

AGENDAS

FOR THE AMARILLO CITY COUNCIL WORK SESSION TO BE HELD ON TUESDAY, MAY 1, 2018 AT 2:30 P.M. AND THE REGULAR MEETING OF THE AMARILLO CITY COUNCIL AT 5:00 P.M., CITY HALL, 509 SOUTHEAST 7th AVENUE, COUNCIL CHAMBER ON THE THIRD FLOOR OF CITY HALL, AMARILLO, TEXAS.

Please note: The City Council may take up items out of the order shown on any Agenda. The City Council reserves the right to discuss all or part of any item in an executive session at any time during a meeting or work session, as necessary and allowed by state law. Votes or final decisions are made only in open Regular or Special meetings, not in either a work session or executive session.

WORK SESSION

- A. City Council will discuss or receive reports on the following current matters or projects.
- (1) Review agenda items for regular meeting and attachments;
 - (2) Policy Governance Leadership discussions with Bob Schroeder;
 - (3) Discussion on Code of Conduct and Code of Ethics;
 - (4) Airport Rules & Regulations – Presentation;
 - (5) Presentation by Steven Adams, Specialized Public Finance, Inc., on upcoming debt issuances;
 - (6) Presentation and discussion regarding “Cultivating Strong Towns” event;
 - (7) Reports and updates from City Councilmembers serving on outside Boards:
 - Amarillo Local Government Corporation
 - Amarillo MPO Policy Committee
 - Beautification and Public Arts Advisory Board
 - Center City Board
 - Chamber of Commerce Board
 - Convention and Visitor Council
 - Downtown Amarillo, Inc.
 - Environmental Task Force
 - First Responder’s Excellence and Innovation Fund Board
 - Panhandle Regional Planning Commission Board
 - Panhandle Workforce Development Policy Governance Board
 - Pedestrian and Bicycle Safety Advisory Committee
 - Ports-to-Plains
 - Santa Fe Depot Subcommittee
 - (8) Consider future Agenda items and request reports from City Manager.

REGULAR MEETING ITEMS

INVOCATION: Jack Wing

PLEDGE OF ALLEGIANCE: Estelle Wing, Alden Wing (Moral Support)

PROCLAMATIONS:
“National Military Appreciation Month”
“National Tourism Weeks”
“Maternal Mental Health Awareness Month”
“Older Americans Month”

PUBLIC COMMENT: Citizens who desire to address the City Council with regard to matters on the agenda or having to do with the City’s policies, programs, or services will be received at this time. The total time allotted for comments is 30-minutes with each speaker limited to three (3) minutes. City Council may not discuss items not on this agenda, but may respond with factual, established policy information, or refer to staff. The City Council may choose to place the item on a future agenda.
(Texas Attorney General Opinion. JC-0169.)

1. **CONSENT AGENDA:**

It is recommended that the following items be approved and that the City Manager be authorized to execute all documents necessary for each transaction:

THE FOLLOWING ITEMS MAY BE ACTED UPON BY ONE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THE ITEMS IS NECESSARY UNLESS DESIRED BY A COUNCILMEMBER, IN WHICH EVENT THE ITEM SHALL BE CONSIDERED IN ITS NORMAL SEQUENCE AFTER THE ITEMS NOT REQUIRING SEPARATE DISCUSSION HAVE BEEN ACTED UPON BY A SINGLE MOTION.

A. **MINUTES:**

Approval of the City Council minutes of the regular meeting held on April 24, 2018.

B. **AWARD – TRAFFIC BEADS AND PAINT ANNUAL CONTRACT:**

(Contact: Trent Davis, Purchasing Agent)

Awarded to:

Potter Industries \$23,040.00

Allstate Coatings \$10,090.00

Ozark Materials LLC \$95,535.00

Total Awarded Amount: \$128,665.00

This award is to approve an annual contract for the purchase of traffic beads and paint for the City of Amarillo.

C. **AWARD – SOFTWARE MAINTENANCE:**

(Contact: Rich Gagnon, Information Technology Director)

Open Text Inc. -- \$91,737.71

This purchase renews annual vendor-provided support and maintenance for Open Text eDOCS software which is utilized by all City departments.

REGULAR AGENDA

2. **MPEV CONSTRUCTION UPDATE:**

(Contact: Jerry Danforth, Facilities and Special Project Administrator)

3. **PRESENTATION AND CONSIDERATION OF ORDINANCE NO. 7730:**

(Contact: AJ Fawver, Planning and Zoning Director)

This is a public hearing and first reading of an ordinance rezoning of Lot 11A, Block 1, Sunset Park Addition Unit No. 5, in Section 226, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 315 (PD-315) to Office District 1 (O-1). (Vicinity: Julian Boulevard and South Georgia Street.)

4. **PRESENTATION AND CONSIDERATION RESOLUTION AUTHORIZING THE PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION:**

(Contact: Steven Adams, Specialized Public Finance, Inc.)

Discussion and consideration of all matters incident and related to approving and authorizing publication of notice of intention to issue certificates of obligation, including the adoption of a resolution pertaining thereto.

