

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

On the 15th day of December 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, Chairman	Y	163	130
Cindi Bulla, Vice Chairman	Y	93	74
Fred Griffin	Y	117	111
Josh Langham	Y	47	42
Noah Dawson	Y	47	46
Dick Ford	Y	47	42
Landon Moreland	Y	48	37

Staff present:

Cody Balzen, Director of Planning  
 Brady Kendrick, Senior Planner  
 Emily Kotara, Planner I  
 Leslie Schmidt, Senior Assistant City Attorney  
 Courtney White, Senior Assistant City Attorney  
 Jenine Cruz, Recording Secretary

**1. Call to Order**

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

**2. Public Comment**

Chairman Ault inquired if anyone in the audience wanted to speak for Public Comment.

No comments were made.

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

**ITEM 3.A. Announcements:**

Brady Kendrick, Senior Planner, stated the 2026 meeting calendar was emailed out to the Commissioners.

**ITEM 3.B. Discussion of Subdivision and Development Regulations in the Extraterritorial Jurisdiction**

Mr. Kendrick gave a brief presentation on development regulations within the ETJ and recent updates both from State Law and the City Council that have impacted development review within the ETJ. The primary topics discussed with the Commission were the reduction in the ETJ from five miles to one mile that the Amarillo City Council adopted per ordinance, groundwater certification requirements that the State of Texas now requires the city to enforce as part of the platting process, and changes in law to how annexation impacts the ETJ boundary. No further action or discussion was requested by the Commission at the conclusion of the discussion.

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

No comments were made.

**4. Regular Agenda**

**ITEM 4.A. Consider approval of the minutes from the December 1, 2025 regular meeting of the Planning and Zoning Commission.**

A motion to approve the minutes as presented was made by Vice Chairman Cindi Bulla and seconded by Commissioner Fred Griffin.

The motion passed unanimously, 7-0.

**ITEM 4.B. Public Hearing and Consideration of Plat 2025-185-P Belmar Addition Unit No. 77**

Emily Kotara, Planner I, presented the item and gave a staff recommendation of approval of the plat as presented with the condition that corrected originals are received that address all review comments.

Chairman Ault conducted the public hearing on the item.

Natalie and Allen Barrett, 6600 Dreyfuss Road, asked what the plat was for and the plans for the property. Ms. Kotara explained that the plat was to match the plat boundary to the current ownership boundaries to create two lots.

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

The motion passed unanimously, 7-0.

**ITEM 4.C Consideration of Plat 2025-186-P Glenwood Addition Unit No. 18**

Ms. Kotara presented the item and gave a staff recommendation of approval of the plat as presented with the condition that corrected originals are received that address the review comments, the associated infrastructure plans are approved by the Engineering Department, and either the improvements completed or surety provided for the improvements.

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

No public comments were made.

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

The motion passed unanimously, 7-0.

#### **ITEM 4.D. Consideration of Plat 2025-187-P Tradewind Air Park Unit No. 22**

Ms. Kotara presented the item and gave a staff recommendation of approval of the plat as presented with the condition that the associated rezoning is approved by City Council, corrected originals are received that address all comments, and public infrastructure improvements are completed or surety provided.

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

No public comments were made.

Vice Chairman Bulla asked if the development process with this plat was occurring out of order given the property wasn't zoned correctly yet for the proposed development?

Mr. Kendrick stated that given the ability for developers to now utilize conditional approvals for plats and the fact the city allows concurrent reviews on the different components of a development, it is something that is technically allowable but not very common to see a plat come before the Commission before the rezoning.

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

The motion passed unanimously, 7-0.

#### **ITEM 4.E. Consideration of Plat 2025-188-P Heritage Hills Unit No. 22**

Ms. Kotara presented the item and gave a staff recommendation of approval of the plat as presented with the conditions that corrected originals are provided that address all comments and the associated public infrastructure is either completed or surety is provided for the improvements.

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

No public comments were made.

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

The motion passed unanimously, 7-0.

#### **ITEM 4.F. Consideration of Public Utility Easement Vacation 2025-181-V**

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

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

No public comments were made.

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

The motion passed unanimously, 7-0.

**ITEM 4.G. Consideration of Waivers for Preliminary Plan 2025-90-PP (Juett-Attebury Development)**

Mr. Kendrick presented the item and gave a staff recommendation of approval of the alley waiver and the waiver from the requirement that lots front upon a public street with the condition that adequate easements for access and maintenance are dedicated prior to the filing of plats.

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

No public comments were made.

Commissioner Langham expressed concern about applying the waivers to the entirety of the property when development plans are not yet known for the whole property beyond phase 1. Mr. Kendrick informed the Commission that they had the ability to apply the waiver to the property in phases or any other manner that they felt was appropriate.

A motion to approve the waivers as presented by staff for only phase 1 of the development as shown on the preliminary plan was made by Commissioner Langham and seconded by Vice Chairman Bulla.

The motion passed unanimously, 7-0.

**5. Adjourn**

The meeting adjourned at 3:45 PM.

  
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Cody Balzen  
Director of Planning