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

On the 7th day of July 2025, the Planning and Zoning Commission met in a regularly scheduled meeting at 3:00 PM in room 1500 on the first floor of City Hall, at 623 South Johnson Street, Amarillo, Texas with the following members present:

Voting Members	Present	Meetings Held	Meetings Attended
Jason Ault, Chair	Y	152	123
Cindi Bulla, Vice Chair	Y	82	64
Fred Griffin	Y	106	100
Josh Langham	Y	36	32
Noah Dawson	Y	36	35
Dick Ford	Y	36	32
Landon Moreland	N	37	28

Staff present:
Emily Koller, Director of Planning
Cody Balzen, Planning Manager
Brady Kendrick, Senior Planner
Leslie Schmidt, Senior Assistant City Attorney
Jenine Cruz, Recording Secretary
Emily Kotara, Planning Technician
Drew Braddfield, Assistant Director of Planning
Shari Kendall, Community Engagement Manager

1. Call to Order

Chairman Jason Ault called the meeting to order at 3:00 PM and established a quorum of six voting members.

2. Public Comment

Chairman Jason Ault inquired if anyone in the audience 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.

ITEM 3.A. Review Agenda items for regular meeting and attachments;

No changes were made by the Commissioners.

ITEM 3.B. Announcements;

Brady Kendrick, Senior Planner, announced that Annexation A-24-01 passed the second reading at City Council.

Emily Koller, Director of Planning, announced that she will be leaving the City of Amarillo effective July 18, 2025.

ITEM 3.C. Discuss Route 66 (SW 6th Avenue) Parking Requirements;

Mr. Kendrick presented a potential zoning ordinance amendment for future consideration that would be an effort to help address parking limitations and challenges associated with a historic retail corridor of the city.

Vice Chairman Cindi Bulla requested that city staff provide the Commission with the public feedback it receives during the outreach process.

Commissioner Noah Dawson stated his support for removing the parking requirement for the corridor.

ITEM 3.D. Request future agenda items or updates from staff;

No future agenda items or updates were requested.

4. Regular Agenda

ITEM 4.A. Consider approval of the minutes from the June 2, 2025, regular meeting of the Planning and Zoning Commission.

A motion to approve the minutes as presented was made by Commissioner Josh Langham and seconded by Commissioner Fred Griffin.

The motion passed unanimously, 6-0.

ITEM 4.B. Public Hearing and Consideration of Plat 2025-35-P Arden's Subdivision Unit No. 13

Emily Kotara, Planning Technician, presented the plat and gave a staff recommendation of approval of the item as presented. One phone call was received in response to public notice of the plat prior to the meeting. The caller had general questions about the notice and expressed no direct opposition or support.

Chairman Ault conducted the public hearing on the item.

Janet Macon, representing her mother who is a neighbor to this lot (no name or address was given), had questions about proposed use and access for the lot.

Johnny Payne, neighbor 4315 Arden Rd, stated concerns about how the lot will be accessed.

Mr. Kendrick stated that the property is zoned Residential District 1 and proposed to be developed with a single home that will access either Arden Road or Dulling Lane with a driveway since the lot has frontage on both streets.

A motion to approve the plat as presented was made by Commissioner Langham and seconded by Vice Chairman Bulla.

The motion passed unanimously, 6-0.

ITEM 4.C. Consideration of Plat 2025-36-P Buffalo Highlands Unit No. 1

Ms. Kotara presented the plat and gave a staff recommendation of approval of the item as presented with the conditions that corrected originals are provided, infrastructure plans are approved, and either surety is provided for the public improvements or the improvements are constructed and accepted.

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

No public comments were made.

A motion to approve the plat as presented, with the conditions that corrected originals are received, infrastructure plans are approved, and the improvements are either constructed and accepted or surety is provided for the construction, was made by Vice Chairman Bulla and seconded by Commissioner Langham.

The motion passed unanimously, 6-0.

