

AGENDAS

FOR THE AMARILLO CITY COUNCIL WORK SESSION TO BE HELD ON TUESDAY, DECEMBER 13, 2016 AT 4:00 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) Update on City Manager Search;
 - (3) Nepotism Update; and
 - (4) Consider future Agenda items and request reports from City Manager.
- B. City Council may convene in Executive Session to receive reports on or discuss any of the following pending projects or matters.
- (1) Section 551.074 - Discuss the appointment, employment, evaluation, reassignment, duties, and qualifications of a public officer or employee, in accordance with the Texas Open Meetings Act.
 - (a) City Manager Search.
 - (b) Amarillo Hospital District Board of Managers.
 - (2) Section 551.071 – Consult with Attorney on a matter in which the attorney's duty to the governmental body under the Texas Disciplinary Rules of Professional Conduct conflicts with this chapter.
 - (a) 2016 Xcel/SPS Rate Case.
 - (b) Nepotism laws applicable to City staff.

REGULAR MEETING ITEMS

INVOCATION: Traci Rogers, No Boundaries International

1. **MINUTES:**
Approval of the City Council minutes of the regular meeting held on December 6, 2016.
2. **PRESENTATION AND CONSIDERATION OF ORDINANCE NO. 7638:**
This is the first reading of an ordinance approving a settlement agreement between the Alliance of XCEL municipalities (including the City of Amarillo) and Southwestern Public Service Company regarding the SPS 2016 Statement of Intent to Change Electric Rates (Increase).
3. **PRESENTATION AND CONSIDERATION OF ORDINANCE NO. 7639:**
This is the first reading of an ordinance rezoning of Lots 1-39, Block 16, and Lots 1-21, Block 17, Heritage Hills Unit No. 4, in Section 65, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 2 (R-2) to Residential District 3 (R-3). (Address: Crestline Drive and Rockwood Drive.)
4. **PRESENTATION AND CONSIDERATION OF ORDINANCE NO. 7640:**
This is the first reading of an ordinance rezoning of Lot 24, Block 39, Grandview Addition Unit No. 11, Section 139, Block 2, AB&M Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 1 to Residential District 1 with a Specific Use Permit 189 for placement of a carport. (Address: 3113 South Browning.)

5. **PRESENTATION AND CONSIDERATION OF ORDINANCE NO. 7641:**
This is the first reading of an ordinance rezoning of Lot 2, Block 112, Original Town of Amarillo Unit No. 2, in Section 188, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Multiple-Family District 1 (MF-1) to Multiple-Family District 1 (MF-1) with a Specific Use Permit (SUP) for the placement of a Type A Manufactured Home. (Vicinity: Northwest 2nd Avenue and North Bryan Street)
6. **PRESENTATION AND CONSIDERATION OF ORDINANCE NO. 7642:**
This is the first reading of an ordinance rezoning of a 21.13 acre tract of land in Section 37, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural (A) District to General Retail (GR) District. (Vicinity: Hollywood Road and FM 2590.)
7. **PRESENTATION AND CONSIDERATION OF ORDINANCE NO. 7643:**
This is the first reading of an ordinance rezoning of a 3.99 acre tract of land in Section 37, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural (A) District to General Retail (GR) District. (Vicinity: Hollywood Road and FM 2590.)
8. **ORDINANCE NO. 7636:**
This is the second and final reading of an establishing a 15-member 21st Century Senior Services Development Advisory Board as recommended by the "Blueprint for 21st Century Senior Services" plan and required by the Memorandum of Understanding (MOU) among the City of Amarillo, Amarillo Area Foundation, Baptist Community Services and the Mary E. Bivins Foundation. The MOU establishes a development period of two years to indentify and address critical components for the development of program(s) providing comprehensive senior adult services.
9. **ORDINANCE NO. 7637:**
This is the second and final reading of an ordinance rezoning of Lot 2, Block 3, Medical Center Unit No. 3, in Section 43, Block 9, BS&F Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Office District 1 to Office District 2.
10. **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:
 - A. **Award – Erection of 60 x 100 Steel Building, Construction of Safe Room, and Interior Finishes:**
Panhandle Steel Buildings, Inc. -- \$271,263.98
This is for the Police Department Storage Area: at 2401 Prairie Dog Lane.
 - B. **Award – Asbestos Abatement Contract:**
Intercon Environmental, Inc. -- \$80,459.00
This item is for asbestos abatement in the old Coke building properties located at 700 South Johnson, 702 South Lincoln, and 708 South Lincoln.
 - C. **Award – Purchase of Energy Efficient Lamp and Lighting Fixture Replacement for the Civic Center:**
Facility Solutions Group -- \$423,046.00
This item is the replacement of existing lighting systems with new LED and high efficiency florescent fixtures that meet the Federal standards.

PUBLIC FORUM

Comments from interested citizens on matters not on the Agenda pertaining to City policies, programs or services. *(This is the opportunity for visitors and guests to address the City Council on any issue. The City Council may not discuss any presented issue, nor may any action be taken on any issue at this time. Texas Attorney General Opinion JC-0169)*

MISCELLANEOUS

1. Planning and Zoning Commission, minutes of November 28, 2016.
2. Boards and Commissions – appointments as listed on attached.

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 9th day of December 2016.

Amarillo City Council meetings stream live on Cable Channel 110 and are available online at:
www.amarillo.gov/granicus
Archived meetings are also available.



STATE OF TEXAS
 COUNTIES OF POTTER
 AND RANDALL
 CITY OF AMARILLO

On the 6th day of December 2016, 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:

PAUL HARPOLE	MAYOR
ELISHA DEMERSON	COUNCILMEMBER NO. 1
LISA BLAKE	COUNCILMEMBER NO. 2
RANDY BURKETT	COUNCILMEMBER NO. 3
MARK NAIR	COUNCILMEMBER NO. 4

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

MICHELLE BONNER	ASSISTANT CITY MANAGER
KEVIN STARBUCK	ASSISTANT CITY MANAGER
MICK MCKAMIE	CITY ATTORNEY
BLAIR SNOW	MANAGEMENT ANALYST
FRANCES HIBBS	CITY SECRETARY

The invocation was given by Greg Dowell, Central Church of Christ. Mayor Harpole led the audience in the Pledge of Allegiance.

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

ITEM 1: Mayor Harpole presented the minutes for November 22, 2016. Motion was made by Councilmember Burkett to approve the minutes, seconded by Councilmember Blake, and unanimously carried to approve the minutes.

ITEM 2: Mayor Harpole presented an ordinance establishing a 15-member 21st Century Senior Services Development Advisory Board as recommended by the "Blueprint for 21st Century Senior Services" plan and required by the Memorandum of Understanding (MOU) among the City of Amarillo, Amarillo Area Foundation, Baptist Community Services and the Mary E. Bivins Foundation. The MOU establishes a development period of two years to identify and address critical components for the development of program(s) providing comprehensive senior adult services. Linda Pitner, Senior Services Coordinator presented this item. Ms. Pitner stated they are looking at creating a cooperative network. They will identify where they are, where the gaps are and how to address them as a community. Councilmember Burkett stated he would like the Council to consider Robert Goodrich and William Sumerford. Mayor Harpole encouraged everyone interested to submit an application on the City's website. Motion was made by Councilmember Nair, seconded by Councilmember Blake, that the following captioned ordinance be passed on first reading:

ORDINANCE NO. 7636
 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMARILLO, TEXAS: ESTABLISHING THE 21ST CENTURY SENIOR SERVICES DEVELOPMENT ADVISORY BOARD; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER; PROVIDING FOR EFFECTIVE DATE.

Voting AYE were Mayor Harpole, Councilmembers Blake, Demerson, Burkett and Nair; voting NO were none; the motion carried by a 5:0 vote of the Council.

ITEM 3: Mayor Harpole presented an ordinance rezoning of Lot 2, Block 3, Medical Center Unit No. 3, in Section 43, Block 9, BS&F Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Office District 1 to Office District 2. This rezoning was reviewed and recommended for approval by a

6:0 vote from the Planning and Zoning Commission. AJ Fawver, Planning and Zoning Director, presented this item. Councilmember Burkett inquired as to the applicant or property owner. Ms. Fawver stated that no plans have been submitted on the property but the applicant was Jeff Archer. Motion was made by Councilmember Burkett, seconded by Councilmember Nair, that the following captioned ordinance be passed on first reading:

ORDINANCE NO. 7637

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 WEST AMARILLO BOULEVARD AND HALSTEAD STREET, POTTER COUNTY, TEXAS; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Voting AYE were Mayor Harpole, Councilmembers Blake, Demerson, Burkett and Nair; voting NO were none; the motion carried by a 5:0 vote of the Council.

ITEM 4: Mayor Harpole presented an ordinance amending Article IV, Chapter 8-3, Section 8-3-82; adding article V, Chapter 8-3, Sections 8-3-116 through 8-3-131 to provide regulation of tire businesses. Scott McDonald, Director Strategic Initiatives, provided an update on this item. He stated there were 35,677 tires disposed of last year for a cost of \$80,785 with very little revenue received. Personnel costs exceeded \$100,000 with 7,500 man-hours on scrap tires. Mr. McDonald further stated he continues to receive stakeholder input. Mr. McDonald then highlighted the significant changes from the first reading. Councilmember Burkett stated he had contacted Liberty Tire Recyclers and they are interest in coming in January to discuss a recycling tire business. Councilmember Demerson inquired if citizens disposing of tires should be stricken from enforcement. Mr. McKamie replied the act of illegal dumping tires violates the current ordinance as well as state law. Councilmember Burkett inquired as to what individuals do when tires are dumped on their property and how to disposal of them. Mr. McDonald replied the Building Safety Department would send a letter to the property owner telling them of the need to remove the nuisance and it would be their financial responsibility. Motion was made by Councilmember Blake, seconded by Councilmember Nair, that the following captioned ordinance be passed on second and final reading:

ORDINANCE NO. 7631

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMARILLO, TEXAS: AMENDING THE AMARILLO MUNICIPAL CODE, AMENDING ARTICLE IV, CHAPTER 8-3, SECTION 8-3-82; ADDING ARTICLE V, CHAPTER 8-3, SECTIONS 8-3-116 THROUGH 8-3-131 TO PROVIDING REGULATION OF TIRE BUSINESSES; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER; PROVIDING FOR CONTINUATION OF PRIOR LAW; PROVIDING PENALTY; PROVING FOR PUBLICATION AND EFFECTIVE DATE.

Voting AYE were Mayor Harpole, Councilmembers Blake, Demerson, Burkett and Nair; voting NO were none; the motion carried by a 5:0 vote of the Council.

ITEM 5: Mayor Harpole presented an ordinance rezoning of Lot 18, Block 24, Sunrise Park Unit No. 6, in Section 106, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 2 to Residential District 2 with a Specific Use Permit for the placement of a carport. (Address: 1001 Gordon Street.) Motion was made by Councilmember Demerson, seconded by Councilmember Blake, that the following captioned ordinance be passed on second and final reading:

ORDINANCE NO. 7632

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 SOUTHEAST 10TH AVENUE AND GORDON STREET,

POTTER COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Voting AYE were Mayor Harpole, Councilmembers Blake, Demerson, Burkett and Nair; voting NO were none; the motion carried by a 5:0 vote of the Council.

ITEM 6: Mayor Harpole presented an ordinance rezoning vacating of portions of right-of-way to include a 0.25 ft wide strip on the west side of Lots 6 and 7 and a 0.2 ft wide strip with the addition of two 5.2 ft x 8.3 ft sections on the south side of Lot 6, Block 139, Plemons Addition, in Section 170, Block 2, AB&M Survey, Potter County, Texas. (Address: 101 Southeast 11th Avenue.) Motion was made by Councilmember Blake, seconded by Councilmember Demerson, that the following captioned ordinance be passed on second and final reading:

ORDINANCE NO. 7633

AN ORDINANCE OF THE CITY OF AMARILLO DETERMINING LACK OF PUBLIC NECESSARY FOR RIGHT-OF-WAY IN THE VICINITY OF SOUTHEAST 11TH AVENUE AND SOUTH POLK STREET, POTTER COUNTY, TEXAS, VACATING AND ABANDONING THE HEREIN-DESCRIBED RIGHT-OF-WAY PROVIDING AN EFFECTIVE DATE, PROVIDING A REPEALER CLAUSE; PROVIDING AS SAVINGS CLAUSE.

