

AMARILLO CITY COUNCIL REGULAR MEETING VIA VIDEO CONFERENCE NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH ORDER OF THE OFFICE OF THE GOVERNOR ISSUED MARCH 16, 2020.

A REGULAR MEETING OF THE AMARILLO CITY COUNCIL TO BE HELD ON TUESDAY, DECEMBER 15, 2020 AT 1:00 P.M., CITY HALL, 601 SOUTH BUCHANAN STREET, COUNCIL CHAMBER ON THE THIRD FLOOR OF CITY HALL, AMARILLO, TEXAS BY VIDEO CONFERENCE (IN ORDER TO ADVANCE THE PUBLIC HEALTH GOAL OF LIMITING FACE-TO-FACE MEETINGS ALSO CALLED "SOCIAL DISTANCING" TO SLOW THE SPREAD OF THE CORONAVIRUS (COVID-19)). THERE WILL BE NO PUBLIC ACCESS TO THE LOCATION DESCRIBED ABOVE.

---

*City Council Mission: Use democracy to govern the City efficiently and effectively to accomplish the City's mission.*

This Agenda, and the Agenda Packet, are posted online at:  
<https://www.amarillo.gov/city-hall/city-government/city-council>

The video meeting is hosted through Zoom. The meeting is broadcast on the City's website at: [www.amarillo.gov](http://www.amarillo.gov). The Zoom link to join the meeting is: <https://amarillo.zoom.us/j/330267295> and the conference bridge number for Zoom is: Telephone # 4086380968 when prompted for meeting ID enter: 330267295#. All callers will be muted for the duration of the meeting.

This meeting will be recorded and the recording will be available to the public in accordance with the Open Meetings Act upon written request.

*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.*

**INVOCATION:** Mayor Ginger Nelson

**PUBLIC ADDRESS**

(For items on the agenda for City Council consideration)

The public will be permitted to offer public comment on agenda items. Public Address signup times are available from Sunday 8:00 a.m. until Tuesday 12:45 p.m. at <https://www.amarillo.gov/departments/city-manager/city-secretary/public-address-registration-form> or by calling the City Secretary's office at (806) 378-3014. Please call in at 1:00 p.m. at Telephone # 4086380968 when prompted for meeting ID enter: 330267295#.

**AGENDA**

1. City Council will discuss or receive reports on the following current matters or projects.
  - A. Review agenda items for regular meeting and attachments;
  - B. Coronavirus Update; and
  - C. Request future agenda items and reports from City Manager.

2. **CONSENT ITEMS:**

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. **CONSIDER APPROVAL – MINUTES:**  
Approval of the City Council minutes for the regular meeting held on December 8, 2020.
- B. **CONSIDERATION OF ORDINANCE NO. 7895:**  
(Contact: Andrew Freeman, Managing Director of Planning and Development Services)  
This item is the second and final reading to consider an ordinance rezoning a 4.2 acre tract of unplatted land in Section 63, Block 9, B.S.&F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to Planned Development District 394 for an outdoor new/used auto sales lot. (Vicinity: Soncy Road and Pilgrim Drive.)
- C. **CONSIDERATION OF ORDINANCE NO. 7896:**  
(Contact: Andrew Freeman, Managing Director of Planning and Development Services)  
This item is the second and final reading to consider an ordinance rezoning Lot 19A, Block 3, Estancia Addition Unit No. 2, in Section 24, Block 9, B.S.&F. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Office District 1 and Residential District 3 to General Retail District. (Vicinity: Ravenwood Drive and R.M. 1061.)
- D. **CONSIDERATION OF ORDINANCE NO. 7898:**  
(Contact: Andrew Freeman, Managing Director of Planning and Development Services)  
This item is the second and final reading to consider an ordinance rezoning a 110.39 acre tract of unplatted land in Section 93, Block 2, A.B.&M. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to Light Industrial District. (Vicinity: Northeast 24<sup>th</sup> Avenue and Loop 335.)
- E. **CONSIDERATION OF ORDINANCE NO. 7900:**  
(Contact: Bryan McWilliams, City Attorney)  
This item is the second and final reading of ordinance codifying and affirming the voter approved amendment to the City of Amarillo Charter, Article V, Section 12(a). On November 3, 2020, the majority of voters voting in a special election of the City of Amarillo approved an amendment to the City of Amarillo home rule Charter, Article V, Section 12(a) and this ordinance now affirms that change and authorizes the codified version of the Charter in the Municipal Code of Ordinances be amended to conform to and enact that election result.
- F. **CONSIDER AWARD -- PURCHASE AND UP-FIT OF 2021 CHEVROLET TAHOE SSV 4WD:**  
(Contact: Michael W. Conner, Director of Aviation)  
Awarded to Holiday Ford F-150XL \$61,156.00  
Awarded to Five Star Ford \$41,109.00  
Total \$108,265.00  
This item is a special service vehicle for the Airport Police Department at the Rick Husband Amarillo International Airport.
- G. **CONSIDER APPROVAL – AVIATION CLEAR ZONE EASEMENT:**  
(Contact: Cris Valverde, Assistant Director of Planning and Development Services)  
This item considers an Aviation Clear Zone Easement, being 5,050 feet above mean sea level above the plat of Tradewind Square Unit No. 6, an addition to the City of Amarillo, being a replat of Lot 1, Block 2, Scottsdale Park Unit No. 2 and a unplatted tract of land in Section 173, Block 2, A.B.&M. Survey, Randall County, Texas.

H. **CONSIDER AWARD – PINNACLE PUBLIC IMPROVEMENT DISTRICT AMENITIES IMPROVEMENT PROJECT:**

(Contact: Kelley Shaw, Development Customer Service)

Panhandle Steel Buildings -- \$2,068,248.00

This item is to consider award of the construction contract related to Pinnacle Public Improvement District (PID) improvement within the Pinnacle subdivision. The proposed improvements are to be constructed at the entry way of Attebury Drive and Rockridge Parkway and along Rockridge Parkway and Hollow Landing Avenue. Improvements include landscaping, sod, concrete walking trails, and specialty lighting. All improvements will be constructed to applicable City standards.

3. **NON-CONSENT ITEMS:**

A. **CONSIDERATION OF ORDINANCE NO. 7899:**

(Contact: Andrew Freeman, Managing Director of Planning and Development Services)

This item is the second and final reading to consider an ordinance rezoning a portion of Lots 2 through 6 and all of Lots 7 through 17, Block 3, a portion of Lot 1 and all of Lots 2 through 9, Block 4, and Lots 1 through 12, Block 5, all in Amended West Amarillo Industrial Park Unit No. 5 plus Lot 16A, Block 5, West Amarillo Industrial Park Unit No. 25, All in Section 224, Block 2, A.B.&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways, to change from Light Industrial District to Manufactured Home District. (Vicinity: North Forest Street and Northwest 12<sup>th</sup> Avenue.)

Amarillo City Hall is accessible to individuals with disabilities through its main entry on the south side (601 South Buchanan Street) 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 11th day of December 2020 .

Regular meetings of the Amarillo City Council 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.*

A

STATE OF TEXAS  
COUNTIES OF POTTER  
AND RANDALL  
CITY OF AMARILLO



On the 8th day of December 2020, the Amarillo City Council met at 1:00 p.m. for a regular session meeting held via conference and in the Council Chamber located on the third floor of City Hall at 601 South Buchanan Street, 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	MAYOR PRO TEM/COUNCILMEMBER NO. 4

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

JARED MILLER	CITY MANAGER
KEVIN STARBUCK	DEPUTY CITY MANAGER
FLOYD HARTMAN	ASSISTANT CITY MANAGER
LAURA STORRS	ASSISTANT CITY MANAGER
BRYAN MCWILLIAMS	CITY ATTORNEY
STEPHANIE COGGINS	ASSISTANT TO THE CITY MANAGER
FRANCES HIBBS	CITY SECRETARY

The invocation was given by Ramon Diaz, Walking by Faith Missions Church.

A proclamation was presented for the "100<sup>th</sup> Anniversary of the Amarillo Association of REALTORS Day."

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

Mr. Miller stated Item 3C was being withdrawn at this time.

**PUBLIC ADDRESS:**

Chris Davis, 4904 Carmel Avenue, stated he would hold his comments until the item comes up on a future agenda. Left comment but did not wish to speak: Terra Davis, 4904 Carmel Avenue, Macy Sitton, 8110 Marni Trail, Christina Harris, 8217 Lamount Drive, David and Ronna Nord, 8307 Wilshire, Joe Landess, 8702 Circle Drive and Lauren Dickson, 4818 West Farmers. There were no further comments.

**ITEM 1:**

- A. Review agenda items for regular meeting and attachments;
- B. Coronavirus Update;
- C. Update on Texas Tech University Vet School;
- D. Update from Illegal Dumping Task Force;
- E. Update on Ports-to-Plains – Kevin Carter;
- F. Review draft Ordinance Boards and Commissions Eligibility;
- G. Discuss Draft Meeting Calendar;
- H. Eastridge Neighborhood Plan Update;
- I. Report and updates from City Councilmembers serving on outside Boards:
  - Beautification and Public Arts Advisory Board
  - Environmental Task Force
  - Pedestrian and Bicycle Safety Advisory Committee; and
- J. Request future agenda items and reports from City Manager.

## **CONSENT ACTION ITEMS:**

**ITEM 2:** Mayor Nelson presented the consent agenda and asked if any item should be removed for discussion or separate consideration. Motion was made by Councilmember Powell to approve the consent agenda as presented, seconded by Councilmember Sauer:

A. **MINUTES:**

Approval of the City Council minutes for the regular meeting held on November 17, 2020, and special meetings held on November 20, 2020 and November 23, 2020.

B. **CONSIDERATION OF ORDINANCE NO. 7892:**

(Contact: Andrew Freeman, Managing Director of Planning and Development Services)

This item is the second and final reading to consider an ordinance expanding the current boundary and approving an amended final project and finance plan for Tax Increment Reinvestment Zone No. 2.

C. **CONSIDERATION OF ORDINANCE NO. 7894 – BUDGET AMENDMENT:**

(Contact: Laura Storrs, Assistant City Manager)

This is the second and final reading of an ordinance to amend the Heritage Hills Public Improvement District 2020/2021 budget included in the City of Amarillo 2020/2021 Budget.

