

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

On the 15th day of April 2024, the Amarillo Planning and Zoning Commission met in a regular session at 3:00 PM in the City Council Chambers on the third floor of City Hall, 601 S. Buchanan St., Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Jason Ault, Chairman	Y	125	100
Fred Griffin, Vice Chairman	Y	79	77
Cindi Bulla	Y	55	44
Josh Langham	Y	9	7
Noah Dawson	Y	9	9
Dick Ford	Y	9	9
Landon Moreland	Y	10	7

CITY STAFF:

Emily Koller, Director of Planning
Cody Balzen, Principal Planner
Brady Kendrick, Senior Planner
Andrew Freeman- Deputy City Manager
Leslie Spear-Schmidt, Senior Assistant City Attorney
Jenine Cruz, Recording Secretary

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

Chairman Jason Ault opened the meeting at 3:00 PM, established a quorum, and conducted the consideration of the following items.

2. Public Comment

Chairman Jason Ault asked if anyone wanted to speak for public comment.

No public comments were made.

3. 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 questions were made by the Commission.

B. Announcements.

Brady Kendrick, Senior Planner, informed the Commissioners that the utility and drainage easement vacation off John David Circle, that P&Z previously approved, did pass at first reading of City Council. It does go for a second reading next week.

C. Request future agenda items or updates from staff.

No comments were made by the Commissioners.

4. Consent Agenda

A. Consider approval of the minutes from the April 1, 2024, regular meeting of the Planning and Zoning Commission.

B. Consideration of P-24-40 South Side Estates Unit No. 44

A motion to approve the consent agenda as presented was made by Commissioner Cindi Bulla and seconded by Commissioners Landon Moreland.

Motion passed unanimously.

5. Regular Agenda

A. Public Hearing and Consideration of P-24-31 The Trails at Tascosa Golf Club Unit No. 5

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.

Commissioner Cindi Bulla asked what precipitated the replat.

Mr. Kendrick replied that when constructing the homes they realized there was an issue with the location of internal lot lines.

Chairman Jason Ault conducted the public hearing on the item.

No public comments were made.

A motion to approve the item as presented pending the return of corrected originals was made by Commissioner Noah Dawson and seconded by Commissioner Dick Ford.

Motion passed unanimously.

B. Consideration of P-24-41 Big Star Unit No. 1

**Commissioner Josh Langham entered the meeting at this time.*

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.

Vice Chairman Fred Griffin asked how far outside city limits the plat was located.

Mr. Kendrick replied that it is about 4 miles.

Vice Chairman Fred Griffin asked if they had to file a certificate of availability of water.

Mr. Kendrick replied that it wasn't required because they submitted their preliminary plan prior to January 1st.

Chairman Jason Ault asked if anyone in the audience wanted to speak on the item.

No public comments were made.

A motion to approve the item as presented pending the return of corrected originals was made by Commissioner Dick Ford and seconded by Vice Chairman Fred Griffin.

Motion passed unanimously.

C. Public Hearing and Consideration of Z-24-02

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

Chairman Jason Ault asked if the only access to the site was going to be from Tuscany Parkway.

Mr. Kendrick confirmed.

Chairman Jason Ault asked if they will be allowed to have signage at their main entrance.

Mr. Kendrick replied that they can have a sign on the north side such as a freestanding sign along Tuscany Parkway. They cannot have anything mounted to the building on the west side or the south side.

Chairman Jason Ault conducted the public hearing on the item.

No public comments were made.

A motion to approve the item as presented was made by Commissioner Cindi Bulla and seconded by Commissioner Landon Moreland.

Motion passed unanimously.

D. Public Hearing and Consideration of City Plan-Vision 2045

Emily Koller, Director of Planning, presented this item to the Commissioners, and gave a staff recommendation of approval of City Plan Vision 2045 as presented.

Commissioner Dick Ford asked if the renderings of the shopping centers facing away from the main street is just a desired design or if it will this be required.

Ms. Koller replied that it will not be a requirement. It is a rendering designed in response to some of the recommendations in the plan about considering compatibility and transitions between residential and commercial land uses. Most of the content in City Plan

provides case studies, options, and a new vision, but not setting requirements. It is being shown as a potential example of creating a valuable space where currently only a blank wall faces the residences next to the shopping centers.

