

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

On the 5th day of June 2023, the Amarillo Planning and Zoning Commission met in a regular work 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, Vice Chairwoman	Y	57	55
Royce Gooch, Chairman	Y	124	119
Jason Ault	N	103	81
Fred Griffin	Y	57	56
Cindi Bulla	Y	33	28
Jeff Perkins	Y	33	25
Lex Graham	N	9	8

CITY STAFF:
Emily Koller, Director of Planning
Drew Brassfield, Assistant Director of Planning
Brady Kendrick, Senior Planner
Leslie Spear-Schmidt, Senior Assistant City Attorney
Jenine Cruz, Recording Secretary

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

Chairman Royce Gooch opened the meeting at 3:00 PM, established a quorum, and conducted the consideration of the following items in the order presented.

2. Planning and Zoning Commission will discuss or receive reports on the following current matters or projects.

A. Review agenda items for regular meeting and attachments;

No comments were made by the Commissioners.

B. Announcements;

Brady Kendrick, Senior Planner, let the commission know we will be changing the wording on the public comment.

C. Request future agenda items or updates from staff.

No requests were made.

3. Public Comment

Chairman Royce Gooch asked if anyone wanted to speak for public comment.

No comments were made.

4. Consent Agenda

A motion to approve the Consent Agenda was made by Commissioner Fred Griffin and seconded by Vice Chairwoman Renee Whitaker.

Motion passed unanimously.

A. Approval of the minutes of the May 15, 2023, Regularly Scheduled Meeting of the Planning and Zoning Commission.

5. Regular Agenda

A. Consideration of P-23-51 Business Park Unit No. 2:

Brady Kendrick, Senior Planner, presented the item and gave a Staff recommendation of approval of the plat as presented pending the return of corrected originals and acceptance of the public improvements by the City Engineer prior to the plat's expiration.

Chairman Royce Gooch inquired about the bonds that were mentioned.

Mr. Kendrick replied that at the end of the construction process there is an affidavit and bond Engineering needs prior to the formal acceptance being completed.

Chairman Royce Gooch asked if it is some type of guarantee of the warranty.

Mr. Kendrick confirmed.

A motion to approve this item pending the return of corrected originals and acceptance of the public improvements by the City Engineer prior to the plat's expiration was made by Commissioner Cindi Bulla and seconded by Commissioner Fred Griffin.

Motion passed unanimously.

B. Public Hearing and Consideration of V-23-04:

Brady Kendrick, Senior Planner, presented the item and gave a Staff recommends this item be tabled to the next regularly scheduled meeting of the Planning and Zoning Commission on June 21st at 3pm.

Chairman Royce Gooch called a public hearing on the item.

No public comments were made.

A motion to table this item until the June 21st meeting at 3pm was made by Vice Chairwoman Renee Whitaker and seconded by Commissioner Cindi Bulla.

Motion passed unanimously.

C. Public Hearing and Consideration of V-23-05:

Brady Kendrick, Senior Planner, presented the item and gave a Staff recommendation that the item be postponed to an unspecified date.

Commissioner Jeff Perkins asked if the only access to the other properties parking is through the alley.

Mr. Kendrick replied they have parking in front of the building and in the rear of the building. It would cut off access to the parking in the rear.

Commissioner Jeff Perkins asked how many units the apartment building has.

Mr. Kendrick replied that he believes it is 12. The problem is it would force them to relocate their dumpster which would potentially impact their parking and circulation on site. They are required to have a dumpster on site.

Chairman Royce Gooch called a public hearing on the item.

Greg Bliss, 800 S Polk St Suite 102, architect on the project, stated that they have given the adjacent property owner the chance to have six additional parking spaces and trash collection on Gary's property, but no negotiations have progressed. Mr. Bliss also presented an outline of the site plan and stated that they are willing to work with the city as well as utility companies to see what they can do to enhance the alley so it is not just a paved alley.

Commissioner Cindi Bulla asked if the six parking spaces they offered the other property owner would be enough spaces to accommodate the spaces they would lose and if they would be located on this plat.

Mr. Bliss replied yes, there is no designation on his property where the parking is. If you have 12 units then you are supposed to have 12 parking spaces. If you look at the front and the rear of the property, they are assuming you can put 6 spaces on each. That is how they came up with the number 6.

Commissioner Cindi Bulla asked if it would be limited to the current property owner and what form would it be granted in.

Mr. Bliss replied that he is not sure of the legalities of it.