D. **CONSIDER APPROVAL -- REPAIR AND UPGRADE THE RUNWAY WEATHER INFORMATION SYSTEM (RWIS):**

(Contact: Michael W. Conner, Director of Aviation)

Awarded to Vaisala, Inc. -- \$88,075.00

This item considers a proposal which encompasses the evaluation, replacement, calibration, upgrade, and installation costs to the existing system. The upgrade will assist in efforts to meet Federal Aviation Administration regulatory standards and allow the Airport to continue to provide a safe operational environment for the traveling public. Vaisala, Inc. is a proprietary vendor that provided and helps maintain the Airport's current RWIS System.

E. **CONSIDER APPROVAL – INTERLOCAL AGREEMENT BETWEEN THE CITY OF AMARILLO AND POTTER COUNTY SHERIFF'S OFFICE:**

(Contact: Chip Orton, Director of Emergency Management)

This item is consideration of an interlocal agreement between the City of Amarillo and Potter County Sheriff's Office (PCSO) for use of PCSO facilities as an alternate site for emergency communications and emergency management.

F. **CONSIDER AWARD – PURCHASE OF BAUER SELF-CONTAINED BREATHING APPARATUS (SCBA) BOTTLE COMPRESSOR:**

(Contact: Sam Baucom, Deputy Fire Chief)

Awarded to August Industries, Inc. -- \$65,650.50

This item is to consider award for the purchase of a SCBA bottle compressor. This purchase will add to the current inventory of SCBA bottle compressors used by the Amarillo Fire Department (AFD) as a necessary component of firefighter safety.

G. **CONSIDER AWARD – PURCHASE OF 100 SELF-CONTAINED BREATHING APPARATUS (SCBA) BOTTLES:**

(Contact: Sam Baucom, Deputy Fire Chief)

Awarded to Casco Industries, Inc. -- \$81,400.00

This item is to consider award for the purchase of 100 Mine Safety Appliances (MSA) SCBA bottles. This purchase will add to the current inventory of SCBA bottles used by the Amarillo Fire Department (AFD) as a necessary component of firefighter safety.

H. **CONSIDER AWARD -- PAPER GOODS SUPPLY AGREEMENT:**

(Contact: Trent Davis, Director of Purchasing)

Empire Paper	\$ 972.00
Mavich	\$ 39,982.80
Pyramid School Products	\$ 1,512.00
Central Poly Corporation	\$ 59,840.00
Total Award	\$102,306.80

This item considers the award of the annual paper goods supply agreement.

I. **CONSIDER AWARD -- PURCHASE OF GLOCKS AND MAGAZINES:**

(Contact: Trent Davis, Director of Purchasing)

Awarded to GT Distributors, Inc. -- \$55,105.50

This award consists of the purchase of Glock 43x's, 19's, Glock magazines for both 17's and 19's for the Amarillo Police Department.

J. **CONSIDER APPROVAL -- PROMOTIONAL PRODUCTS ANNUAL CONTRACT:**

(Contact: Trent Davis, Director of Purchasing)

Best evaluated proposer: Cenveo Worldwide Limited (not to exceed \$60,000.00)

This item approves an annual contract for promotional products to be used by various City departments.

K. **CONSIDER APPROVAL -- CHANGE ORDER NO. 3 FOR STREET MAINTENANCE COMMUNITY INVESTMENT PROGRAM, PROPOSITION 1:**

(Contact: Matthew Thomas, City Engineer)

Intermountain Slurry Seal, Inc. -- \$(209,706.30)

This item is to consider approval of Change Order No. 3 to the construction contract for the maintenance of streets within Amarillo. This change order will establish final quantities, expand the scope of microsurfacing to include Southeast 3rd Avenue and Criss Street, exclude microsurfacing on Farmers Avenue from Georgia Street to BNSF, and replace all crosswalks with Type A in accordance with the Traffic Department's directives. This change order will also add 25 days to the contract completion date.

Original Contact:	\$11,135,638.50
Current Change order:	\$ (209,706.30)
Previous Change Orders:	\$ 281,855.26
Revised Contract Total:	\$11,207,787.46

L. **CONSIDER APPROVAL -- REPAIR OF PUMP #6 AT 34<sup>TH</sup> STREET PUMP STATION:**

(Contact: Jonathan Gresham, Director of Utilities)

Odessa Pumps and Equipment -- \$94,414.00

This item considers approval for Pump #6 at the 34<sup>th</sup> Pump Station for repair, and associated labor for installation of the pump.

M. **CONSIDER APPROVAL -- SOUTHWESTERN PUBLIC SERVICE COMPANY ELECTRICAL UTILITY EASEMENTS:**

(Contact: Andrew Freeman, Director of Planning and Development Services)

This item considers two Southwestern Public Service Company Electrical Utility Easements being a 0.969 acre tract and a 0.187 tract of land in Section 167 and Section 60, Block 2, A.B.&M. Survey, Potter County, Texas.

N. **CONSIDER AWARD -- REFUSE CONTAINERS:**

(Contact: Raymond Lee, Director of Public Works)

Roll Offs of America/USA	\$550,000.00	3-yard side refuse containers
Roll Offs of America/USA	\$148,500.00	8-yard front load refuse containers
Total	\$698,500.00	

This item approves the purchase of 1,000 3-yard side refuse containers and 150 8-yard front load refuse containers.

O. **CONSIDER AWARD -- ANIMAL FOOD/FEED FOR ANIMAL SHELTER:**

(Contact: Trent Davis, Purchasing Agent)

Legend & White Animal Health Corp. -- \$76,950.00

This is the annual award for animal food/feed for the Amarillo Management & Welfare shelter.

P. **CONSIDER APPROVAL – STOP LOSS INSURANCE:**

(Contact: Sandy Elliott, Benefits Manager)

Stealth Partner Group – Est. Annual Amount \$416,796.24 CY2021

This award is for the City's Major Medical (Medical/Rx) Stop Loss Insurance for plan year 2021.

Q. **CONSIDER ADOPTION – AMARILLO CITY TRANSIT PUBLIC TRANSPORTATION AGENCY SAFETY PLAN:**

(Contact: Marita Wellage-Reiley, Transit Director)

This item considers the adoption of the Amarillo City Transit Public Transportation Agency Safety Plan to protect the citizens, employees, and the assets of the City. City Council adoption is required for the receipt of federal funding.

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.

**NON-CONSENT ITEMS:**

**ITEM 3A:** Mayor Nelson presented the first reading of an ordinance to consider rezoning a 4.2 acre tract of unplatted land in Section 63, Block 9, B.S.&F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to Planned Development District 394 for an outdoor new/used auto sales lot. (Vicinity: Soncy Road and Pilgrim Drive.) This item was presented by Andrew Freeman, Managing Director of Planning and Development Services. Mayor Nelson opened a public hearing. There were no comments. Mayor Nelson closed the public hearing. Motion was made by Councilmember Powell, seconded by Councilmember Sauer that the following captioned ordinance be passed on first reading:

ORDINANCE NO. 7895

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 SONCY ROAD AND PILGRIM DRIVE, RANDALL COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN 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.

**ITEM 3B:** Mayor Nelson presented the first reading of an ordinance to consider rezoning Lot 19A, Block 3, Estancia Addition Unit No. 2, in Section 24, Block 9, B.S.&F. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Office District 1 and Residential District 3 to General Retail District. (Vicinity: Ravenwood Drive and R.M. 1061.) This item was presented by Andrew Freeman, Managing Director of Planning and Development Services. Mayor Nelson opened a public hearing. There were no comments. Mayor Nelson closed the public hearing. Motion was made by Councilmember Powell, seconded by Councilmember Smith that the following captioned ordinance be passed on first reading:

ORDINANCE NO. 7896

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 RAVENWOOD DRIVE AND R.M. 1061 (TASCOSA ROAD), POTTER COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN 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.

**ITEM 3C:** This item was pulled.

ORDINANCE NO. 7897

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 SCOTTY DRIVE AND CORONADO TRAIL, RANDALL COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**ITEM 3D:** Mayor Nelson presented the first reading of an ordinance rezoning a 110.39 acre tract of unplatted land in Section 93, Block 2, A.B.&M. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to Light Industrial District. (Vicinity: Northeast 24<sup>th</sup> Avenue and Loop 335.) This item was presented by Andrew Freeman, Managing Director of Planning and Development Services. Mayor Nelson opened a public hearing. There were no comments. Mayor Nelson closed the public hearing. Motion was made by Councilmember Powell, seconded by Councilmember Sauer that the following captioned ordinance be passed on first reading:

ORDINANCE NO. 7898

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 LOOP 335 AND NORTHEAST 24<sup>TH</sup> AVENUE, POTTER COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN 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.

**ITEM 3E:** Mayor Nelson presented the first reading of an ordinance to consider an ordinance rezoning a portion of Lots 2 through 6 and all of Lots 7 through 17, Block 3, a portion of Lot 1 and all of Lots 2 through 9, Block 4, and Lots 1 through 12, Block 5, all in Amended West Amarillo Industrial Park Unit No. 5 plus Lot 16A, Block 5, West Amarillo Industrial Park Unit No. 25, All in Section 224, Block 2, A.B.&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways, to change from Light Industrial District to Manufactured Home District. (Vicinity: North Forest Street and Northwest 12<sup>th</sup> Avenue.) This item was presented by Andrew Freeman, Managing Director of Planning and Development Services. Mayor Nelson opened a public hearing. There were no comments. Mayor Nelson closed the public hearing. Motion was made by Councilmember Powell, seconded by Councilmember Smith that the following captioned ordinance be passed on first reading:

ORDINANCE NO. 7899

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 NORTH FOREST STREET AND NORTHWEST TWELFTH AVENUE, POTTER COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Voting AYE were Mayor Nelson, Councilmembers Hays, Powell and Smith; voting NO was Councilmember Sauer; the motion carried by a 4:1 vote of the Council.

