

**AGENDAS**

**FOR THE AMARILLO CITY COUNCIL WORK SESSION TO BE HELD ON TUESDAY, AUGUST 28, 2018 AT 3:30 P.M. AND THE REGULAR MEETING OF THE AMARILLO CITY COUNCIL AT 5:00 P.M., CITY HALL, 509 SOUTHEAST 7<sup>th</sup> AVENUE, COUNCIL CHAMBER ON THE THIRD FLOOR OF CITY HALL, AMARILLO, TEXAS.**

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**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) Briefing on Subdivision Ordinance amendments related to partial release of surety;
  - (3) Discussion of recent economic data released by Amarillo Economic Development Corporation;
  - (4) Discuss format and structure of Council Meetings;
  - (5) Reports and updates from City Councilmembers serving on outside boards:  
Convention & Visitor Council Board;  
Environmental Task Force;  
First Responders Excellence and Innovation Fund Board;  
Pedestrian and Bicycle Safety Advisory Committee;  
Texas Municipal League Policy Summit; and
  - (6) Consider future Agenda items and request reports from City Manager.
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**REGULAR MEETING ITEMS**

**INVOCATION:** Tommy Spencer, The Church at Bushland

**PROCLAMATIONS:** "Panhandle PBS"  
"Rick Husband Week"  
"Civic Center 50<sup>th</sup> Anniversary"

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

1. **CONSENT AGENDA:**

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

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

A. **MINUTES:**

Approval of the City Council minutes of the regular meeting held on August 21, 2018.

- B. **CONSIDER – AWARD PURCHASE OF GLOCKS FOR THE CITY OF AMARILLO POLICE DEPARTMENT:**  
 (Contact: Trent Davis, Purchasing Agent)  
 GT Distributors -- \$54,915.00  
 This is to award the purchase of Glocks bid to GT Distributors for the Amarillo Police Department.
- C. **AWARD – WATER METERS SUPPLY AGREEMENT:**  
 (Contact: Trent Davis, Purchasing Agent)  
 Award to Core & Main in the amount of \$317,735.34  
 Award to Zenner USA in the amount of \$11,520.00  
 Total Amount to be awarded \$329,255.34  
 This award is to approve a contract for the purchase of Water Meters.
- D. **AWARD – MICROSOFT SOFTWARE LICENSING:**  
 (Contact: Rich Gagnon, Information Technology Director)  
 SHI Government Solutions -- \$1,123,920.03  
 This item represents a 3-year agreement which provides for the renewal of Microsoft license entitlements and software assurance benefits for software already in use throughout City departments. New to this agreement is the inclusion of Microsoft Office 365 Pro Plus which will allow for the first citywide upgrade to Microsoft Office in nearly 11 years.
- E. **APPROVAL -- REPAIR OF SERPENTIX CONVEYOR SYSTEM AT THE HOLLYWOOD ROAD WATER RECLAMATION FACILITY:**  
 (Contact: Russell Grubbs, Director of Utilities)  
 Serpentix Conveyor Corp. -- \$64,943.80  
 This item considers the repair of the Serpentix Conveyor System at the Hollywood Road Water Reclamation Facility for bio-solids removal.
- F. **APPROVAL -- ARCHITECTURAL AND ENGINEERING SERVICES (A&E) FIRE STATION #9:**  
 (Contact: Jerry Danforth, Director of Facilities)  
 Lavin Architects -- \$225,000.00  
 This item recommends the award of the architectural and engineering services for Fire Station #9 located at 2015 Paramount Street.

## REGULAR AGENDA

2. **PUBLIC HEARING - DISCUSS AND CONSIDER PROPOSED TAX RATE:**  
 This item is to discuss and consider the proposed tax rate for maintenance and operation and debt service for the proposed 2018/2019 City of Amarillo fiscal budget.
3. **PRESENTATION AND CONSIDERATION OF ORDINANCE NO. 7749:**  
 (Contact: Cris Valverde, Planning Assistant Director)  
 This is a public hearing and first reading of an ordinance rezoning Lots 1 thru 3, a portion of Lot 4, a portion of Lot 9, Lots 10 thru 12, and vacated alley, Block 26, San Jacinto Heights Amended, in Section 225, Block 26, A. B. & M. Survey, Potter County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Residential District-3 (R-3) to Neighborhood Service (NS) and Light Commercial (LC) to Neighborhood Service (NS) for an existing free medical clinic. (Vicinity: South Mississippi Street and Southwest 7th Avenue).
4. **PRESENTATION AND CONSIDERATION OF ORDINANCE NO. 7750:**  
 (Contact: Cris Valverde, Planning Assistant Director)  
 This is the public hearing and first reading of an ordinance rezoning City View Estates Unit 18, Section 231, Block 2, AB&M Survey, Randall County, Texas changing from Residential District-1 (R-1) to Residential District-2 (R-2). (Vicinity: South Western Street and Knoll Drive).
5. **PRESENTATION AND CONSIDERATION OF ORDINANCE NO. 7751:**  
 (Contact: Cris Valverde, Planning Assistant Director)  
 This is the public hearing and first reading of an ordinance rezoning Lot 10, Block 13, of Quail Creek Unit No. 24, Amended, an addition to the City of Amarillo, Potter County, in Section 25, Block 9, BS&F Survey, to change the zoning from General Retail Zoning District (GR) to General Retail- Specific Use

Permit 195 (GR/SUP 195) (Vicinity: Plum Creek Drive and Wal-Mart Private Drive).

6. **APPOINTMENTS – BOARDS AND COMMISSIONS:**

Appointments are needed for the following boards:

Amarillo Hospital District

01/01/2018 Rakshanda Rahman 12/31/2019 (resigned)

Center City Tax Increment Reinvestment Zone #1

Appointment of Chairman currently Scott Bentley

East Gateway Tax Increment Reinvestment Zone #2

Appointment of Chairman currently Mercy Murguia

7. **EXECUTIVE SESSION:**

City Council may convene in Executive Session to receive reports on or discuss any of the following pending projects or matters:

- (1) Section 551.071 – Consult with Attorney about pending or contemplated litigation or settlement of same. Consult with the 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) Potter County, Cause # 107298-B-CV, Smith et al. v. Nelson, et. al.
- (2) Section 551.072 – Discuss the purchase, exchange, lease, sell, or value of real property and public discussion of such would not be in the best interests of the City's bargaining position.
  - (a) Property located in the vicinity of N.E. quadrant of the Downtown Business District; and
  - (b) City Economic Development Project #18-07 in the vicinity of Southeast 3<sup>rd</sup> Avenue and South Pierce Street.
- (3) Section 551.087 – Deliberation regarding economic development negotiations; discussion of commercial or financial information received from an existing business or business prospect with which the City is negotiating for the location or retention of a facility, or for incentives the City is willing to extend, or financial information submitted by same:
  - (a) City Economic Development Project #18-07 in the vicinity of Southeast 3<sup>rd</sup> Avenue and South Pierce Street.

Amarillo City Hall is accessible to individuals with disabilities through its main entry on the south side (Southeast 7<sup>th</sup> 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 24th day of August 2018.

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

<http://amarillo.gov/city-hall/city-government/view-city-council-meetings>

*Archived meetings are also available.*

# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	August 28, 2018	<b>Council Priority</b>	Economic Development & Redevelopment- Infrastructure
<b>Department</b>	City Manager		
<b>Contact</b>	Kelley Shaw, Development Customer Service Coordinator		

### Agenda Caption

**WORK SESSION – Discuss proposed amendments to current City of Amarillo Subdivision Ordinance regarding “partial release” of cash surety.**

### Agenda Item Summary

City Staff will give a brief presentation on recommended amendments to current Subdivision Ordinance regarding “partial release” of cash surety. Currently, before a subdivision that requires public improvements can be platted, developers must install the public improvements (roadways, water, sewer) or submit an acceptable form of “surety” (performance bond, trust agreement, letter of credit, or cash deposit) to the City. The surety option allows the improvements to be deferred until after Final Plat approval. The ordinance amendments, if approved, would allow those who submit a cash surety to request reimbursements, tied to partial completion of improvements, in a shorter timeframe than is currently allowed.

### Requested Action

N/A

### Funding Summary

N/A

### Community Engagement Summary

City staff has discussed current surety regulations and possible amendments with various residential developers with no negative comments being received.

### Staff Recommendation

N/A

City of Amarillo Code of Ordinances: Subdivision Ordinance, Chapter 4-6

- Chapter 4-6, Section 4-6-59
  - Partial Release Amendments: COA Subdivision Ordinance, Section 4-6-59 (d) (new 1) (new 2)

(d) *Partial Release.* As portions of the public improvements are completed in accordance with the City of Amarillo regulations, and the approved public improvement plans, the developer may make application to the City Engineer to reduce the amount of the original letter of credit, bond or cash escrow. If the City Engineer is satisfied that such portion of the improvements has been completed in accordance with city policies, he may cause the amount of the letter of credit, bond or cash escrow to be reduced by such amount that he deems appropriate, so that the remaining amount of the letter of credit or bond or cash escrow adequately insures the completion of the remaining public improvements.

- (1) Public improvements secured with a letter of credit, bond, or cash, and deemed completed and available for partial release will have passed all testing requirements of the applicable portions of the City of Amarillo's technical specifications. The value of completed improvements available for partial release will be the total value of the public improvement outlined in the development agreement minus any associated appurtenances required to insure the completion of the remaining related public improvements. Developer's application for release must provide a detailed estimate of costs related to the completed improvement certified by the Engineer of record for review by the City Engineer.
  - (2) For public improvements secured with the cash escrow option before construction begins, a developer may request a partial release of the cash surety through a formal written request to the City Engineer. The request shall include certification by the projects engineer of record of the amount and value of the work completed on the project. The release of funds will be based on the level of detail and amounts provided in the schedule of values identified within the executed Developer Agreement. An amount equal to 30% of the partial release request will be retained until such time the improvements have passed all testing requirements and are considered acceptable by the City Engineer. The frequency of this type of partial release request must meet appropriate guidelines as establish by the City Engineer.
- (1) (3) The Assistant City Manager of Development Services and other necessary City officials shall execute any documents necessary to cause release of any portion of the security in accordance with this provision, provided that all such documents shall be subject to approval by the City Attorney.
- (2) (4) No partial release shall be granted where any substantial part of work performed prior to the date of the application fails to meet City standards and specifications for any release other than incompleteness.

STATE OF TEXAS  
COUNTIES OF POTTER  
AND RANDALL  
CITY OF AMARILLO

On the 21st day of August 2018, the Amarillo City Council met at 4:00 p.m. for a work session, and the regular session was held at 5:00 p.m. in the Council Chamber located on the third floor of City Hall at 509 Southeast 7th Avenue, with the following members present:

- |               |                     |
|---------------|---------------------|
| GINGER NELSON | MAYOR               |
| ELAINE HAYS   | COUNCILMEMBER NO. 1 |
| FREDA POWELL  | COUNCILMEMBER NO. 2 |
| EDDY SAUER    | COUNCILMEMBER NO. 3 |
| HOWARD SMITH  | COUNCILMEMBER NO. 4 |

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

- |                   |                               |
|-------------------|-------------------------------|
| JARED MILLER      | CITY MANAGER                  |
| MICHELLE BONNER   | DEPUTY CITY MANAGER           |
| BRYAN MCWILLIAMS  | CITY ATTORNEY                 |
| STEPHANIE COGGINS | ASSISTANT TO THE CITY MANAGER |
| FRANCES HIBBS     | CITY SECRETARY                |

The invocation was given by Doug Srader. Mayor Nelson led the Pledge of Allegiance.

