

Meeting Summary

Amarillo City Plan – Vision 2045

City Plan Stakeholder Committee Meeting #2

Existing Conditions

Date: **03/06/2023**

Time: **5:30 PM – 7:30 PM**

Location: **601 S. Buchanan Street, City Hall Room 105**

City Plan Team Participants

City Plan Project Team

- Emily Koller (Amarillo)
- Joy Stuart (Amarillo)
- Cody Balzen (Amarillo)
- Brady Kendrick (Amarillo)
- Jay Renkens (MIG)
- Krystin Ramirez (MIG)

City Plan Steering Committee (CPSC)

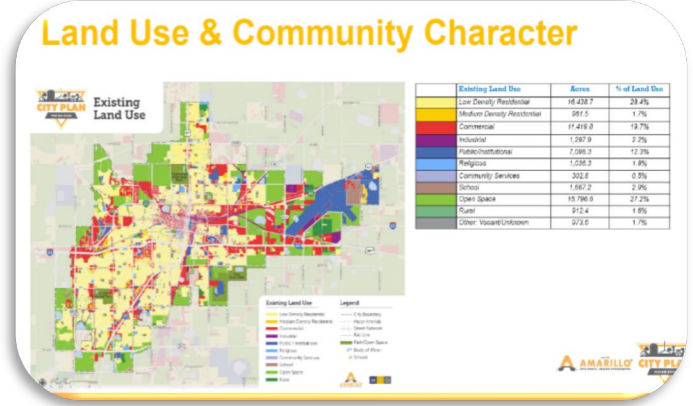
- Luke Austin
- Greg Bliss
- Cindi Bulla
- Helen Burton
- Sherrie Ferguson
- Skylar Gallop
- Craig Gualtiere
- Andrew Hall
- Tim Ingalls
- Teresa Kenedy
- Tommie Knox
- Joseph Peterson
- Tiffany Podzemny
- Mason Rogers
- Tom Roller
- Ann Scamahorn
- RJ Soleyjacks
- Kathryn Traves
- Renee Whitaker
- Jinger White



i. Overview:

The purpose of CPSC Meeting #2 was to provide an overview of the Existing Conditions Report and discuss CPSC's opinions and knowledge on recent trends and current direction of each report element.

The meeting began with the Project Team introducing the Existing Conditions: Recent Trends and Current Direction report elements, which include: History of Amarillo, Growth Management & Capacity, Land Use & Community Character, Housing & Neighborhoods, Parks & Cultural Resources, and Community Mobility & Infrastructure.



Each element included an existing conditions analysis of what exists in Amarillo today and the “trends and key takeaways” for each. The MIG team facilitated the group discussion with CPSC and the CPSC provided insight and feedback on the data presented in the report. Their feedback included the following items:

Growth Management & Capacity

- Note the differences between in Potter vs. Randall County population growth;
- The number of job growth is outpacing the population growth;
- Plan for large employment growth occurring at Tyson and Pantex;
- Recognize the existing demand the area has for blue collar jobs and ensure the area remains a prime area for adding and attracting jobs;
- Understand costs of associated with development and infrastructure:
 - o Including the different between the City vs. County costs in terms of maintenance, construction, etc.
 - o Note that tax rates in the County are higher than the City and the County is not equipped with the infrastructure for the growth coming;
- Determine the desired growth approach for the City’s future; and
- Consider Amarillo growth occurring towards Bushnell and Canyon jurisdictions.

Land Use & Community Character

- Provide an analysis of platted lots that are undeveloped and map the available buildable land;
- Allocate industrial designations to eastern Amarillo to be realistic with current and anticipated growth;
- Map out the financial implications of the City’s growth:
 - o Areas that cost the most money
 - o Development that cost the most money
 - o Highest tax generating development;
- Determine planning techniques on how to achieve desired growth; and

- Address where new development should occur in scenarios and consider the proximity to transit.