Amarillo City Hall is accessible to individuals with disabilities through its main entry on the south side (Southeast 7th Avenue) of the building. An access ramp leading to the main entry is located at the southwest corner of the building. Parking spaces for individuals with disabilities are available in the south parking lot. City Hall is equipped with restroom facilities, communications equipment and elevators that are accessible. Individuals with disabilities who require special accommodations or a sign language interpreter must contact the City Secretary's Office 48 hours prior to meeting time by telephoning 378-3013 or the City TDD number at 378-4229.

Posted this 27th day of April 2018.

Amarillo City Council meetings stream live on Cable Channel 10 and are available online at:

www.amarillo.gov/granicus

Archived meetings are also available.

Amarillo City Council Agenda Transmittal Memo



Meeting Date	5/1/18	Council Priority	Community Appearance Best Practices Redevelopment
Department	Planning		
Contact	AJ Fawver, Planning Director		

Agenda Caption

Presentation and discussion regarding “Cultivating Strong Towns” event, sponsored by the Northwest Section of Texas APA (American Planning Association) held in Lubbock, on April 5 & 6, 2018.

Agenda Item Summary

As requested by Council, this report will be accompanied by a short presentation incorporating the highlights of the information shared and discussed during this 1-1/2 day event.

The American Planning Association, or APA, includes members from urban, regional, rural, and transportation planning, to name a few. This national organization is divided into state chapters and, within those, regional sections. The Northwest Section is comprised of 88 counties, and stretches from as far north as Perryton to as far south as Sanderson. It also encompasses an area as far west as Pecos to as far east as Vernon.

The current Section leadership team sought to bring an event out to this section, to take place within the section boundaries. The leadership team includes:

Section Position	Name	Employer	Job Title
Director	AJ Fawver, AICP, CNU-A	City of Amarillo	Planning Director
Assistant Director	Jon James, AICP	City of San Angelo	Development Services Director
Secretary	Kristen Sager	City of Lubbock	Planning Manager
Treasurer	Zack Rainbow	City of Abilene	Planning Manager
Professional Development Officer	Cameron Walker, AICP	Permian Basin MPO	Executive Director
Newsletter Editor	Jeff Fisher, AICP	City of San Angelo	Senior Planner

The opportunity to have a group training focusing on how to break out of the status quo, and grow in a way that is fiscally responsible and sustainable, seemed particularly relevant for planners in our geographic area, with similar limitations in resources and ever-changing needs as part of growth. The ability to maximize resources and understand the financial implications of the way we develop is a tool that can be used to make better decisions and plans for our organizations. The presentation will summarize the highlights and key takeaways from this intensive workshop, which was led by Cultivate! Collaborative and its co-founders, Kevin Shepherd, PE, ENV-SP, and Matt Lewis, CNU-A. The presentation and discussion focused on land use and growth management, citizen engagement, economic development, neighborhoods and infrastructure, and plans/codes/processes, to name a few specific topics.

Requested Action

N/A – for informational purposes only

Amarillo City Council Agenda Transmittal Memo



Funding Summary

N/A

Community Engagement Summary

N/A

Staff Recommendation

Staff recommends incorporating the concepts and ideas (shared in the presentation) into updates to ordinances and policies.

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 24th day of April 2018, the Amarillo City Council met at 3:30 p.m. for a work session, and the regular session was held at 5:00 p.m. in the Council Chamber located on the third floor of City Hall at 509 Southeast 7th Avenue, with the following members present:

GINGER NELSON
ELAINE HAYS
FREDA POWELL
EDDY SAUER
HOWARD SMITH

MAYOR
COUNCILMEMBER NO. 1
COUNCILMEMBER NO. 2
COUNCILMEMBER NO. 3
COUNCILMEMBER NO. 4

Absent were none. Also in attendance were the following administrative officials:

JARED MILLER
MICHELLE BONNER
BRYAN MCWILLIAMS
ANDREW FREEMAN
FRANCES HIBBS

CITY MANAGER
DEPUTY CITY MANAGER
INTERIM CITY ATTORNEY
ECONOMIC DEVELOPMENT MGR.
CITY SECRETARY

The invocation was given by Camden Car. Iven Cary led the audience in the Pledge of Allegiance.

Mayor Nelson established a quorum, called the meeting to order, welcomed those in attendance and the following items of business were conducted:

PUBLIC COMMENT:

Claudette Smith, 4410 Van Kriston Drive, spoke on campaign videos on Facebook. She stated the approval of the MPEV was illegal and was not a Type A program. She further stated she will file an injunction to halt the progress. Mr. Miller responded that the cost of the MPEV is \$45.5 million. Councilmember Hays inquired if legal counsel could provide additional information to Council, and receive a copy of the two legal opinions requested by the previous Council. Mike Fisher, 4410 Van Kriston Drive, stated the City Attorney saw the writing on the wall and resigned. Mr. Fisher also inquired if he would still be representing the Council. He further stated the ballpark was the most expensive ballpark ever built. Addie Walsh, 5816 Syracuse Drive, spoke about the satire Facebook page. She asked the Council to continue to move forward and asked Council to remember who they represent. She further stated she has an online petition asking for the resignation of Mayor Nelson. Robert Goodrich, 4111 Stony Point, asked that the Council consider appointing a five-member or seven-member citizen advisory committee to formulate a plan for Council on how to handle public comments from citizens. He suggested those members be those who have appeared before Council in the past. Julie Hunt, 2500 South Polk Street, stated she was disappointed in Council's lack of compassion. She stated there are many gaps, lack of willingness to hear the other side and work with them.