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

**PUBLIC COMMENT:**

Noah Dawson, 1133 Sugarloaf Drive, spoke on the proposed time change issues. He also spoke on unanimous voting of the Councilmembers. Crystal Nelson, 7623 Sombrero Drive, spoke on representation, citizens' involvement in local government, and the institution of the new meeting times. James Schenck, 6216 Gainsborough Road, inquired about the time change and when the work session would take place. He further stated there are critical problems with the Amarillo Local Government Corporation. Kip Billups, 1517 Stubbs Street, stated he had not spoken to Council since November 2017. He spoke on the Christ Church Camp, criminalizing the homeless, he condoned actions of the AM&W, streets, trash and parking meters. Kathy Camacho, 5420 Keystone Drive, stated that not many people can make the 5:00 p.m. meetings, and the 7:00 a.m. time would eliminate most people. She spoke on the lack of transparency and the right to be heard. Claudette Smith, 4410 Van Kriston Drive, stated a recent grievance was filed and was reversed on Mr. McKamie's behavior. She further stated no one was speaking up for the time change. Mike Fisher, 4410 Van Kriston Drive, advised Council to think twice before their next project. He stated he had filed an injunction against the ballpark. He further stated Council was not listening to the majority of the citizens. Rusty Tomlinson, 5700 Canyon Drive, spoke on recent events of the homeless and it being illegal for them to sleep outside while offering no other alternative. He also spoke on the 7:00 a.m. proposed meeting times. Addie Walsh, 5816 Syracuse Street, stated her mother was an ex-councilmember and could run a meeting. She stated City Council has limited ability to help, and nothing is changing. She asked to let people do what they want to do. Nathan Smith, 501 Fescue Avenue, inquired what Council knew about pain, being homeless and poor and not being able to provide. He further stated much of what Council does inflicts pain upon the population. There were no further comments.

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

- A. **MINUTES:**  
Approval of the City Council minutes of the regular meeting and special meeting held on August 14, 2018.

B. **CONSIDER -- TASK ORDER 30 BETWEEN RS&H, INC. AND THE RICK HUSBAND AMARILLO INTERNATIONAL AIRPORT FOR A PAVEMENT CONDITION INDEX (PCI) INSPECTION AND A PAVEMENT MANAGEMENT PLAN (PMP) UPDATE IN THE AMOUNT OF \$133,060.00:**

(Contact: Michael Conner, Director of Aviation)

This Task Order includes a new inspection of airfield pavement, an update to the Pavement Condition Index (PCI) database and condition map, and an update to the currently maintained Pavement Management Plan (PMP) document. This is an FAA requirement to be conducted every three years in order to continue to receive FAA AIP grant funding.

C. **CONSIDER -- AMENDMENT NO. 1 TO THE TASK ORDER NO. 5 FOR ENGINEERING AND PLANNING SERVICES WITH RS&H, INC.:**

(Contact: Michael Conner, Director of Aviation)

This item is an increase amendment to Task Order No. 5 for engineering and planning related to the Airport Master Plan Update. The scope of this amendment includes removal of a 3<sup>rd</sup> runway from the airport layout plan drawing and from the text of the master plan, removal of the planned continuation of Airport Boulevard, and addition of a hotel and retail area to the airport layout plan. Secondary review of the airport layout plan and remaining coordination is included.

D. **CONSIDER -- PURCHASE OF EQUIPMENT:**

(Contact: Marc Lusk, Deputy Fire Chief)

Delta Industrial Service & Supply -- \$224,775.00

This item considers the purchase of 45 thermal imaging cameras.

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

## **REGULAR AGENDA**

**ITEM 2:** Jerry Danforth, Facilities and Special Projects Administrator presented an update on the MPEV construction. He presented photos from the last update and the progress being made. He further added they will begin to lay sod in September.

**ITEM 3:** The Amarillo Fire Department (AFD) was recognized for their accreditation with the Center for Public Safety Excellence Commission. Mr. Miller stated this accreditation has been a year in the works. The Amarillo Fire Department is the 8<sup>th</sup> fire station to be accredited in the state of Texas. Mayor Nelson stated the AFD has stepped up to the plate and this is exactly what Amarillo wants to be a leader. Marc Lusk, District Chief, stated he would retire on October 24. He stated he was privileged to be the leader to so many people who committed to the work and stepped out of their comfort zones and staff has been very supportive. Mr. Miller stated the magnitude is a capstone event. Mayor Nelson required how this translates to better performance. Chief Lusk stated it validates all of what the fire department does, their needs and what they have available. He stated the budget is going to allow 15 additional firefighters over the next three years and a new truck in service. He further stated the accreditation speaks worldwide.

**ITEM 4:** Mayor Nelson presented a resolution authorizing the Amarillo Police Department to use the \$51,236 which is the City's portion of the grant to purchase Noptic NV3 cameras with LED spotlight, two-year warranty, operating software, installation and operational support, and viewing screens. Motion was made by Councilmember Powell, seconded by Councilmember Hays, that the following captioned resolution be passed:

### RESOLUTION NO. 08-21-18-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMARILLO, TEXAS: AUTHORIZING 2018 APPLICATION FOR EDWARD BYRNE JUSTICE ASSISTANCE GRANT; AUTHORIZE INTERLOCAL AGREEMENT TO SHARE GRANT FUNDS WITH POTTER COUNTY; AUTHORIZING ADMINISTRATIVE ADJUSTMENTS TO DOCUMENTS AS NEEDED; PROVIDING SAVINGS CLAUSE; PROVIDING SEVERABILITY CLAUSE AND EFFECTIVE DATE.

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

Work Session Item A(4) was presented at this time.

ATTEST:

\_\_\_\_\_  
Frances Hibbs, City Secretary

\_\_\_\_\_  
Ginger Nelson, Mayor



# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	August 28, 2018	<b>Council Priority</b>	Fiscal Responsibility
<b>Department</b>	Police		
<b>Contact</b>	Trent Davis – Purchasing Agent		

**Agenda Caption**  
 Consider – Award Purchase of Glocks for the City of Amarillo Police Department – Bid 6161 to GT Distributors in the amount of \$54,915.00.

**Agenda Item Summary**  
 This is to award the purchase of Glocks – bid to GT Distributors for the Amarillo Police Department.

**Requested Action**  
 Consider for award the Purchase of Glocks – Bid 6161 for the Amarillo Police Department.

**Funding Summary**  
 Funding is available in the Quarter Master Inventory account 1000.15360.

**Community Engagement Summary**  
 N/A

**Staff Recommendation**  
 Staff recommends award of this contract.

Bid No. 6161 PURCHASE OF GLOCK FOR AMARILLO POLICE DEPARTMENT  
Opened 4:00 p.m. August 9, 2018

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To be awarded as one lot

G T DISTRIBUTORS INC

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Line 1 Glock, model 17, 9mm, per specifications

30 ea

Unit Price

\$455.400

Extended Price

13,662.00

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Line 2 Glock, model 19, 9mm, per specifications

35 ea

Unit Price

\$455.400

Extended Price

15,939.00

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Line 3 Glock, model 26, 9mm, per specifications

35 ea

Unit Price

\$455.400

Extended Price

15,939.00

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Line 4 Glock, model 43, 9mm, per specifications

25 ea

Unit Price

\$375.000

Extended Price

9,375.00

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Bid Total

54,915.00

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Award by Vendor

54,915.00

# Amarillo City Council Agenda Transmittal Memo



C

<b>Meeting Date</b>	August 28, 2018	<b>Council Priority</b>	Fiscal Responsibility
<b>Department</b>	Central Stores		
<b>Contact</b>	Trent Davis		

## Agenda Caption

Award – Water Meters Supply Agreement  
Award to Core & Main in the amount of \$317,735.34  
Award to Zenner USA in the amount of \$11,520.00  
Total Amount to be awarded \$329,255.34

This award is to approve a contract for the purchase of Water Meters.

## Agenda Item Summary

Award of Water Meters for use by the Water Distribution Department.

## Requested Action

Consider approval and award for the Water Meters

## Funding Summary

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

## Community Engagement Summary

N/A

## Staff Recommendation

City Staff is recommending approval and award of the contract.

Bid No. 6144 WATERMETERS SUPPLY AGREEMENT  
 Opened 4:00 p.m. July 19, 2018

To be awarded as one lot	CORE & MAIN	ZENNER	WESTERN INDUSTRIAL SUPPLY
Line 1 Water meter, 5/8" bronze, direct read, per specifications 2,000 ea			
Unit Price	\$32.630	\$35.710	\$61.000
Extended Price	65,260.00	71,420.00	122,000.00
Line 2 Water meter, 1" bronze, direct read, per specifications 2,000 ea			
Unit Price	\$76.840	\$80.130	\$135.320
Extended Price	153,680.00	160,260.00	270,640.00
Line 3 Water meter, 2" bronze, direct read, per specifications 48 ea			
Unit Price	\$294.740	\$195.140	\$599.400
Extended Price	14,147.52	9,366.72	28,771.20
		DID NOT MEET SPECS	
Line 4 Water meter, 3" bronze, direct read, per specifications 12 ea			
Unit Price	\$2,706.820	\$0.000	\$1,542.000
Extended Price	32,481.84	-	18,504.00
			DID NOT MEET SPECS

To be awarded as one lot	CORE & MAIN	ZENNER	WESTERN INDUSTRIAL SUPPLY
Line 5 Water meter, 5" comp, direct read, per specifications			
12 ea			
Unit Price	\$3,497.730	\$0.000	\$2,678.820
Extended Price	41,972.76	-	32,145.84
			<b>DID NOT MEET SPECS</b>
Line 6 Water meter, 3" turbine, radio read, per specifications			
6 ea			
Unit Price	\$1,698.870	\$0.000	\$1,067.490
Extended Price	10,193.22	-	6,404.94
			<b>DID NOT MEET SPECS</b>
Line 7 Water meter, 3" FH, radio read, per specifications			
24 ea			
Unit Price	\$826.320	\$480.000	\$1,359.230
Extended Price	19,831.68	11,520.00	32,621.52
<b>Bid Total</b>	<b>337,567.02</b>	<b>252,566.72</b>	<b>511,087.50</b>
<b>Award by Vendor</b>	<b>317,735.34</b>	<b>11,520.00</b>	

D

# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	August 28, 2018	<b>Council Priority</b>	N/A
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<b>Department</b>	Information Technology – Rich Gagnon
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## Agenda Caption

Award – Microsoft Software Licensing:  
SHI Government Solutions -- \$1,123,920.03

## Agenda Item Summary

This item represents a 3-year agreement which provides for the renewal of Microsoft license entitlements and software assurance benefits for software already in use throughout City departments. New to this agreement is the inclusion of Microsoft Office 365 Pro Plus which will allow for the first citywide upgrade to Microsoft Office in nearly 11 years.

## Requested Action

Approval of award to SHI Government Solutions in the amount of \$374,640.01 per year for a total award of \$1,123,920.03 over the 3-year term of the agreement.

## Funding Summary

Funding is available in Information Technology account 62022.69300 and 620068.17400.1260.

## Community Engagement Summary

N/A

## Staff Recommendation

Staff recommends approval of award.