**ITEM 3F:** Mayor Nelson presented the first reading of an ordinance discussing and considering codifying and affirming the voter approved amendment to the City of Amarillo Charter, Article V, Section 12(a). On November 3, 2020, the majority of voters voting in a special election of the City of Amarillo approved an amendment to the City of Amarillo home rule Charter, Article V, Section 12(a) and this ordinance now affirms that change and authorizes the codified version of the Charter in the Municipal Code of Ordinances be amended to conform to and enact that election result. Motion was made by Councilmember Powell, seconded by Councilmember Sauer that the following



captioned ordinance be passed on first reading:

ORDINANCE NO. 7900

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMARILLO, TEXAS: AMENDING THE AMARILLO MUNICIPAL CODE TO CODIFY AN AMENDMENT TO THE AMARILLO CITY CHARTER, ARTICLE V, SECTION 12(a); PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; DIRECTING CERTIFICATION TO THE TEXAS SECRETARY OF STATE.

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.

**ITEM 3G:** Mayor Nelson presented an item considering approval the City of Amarillo's 2020 Investment Policy. This item was presented by Debbie Reid, Director of Finance. Motion was made by Councilmember Powell, seconded by Councilmember Smith to approve the 2020 Investment Policy as presented.

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.

**ITEM 4:** Mr. McWilliams advised at 4:03 p.m. that the City Council would convene in Executive Session per Texas Government Code: 1) 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 the same: Discussion regarding commercial or financial information received from a business prospect and/or to deliberate the offer of a financial or other incentive to a business prospect: Project # 20-06-04 (Manufacturing); and Project # 20-08-05 (Transportation and Warehousing) and 2) Section 551.072 – Discuss the purchase, exchange, lease, sale, or value of real property and public discussion of such would not be in the best interests of the City's bargaining position: (a) Purchase of real property located in the northwest quadrant of the TIRZ #1 Boundary.

Mr. McWilliams announced that the Executive Session was adjourned at 4:45 p.m. and recessed the regular meeting.

ATTEST:

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

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



B

<b>Meeting Date</b>	December 15, 2020	<b>Council Priority</b>	Regular Agenda Item – Public Hearing
---------------------	-------------------	-------------------------	--------------------------------------

<b>Department</b>	Planning and Development Services Andrew Freeman - Director of Planning and Development Services
-------------------	---

**Agenda Caption**

Consider an ordinance rezoning a 4.2 acre tract of unplatted land in Section 63, Block 9, B.S.&F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to Planned Development District 394 for an outdoor new/used auto sales lot. (Vicinity: Sony Rd. and Pilgrim Dr.)

**Agenda Item Summary**

**Adjacent land use and zoning**

Adjacent zoning consist of Planned Development 375 to the north, General Retail District to the east, and Agricultural District in all other directions.

Adjacent land uses consist of a car dealership to the north and undeveloped land in all other directions.

The applicant is requesting a change in zoning in order to develop a new/used outdoor car auto sales lot. Initially, the applicant requested Light Commercial Zoning for the property whereas this is the first non-residential zoning district that allows such.

That said, considering various land uses allowed in Light Commercial would not be in character with the overall retail nature of the Sony Rd corridor, the Planning and Zoning Commission recommended continuing the Planned Development zoning pattern found immediately in the area.

The applicant was agreeable to this recommendation and is proceeding with the request for Planned Development zoning. A Planned Development Site Plan has been submitted and reviewed by staff and franchised utility companies. Land Uses allowed will be for a new/used outdoor car lot and all other uses allowed in General Retail district. Development standards will either meet or exceed standards for General Retail District.

**Analysis**

The Planning and Zoning Commission's analysis of zoning change requests begins with referring to the Comprehensive Plan's Future Land Use and Character Map, what impact on area existing zoning and development patterns, as well as its conformity to the Neighborhood Unit Concept (NUC) of development.

The Future Land Use and Character Map identify the applicant's tract as being within the "General Commercial" category. The General Commercial category calls for a wide range of commercial retail and services uses at varying scales and intensities depending on the site in addition to office uses (both large and/or multi-story buildings) and is auto oriented in character. The applicant's request would comply with the recommended Future Land Use Map category recommended for this area.

In regards to the Neighborhood Unit Concept of Development (NUC), typically higher intensity uses such as retail and commercial development are recommended to be located at Section Line Arterial intersections with a transition to less intensive zoning away from the intersection. The applicant's tract of land is located away from the above mentioned area (approximately 1,500 feet south of the intersection of Sony Road and SW 45<sup>th</sup> Avenue).

That said, it must be noted that the Sony Road corridor is unique in that retail and various other non-residential uses (car dealerships) have developed along this highly travelled thoroughfare away from the intersections. Therefore it was the Planning Commission's belief that allowing such a use at this particular location is not unique and is appropriate.

Regarding area land use and zoning patterns, it was the Commission's opinion that in an effort to protect the retail nature of the Soncy Rd. corridor as described previously, continuing the Planned Development zoning pattern found in the area was appropriate and by doing so will represent a logical continuation of the immediate area's land use pattern.

<b>Requested Action/Recommendation</b>
--

Notices have been sent to all property owners within 200 feet regarding this request. As of this writing, no comments have been received regarding the request.

The Planning and Zoning Commission believes that in order to maintain the retail nature of this corridor and not set a precedent for Light Commercial zoning in other areas along the corridor, Planned Development zoning is appropriate as recommended. Therefore, the Planning and Zoning Commission recommends **APPROVAL** as presented.

ORDINANCE NO. 7895

**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 SONCY ROAD AND PILGRIM DRIVE, 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 of a 4.2 acre tract of unplatted land in Section 63, Block 9, B.S.&F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways, to change from Agricultural District to Planned Development District 394 for an outdoor new/used auto sales lot being further described below and site plan attached and incorporated herein as Exhibit A:

**BEGINNING** at a 1/2-inch iron rod with an aluminum cap marked "GRESHAM PLS 1939" found in the west right-of-way line of Loop Highway 335, as described in a dedication recorded in Volume 757, Page 272 of the Deed Records of Randall County, Texas, at the southeast corner of Lot 3, Block 1, Soncy Estates, Unit 4, an addition to the city of Amarillo, Randall County, Texas, according to the map, plat and/or dedication deed thereof recorded in County Clerk's File Number 2013018020 of the Official Public Records of Randall County, Texas, for the northeast corner of this tract, said beginning point having coordinates of NORTHING: 3,702,321.65 and EASTING: 525,094.87, Texas Coordinate System, North Zone 4201, North American Datum of 1983, whence the northeast corner of said Section 63 bears *South 89 degrees 54 minutes 00 seconds East* a distance of 100.47 feet and *North 00 degrees 06 minutes 00 seconds East* a distance of 1621.10 feet, per calls in previous deeds;

(1) THENCE South 00 degrees 06 minutes 00 seconds West, along the west right-of-way line of said Loop Highway 335, a distance of 277.17 feet to a 1/2-inch iron rod with a plastic cap marked "PSC RPLS 6453" set for the southeast corner of this tract, whence a 1/2-inch iron rod with a plastic cap marked "FURMAN RPLS" found at the southeast corner of a 1.52-acre tract of land conveyed to Town Square Property Owners' Association, Inc., described in a special warranty deed recorded in County Clerk's File Number 2018006798 of the Official Public Records of Randall County, Texas, bears South 00 degrees 06 minutes 00 seconds West a distance of 306.01 feet;

(2) THENCE North 89 degrees 32 minutes 39 seconds West a distance of 660.08 feet to a 1/2-inch iron rod with a plastic cap marked "PSC RPLS 6453" set in the west line of a 357.509-acre tract of land conveyed to P Dub Land Holdings, Ltd., described in a warranty deed recorded in County Clerk's File Number 2012013182 of the Official Public Records of Randall County, Texas, for the southwest corner of this tract, said southwest corner having coordinates of NORTHING: 3,702,049.80 and EASTING: 524,434.50, Texas Coordinate System, North Zone 4201, North American Datum of 1983, whence a 1/2-inch iron rod with a plastic cap marked "FURMAN RPLS" found at the northwest corner of said 1.52-acre tract bears South 00 degrees 06 minutes 00 seconds West a distance of 205.50 feet and a 1/2-inch iron rod with a plastic cap marked "FURMAN RPLS" found at the southwest corner of said 1.52-acre tract bears South 00 degrees 06 minutes 00 seconds West a distance of 305.50 feet and a 1/2-inch iron rod with an aluminum cap marked "GRESHAM PLS 1939" found in the north right-of-way line of Hillside Road bears South 00 degrees 06 minutes 00 seconds West a distance of 3467.15 feet;

(3) THENCE North 00 degrees 06 minutes 00 seconds East, along the east line of said 357.509-acre tract, a distance of 277.17 feet to a 1/2-inch iron rod with an aluminum cap marked "GRESHAM PLS 1939" found at the southwest corner of said Lot 3, Block 1, Soncy Estates, Unit 4, for the northwest corner of this tract;

(4) THENCE South 89 degrees 32 minutes 39 seconds East, along the south line of said Lot 3, Block 1, Soncy Estates, Unit 4, a distance of 660.08 feet to the POINT OF BEGINNING. Bearings and coordinates called in these descriptions are based on the Texas Coordinate System, North Zone 4201, North American Datum of 1983. Distances called in these descriptions are at surface. Areas reported in these descriptions are based on calculations made from surface distances.

**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 8th day of December, 2020 and **PASSED** on Second and Final Reading on this the 15th day of December, 2020.