Voting AYE were Mayor Harpole, Councilmembers Blake, Demerson, Burkett and Nair; voting NO were none; the motion carried by a 5:0 vote of the Council.

ITEM 7: Mayor Harpole presented an ordinance rezoning of a portion of Lot 2, and all of Lots 3 and 4, Sunrise Park Unit No. 2 and Lot 5A, and a portion of Lot 5B, Sunrise Addition Unit No. 4, all in Section 123, Block 2, AB&M Survey, Potter County, Texas to change from Planned Development 330 to amended planned development for additional signage. (Address: 4601 Interstate 40 Access Road.) Motion was made by Councilmember Nair, seconded by Councilmember Blake, that the following captioned ordinance be passed on second and final reading:

ORDINANCE NO. 7634

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 SOUTHEAST 17TH AVENUE AND CARTER STREET, POTTER COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Voting AYE were Mayor Harpole, Councilmembers Blake, Demerson, Burkett and Nair; voting NO were none; the motion carried by a 5:0 vote of the Council.

ITEM 8: Mayor Harpole presented an ordinance approving the vacating of an existing 20 ft. alley in Block 137, Plemons Addition, in Section 170, Block 2, AB&M Survey, Potter County, Texas. This vacation was reviewed and recommended for approval by a 6:0 vote from the Planning and Zoning Commission. (Address: Southwest 10th Avenue and South Tyler Street.) Motion was made by Councilmember Burkett, seconded by Councilmember Demerson, that the following captioned ordinance be passed on second and final reading:

ORDINANCE NO. 7635

AN ORDINANCE OF THE CITY OF AMARILLO DETERMINING LACK OF PUBLIC NECESSARY FOR AN ALLEY IN THE VICINITY OF SOUTHWEST 10TH AVENUE AND SOUTH TYLER STREET, POTTER COUNTY, TEXAS; VACATING AND ABANDONING THE HEREIN DESCRIBED RIGHT-OF-WAY; PROVIDING AN EFFECTIVE DATE; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE.

Voting AYE were Mayor Harpole, Councilmembers Blake, Demerson, Burkett and Nair; voting NO were none; the motion carried by a 5:0 vote of the Council.

ITEM 9: Mayor Harpole presented a resolution approving and authorizing the City of Amarillo publication of notice on the intention to issue Certificates of Obligation. Michelle Bonner, Assistant City Manager, introduced Steven Adams with Specialized Public Finance. Ms. Bonner stated that these bonds will fund the replacement of the radio communication system for public safety. She further stated the City would look at future budgets to fund the non-public safety department radios. Steven Adams stated this resolution would authorize the publication, but they cannot sell bonds until 30-days after the last publication. The publication states it will not exceed an amount of \$8,750,000. Motion was made that the following captioned resolution be passed by Councilmember Blake, seconded by Councilmember Burkett:

**RESOLUTION NO. 12-06-16-1
A RESOLUTION OF THE AMARILLO CITY COUNCIL, APPROVING AND
AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE
CERTIFICATES OF OBLIGATION.**

Voting AYE were Mayor Harpole, Councilmembers Demerson, Blake, Burkett and Nair; Voting NO were none; the motion carried by a 5:0 vote of the Council.

Mayor Harpole recognized the first responders in the audience. He stated they currently lose communication when they go into buildings. He stated it was an honor to participate and protect the first responders. Chief Drain, Police Department, stated the radios are the life-blood of communication and he appreciated the Council taking this first step with good communication tools. Chief Greenlee, Fire Department, stated radios have been a long-standing problem and this will be a huge benefit.

ITEM 10: Mayor Harpole stated this item was to discuss and consider the compensation of the Interim City Manager. Councilmember Burkett stated the typically raise was 5%. He further suggested to re-evaluate the situation in 60-days. Mayor Harpole stated Mr. Cowell's current salary was \$172,500 and 5% would make it \$181,125. He asked Council to consider a 7% raise or \$1,000 a month. He further stated Mr. Cowell is accepting the Interim position and not being relieved of any of his current duties. If Mr. Cowell is not chosen, he would go back as his Deputy City Manager title. Motion was made by Councilmember Demerson to pay a 5% compensation increase, seconded by Councilmember Blake. Mayor Harpole asked Council to amend the motion to consider 7% or \$1,000 month. Councilmember Nair offered the amendment of 7%. Mr. McKamie stated the original motion would need to be amended by the person who made the first motion or the person who seconded the first motion. Councilmember Demerson stated he would not amend his original motion to 7%. Mayor Harpole asked to revisit this decision in 60-days if the City Manager position was not resolved quickly.

Voting AYE were Mayor Harpole, Councilmembers Demerson, Blake, Burkett and Nair; Voting NO were none; the motion carried for the original motion by a 5:0 vote of the Council.

ITEM 11: Mayor Harpole presented the consent agenda and asked if any item should be removed for discussion or separate consideration. There were none. Motion was made by Councilmember Burkett to approve the consent agenda, seconded by Councilmember Demerson.

A. Approval -- Change Order No. 5 – Job# 521941: 24th Pipeline 48" Well Water Transfer Line:

Original Contract:	\$11,740,159.00
Previous Change Orders:	\$1,201,862.88
Current Change Order:	\$(42,104.76)
For a Total of Change Orders	\$1,159,758.12
Current Change Order Working Days Added:	58 Working Days
Total of Working Days Added:	187
Revised Contract:	\$12,899,917.12

This item approves Change Order No. 5 to the contract with Condie Construction Company, Inc. This change order consist of several additions and reductions to the contract. Including removing and adding driveways at several locations, repairs of water and sewer lines and credit for inspector overtime charges.

B. Approval -- Change Order No. 4 -- Job 523005 -- Replacement of WM in 45th Ave from Western St. to I-27:

Original Contract:	\$840,385.40
Previous Change Orders:	\$54,663.15 and 3 Days
Change Order No. 4:	\$5,800.00
For a Total of Change Orders:	\$60,463.15
Revised Contract:	\$900,848.55
Percent of Changes:	7.2%

This item approves Change Order No. 4 to the contract with Amarillo Utility Contractors. This change is for the installation of 12" stopple during water main tie-in to keep customers in service during the tie-in from a 12" inch to 16" inch water main.

C. Approval -- Change Order No. 5 -- Job 523005 -- Replacement of WM in 45th Ave from Western St. to I-27:

Original Contract:	\$840,385.40
Previous Change Orders:	\$60,463.15
Change Order No. 5:	\$40,463.20
For a Total of Change Orders:	\$100,926.35
Revised Contract:	\$941,311.75
Percent of Changes:	12.0%

This item approves Change Order No. 5 to the contract with Amarillo Utility Contractors. This change is for adjust quantities due to field conditions.

D. Approval -- Change Order No. 3 -- Job # 521109: River Road Wastewater Treatment Plant Rehabilitation Project:

Original Contract:	\$2,638,609.00
Current Addendum:	\$253,606.00
Revised Contract Total:	\$2,995,133.00

This item is to approve Change Order No. 3 to the River Road Wastewater Treatment Plant rehabilitation project as outlined in the change order.

Mayor Harpole announced that this is the end of the regular agenda, but this time is reserved to hear from any citizen concerning matters pertaining to City policies, programs or services not on today's agenda. The public forum is set under the Open Meetings Act and that during the public forum the City Council can respond with a statement of fact, a statement of City policy or decide whether to place an item on a future agenda.

David Beshman, 4600 Amarillo Boulevard East, stated he spoke in August to Kyle Schniederjan, City Engineer, and inquired about the DOT Safe City Project. Mayor Harpole replied as a statement of fact that the City was currently undergoing a study of the Transit system. Allen Finegold, 2601 North Grand Street, inquired as to what part of Texas state law authorized a TIRZ. Mr. McKamie replied it was Chapter 380. Mr. Finegold inquired as to what parts of the City could qualify as a TIRZ. He further proposed that the proposed baseball stadium go on I-40 and the indoor sports stadium be built on the former Coca-Cola property. Cheryl Austin, 166 Cliffside Drive, inquired about the dates for the public comment period regarding CDBG funds. She also inquired if the City still had contracts with SGR. Mayor Harpole replied yes. Ms. Austin stated difficulty in finding information on city projects. Mayor Harpole replied he would be happy to visit with her. Roger Patel, 112 Amarillo Boulevard West, inquired as to when demolition would start on the Amarillo Inn. He further asked what percentage of the HOT tax was used to promote Amarillo Boulevard or Route 66.

There were no further comments.

Mayor Harpole advised that the meeting was adjourned.

ATTEST:

Frances Hibbs, City Secretary

Paul Harpole, Mayor



Amarillo City Council Agenda Transmittal Memo



Meeting Date	December 13, 2016	Council Priority	
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Department	City Manager
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Agenda Caption

PRESENTATION AND CONSIDERATION OF ORDINANCE NO. 7638

This is the first reading of an ordinance approving a settlement agreement between the Alliance of Xcel Municipalities (AXM) and Southwestern Public Service Company (SPS) regarding the Company's Statement of intent to change electric rates.

Agenda Item Summary

During February 2016, SPS filed a Statement of Intent to increase annual revenue in the form of a rate increase. The City of Amarillo participated with the Alliance of Xcel Municipalities to negotiate the settlement agreement. The proposed settlement agreement significantly lowers the increase from the original statement of intent filed in February with a proposed increase in SPS' base-rate revenue of \$35 million (about a 7% increase) as compared to the SPS' original requested increase of \$71.9 million (about a 14.4% increase).

Requested Action

Council consideration and approval of the ordinance.

Funding Summary

N/A

Community Engagement Summary

Staff Recommendation

Staff recommendation is to approve the ordinance.

ORDINANCE NO. 7638

AN ORDINANCE OF THE CITY OF AMARILLO, TEXAS APPROVING A SETTLEMENT AGREEMENT BETWEEN THE ALLIANCE OF XCEL MUNICIPALITIES (“AXM”) AND SOUTHWESTERN PUBLIC SERVICE COMPANY (“SPS” OR “COMPANY”) REGARDING THE COMPANY’S STATEMENT OF INTENT TO CHANGE ELECTRIC RATES IN ALL CITIES EXERCISING ORIGINAL JURISDICTION; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE SETTLEMENT AGREEMENT AND FINDING THE RATES TO BE SET BY THE ATTACHED TARIFFS TO BE JUST AND REASONABLE; FINDING THE CITY’S RATE CASE EXPENSES REASONABLE; DIRECTING SPS TO REIMBURSE THE CITY ITS REASONABLE RATE CASE EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETING ACT; DECLARING AN EFFECTIVE DATE; REPEALING ANY PRIOR RESOLUTIONS INCONSISTENT WITH THIS ORDINANCE AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND LEGAL COUNSEL

WHEREAS, the City of Amarillo, Texas (“City”) has exclusive original jurisdiction as a regulatory authority over Southwestern Public Service Company (“SPS” or “Company”) rates, operations, and services within the City; and

WHEREAS, the City is also an electric utility customer of SPS, and has an interest in SPS’s rates and charges; and

WHEREAS, SPS filed a Statement of Intent with the City on or about February 16, 2016 to increase its annual revenue requirement by approximately \$71.9 million on a Texas retail jurisdictional basis, which represents an increase in base revenues of approximately 14.41%, and which included an increase in residential base rates of approximately 11.23%; and

WHEREAS, the City took action to suspend the effective date and to coordinate a response to SPS’s filing with other similarly situated municipalities (such participating cities are referred to herein as the Alliance of Xcel Municipalities (“AXM”)); and