Bid No. 6183 MICROSOFT ENTERPRISE AGREEMENT AND SOFTWARE LICENSING  
Opened 4:00 p.m. August 10, 2018

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To be awarded as one lot

SHI GOVERNMENT SOLUTIONS

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Line 1 Software, mircocomputer, per specifications

3 ea

Unit Price

\$374,640.010

Extended Price

1,123,920.03

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Bid Total

1,123,920.03

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Award by Vendor

1,123,920.03

E

# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	August 28, 2018	<b>Council Priority</b>	Best Management Practices
<b>Department</b>	Hollywood Road Wastewater Treatment - 52270		
<b>Contact</b>	Russell Grubbs		

### Agenda Caption

Consider the repair of the Serpentix Conveyor System at the Hollywood Road Water Reclamation Facility for bio-solids removal for a cost of \$64,943.80 to Serpentix Conveyor Corp.

### Agenda Item Summary

Replace all moving and wear related items for the wastewater sludge handling conveyor system for bio-solids disposal.

### Requested Action

Purchase of requested replacement parts

### Funding Summary

Account # 52270.68300

### Community Engagement Summary

N/A

### Staff Recommendation

Utilities staff recommends the approval of the requested items.





To be awarded as one lot

SERPENTIX CONVEYOR CORP

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Line 5 Conveyors, belt type:

part#AFS402000, per specifications

1,104 ea

Unit Price

\$0.450

Extended Price

496.80

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Line 6 Conveyors, belt type:

part#H01010156A, per specifications

1,656 ea

Unit Price

\$0.950

Extended Price

1,573.20

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Line 7 Conveyors, belt type:

part#A10107007D, per specifications

1 ea

Unit Price

\$825.000

Extended Price

825.00

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Line 8 Conveyors, belt type:

part#A10108010B, per specifications

1 ea

Unit Price

\$375.000

Extended Price

375.00

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Line 9 Conveyors, belt type:

part#ATC125117, per specifications

2 ea

Unit Price

\$385.000

Extended Price

770.00

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To be awarded as one lot

SERPENTIX CONVEYOR CORP

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Line 10 Conveyors, belt type:  
part#ATC716PIN2, per specifications

2 ea

Unit Price \$2.500

Extended Price 5.00

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Line 11 Conveyors, belt type:  
part#I01160088A, per specifications

2 ea

Unit Price \$12.000

Extended Price 24.00

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Line 12 Conveyors, belt type:  
part#A10107006D, per specifications

1 ea

Unit Price \$875.000

Extended Price 875.00

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Line 13 Conveyors, belt type:  
part#A10108001B, per specifications

1 ea

Unit Price \$475.000

Extended Price 475.00

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Line 14 Conveyors, belt type:  
part#ADC126178, per specifications

2 ea

Unit Price \$420.000

Extended Price 840.00

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To be awarded as one lot

SERPENTIX CONVEYOR CORP

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Line 15 Conveyors, belt type:  
part#APIB38334, per specifications

200 ea

Unit Price \$15.000

Extended Price 3,000.00

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Line 16 Conveyors, belt type:  
part#APIS1114, per specifications

400 ea

Unit Price \$11.500

Extended Price 4,600.00

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Line 17 Conveyors, belt type:  
part#APIC581716, per specifications

400 ea

Unit Price \$13.500

Extended Price 5,400.00

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Line 18 Conveyors, belt type:  
part#afs012234, per specifications

1,000 ea

Unit Price \$1.250

Extended Price 1,250.00

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Line 19 Conveyors, belt type:  
part#AFC402000, per specifications

1,000 ea

Unit Price \$0.450

Extended Price 450.00

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To be awarded as one lot

SERPENTIX CONVEYOR CORP

Line 20 Conveyors, belt type:  
part#AFC202000, per specifications

1,000 ea

Unit Price

\$0.150

Extended Price

150.00

Line 21 Shipping, handling & misc fees,  
per specifications

1 ea

Unit Price

\$3,675.000

Extended Price

3,675.00

Bid Total

64,943.80

Award Total

64,943.80

F

# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	August 28, 2018	<b>Council Priority</b>	
<b>Department</b>	Facilities 1252		
<b>Contact</b>	Jerry Danforth, Director of Facilities		

## Agenda Caption

### **Architectural & Engineering Services (A&E) Fire Station #9**

**Consideration and award of the Architectural & Engineering Services for Fire Station #9 located at 2015 Paramount to Lavin Architects in the amount of \$225,000.00.**

## Agenda Item Summary

Lavin Architects was included in the approved professional services list which was a result of Request for Qualification (RFQ) 05-17. Additionally, Lavin Architects was recommended as a result of RFQ 14-18.

## Requested Action

Approval and award of bid to Lavin Architects

## Funding Summary

Bond Fund Account 462035.17400.2040

## Community Engagement Summary

N/A

## Staff Recommendation

### **Award - Architectural & Engineering Services (A&E) Fire Station #9**

**It is recommended that the Architectural & Engineering Services for Fire Station #9 located at 2015 Paramount be awarded to Lavin Architects in the amount of \$225,000.00**

# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	August 28, 2018	<b>Council Priority</b>	
<b>Department</b>	City Manager		
<b>Contact</b>	Michelle Bonner, Deputy City Manager		

### Agenda Caption

**PUBLIC HEARING - DISCUSS AND CONSIDER PROPOSED TAX RATE:**  
 This item is to discuss and consider the proposed tax rate for maintenance and operation and debt service for the proposed 2018/2019 City of Amarillo fiscal budget.

### Agenda Item Summary

Meeting of the governing body to discuss the tax rate; if the proposed rate will exceed the rollback rate or the effective tax rate (whichever is lower), take a record vote and schedule the public hearings.

### Requested Action

That City Council conduct a public hearing and discuss the tax rate, take a record vote on the proposed tax rate and to set the public hearings on August 28, 2018 and September 4, 2018.

### Funding Summary

N/A

### Community Engagement Summary

The City Council met on August 7<sup>th</sup>, 8<sup>th</sup> and 9<sup>th</sup> to review the proposed 2018/2019 budget. At the August 7<sup>th</sup> Council meeting, City Staff presented an overview of the proposed 2018 tax rate and required tax notices.

### Staff Recommendation

Council take a record vote on the proposed tax rate and set the public hearings on the tax rate for August 28, 2018 and September 4, 2018.

# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	August 28, 2018	<b>Council Priority</b>	Infrastructure
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<b>Department</b>	Planning Asst. Dir. Cris Valverde
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## Agenda Caption

ORDINANCE NO. \_\_\_\_\_:

This is a public hearing and first reading of an ordinance rezoning Lots 1 thru 3, a portion of Lot 4, a portion of Lot 9, Lots 10 thru 12, and vacated alley, Block 26, San Jacinto Heights Amended, in Section 225, Block 26, A. B. & M. Survey, Potter County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Residential District-3 (R-3) to Neighborhood Service (NS) and Light Commercial (LC) to Neighborhood Service (NS) for an existing free medical clinic. (Vicinity: S. Mississippi St. and S.W. 7th Ave.)

## Agenda Item Summary

### Proposal

The applicant is a non-profit free clinic know as Heal The City Free Clinic. They work out of the old YMCA building and are in the process of remodeling the facility and grounds to meet the long range needs of their clients and the goals of the non-profit. The clinic’s mission is to heal the mind, body and soul of their patients. The non-profit has submitted a replat, and a site plan along with their rezoning application. The rezoning will match the existing building site with the least invasive/most restrictive zoning designation which allows the existing use.

### Analysis

When analyzing the request to rezone to Neighborhood Service staff immediately looks at the intent of the applicant. How does their request balance against the factor that this is a residential zone, older but fairly intact but suffering some decline. The fact that this is an existing facility that met neighborhood needs as well as city wide recreational needs is important, but not the only factor. Heal The City Free Clinic is a non-profit that that serves 7,000 patients a year. As such it is not just a neighborhood service facility.

The northern half of this block fronts on 6th Ave. in the heart of the Route 66 commercial area. The traffic generated along 6th Ave. and to an extent on the side streets has contributed to the decline of the residential neighborhood in this area of town. The intent of the applicant is to remodel and upgrade the existing facility and construct a landscaped parking area to the east of the building which will better accommodate the parking needs of the clinic and help mitigate the impact of the facility on the neighborhood. The upgrade to the facility will also contribute to the revitalization of the area and the stabilization of the neighborhood. Both of those factors are significant Future Land Use and Character elements and weight heavily when considering requests to rezone an area.



# Amarillo City Council

## Agenda Transmittal Memo



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In this case the Future Land Use Map shows the area of commercial use immediately adjacent to this area of residential use and this facility is on the edge of that residential use. As such, the normal transitioning that occurs at the edges plus the other factors just mentioned makes this request in keeping with the Comprehensive Plan.

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### **Requested Action**

Planning and Legal Staff have reviewed the associated Ordinance and exhibit and recommends the City Council approve the item as submitted.

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### **P&Z Minutes 8.13.2018**

Sherry Bailey, Senior Planner, presented this item, and advised that the applicant is requesting a zone change Residential District 3 (R-3) and Light Commercial (LC) to Neighborhood Service (NW) for an existing free medical clinic. The rezoning will match the existing building site with the least invasive/most restrictive zoning designation which allows the existing use. Ms. Bailey ended the presentation with a staff recommendation of approval.

Chairman Parker asked if anyone wanted to speak in favor or against this item. No comments were made.

A motion to approve Z-18-17 was made by Commissioner Thomason, seconded by Commissioner Gooch, and carried unanimously.

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### **Community Engagement Summary**

Planning & Zoning Commission met on August 13, 2018 and voted unanimously to recommend approval

Notices had been sent out to 29 property owners within 200 feet regarding this proposed rezoning. At the time of this writing, the Planning Department has not received any comments regarding this request, either in favor of or in opposition to the request.

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### **Staff Recommendation**

Staff recommends the approval of this Ordinance.

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ORDINANCE NO. 17749

**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 S. MISSISSIPPI ST. & S.W. 7<sup>TH</sup> AVE. POTTER COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

---

**WHEREAS**, the City Council adopted the “Amarillo Comprehensive Plan” on October 12, 2010, which established guidelines in the future development of the community for the purpose of promoting the health, safety, and welfare of its citizens; and

**WHEREAS**, the Amarillo Municipal Code established zoning districts and regulations in accordance with such land use plan, and proposed changes must be submitted to the Planning and Zoning Commission; and

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

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

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

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

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

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

**Rezoning of Lots 1 thru 3, a portion of Lot 4, a portion of Lot 9, Lots 10 thru 12, and vacated alley, Block 26, San Jacinto Heights Amended, in Section 225, Block 26, A. B. & M. Survey, Potter County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Residential District-3 (R-3) to Neighborhood Service (NS) and Light Commercial (LC) to Neighborhood Service (NS) for an existing free medical clinic.**

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

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

**INTRODUCED AND PASSED** by the City Council of the City of Amarillo, Texas, on First Reading on this the 28<sup>th</sup> day of August, 2018 and **PASSED** on Second and Final Reading on this the 4<sup>th</sup> day of September, 2018.