Commissioner Cindi Bulla replied that the steering committee's idea was part of this mixed-use appetite that we seem to have right now, to make those shopping centers accessible from the neighborhood, rather than wall them off from the neighborhood whenever possible, which should be a plus to the market. The new plan remains consistent with all the old zoning rules unless a citizen initiates change.

Ms. Koller confirmed.

Commissioner Cindi Bulla stated she liked how they addressed the airport overlay. Even as a realtor, she did not realize how far the airport overlay went. It was adequately addressed for planning purposes.

Ms. Koller replied that city staff has also talked about a potential small area plan around the airport as another tool to help guide the growth and development out there.

Commissioner Cindi Bulla stated that under the recommended actions, it states to implement zoning code revisions to enable more flexibility in constructing and leasing accessory dwelling units. What do they mean by implement?

Ms. Koller replied that it was meant to be worded like the next point, "work with the community on...". There were no comments on this, but it can be a small change that is made before council.

Commissioner Ford asked if the intent of the parkland dedication was to have land donated to the city as a park and maintained by the city, or would a PID park or school park count towards the parkland dedication requirement.

Ms. Koller replied that one of the things that we spent quite a bit of time on was the alternatives to the city-owned and maintained parkland dedications. Right now, the expectation is that it is developed parkland that is dedicated then maintained by the city, but in the plan, there are a bunch of alternatives listed that we could consider moving forward. Some of them would include privately owned parks with ongoing private maintenance. In talking with our development community, some of them prefer that so they know that the open space would be maintained at the level that would meet their expectations and the expectations of the new residents of that neighborhood. There are other alternatives such as public trail connections as a way to meet the requirement. The idea is to provide more flexibility through this new framework.

Commissioner Ford asked if public parks established and maintained by future constructed schools would count for the requirement.

Ms. Koller replied that it is possible if there was some kind of agreement with the developer as part of the development, but we are not sure that the schools are interested in doing that. We anticipate moving forward that we will not see the same kind of model that has been used in the past with the school parks, but we think if that was part of the development plan, it would be something we could consider.

Commissioner Josh Langham asked if the city expects most of this to be handled through a PID.

Ms. Koller replied based on conversations with Parks Director Michael, we're fine if they want to dedicate developed park land to us that meets our criteria for the scale of park and we'll maintain it, but we think that we have to start being more creative.

Commissioner Bulla asked if the idea here is to create a plan that allows for possibilities that may or may not be approved in the future but does not change or restrict any current possibilities. The overarching discussion was that green space is necessary, needed, and desired, but how we get there would be determined by ordinance changes that may or may not pass in the future. But this plan leaves everything on the table.

Ms. Koller replied that access to well-maintained park land is important to the citizens of Amarillo, and as we grow, the way we get there is by working with the development community. The idea is to provide more options and alternatives to what is currently in our ordinance to meet that overarching goal in the community vision for more high-quality park land. Through the plan process, I think we learned that a lot of developers want to do this through a PID and continue private maintenance.

Commissioner Noah Dawson stated the following: I think it touches on what we discussed concerning which way the storefront faces and where the parking is. One of the things that emerged in a lot of economic thinking around the mid-last century was the idea of trying to combine good regulation with the fact that economics usually teaches us that regulation hampers the economy. There was this idea for quite a while which became popular that if what you're regulating is pushing the market towards what is already the equilibrium then it is okay, but I think one of the fallacies with this thought is that equilibrium is always a moving target. There is a lot of what we already do currently with land use regulation that also happens to be what the market would naturally trend towards, and even though a lot of these possibilities may never be used even if we fully allow them simply because the market doesn't want them, I think opening it up and allowing these other possibilities is really a great way to embrace the free market capitalist principles that our country, state and citizens here really enjoy and promote. It is kind of weird for a libertarian like me to see something like a government plan and really love it. I just wanted to touch on some of those ideas briefly because I have read a lot of city plans, and this is, I think, one of the best ones I have read.

Chairman Jason Ault conducted 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 Commissioner Landon Moreland.

Motion passed unanimously.

6. Adjourn

The meeting adjourned at 3:42 PM.



Emily Koller, AICP
Director of Planning