WHEREAS, the City took action on or before March 22, 2016 to suspend the effective date; and

WHEREAS, one of AXM's goals is to minimize rate-case expenses to the extent reasonable, that otherwise would result from lengthy, contested rate-case proceedings before the Public Utility Commission of Texas ("PUCT") and through the appellate process in the courts for the pending rate case; and

WHEREAS, AXM authorized its attorneys and experts to formulate and review reasonable settlement positions to resolve SPS' pending request to increase rates; and

WHEREAS, AXM's attorneys met numerous times with the Company to negotiate a Settlement Agreement resolving the issues raised by the Company's Statement of Intent filing; and

WHEREAS, after extensive review and analysis, AXM's attorneys and experts found that SPS's initially proposed increase in revenue and its initially proposed rates are unreasonable; and

WHEREAS, AXM's attorneys and experts have evaluated what a likely outcome from a fully-litigated proceeding would be and are of the opinion that the increase of approximately \$35 million noted in the negotiated Settlement Agreement compares favorably with a likely outcome from a fully-litigated proceeding; and

WHEREAS, after extensive review and analysis, AXM's attorneys and experts found that the significantly lower increase of approximately \$35 million instead of the \$71.9 million increase initially proposed by SPS is reasonable; and

WHEREAS, under applicable law, the settlement rates are effective retroactively for consumption on or after July 20, 2016; and

WHEREAS, AXM's attorneys and experts and AXM's Steering Committee, based on the advice of its attorneys and experts, recommend that AXM's members approve the negotiated Settlement Agreement and attached tariffs; and

WHEREAS, under the Public Utility Regulatory Act, the City has a right to reimbursement of its reasonable rate-case expenses and SPS has an obligation to reimburse the City's reasonable rate-case expenses; and

WHEREAS, the attached tariffs implementing new rates are consistent with the Settlement Agreement and are just, reasonable, and in the public interest; and

WHEREAS, the Settlement Agreement as a whole is in the public interest;

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

Section 1. The findings set out in the preamble are in all things approved and incorporated herein as if fully set forth.

Section 2. That the City Council finds that the Settlement Agreement, which is attached hereto Attachment A and incorporated herein, is in the public interest and is hereby endorsed in all respects.

Section 3. That SPS's existing rates are found unreasonable upon the implementation of the rates set forth in the Settlement Agreement.

Section 4. That the revenue and resulting rates set forth in the Settlement Agreement and schedule of rates and tariffs for electric service provided by SPS, which are attached to the Settlement Agreement as "Exhibit B" appended to this Ordinance, are just and reasonable, and are hereby adopted for consumption on and after July 20, 2016.

Section 5. That rates under the Settlement Agreement shall be effective for consumption on and after July 20, 2016.

Section 6. That SPS shall seek the City's approval of any surcharge that may be necessary to recover revenue foregone by SPS under rates pursuant to the Settlement Agreement and its current rates from July 20, 2014 to the date when the rates under the Settlement Agreement are approved.

Section 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

Draft 12.7.16.McK

Section 8. That the meeting at which this Ordinance was approved was conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9. That if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remaining provision of this Ordinance and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

Section 10. That this Ordinance shall become effective from and after its passage Second Reading.

Section 11. The City Secretary or other appropriate city official shall notify SPS of this Ordinance by **sending a copy of the Ordinance to Evan Evans, Regional Vice President, Rates and Regulatory Affairs, , Southwestern Public Service Company, P.O. Box 1261, Amarillo, Texas 79105-1261** and AXM shall be notified by **sending a copy of this Ordinance to Mr. Alfred R. Herrera, Herrera & Boyle, PLLC, 816 Congress Ave., Suite 1250, Austin, Texas 78701.**

PASSED AND APPROVED this _____ day of _____, 2016.

Paul Harpole, Mayor

ATTEST:

Frances Hibbs, City Secretary

APPROVED AS TO FORM:

Draft 12.7.16.McK

William M. McKamie, City Attorney

DRAFT

Draft 12.7.16.McK

SPS RATE ORDINANCE

ATTACHMENT A

SPS 2016 Statement of Intent

**Stipulation and Settlement
Agreement**



Amarillo City Council Agenda Transmittal Memo



Meeting Date	December 13, 2016	Council Priority	Community Appearance
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Department	Planning Department
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Agenda Caption

Vicinity: Crestline Dr. & Rockwood Dr.

Consideration and possible action of an ordinance rezoning of Lots 1-39, Block 16, and Lots 1-21, Block 17, Heritage Hills Unit No. 4, in Section 65, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 2 (R-2) to Residential District 3 (R-3).

Agenda Item Summary

This tract of land was previously rezoned from Agriculture District (A) to Residential District 2 (R-2) in order to develop the land with a residential subdivision. This rezoning was approved on 3/29/2016.

Because this rezoning is requested to go from one residential district to a different residential district, planning staff has analyzed the differences in standards established in the City of Amarillo's adopted Zoning Ordinance between the R-2 and R-3 zoning districts, and some of these differences are listed below in the table.

	Residential District 2	Residential District 3
Minimum lot area	6,000sqft	5,000sqft
Minimum lot width	50'	50'
Minimum lot depth	100'	100'
Front yard setback	25'	15'
Maximum lot coverage	45%	65%

This rezoning request is consistent with the adopted 2010 Comprehensive Future Land Use and Character Map, insofar as it is a request for zoning of a residential nature. However, that is where the consistency ends. "Suburban Residential" is the land use/character type identified for this area. This type calls for a higher degree of open space and setbacks; the requested zoning would actually increase the buildable lot coverage and decrease the setback requirements for the associated lots, as well as allowing a 20% increase in density. In addition, the requested zoning would also not be a logical continuation of the zoning pattern established in this area, and contradicts the neighborhood unit concept of stepping down in intensity of land use towards the center of the section from the perimeter [Comprehensive Plan, Chapter 2, Pg 2.23]. However, it does not jeopardize the consistency of a residential area character. Considering the future of State Loop 335 and its impacts on FM 2186/W Hollywood Rd, paired with the proximity to Soncy Rd (an arterial), having a higher density of housing in this area may be appropriate. In this case, that would then transition down, as it moves into R-2. In addition, this is still at the lower end of the residential density scale, still falling below the Moderate Density (MD) and Multiple Family (MF-1 and MF-2) districts.

Amarillo City Council Agenda Transmittal Memo



However, it should be noted that this request is inconsistent with the approved preliminary plan associated with this site, which was approved on 10/9/2015. This preliminary plan proposed Residential District 2 (R-2) zoning for the associated development, which was secured only nine months ago, on 3/29/2016.

As the city continues to grow in a southwesterly direction, future analysis of this general area will need to be done, which may show a need for an amendment to the comprehensive land use of this area.

Based on the above analysis, planning staff believes the requested rezoning seems appropriate for conditions of the area.

Requested Action

The applicant is requesting the zoning of 9.36 acres tract of land, previously zoned Residential District 2 (R-2), to change to Residential District 3 (R-3), in order to change the setback requirements for the included lots.

Funding Summary

N/A

Community Engagement Summary

The item was distributed to all applicable internal and external entities. Notices have been sent out to 8 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, either in favor of or in opposition to the request.

The item was recommended for approval by 5:0 vote of the Planning and Zoning Commission at its December 5, 2016 public meeting.

City Manager Recommendation

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

ORDINANCE NO. 7639

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 CRESTLINE DRIVE AND ROCKWOOD DRIVE, RANDALL COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission has held public hearings on proposed zoning changes on the property hereinafter described and has 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; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMARILLO:

SECTION 1. 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 Lots 1-39, Block 16, and Lots 1-21, Block 17, Heritage Hills Unit No. 4, in Section 65, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways, to change from Residential District 2 (R-2) to Residential District 3 (R-3). (9.36 Acres)

SECTION 2. All ordinances and resolutions or parts thereof that conflict with this ordinance are hereby repealed, to the extent of such conflict.

SECTION 3. 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 4. 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 ____ day of December, 2016 and PASSED on Second and Final Reading on this the _____ day of December, 2016.

Paul Harpole, Mayor

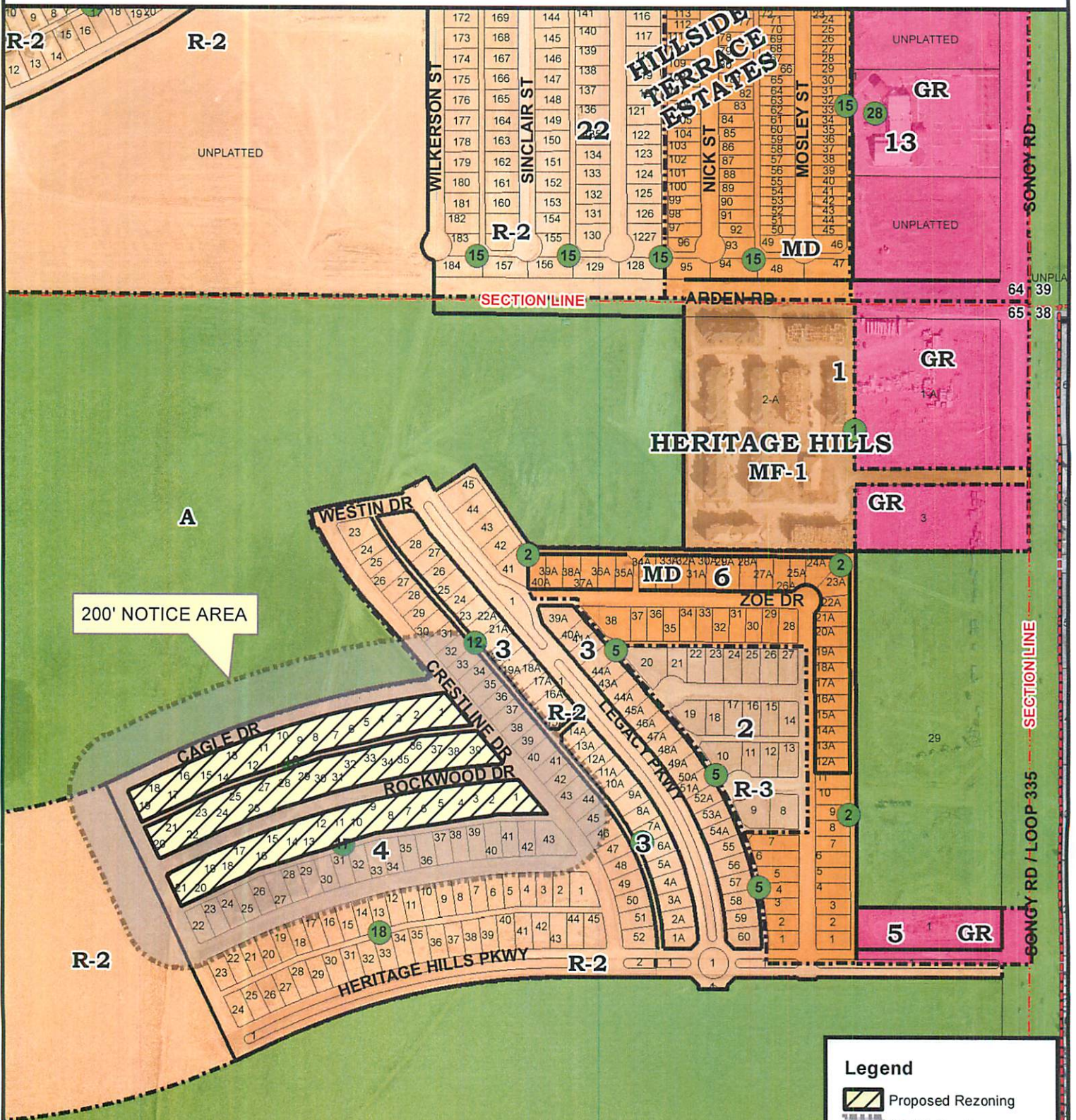
ATTEST:

Frances Hibbs, City Secretary

APPROVED AS TO FORM:

William M. McKamie, City Attorney

REZONING FROM R-2 TO R-3

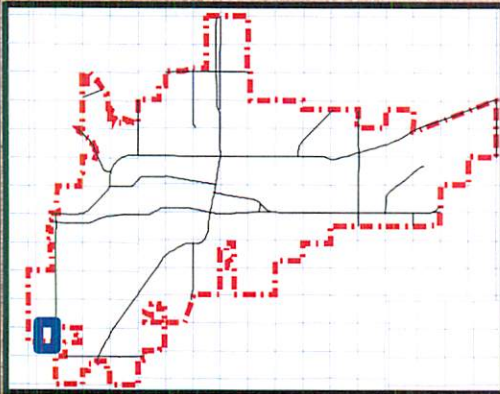


Legend

- Proposed Rezoning
- 200' Notice Area
- City Limits
- Section Line
- Block Numbers
- Subdivision Boundaries
- Platted Parcel
- Zoning Boundary

Zonings

- Agriculture
- General Retail
- Moderate Density
- Multi Family 1
- Residential 2
- Residential 3



CITY OF AMARILLO PLANNING DEPARTMENT

Z-16-36 Rezoning of Lots 1-39 & 1-21, Blocks 16 & 17, Heritage Hills Unit No. 4, in Section 65, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 2 to Residential District 3.