Jill Thurman, 1609 South Polk Street, stated Mayor Nelson has publically called for compromise but in private meetings with the homeless advocates they have been met with ridged disconnect, refuted that this unconstitutional anti-camping ordinance will stand and they are using it to target the homelessness. Amanda Hunter, 4849 Mesquite Springs Trail, stated that Church Christ Camp was in compliance with the City's Environmental Health. Though the Camp has been disbanded their efforts have not. They continue to move forward with tiny homes and garden. Tents are not the answer, but as long as people choose tents instead of cars. She asked that Christ Church Camp have the reprieve they have asked for. She asked that they come together as one and make a fruitful solution in how we care for our homeless. Yvonne Chavez, 4116 South Lipscomb Street, spoke on the need for a softball complex. She stated softball tournaments are held at the Southwest Complex. She further stated there are no doors on the bathroom stalls and no concession stand. Mr. Miller replied that the MPEV is

being paid with the hotel/motel tax. Mayor Nelson inquired if the HOT tax could be spent on a softball complex. Steven W. Pair, 7811 Legacy Parkway, stated he was impressed with the public comment period but stated they must be done respectfully. He further stated the MPEV was a great example of a good healthy city working together on a true key to success. He encouraged Council to stay the course.

Kit Rudd, 6850 Grande Street, stated it was time for the homeless advocates and Council to meet with open hearts, open mind and to put differences aside. He further stated all the time and energy can be used to help with the homeless and to come up with some solutions. Mayor Nelson inquired about meetings held with the homeless activist. Mr. Miller replied there have been numerous meetings. Mr. Miller stated the hotel/motel tax cannot currently be used but they could approach the legislation to have it changed. Councilmember Hays asked for clarification of recommendations and a report from the Continuum of Care and when they were presented to Council. Mr. Miller stated there has been a lot of interaction with the Continuum of Care. Did not speak: Rusty Tomlinson, 5700 Canyon Drive. Signed up but did not speak: James Schenck, 6216 Gainsborough Road and Jeffrey C. Malone, 201 South Tyler Street. There were no further comments.

ITEM 1: Mayor Nelson presented the consent agenda and asked if any item should be removed for discussion or separate consideration. Motion was made by Councilmember Powell to approval the consent agenda, seconded by Councilmember Hays.

Voting AYE were Mayor Nelson, Councilmembers Hays, Powell, Sauer and Smith; voting NO were none; the motion carried by a 5:0 vote of the Council.

A. **MINUTES:**

Approval of the City Council minutes of the regular meeting and special meeting held on April 24, 2018.

B. **ORDINANCE NO. 7728:**

(Contact: AJ Fawver, Planning and Zoning Director)

This the second and final reading of an ordinance rezoning of Lot 7, Block 38, Lawrence Park Unit No. 69, in Section 227, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from General Retail (GR) to General Retail with Specific Use Permit 191 (GR/S-191) for on-premise alcohol sales and service. (Vicinity: Olsen Boulevard and Lometa Drive.)

C. **ORDINANCE NO. 7729:**

(Contact: AJ Fawver, Planning and Zoning Director)

This is the second and final reading of an ordinance rezoning Lot 1J, Block 25, Sleepy Hollow Unit No. 95, in Section 41, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from General Retail District (GR) to General Retail District with Specific Use Permit 192 (GR/S-192) for on-premise primary use alcohol sales and service.

D. **CONSIDER APPROVAL OF THE COMMUNICATIONS SYSTEM AGREEMENT WITH NORTHWEST TEXAS HEALTHCARE SYSTEM:**

(Contact: Kevin Starbuck, Assistant City Manager)

This agreement will authorize Northwest Texas Healthcare System to operate on the City of Amarillo NEXGEN Radio Communications System with applicable infrastructure support fees assessed per the agreement.

E. **CONSIDER PURCHASE OF HEAVY EQUIPMENT (DITCHERS, LOADERS, AIR COMPRESSORS, AND TRACTORS):**

(Contact: Glenn Lavender, Fleet Services Superintendent)

Award to listed local vendors:

Associated Supply Co.	Lines 3,6,8,9,11	\$402,759.00
Ditch Witch of West Texas	Lines 1,12	\$213,800.52
Clark Equipment Co.	Line 7	<u>\$71,371.44</u>
Total Award		\$687,930.96

Scheduled replacements, additions of Fleet Equipment. Equipment has reached or exceeded useable life cycle. Equipment will be used by the

following divisions, Street, Parks Maintenance, Surface Water Treatment, Waste Water Collection, Comanche Trail, and Ross Rogers Golf. Equipment will be used for daily operational requirements.