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

ATTEST:

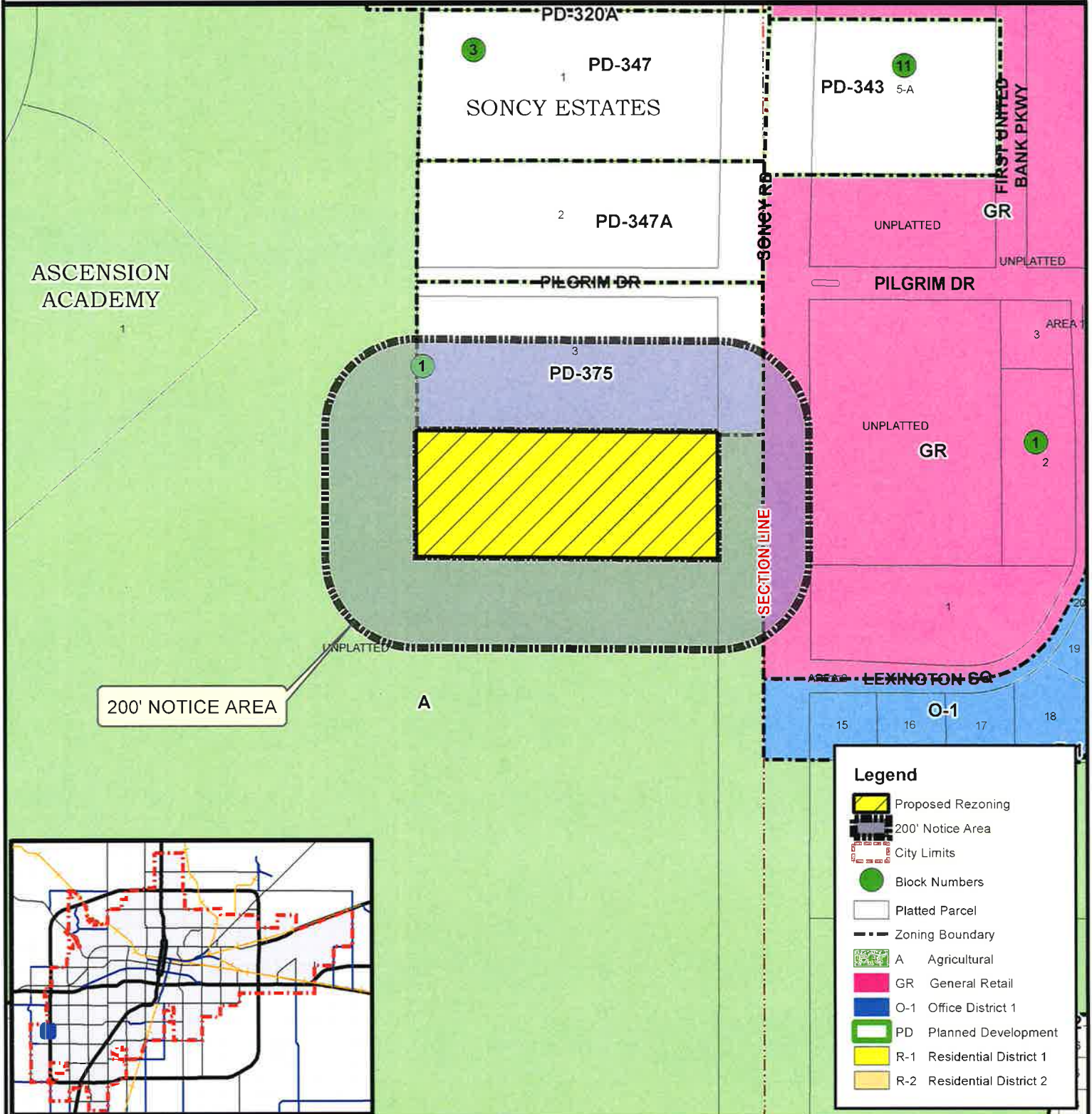
\_\_\_\_\_  
Frances Hibbs, City Secretary

APPROVED AS TO FORM:

---

Bryan McWilliams,  
City Attorney

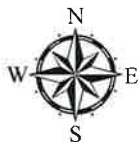
# REZONING FROM A TO PD-394



## CITY OF AMARILLO PLANNING DEPARTMENT

Rezoning of a 4.2 acre tract of unplatted land in Section 63, Block 9, B. S. & F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways, to change from Agricultural District to Planned Development District 394 for outdoor new/used auto sales.

Scale: 1 inch = 300 feet  
Date: 10/16/2020  
Case No: Z-20-23



Owner: Estate of Emeline Bush O'Brien / Marsh Trust  
Vicinity: Pilgrim Dr. and Soncy Rd.

AP: H-15

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.



<b>Meeting Date</b>	December 15, 2020	<b>Council Priority</b>	Regular Agenda Item – Public Hearing
---------------------	-------------------	-------------------------	--------------------------------------

<b>Department</b>	Planning and Development Services Andrew Freeman - Director of Planning and Development Services
-------------------	---

**Agenda Caption**

Consider an ordinance rezoning Lot 19A, Block 3, Estancia Addition Unit No. 2, in Section 24, Block 9, B.S.&F. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Office District 1 and Residential District 3 to General Retail District. (Vicinity: Ravenwood Dr. and R.M. 1061)

**Agenda Item Summary**

**Adjacent land use and zoning**

Adjacent zoning consist of Office District 1 to the north, land outside the City limits to the south, Planned Development 55K to the east, and Residential District 3 to the west.

Adjacent land uses consist of undeveloped land to the north, west, and south and single family detached homes to the east.

The applicant is requesting a change in zoning in order to develop this tract with various retail related land uses.

**Analysis**

The Planning and Zoning Commission’s analysis of zoning change requests begins with referring to the Comprehensive Plan’s Future Land Use and Character Map, what impact on area existing zoning and development patterns, as well as its conformity to the Neighborhood Unit Concept (NUC) of development.

The Future Land Use and Character Map identifies the applicant’s tract as being within the “General Commercial” category. The General Commercial category calls for a wide range of commercial retail and services uses at varying scales and intensities depending on the site in addition to office uses. The applicant’s request for General Retail zoning would comply with the recommended Future Land Use Map category recommended for this area.

In regards to the Neighborhood Unit Concept of Development, typically General Retail would be recommended to be located at Section Line Arterial Intersections with a transition in zoning to less intensive uses away from the intersection. While the applicant’s tract is not located at the above mentioned location, this area of Amarillo is unique in that there are General Retail and other non residential uses away from such intersections along Tascosa Road, Amarillo Boulevard, and along Western Street. In fact, within the Estancia Subdivision, there is Office District and General Retail zoning. Additionally, the Preliminary Plan that was approved for this area and identifies this tract as being used for non-residential development.

The applicant’s tract will front onto Tascosa Road, an Arterial Roadway with no access to the local street (Bridlewood Drive) will be allowed. A site plan review upon development of this site will occur safeguards to the adjacent neighborhood such as a screening, landscaping, and access points to mention a few will be addressed in order to mitigate impacts to future residential development in the area.

Considering all of the above, the Planning and Zoning Commission believes that the request is appropriate given existing zoning patterns in the area and development standards will be put into place that mitigate any negative impacts on any residential development in the area.

**Requested Action/Recommendation**



Notices have been sent to all property owners within 200 feet regarding this proposed rezoning. As of this writing, no comments have been received regarding this request.

Considering the above, the Planning and Zoning Commission recommends **APPROVAL** as presented.

ORDINANCE NO. 7896

**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 RAVENWOOD DRIVE AND R.M. 1061 (TASCOSA ROAD), 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 Lot 19A, Block 3, Estancia Addition Unit No. 2, in Section 24, Block 9, B.S.&F. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways, to change from Office District 1 and Residential District 3 to General Retail District.

**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 8th day of December, 2020 and **PASSED** on Second and Final Reading on this the 15th day of December, 2020.

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

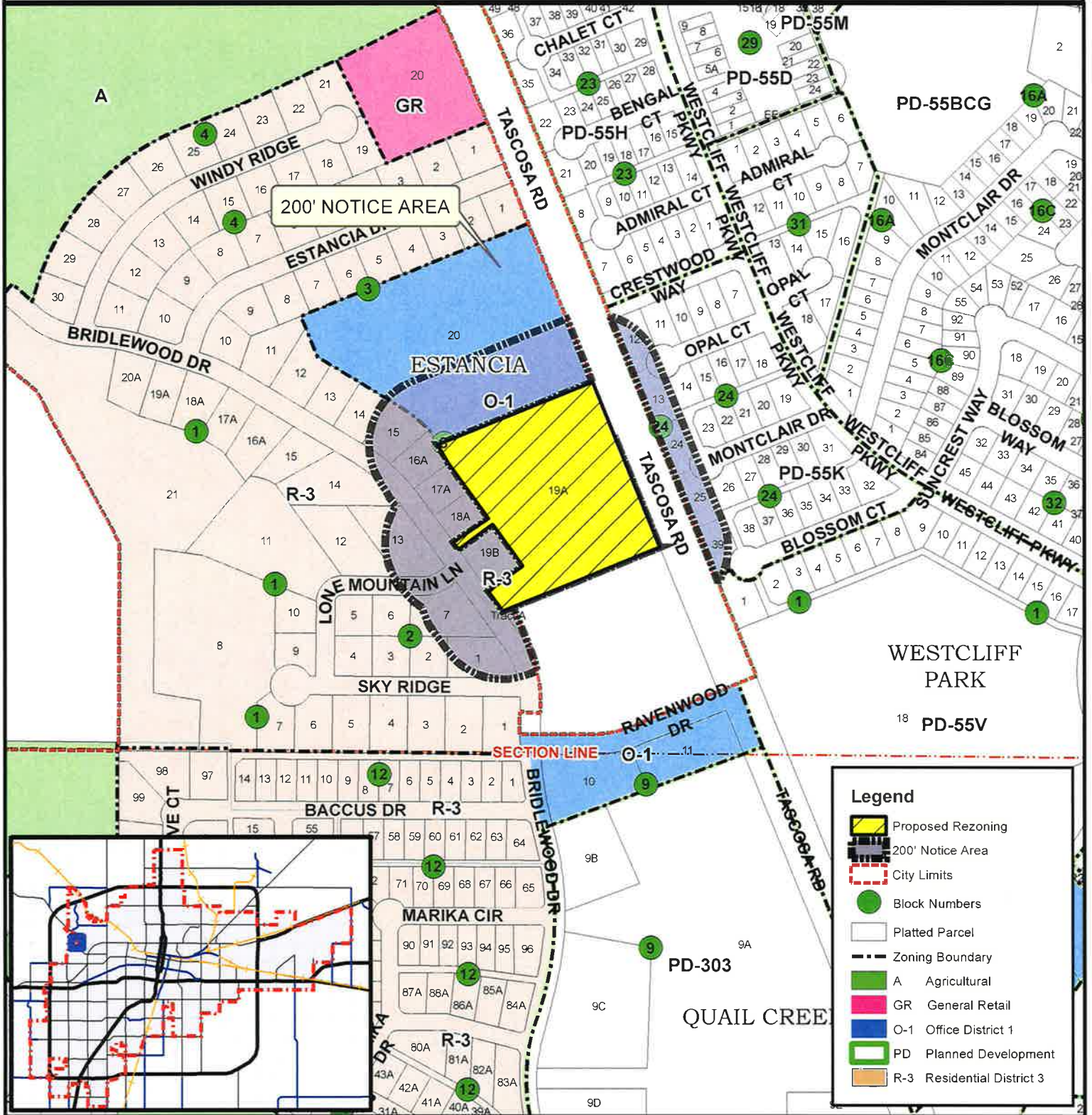
ATTEST:

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

APPROVED AS TO FORM:

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

# REZONING FROM O-1 AND R-3 TO GR



## CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1 inch = 400 feet  
 Date: 12/2/2020  
 Case No: Z-20-25



Rezoning of Lot 19A, Block 3, Estancia Addition Unit No. 2, in Section 24, Block 9, B. S. & F. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways, to change from Office District 1 and Residential District 3 to General Retail.

