AGENDA

FOR A REGULAR MEETING OF THE AMARILLO CITY COUNCIL TO BE HELD ON TUESDAY, JULY 12, AT 1:00 P.M., CITY HALL, 601 SOUTH BUCHANAN STREET, COUNCIL CHAMBER ON THE THIRD FLOOR OF CITY HALL, AMARILLO, TEXAS.

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

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: Betty Nickerson, New Light Ministry

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 at 8:00 a.m. until Tuesday at 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.

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. Discuss Solid Waste Departmental 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**:
   (Contact: Stephanie Coggins, City Secretary)

   This item considers approval of the City Council minutes for the special meeting held on June 27, 2022.

   B. **CONSIDER APPROVAL – MINUTES**:
   (Contact: Stephanie Coggins, City Secretary)

   This item considers approval of the City Council minutes for the special meeting held on June 28, 2022.

   C. **CONSIDER APPROVAL – MINUTES**:
   (Contact: Stephanie Coggins, City Secretary)

   This item considers approval of the City Council minutes for the regular meeting held on June 28, 2022.

D. **CONSIDERATION OF ORDINANCE NO. 7990**:
(Contact: Brady Kendrick, Planner II)

This item is a second and final reading to consider an ordinance vacating a 2,492 square foot portion of a public right-of-way (alley) located adjacent to Lots 4 through 6 and a portion of Lot 3, Block 16, Morningside Subdivision, an addition to the City of Amarillo, in Section 156, Block 2, A.B.&M. Survey, Potter County, Texas. (Vicinity: Amarillo Blvd. and Mirror St.; Applicant/s: Andrew Mitchell for Jamal Enterprises, LP)

E. **CONSIDERATION OF ORDINANCE NO. 7991**:
(Contact: Brady Kendrick, Planner II)

This item is a second and final reading to consider an ordinance rezoning Lot 26J, Block 25, Coulter Acres Unit No. 8, the remaining portions of Lots 26 and 27, Block 2, Coulter Acres Unit No. 1, a portion of Lot 27C and all of 27D, Block 2, Coulter Acres Unit No. 5, all in Section 38, Block 9, B.S.&F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Residential District 1 (R-1) to Office District 2 (O-2). (Vicinity: SW 77th Ave. and Coulter St.; Applicant/s: Greg Farber on behalf of The Reserve Offices LLC, Hayes Holdings & Investment Group LLC, and Redeemer Presbyterian)

F. **CONSIDER AWARD –TRAFFIC LIGHT POLES AND ACCESSORIES**:
(Contact: Trae Kepley, Purchasing Agent)
Award to: Zigzag International Group - $65,610.00

This item considers the purchase of traffic light poles and accessories to replenish warehouse stock that will be used by the Traffic department.

G. **CONSIDER AWARD – OFFICE FURNITURE CONTRACT**:
(Contact: Trae Kepley, Purchasing Agent)
Award to: The HON Company LLC – $1,000,000.00 list price (OMNIA Public Sector Region 4 Contract #R191804)

This item considers the award of a contract for the purchase of office furniture to be used by various city departments. The contract will have a term ending April 30, 2025. This contract will be between HON and the following local agencies: Amarillo College, Amarillo Independent School District, Cal Farley's Boys Ranch, Canyon Independent School District, City of Amarillo, City of Canyon, Potter County and Randall County.

H. **CONSIDER AWARD – THOMPSON AREA 4 PLAYGROUND REPLACEMENT**:
(Contact: Michael Kashuba, Parks and Recreation Director)
Award to: Kompan Inc. - $159,174.48 (Buy Board Contract 592-19)

This item considers the award of contract for turn-key replacement of playground equipment within the existing Thompson Area 4 park.

3. NON-CONSENT ITEM:

A. **PUBLIC HEARING AND CONSIDERATION OF RESOLUTION NO. 07-12-22-1**:
(Contact: Chris Quigley, Transit Director)

Grantors: Federal Transit Administration -	$4,512,341.00
Texas Department of Transportation -	$ 831,208.00
Total Grant Award:	$5,343,549.00

This item considers a public hearing and resolution authorizing applications to the Federal Transit Administration and the Texas Department of Transportation for capital and operating assistance for Amarillo City Transit.