- F. **CONSIDER PURCHASE OF ASPHALT ZIPPER MILLING MACHINE:**
(Contact: Glenn Lavender, Fleet Services Superintendent)
Award to best evaluated vendor: Asphalt Zipper, Inc. -- \$100,480.00
This equipment will be used by the Street Division for daily operational requirements. The vendor offered trade-in option with bid. Original bid \$126,480.00, trade-in offered \$26,000.00.
- G. **AWARD – PURCHASE OF NEW LIGHTS AND POLES FOR DOWNTOWN PROJECTS:**
(Contact: Trent Davis, Purchasing Agent)
Awarded to: Techline, Inc. -- \$108,782.40
This award is to approve the purchase of Downtown lights and poles.
- H. **AWARD – PURCHASE OF E-BUILDER PROJECT MANAGEMENT SOFTWARE FOR CAPITAL PROJECTS AND DEVELOPMENT (CP&D) ENGINEERING DEPARTMENT:**
(Contact: Floyd Hartman, Assistant City Manager)
This software will facilitate contract management of capital and development projects, improve project execution, increase productivity, reduced costs, and speed up project delivery.

REGULAR AGENDA

ITEM 2: Mr. Danforth presented an update on the MPEV Construction site. He stated they have begun the 40,000 capacity pumping valve, pouring concrete and laying footings. He further stated the construction has not slowed down. Mr. Danforth stated the team is engaged with the City.

ITEM 3: Mayor Nelson presented the second and final reading rezoning of Lot 22B, Block 23, Glendale Addition Unit No. 26, in Section 5, Block 9, BS&F Survey, Randall County, Texas plus one-half of all bounding streets, alleys, and public ways to change from General Retail District (GR) to General Retail District with Specific Use Permit 193 (GR/S-193) for a Shooting Range, Indoor. (Vicinity: Bell Street and Hillside Road.) This item was presented by AJ Fawver, Planning Director. Motion was made by Councilmember Powell, seconded by Councilmember Smith, that the following captioned ordinance be passed:

ORDINANCE NO. 7727

AN ORDINANCE OF THE CITY OF AMARILLO, TEXAS: PROVIDING FOR SPECIFIED CHANGES IN THE OFFICIAL ZONING MAP OF THE CITY OF AMARILLO, TEXAS; PROVIDING FOR CHANGE OF USE DISTRICT CLASSIFICATION OF SPECIFIED PROPERTY IN THE VICINITY OF SOUTH BELL STREET AND HILLSIDE ROAD, RANDALL COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Voting AYE were Mayor Nelson, Councilmembers Hays, Powell and Smith; voting NO were none; Councilmember Sauer removed himself from the room and did not participate on this item; the motion carried by a 4:0 vote of the Council. Councilmember Sauer abstained.

ATTEST:

Frances Hibbs, City Secretary

Ginger Nelson, Mayor

B

Amarillo City Council Agenda Transmittal Memo



Meeting Date	May 1, 2018	Council Priority	Fiscal Responsibility
Department	Central Stores		
Contact	Trent Davis		

Agenda Caption

Award – Traffic Beads and Paint Annual Contract to the following vendors:

- Potter Industries - \$23,040.00
- Allstate Coatings - \$10,090.00
- Ozark Materials LLC - \$95,535.00

Total Awarded Amount: \$128,665.00

This award is to approve an annual contract for the purchase of Traffic Beads and Paint for the City of Amarillo.

Agenda Item Summary

Award of Annual Traffic Beads and Paint for use by City departments in performing daily duties.

Requested Action

Consider approval and award for the City Annual Contract for Traffic Beads and Paint

Funding Summary

Funding for this award is available in the Central Stores Inventory Account 1000.15400.

Community Engagement Summary

N/A

Staff Recommendation

City Staff is recommending approval and award of the contract.

To be awarded as one lot	Potters Industries LLC	Allstates Coatings Company	Ozark Materials LLC	Brightlands Tech Inc	Sherwin-Williams Company	Centerline Supply	Ennis-Flint Inc	Swarco Reflex LLC
Line 1 Traffic Bead, Glass (Request), 2000 lb bag, drop on, dual coated, Texas Type II, per specifications 40 bc								
Unit Price	\$576.000	\$0.00	\$0.000	\$0.309	\$1,000.00	\$1,350.00	\$640.00	\$660.00
Extended Price	23,040.00	0.00	-	12.36	40,000.00	54,000.00	25,600.00	26,400.00
				VENDOR MISCALCULATED ITEM BID				
Line 2 Traffic Paint, White (Request), 5 gallon bucket, per specifications 100 bk								
Unit Price	\$0.000	\$50.45	\$54.900	\$0.00	\$60.00	\$56.25	\$57.50	\$0.00
Extended Price	-	5,045.00	5,490.00	-	6,000.00	5,625.00	5,750.00	-
Line 3 Traffic Paint, White (Request), 250 gallon tote, per specifications 22 te								
Unit Price	\$0.000	\$2,397.50	\$2,147.500	\$0.00	\$2,625.00	\$2,812.50	\$2,625.00	\$0.00
Extended Price	-	52,745.00	47,245.00	-	57,750.00	61,875.00	57,750.00	-
Line 4 Traffic Paint, Yellow (Request), 5 gallon bucket, per specifications 100 bk								
Unit Price	\$0.000	\$50.45	\$52.500	\$0.00	\$60.00	\$56.25	\$57.50	\$0.00
Extended Price	-	5,045.00	5,250.00	-	6,000.00	5,625.00	5,750.00	-
Line 5 Traffic Paint, Yellow (Requested), 250 gallon tote, per specifications 22 te								
Unit Price	\$0.000	\$2,397.50	\$2,195.000	\$0.00	\$2,625.00	\$2,812.50	\$2,625.00	\$0.00
Extended Price	-	52,745.00	48,290.00	-	57,750.00	61,875.00	57,750.00	-
Bid Total	23,040.00	115,580.00	106,275.00	12.36	167,500.00	189,000.00	152,600.00	26,400.00
Award by Vendor	23,040.00	10,090.00	95,535.00					

