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

On the 6th day of July 2026, the Planning and Zoning Commission met in a regularly scheduled meeting at 3:00 PM in City Council Chambers on the third 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	N	175	140
Cindi Bulla, Vice Chairman	Y	105	83
Fred Griffin	Y	129	120
Josh Langham	Y	59	53
Noah Dawson	Y	59	58
Dick Ford	Y	59	52
Landon Moreland	Y	60	46

Staff present:
Cody Balzen, Director of Planning
Brady Kendrick, Senior Planner
Emily Kotara, Planner I
Leslie Schmidt, Senior Assistant City Attorney

1. Call to Order

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

2. 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. Announcements;

No announcements were made.

ITEM 3.B. Update on cases forwarded to City Council by the Planning and Zoning Commission

Brady Kendrick, Senior Planner, provided the Commissioners with an update on cases that they had previously considered and forwarded to the City Council.

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

No request were made.

4. Regular Agenda

ITEM 4.A. Consider approval of the minutes from the June 15, 2026 regular meeting of the Planning and Zoning Commission.

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

The motion passed unanimously, 6-0.

ITEM 4.B. Public Hearing and Consideration of Plat 2026-128-P Quail Creek Addition Unit No. 41

Mr. Kendrick presented the item and gave a staff recommendation of approval of the plat as presented with the condition that corrected originals are received.

Vice Chairman Bulla conducted the public hearing on the item.

No public comments were made.

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

The motion passed 6-0.

ITEM 4.C. Consideration of Plat 2024-125-P C.W.C. Enterprises Unit No. 3

Mr. Kendrick presented the item and gave a staff recommendation of approval of the plat as presented with the conditions that either surety is provided for the public improvements or construction of the improvements is completed and corrected originals are provided.

Vice Chairman Bulla asked if anyone wanted to speak on the item.

No public comments were made.

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

The motion passed 6-0.

ITEM 4.D. Consideration of Variance/s Associated with Preliminary Plan 2026-114-PP Caprock Landing

Mr. Kendrick presented the item and stated in staff's opinion if approved the variances would not result in detrimental impacts for the area and are ready for consideration, it is noted that if approved, staff will be able to approve the preliminary plan once all review comments are satisfied.

Vice Chairman Bulla asked if anyone wanted to speak on the item.

No public comments were made.

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

The motion passed 6-0.

ITEM 4.E. Public Hearing and Consideration of Rezoning 2026-58-Z

Mr. Kendrick presented the item and concluded that staff is of the opinion that the request would be in character with the City Plan Place Type map for the area and would be in character with existing development and zoning patterns for this area. A site plan that meets standards for development in an industrial district has been provided along with the requested appraisal report.

Vice Chairman Bulla conducted the public hearing on the item.

Jessie Arredondo, OJD Engineering, spoke in favor of the item as an agent for the request and provided the commissioners with a handout (attached in the minutes)

David Rieff, citizen, spoke in favor of the item.

Arthur Dyke, citizen, spoke in opposition of the item.

Josh Nelson, citizen, spoke in opposition of the item.

Max Mora, citizen, spoke in opposition of the item.

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

The motion passed 6-0.

5. Adjourn

The meeting adjourned at 3:46 PM.

Cody Balzen

Cody Balzen
Director of Planning