but wanted to sell it to someone who could make it happen.

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

J. Gaut at 2802 Ong, a Real Estate broker that helped with the sale of this property spoke for the item presented and stated the developer at hand was the only developer he spoke with that could handle the design challenges for the property.

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

No comments were made.

A motion to approve both variances was made by Chairman Rob Parker and seconded by Commissioner Jeff Perkins.

The motion passed unanimously.

- B. PP-21-08 Mesquite Ridge West Preliminary Plan, a 313.75 acre tract of unplatted land in Section 36, Block 1, T.T.R.R. Co. Survey, Randall County, Texas.
VICINITY: F.M. 2219 and Helium Rd.
APPLICANT/S: Josh Langham for Llano Construction Company, LLC

Brady Kendrick, Planner II, presented the above proposed variances associated with PP-21-08. The applicant is proposing to create 247 residential lots. The applicant is requesting variances for not providing alleys for lots and 11 blocks that are over 1000 feet block length requirement. Staff is of the opinion the variances 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 were questions.

No comments were made.

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

Jesse Arredondo at 2424 Lakeview Dr a representative from OJD Engineering spoke for this item and stated the reasoning of why the blocks exceed to the typical standard.

Chairman Rob Parker asked if there were questions.

Commissioner Cindi Bulla, asked about that park area in the center of the development and if it was going to be maintained with a HOA.

Jessie Arredondo responded this would be maintained by a HOA.

Chairman Rob Parker asked if there were questions.

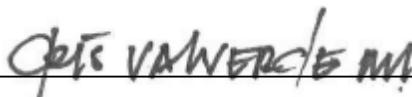
No comments were made.

A motion to approve both variances was made by Commissioner Jason Ault and seconded by Commissioner Renee Whitaker.

The motion passed unanimously.

4. Discuss Items for Future Agendas.

No further items were discussed. The meeting adjourned at 3:54 PM

A handwritten signature in dark ink, appearing to read "Cris Valverde", is written over a horizontal line.

Cris Valverde
Director of Planning and Development Services