Scale: 1" = 400'
Date: 11-22-16
Case No: Z-16-36



Applicant: Daryl Furman
Vicinity: Crestline Dr. & Rockwood Dr.

AP: H-17

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	December 13, 2016	Council Priority	Community Appearance
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Department	Planning Department
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Agenda Caption

Address: 3113 S. Browning

Consideration and possible action on an ordinance rezoning of Lot 24, Block 39, Grandview Addition Unit No. 11, Section 139, Block 2, AB&M Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 1 to Residential District 1 with a Specific Use Permit 189 for placement of a carport.

Agenda Item Summary

The applicant is requesting a change in zoning from Residential District 1 to Residential District with a SUP in order to allow an existing carport placed within the front-yard setback to remain. The applicant recently purchased a 22' x 21', metal carport from a carport manufacturer and installer. The applicant stated that she understood the installation of the carport involved the company obtaining the necessary permits. However, the applicant recently received a violation notice that no permits were obtained and that the carport, as installed within the front-yard setback of 25', is in violation as well.

When analyzing an SUP request, staff observes the surrounding area to see what impacts the proposed carport could have on the overall character of the neighborhood. Staff considers the proposed carport's setbacks, existing trees and fences within the front-yard area, and other existing elements that may disrupt the streetscape character.

In surveying the surrounding area, staff located three other Specific Use Permit within the block. SUP 180, 184 and 186 were all approved this year, to allow carports within the front yard setback.

As illustrated by the applicant's front yard and others within the same block, there are several existing mature trees and other landscaping already within the front yards along this street. This shows that there is no consistent pattern of unobstructed front yards within the neighborhood, and the placement of a carport should not create an unsightly obstruction that is inconsistent with other front yards.

This zoning request does not compromise the adopted 2010 Comprehensive Future Land Use and Character Map, which indicates general residential land use for this area, and all other zoning regulations will follow the Residential District 1 (R-1) zoning regulations that already apply to this property. Therefore, staff views this zoning request as appropriate due to the lack of disruption to the existing streetscape character.

Requested Action

Amarillo City Council Agenda Transmittal Memo



Planning Staff and Planning & Zoning Commissioners have reviewed the associated rezoning and exhibit and recommends the City Council approve the item as submitted.

Funding Summary

N/A

Community Engagement Summary

The item was distributed to all applicable internal and external entities. Notices have been sent out to 27 property owners within 200 feet regarding this proposed rezoning. At the time of this writing, the Planning Department has received no calls regarding this request.

The item was recommended for approval by 6:0 vote of the Planning and Zoning Commission at its December 5, 2016 public meeting.

City Manager Recommendation

Planning Staff have reviewed the associated ordinance and exhibit and recommend the City Council approve the item as submitted.

ORDINANCE NO. 7640

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 BROWNING STREET & LONGHORN TRAIL, RANDALL COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission has held public hearings on proposed zoning changes on the property hereinafter described and has 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; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMARILLO:

SECTION 1. 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 24, Block 39, Grandview Addition Unit No. 11, Section 139, Block 2, AB&M Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 1 to Residential District 1 with a Specific Use Permit 189 for placement of a carport.

SECTION 2. All ordinances and resolutions or parts thereof that conflict with this ordinance are hereby repealed, to the extent of such conflict.

SECTION 3. 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 4. 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 ____ day of December, 2016 and PASSED on Second and Final Reading on this the _____ day of December, 2016.

Paul Harpole, Mayor

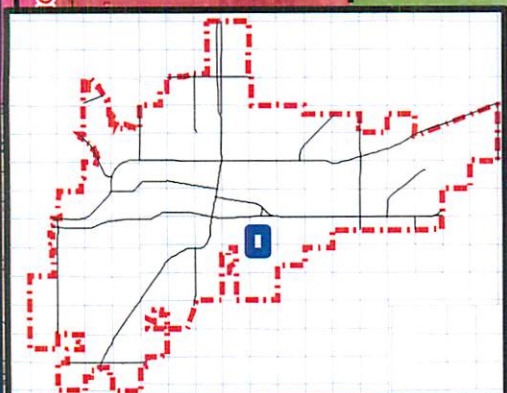
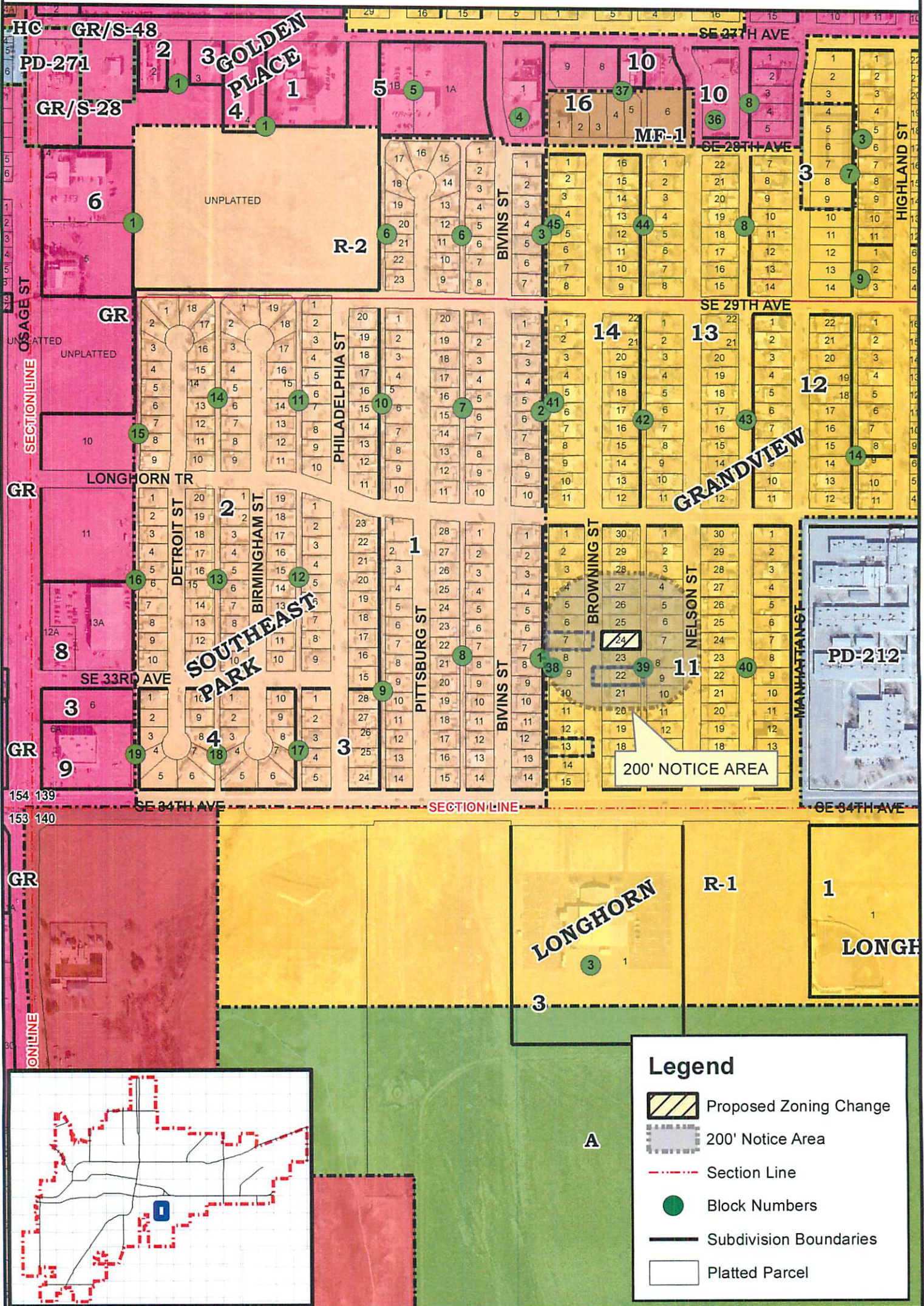
ATTEST:

Frances Hibbs, City Secretary

APPROVED AS TO FORM:

William M. McKamie, City Attorney

REZONING FROM R-1 TO R-1 W/ SUP



CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1" = 400'
Date: 11-14-16
Case No: Z-16-39



Z-16-39 Rezoning of Lot 24, Block 39, Grandview Addition Unit No. 11, Section 139, Block 2, AB&M Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 1 to Residential District 1 with a Specific Use Permit for placement of a carport.

Applicant: Clara Flores

Vicinity: Browning St & Longhorn Trl

AP: P-13



Amarillo City Council Agenda Transmittal Memo



Meeting Date	December 13, 2016	Council Priority	Community Appearance
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Department	Planning Department
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Agenda Caption

Vicinity: NW 2nd Ave. & N Bryan St.

Consideration and possible action on an ordinance approved rezoning of Lot 2, Block 112, Original Town of Amarillo Unit No. 2, in Section 188, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Multiple-Family District 1 (MF-1) to Multiple-Family District 1 (MF-1) with a Specific Use Permit (SUP) for the placement of a Type A Manufactured Home.

Agenda Item Summary

When analyzing an SUP request, staff observes the surrounding area to see what impacts the manufactured home could have on the overall character of the neighborhood.

In surveying the surrounding area, the neighboring lots to 2503 NW 2nd Avenue were vacant and across the street was a church with more vacant land nearby. Research revealed that these vacant lots are all owned by the church (Door Christian Fellowship Church) across the street. Of the houses in the area, none of them appeared to be manufactured homes, but are older structures with foundations and some of them appear slightly dilapidated. The property in question is sufficient for placement of a home; sidewalks and a driveway were already present with the dumpster behind the property in the alley.

This zoning request does not compromise the adopted 2010 Comprehensive Future Land Use and Character Map, which indicates "general residential" land use for this area, and all other zoning regulations will follow the Multi-Family 1 District (MF-1) zoning regulations that already apply to this property. Therefore, staff views this zoning request as appropriate.

Requested Action

The applicant is requesting a change in the zoning of 0.16 acres, currently Multiple-Family District 1 (MF-1), to Multiple-Family District 1 (MF-1) with a Specific Use Permit for the placement of a Type A Manufactured Home.

Funding Summary

N/A

Community Engagement Summary

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

Amarillo City Council

Agenda Transmittal Memo



14 property owner within 200 feet regarding this proposed rezoning. Notices are not sent to properties located in the ETJ. At the time of this writing, the Planning Department has received 1 comment (Phone call) regarding this request, in opposition to the request.

