

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

On the 21st day of August 2023, 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, Amarillo, Texas, with the following members present:

| VOTING<br>MEMBERS               | PRESENT | NO.<br>MEETINGS<br>HELD | NO.<br>MEETINGS<br>ATTENDED |
|---------------------------------|---------|-------------------------|-----------------------------|
| Renee Whitaker, Vice Chairwoman | Y       | 62                      | 60                          |
| Royce Gooch, Chairman           | Y       | 129                     | 124                         |
| Jason Ault                      | Y       | 108                     | 84                          |
| Fred Griffin                    | Y       | 62                      | 61                          |
| Cindi Bulla                     | Y       | 38                      | 32                          |
| Jeff Perkins                    | N       | 38                      | 26                          |
| Lex Graham                      | Y       | 14                      | 13                          |

**CITY STAFF:**

Emily Koller, Director of Planning  
Cody Balzen, Principal Planner  
Brady Kendrick, Senior Planner  
Leslie Spear-Schmidt, Senior Assistant City Attorney  
Jenine Cruz, Recording Secretary  
Ella Ward, Planning Technician

**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. Public Comment**

Chairman Royce Gooch 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 comments were made by the Commissioners.

**B. Announcements;**

There were no announcements made at this meeting.

**C. Request future agenda items or updates from staff;**

No requests were made.

**4. Consent Agenda**

- A. Consider approval of the minutes of the August 7, 2023, Regularly Scheduled Meeting of the Planning and Zoning Commission.

A motion to approve the Consent Agenda was made by Commissioner Cindi Bulla and seconded by Commissioner Fred Griffin.

Motion passed unanimously.

**5. Regular Agenda**

- A. Public Hearing and Consideration of P-23-91 South Georgia Place Unit No. 45

Brady Kendrick, Senior Planner, presented the item and gave a staff recommendation of approval of the item as presented with the noted side yard setbacks, pending the return of corrected originals.

Chairman Royce Gooch called a public hearing on the item.

No public comments were made.

A motion to approve the item as presented with the noted side yard setbacks, pending the return of corrected originals, was made by Commissioner Cindi Bulla and seconded by Vice Chairwoman Renee Whitaker.

Motion passed unanimously.

- B. Public Hearing and Consideration of P-23-92 The Colonies Unit No. 82

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

Chairman Royce Gooch called a public hearing on the item.

No public comments were made.

A motion to approve the item as presented was made by Commissioner Fred Griffin and seconded by Commissioner Lex Graham.

Motion passed unanimously.

C. Public Hearing and Consideration of P-23-93 Walnut Hills Unit No. 4

Brady Kendrick, Senior Planner, presented the item and gave a staff recommendation that the item to be postponed until a later date once the plat is ready for consideration.

Chairman Royce Gooch called a public hearing on the item.

Lugene Cole, neighboring property owner, wanted to clarify that the item would be on a future agenda.

Mr. Kendrick confirmed and identified that there will be new public notices done when the item is rescheduled for the future meeting.

A motion to postpone this plat until a later date was made by Commissioner Jason Ault and seconded by Vice Chairwoman Renee Whitaker.

Motion passed unanimously.

D. Public Hearing and Consideration of P-23-94 The Trails at Tascosa Golf Club Unit No. 4

Brady Kendrick, Senior Planner, presented the item and gave a staff recommendation of approval of the plat, pending the return of corrected originals prior to the plat's expiration.

Chairman Royce Gooch called a public hearing on the item.

No public comments were made.

A motion to approve the item as presented, pending the return of corrected originals prior to the plat's expiration, was made by Vice Chairwoman Renee Whitaker and seconded by Commissioner Cindi Bulla.

Motion passed unanimously.

E. Public Hearing and Consideration of P-23-95 Hall Addition Unit No. 2

Brady Kendrick, Senior Planner, presented the item and gave a staff recommendation of approval of the plat, pending the return of corrected originals prior to the plat's expiration.

Chairman Royce Gooch called a public hearing on the item.

No public comments were made.

A motion to approve the plat as presented, pending the return of corrected originals prior to the plat's expiration, was made by Commissioner Jason Ault and seconded by Commissioner Lex Graham.

Motion passed unanimously.

F. Public Hearing and Consideration of Z-23-13

Brady Kendrick, Senior Planner, presented the item and gave a staff recommendation of denial of the Specific Use Permit (SUP) request for the following reasons:

The carport is the only one on the block. The closest carports with an approved SUP are located 3 to 4 blocks away, of which the area in between is largely void of carports. The carport has a significant impact on the visual character of the block given that the other homes on the block are observing the front yard setback for this zoning district. The carport exceeds the recommended area of 440 square feet for a carport SUP. Staff is of the opinion that approval of this carport would set a precedent for additional carports in this area which could lead to future requests and detrimental impacts to the visual character of the neighborhood. The carport was not designed by an engineer (as required) and is an unlicensed and unpermitted structure. If the applicant had approached Staff with this request prior to constructing the carport, Staff would have advised the applicant that an SUP request would not be supported for this property since the structure could be placed within the backyard with access from the alley and meet required setbacks. Aspects of the property do not limit the ability of the property owner from being able to meet main building or accessory building setbacks for a carport.

Vice Chairwoman Renee Whitaker expressed concerns about tearing down an existing carport that has been in place for multiple years without complaints from neighbors.

Commissioner Cindi Bulla expressed concerns with impacts to neighborhood properties and setting precedent for future requests.

Commissioner Lex Graham expressed concerns with structural integrity of the carport.

Chairman Royce Gooch called a public hearing on the item.

Catherine Cordova, homeowner and applicant of 1009 Tudor Drive, explained the history of the carport by the property owner. She informed the board they are currently using it as protection from the weather for their elderly parents they take care of. She stated that she was not aware that the contractor did not follow the correct permitting for the carport's construction.

Commissioner Cindi Bulla asked Leslie Spear-Schmidt, Senior Assistant City Attorney, if the approval of an SUP on this request would set a precedent for future requests within the area.

Leslie Schmidt confirmed that the approval of this request would be a consideration in future SUP carport requests within the area.

A motion to approve the request, pending the return of an engineer's stamp of approval, was made by Vice Chairwoman Renee Whitaker and seconded by Commissioner Fred Griffin.

Motion failed 3-3.

For: Renee Whitaker, Fred Griffin, Jason Ault

Against: Royce Gooch, Cindi Bulla, Lex Graham

A motion to approve the request was made by Commissioner Jason Ault and seconded by Vice Chairwoman Renee Whitaker.

Motion failed 3-3.

For: Renee Whitaker, Fred Griffin, Jason Ault

Against: Royce Gooch, Cindi Bulla, Lex Graham

## **6. Adjourn**

The meeting adjourned at 3:50 PM.

  
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Emily Koller, AICP  
Director of Planning