C

Amarillo City Council Agenda Transmittal Memo



Meeting Date	May 1, 2018	Council Priority	N/A
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Department	Information Technology
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Agenda Caption

Award – Software Maintenance:
Open Text Inc. -- \$91,737.71

This purchase renews annual vendor-provided support and maintenance for Open Text eDOCS software which is utilized by all City departments.

Agenda Item Summary

This is a recurring annual agreement to receive support and upgrade entitlements from Open Text for licenses already owned and operated by the City.

Requested Action

Approval of award to Open Text Inc. in the amount of \$91,737.71.

Funding Summary

Funding is available in Information Technology account 62021.69300.

Community Engagement Summary

N/A

Staff Recommendation

Staff recommends approval of award.

To be awarded as one lot

OpenText

Line 1 Support and Update Services, Microcomputer
Software Maintenance Renewal: edocs, DM Standard
Named User Client, Products #1000022719 (500 Lic),
per specifications

1 ea

Unit Price

\$61,539.500

Extended Price

61,539.50

Line 2 Support and Update Services, Microcomputer
Software Maintenance Renewal: eDocs RM Standard
Named User Client, Product #1000022743 (500 Lic), per
specifications

1 ea

Unit Price

\$29,199.430

Extended Price

29,199.43

Line 3 Support and Update Services, Microcomputer
Software Maintenance Renewal: eDocs DM Imaging
Imaging Client, Product #1000022729 (25 Lic), per
specifications

1 ea

Unit Price

\$726.840

Extended Price

726.84

Line 4 Support and Update Services, Microcomputer
Software Maintenance Renewal: eDocs RM Admin Tool,
Product #1000022737 (2 Lic), per specifications

1 ea

Unit Price

\$271.940

Extended Price

271.94

To be awarded as one lot

OpenText

Line 5 Support and Update Services, Microcomputer
Software Loyal to the Core Program, Product
#1000011765, No Charge, per specifications

1 ea

Unit Price

\$0.000

Extended Price

0.00

Bid Total

91,737.71

Award by Vendor

91,737.71

Amarillo City Council

Agenda Transmittal Memo



Meeting Date	May 1 & 8, 2018	Council Priority	Community Appearance
Department	Planning		
Contact	AJ Fawver Jeffrey English – Planner I (Case Manager)		

Agenda Caption

Vicinity: Julian Blvd. & S Georgia St.

PRESENTATION AND CONSIDERATION of rezoning of Lot 11A, Block 1, Sunset Park Addition Unit No. 5, in Section 226, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 315 (PD-315) to Office District 1 (O-1).

Agenda Item Summary

Staff's analysis of zoning change requests begins with referring to the Comprehensive Plan's Future Land Use and Character Map in order to identify what it recommends for future land uses. Staff also considers how any zoning change would impact the Comprehensive Plan's recommended Neighborhood Unit Concept (NUC) of development whereby non-residential land uses are encouraged at section-line arterial intersections with a transition to residential uses as development occurs away and inward from the arterial intersections. Staff also considers the principles and recommendations laid out within the Comprehensive Plan, as well as existing zoning and development patterns in the area.

During the site visit, Planning Department staff noticed that – to the east was an office for an insurance agent and to the south a church with the remaining directions being residential in nature.

This rezoning request is consistent with the adopted 2010 Comprehensive Future Land Use and Character Map, which designates this area for a future "General Commercial (GC)" land use. The Comprehensive Plan states that the character and intensity of this land use category allows "Office uses (both large and/or multi-story buildings and small scale office uses depending on the site)".

The Neighborhood Unit Concept is also a key piece of the adopted plan, in which zoning transitions from areas of higher density at section line corners to areas of low density. This concept of development ensures that commercial areas will have less of an impact to residential areas. This concept does not follow the Neighborhood Unit Concept as this request is part of a larger area that was developed before that concept was adopted in the 1980s. It does however follow along S Georgia Street which is a section line arterial road with the property located at an intersection with a traffic light on a wide boulevard road known as Julian Boulevard.