The item was recommended for approval by 5:0 vote of the Planning and Zoning Commission at its December 5, 2016 public meeting.

City Manager Recommendation

Planning Staff have reviewed the associated ordinance and exhibit and, along with the Planning & Zoning Commission, recommend the City Council approve the item as submitted.

ORDINANCE NO. 7641

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 NW 2nd AVE & N BRYAN ST, POTTER COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission has held public hearings on proposed zoning changes on the property hereinafter described and has 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; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMARILLO:

SECTION 1. 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 2, Block 112, Original Town of Amarillo Unit No. 2, in Section 188, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Multiple-Family District 1 to Multiple-Family District 1 with a Specific Use Permit 188 for the placement of a Type A Manufactured Home.

SECTION 2. All ordinances and resolutions or parts thereof that conflict with this ordinance are hereby repealed, to the extent of such conflict.

SECTION 3. 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 4. 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 ____ day of December, 2016 and PASSED on Second and Final Reading on this the _____ day of December, 2016.

Paul Harpole, Mayor

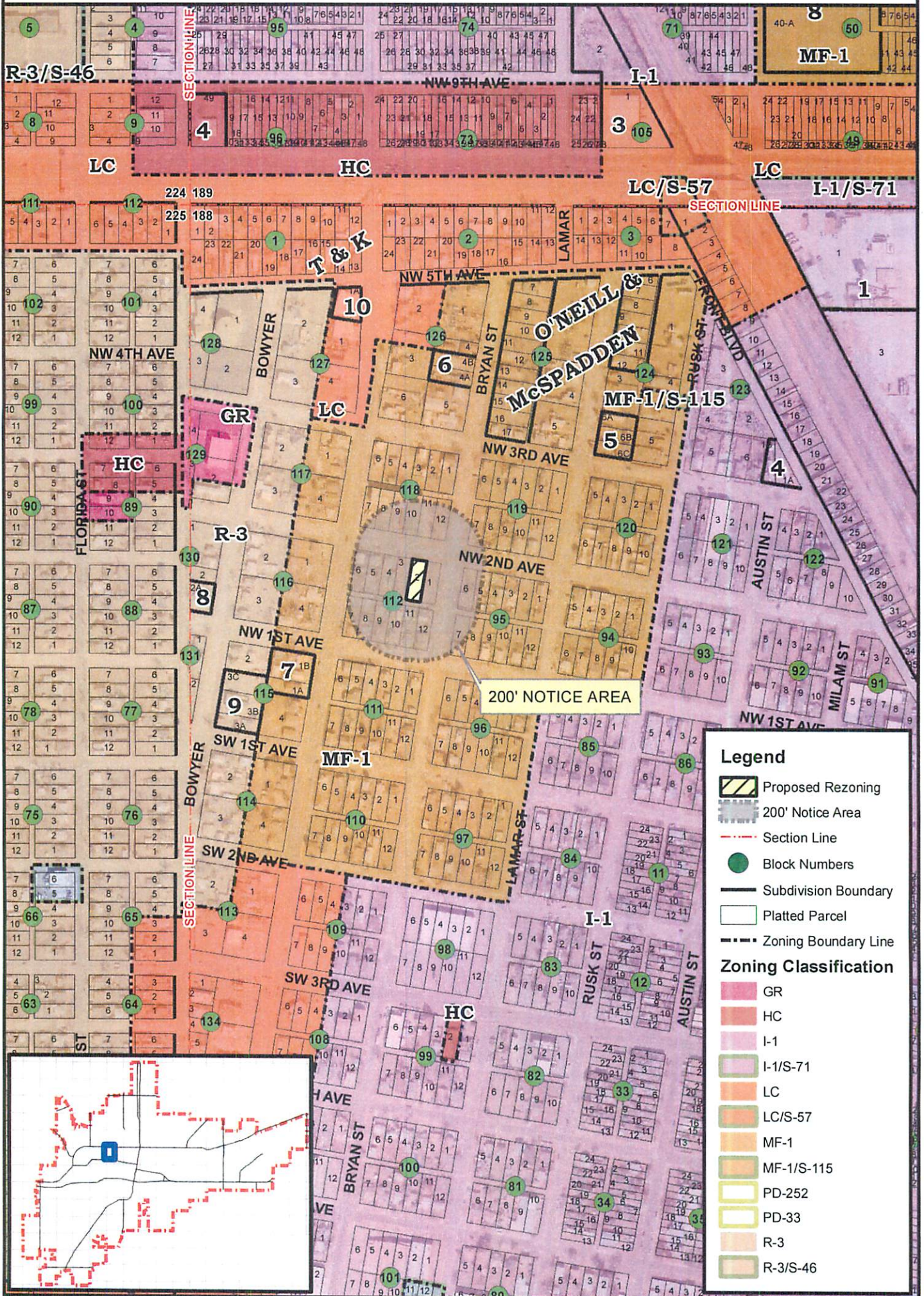
ATTEST:

Frances Hibbs, City Secretary

APPROVED AS TO FORM:

William M. McKamie, City Attorney

REZONING FROM MF-1 TO MF-1 W/ SUP



CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1" = 400'
Date: 11-3-16
Case No: Z-16-34



Z-16-34 Rezoning of Lot 2, Block 112, Original Town of Amarillo Unit No. 2, in Section 188, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Multiple-Family District 1 to Multiple-Family District 1 with a Specific Use Permit for the placement of a Type A Manufactured Home.

Applicant: Manuel Eillon

Vicinity: NW 2nd Ave & N Bryan St

AP: M-11



Amarillo City Council Agenda Transmittal Memo



Meeting Date	December 13, 2016	Council Priority	Community Appearance
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Department	Planning Department
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Agenda Caption

Vicinity: Hollywood Road & FM2590.

Consideration and possible action on an ordinance approved rezoning of a 21.13 acre tract of land in Section 37, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural (A) District to General Retail (GR) District.

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 and related zoning decisions. 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 existing zoning and development patterns in the area, along with examining the area for changed conditions and determining if the existing zoning is more appropriate.

The Future Land Use and Character map shows this property as being appropriate for “suburban commercial” land uses.

This tract of land is currently zoned Agriculture (A) as a result of being annexed in 2008 (Ordinance 7115) – the A district is the “default zone” for all Amarillo annexations. This rezoning is consistent with the approved preliminary plan associated with this site, which was approved on 10/25/2016. This preliminary plan contains 12 total phases (with most being residential). 3 of those phases contain a mixture of residential and commercial lots, including this phase.

This rezoning request is consistent with the adopted 2010 Comprehensive Future Land Use and Character Map, which indicates “suburban commercial” land use for this area. Changing conditions in the area with an increase in development southward across Loop 335 provides further support for this request.

Requested Action

The applicant is requesting a change in the zoning of 21.13 acres, currently Agricultural (A), to General Retail district (GR), in order to develop the next phase of the planned Redstone subdivision as shown in the approved preliminary plan.

Amarillo City Council Agenda Transmittal Memo



Funding Summary

N/A

Community Engagement Summary

The item was distributed to all applicable internal and external entities. Notices have been sent out to 1 property owner within 200 feet regarding this proposed rezoning. Notices are not sent to properties located in the ETJ. At the time of this writing, the Planning Department has received no comments regarding this request, either in favor of or in opposition to the request.

The item was recommended for approval by 5:0 vote of the Planning and Zoning Commission at its December 5, 2016 public meeting.

City Manager Recommendation

Planning Staff have reviewed the associated ordinance and exhibit and, along with the Planning & Zoning Commission, recommend the City Council approve the item as submitted.

ORDINANCE NO. 7642

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 HOLLYWOOD ROAD (LOOP 335) AND F M 2590, RANDALL COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission has held public hearings on proposed zoning changes on the property hereinafter described and has 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; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMARILLO:

SECTION 1. 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 a 21.13 acre tract of land in Section 37, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to General Retail District. (Vicinity: Hollywood Rd. & FM2590).

SECTION 2. All ordinances and resolutions or parts thereof that conflict with this ordinance are hereby repealed, to the extent of such conflict.

SECTION 3. 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 4. 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 ____ day of December, 2016 and PASSED on Second and Final Reading on this the _____ day of December, 2016.

Paul Harpole, Mayor

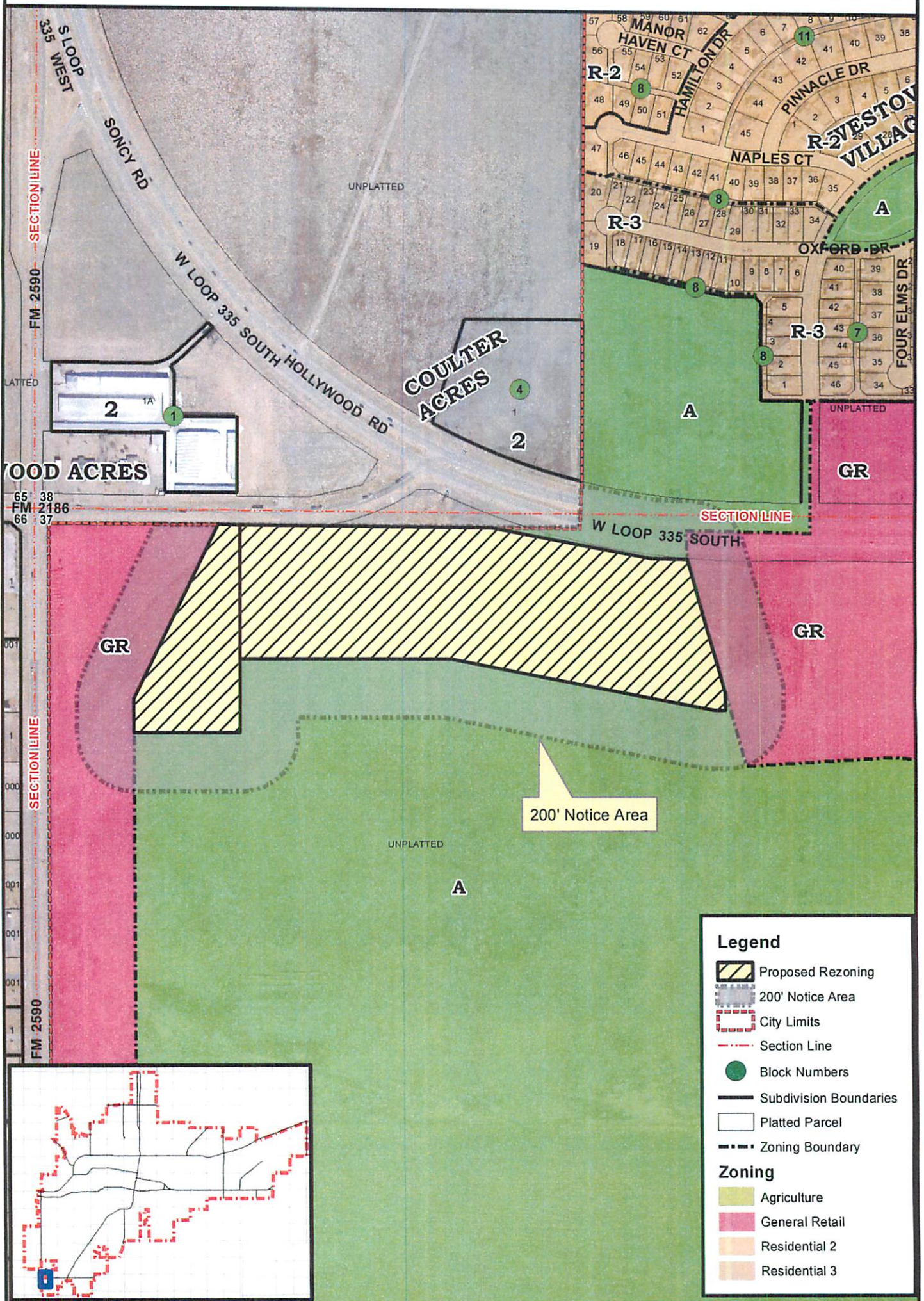
ATTEST:

Frances Hibbs, City Secretary

APPROVED AS TO FORM:

William M. McKamie, City Attorney

REZONING FROM A TO GR



CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1" = 400'
Date: 11-22-16
Case No: Z-16-37



Z-16-37 Rezoning of a 21.13 acre tract of land in Section 37, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agriculture District to General Retail District.