ITEM 4.D. Consideration of Plat 2025-44-P Beacon Pointe Unit No. 2

Ms. Kotara presented the plat and gave a staff recommendation of approval of the item as presented with the conditions that corrected originals are provided and the developer-constructed public improvements are accepted by the City Engineer.

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

No public comments were made.

A motion to approve the plat as presented, with the conditions that corrected originals are provided and the developer-constructed public improvements are accepted by the City Engineer, was made by Commissioner Dick Ford and seconded by Commissioner Dawson.

The motion passed unanimously, 6-0.

ITEM 4.E. Consideration of an Alley Waiver for Preliminary Plan PP-25-03 Southgate Preliminary Plan

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

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

No public comments were made.

A motion to approve the alley waiver as presented was made by Vice Chairman Bulla and seconded by Commissioner Langham.

The motion passed unanimously, 6-0.

ITEM 4.F. Consideration of Public Utility Easement Vacation 2025-39-V

Mr. Kendrick presented this item and gave a staff recommendation of approval of the vacation as presented.

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

No public comments were made.

A motion to approve the vacation as presented was made by Commissioner Langham and seconded by Commissioner Ford.

The motion passed unanimously, 6-0.

ITEM 4.G. Public Hearing and Consideration of Rezoning 2025-38-Z

Mr. Kendrick presented this item and gave a staff recommendation of approval of the rezoning as presented. No comments in response to public notices were received prior to the meeting.

Chairman Ault conducted the public hearing on the item.

No public comments were made.

Commissioner Langham asked if the lots would be joining an existing HOA in the area.

Jessie Arredondo, OJD Engineering, stated there will not be any HOA's for this development.

A motion to approve the rezoning as presented was made by Commissioner Ford and seconded by Commissioner Langham.

The motion passed unanimously, 6-0.

ITEM 4.H. Public Hearing and Consideration of Zoning Ordinance Amendment ZT-25-01

Cody Balzen, Planning Manager, presented the Zoning Ordinance Amendment to the Commissioners.

Vice Chairman Bulla asked staff to confirm that this amendment was directed by the Commission after a controversial rezoning request to Moderate Density District adjacent to an established Residential District 1 single-family detached neighborhood. The major concerns on the item were that the Moderate Density District would allow for apartments and there was no zoning district between the single-family detached Residential District-3 and the Moderate Density District.

Mr. Balzen confirmed that it was the stated rezoning item which initiated the work on this ordinance amendment.

Commissioner Langham made a motion to table the item.

Commissioner Langham presented city staff and the Commissioners with a written request, "Recommendation for future agenda item discussion". A copy of the letter is attached.

The Commissioners and City Staff discussed what the Commission felt was still needed for the item before a recommendation to City Council could be considered. It was identified that the Commission wanted an additional stakeholder outreach event for the development community to comment on the proposed standards of the ordinance amendment.

Vice Chairman Bulla seconded the motion to table the item.

Due to timing concerns if the item was only tabled to the next meeting, Commissioner Langham amended the motion to now table the item to the August 18th regularly scheduled meeting of the Planning and Zoning Commission.

Vice Chairman Bulla seconded the amended motion.

The motion passed unanimously, 6-0.

The public hearing was not conducted on the item.

5. Adjourn

The meeting adjourned at 4:26 PM.

Emily Koller

Emily Koller, AICP
Director of Planning

Recommendation for future agenda item discussion

Recommendation to add an item to the next scheduled planning and zoning meeting to further define or outline proposed staff's agenda item 4.H Public Hearing and Consideration of Zoning Ordinance Amendment ZT-25-01 of July 7th 2025 scheduled meeting. The allotted time to discuss agenda items by public will not be adequate to fully understand the implemications surrounding the proposed amendment. Thus would recommend the commission diligently review all reasoning and facts to the proposed amendment prior to calling for a vote. Further I recommend staff allow ample substance and time required to obtain input from the community developers in regards to understanding how an homeowner's association and public improvement district can provide governance to a community within its allotted metes and boundaries to self-govern such items in accordance with the public rights by law.