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

On the 3rd day of September 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	N	156	125
Cindi Bulla, Vice Chair	Y	86	68
Fred Griffin	Y	110	104
Josh Langham	Y	40	36
Noah Dawson	Y	40	39
Dick Ford	N	40	35
Landon Moreland	Y	41	31

Staff present:
Cody Balzen, Planning Manager
Brady Kendrick, Senior Planner
Dustin Johnson, Deputy City Attorney
Jenine Cruz, Recording Secretary
Emily Kotara, Planning Technician

1. Call to Order

Vice Chairman Cindi Bulla called the meeting to order at 3:00 PM and established a quorum of five voting members.

2. Public Comment

Vice Chairman Bulla 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, provided an update to the Commissioners on the state law changes to the Texas Open Meetings Act and how they will affect the review times for submitted projects that require both Planning and Zoning Commission and City Council consideration.

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

Commissioner Noah Dawson inquired about the agenda item for the previous meeting's minutes.

Mr. Kendrick stated that the minutes for the August 18th meeting and today's meeting will be on the next regularly scheduled meeting agenda.

4. Regular Agenda

ITEM 4.A. Public Hearing and Consideration of Plat 2025-79-P Beverly Gardens Unit No. 31

Emily Kotara, Planning Technician, presented the item and gave a staff recommendation of approval of the request as presented with the condition that corrected originals are received that address all review comments. One phone call was received in response to public notices that was a general inquiry and did not express opposition.

Vice Chairman Bulla conducted the public hearing on the item.

No public comments were made.

A motion to approve the request as presented, with the condition that corrected originals are received that address all review comments, was made by Commissioner Josh Langham and seconded by Commissioner Fred Griffin.

The motion passed unanimously, 5-0.

ITEM 4.B. Public Hearing and Consideration of Plat 2025-80-P Estancia Addition Unit No. 6

Ms. Kotara presented the item and gave a staff recommendation of approval of the request as presented with the condition that corrected originals are received that address all review comments. One phone call was received in response to public notices that was a general inquiry and did not express opposition.

Vice Chairman Bulla conducted the public hearing on the item.

No public comments were made.

A motion to approve the request as presented, with the condition that corrected originals are received that address all review comments, was made by Commissioner Griffin and seconded by Commissioner Landon Moreland.

The motion passed unanimously, 5-0.

ITEM 4.C. Public Hearing and Consideration of Rezoning 2025-82-Z

Mr. Kendrick presented the item and gave a staff recommendation of approval of the request as presented. No comments have been received in response to public notices.

Vice Chairman Bulla conducted the public hearing on the item.

No public comments were made.

A motion to approve the request as presented was made by Commissioner Moreland and seconded by Commissioner Dawson.

The motion passed unanimously, 5-0.

ITEM 4.D. Public Hearing and Consideration of Rezoning 2025-83-Z

Mr. Kendrick presented the item and gave a staff recommendation of approval of the request as presented. No comments have been received in response to public notices.

Vice Chairman Bulla conducted the public hearing on the item.

No public comments were made.

A motion to approve the request as presented was made by Commissioner Langham and seconded by Commissioner Moreland.

The motion passed unanimously, 5-0.

ITEM 4.E. Public Hearing and Consideration of Rezoning 2025-84-Z

Mr. Kendrick presented the item and gave a staff recommendation of approval of the request as presented. No comments have been received in response to public notices.

Jessie Arredondo, applicant’s representative with OJD Engineering, identified himself and presented an amendment to the rezoning pertaining to the proposed lots that back upon the common area and the golf course which are also known as Tract A, Block 1, The Trails at Tascosa Unit No. 1 and Tract B, Amended Tascosa Estates Unit No. 1. The proposal presented would increase the lot coverage for those specific lots to 70% while the remainder of the lots in the boundary would remain at the originally proposed 65%.

Vice Chairman Bulla conducted the public hearing on the item.

No public comments were made.

A motion to approve the request as presented with the amendment to increase the maximum allowable lot coverage to 70% for the lots that back upon Tract A, Block 1, The Trails at Tascosa Unit No. 1 and Tract B, Amended Tascosa Estates Unit No. 1 was made by Commissioner Dawson and seconded by Commissioner Langham.

The motion passed unanimously, 5-0.

5. Adjourn

The meeting adjourned at 3:29 PM.

Drew Brassfield, CPM, SHRM-CP, CTED
Interim Director of Planning