Applicant: J.D. Davis

Surveyor: Hollywood Rd & FM2590

AP: I-18



Amarillo City Council Agenda Transmittal Memo



Meeting Date	December 13, 2016	Council Priority	Community Appearance
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Department	Planning Department
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Agenda Caption

Vicinity: Hollywood Road & FM2590.

Consideration and possible action on an ordinance approved rezoning of a 3.99 acre tract of land in Section 37, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural (A) District to General Retail (GR) District.

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 and related zoning decisions. 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 existing zoning and development patterns in the area, along with examining the area for changed conditions and determining if the existing zoning is more appropriate.

The Future Land Use and Character map shows this property as being appropriate for "suburban commercial" land uses.

This tract of land is currently zoned Agriculture (A) as a result of being annexed in 2008 (Ordinance 7115) – the A district is the "default zone" for all Amarillo annexations. This rezoning is consistent with the approved preliminary plan associated with this site, which was approved on 10/25/2016. This preliminary plan contains 12 total phases (with most being residential). 3 of those phases contain a mixture of residential and commercial lots, including this phase.

This rezoning request is consistent with the adopted 2010 Comprehensive Future Land Use and Character Map, which indicates suburban commercial land use for this area. Changing conditions in the area with an increase in development near Loop 335 provides further support for this request.

Requested Action

The applicant is requesting a change in the zoning of 3.99 acres, currently Agricultural (A), to General Retail district (GR), in order to develop the next phase of the planned Redstone subdivision as shown in the approved preliminary plan.

Amarillo City Council Agenda Transmittal Memo



Funding Summary

N/A

Community Engagement Summary

The item was distributed to all applicable internal and external entities. Notices have been sent out to 1 property owner within 200 feet regarding this proposed rezoning. Notices are not sent to properties located in the ETJ. At the time of this writing, the Planning Department has received no comments regarding this request, either in favor of or in opposition to the request.

The item was recommended for approval by 5:0 vote of the Planning and Zoning Commission at its December 5, 2016 public meeting.

City Manager Recommendation

Planning Staff have reviewed the associated ordinance and exhibit and, along with the Planning & Zoning Commission, recommend the City Council approve the item as submitted.

ORDINANCE NO. 7643

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 HOLLYWOOD ROAD (LOOP 335) AND F M 2590, RANDALL COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission has held public hearings on proposed zoning changes on the property hereinafter described and has 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; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMARILLO:

SECTION 1. 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 a 3.99 acre tract of land in Section 37, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to General Retail District. (Vicinity: Hollywood Rd. & FM2590).

SECTION 2. All ordinances and resolutions or parts thereof that conflict with this ordinance are hereby repealed, to the extent of such conflict.

SECTION 3. 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 4. 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 ____ day of December, 2016 and PASSED on Second and Final Reading on this the _____ day of December, 2016.

Paul Harpole, Mayor

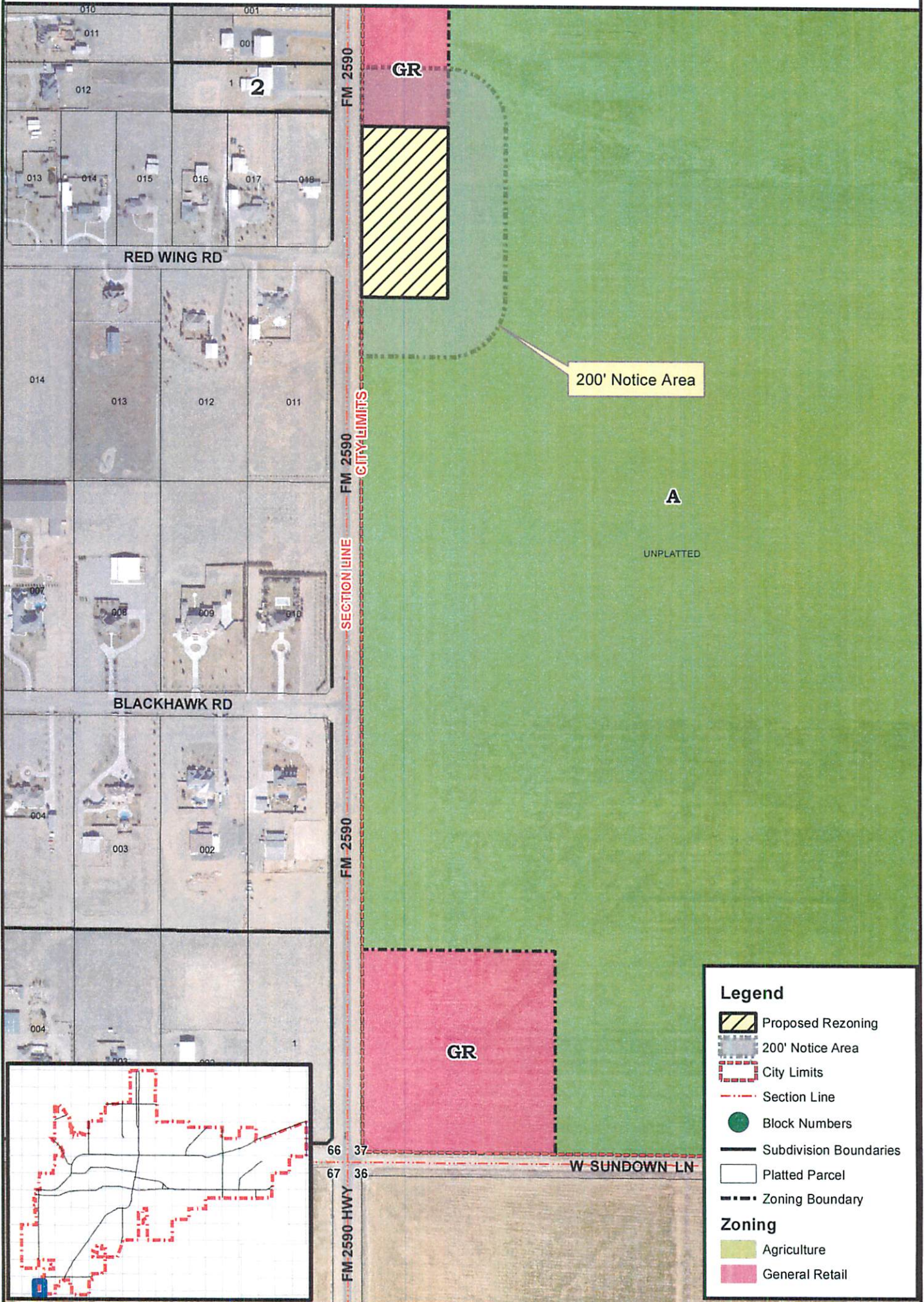
ATTEST:

Frances Hibbs, City Secretary

APPROVED AS TO FORM:

William M. McKamie, City Attorney

REZONING FROM A TO GR



CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1" = 400'
Date: 11-22-16
Case No: Z-16-38



Z-16-38 Rezoning of a 3.99 acre tract of land in Section 37, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to General Retail District.

Applicant: J.D. Davis

Surveyor: Hollywood Rd & FM2590

AP: I-18



8

Amarillo City Council Agenda Transmittal Memo



Meeting Date	December 6, 2016	Council Priority	Community Counts
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Department	Parks & Recreation
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Agenda Caption

Approval of Ordinance No. ____ establishing the 15-member 21st Century Senior Services Development Advisory Board.

Agenda Item Summary

This item establishes a 15-member 21st Century Senior Services Development Advisory Board as recommended by the "Blueprint for 21st Century Senior Services" plan and required by the Memorandum of Understanding (MOU) among the City of Amarillo, Amarillo Area Foundation, Baptist Community Services and the Mary E. Bivins Foundation. The MOU establishes a development period of two years to indentify and address critical components for the development of program(s) providing comprehensive senior adult services.

Requested Action

Approval of Ordinance No. ____ upon first reading, December 6, 2016 and second reading, December 13, 2016 establishing the 21st Century Senior Services Development Advisory Board. Recommendations to fill the Advisory Board composition as defined in the ordinance will be presented for Council consideration and approval following approval of the ordinance.

Funding Summary

The 21st Century Senior Services Development Advisory Board will function under the MOU. The MOU provides funding over the two-year development period in the amount of \$300,000 from the Amarillo Area Foundation, Baptist Community Services, and Mary E. Bivins Foundation and \$200,000 from the City of Amarillo (primarily covering personnel expenses). Expenses related to the Advisory Board have been budgeted in the project account.

Community Engagement Summary

Establishment of the 21st Century Senior Services Development Advisory Board provides the first step in engagement of the community for this project. The development period will build upon the significant community engagement work that was begun during the "Blueprint for 21st Century Senior Services" process completed by the community in January 2015.

Staff Recommendation

Staff recommends approving Ordinance No. ____ establishing the 15 member 21st Century Senior Services Development Advisory Board.

ORDINANCE NO. 7636
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
AMARILLO, TEXAS: ESTABLISHING THE 21ST CENTURY
SENIOR SERVICES DEVELOPMENT ADVISORY BOARD;
PROVIDING FOR SEVERABILITY; PROVIDING FOR
REPEALER; PROVIDING FOR EFFECTIVE DATE.

WHEREAS, the City Council desires to take steps towards implementation of the Blueprint for 21st Century Senior Centers Plan (“Blueprint Plan”) that was completed in 2015; and

WHEREAS, the City is receiving \$300,000 from three foundations, i.e. the Mary E. Bivins Foundation, Amarillo Area Foundation, and Baptist Community Services (collectively referred to as the “Foundations”); and

WHEREAS, the City has already fulfilled an obligation of the senior program initiative by creating and funding a Senior Services Coordinator position, recently filled through the hiring of Linda Pitner; and

WHEREAS, the City and the Foundations have entered into a Memorandum of Understanding date July 18, 2016 (“MOU”), which requires the establishment of a community based advisory/leadership structure in accordance with City policies and procedures to serve as the governance group that will be tasked with overseeing the Blueprint Plan; and

WHEREAS, the City Council finds that the 15-member working group for a 2-year development period as contemplated in the MOU should be satisfied through the creation of an advisory board to oversee the Blueprint Plan;

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

SECTION 1. Creation; Purpose, Members and Terms:

- a) The 21st Century Senior Services Development Advisory Board (“Advisory Board”) is hereby created.
- b) The Advisory Board is created to oversee the implementation of the Blueprint Plan, including, but not limited to, indentifying and addressing critical components for development of a program(s) providing comprehensive senior adult services to be operated by the City of Amarillo.
- c) The Advisory Board shall consist of the following persons:
 - i.) One representative from the Amarillo Senior Citizens Center,

DRAFT

- ii.) One representative from Hilltop Senior Center,
 - iii.) One representative from Wesley Community Center,
 - iv.) One representative from the Panhandle Area Agency on Aging,
 - v.) One representative from the Mary E. Bivins Foundation,
 - vi.) One representative from the Amarillo Area Foundation,
 - vii.) One representative from the Baptist Community Services,
 - viii.) One representative from the United Way of Amarillo and Canyon,
 - ix.) One representative from the Senior Ambassadors Coalition,
 - x.) One representative from Amarillo College,
 - xi.) One representative from the City of Amarillo, and
 - xii.) Four representatives from the community.
- d) The Advisory Board shall remain in existence for a two-year development period from the effective date of this ordinance.
- e) At or near the end of the two-year development period the City Council shall consult with the Advisory Board to determine the need and any possible subsequent structure for permanent oversight of ongoing senior program operations.
- f) Members will serve the 2-year term at the will and pleasure of the Mayor and City Council, or successors thereof.