Owner: Joe Watkins for Estancia Development, LLC  
 Vicinity: Bridlewood Dr & Lone Mountain Ln.

AP: J-10

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.



<b>Meeting Date</b>	December 15, 2020	<b>Council Priority</b>	Regular Agenda Item – Public Hearing
---------------------	-------------------	-------------------------	--------------------------------------

<b>Department</b>	Planning and Development Services Andrew Freeman - Director of Planning and Development Services
-------------------	---

**Agenda Caption**

Consider an ordinance rezoning a 110.39 acre tract of unplatted land in Section 93, Block 2, A.B.&M. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to Light Industrial District. (Vicinity: N.E. 24<sup>th</sup> Ave. and Loop 335)

**Agenda Item Summary**

**Adjacent land use and zoning**

Adjacent zoning consist of Agricultural District to the north, south, and west and Planned Development 325 to the east.

Adjacent land uses consist of undeveloped land to the north, south, and west and the Centerport Business and Industrial Park to the east.

The applicant is requesting a change in zoning in order to develop the tract of land with a 1.3 million square foot retail/commercial distribution warehouse, which requires a Light Industrial Zoning District.

**Analysis**

The Planning and Zoning Commission’s analysis of zoning change requests begins with referring to the Comprehensive Plan’s Future Land Use and Character Map, which identifies recommended future land uses. Additionally, the Planning and Zoning Commission considers what impact on area existing zoning and development patterns as well as its conformity to the Neighborhood Unit Concept (NUC) of development.

The Future Land Use and Character Map identify the applicant’s tract as being within the “Rural” category. The Rural category typically calls for residential homesteads, agricultural uses, and agriculture-focused commercial retail types of development. While the applicant’s request does not conform to the Future Land Use Map recommended development type, it must be noted the rural designation is a result of the land being zoning Agricultural. Agricultural zoning is typically a zoning designation that is designated as a zoning “place holder” on newly annexed land until development patterns are established.

Since, development patterns in the area have been established and are predominately industrial in nature given the area’s proximity to infrastructure and access to major thoroughfares. This is illustrated in by the industrial zoning to the south and east (Centerport Industrial Park). As such, the Planning and Zoning Commission believes the proposed zoning is in line with patterns of development and zoning and warrant acceptance of the development type change.

In regards to the Neighborhood Unit Concept of Development (NUC), typically higher intensity uses such as retail and commercial development is recommended to be located at Section Line Arterial intersections with a transition to less intensive zoning away from the intersection. The applicant’s tract of land is located at the above mentioned location, whereas the applicant’s tract is located Loop 335 and NE 24<sup>th</sup> Avenue intersection. This marks an ideal location for such a use and falls squarely in line with the just mentioned concept of development.

Considering the above, the Planning and Zoning Commission believes that the request is a logical continuation of existing development and zoning patterns in the area and will not have any negative impacts on the surrounding area.

**Requested Action/Recommendation**

Notices have been sent to all property owners within 200 feet regarding this proposed rezoning. As of this writing, no comments have been received regarding this request.

Considering the above, the Planning and Zoning Commission recommends **APPROVAL** as presented.

ORDINANCE NO. 7898

**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 LOOP 335 AND NORTHEAST 24<sup>TH</sup> AVENUE, 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 a 110.39 acre tract of unplatted land in Section 93, Block 2, A.B.&M. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways, to change from Agricultural District to Light Industrial District and being further described below:

BEGINNING at a point at the west end of a right-of-way corner clip at the intersection of NE 24th Avenue (a variable width right-of-way) and the west right-of-way line of Loop Highway No. 335;

THENCE South 43°56'33" East, along the southwest line of said corner clip, a distance of 69.32 feet to a point for corner;

THENCE along the said west line of Loop Highway No. 335 the following three (3) calls:

South 0°05'53" West, a distance of 654.71 feet to a point for corner;

South 7°28'23" East, a distance of 631.28 feet to a point for corner;

South 0°13'05" West, a distance of 539.60 feet to a point for corner;

THENCE South 89°54'37" West, departing the said west line of Loop Highway No. 335, a distance of 2584.82 feet to a point for corner;

THENCE North 0°12'00" East, a distance of 1900.80 feet to a point for corner in the said south line of NE 24th Avenue;

THENCE along the said south line of NE 24th Avenue, the following three (3) calls:

North 89°54'37" East, a distance of 1956.32 feet to a point for corner;

South 73°25'43" East, a distance of 104.33 feet to a point for corner;

North 89°59'12" East, a distance of 394.84 feet to the POINT OF BEGINNING and containing 110.39 acres of land.

**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 8th day of December, 2020 and **PASSED** on Second and Final Reading on this the 15th day of December, 2020.

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

ATTEST:

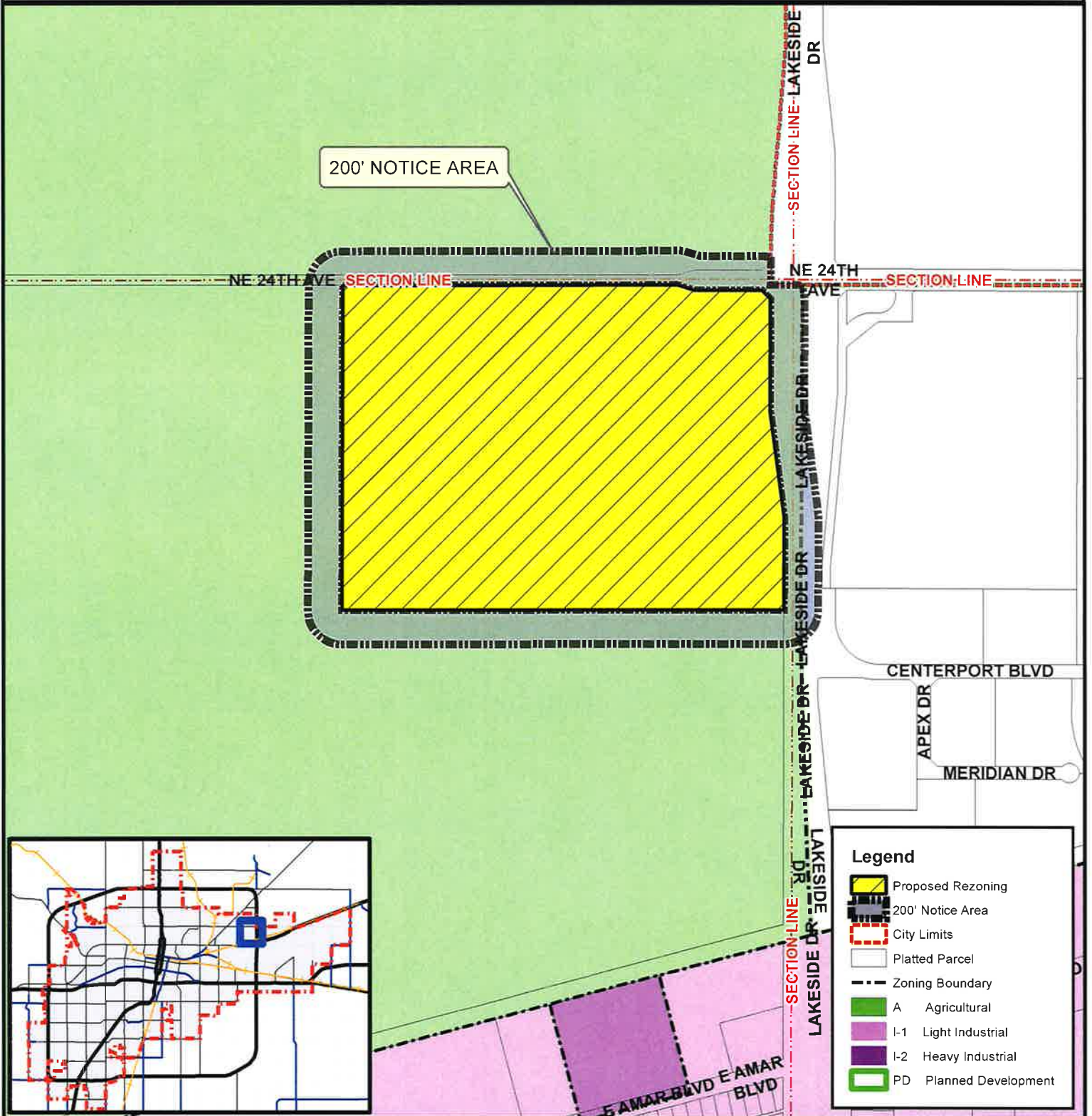
\_\_\_\_\_  
Frances Hibbs, City Secretary

APPROVED AS TO FORM:

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



# REZONING FROM A TO I-1



**Legend**

- Proposed Rezoning
- 200' Notice Area
- City Limits
- Platted Parcel
- Zoning Boundary
- A Agricultural
- I-1 Light Industrial
- I-2 Heavy Industrial
- PD Planned Development

## CITY OF AMARILLO PLANNING DEPARTMENT

Rezoning of a 110.39 acre tract of unplatted land in Section 93, Block 2, A. B. & M. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways, to change from Agricultural District to Light Industrial District.

Owner: Happy Horizons Properties LP

Vicinity: NE 24th Ave & Loop 335

Scale: 1 inch = 800 feet  
 Date: 10/26/2020  
 Case No: Z-20-28



AP: S-10

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.