B. **PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 7993**:
(Contact: Brady Kendrick, Planner II)

This item is a public hearing and first reading to consider an Ordinance annexing into the City of Amarillo, in Randall County, Texas, on petition of property owner, territory generally described as a 244.97-acre tract of unplatted land, in Sections 61, 62, 75, and 76, Block 9, B.S.&F. Survey, Randall County, Texas. (VICINITY: Soncy Rd. and S.W. 34th Ave.; APPLICANT/S: Daryl Furman for the Emeline Bush O'Brien/Sobieski Trust)

C. **PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 7994**:
(Contact: Brady Kendrick, Planner II)

This item is a public hearing and first reading to consider an Ordinance providing for the establishment of zoning districts on the Official Zoning Map of the City of Amarillo, Texas, establishing Agricultural District, Residential District 3, Moderate Density District, Multiple-Family District 1, Planned Development District 400 for single-family detached homes with reduced lot depth and area, and Planned Development District 401 for single-family detached homes with reduced lot width, all in Section 61, Block 9, B.S.&F. Survey, Randall County, Texas. (VICINITY: Soncy Rd. and S.W. 34th Ave.; APPLICANT/S: Daryl Furman for the Emeline Bush O'Brien/Sobieski Trust.)

D. **PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 7995**:
(Contact: Brady Kendrick, Planner II)

This item is a public hearing and first reading to consider an ordinance rezoning a 13.50-acre tract of land, being a portion of Lot 1, Block 2, South Side Acres Unit No. 4, an addition to the City of Amarillo, and unplatted land, all in Section 231, Block 2, A.B.&M. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Residential District 1 and Residential District 2 to Moderate Density District. (VICINITY: Western St. and Arden Rd.; APPLICANT/S: Daryl Furman for Valleyview Church of the Nazarene.)

E. **PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 7996**:
(Contact: Brady Kendrick, Planner II)

This item is a public hearing and first reading to consider an ordinance rezoning Lots 3 through 5, Block 93, Plemons Addition, in Section 170, Block 2, A.B.&M. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Light Commercial District to Planned Development District 399 for increased lot coverage and reduced onsite parking. (VICINITY: SW 8th Ave. and Monroe St.; APPLICANT/S: Charles R. Lynch for Amarillo Steam Team, LLC.)

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

A. 551.072 – Discussion regarding the purchase, exchange, lease, or value of real property:
   i. Purchase of real property in the Eastern Texas panhandle.
   ii. Purchase of real property within the Tax Increment Reinvestment Zone #1 Boundary

Amarillo City Hall is accessible to individuals with disabilities through its main entry on the south side (601 S. 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 378-3014 or the City TDD number at 378-4229.

Watch the meeting live: http://amarillo.gov/city-hall/city-government/view-city-council-meetings.

I certify that the above notice of meeting was posted on the electronic bulletin board in City Hall, 601 S. Buchanan, Amarillo, Texas, and the City website (www.amarillo.gov) on or before the 8th day of July 2022, at 4:00 p.m. in accordance with the Open Meetings Laws of the State of Texas, Chapter 551, Texas Government Code.

Stephanie Coggins, City Secretary

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 27th day of June 2022, the Amarillo City Council met at 9:00 a.m. for a special meeting held in the Regency Room, located on the third floor of City Hall at 601 South Buchanan Street, with the following members present:

GINGER NELSON	MAYOR
FREDA POWELL	MAYOR PRO TEM/COUNCILMEMBER NO. 2
COLE STANLEY	COUNCILMEMBER NO. 1
EDDY SAUER	COUNCILMEMBER NO. 3
HOWARD SMITH	COUNCILMEMBER NO. 4

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

JARED MILLER	CITY MANAGER
ANDREW FREEMAN	ASSISTANT CITY MANAGER
FLOYD HARTMAN	ASSISTANT CITY MANAGER
LAURA STORRS	ASSISTANT CITY MANAGER
RICH GAGNON	MANAGING DIRECTOR AND CIO
BRYAN MCWILLIAMS	CITY ATTORNEY
JENIFER RAMIREZ	ASSISTANT TO THE CITY MANAGER
CARTER ESTES	ASSISTANT TO THE MAYOR
STEPHANIE COGGINS	CITY SECRETARY
RON HOLIFELD	STRATEGIC GOVERNMENT RESOURCES
HILARY SHINE	STRATEGIC GOVERNMENT RESOURCES

ITEM 1: Establish Quorum and Convene in Open session. A quorum was established by Mayor Nelson and Councilmembers Powell, Sauer, Smith and Stanley. Mayor Nelson called the meeting to order at 9:24 a.m., welcomed those in attendance, and the following items of business were conducted.

ITEM 2: City Council Governance Workshop. No action taken.

ITEM 3: Adjourn. Mayor Nelson adjourned the special meeting at 2:35 p.m.