SECTION 2. Severability. If any provision, section, subsection, sentence, clause or the application of same to any person or set of circumstances for any reason is held to be unconstitutional, void or invalid or for any reason unenforceable, the validity of the remaining portions of this ordinance or the application thereby shall remain in effect, it being the intent of the City Council of the City of Amarillo, Texas in adopting this ordinance, that no portion thereof or provision contained herein shall become inoperative or fail by any reasons of unconstitutionality of any other portion or provision.

SECTION 3. Repealer. All ordinances, parts of ordinances resolutions and parts of resolutions in conflict with this ordinance are hereby repealed to the extent of conflict with this ordinance.

SECTION 4. Effective Date. This ordinance shall be effective upon final adoption.

DRAFT

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading this the _____ day of _____, 2016; and PASSED on Second and Final Reading the _____ day of _____, 2016.

Paul Harpole, Mayor

ATTEST:

Frances Hibbs, City Secretary



Amarillo City Council Agenda Transmittal Memo



Meeting Date	December 6, 2016	Council Priority	Community Appearance
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Department	Planning Department
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Agenda Caption

Consideration and possible action on an ordinance approved rezoning of Lot 2, Block 3, Ridgeview Medical Center Unit No. 3, in Section 43, Block 9, BS&F Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Office District 1 to Office District 2

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 existing zoning and development patterns in the area. The Future Land Use and Character map shows this property as being appropriate for suburban commercial land uses.

The applicant is requesting a change in zoning in order to develop the site with various office-related land uses. The applicant's tract is located within the northwest quadrant of Amarillo and just south of Baptist St. Anthony's Hospital and Northwest Texas Hospital. Many medical-related land uses have developed in this particular area, making it, in effect, Amarillo's medical district. As shown by the attached sketch, this area is characterized by multiple planned developments with varying development standards. As shown below, the main difference between the development standards for the O-1 and O-2 zoning district (for a non-residential main building) is the height requirement. While it is limited to two stories in O-1 zoning, it is unlimited in O-2.

	Current: Office District 1 (O-1)	Proposed: Office District 2(O-2)
Area Setbacks	None Front: 15ft Rear: 0ft Interior Side: 10ft Side on Street: 10ft	None Front: 15ft Rear: 0ft Interior Side: 10ft Side on Street: 10ft
Max Lot Coverage	50%	50%
Maximum Height	2 stories	Unlimited

Requested Action

Planning Staff and Planning & Zoning Commissioners have reviewed the associated rezoning and exhibit and recommends the City Council approve the item as submitted.

Amarillo City Council Agenda Transmittal Memo



Funding Summary

N/A

Community Engagement Summary

The item was distributed to all applicable internal and external entities. Notices have been sent out to 5 property owners within 200 feet regarding this proposed rezoning. At the time of this writing, the Planning Department has received no calls regarding this request.

The item was recommended for approval by 6:0 vote of the Planning and Zoning Commission at its November 28, 2016 public meeting.

City Manager Recommendation

Planning Staff have reviewed the associated ordinance and exhibit and recommend the City Council approve the item as submitted.

ORDINANCE NO. 7637

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 WEST AMARILLO BOULEVARD AND HALSTEAD STREET, POTTER COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission has held public hearings on proposed zoning changes on the property hereinafter described and has 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; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMARILLO:

SECTION 1. 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 2, Block 3, Ridgeview Medical Center Unit No. 3, in Section 43, Block 9, BS&F Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Office District 1 to Office District 2 (Vicinity: W. Amarillo Blvd. & Halstead St.)

SECTION 2. All ordinances and resolutions or parts thereof that conflict with this ordinance are hereby repealed, to the extent of such conflict.

SECTION 3. 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 4. 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 ____ day of December, 2016 and PASSED on Second and Final Reading on this the _____ day of December, 2016.

Paul Harpole, Mayor

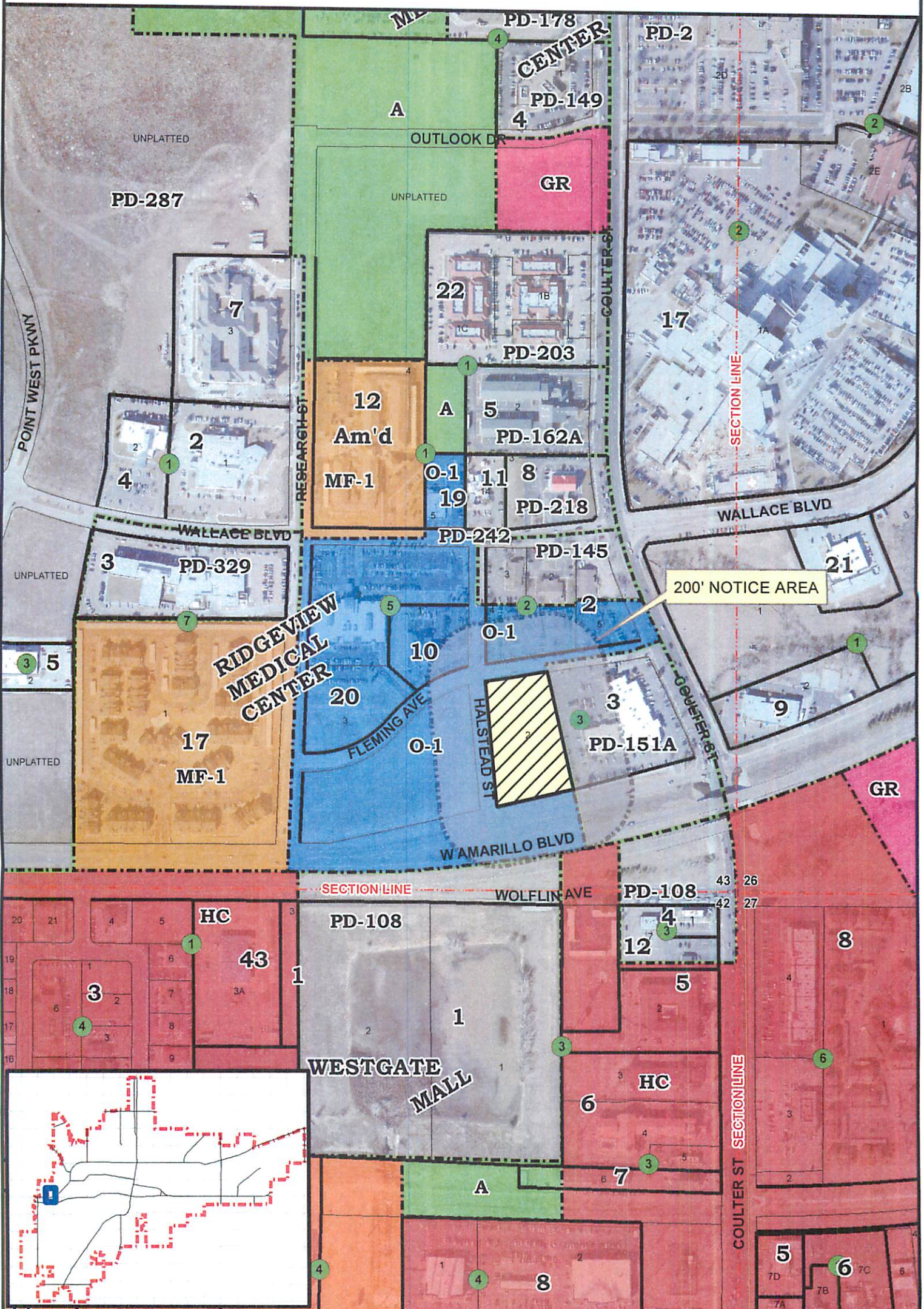
ATTEST:

Frances Hibbs, City Secretary

APPROVED AS TO FORM:

William M. McKamie, City Attorney

REZONING FROM O-1 TO O-2



CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1" = 400'
Date: 11-18-16
Case No: Z-16-35



Z-16-35 Rezoning of Lot 2, Block 3, Ridgeview Medical Center Unit No. 3, in Section 43, Block 9, BS&F Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Office District 1 to Office District 2.

Applicant: Jeff Archer

Vicinity: W Amarillo Blvd & Halstead St

AP: I-12

A



Amarillo City Council Agenda Transmittal Memo



Meeting Date	12/13/2016	Council Priority	Infrastructure
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Department	Facilities 1252
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Agenda Caption

Award – Erection of 60 x 100 Steel Building, Construction of Safe Room, and Interior Finishes for the Police Department Storage Area at 2401 Prairie Dog Lane to Panhandle Steel Buildings Inc. for \$271,263.98

Agenda Item Summary

Requested Action

Approval and Award of Bid

Funding Summary

Account # 410703.17400.1040 Balance \$372,236.46

Community Engagement Summary

N/A

Staff Recommendation

Staff recommends the award of the construction contract to Panhandle Steel Builders Inc. in the amount of \$271,263.98 for the erection and interior construction of the City owned building at 2401 Prairie Dog Lane

Bid No. 5635 BOMB TEAM COMPLEX BUILDING
Opened 4:00 p.m. December 8, 2016

PANHANDLE STEEL
BUILDINGS INC

To be awarded as one lot

Line 1 Building construction, non-
residential (office bldg, etc.) erection of a
60x100 steel building; construction of a
safe room; and interior finishes to
complete th project, per specifications

1 ea

Unit Price \$271,263.980

Extended Price 271,263.98

Bid Total 271,263.98

Award by Vendor 271,263.98



Amarillo City Council Agenda Transmittal Memo



Meeting Date	12/13/2016	Council Priority	Infrastructure
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Department	Facilities 1252
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Agenda Caption
<u>Award – Asbestos Abatement Contract for the Old Coke Building properties located at 700 south Johnson, 702 south Lincoln, & 708 south Lincoln to Intercon Environmental Inc. for \$80,459.00</u>

Agenda Item Summary

Requested Action
Approval and Award of Bid

Funding Summary
<u>Account # 411000.17400.1060 Balance \$1,097,114.48</u>

Community Engagement Summary

N/A

Staff Recommendation
<u>Staff recommends the award of the Asbestos Abatement Contract for the Old Coke Building properties located at 700 south Johnson, 702 south Lincoln, & 708 south Lincoln to Intercon Environmental Inc. for \$80,459.00</u>

Bid No. 5618 Asbestos Abatement for 3 Buildings; 700 S Johnson; 702 & 708 S Johnson
Opened 4:00 p.m., December 1, 2016

To be awarded as one lot

Intercon Environmental inc

Line 1 Furnish all necessary Superintendence,
Labor, Materials, Tools, Equipment, Machinery,
Apparatus and whatever else may be necessary to
complete all work covered by this proosal within
the time stated, per specifications

1 ea

Unit Price

\$80,459.000

Extended Price

80,459.00

Bid Total

80,459.00

Award to Vendor

80,459.00

Amarillo City Council Agenda Transmittal Memo



Meeting Date	12/13/2016	Council Priority	Infrastructure
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Department	Facilities 1252
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Agenda Caption

Award – Purchase of Energy Efficient Lamp and Lighting Fixture Replacement for the Civic Center.

This is a replacement of existing lighting systems with new LED and high efficiency Florescent fixtures that meet the Federal Standards

Agenda Item Summary

Requested Action

Approval and Award of Bid

Funding Summary

Account # 440382.17400.1040 Balance \$490,000.00

Community Engagement Summary

N/A

Staff Recommendation

This purchase is for the new Federally Approved Lighting Systems. It will replace old fixtures and lamps that do not meet the new standards and are in the process of being phased out.