The adopted Comprehensive Plan contains a number of action strategies that are to be followed when making decisions about land use, development, and other community elements. These include:

- Emphasis on infill development and encouraging development in existing undeveloped portions of the city where utility services are already available. (*page 3.3, Growth Management & Capacity*)

Amarillo City Council

Agenda Transmittal Memo



This location was zoned from R-3 to PD-315 back in November 2004 (Ordinance No. 6779) for office-type land use and included a site plan for a one (1) story office building that was never constructed. Before that, the land was empty and used as a Christmas tree selling lot for over 40 years.

Planning & Zoning Commission Draft Minutes Summary for 4/23/2018 Meeting

Z-18-10:

Jeffrey English, Planner I, presented this item, and advised that the applicant is requesting a zone change in order to allow a possible doctor/dental office or insurance agent office to be developed on site. This would mean a zone change from Planned Development District 315 to Office District 1. Mr. English ended his presentation with a staff recommendation of approval as submitted.

Chairman Parker asked if anyone wanted to speak in favor of this item. Jack Miller, property owner, stood to take questions from the board and to further explain his reasons for developing the property.

Chairman Parker asked if anyone wanted to speak against this item. Stephani Richardson, 2704 Julian, stood to make comments in her mother's, Betty Wine, stead regarding the uses of the property and her concerns for the traffic and noise levels that other zonings could bring. There was a brief discussion between the board and Ms. Richardson to clarify the zoning proposal and whether or not Ms. Wine was objecting to the current proposed change. Jan Snure, 2500 Julian, stood to present a list of residents who had signed an opposition regarding the zoning proposal (*Editor's Note: Only 3 of the legible signatures/addresses on the list were within the 200 ft notice radius, 21 notices were sent out*). Ms. Snure expressed concern on behalf of her and other neighborhood residents on the proposed zoning change and the possibility of this opening the door to other unwanted zoning changes in the future. There was a brief discussion in which Ms. Snure, city staff, and the Board clarified the current zoning, the proposed change, and what it would mean for the site itself.

A motion to approve Z-18-10 was made by Commissioner Ford, seconded by Commissioner Thomason, and carried unanimously.

Requested Action

The applicant is requesting the rezoning of Lot 11A, Block 1, Sunset Park Addition Unit No. 5, in Section 226, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 315 (PD-315) to Office District 1 (O-1).

Funding Summary

N/A

Community Engagement Summary

Level 2 - The item was distributed to all applicable internal and external entities. Notices have been sent

Amarillo City Council Agenda Transmittal Memo



out to 21 property owners within 200 feet regarding this proposed rezoning. At the time of this writing, the Planning Department has received no comments regarding this request.

The item was recommended for approval by 6:0 vote of the Planning and Zoning Commission at its April 23, 2018 public meeting.

City Manager Recommendation

Planning Staff has reviewed the associated ordinance and exhibit and recommends the City Council **approve** the item as submitted.

ORDINANCE NO. 7730

AN ORDINANCE OF THE CITY OF AMARILLO, TEXAS: PROVIDING FOR SPECIFIED CHANGES IN THE OFFICIAL ZONING MAP OF THE CITY OF AMARILLO, TEXAS; PROVIDING FOR CHANGE OF USE DISTRICT CLASSIFICATION OF SPECIFIED PROPERTY IN THE VICINITY OF JULIAN BOULEVARD AND SOUTH GEORGIA STREET, POTTER COUNTY, TEXAS; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council adopted the "Amarillo Comprehensive Plan" on October 12, 2010, which established zoning districts and regulations in accordance with the Comprehensive Plan for the purpose of promoting the health, safety, and welfare of its citizens; and

WHEREAS, a proposed change to such established zoning districts and regulations was submitted to the Planning and Zoning Commission; and

WHEREAS, after a public hearing before the Planning and Zoning Commission on proposed zoning changes on the property hereinafter described, the Commission filed its final recommendation and report on such proposed zoning changes with the City Council; and

WHEREAS, the City Council has considered the final recommendation and report of the Planning and Zoning Commission and has held public hearings on such proposed zoning changes, all as required by law; and

WHEREAS, the City Council further determined that the request to rezone the location indicated herein is consistent with the goals, policies, and future land use map of the Comprehensive Plan for the City of Amarillo, Texas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMARILLO:

SECTION 1. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. The zoning map of the City of Amarillo adopted by Section 4-10 of the Amarillo Municipal Code and on file in the office of the Planning Director is hereby amended to reflect the following zoning use changes:

Rezoning of Lot 11A, Block 1, Sunset Park Addition, Unit No. 5, in Section 226, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 315 (PD-315) to Office District 1 (O-1).

SECTION 3. All ordinances and resolutions or parts thereof that conflict with this ordinance are hereby repealed, to the extent of such conflict.

SECTION 4. In the event this ordinance or any part hereof is found to be invalid, such invalidity shall not affect the remaining portions of the ordinance, and such remaining portions shall continue to be in full force and effect. The Director of Planning is authorized to make corrections and minor changes to the site plan or development documents to the extent that

such does not materially alter the nature, scope, or intent of the approval granted by this ordinance.

SECTION 5. This ordinance shall become effective from and after its date of final passage.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this the 1st day of May, 2018 and **PASSED** on Second and Final Reading on this the 8th day of May, 2018.

