

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

On the 13th day of May, 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	7	6
Royce Gooch	Y	28	25
Rob Parker, Chairman	Y	110	93
Jason Ault	N	7	3
Bowden Jones	Y	72	55
Dick Ford	Y	55	46
Pedro Limas	Y	7	7

PLANNING DEPARTMENT STAFF:

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

Chairman Parker opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Cris Valverde 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 April 8, 2019 meeting.

A motion to approve the minutes as submitted was made by Commissioner Morris, seconded by Commissioner Limas, and carried unanimously.

- IV. Regular Agenda:

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

- A. P-19-16 River Road Gardens Unit No. 32, a Suburban Subdivision to the City of Amarillo, being a replat of a portion of Tract 36, River Road Garden Unit No. 1, in Section 162, Block 2, AB&M Survey, Potter County, Texas.
VICINITY: River Road and Mobley Street
DEVELOPER/S: Jim Nichols

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

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

A motion to approve of P-19-16 was made by Commissioner Jones, seconded by Commissioner Ford, and carried unanimously.

- B. P-19-25 Ford's Revised Subdivision Unit No. 6, an addition to the City of Amarillo, being a replat of Tract 42, Ford's Revised Subdivision Unit No.1, in Section 159, Block 2, AB&M Survey, Potter County, Texas.
VICINITY: Angelus Dr. and Bonita Ave.
DEVELOPER/S: Abdiel Perez

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

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

A motion to approve P-19-25 was made by Commissioner Ford, seconded by Commissioner Morris, and carried unanimously.

- C. P-19-36 Tradewind Square Unit No. 4, an addition to the City of Amarillo, being an unplatted tract of land situated in Section 173, Block 2, AB&M Survey, Randall County, Texas.
VICINITY: Tradewind St. and SE 58th St.
DEVELOPER/S: Seth Williams for PEGA Development, LLC

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

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

A motion to approve P-19-36 was made by Commissioner Ford, seconded by Commissioner Limas, and carried unanimously.

- D. P-19-37 Heritage Hills Unit No. 11, an addition to the City of Amarillo, being an unplatted tract of land situated in Section 65, Block 9, BS&F Survey, Randall County, Texas.
VICINITY: Heritage Hills Pkwy. and Soncy Rd.
DEVELOPER/S: Seth Williams for PEGA Development, LLC

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

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

A motion to approve P-19-37 was made by Commissioner Morris, seconded by Commissioner Jones, and carried unanimously.

- E. P-19-39 Rockwell Place Unit No.23, a Suburban Subdivision to the City of Amarillo, being a replat of Tract 12, Rockwell Place Unit No.1, in Section 32, Block 1, T.T.R.R. Co. Survey, Randall County, Texas.
VICINITY: Robin Rd. and Kim Rd.
DEVELOPER/S: Mary Marrugo

Brady Kendrick, Planner I, presented the above-proposed replat. Mr. Kendrick ended the presentation with a staff recommendation of approval for resubmission, pending the return of the correct original documents.

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

A motion to approve the resubmission of P-19-39 was made by Commissioner Ford, seconded by Commissioner Gooch, and carried unanimously.

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

- A. Z-19-07 Rezoning of a 4.77 acre tract of unplatted land in Section 231, Block 2, AB&M Survey, Randall County, Texas plus one-half of all bounding streets, alleys, and public ways to change from a Residential District 1 to Moderate Density District.
VICINITY: Western St. and Knoll Dr.
APPLICANT/S: Barry Christy

Bradley Kiewiet, Planner I, presented the above-proposed rezoning. Mr. Kiewiet noted that the applicant was requesting approval of a rezoning from Residential 1 District to Moderate Density in order to develop townhomes. Mr. Kiewiet ended the presentation with a staff recommendation of approval.

Chairman Parker asked if there was anyone in favor of this item. Barry Christy, applicant, stood to take questions from the board regarding the layout and plans.

Chairman Parker asked if there was anyone against this item. Dennis Anderson, 7701 St Louis Dr, stood to note his concern for the surrounding neighborhood, the current view from their dwelling, and concern about the property values. Mr. Anderson also noted concern for the possibility of apartment development. There was then a discussion with Mr. Anderson, the board, and city staff. Bill Hickman, adjacent property owner of 10 acres, stood to discuss his concern with the scale of the rezoning and the possibility of his property being rezoned or lessened in value. Ruben Medina, 4103 Knoll, stood to voice his concern regarding the property value, the neighborhood aesthetics, the traffic increase, and cost control. Mr. Medina noted his desire to for the neighborhood character to remain the way it is currently.

Rebuttal by Dustin Davis, engineer, stood to note that the development is an extension of the neighborhood rather than a detriment. He then took questions from the board, noting the potential for increased property value.

A motion to approve Z-19-07 was made by Commissioner Limas, seconded by Commissioner Jones, and carried unanimously.

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

- A. PP-19-01 The Grove Preliminary Plan, being an unplatted tract of land in Section 140, Block 2, AB&M Survey, Randall County, Texas.
VICINITY: 34th St. and Osage St.
DEVELOPER/S: Matt Griffith for Rockrose Development, LLC

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

Chairman Parker asked if there was anyone in favor of this item. Dustin Davis, engineer, stood to take any questions from the board.

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

A motion to approve PP-19-01 was made by Commissioner Morris, seconded by Commissioner Jones, and carried unanimously.

4: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:47 P.M.


Cris Valverde, Assistant Director of Planning
Planning and Zoning Commission