Bid No. 5532 Civic Center Energy Efficient Lamp & Fixture Replacements
 Opened 4:00 p.m., September 29, 2016

To be awarded as one lot	Facility Solutions Group	Us Underwater Services #1
Furnish all necessary superintendence, labor, materials, tools, equipment, machinery and apparatus and whatever else may be necessary to complete all the work per specifications		
Line 1 Area A: Auditorium Lighting , per specifications		
1 ea		
Unit Price	\$42,000.000	\$60,000.00
Extended Price	42,000.00	60,000.00
Line 2 Area C: Coliseum Lighting, per specifications		
1 ea		
Unit Price	\$195,000.000	\$157,000.00
Extended Price	195,000.00	157,000.00
Line 3 Area GP: Grand Plaza, per specifications		
1 ea		
Unit Price	\$36,000.000	\$63,000.00
Extended Price	36,000.00	63,000.00
Line 4 Area AC: Auditorium Concourse, per specifications		
1 ea		
Unit Price	\$18,000.000	\$39,000.00
Extended Price	18,000.00	39,000.00

To be awarded as one lot	Facility Solutions Group	Us Underwater Services #1
Line 5 Area CC: Coliseum concourse, Concession Areas, and Restrooms, per specifications		
1 ea		
Unit Price	\$95,000.00	\$124,000.00
Extended Price	95,000.00	124,000.00
Line 6 Area EX: Exterior Lighting, per specifications		
1 ea		
Unit Price	\$4,500.00	\$21,000.00
Extended Price	4,500.00	21,000.00
Line 7 Spare Lamps and Light Fixtures, per specifications		
1 ea		
Unit Price	\$8,600.00	\$18,000.00
Extended Price	8,600.00	18,000.00
Line 8 Project Contingency a Six Percent (6%) of Total of Items, per specifications		
1 ea		
Unit Price	\$23,946.00	\$28,920.00
Extended Price	23,946.00	28,920.00
Bid Total	423,046.00	510,920.00
Award to Vendor	423,046.00	

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



On the 28th day of November 2016, the Amarillo Planning and Zoning Commission met in a work session at 2:45 PM to review agenda items, then convened in regular session at 3:00 PM in the City Council Chamber 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
Mike Good, Vice-Chairman	N	107	76
Dean Bedwell	Y	192	181
Rob Parker, Chairman	Y	60	48
Rick Thomason	Y	30	25
Bowden Jones	Y	21	15
Dick Ford	Y	5	5
Terry Harman	Y	4	4

PLANNING DEPARTMENT STAFF:
 AJ Fawver, AICP, CNU-A, Planning Director Jeffrey English, Planner I
 David Soto, Planner I Jan Sanders, Recording Secretary

Chairman Parker opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. David Soto and Jeffrey English gave the recommendations for each item.

ITEM 1: Approval of the minutes of the November 14, 2016 meeting

A motion to approve the minutes of the November 14, 2016 meeting was made by Commissioner Bedwell, seconded by Commissioner Thomason, and carried unanimously.

ITEM 2: Z-16-34 Rezoning of Lot 2, Block 112, Original Town of Amarillo Unit No. 2, in Section 188, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Multiple-Family District 1 to Multiple-Family District 1 with a Specific Use Permit for the placement of a Type A Manufactured Home. (0.16 Acres) (Vicinity: N.W. 2nd Ave. & N. Bryan St.)
 APPLICANT: Manuel E. Licon Esparza

Mr. English advised the applicant is proposing to place a 14' x 64' 1994 manufactured home at 2503 NW 2nd Ave. Mr. English stated when submitting a Specific Use Permit application staff is required to observe the surrounding area to see what impacts the manufactured home could have on the overall character of the neighborhood. The property in question appears to be in good shape with sidewalks and a driveway already present. Mr. English stated staff believes the request is appropriate and recommends approval as submitted.

Chairman Parker asked if anyone wanted to speak in favor of said request. No comments were made. Chairman Parker asked if anyone wanted to speak against said request. Michael Hill 2507 NE 2nd, spoke against the application stating he feels the lot is not wide enough for a double-wide manufactured home. Mr. Hill also voiced concerns about the lack of care to the proposed site and is concerned the site will only be used as rental property.

Mr. English stated a Type A manufactured home allows for a 1976 to present manufactured home. The proposed home is a single-wide manufactured home, and the submitted site plan meets all of the setbacks for the required zoning. Ms. Fawver advised a building permit would be required, and the foundation is not something that is addressed in the City's Zoning Ordinance, but does address skirting, the anchoring of the home, and having access through stairs. The question is whether it is appropriate to place a manufactured home of this type on the proposed site.

Chris Hill, 2509 NE 2nd Ave, spoke against the request voicing his concern is the proposed request would be additional rental property within the area, which can allow for unregulated tenants.

After much discussion among the commissioners, a motion to table Z-16-34 until the next Planning and Zoning Commission meeting to give the applicant time to provide pictures of the proposed manufactured home was made by Commissioner Bedwell. Commissioner Harman seconded the motion. The motion carried 5:1, with Commissioner Jones voting against.

ITEM 3: Z-16-35 Rezoning of Lot 2, Block 3, Ridgeview Medical Center Unit No. 3, in Section 43, Block 9, BS&F Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Office District 1 to Office District 2. (2.34 Acres) (Vicinity: W. Amarillo Blvd. & Halstead St.)
APPLICANT: Jeff Archer

Mr. Soto advised the applicant is requesting the zoning change in order to develop the site with various office-related land uses. Per the Future Land Use and Character map, the request is appropriate with suburban commercial which complies with Office District 2 zoning. Mr. Soto mentioned the zoning change would remove the two story height requirements within Office District 1. Mr. Soto stated staff believes the request is appropriate and recommends approval as submitted.

Chairman Parker asked if anyone wanted to speak in favor of, or against said request. No comments were made.

A motion to approve Z-16-35 was made by Commissioner Thomason, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 4: P-16-100 Maple Fields Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 61, Block 1, TTRR Co. Survey, Randall County, Texas. (93.52 Acres) (Vicinity: FM 2219 & Helium Rd.)
DEVELOPER(S): Josh Howell
SURVEYOR(S): Daryl Furman

A motion to approve P-16-100 was made by Commissioner Jones, seconded by Commissioner Thomason and carried unanimously.

ITEM 5: P-16-104 Blankenship Estates Unit No. 3, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 179, Block 2, AB&M Survey, Randall County, Texas. (15.00 Acres) (Vicinity: S. Georgia St. & Wheeler Rd.)
DEVELOPER(S): Frank Blankenship
SURVEYOR(S): Clyde E. Israel

A motion to approve P-16-104 was made by Commissioner Bedwell, seconded by Commissioner Thomason and carried unanimously.

ITEM 6: Discussion and possible action regarding policy for considering amendment(s) to the Future Land Use and Character Map.

Ms. Fawver explained the Future Land Use and Character Map (Map) is a proponent of the City's 2010 Comprehensive Plan (Plan), and zoning decisions should be based upon this Plan. Planning staff feels it is time to tweak the Map to keep up with the growing needs of our City. Ms. Fawver presented a 9-10 week proposed timeline for the Commissioners for their review and/or comments. The timeline begins as issues are discovered, making the Planning and Zoning Commission aware with a proposed boundary for the study. Feedback is given regarding the boundary. Staff prepares a complete land use inventory of the area within the boundary, along with brief history. A notification list and outreach plan is prepared for media identifying the date for the meeting. Staff reviews the area in the context of the text of the Plan. After analysis of the data, staff will draft a new future land use map graphic. Staff will hold a general information meeting for the public, and compiles a report outlining the analysis for the changes. Planning and Zoning Commissioners hear the presentation and make recommendations. City Council would consider the matter.

Commissioner Ford asked if the intent is to consider a city wide Plan or consider smaller areas. Ms. Fawver advised due to funding constraints, staff will present an intermediate way to look at smaller sections at a time. Commissioner Jones inquired if potential issues could be brought to Planning's attention by staff and citizens. Ms. Fawver replied yes, either could bring the matter up for review.

A motion to approve moving forward with the policy for considering amendment(s) to the Future Land Use and Character Map was made by Commission Ford, second by Commissioner Thomason, and carried unanimously.

ITEM 7: Discussion and possible action regarding amendment study of South Western Street from Hillside to the city limits.

Ms. Fawver advised the proposed area is typically a smaller area than would normally be reviewed as staff anticipates a related application is forthcoming in the near future. The proposed site is smaller to test the process, making it a learning process along with being able to manage the time of the entire process. The proposed corridor follows S. Western St., beginning at Hillside St. going south to the city limits. Ms. Fawver commented the proposed is using a 200' buffer with the possibility of moving the test site to either 500' or 800' which allows picking up the deeper lots along the frontage. Staff would begin with a full analysis of how the land is used now, how the area has changed, how the Plan would call for the area to look in terms of goals and strategies. This information would be brought before the Commission for the future land use along this particular strip of land.

A motion to approve moving forward with the amendment study of South Western St., was made by Commissioner Ford, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 8: Public Forum: Time is reserved for any citizen to comment on City zoning or planning concerns; however, the Commission can take no action on any issue raised.

No comments were made.

ITEM 9: Planning Director's Report.

Ms. Fawver advised the Planning Department continues to look for qualified candidates for the two vacant positions. Ms. Fawver, Mr. English and Mr. Balzen were able to attend the Texas Chapter APA conference at the beginning of November. The Planners were able to attend sessions pertaining to transportation planning, capital improvement planning, urban design, plant implementation, legislature and different bills being introduced and how they could affect cities. Ms. Fawver stated three vacations went to city council last week, and were approved upon first reading. Ms. Fawver mentioned a customer-friendly schedule is in the works combining all the different development boards, along with a 2017 training calendar for the Commissioners. Ms. Fawver asked the Commissioners to rank their top 5 priorities for potential topics of training items from the distributed list. The North Heights Neighborhood Plan (Plan), upon final adoption, would become an amendment to the Comprehensive Plan. A draft will be presented to the Commissioners at the December 5, 2016 meeting, followed by a first reading of the City Council, a presentation to the Potter County Commissioner's Court for their feedback, and hopefully to the City Council for second reading and adoption of the Plan.

ITEM 10: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:55 P.M.



AJ Fawver, AICP, CNU-A
Planning & Zoning Commission



BOARDS AND COMMISSONS – VACANCIES

Amarillo Hospital District (2-year terms)

10/09/2012	Smith Ellis	10/01/2016
10/09/2012	Mark Logsdon	10/01/2016
11/23/2010	Chuck Speed	10/01/2016

Amarillo MPO Policy Committee (3-year terms)

11/04/2015	Terry Childers	01/01/2017
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Amarillo-Potter Events Venue District (2-year terms)

10/01/2001	Tom Bivins	10/01/2016
10/01/2004	Dean Roper	10/01/2016

Animal Management & Welfare (3-year terms)

01/05/2016	Andrea Slater Gulley	01/06/2019 (resigned)
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Board of Review – Landmarks & Historic District (3-year terms)

06/11/2014	Linda Pitner	05/21/2017 (resigned)
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Community Development Advisory Committee (2-year terms)

05/12/2015	Gilbert Guzman	12/31/2016 (NW)
02/01/2005	Glenda Grisham	12/31/2016 (NW)
02/13/2007	Rita Saldierna	12/31/2016 (NE)
12/20/2011	Sabrina Sisneros	12/31/2016 (SE)
10/16/2012	Lo Van Pham	12/31/2016 (SW)

Construction Advisory and Appeals Board (3-year terms)

10/22/2013	Jeff Bryant	12/31/2016 (Contractor)
02/10/2015	Richard Castancio	12/31/2016 (Construction)
11/01/2011	Frank Wilburn	12/31/2016 (Plumbing)

Emergency Care Advisory Board (3-year terms)

10/01/2013	Stephen Neuman	04/21/2018 (resigned)
04/21/2010	Brian Eades	04/21/2019 (resigned)
05/05/2015	Rahman Rakshanda	04/21/2016

Library Advisory Board (3-year terms)

09/07/2010	Maury Roman-Jordan	07/19/2016
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Quail Creek Public Improvement District Advisory Board (3-year terms)

07/31/2010	Kris Culp	09/01/2016
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21st Century Senior Services Development Advisory Board

12/01/2016