Ginger Nelson, Mayor

ATTEST:

Frances Hibbs, City Secretary

APPROVED AS TO FORM:

Bryan McWilliams,
Interim City Attorney



Looking northwest at the property for consideration from Julian Blvd (Currently zoned PD-315)/



Looking west from the median of Julian Blvd (Areas zoned R-1).



Looking south down South Georgia Street from the Julian Blvd median (Church seen on right).



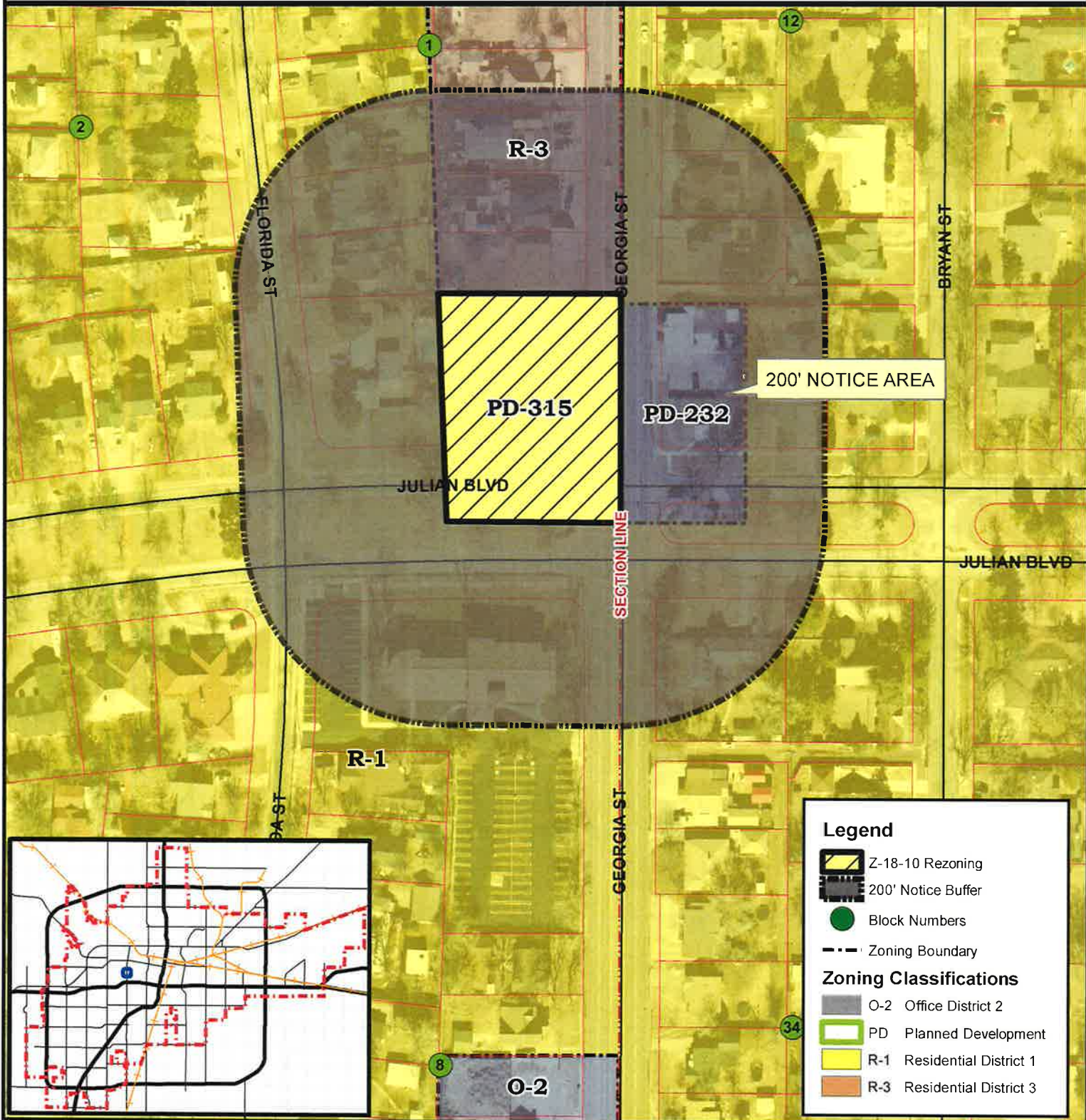
Looking southeast down Julian Blvd from the S Georgia St intersection (Area zoned R-1).



Looking northeast up S Georgia St from the Julian Blvd median (Insurance agent office seen right zoned PD-232 with subject property on your left)

CASE Z-18-10

REZONING FROM PLANNED DEVELOPMENT 315 (PD-315) TO OFFICE DIST. 1 (O-1)



Legend

- Z-18-10 Rezoning
- 200' Notice Buffer
- Block Numbers
- Zoning Boundary

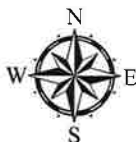
Zoning Classifications

- O-2 Office District 2
- PD Planned Development
- R-1 Residential District 1
- R-3 Residential District 3

**CITY OF AMARILLO
PLANNING DEPARTMENT**

Z-18-10 Rezoning of Lot 11A, Block 1, Sunset Park Addition Unit No. 5, in Section 226, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 315 (PD-315) to Office District 1 (O-1).

