

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

On the 22<sup>th</sup> day of July, 2019, 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 3:00 PM in the City Council Chamber 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
Jonathan Morris	Y	12	11
Royce Gooch	Y	33	30
Rob Parker, Chairman	N	115	95
Jason Ault	Y	12	6
Bowden Jones	Y	77	60
Dick Ford	Y	60	50
Pedro Limas, Vice Chair	Y	12	12

**PLANNING DEPARTMENT STAFF:**

Cris Valverde, Assistant Director of Planning and Development Services  
Bradley Kiewiet, Planner I  
Brady Kendrick, Planner I  
Hannah Green, Recording Secretary

Vice Chairman Limas opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Brady Kendrick and Bradley Kiewiet, Planner I, gave the recommendations for the agenda items.

- I. Call to order and establish a quorum is present.
- II. Public Comment: Citizens who desire to address the Planning and Zoning Commission with regard to matters on the agenda or having to do with policies, programs, or services will be received at this time. The total time allotted for comments is three (3) minutes per speaker. Planning and Zoning Commission may not discuss items not on this agenda, but may respond with factual, established policy information, or refer to staff. *(Texas Attorney General Opinion. JC-0169)*

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 July 8, 2019 meeting.

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

- IV. Regular Agenda:

- 1: SUBDIVISION PLAT/S: The Planning and Zoning Commission will consider the following subdivision plat/s:

- A. P-19-51 Spring Lake Unit No.3, a suburban subdivision to the City of Amarillo, being a replat of Lots 13 and 14, Block 1, Amended Spring Lake Unit No.1, in Section 31, Block 1, T.T.R.R. Co. Survey, Randall County, Texas.  
VICINITY: Spring Lake Dr. and Shady Lake Dr.  
DEVELOPER/S: Jacob Reinbold

Bradley Kiewiet, Planner I, presented the above-proposed replat. Mr. Kiewiet ended the presentation with a staff recommendation of approval.

Vice Chairman Limas asked if there was anyone in favor or against this item. No comments were made.

A motion to approve P-19-51 was made by Commissioner Morris, seconded by Commissioner Gooch, and carried unanimously.

- B. P-19-56 Geo. W. Klock's Subdivision Unit No. 13, an addition to the City of Amarillo, being a replat of a portion of Tracts 21 and 22, Geo. W. Klock's Subdivision, in Section 166, Block 2, AB&M Survey, Potter County, Texas.  
VICINITY: Cliffside Dr. and Broadway Dr.  
APPLICANT/S: Brandy Waugh

Brady Kendrick, Planner I, presented the above-proposed replat. Mr. Kendrick ended the presentation with a staff recommendation of approval.

Vice Chairman Limas asked if there was anyone in favor or against this item. No comments were made.

A motion to approve P-19-56 was made by Commissioner Jones, seconded by Commissioner Ault, and carried unanimously.

- C. P-19-60 The Trails at Tascosa Golf Club Unit No. 1, an addition to the City of Amarillo, being an unplatted tract of land in Section 11, Block 9, B.S.& F. Survey, Potter County, Texas.  
VICINITY: Amarillo Blvd. and Western St.  
APPLICANT/S: John Dunn for Tascosa Development, LLC

Brady Kendrick, Planner I, presented the above-proposed replat. Mr. Kendrick ended the presentation with a staff recommendation of allowing for resubmittal and reconsidered for approval at a later date once all issues are addressed and corrected originals have been received.

Vice Chairman Limas asked if there was anyone in favor or against this item. No comments were made.

A motion to allow the resubmittal of P-19-60 was made by Commissioner Ford, seconded by Commissioner Gooch, and carried unanimously.

- 2: FUTURE LAND USE AND CHARACTER MAP AMENDMENT/S: The Planning and Zoning Commission will consider the following map amendment/s.
  - A. FLUC-19-01 Proposed amendment to the 2010 Future Land Use and Character Map for land located in Section 107, Block 2, AB&M Survey, Potter and Randall County, Texas.  
VICINITY: SE 34th Ave and Whitaker Rd.  
APPLICANT/S: Matt Griffith for Happy Again LP

Brady Kendrick, Planner I, presented the above-proposed future land use and character map amendment. Mr. Kendrick ended the presentation with a staff recommendation of approval. City staff then took questions from the board and went further into the role of the future land use map.

Vice Chairman Limas asked if there was anyone in favor of this item. Joe Bob McCart, a representative for the applicant stood to answer any further questions for the board regarding property use.

Vice Chairman Limas asked if there was anyone against this item. No comments were made.