Housing & Neighborhoods:

- Define what neighborhood conservation means;
- Ensure the permitting process is easier for non-single-family development;
- Address rental housing opportunities;
- Provide alternative multi-family options;
- Understand that Tyson already has a large housing need in the areas surrounding it and that demand will only increase when 5,000 jobs are added;
- Analyze the life cycle of neighborhoods;
- Increased need for housing materials;
- Clarify that the median housing price is actually \$245,000;
- Couple housing and infrastructure development plans together as new or renovated housing requires infrastructure improvements in older areas of the City;
- Locate housing near job growth opportunities;
- Create a diversity of housing options;
- Provide amenities, such as parks and green spaces, in neighborhoods lacking these amenities;
- Add more lighting to increase safety in neighborhoods;
- Understand and address the lack of restaurants, grocery stores, emergency service centers, etc.; and
- Acknowledge the fire protection insufficiencies in neighborhoods, e.g. North Heights.

Parks & Cultural Resources:

- Map distribution of amenities citywide in the Parks analysis;
- Dedicate resources to distribute amenities citywide; and
- Need to consider areas of need within analysis.

Community Mobility & Infrastructure:

- Analyze the total number of drainage infrastructure projects planned;
- Design roadways for those that live nearby and for those passing through; Currently, roadways are only planned to provide capacity for those passing through and not optimally designed for nearby residents to utilize the roadway for more than driving;
- Prepare a transparent permitting approval process and do not provide expedite opportunities only to a select few;
- Outline cost effective building safety opportunities and procedures; and
- Address water conservation needs.

ii. **APPENDIX:**

Notes captured during discussion with CPSC:

<p style="text-align: right;">①</p> <p>Discussion</p> <ul style="list-style-type: none"> ● <u>Neighborhood Conservation</u> <ul style="list-style-type: none"> - Clarification on category ● <u># of Jobs Available</u> <ul style="list-style-type: none"> - # of job growth outpacing pop. growth ● <u>Buildable Land Calculation</u> <ul style="list-style-type: none"> - Analysis of platted lots that are undeveloped - Need map showing buildable land ● <u>Population Change</u> <ul style="list-style-type: none"> - Red flag to note in process - pop. change in Potter vs Randall ● <u>Neighborhood Park</u> <ul style="list-style-type: none"> - Distribution of Amenities Citywide 	<p style="text-align: right;">②</p> <p>Discussion</p> <ul style="list-style-type: none"> ● <u>Drainage</u> <ul style="list-style-type: none"> - Analysis on total # of drainage infrastructure ● <u>Park Amenities</u> <ul style="list-style-type: none"> = Dedicate to distribute amenities citywide = Need to consider areas of need ● <u>Financial Mapping</u> <ul style="list-style-type: none"> = Areas that cost most \$ = Development that cost most \$ = Understand what brings in most tax = Planning techniques on how to achieve desired growth
<p style="text-align: right;">③</p> <p>Discussion</p> <ul style="list-style-type: none"> ● <u>Costs</u> <ul style="list-style-type: none"> = development cost + infrastructure costs assoc. = Tax rates in county are higher than city + not equipped for growth coming = City plan to show desired growth approach = understand city vs. county costs (maintenance, construction, etc.) ● <u>Future Land Use</u> <ul style="list-style-type: none"> = Eastern industrial distribution realistic 	<p style="text-align: right;">④</p> <p>Discussion</p> <ul style="list-style-type: none"> ● <u>Job Growth</u> <ul style="list-style-type: none"> = Blue collar jobs: Prime area for adding/attracting more jobs = Tyson + Pantex expanding ● <u>Housing</u> <ul style="list-style-type: none"> = Make non-SF res. permitting process easier = address rental housing opp = provide alternative MF options = Tyson has large housing need = ~5000 new housing needed

Housing (cont'd) ⑤

- = Life Cycle of Neighborhoods
- = ↑ housing materials
- = median housing price \$245K
- = Housing must be coupled w/ infrastructure (new + better cond.)
- Safety
 - = more lighting needed to ↑ safety
- Neighborhoods
 - = housing located near job growth
 - = diversity of housing options
 - = amenities (parks/green space) needed in neigh. lacking

Development ⑥

- = lack of restaurants, grocery stores, emergency service centers
- = address new dev. in scenario + proximity to transit
- = fire protection insufficient (N. Heights) design roadways for those living close by AND passing through
- = city reassesses permitting procedure + timing of dev. process
- = approval process to be transparent
- + expedite app. only given to some
- = cost effective building safety
- = address water conservation

Consider Arroyo growth to Bushland + Canyon jurisdictions