Scale: 1 inch = 135 feet
Date: 4/4/2018



Applicant: John Miller
Vicinity: Julian Blvd. & S Georgia St.
Case Manager: Jeffrey English

DISCLAIMER: The City of Amarillo is providing this information as a public service. The information shown is for information purposes only and except where noted, all of the data or features shown or depicted on this map is not to be construed or interpreted as accurate and/or reliable; the City of Amarillo assumes no liability or responsibility for any discrepancies or errors for the use of the information provided.

Amarillo City Council

Agenda Transmittal Memo



Meeting Date	May 1, 2018	Council Pillar	Fiscal Responsibility
Department	City Manager		
Contact	Michelle Bonner, Deputy City Manager		

Agenda Caption

RESOLUTION –AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION.

(Contact: Michelle Bonner, Deputy City Manager)

Discussion and consideration of all matters incident and related to approving and authorizing publication of notice of intention to issue certificates of obligation, including the adoption of a resolution pertaining thereto.

Agenda Item Summary

This resolution authorizes the City of Amarillo to publish notification of the City's intention to issue certificates of obligation not to exceed \$3,000,000. The proceeds will be used to reimburse the developer of the Colonies Public Improvement District for costs incurred for acquiring, construction, improving and equipping park facilities.

Requested Action

Council consideration and approval of the resolution.

Funding Summary

N/A

Community Engagement Summary

The Colonies Public Improvement District Board included an assessment increase in the 2017/2018 budget to provide for the debt issuance associated with this bond issue.

Staff Recommendation

Staff recommendation is to approve the resolution authorizing the publication of a notification of the City's intention to issue certificates of obligation.

RESOLUTION NO. 05-01-18-1

A RESOLUTION OF THE AMARILLO CITY COUNCIL, APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION.

WHEREAS, the City Council of the City of Amarillo, Texas (the "City"), has determined that certificates of obligation (the "Certificates") should be issued under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271, as amended, and in one or more series for the purpose of paying contractual obligations to be incurred for (i) acquiring, constructing, improving and equipping park facilities and (ii) professional services rendered in relation to such project and the financing thereof; and

WHEREAS, prior to the issuance of such Certificates, the City Council is required to publish notice of its intention to issue the same in a newspaper of general circulation in the City, said notice stating (i) the time and place the City Council tentatively proposes to pass the ordinance authorizing the issuance of the Certificates, (ii) the maximum amount proposed to be issued, (iii) the purposes for which the Certificates are to be issued and (iv) the manner in which the City Council proposes to pay the Certificates;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AMARILLO, TEXAS:

SECTION 1. The City Secretary is hereby authorized and directed to cause notice to be published of the City Council's intention to issue certificates of obligation, in one or more series, in the principal amount not to exceed \$3,000,000 for the purpose of paying contractual obligations to be incurred for (i) acquiring, constructing, improving and equipping park facilities and (ii) professional services rendered in relation to such project and the financing thereof; such certificates to be payable from ad valorem taxes and a limited pledge of the City's Waterworks and Sewer System. The notice hereby approved and authorized to be published shall read substantially in the form and content of **Exhibit A** hereto attached and incorporated herein by reference as a part of this resolution for all purposes.

SECTION 2: The City Secretary shall cause the aforesaid notice to be published in a newspaper of general circulation in the City, once a week for two consecutive weeks, the date of the first publication to be at least thirty-one (31) days prior to the date stated therein for the passage of the ordinance authorizing the issuance of the certificates of obligation. By consideration of this Resolution and the publication of the aforesaid notice, the City expresses its intention, but not an obligation, to issue the certificates of obligation.

SECTION 3: It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Texas Government Code, Chapter 551, as amended.

PASSED AND ADOPTED, this the 1st day of May, 2018.

Ginger Nelson, Mayor
City of Amarillo, Texas

ATTEST:

Frances Hibbs, City Secretary
City of Amarillo, Texas

(City Seal)

EXHIBIT A

NOTICE OF INTENTION TO ISSUE CITY OF AMARILLO, TEXAS
TAX AND REVENUE CERTIFICATES OF OBLIGATION

TAKE NOTICE that the City Council of the City of Amarillo, Texas, shall convene at 3:00 o'clock P.M. on June 19, 2018, at its regular meeting place in the City Hall located at 509 E. 7th Avenue, Amarillo, Texas, and, during such meeting, the City Council will consider the passage of one or more ordinances authorizing the issuance of certificates of obligation, in one or more series, in an amount not to exceed THREE MILLION DOLLARS (\$3,000,000) for the purpose of paying contractual obligations to be incurred for (i) acquiring, constructing, improving and equipping park facilities and (ii) professional services rendered in relation to such project and the financing thereof; such certificates to be payable from ad valorem taxes and a limited pledge of the City's Waterworks and Sewer System. The certificates are to be issued, and this notice is given, under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271, as amended.

Frances Hibbs
City Secretary, City of Amarillo, Texas