E



# Amarillo City Council Agenda Transmittal Memo



Meeting Date	December 15, 2020	Council Priority	
--------------	-------------------	------------------	--

Department	Legal	Contact Person	Bryan McWilliams
------------	-------	----------------	------------------

**Agenda Caption**  
CONSIDERATION OF ORDINANCE NO.7900

**DISCUSSION AND CONSIDERATION OF AN ORDINANCE CODIFYING AND AFFIRMING THE VOTER APPROVED AMENDMENT TO THE CITY OF AMARILLO CHARTER, ARTICLE V, SECTION 12(a).**

**Agenda Item Summary**

**On November 3, 2020, the majority of voters voting in a special election of the City of Amarillo approved an amendment to the City of Amarillo home rule Charter, Article V, Section 12(a) and this ordinance now affirms that change and authorizes the codified version of the Charter in the Municipal Code of Ordinances be amended to conform to and enact that election result.**

**Requested Action**

Approval of Ordinance

**Funding Summary**

N/A

**Community Engagement Summary**

N/A

**Staff Recommendation**

Staff recommends approval as presented

ORDINANCE NO. 7900

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMARILLO, TEXAS: AMENDING THE AMARILLO MUNICIPAL CODE TO CODIFY AN AMENDMENT TO THE AMARILLO CITY CHARTER, ARTICLE V, SECTION 12(a); PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; DIRECTING CERTIFICATION TO THE TEXAS SECRETARY OF STATE.

---

WHEREAS, on November 3, 2020, the majority of voters voting in a special election of the City of Amarillo approved an amendment to the City of Amarillo home rule Charter, Article V, Section 12(a); and,

WHEREAS, this ordinance now affirms that change and authorizes the codified version of the Charter in the Municipal Code of Ordinances be amended to conform to and enact that election result;

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

SECTION 1. The Amarillo Municipal Code, Charter, Article V, Section 12(a) be and hereby is amended and restated to now read as follows:

“(a) On the day that the election results of the Council have been declared, the Councilmembers shall meet to qualify and assume the duties of their offices. Thereafter, the Councilmembers shall meet at such times as prescribed by Ordinance or Resolution, but they shall meet not less than twenty-four times per calendar year.”

(b) [No text change]

(c) [No text change]

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. Publishing and Effective Date. This ordinance shall be published and become effective in accordance with law.

SECTION 5. Certification. A certified copy of this ordinance codifying an amendment to the Amarillo City Charter shall be delivered to the Texas Secretary of State.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading this the 8<sup>th</sup> day of December, 2020; and PASSED on Second and Final Reading the 15<sup>th</sup> day of December 2020.

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

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
Bryan S. McWilliams, City Attorney

F



# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	December 15, 2020	<b>Council Priority</b>	Transportation Systems
<b>Department</b>	Aviation		
<b>Contact</b>	Michael W. Conner – Director of Aviation		

### Agenda Caption

CONSIDER: Award Purchase and up-fit of 2021 Chevrolet Tahoe SSV 4WD – Special Service Vehicle from Holiday Chevrolet for the Airport Police Department at the Rick Husband Amarillo International Airport. Award Purchase and up-fit of 2020 F-150 XL Special Service package 4WD from Five Star Ford for the Airport Operations Department.

Bid Amount: \$61,156.00 to be awarded to Holiday Chevrolet.

Bid Amount: \$47,109.00 to be awarded to Five Star Ford.

Total Bid Amount: \$108,265.00

### Agenda Item Summary

This item includes the purchase of one 2020 Ford F150 XL vehicle from Five Star Ford and one 2021 Chevrolet Tahoe vehicle from Holiday Chevrolet. The Ford 150 will be utilized in the Airport’s Operations Department. The Chevrolet Tahoe will be utilized in the Airport Police Department.

### Requested Action

Please approve the vehicle purchases.

### Funding Summary

The Five Star Ford purchase will be purchased utilizing the Tarrant County Cooperative contract and the Holiday Chevrolet purchase will be purchased utilizing a Texas State Contract.

### Community Engagement Summary

N/A

### Staff Recommendation

Airport staff recommends approval of both purchases. These purchases are scheduled purchases as part of the Airport’s vehicle replacement program.

Bid 6950 2020 Ford F-150 XL Special Service Package 4WD & 2021 Chevy Tahoe SSV 4WD Special Service Vehicle  
Opened 4:00 p.m. December 8, 2020

Sam Pack's Five Star Ford      Holiday Chevrolet

Line 1 2020 Ford F-150 Defender Supply,  
per specifications

1 ea	
Unit Price	\$47,109.000
Extended Price	47,109.00

Line 2 Chevrolet Tahoe Defender Supply,  
per specifications

1 ea	
Unit Price	\$61,156.000
Extended Price	61,156.00

Bid Total      47,109.00      61,156.00

Awarded by Vendor

City      Carrolton, TX 75011

61,156.00

Whitesboro, TX

# Amarillo City Council

## Agenda Transmittal Memo



<b>Meeting Date</b>	December 15, 2020	<b>Council Priority</b>	Consent Agenda
<b>Department</b>	Planning and Development Services		
<b>Contact</b>	Andrew Freeman –Managing Director of Planning and Development Services		

### Agenda Caption

Consideration of an Aviation Clear Zone Easement, being 5,050 feet above mean sea level above the plat of Tradewind Square Unit No. 6, an addition to the City of Amarillo, being a replat of Lot 1, Block 2, Scottsdale Park Unit No. 2 and a unplatted tract of land in Section 173, Block 2, A.B.&M. Survey, Randall County, Texas.

### Agenda Item Summary

The above referenced Aviation Clear Zone (ACZ) Easement is being requested by the City of Amarillo and is associated with the plat Tradewind Square Unit No. 6.

To ensure safety of operation and protection of air traffic operating into and out of the airport, future physical development around the airport needs to be regulated. In 1981, the Texas Legislature enacted the Airport Zoning Act, cited as Chapter 241 of the Local Government Code, which authorized cities in the state to establish and administer regulations pertaining to the height of structures and compatible land uses in the vicinity of the airport. One of the tools established in the Amarillo Code of Ordinances that allows the City of Amarillo to regulate this type of development is the Airport Height Hazard and Zoning Regulations (Chapter 4-9) which establishes minimum requirements to control the height and use of structures that may develop in the vicinity of the airport.

The ACZ Easement document is established during the platting of a tract of land to set the height regulations for noting on the associated plat, and the legal document is signed by the owner/developer of the tract. The placement of the note on the plat ensures that the height regulation is easily found by any future owner of the tract of land. Each ACZ Easement has an associated height regulation that is determined by the tract's proximity and location around the airport. For example, areas at the end of the runway will likely have a lower height regulation that ones at the same distance that are located adjacent to the length of the runway. The reason for this is because aircraft taking off or landing will need to be at a lower altitude during its approach or departure portion of the traffic pattern for the each associated runway.

This ACZ Easement is establishing a height regulation of 5,050 feet above mean sea level for the plat of Tradewind Square Unit No. 6.

### Requested Action

Planning Staff have reviewed the associated Aviation Clear Zone Easement and the item is ready for City Council Consideration as a consent agenda item.

### Funding Summary

The Easement is being granted to the City at no cost.

### Community Engagement Summary

N/A

### Staff Recommendation

Staff recommends approval of this Aviation Clear Zone Easement.

AVIATION CLEAR ZONE EASEMENT

THE STATE OF TEXAS    §  
                                  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF RANDALL   §

WHEREAS, PEGA Development, LLC, hereinafter called "GRANTOR," whether one or more, individual or corporate, partnership or association, is the owner in fee of that certain parcel or parcels of land being described as follows:

Aviation Clear Zone Easement being 5,050 feet above mean sea level above the plat of Tradewind Square Unit No. 6, an addition to the City of Amarillo, being a replat of Lot 1, Block 2, Scottsdale Park Unit No. 2 and a unplatted tract of land in Section 173, Block 2, AB&M Survey, Randall County, Texas.

NOW, THEREFORE, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GRANTOR does for himself, his successors and assigns, GRANT, BARGAIN, SELL AND CONVEY unto the City of Amarillo, Texas, hereinafter called GRANTEE, its successors and assigns, for the use and benefit of the public, and easement and right-of-way appurtenant to Rick Husband Amarillo International Airport for the unobstructed passage of all aircraft, "aircraft" being defined for the purpose of this instrument as any contrivance now known or hereafter invented, used or designed for navigation of or flight in the air, by whomsoever owned or operated, in the airspace above GRANTOR'S above-described property; together with the right to cause in all airspace such noise, vibration, fumes, dust, fuel particulates and all other effects that may be caused by the operation of aircraft landing at, or taking off from, or operating at, on, over the above described property; and GRANTOR, his successors, executors, heirs or assigns, does hereby fully waive, remise and release any right, cause of action, and damage which it may now have or which it may have in the future against GRANTEE, its successors and assigns, due to such noise, vibrations, fumes, dust, fuel particulates and all other effects that may be caused or may have been caused by the operation of aircraft landing at, or taking off from, or operating near or on Rick Husband Amarillo International Airport or over the described property.

GRANTOR, for itself, its successors and assigns, does hereby covenant and agree that it will not hereafter erect, or permit the erection or growth of, any structure, tree or other object on the above described property to any height in excess of 5,050 feet above mean sea level. GRANTOR does hereby GRANT and CONVEY to GRANTEE a continuing right of ingress and egress via passage easement on and across the above-described property for the purpose of taking any action necessary to remove any structure, tree or other object in the airspace to any elevation greater than 5,050 feet above mean sea level.

TO HAVE AND TO HOLD said aviation clear zone easement, passage easement, and rights-of-way, and all rights appertaining thereto unto the GRANTEE, its successors and assigns, until Rick Husband Amarillo International Airport shall be abandoned and shall cease to be used for public airport purposes.

IT IS UNDERSTOOD AND AGREED that these covenants and agreements shall be binding upon the heirs, administrators, executors, successors and assigns of the GRANTOR and




that these covenants and agreements shall run with the land, and that for the purposes of this instrument, this easement shall be considered the dominant estate on the above-referenced property.