ATTEST:

_____ _____

Stephanie Coggins, City Secretary Ginger Nelson, Mayor

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 28th day of June 2022, the Amarillo City Council met at 9:00 a.m. for a special meeting held in the Regency Room, located on the third floor of City Hall at 601 South Buchanan Street, with the following members present:

GINGER NELSON	MAYOR
FREDA POWELL	MAYOR PRO TEM/COUNCILMEMBER NO. 2
COLE STANLEY	COUNCILMEMBER NO. 1
EDDY SAUER	COUNCILMEMBER NO. 3
HOWARD SMITH	COUNCILMEMBER NO. 4

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

JARED MILLER	CITY MANAGER
ANDREW FREEMAN	ASSISTANT CITY MANAGER
FLOYD HARTMAN	ASSISTANT CITY MANAGER
LAURA STORRS	ASSISTANT CITY MANAGER
RICH GAGNON	MANAGING DIRECTOR AND CIO
BRYAN MCWILLIAMS	CITY ATTORNEY
JENIFER RAMIREZ	ASSISTANT TO THE CITY MANAGER
CARTER ESTES	ASSISTANT TO THE MAYOR
STEPHANIE COGGINS	CITY SECRETARY
HILARY SHINE	STRATEGIC GOVERNMENT RESOURCES

ITEM 1: Establish Quorum and Convene in Open session. A quorum was established by Mayor Nelson and Councilmembers Powell, Sauer, Smith and Stanley. Mayor Nelson called the meeting to order at 9:05 a.m., welcomed those in attendance, and the following items of business were conducted.

ITEM 2: City Council Governance Workshop. No action taken

ITEM 3: Adjourn. Mayor Nelson adjourned the special meeting at 12:20 p.m.

ATTEST:

_____
Stephanie Coggins, City Secretary

_____
Ginger Nelson, Mayor

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 28th day of June 2022, the Amarillo City Council met at 1:00 p.m. for a regular meeting held in Council Chamber, located on the third floor of City Hall at 601 South Buchanan Street, with the following members present:

GINGER NELSON	MAYOR
FREDA POWELL	MAYOR PRO TEM/COUNCILMEMBER NO. 2
COLE STANLEY	COUNCILMEMBER NO. 1
EDDY SAUER	COUNCILMEMBER NO. 3
HOWARD SMITH	COUNCILMEMBER NO. 4

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

JARED MILLER	CITY MANAGER
ANDREW FREEMAN	ASSISTANT CITY MANAGER
FLOYD HARTMAN	ASSISTANT CITY MANAGER
LAURA STORRS	ASSISTANT CITY MANAGER
BRYAN MCWILLIAMS	CITY ATTORNEY
STEPHANIE COGGINS	CITY SECRETARY
JONNI GLICK	ASSISTANT CITY SECRETARY
CARTER ESTES	ASSISTANT TO THE CITY MANAGER

A quorum was established by Mayor Nelson and Councilmembers Powell, Sauer, Smith and Stanley. Mayor Nelson called the meeting to order at 1:09 p.m., welcomed those in attendance, and the following items of business were conducted.

The invocation was given by Joan Gaines with Covenant Presbyterian Church. Mayor Nelson led the Pledge of Allegiance. Mayor Nelson announced Mr. Miller's five-year anniversary with the City of Amarillo and thanked him for his years of service.

PUBLIC ADDRESS

Jonas Fuller, of Amarillo, spoke against Agenda Item No. 2Q. Michael Ford, of Amarillo, spoke against public address and the numbering of ordinances on the agenda. Kenneth Flores, of Amarillo, spoke for Agenda Item No. 2E.

Mr. Miller made an announcement to introduce Walter "Buzz" Pishkur as the new Interim Director of Water and Sewer Utilities.

ITEM 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. Updates from Councilmembers serving on outside boards and commissions
    a. Pedestrian and Bicycle Safety Advisory Committee
    b. Beautification and Public Arts Advisory Board

ITEM 3 – NON-CONSENT ITEMS

ITEM 3A: Mayor Nelson introduced an item to consider the award of a contract for fiber broadband internet service for use in the Amarillo Connected Broadband Project. Rich Gagnon, Managing Director and CIO, presented the item. A motion was made to approve the award of a contract for fiber broadband internet service for use in the Amarillo Connected Broadband Project to AT&T in the amount of $2,000,000.00 by Councilmember Powell, seconded by Councilmember Smith.

Voting AYE were Mayor Nelson and Councilmembers Powell, Sauer, Smith, and Stanley; voting NO were none; absent were none; the motion passed by a 5-0 vote.

Mayor Nelson called a recess of the meeting at 2:01 p.m. Mayor Nelson resumed the meeting at 3:06 p.m.