\_\_\_\_\_  
Ginger Nelson, Mayor

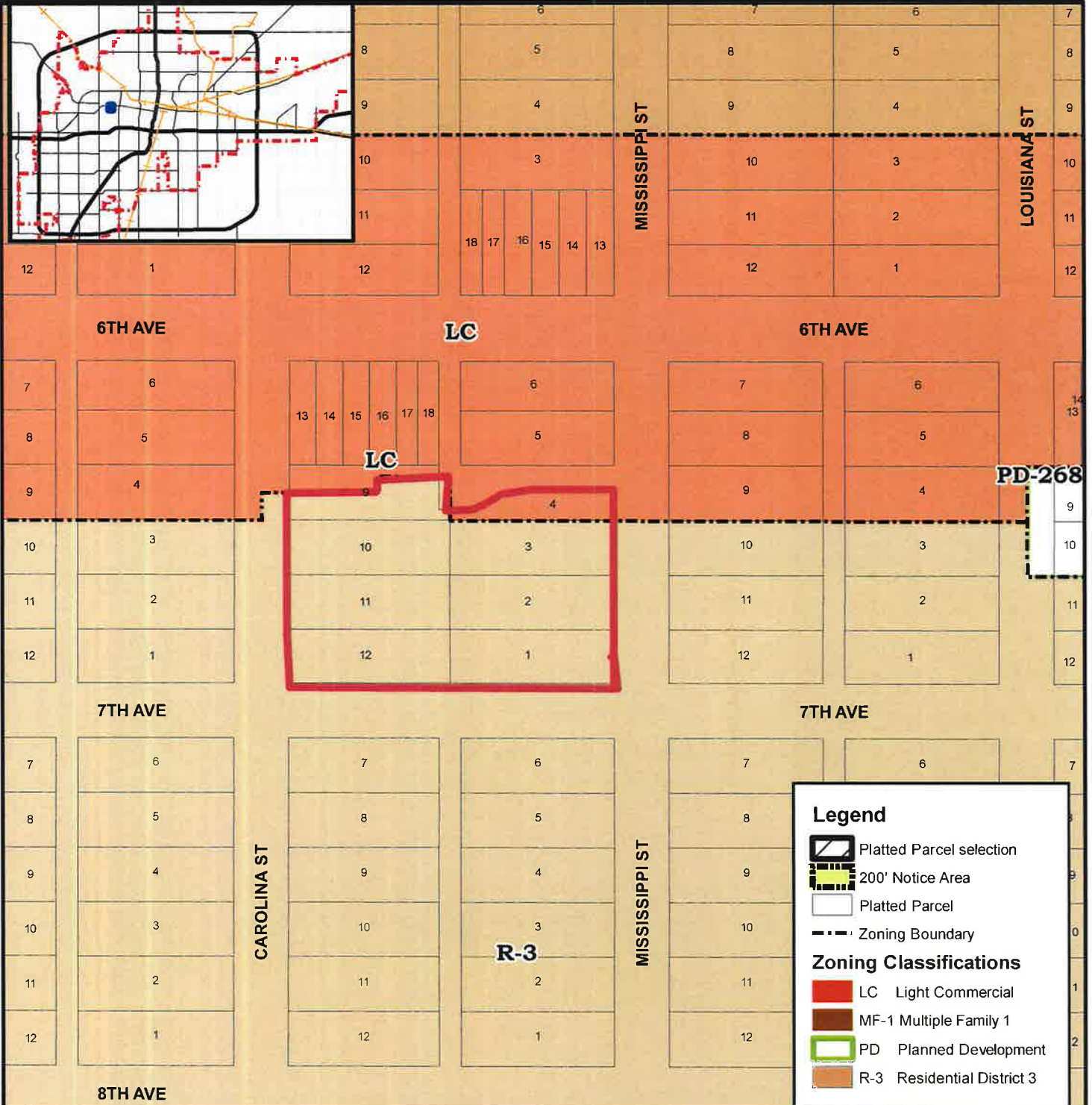
ATTEST:

\_\_\_\_\_  
Frances Hibbs, City Secretary

APPROVED AS TO FORM:

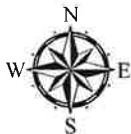
\_\_\_\_\_  
Bryan McWilliams,  
City Attorney

# HEAL THE CITY FREE CLINIC REZONING RESIDENTIAL DISTRICT-3 AND LIGHT COMMERCIAL TO NEIGHBORHOOD SERVICE



## CITY OF AMARILLO PLANNING DEPARTMENT

**Scale: 1 inch = 125 feet**  
**Date: 8/22/2018**



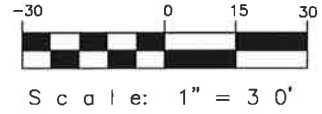
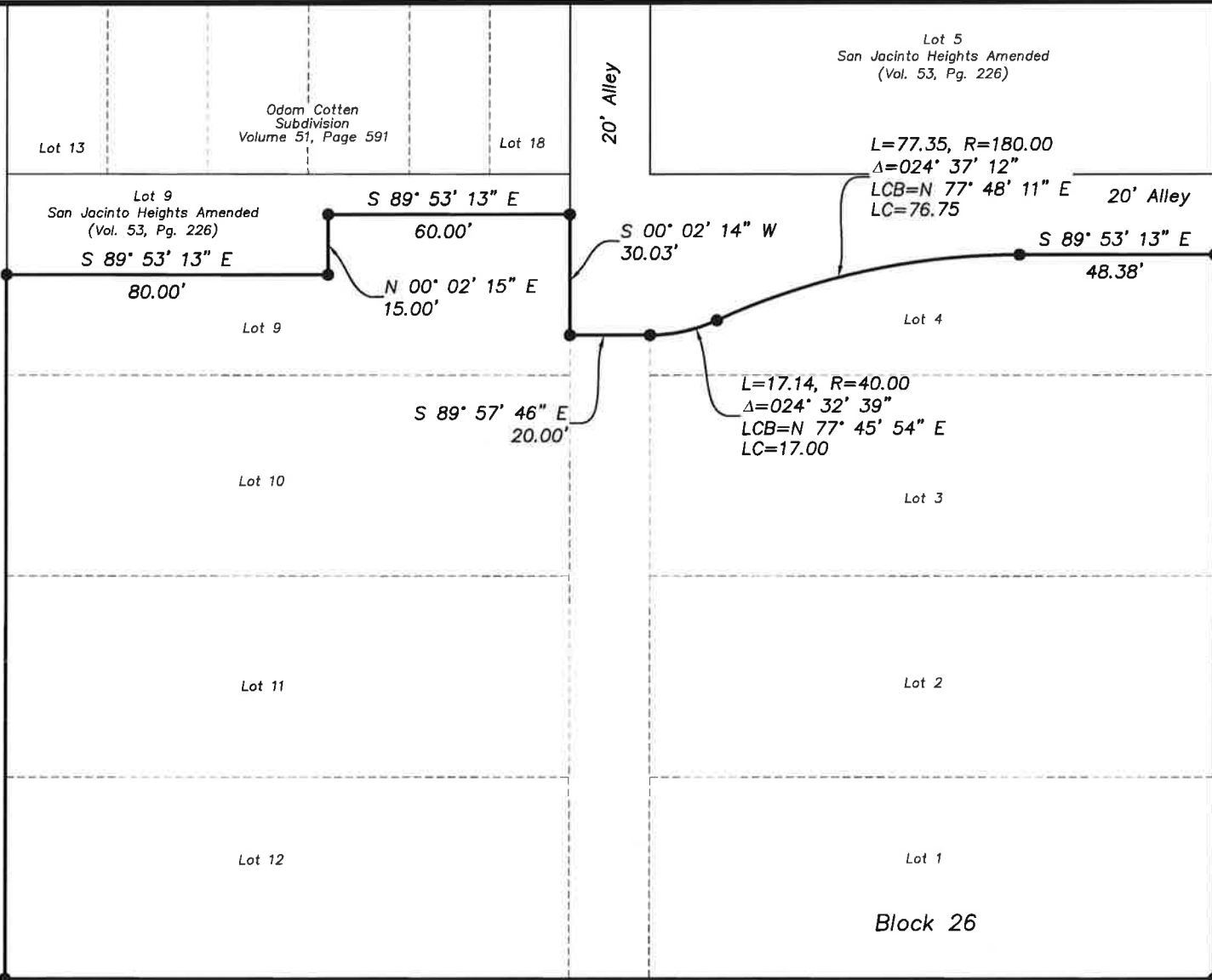
Rezoning of Lots 1 thru 3, a portion of Lot 4, a portion of Lot 9, Lots 10 thru 12, and vacated alley, Block 26, San Jacinto Heights Amended, in Section 225, Block 26, A. B. & M. Survey, Potter County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Residential District-3 (R-3) and Light Commercial (LC) to Neighborhood Service (NS) for an existing free medical clinic.  
Applicant: OJD Engineering, LP.

Vicinity: S. Mississippi St. & SW 7th Ave.

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.

S. Carolina St.

N 00° 02' 14" E - 175.00'



N 89° 53' 13" W - 300.00'

S.W. 7th Ave.

S 00° 02' 14" W - 180.00'

S. Mississippi St.

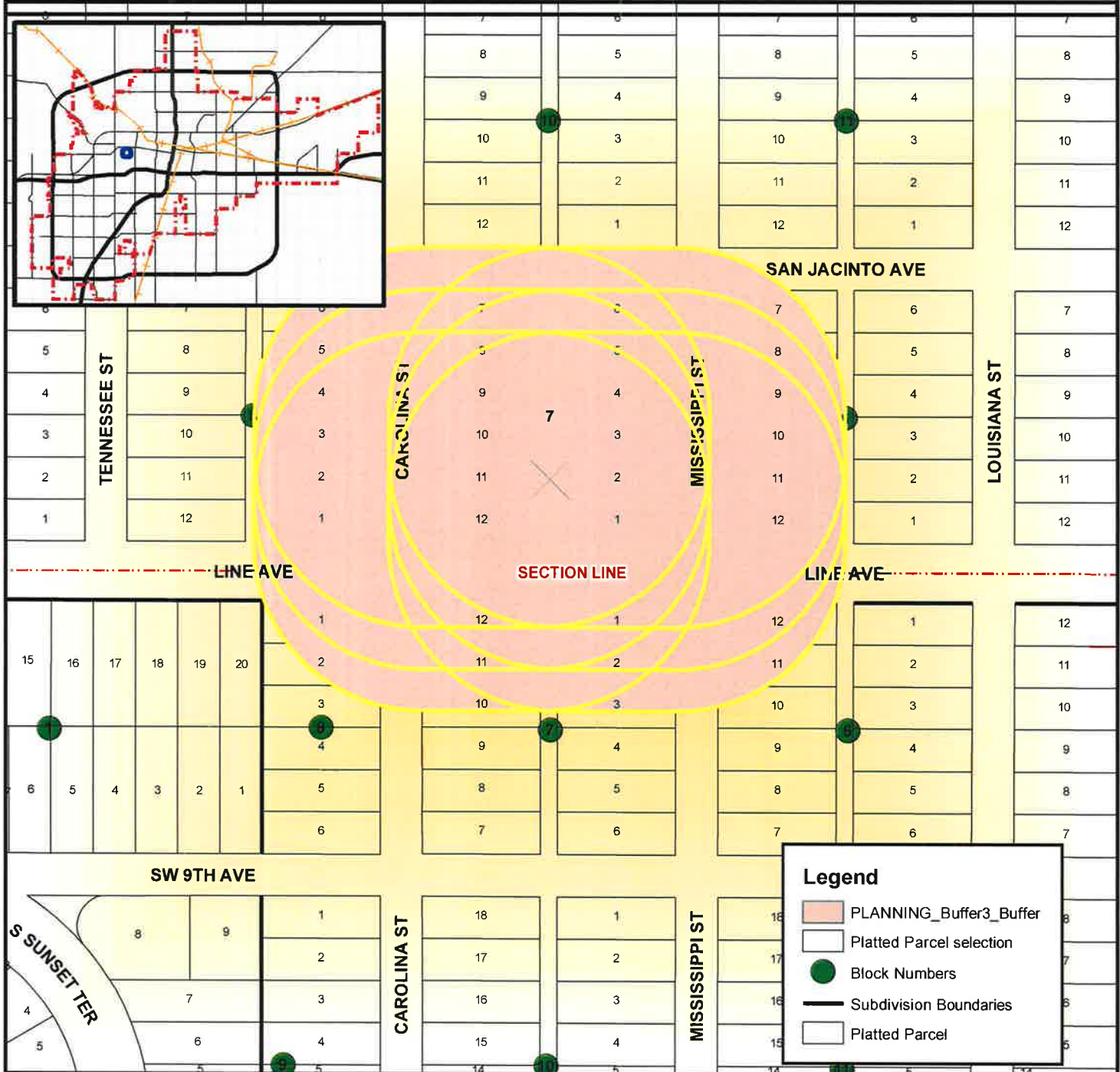
**Rezoning Exhibit**  
**San Jacinto Heights Amended**

