

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

On the 5th day of January 2026, 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	164	131
Cindi Bulla, Vice Chairman	Y	94	75
Fred Griffin	Y	118	112
Josh Langham	Y	48	43
Noah Dawson	Y	48	47
Dick Ford	Y	48	43
Landon Moreland	Y	49	38

Staff present:

Cody Balzen, Director of Planning  
 Brady Kendrick, Senior Planner  
 Emily Kotara, Planner I  
 Leslie Schmidt, 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, provided an update on past items that were forwarded to City Council for consideration.

**ITEM 3.B. 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 15, 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 Josh Langham.

The motion passed unanimously, 7-0.

**ITEM 4.B. Consideration of Plat 2025-204-P Heritage Hills Unit No. 23**

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 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 comments were made.

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

The motion passed unanimously, 7-0.

**ITEM 4.C Consideration of Plat 2025-205-P Hillside Terrace Estates Unit No. 32**

Ms. Kotara presented the item and gave a staff recommendation of approval of the plat as presented with the condition 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 Langham and seconded by Commissioner Noah Dawson.

The motion passed unanimously, 7-0.

**ITEM 4.D. Public Hearing and Consideration of Rezoning 2025-111-Z**

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

Chairman Ault conducted the public hearing on the item.

Elliot McKinney, applicant, spoke in support of the item.

Dennis Ryan, non-resident, spoke on the item.

Stanley Stambaugh, resident, spoke on the item.

Craig Gualtiere, resident, spoke on the item.

Jimmy Fenton, non-resident, spoke on the item.

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

The motion passed unanimously, 6-0.

\*Commissioner Josh Langham abstained from this item.

#### **ITEM 4.E. Public Hearing and Consideration of Rezoning 2025-180-Z**

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

Chairman Ault conducted the public hearing on the item.

Kriss Cloninger, applicant, spoke in support of the item.

Lee Gray, resident, spoke in opposition of the item.

Sandra Sargus, resident, spoke on the item.

Fred Hatchett, resident, spoke on the item.

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

The motion passed unanimously, 7-0.

#### **ITEM 4.F. Public Hearing and Consideration of Rezoning 2025-183-Z**

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

Chairman Ault conducted the public hearing on the item.

No public comments were made.

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

The motion passed unanimously, 7-0.

#### **ITEM 4.G. Public Hearing and Consideration of Rezoning 2025-184-Z**

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

Chairman Ault conducted the public hearing on the item.

Thomas Rhodes, applicant, spoke in support of the item.

Mike Fisher, resident, spoke in opposition of the item and provided a handout to the Commission (attached within the minutes).

Kristin Strout, associate of the applicant, spoke in support of the item.

Kim Benson, resident, spoke in opposition of this item.

Craig Gualtiere, resident, spoke in opposition of this item.

Tim Benson, resident, spoke in opposition of this item.

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

The Commission then discussed the motion.

Vice Chairman Bulla made a motion to make an amendment to add the condition that the Specific Use Permit would only apply to an indoor sports facility and was seconded by Commissioner Langham.

The motion passed unanimously, 7-0.

Chairman Ault called for a vote on the original motion with the passed amendment.

The motion passed unanimously, 7-0.

## **5. Adjourn**

The meeting adjourned at 4:39 PM.

  
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Cody Balzen  
Director of Planning