STATE OF TEXAS §

COUNTIES OF POTTER §

AND RANDALL §

CITY OF AMARILLO §

On the 3rd day of January 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	Y	117	93
Fred Griffin	Y	71	69
Cindi Bulla	Y	47	37
Josh Langham	Y	1	1
Noah Dawson	Y	1	1
Dick Ford	Y	1	1
Landon Moreland	Y	2	2

CITY STAFF:
Emily Koller, Director of Planning
Drew Brassfield, Assistant Director of Planning
Cody Balzen, Principal Planner
Brady Kendrick, Senior Planner
Leslie Spear-Schmidt, Senior Assistant City Attorney
Ella Ward, Recording Secretary

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

   Cindi Bulla volunteered as temporary Chairman to start the meeting. Cindi Bulla opened the meeting at 3:00 PM, established a quorum, and conducted the consideration of the following items.

2. **Appointment of Chair and Vice Chair.**

   The Commission discussed potential nominations. A motion to appoint Jason Ault as Chairman and Fred Griffin as Vice Chairman was made by Noah Dawson and seconded by Josh Langham.

   Motion passed unanimously.

3. **Public Comment**

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

No public comments were made.

4. Planning and Zoning Commission will discuss or receive reports on the following current matters or projects.

A. Planning and Zoning Commissioner Orientation Presentation.

Item 4.A was reordered to the end of the meeting.

Emily Koller, Director of Planning, and Cody Balzen, Principal Planner, presented information to the Commissioners intended to orient and refresh new and existing members on aspects pertaining to the city planning, the Planning Department, and the roles and responsibilities of the Planning and Zoning Commission.

B. Review agenda items for regular meeting and attachments.

No questions were made by the Commission.

B. Announcements.

Brady Kendrick, Senior Planner, identified and welcomed the newly appointed Planning and Zoning Commissioners and provided the Commissioners with an update on items that were forwarded to City Council for consideration.

C. Request future agenda items or updates from staff.

No requests were made.

5. Consent Agenda

A. Consider approval of the minutes from the December 18, 2023, regular meeting of the Planning and Zoning Commission.

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

Motion passed unanimously.

6. Regular Agenda

A. Consideration of P-23-141 Town Square Unit No. 14

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

Chairman Jason Ault asked if anyone from the audience would like to speak on the item.

No public comments were made.

A motion to approve the plat as presented with the noted variance, pending return of corrected originals, was made by Commissioner Cindi Bulla and seconded by Vice Chairman Fred Griffin.

Motion passed unanimously.

B. Public Hearing and Consideration of P-23-148 Bishop Estates Unit No. 12

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

Chairman Jason Ault initiated the public hearing on this item.

Martin Birkenfeld Sr, plat applicant, explains his reasoning for wanting to plat and identified he was available to answer any questions.

Vice Chairman Fred Griffin asked if there are any existing improvements on the lots currently.

Mr. Birkenfeld stated that there are none currently.

Chairman Jason Ault asked if there was anyone in the audience who would like to speak in opposition of the item.

Richard Alexander, 14201 Mile View Drive, spoke in opposition of the item with concerns associated with property values, tax values, and lot size.

Commissioner Cindi Bulla asked city staff if they have any ability to look at water availability issues when reviewing plats.

Mr. Kendrick replied that city staff can only review the plat based on the requirements of the subdivision ordinance in this situation.

Commissioner Dick Ford wanted clarification that the city does not enforce deed restrictions.

Mr. Kendrick confirmed that the city does not.

Danny Wampler, 3700 West Mile View Drive, spoke in opposition of the plat stating concerns about the addition of 2 new wells affecting their well and water availability.

Russell Worley, 3731 West Mile View Drive, spoke in opposition of the plat stating concerns about the well water and potential increases in property taxes.

Katelyn Zanchettin, speaking for her grandfather, adjacent property owner to the north, spoke in opposition of the plat stating concerns about increases in traffic and potential decrease in property values.

No other public speakers wanted to talk in opposition to the item.

Chairman Jason Ault allowed the applicant a chance for rebuttal to the public comments in opposition.

Mr. Birkenfeld acknowledged the concerns of the other neighbors.

Commissioner Cindi Bulla asked Mr. Birkenfeld if this meant he would be requesting to withdraw the plat application.

Mr. Birkenfeld stated that he would still like to get the plat approved.

Loretta Birkenfeld, Mr. Birkenfeld's wife, stated that according to the surveyors they talked to about this subdivision, other parts of this area have been divided in this manner previously.

No further comments or questions were made.

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

Motion passed unanimously.

C. Consideration of P-23-149 Westover Park Unit No. 30

Brady Kendrick, Senior Planner, presented the item and gave a staff recommendation of approval of the plat as presented pending the acceptance of the right-of-way easements by the City Council and the return of corrected originals prior to the plat's expiration.

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

No public comments were made.

A motion to approve the item as presented, pending the acceptance of the right-of-way easements by the City Council and the return of corrected originals prior to the plat's expiration, was made by Commissioner Noah Dawson and seconded by Commissioner Cindi Bulla.

Motion passed unanimously.

D. Public Hearing and Consideration of P-23-150 Western Plateau Addition Unit No. 21

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.

Chairman Jason Ault initiated the public hearing on this item.

No public comments were made.

Commissioner Dick Ford asked about the history of the vacated street.

Mr. Kendrick explained the history of the street right of way vacation.

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

Motion passed unanimously.

E. Consideration of Variance and Alley Waiver for PP-23-06 Big Star Preliminary Plan

Brady Kendrick, Senior Planner, presented the item and gave a staff recommendation of approval of the block length variance and alley waiver as presented.

Chairman Jason Ault asked the audience if anyone would like to speak on the item.

No comments were made.

A motion to approve the block length variance and alley waiver as presented was made by Commissioner Cindi Bulla and seconded by Commissioner Josh Langham.

Motion passed unanimously.

7. Adjourn

The meeting adjourned at 4:41 PM.

Emily Koller

Emily Koller, AICP
Director of Planning