Lots 1 thru 3, a portion of Lot 4, a portion of Lot 9, Lots 10 thru 12,  
 and vacated alley, Block 26,  
 San Jacinto Heights Amended, in Section 225, Block 2,  
 A. B. & M. Survey, Potter County, Texas  
 1.22 Acres



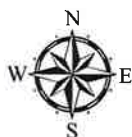


**CASE Z-18-17  
 REZONING FROM MULTIFAMILY - 2 (MF-2) TO  
 NEIGHBORHOOD SERVICE DISTRICT (NS)  
 HEAL THE CITY FREE CLINIC**



**CITY OF AMARILLO  
 PLANNING DEPARTMENT**

**Scale: 1 inch = 167 feet  
 Date: 6/13/2018**



**Z-18-17 Rezoning of Lots 1 thru 3, a portion of Lot 4, a portion of Lot 9, Lots 10 thru 12, and vacated alley, Block 26, San Jacinto Heights Amended, in Section 225, Block 26, A. B. & M. Survey, Potter County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Multiple Family - 2 (MF-2) to Neighborhood Service (NS) for an existing free medical clinic.**

**Applicant: Heal The City Free Clinic**

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



<b>Meeting Date</b>	August 28, 2018	<b>Council Priority</b>	Infrastructure
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<b>Department</b>	Planning Asst. Dir. Cris Valverde
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### Agenda Caption

ORDINANCE NO. \_\_\_\_\_:

This is the public hearing and first reading of an ordinance rezoning City View Estates Unit 18, Section 231, Block 2, AB&M Survey, Randall County, Texas changing from Residential District-1 (R-1) to Residential District-2 (R-2). (Vicinity: S. Western St. & Knoll Dr.)

### Agenda Item Summary

#### Proposal

The applicant is requesting to rezone his property to Residential District – 2 in order to accommodate an alley on the north side of his proposed five lots and on the east side of the lots. The alley design will allow a trash truck to enter and exit safely.

#### Analysis

The applicant originally intended to have five lots in the R-1 zoning, all fronting on Knoll Dr. However, because the site is smaller in nature and will be the first residential development on this large northeastern site there are no existing allies to connect to for utility and trash service. The applicant then needed to not only provide an alley as required by the City’s Subdivision Ordinance, but that alley had to have access for straight through trash truck passage. The design that met the requirements was across the rear of the lots and down the eastern side. This required a shift in lot size from the original 60 ft. frontage per lot to a smaller 53 to 58 ft. lot size. That shift now requires the rezoning to R-2 which allows a 50 ft. frontage lot size. The R-2 zoning is the predominate zoning for the existing platted home lot sizes to the south and further to the east. The extension of R-2 to the north is in keeping with how the residential subdivision have been developing in this area.

### Requested Action

Planning and Legal Staff have reviewed the associated Ordinance and exhibits and recommend the City Council approve the item as submitted.

### P&Z Minutes 8.13.2018



# Amarillo City Council Agenda Transmittal Memo



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Sherry Bailey, Senior Planner, presented this item, and advised that the applicant is requesting a zone change from Residential District 1 (R-1) to Residential District 2 (R-2) to accommodate an alley on the north side of the proposed five lots and on the east side of the lots. The alley design will allow a trash truck to enter and exit safely. Ms. Bailey ended the presentation with a staff recommendation of approval.

Chairman Parker asked if anyone wanted to speak in favor or against this item. No comments were made.

A motion to approve Z-18-21 was made by Commissioner Harman, seconded by Commissioner Jones, and carried unanimously.

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#### Community Engagement Summary

11 notices were sent to surrounding property owners. No comments were sent to the commission and no one was present for the P&Z meeting.

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#### Staff Recommendation

Staff recommends the approval of this Ordinance.

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ORDINANCE NO. 7750

**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 S. WESTERN ST. & KNOLL DR., RANDALL COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

---

**WHEREAS**, the City Council adopted the “Amarillo Comprehensive Plan” on October 12, 2010, which established guidelines in the future development of the community for the purpose of promoting the health, safety, and welfare of its citizens; and

**WHEREAS**, the Amarillo Municipal Code established zoning districts and regulations in accordance with such land use plan, and proposed changes must be submitted to the Planning and Zoning Commission; and

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

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

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

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

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

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

**Rezoning City View Estates Unit 18, Section 231, Block 2, AB&M Survey, Randall County, Texas, changing from Residential District-1 (R-1) to Residential District-2 (R-2). (Vicinity: S. Western St. & Knoll Dr.)**

**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.** All ordinances and resolutions or parts thereof that conflict with this

ordinance are hereby repealed, to the extent of such conflict.

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

**INTRODUCED AND PASSED** by the City Council of the City of Amarillo, Texas, on First Reading on this the August 28, 2018 and **PASSED** on Second and Final Reading on this the 4<sup>th</sup> day of September, 2018.

\_\_\_\_\_  
Ginger Nelson, Mayor

ATTEST:

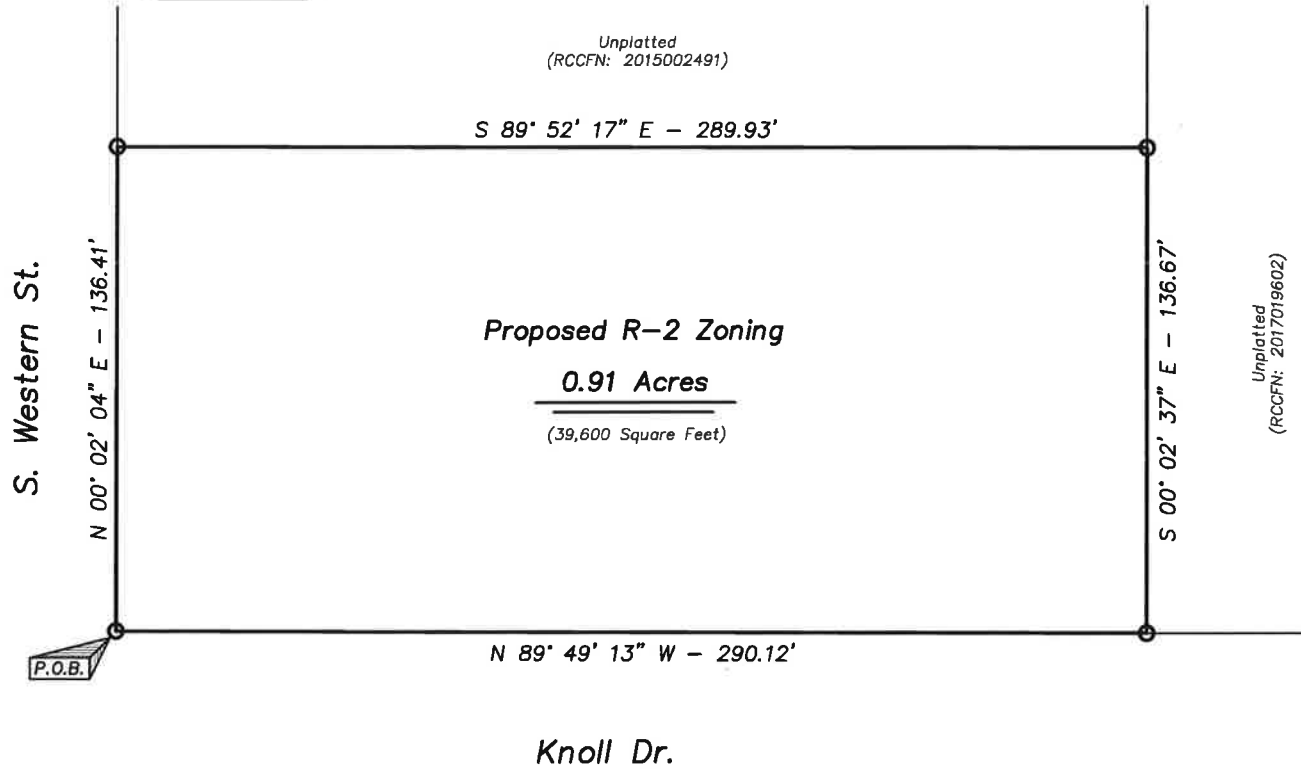
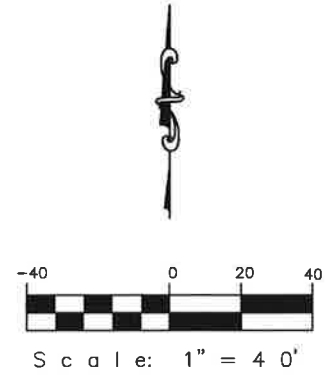
\_\_\_\_\_  
Frances Hibbs, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Bryan McWilliams,  
City Attorney



