

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

On the 2nd day of February 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	166	133
Cindi Bulla, Vice Chairman	Y	96	77
Fred Griffin	Y	120	113
Josh Langham	Y	50	45
Noah Dawson	Y	50	49
Dick Ford	Y	50	45
Landon Moreland	Y	51	40

Staff present:

Cody Balzen, Director of Planning  
 Brady Kendrick, Senior Planner  
 Emily Kotara, Planner I  
 Leslie Schmidt, Senior Assistant City Attorney  
 Jenine Cruz, Administrative Technician

**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**

*\*Let the minutes reflect that initially, no one directly indicated they wanted to speak during this item. However, after conducting item 3A on the agenda, members of the public did indicate they wanted to speak. Chairman Ault then re-opened public comment and the following comments were made. During the comment period, it is noted that Vice Chairman Cindi Bulla joined the meeting during this item and Chairman Ault established that there were seven voting members now present for the meeting. At the conclusion of comments, Chairman Ault then continued with the agenda with Item 3B.*

Mike Fisher, citizen, expressed that he believes the Commissioners may need further education on the functions of the Planning and Zoning Commission and applicable regulations.

Tim Benson, citizen, inquired if the Commissioners had signed conflict of interest contracts.

Craig Gualtiere, citizen, inquired if the Commissioners had to have Open Meetings Act certifications on file. He also asked if proper council had been given to the members on how to handle situations that may involve a conflict of interest.

**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 the Commissioners with an update on cases that they had previously considered and forwarded to the 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 January 21, 2026 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 Vice Chairman Cindi Bulla.

The motion passed unanimously, 7-0.

**ITEM 4.B. Consideration of Plat 2025-187-P Tradewind Airpark Unit No. 22**

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

The motion passed unanimously, 7-0.

**ITEM 4.C Consideration of Alley Waiver for Preliminary Plan 2025-04-PP (Rock Ridge Preliminary Plan)**

*\*It is noted that Commissioner Josh Langham excused himself from this item and exited the meeting during this time as he stated he had a direct conflict of interest regarding this item.*

Brady Kendrick, Senior Planner, presented the item and gave a staff recommendation of approval of the alley waiver 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 alley waiver as presented by staff was made by Vice Chairman Bulla and seconded by Commissioner Landon Moreland.

The motion passed unanimously, 6-0.

## **5. Adjourn**

The meeting adjourned at 3:20 PM.

  
Cody Balzen  
Director of Planning