STATE OF TEXAS §

COUNTIES OF POTTER §

AND RANDALL §

CITY OF AMARILLO §

On the 6th day of November 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 St., Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Renee Whitaker, Vice Chairwoman	N	67	64
Royce Gooch, Chairman	Y	134	129
Jason Ault	Y	113	89
Fred Griffin	Y	67	66
Cindi Bulla	Y	43	34
Lex Graham	Y	19	15
Vacancy			

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;

Brady Kendrick, Senior Planner, notified the Board that Commissioner Jeff Perkins has resigned effective immediately.

Emily Koller, Director of Planning, advised the Board on the steering committee meeting tonight for the City Plan 2045.

C. Request future agenda items or updates from staff;

No requests were made by the Commission for future agenda items.

4. Consent Agenda

A. Consider approval of the minutes from the October 16, 2023, regular meeting of the Planning and Zoning Commission.

A motion to approve the Consent Agenda was made by Commissioner Jason Ault and seconded by Commissioner Lex Graham.

Motion passed unanimously.

5. Regular Agenda

A. Public Hearing and Consideration of P-23-127 Mesquite Acres Unit No. 8

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

Chairman Royce Gooch called 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 Fred Griffin.

Motion passed unanimously.

B. Public Hearing and Consideration of P-23-129 Merrit Estates Unit No. 4

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

Chairman Royce Gooch called the public hearing on the item.

No public comments were made.

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

Motion passed unanimously.

C. Consideration of P-23-134 Highway 136 Unit No. 3

Brady Kendrick, Senior Planner, presented the item and gave a staff recommendation of approval of the plat as presented with a lot width variance.

Chairman Royce Gooch asked if anyone from the audience wanted to speak on the item.

No public comments were made.

A motion to approve the item as presented with a lot width variance was made by Commissioner Fred Griffin and seconded by Commissioner Jason Ault.

Motion passed unanimously.

D. Public Hearing and Consideration of V-23-10

Brady Kendrick, Senior Planner, presented the item and gave a staff recommendation of approval of the vacation as presented with retention of a public utility easement in place of the alley.

Chairman Royce Gooch asked the commissioners if they have any questions.

No comments were made.

Chairman Royce Gooch called the public hearing on the item.

Mike Moreland, 4700 Buffalo Trail, expressed concerns about screening from the South Western Street traffic as well as the parking lot lights causing issues with neighboring homes. He did not express opposition to the item.

Mr. Kendrick replied that they will be required to install street frontage trees and parking lot trees. He also advised that they are supposed to construct the parking lot lights in a manner to avoid light glare into the neighbors' properties.

No other public comments were made.

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

Motion passed unanimously.

E. Public Hearing and Consideration of Z-23-15

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

Chairman Royce Gooch called the public hearing on the item.

No public comments were made.

A motion to approve this item as presented was made by Commissioner Jason Ault and seconded by Commissioner Cindi Bulla.

Motion passed unanimously.

F. Public Hearing and Consideration of ZT-23-02

Cody Balzen, Principal Planner, presented the item and gave a staff recommendation of approval of the Zoning Ordinance Text Amendment as presented.

Commissioner Cindi Bulla asked about the intent behind the terminology “physically unable to provide” under subsection 7.

Mr. Balzen explained the intent and process behind this portion of the subsection.

Commissioner Fred Griffin asked if the amendment would affect existing businesses.

Mr. Balzen responded that it would not affect them unless they trigger a review by modifying or expanding their operations.

Chairman Royce Gooch had questions on the enforcement portions of the ordinance.

Leslie Spear-Schmidt, Senior Assistant City Attorney, responded concerning the enforcement section and process it provides.

Chairman Royce Gooch called 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 Lex Graham.

Motion passed unanimously.

G. Consideration of V-23-11

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

Chairman Royce Gooch asked if anyone from the audience wanted to speak on the item.

No public comments were made.

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

Motion passed unanimously.

6. Adjourn

The meeting adjourned at 3:45 PM.

Emily Koller

Emily Koller, AICP
Director of Planning