Vicinity Map



P.O.B. = Point of Beginning

○ = 1/2" iron rod found

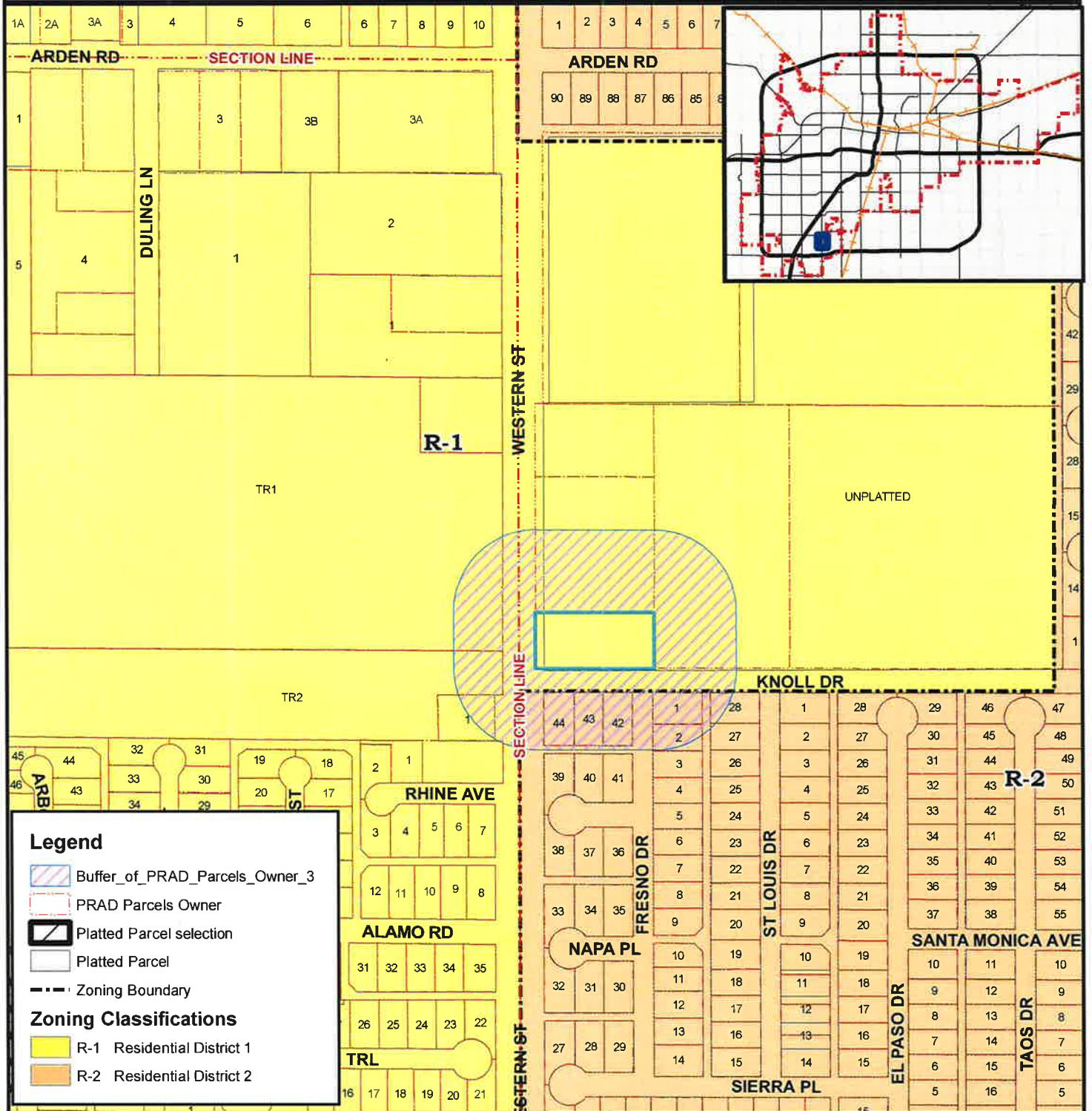
Bearings are based on the U.S. State Plane Coordinate System of 1983 - Texas North Zone 4201

Distances shown are ground distances.

Grid to ground scale factor: 1.000230

**Proposed R-2 Zoning - 0.91 Acres**  
Section 231, Block 2,  
A. B. & M. Survey, Randall County, Texas

## CASE Z-18-21 SURROUNDING PROPERTY OWNER NOTICES



**Legend**

- Buffer\_of\_PRAD\_Parcels\_Owner\_3
- PRAD Parcels Owner
- Platted Parcel selection
- Platted Parcel
- Zoning Boundary

**Zoning Classifications**

- R-1 Residential District 1
- R-2 Residential District 2

### CITY OF AMARILLO PLANNING DEPARTMENT

**Scale:** 1 inch = 332 feet  
**Date:** 7/26/2018

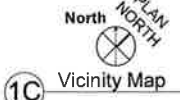


**Rezoning of City View Estates Unit 18, Section 231, Block 2, AB&M Survey, Randall County, Texas to change from Residential District-1 (R-1) to Residential District-2 (R-2).**

**Applicant:** Perfecto Mancha III  
**Agent:** OJD Engineering, LP

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.





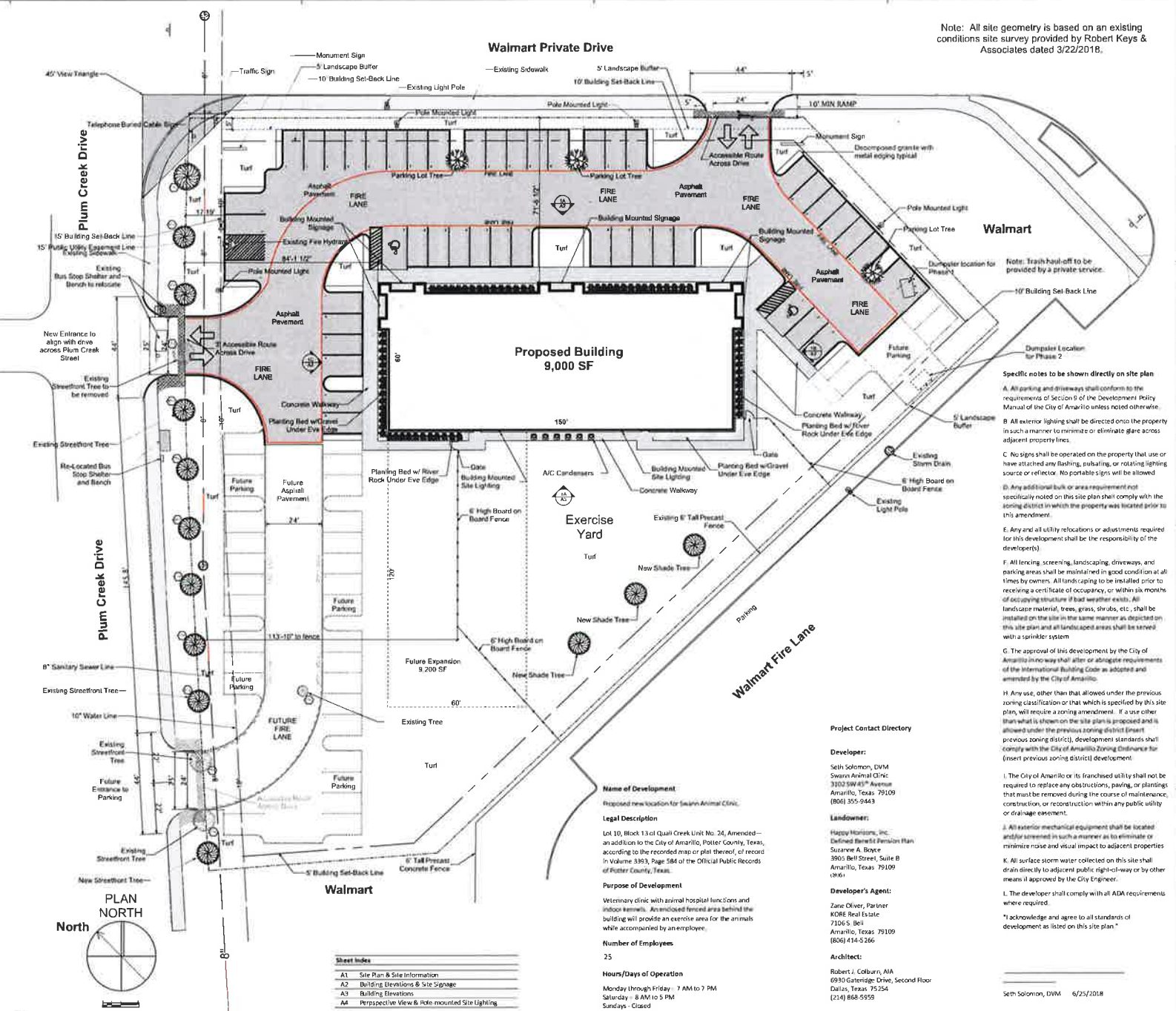
General Site Data	Total
Zoning	GR Proposed GR with SUP
Land Use	Commercial
Lot Area	80,325 square feet
Lot Area	1,844 acres
Building Footprint Area	9,000 square feet
Building Height	1 # of stories
Building Height in Feet	22'-6" feet - distance to tallest building element
Lot Coverage	11.20% percent to two places
Floor Area Ratio	0.51 ratio (R.O.C. 1)
<b>Parking</b>	
Parking Ratio	1:300 from zoning ordinance and deed restrictions
Required Parking	45 # of spaces
Provided Parking	46 # of spaces
Accessible Parking provided	2 # of spaces
Accessible Parking provided	7 # of spaces
<b>Impervious Area</b>	
Building Footprint Area	9,000 square feet
Area of Sidewalks, Pavement and other Impervious Footprint	21,456 square feet
<b>Total Impervious Area</b>	<b>32,456 square feet</b>
Impervious Percentage of Lot Area	40.4%

1B General Site Data Table

- Type 1 Existing Streetfront Tree to Remain - Deciduous - Honey Locust (TBD)
- Type 2 Existing Streetfront Tree to Remain - Coniferous - Austrian Pine (TBD)
- Type 3 Existing Tree to Remain - Deciduous

Landscape Schedule	
Using Landscape Material	65,886 square feet
Turf Grass	45,924 square feet
Groundcover	462 square feet
Non-Using Landscape Material	1,439 square feet
Decomposed Granite; Aggregate (over rock)	
<b>Hardscape</b>	<b>32,456 square feet</b>
Concrete	
Total Required Landscape Area equal to ten (10) percent of Building Footprint	900 square feet
Total Required Landscape Area Provided	47,869 square feet
<b>Trees</b>	
Existing	
Ornamental Tree	1
Streetfront Shade Trees	12
<b>Total Existing Trees</b>	<b>13</b>
Trees to be removed for curb cuts	1
Streetfront Shade Tree	
New Trees	
Shade Trees	4
Parking Lot Trees provided	3 (12' Req'd)
<b>Total Proposed Trees</b>	<b>19</b>

1A Landscape Schedule



1A Site Plan SCALE: 1" = 20'

Sheet Index	
A1	Site Plan & Site Information
A2	Building Elevations & Site Signage
A3	Building Elevations
A4	Perspective View & Pole-mounted Site Lighting

3A Sheet Index

**Name of Development**  
Proposed new location for Swann Animal Clinic.

**Legal Description**  
Lot 10, Block 13 of Quail Creek Unit No. 24, Amended - an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 3993, Page 584 of the Official Public Records of Potter County, Texas.

**Purpose of Development**  
Veterinary clinic with animal hospital functions and indoor kennels. An enclosed fenced area behind the building will provide an exercise area for the animals while accompanied by an employee.

**Number of Employees**  
25

**Hours/Days of Operation**  
Monday through Friday 7 AM to 7 PM  
Saturday 8 AM to 5 PM  
Sundays - Closed

4A Development Information

**Project Contact Directory**

**Developer:**  
Seth Solomon, DVM  
Swann Animal Clinic  
3103 SW 45th Avenue  
Amarillo, Texas 79109  
(806) 355-9443

**Landowner:**  
Happy Horizons, Inc.  
Defined Benefit Pension Plan  
Suzanne A. Boyce  
3805 Bell Street, Suite B  
Amarillo, Texas 79109  
(806) 355-9443

**Developer's Agent:**  
Zane Oliver, Partner  
KORE Real Estate  
7106 S. Bell  
Amarillo, Texas 79109  
(806) 414-5266

**Architect:**  
Robert J. Colburn, AIA  
6930 Gateridge Drive, Second Floor  
Dallas, Texas 75254  
(214) 868-5559

4A Contact Directory

**Specific notes to be shown directly on the plan**

A. All parking and driveways shall conform to the requirements of Section 9 of the Development Policy Manual of the City of Amarillo unless noted otherwise.

B. All exterior lighting shall be directed onto the property in such a manner to minimize or eliminate glare across adjacent property lines.

C. No signs shall be operated on the property that use or have attached any flashing, pulsating, or rotating lighting source or reflector. No portable signs will be allowed.

D. Any additional bulk or area requirement not specifically noted on this site plan shall comply with the zoning district in which the property was located prior to this amendment.