A motion to recommend approval of FLUC-19-01 was made by Commissioner Morris, seconded by Commissioner Gooch, and carried unanimously.

- 3: REZONING/S: The Planning and Zoning Commission will consider the following rezoning/s:
  - A. Z-19-14 Rezoning of the west half of Lot 2 and the east 30ft of Lot 3, Block 2, Daniels Subdivision Unit No. 1, in Section 9, Block 9, B.S.&F. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Multiple-Family District 1 to General Retail District.

VICINITY: Western St. and Wolflin Ave.  
APPLICANT/S: Helen Benton

Bradley Kiewiet, Planner I, presented the above-proposed rezoning. Mr. Kiewiet noted that the applicant was requesting approval of a rezoning in order to develop the lot with a drive thru land for a pharmacy and a parking lot for additional parking for the tenants. Mr. Kiewiet ended the presentation with staff recommendation of approval.

Vice Chairman Limas asked if there was anyone in favor of or against this item. No comments were made.

A motion to approve Z-19-14 was made by Commissioner Ault, seconded by Commissioner Jones, and carried unanimously

- B. Z-19-15 Rezoning of a 174.51 acre tract of unplatted land in Section 107, Block 2, A.B.&M. Survey, Potter and Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 1 to Planned Development District for a commercial business park.  
VICINITY: SE 34th Ave. and Whitaker Rd.  
APPLICANT/S: Matt Griffith for Happy Again LP

Brady Kendrick, Planner I, presented the above-proposed rezoning. Mr. Kendrick noted that the applicant was requesting approval of a rezoning from residential district 1 (R-1) to Planned Development District (PD) for business and industrial park development. Mr. Kendrick ended the presentation with staff recommendation of approval.

Vice Chairman Limas asked if there was anyone in favor of this item. Joe Bob McCart, representative for the applicant, stood to answer any questions for the board.

Vice Chairman Limas asked if there was anyone against this item. No comments were made.

A motion to approve Z-19-15 was made by Commissioner Ford, seconded by Commissioner Gooch, and carried unanimously

- C. Z-19-16 Rezoning of a 9.30 acre tract of unplatted land in Section 65, Block 9, B.S.&F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to Residential District 3.  
VICINITY: Helium Rd. and F.M. 2186  
APPLICANT/S: Seth Williams

Bradley Kiewiet, Planner I, presented the above-proposed rezoning. Mr. Kiewiet noted that the applicant was requesting approval of a zoning change within the Heritage Hills Subdivision area, currently zoned Agricultural District (A), to change to Residential District 3 (R-3), in order to develop the next phase of the subdivision with single-family detached homes. Mr. Kiewiet ended the presentation with a staff recommendation of approval.

Vice Chairman Limas asked if there was anyone in favor of or against this item. No comments were made.

A motion to approve Z-19-16 was made by Commissioner Morris, seconded by Commissioner Jones, and carried unanimously

4: PRELIMINARY PLAN/S: The Planning and Zoning Commission will consider the following Preliminary Plan/s:

- A. PP-19-06 Glendale Subdivision, being a 13.94 acre tract of land in Section 5, Block 9, B.S.&F. Survey, Randall County, Texas.  
VICINITY: Farmers Ave. and Interstate 27  
APPLICANT/S: Noah Williams for PEGA Development, LLC

Brady Kendrick, Planner I, presented the above-proposed preliminary plan. Mr. Kendrick noted that the applicant was requesting approval of an alley waiver for the preliminary plan in order to develop a single family residential development with a total of 90 lots featuring a mix of single family attached and detached homes, 45 of which would not be served by alleys. Mr. Kendrick noted that Blair Snow, City of Amarillo Solid Waste, was present to provide further information and express concern regarding the preliminary plan and solid waste collection. Ms. Snow further explained the process and cost of providing the solid waste pick up that would go into this plan should it be approved. Ms. Snow and city staff then took questions from the board.

Vice Chairman Limas asked if there was anyone in favor of this item. Seth Williams, developer, stood to further explain the vision and goal for the property. Mr. Williams noted that the amount of

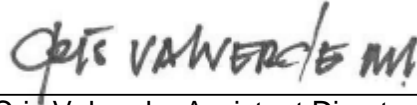
lots affected by this variance would be a small fraction of the overall plan. Mr. Williams then took questions from the board.

Vice Chairman Limas asked if there was anyone against this item. No comments were made.

A motion to approve the alley waiver for PP-19-06 was made by Commissioner Ford, seconded by Commissioner Ault, and carried unanimously

5: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:48 P.M.

Handwritten signature of Cris Valverde in black ink.

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Cris Valverde, Assistant Director of Planning  
Planning and Zoning Commission