The applicant, Gary Jennings, 4503 Greenwich Pl Amarillo, TX, spoke on the item. The apartment building on the east side will be 4 stories tall and have 50 apartments. They will be targeting college students. They have received approval already from the Historic Commission to renovate the existing building. He explained the proposed grocery store. He identified that he has talked to many contractors, and they told him he needs to buy the 909 S Johnson property and vacate the alley. The owner of property at 909 S Johnson is asking too much money for the property than the applicant is willing to pay.

Chairman Royce Gooch asked if anyone else would like to speak on this item.

No other public comments were made.

A motion to postpone this item to an unspecified date as presented was made by Commissioner Cindi Bulla and seconded by Commissioner Fred Griffin.

Motion passed unanimously.

D. Public Hearing and Consideration of Z-23-03:

Brady Kendrick, Senior Planner, presented the item and gave a Staff recommendation of approval of the rezoning request as presented.

Commissioner Cindi Bulla asked if there is any risk with including all uses allowed within the General Retail District.

Mr. Kendrick replied staff analyzed the site based on the full General Retail land uses as requested in the application.

Chairman Royce Gooch called a public hearing on the item.

Jessie Arredondo, the applicant's representative with OJD Engineering, stated that he will get the signed PD back as soon as he is able to get into his office. His office is located in the flooded part of Amarillo, and he is unable to get inside currently.

Chairman Royce Gooch asked if anyone else from the public would like to speak on the item.

No other public comments were made.

A motion to approve this item pending the return of the signed Planned Development document was made by Commissioner Jeff Perkins and seconded by Commissioner Cindi Bulla.

Motion passed unanimously.

E. Public Hearing and Consideration Z-23-07:

Brady Kendrick, Senior Planner, presented the item and gave a Staff recommendation of approval of the rezoning request as presented.

Chairman Royce Gooch called a public hearing on the item.

No public comments were made.

A motion to approve this item as presented was made by Commissioner Cindi Bulla and seconded by Vice Chairwoman Renee Whitaker.

Motion passed unanimously.

F. Public Hearing and Consideration of Z-23-08:

Brady Kendrick, Senior Planner, presented the item and gave a Staff recommendation of approval of the requested zoning change as presented.

Chairman Royce Gooch called a public hearing on the item.

Nicholas Eyhorn, of Lubbock, TX, the commercial broker representing the applicant, stated the property will be put back on the market seeking a major retailer to fill the space. Mr. Eyhorn stated that they are ok with keeping the same design standards from the old PD.

Chairman Royce Gooch asked if anyone else would like to speak on behalf of this item.

No comments were made.

Chairman Royce Gooch asked if anyone would like to speak in opposition of this item.

Andrew Hawkins, of Amarillo, TX., owner of Texas Furniture, stated that he does not want a new company coming in and constructing a new building closer to Soncy Road. His store will not be visible anymore.

Commissioner Cindi Bulla asked Mr. Hawkins if the building was located so far back because of their own Planned Development restrictions.

Andrew Hawkins confirmed.

Billy Hawkins, owner of Lazy-Boy, stated that they sold Texas Furniture to their son Andrew. He also stated that they were not given an option in 2001 for their Planned Development which established a lot of restrictions. He requested the commissioners vote against changing this to General Retail.

Vice Chairwomen Renee Whitaker asked if their concern was the building setback, and if the building stood where it is now, would they be ok with it.

Billy Hawkins asked Mr. Eyhorn if they are requesting the sign standards to change.

Mr. Eyhorn replied that they are requesting to leave the sign height as is. The only thing they are proposing to change is the usage of the building, not any of the setbacks, signage, or landscaping.

Mr. Kendrick clarified that as the planned development standards currently are drafted, it would open up the site development standards to those allowed in General Retail. That would allow them to have as little as a 15ft setback from Soncy. If the commission is worried about the setback, they can ask that the setback from Soncy remain the same as it is in the current PD.

Mr. Eyhorn replied that his company is ok with observing the same front yard setback as it currently exists.

A motion to approve the item as presented with the addition of requiring the front yard setback of the current structure to be observed by any new structures was made by Commissioner Jeff Perkins and seconded by Vice Chairwomen Renee Whitaker.

Motion passed unanimously.

6. **Adjourn**

The meeting was adjourned at 4:15 PM.

A handwritten signature in black ink that reads "Emily Koller". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Emily Koller, AICP
Director of Planning