E. Any and all utility relocations or adjustments required for this development shall be the responsibility of the developer(s).

F. All fencing, screening, landscaping, driveways, and parking areas shall be maintained in good condition at all times by owners. All landscaping to be installed prior to receiving a certificate of occupancy, or within six months of occupying structures if said weather exists. All landscape material, trees, grass, shrubs, etc., shall be installed on the site in the same manner as depicted on this site plan and all landscaped areas shall be served with a sprinkler system.

G. The approval of this development by the City of Amarillo in no way shall alter or abrogate requirements of the International Building Code as adopted and amended by the City of Amarillo.

H. Any use, other than that allowed under the previous zoning classification or that which is specified by this site plan, will require a zoning amendment. If a use other than what is shown on the site plan is proposed and is allowed under the previous zoning district (zoning process zoning district), development standards shall comply with the City of Amarillo Zoning Ordinance for (insert previous zoning district) development.

I. The City of Amarillo or its franchised utility shall not be required to replace any obstructions, paving, or plantings that must be removed during the course of maintenance, construction, or reconstruction within any public utility or drainage easement.

J. All exterior mechanical equipment shall be located within screened in such a manner as to eliminate or minimize noise and visual impact to adjacent properties.

K. All surface storm water collected on this site shall drain directly to adjacent public right-of-way or by other means if approved by the City Engineer.

L. The developer shall comply with all ADA requirements where required.

\*I acknowledge and agree to all standards of development as listed on this site plan.\*

Seth Solomon, DVM 6/25/2018

5A Specific Notes

Robert J. Colburn, AIA, LEED AP  
6930 Gateridge Drive, Second Floor  
Dallas, Texas 75254

Project Address:  
8723 Plum Creek Drive  
Amarillo, Potter County, Texas

Project Name:  
Proposed Swann  
Veterinary Clinic

Project No:  
181003

Date:  
7/16/18

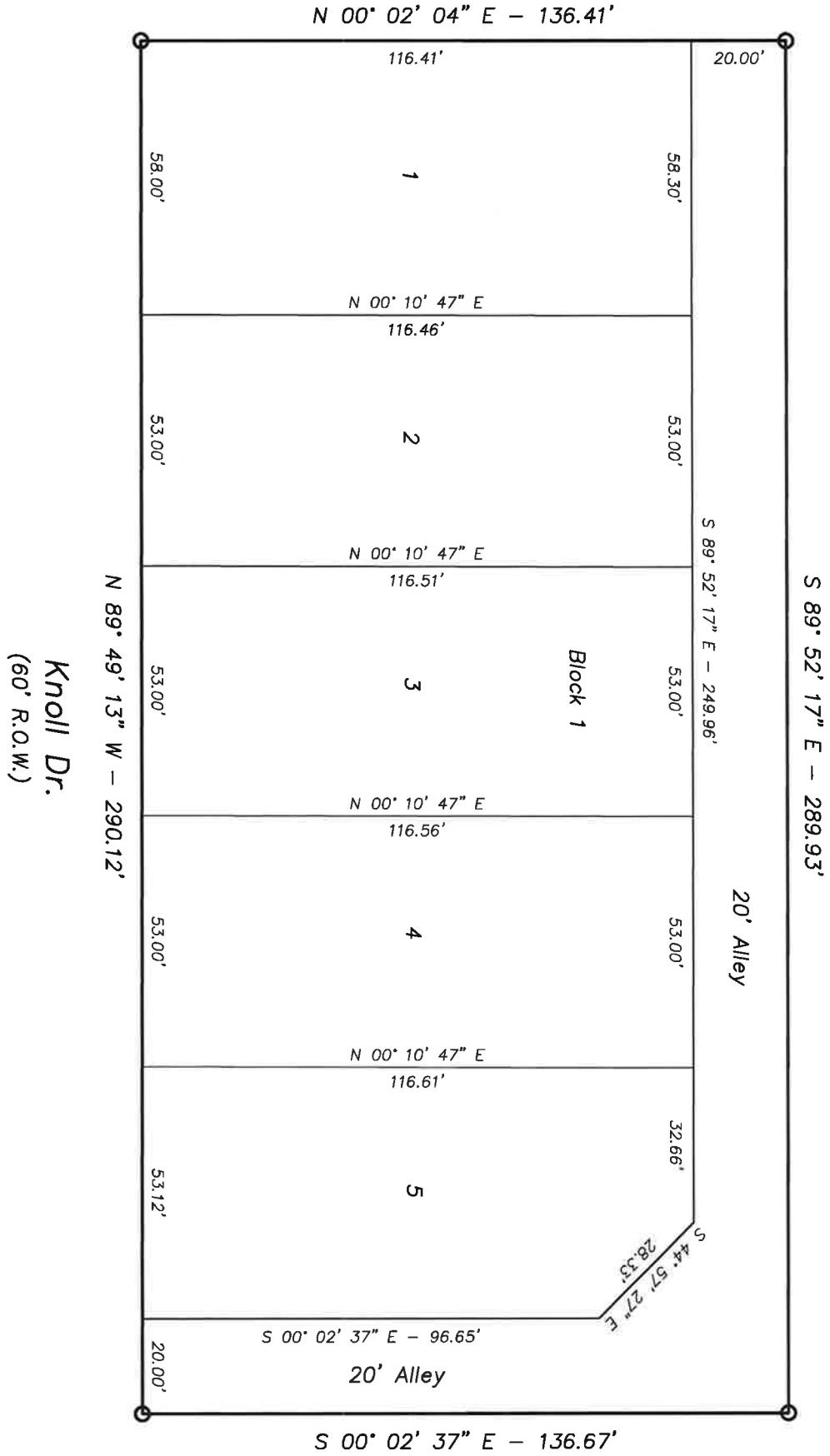
Site Plan

A1

1 SUP Application

Note: All site geometry is based on an existing conditions site survey provided by Robert Keys & Associates dated 3/22/2018.

S. Western St.  
(120' R.O.W.)



5

# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	August 28, 2018	<b>Council Priority</b>	Infrastructure
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<b>Department</b>	Planning Asst. Dir. Cris Valverde
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## Agenda Caption

ORDINANCE NO. \_\_\_\_\_ :

This is the public hearing and first reading of an ordinance rezoning Lot 10, Block 13, of Quail Creek Unit No. 24, Amended, an addition to the City of Amarillo, Potter County, in Section 25, Block 9, BS&F Survey, to change the zoning from General Retail Zoning District (GR) to General Retail- Specific Use Permit 195 (GR/SUP 195) (Vicinity: Plum Creek Dr. & Wal-Mart Private Dr.)

## Agenda Item Summary

### Proposal

The applicant is requesting to develop the site as a Veterinary Clinic with indoor kennel areas and a small outdoor exercise yard which will be staffed whenever a animal is outside. General Retail zoning allows this use only with the approval of a Specific Use Permit. The applicant is requesting that approval from the City Council.

### Analysis

The intersection of Tascosa Rd. and Plum Creek Drive, two arterials, has been the recipient of intense pressure to develop commercially over the past few years. However, care has been taken to balance that development where possible with landscaping and positive architectural design features. The application before Planning & Zoning was reviewed by staff with the intent to ensure the continuation of that positive development approach. The applicant's accompanying site plan provides elevations that show a low profile predominantly brick veneer building with earth tones and restrained signage with a monument sign as the identifying feature. The landscaping plan indicates the site landscaping, parking lot trees and street trees meet the city requirements multiple times over. The 6 ft. board on board fence that encloses the exercise area will protect the exercising animals and buffer the adjoining Walmart parking area. Care has been taken to surpass the city standards whenever possible. There are existing sidewalks and an existing bus stop shelter and bench that will be relocated further to the west.

The applicant anticipates the number of employees to average around 25. Work hours Monday through Friday will be 7 am to 7 pm, Saturday will be 8 am to 5 pm. And there will be no public open hours on Sunday.

Examining the intent of the Specific Use Permit requirement to allow a use that marginally would be allow with appropriate mitigations the applicant has taken care to provide a design for a compatible use that fits well within the zoning code intentions. The applicant provided an appraisal as required by the



# Amarillo City Council

## Agenda Transmittal Memo



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ordinance that indicates the appraiser felt there would not be any negative marketability effects to the area from allowing the application as presented.

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### **Requested Action**

#### **Recommendation**

The requirements called out in the Specific Use Permit section of the Zoning Code allow the City Council to require any additional items to a Specific Use Permit request that it deems necessary to ensure that no undesirable effects will result from approving the SUP. In reviewing the proposal staff believes the application addresses any concerns that might be forthcoming and recommends approval by the City Council.

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### **P&Z Meeting 8.13.2018 Minutes**

Sherry Bailey, Senior Planner, presented this item, and advised that the applicant is requesting a zone change from General Retail District (GR) to General Retail with Specific Use Permit 195 (GR/SUP 195) to allow the development of a Veterinary Clinic with indoor kennel areas and a small outdoor exercise yard. Ms. Bailey ended the presentation with a staff recommendation of approval.

Chairman Parker asked if anyone wanted to speak in favor. Zane Oliver, 4508 Greenwich Place stood to speak in favor of this item and to take questions from the Board.

Chairman Parker asked if anyone wanted to speak in favor. No comments were made.

A motion to approve Z-18-22 was made by Commissioner Thomason, seconded by Commissioner Harman, and carried unanimously.

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### **Community Engagement Summary**

A Planning & Zoning Commission meeting was held on the 13<sup>th</sup> day of August for a public hearing on the request and a recommendation to City Council. 9 property owner notices were sent out, however, no one appeared at the meeting to comment on the application.

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### **Staff Recommendation**

Staff recommends the approval of this Ordinance.

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ORDINANCE NO. 7751

**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 PLUM CREEK DR. & WAL-MART PRIVATE DR., POTTER COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, the City Council adopted the "Amarillo Comprehensive Plan" on October 12, 2010, which established guidelines in the future development of the community for the purpose of promoting the health, safety, and welfare of its citizens; and

**WHEREAS**, the Amarillo Municipal Code established zoning districts and regulations in accordance with such land use plan, and proposed changes must be submitted to the Planning and Zoning Commission; and

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

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

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

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

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

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

**Rezoning Lot 10, Block 13, of Quail Creek Unit No. 24, Amended, an addition to the City of Amarillo, Potter County, in Section 25, Block 9, BS&F Survey, to change the zoning from General Retail Zoning District (GR) to General Retail- Specific Use Permit 195 (GR/SUP 195).**

**SECTION 3.** The zoning change approved in SECTION 2 shall be conducted in accordance with the applicable site plan and/or development standards document submitted.

**SECTION 4.** In the event this Ordinance or any part hereof is found to be invalid, such invalidity shall not affect the remaining portions of the Ordinance, and such remaining portions shall continue to be in full force and effect. The Director of Planning is authorized to make

corrections and minor changes to the site plan or development documents to the extent that such does not materially alter the nature, scope, or intent of the approval granted by this Ordinance.

**SECTION 5.** All ordinances and resolutions or parts thereof that conflict with this ordinance are hereby repealed, to the extent of such conflict.

**SECTION 6.** 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 28<sup>th</sup> day of August, 2018 and **PASSED** on Second and Final Reading on this the 4th day of September, 2018.