IN WITNESS WHEREOF, the GRANTOR, whether one or more, individual or corporate, has hereunto set its hand on this the 30<sup>th</sup> day of September, 2020.


GRANTOR

PEGA Development, LLC

By:   
Seth Williams

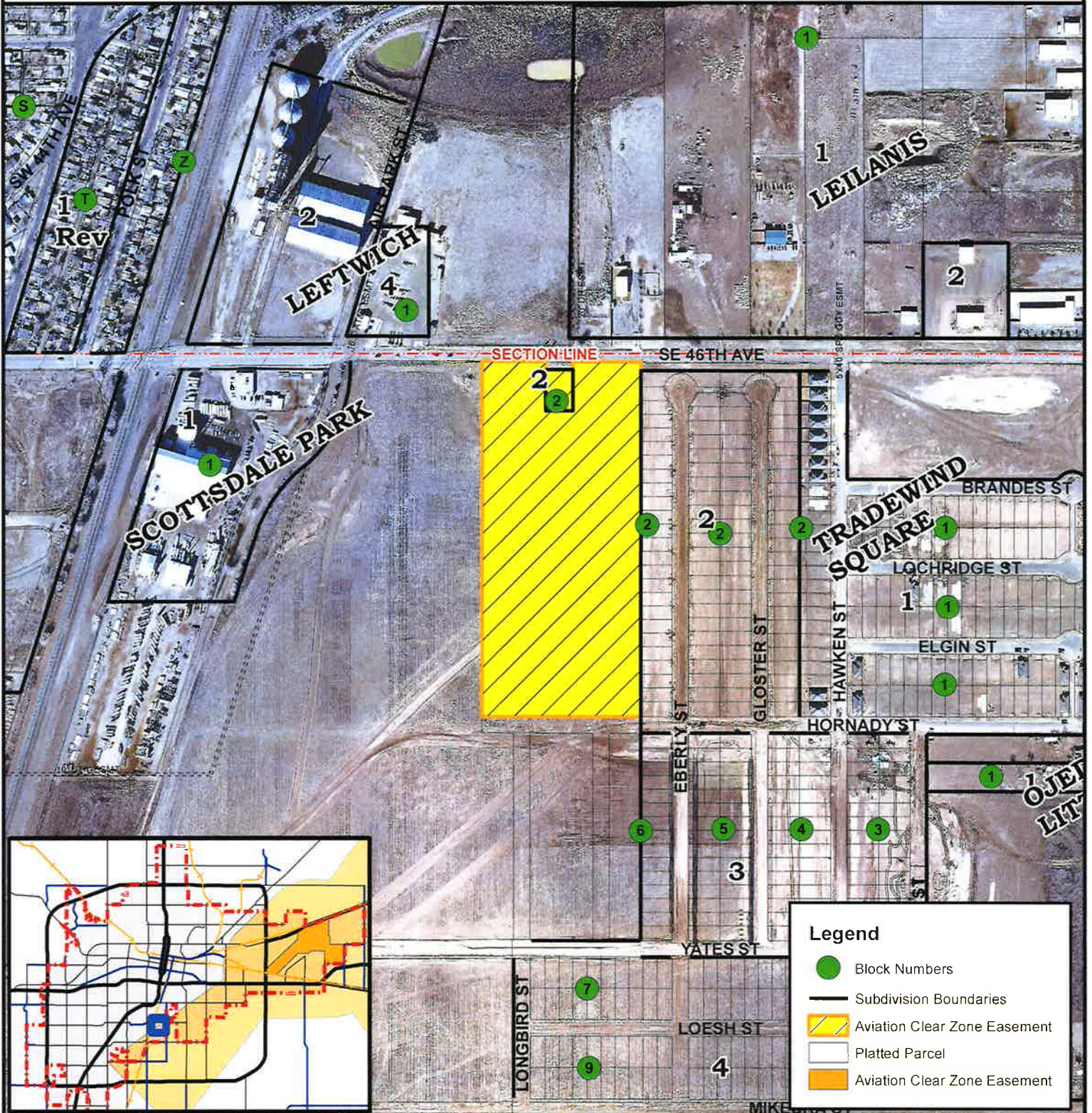
THE STATE OF Texas §  
COUNTY OF Randall §

This instrument was acknowledged before me on this the 30<sup>th</sup> day of September 2020, by Seth Williams.

  
Notary Public, State of Texas

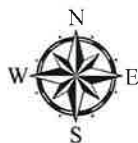


# AVIATION CLEAR ZONE EASEMENT



**CITY OF AMARILLO  
PLANNING DEPARTMENT**

Scale: 1 inch = 500 feet  
 Date: 10/15/2020  
 Case No: ACZ-20-19



Aviation Clear Zone Easement being 5,050 feet above mean sea level above the plat of Tradewind Square Unit No. 6, an addition to the City of Amarillo, being a replat of Lot 1, Block 2, Scottsdale Park Unit No. 2 and a unplatted tract of land in Section 173, Block 2, AB&M Survey, Randall County, Texas.

Vicinity: Hawken St. & SE 46th Ave.

Applicant: Seth Williams for PEGA Development

AP: N-15

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



21



<b>Meeting Date</b>	December 15, 2020	<b>Council Priority</b>	Development-Quality of Life
---------------------	-------------------	-------------------------	-----------------------------

<b>Department</b>	Development Services
-------------------	----------------------

## Agenda Caption

Consider Award – Bid No. 6903, Pinnacle PID Site Amenities Improvement project:  
Panhandle Steel Buildings - \$2,068,248.00

## Agenda Item Summary

This item is to consider award of the construction contract related to Pinnacle Public Improvement District (PID) improvements within the Pinnacle subdivision. The proposed improvements are to be constructed at the entry way of Attebury Dr. and Rockridge Pkwy. and along Rockridge Pkwy. and Hollow Landing Ave. Improvements include landscaping, sod, concrete walking trails, and specialty lighting. All improvements will be constructed to applicable City standards.

## Requested Action

Consider approval and award to Panhandle Steel Buildings, \$2,068,248.00

## Funding Summary

Although funding for this project will be ultimately be funded by PID assessment revenue, immediate funding for this construction project will be provided directly by the developer of the Pinnacle subdivision with the Pinnacle PID reimbursing the developer at a later date to be determined. The City of Amarillo will not be responsible for any funding of this project.

## Community Engagement Summary

The overall project was discussed at the Pinnacle Public Improvement District Advisory Board's meeting on July 15,2020. There were no negative comments or concerns received and the Board recommended moving forward with the improvement project.

## Staff Recommendation

Development Services and Purchasing staff are recommending approval and award of Panhandle Steel Building's bid.

Bid No. 6903 PID PROJECT SITE AMENITIES DEVELOPMENT AT PINNACLE  
 Opened 4:00 p.m., October 29, 2020

To be awarded as one lot	Panhandle Steel Buildings, Inc.	Plains Builders, Inc.	Green Plains Design	Tri-State General Contracting Group, Inc.	A&S General Contracting, Inc.
Line 1 To perform all required maintenance, Total Lump Sum Base Bid, per specifications					
1 ea					
Unit Price	\$2,035,830.00	\$2,118,818.000	\$2,179,983.10	\$2,199,092.00	\$2,258,211.00
Extended Price	2,035,830.00	2,118,818.00	2,179,983.10	2,199,092.00	2,258,211.00
Line 2 Alternate #1 Screen Wall Extensions, per specifications					
1 ea					
Unit Price	\$32,418.00	\$27,650.000	\$32,000.00	\$25,000.00	\$34,688.00
Extended Price	32,418.00	27,650.00	32,000.00	25,000.00	34,688.00
<b>Bid Total</b>	<b>2,068,248.00</b>	<b>2,146,468.00</b>	<b>2,211,983.10</b>	<b>2,224,092.00</b>	<b>2,292,899.00</b>

Award by Vendor 2,068,248.00  
 City Amarillo, TX

A

# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	December 15, 2020	<b>Council Priority</b>	Regular Agenda Item – Public Hearing
---------------------	-------------------	-------------------------	--------------------------------------

<b>Department</b>	Planning and Development Services Andrew Freeman -Director of Planning and Development Services
-------------------	--

## Agenda Caption

Consider an ordinance rezoning a portion of Lots 2 through 6 and all of Lots 7 through 17, Block 3, a portion of Lot 1 and all of Lots 2 through 9, Block 4, and Lots 1 through 12, Block 5, all in Amended West Amarillo Industrial Park Unit No. 5 plus Lot 16A, Block 5, West Amarillo Industrial Park Unit No. 25, All in Section 224, Block 2, A.B.&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways, to change from Light Industrial District to Manufactured Home District.  
(Vicinity: N. Forest St. & N.W. 12<sup>th</sup> Ave.)

## Agenda Item Summary

### Adjacent land use and zoning

Adjacent zoning consist of Agricultural District to the north and east, Light Industrial District to the south, and a mixture of Planned Development 165 and Agricultural District in all other directions.

Adjacent land uses consist of undeveloped land to the north and east, the Amarillo Area Center for Learning directly to the south, and a mix of commercial developments and undeveloped land in all other directions.

### Proposal

The applicant is requesting a change in zoning in order to develop the site with a Manufactured Home Park.

### Analysis

Analysis of a zoning change begins with referring to conformity to the Comprehensive Plan's Future Land Use and Character Map, the recommended Neighborhood Unit Concept (NUC) of development, and what impacts, if any, a particular request will have on existing area zoning and development patterns.

The Future Land Use and Character Map identifies the applicant's tract for Industrial development. This category consists of a variety of development types ranging from heavy and light industrial uses to heavy commercial uses at varying intensities. The applicants request for Manufactured Home District does not directly conform with recommended development types or characteristics found in the Industrial category.

That said, it is important to acknowledge that per the current zoning ordinance, a Manufactured Home Park is allowed in Light Industrial. The applicant is in the planning stages of applying for a Manufactured Home Park permit yet has not finalized a plan for official submittal. Normally this is not an issue but the applicant is also aware of the current zoning ordinance rewrite and if approved as now composed, Manufactured Home Parks will not be allowed in Light Industrial zoning. The intent of removing this land use from the zoning district is that single-family homes intermixed with industrial uses is not a good planning practice.

