

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

On the 17th 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, Chairman	Y	118	94
Fred Griffin, Vice Chairman	Y	72	70
Cindi Bulla	Y	48	38
Josh Langham	Y	2	2
Noah Dawson	Y	2	2
Dick Ford	Y	2	2
Landon Moreland	N	3	2

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

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

Chairman Jason Ault opened the meeting at 3:00 PM, established a quorum, and conducted the consideration of the following items.

2. Public Comment

Chairman Jason Ault 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 questions were made by the Commission.

B. Announcements.

Brady Kendrick, Senior Planner, provided an update to the Commissioners about the cases that were recommended to City Council.

C. Request future agenda items or updates from staff.

Commissioner Noah Dawson requested for the past Planning and Zoning Commission Meeting Minutes to be posted to the website.

Staff responded that they would look into it and get them posted.

4. Consent Agenda

A. Consider approval of the minutes from the January 3, 2024, regular meeting of the Planning and Zoning Commission.

A motion to approve the consent agenda was made by Commissioner Josh Langham and seconded by Vice Chairman Fred Griffin.

Motion passed unanimously.

5. Regular Agenda

A. Public Hearing and Consideration of Z-23-23

Brady Kendrick, Senior Planner, presented the item and gave a staff recommendation of approval of the rezoning request as presented. Staff did receive one call about the proposed rezoning, during which the caller expressed no comments after staff answered their questions.

Chairman Jason Ault opened the public hearing on the item.

Ron Boyle, 1301 Fume Blvd homeowner, communicated concerns about the new housing development utilizing zero lot lines and if they will be required to keep the same standards as the other homes in the Vineyards subdivision. He expressed concerns that the homes may turn into rentals due to the proposed size of the lots and homes to be developed. He also had questions if this new area would be fenced off by the Public Improvement District (PID).

Chairman Jason Ault asked city staff if they have reviewed a plat and if they could address any of the homeowners' concerns.

Mr. Kendrick replied that no plat had been submitted for review at the time. He also stated that generally they would plat first and then send the PID information to the City's PID coordinator and that staff is not aware if the developer will extend the brick fence around this portion of the development.

Chairman Jason Ault asked the commissioners if they had any questions.

Commissioner Josh Langham asked if the PID is also an HOA.

Mr. Kendrick replied that generally the PIDs are backed up by an HOA, but he is not sure about the Vineyards.

Commissioner Cindi Bulla asked what the minimum width on frontage was.

Mr. Kendrick replied that 40 feet is the minimum.

Commissioner Dick Ford asked about the access points for the development.

Mr. Kendrick replied that there will be a connection to Merlot Boulevard to the west by the extension of Champagne Road.

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

No other public comments were made.

Chairman Jason Ault closed the public hearing on the item.

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

Motion passed unanimously.

B. Public Hearing and Consideration of Z-23-24

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

Chairman Jason Ault opened the public hearing on the item.

Michelle Ballesteros, 9510 Prather Avenue, expressed concerns that the smaller lots and homes might affect her property value and that there will be an increase in traffic and parked cars on the roadways. She asked if this new development would be part of an HOA and if the city was going to put a park on the city owned property within this area once the remediation is complete.

Mr. Kendrick replied that the portion the city will be buying will likely just be covered with grass and they will look at long term plans at a later date. There is not a plan to build a park as of right now. He also indicated that the homes will be required to furnish two off-street parking spaces.

Commissioner Dick Ford asked if there will be an irrigation system on the portion of land the city is purchasing.

Mr. Kendrick expressed what was voiced at the city council meeting, that the city would be placing prairie grass on the property that does not require irrigation.

No other public comments were made.

Chairman Jason Ault closed the public hearing.

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

Motion passed unanimously.

C. Public Hearing and Consideration of Z-23-25

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

Chairman Jason Ault conducted the public 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 Josh Langham.

Motion passed unanimously.

6. Adjourn

The meeting adjourned at 3:31 PM.



Emily Koller, AICP
Director of Planning