

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

On January 11, 2012, the Comprehensive Plan Implementation Advisory Committee met in a scheduled session at 12:00 P.M. in Room 303 on the third floor of City Hall, 509 East 7th Avenue, Amarillo, Texas, with the following members present:

| VOTING MEMBERS | PRESENT | NO. MEETINGS HELD | NO. MEETINGS ATTENDED |
|-------------------------|---------|-------------------|-----------------------|
| Bill Chudej | No | 8 | 5 |
| Leon Church | Yes | 8 | 7 |
| Bob Juba, Chair | Yes | 8 | 5 |
| Wes Knapp | Yes | 8 | 8 |
| Don Sanders, Vice Chair | Yes | 8 | 8 |
| Eddie Scott | Yes | 8 | 5 |
| Howard Smith | Yes | 8 | 8 |
| Dana Walton | Yes | 8 | 6 |
| Milford Burrell | Yes | 5 | 5 |

CITY STAFF:

Vicki Covey, Assistant City Manager
Kelley Shaw, Planning Director
Kathleen Collins, Planner II

OTHERS IN ATTENDANCE:

Karen Welch, Amarillo Globe News
Alan Abraham, LWV

Chairman Bob Juba opened the meeting, established a quorum, and conducted the consideration of the following items beginning with ITEM 1.

ITEM 1: Approve the minutes of the Committee’s November 9, 2011 meeting

Mr. Juba asked if there were any questions on the previous meeting’s minutes. Hearing none, Mr. Leon Church made a motion to approve the November 9th minutes, with Mr. Don Sanders seconding the motion, and the minutes were unanimously approved.

ITEM 2: Presentation and discussion by Planning Staff on City growth trends

Mr. Juba invited Mr. Shaw to begin his discussion regarding the City’s annexation policies. Mr. Shaw pointed out that the purpose of the meeting was to expand on the foundation of why Amarillo’s annexation policy needs to be altered in order to allow the City to grow in a more productive manner.

Mr. Shaw stated that City staff members met to discuss the consequences of annexing property given that emergency services and garbage collection must be provided immediately following annexation plus public streets and wet utilities must be provided within 2 ½ years to 4 ½ years. Mr. Shaw noted that a representative from fire, police, public works, utilities as well as other City departments attended the meeting.

The Amarillo Fire Department has recently updated their master plan and they believe the existing stations can cover current developments as well as the projected growth areas. However, if rapid growth occurs, one or two fire stations may need to be relocated.

Mr. Shaw mentioned that the Police Department also remarked that they have adequate coverage to provide immediate services to newly annexed properties. At this time the Police Department is not looking at creating a substation.

Mr. Shaw pointed out that the City's Utilities and Public Works Departments have concerns with annexing property. In looking at the City's annexation map, which shows each annexation, it is apparent that Amarillo's growth within the past 30 years has been toward the south and southwest. The Assistant Director of Utilities pointed out that the existing sanitary sewer mains along Soncy Rd. are currently at capacity. Therefore, upgrades are needed prior to additional property being developed. At this time, funding is not available to pay the City's portion of extensions, upgrades, or arterial right-of-way improvements. An alternative may be to enter into developer agreements, identifying longer terms in which these improvements will be provided. These agreements may be beneficial to the developer as well as the City.

Mr. Milford Burrell asked if Amarillo could be forced to annex property. Mr. Shaw stated that a developer may petition to be annexed, however Amarillo is not obligated to accept the petition.

Mr. Juba questioned whether the City would have to annex residential areas in the ETJ that have limited water. Mr. Shaw stated that the City is not obligated to provide utility services to property owners in the ETJ. Mr. Shaw went on to say that each annexation request is handled on a case by case basis.

ITEM 3: Discussion of steps needed to prepare and implement a Growth Management Plan

Mr. Shaw stated that City staff members are currently preparing maps to serve as exhibits in the new annexation plan which identify four (4) areas: 1) areas with existing infrastructure, 2) areas within growth boundaries where infrastructure can be efficiently provided, 3) holding areas that cannot be efficiently served, yet fall within the areas the City's projected growth is to occur, and 4) protected areas which may include playa lakes and other drainage areas. City staff members are also preparing maps and spreadsheets which indicate Amarillo growth patterns within the last 30 to 40 years. This data will aid in determining the course and distance in which annexation may need to occur.

Mr. Shaw ended his presentation by stating that after this data is prepared, City staff members will schedule to meet with representatives from Potter and Randall counties, surrounding school districts, and developers/property owners to coordinate the timing of each annexation. Following this gathering, Mr. Shaw noted that City staff members will then prepare the final annexation plan showing the projected growth of Amarillo for the next 10 to 20 years and draft a new annexation policy which will ultimately be adopted as an ordinance.

ITEM 4: Public Forum: Comments from interested citizens on matters directly pertaining to City policies, programs or services

Chairman Juba asked for public comments. Hearing none, the meeting was adjourned.

Kelley Shaw
Planning Director