Given the above, the applicant wants to ensure that should the Manufactured Home Park plan for permitting be submitted after the ordinance rewrite is approved, appropriate zoning would allow the park to continue as planned given that a change in zoning (Manufactured Home District) would have occurred, if this request is approved.

Considering the existing development patterns found in the area and the location of the proposed park is adjacent to agricultural district, it is the Planning and Zoning Commission's opinion that a more distinct/definable district would be provided while not allowing the intermixing of non-residential vs residential.

#### **Requested Action/Recommendation**

Notices have been sent to property owners within 200 feet regarding this proposed rezoning. At the time of this writing, the Planning Department is aware of three landowners expressing interest in this request. One stated no opposition and two expressed concern with the proposed use of the land with a Manufactured Home Park.

Considering the above, the Planning and Zoning Commission recommends **APPROVAL** as presented.

ORDINANCE NO. 7899

**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 NORTH FOREST STREET AND NORTHWEST TWELFTH AVENUE, 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 a portion of Lots 2 through 6 and all of Lots 7 through 17, Block 3, a portion of Lot 1 and all of Lots 2 through 9, Block 4, and Lots 1 through 12, Block 5, all in Amended West Amarillo Industrial Park Unit No. 5 plus Lot 16A, Block 5, West Amarillo Industrial Park Unit No. 25, All in Section 224, Block 2, A.B.&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways, to change from Light Industrial District to Manufactured Home District, and being further described below.

FIELD NOTES for a 52.50 acre tract of land being the rezoning of a portion of lots 2 thru 6 and all of lots 7 through 17, Block 3, a portion of Lot 1 and all of Lots 2 through 9, Block 4, and Lots 1 through 12, Block 5, all in Amended West Amarillo Industrial Park Unit No. 5 plus Lot 16A,

Block 5, West Amarillo Industrial Park Unit No. 25, all in Section 224, Block 2. A.B.&M. Survey, Potter County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod set with a yellow cap at the southeast corner of said Lot 17, Block 3, Western Industrial Park Unit No. 5 Amended, for the southeast corner of this tract.

THENCE N. 89° 55' 19" W. a distance of 457.89 feet to a 1/2" iron rod set with a yellow cap at the southwest corner of said Lot 1, Block 5, for the southwest corner of this tract.

THENCE N. 00° 04' 41" E. a distance of 103.18 feet to the beginning of a curve to the left to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE in a northwesterly direction along said curve with a radius equal to 492.00 feet, a long chord bearing of N. 06° 12' 36" W. and a long chord distance of 107.78 feet, a curve length of 107.99 feet to a 1/2" iron rod set with a yellow cap at the end of said curve for a corner of this tract.

THENCE N. 12° 29' 54" W. a distance of 1291.38 feet to a 1/2" iron rod set with a yellow cap at the beginning of a curve to the left for a corner of this tract.

THENCE in a northwesterly direction along said curve with a radius equal to 492.00 feet, a long chord bearing of N. 18° 32' 01" W. and a long chord distance of 103.46 feet, a curve length of 103.65 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE S. 70° 22' 23" W. a distance of 149.62 feet to a 1/2" iron rod set with a yellow cap at the beginning of a curve to the right for a corner of this tract.

THENCE in a southwesterly direction along said curve with a radius equal to 361.28 feet, a long chord bearing of S. 76° 28' 05" W. and a long chord distance of 76.68 feet, a curve length of 76.83 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE in a northwesterly direction along a curve to the left with a radius equal to 907.05 feet, a long chord bearing of N. 28° 55' 01" W. and a long chord distance of 43.52 feet, a curve length of 43.52 feet to a 1/2" iron rod set with a yellow cap at the end of said curve for a corner of this tract.

THENCE N. 30° 10' 12" W. a distance of 99.88 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE N. 59° 48' 08" E. a distance of 221.89 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE N. 30° 12' 06" W. a distance of 742.91 feet to a 1/2" iron rod set with a yellow cap at the beginning of a curve to the right for a corner of this tract.

THENCE in a northwesterly direction along said curve with a radius equal to 623.27 feet, a long chord bearing of N. 15° 03' 42" W. and a long chord distance of 325.57 feet, a curve length of 329.39 feet to a 1/2" iron rod set with a yellow cap at the end of said curve for a corner of this tract.

THENCE N. 00° 04' 41" E. a distance of 130.69 feet to a 1/2" iron rod set with a yellow cap at the beginning of a curve to the right for a corner of this tract.

THENCE in a northeasterly direction along said curve with a radius equal to 455.03 feet, a long chord bearing of N. 06° 53' 20" E. and a long chord distance of 107.92 feet, a curve length of 108.18 feet to a 1/2" iron rod set with a yellow cap for the northwest corner of this tract.

THENCE S. 89° 54' 46" E. a distance of 600.44 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE S. 38° 16' 52" E. a distance of 136.51 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.



THENCE N. 90° 00' 00" E. a distance of 228.74 feet to a 1/2" iron rod set with a yellow cap for the most northerly northeast corner of this tract.

THENCE S. 26° 05' 05" E. a distance of 934.43 feet to a 1/2" iron rod set with a yellow cap for the most easterly northeast corner of this tract.

THENCE S. 00° 04' 41" W. a distance of 1984.64 feet to the place of BEGINNING and containing 52.50 acres (2,286,663 square feet) of land.

**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 8th day of December, 2020 and **PASSED** on Second and Final Reading on this the 15th day of December, 2020.

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

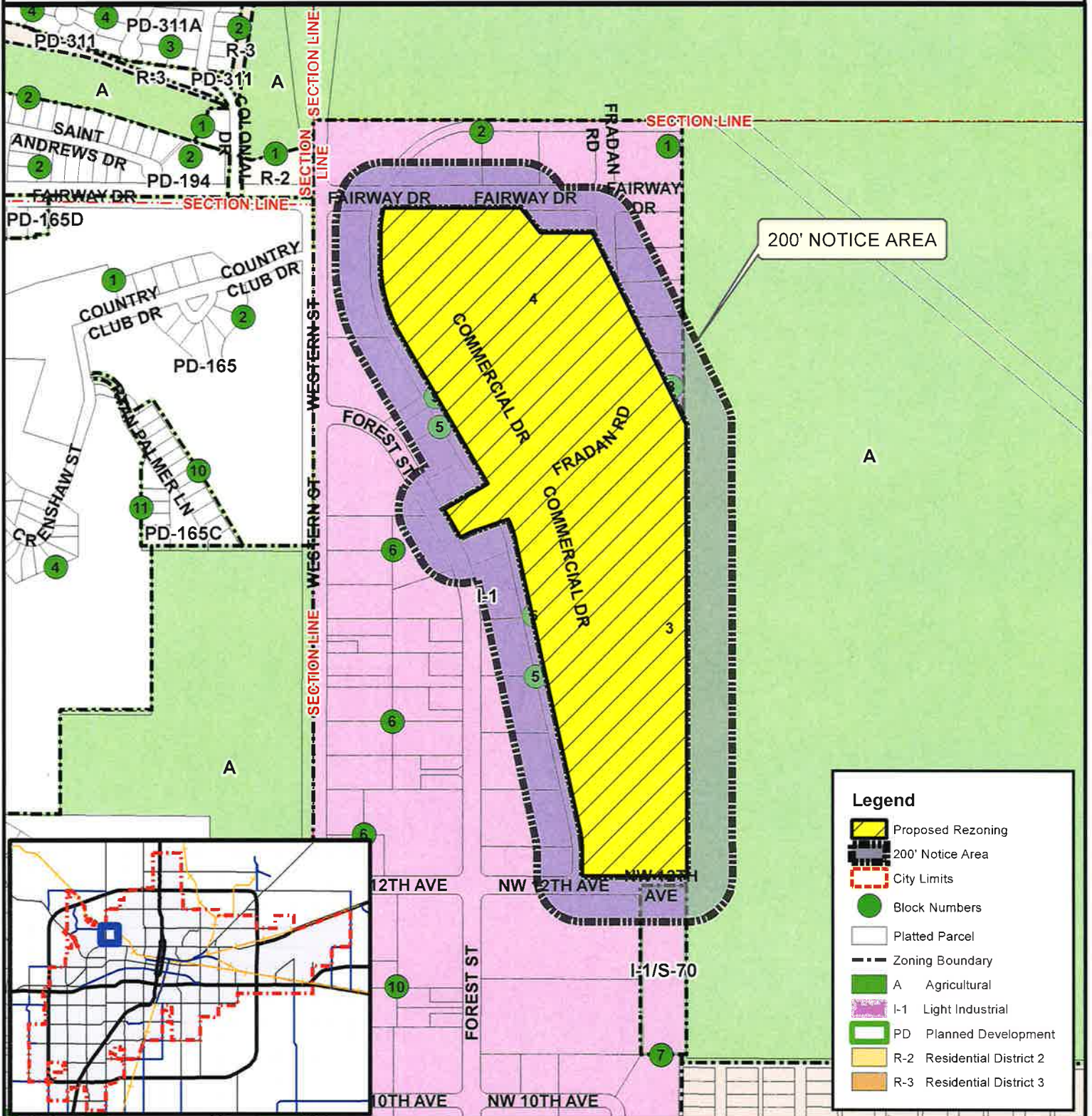
ATTEST:

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

APPROVED AS TO FORM:

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

# REZONING FROM I-1 TO MH



**Legend**

- Proposed Rezoning
- 200' Notice Area
- City Limits
- Block Numbers
- Platted Parcel
- Zoning Boundary
- A Agricultural
- I-1 Light Industrial
- PD Planned Development
- R-2 Residential District 2
- R-3 Residential District 3

## CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1 inch = 600 feet  
 Date: 10/30/2020  
 Case No: Z-20-27



Rezoning of a portion of Lots 2 through 6 and all of Lots 7 through 17, Block 3, a portion of Lot 1 and all of Lots 2 through 9, Block 4, and Lots 1 through 12, Block 5, all in Amended West Amarillo Industrial Park Unit No. 5 plus Lot 16A, Block 5, West Amarillo Industrial Park Unit No. 25, All in Section 224, Block 2, A.B.&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways, to change from Light Industrial District to Manufactured Home District.

Owner: Josh Langham for Llano Construction Company, LLC  
 Vicinity: N. Forest St. & N.W. 12th Ave.

AP: L-10

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.