\_\_\_\_\_  
Ginger Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Frances Hibbs, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Bryan McWilliams,  
City Attorney



1C Perspective View

Wall-mounted  
Decorative  
Light Typical

**LNC SERIES**

**HUBBELL**  
Outdoor Lighting

**PERFORMANCE DATA**

Fixture	Beam Spread	Foot Candles	Beam Diameter
LNC 10	10°	100	10.0
LNC 15	15°	44	16.5
LNC 20	20°	20	23.0
LNC 30	30°	8	36.4
LNC 40	40°	4	50.0
LNC 50	50°	2	63.6
LNC 60	60°	1	77.1
LNC 70	70°	0.6	90.6
LNC 80	80°	0.4	104.1
LNC 90	90°	0.3	117.6
LNC 100	100°	0.2	131.1
LNC 110	110°	0.15	144.6
LNC 120	120°	0.1	158.1
LNC 130	130°	0.07	171.6
LNC 140	140°	0.05	185.1
LNC 150	150°	0.04	198.6
LNC 160	160°	0.03	212.1
LNC 170	170°	0.02	225.6
LNC 180	180°	0.01	239.1

**CHECKING INFORMATION**

MEASUREMENTS ARE IN INCHES

**LNC**

LNC 100 100° 0.1 239.1

LNC 110 110° 0.15 212.1

LNC 120 120° 0.2 185.1

LNC 130 130° 0.3 158.1

LNC 140 140° 0.4 131.1

LNC 150 150° 0.5 104.1

LNC 160 160° 0.7 77.1

LNC 170 170° 1.0 50.0

LNC 180 180° 1.5 23.0

LNC 190 190° 2.0 16.5

LNC 200 200° 3.0 10.0

1A Proposed Building-mounted Site Lighting

**PCPAE SERIES**

**PROGRESS**  
COMMERCIAL LIGHTING

**PERFORMANCE DATA**

Fixture	Beam Spread	Foot Candles	Beam Diameter
PCPAE 10	10°	100	10.0
PCPAE 15	15°	44	16.5
PCPAE 20	20°	20	23.0
PCPAE 30	30°	8	36.4
PCPAE 40	40°	4	50.0
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**PERFORMANCE DATA**

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PCPAE 150	150°	0.04	198.6
PCPAE 160	160°	0.03	212.1
PCPAE 170	170°	0.02	225.6
PCPAE 180	180°	0.01	239.1

3A Proposed Pole-mounted Site Lighting

Robert J. Calum, AIA, LEED AP  
6930 Glenridge Drive, Second Floor  
Dallas, Texas 75254

Project Address:  
8723 Plum Creek Drive  
Amarillo, Potter County, Texas

Project Name:  
Proposed Swann  
Veterinary Clinic

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181003

Date:  
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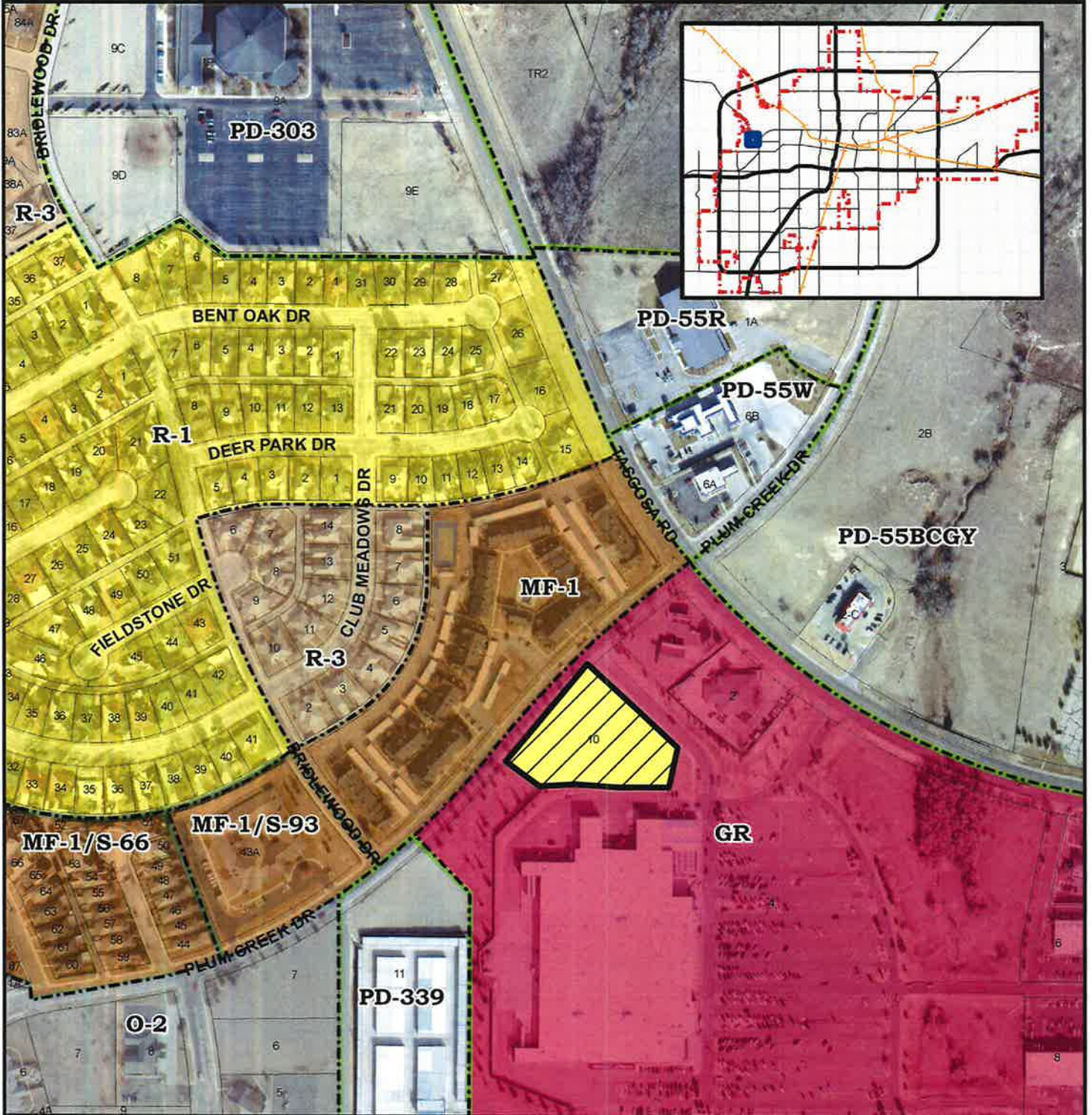
Perspective View  
and Site Lighting

1 SUP Application

A4



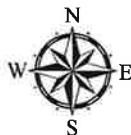
**CASE Z-18-22**  
**REZONING FROM GENERAL RETAIL (GR) TO GENERAL RETAIL SPECIFIC USE PERMIT 195 (GR/S-195) FOR A VETERINARIAN CLINIC**



**CITY OF AMARILLO  
 PLANNING DEPARTMENT**

Rezoning of Lot 10, Block 13, of Quail Creek Unit No. 24, Amended, an addition to the City of Amarillo, Potter County, in Section 25, Block 9, BS&F Survey, to change from General Retail Zoning District (GR) to General Retail- Specific Use Permit 195 (GR/SUP 195)

**Scale:** 1 inch = 342 feet  
**Date:** 7/27/2018

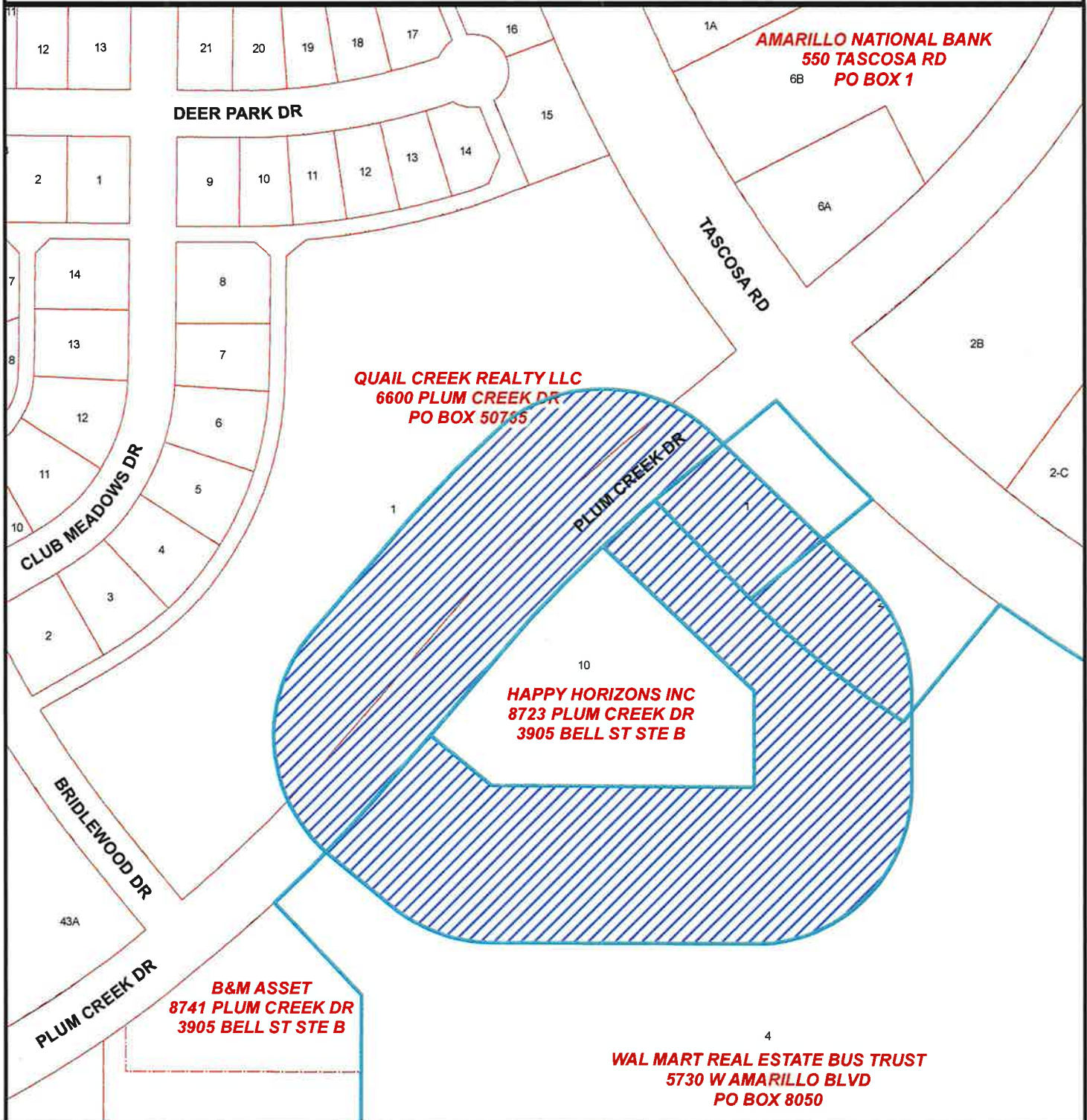


**Applicant:** Happy Horizons, Inc.  
**Agent:** Robert Keys & Associates  
**Vicinity:** Plum Creek Dr. & Tascosa Rd.

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.

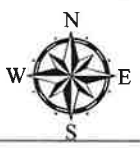


**CASE Z-18-22  
PROPERTY OWNER NOTICES**



**CITY OF AMARILLO  
PLANNING DEPARTMENT**

**Scale: 1 inch = 174 feet**  
**Date: 7/27/2018**



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Applicant: Happy Horizons, INC  
Agent: Robert Keys

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