ITEM 1 – CITY COUNCIL WILL DISCUSS OR RECEIVE REPORTS ON THE FOLLOWING CURRENT MATTERS OR PROJECTS:

c. Environmental Task Force
d. Convention and Visitors Bureau;

C. Update on Bloomberg Harvard Innovation Track; and
D. Request future agenda items and reports from City Manager.

ITEM 2 – CONSENT AGENDA

Mayor Nelson presented the consent agenda and asked if any item should be removed for discussion or separate consideration. A motion was made to approve the consent agenda, except for Agenda Item No. 2Q, by Councilmember Powell, seconded by Councilmember Smith.

A. **CONSIDER APPROVAL – MINUTES**:
(Contact: Stephanie Coggins, City Secretary)

This item considers approval of the City Council minutes for the regular meeting held on June 14, 2022.

B. **CONSIDER APPROVAL – MINUTES**:
(Contact: Stephanie Coggins, City Secretary)

This item considers approval of the City Council minutes for the special meeting held on June 17, 2022.

C. **CONSIDERATION OF ORDINANCE NO. 7986**:
(Contact: Brady Kendrick, Planner II)

This item is a second and final reading to consider an ordinance rezoning Tract 52 and a portion of Tract 53, Whitaker's Subdivision, in Section 92, 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 and Agricultural District to Light Industrial District with Specific Use Permit 202 (I-1/S-202) for an Asphalt or Concrete Batching Plant. (Vicinity: Triangle Dr. and Lakeside Dr.; Applicant/s: Brad Stuteville for Vankor Properties LLC.)

D. **CONSIDERATION OF ORDINANCE NO. 7987**:
(Contact: Brady Kendrick, Planner II)

This item is a second and final reading to consider an ordinance rezoning Lot 6, Block 3, Canode-Com. Park Unit No. 7, an addition to the City of Amarillo, in Section 42, Block 9, B.S.&F. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Agricultural District and Heavy Commercial District to Heavy Commercial District. (Vicinity: Interstate 40 and Coulter St.; Applicants: Bryan Elrod for Britten and Withrow LP)

E. **CONSIDERATION OF ORDINANCE NO. 7988**:
(Contact: Brady Kendrick, Planner II)

This item is a second and final reading to consider an ordinance rezoning Lots 13 and 14, Bock 22, Belmont Park Annex, an addition to the City of Amarillo, in Section 157, Block 2, A.B.&M. Survey, Potter County, Texas, plus one-half of

all bounding streets, alleys, and public ways, to change from General Retail District to Manufactured Home District. (Vicinity: Mirror St. and N.E. 16th Ave.; Applicant/s: Diana Soto)

F. **CONSIDERATION OF ORDINANCE NO. 7989**:
(Contact: Brady Kendrick, Planner II)

This item is a second and final reading to consider an ordinance rezoning Lot 4, Block 1, Medical Institute Subdivision Unit No. 5, an addition to the City of Amarillo, in Section 25, 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 2 to Planned Development District 398 for reduction of minimum parking requirements related to multi-family development. (Vicinity: SW 9th Ave. and Wallace Blvd.; Applicant/s: Louis Homen for LHMK LLC)

G. **CONSIDER ACCEPTANCE – COMMUNITY MENTAL HEALTH GRANT**:
(Contact: Casie Stoughton, Public Health Director)
Grantor: Texas Health and Human Services Commission (HHSC)
Grant Amount: $149,070.00

This item considers acceptance of the award from HHSC from September 1, 2022 through August 31, 2023 to renew the Community Mental Health Grant CMHG grant supporting the Local Outreach to Suicide Survivors (LOSS) Team.

H. **CONSIDER AWARD – CONSTRUCTION CONTRACT FOR CONCRETE WORK AT FIRE STATIONS #2 AND #13**:
(Contact: Jerry Danforth, Facilities Director)
Award to: Tri-State General Contracting Group, Inc. - $255,058.44

This item considers the award of a construction contract for the concrete driveway replacement at Fire Station #2 and partial driveway repair and replacement at Fire Station #13.

I. **CONSIDER AWARD – CONTRACT FOR INSURANCE COVERAGE POLICIES**:
(Contact: Mitchell Normand, HR Director)
Award to: USI Southwest - $3,082,512.00

This item considers the award of an insurance contract for the following lines of coverage: Business Travel Accident, Inland Marine (Rare Books), Professional Liability (Medical Malpractice), Cyber Liability, Public Official Liability, Law Enforcement Liability, Property, Boiler & Machinery, and AFD Fire Fleet – Auto PD.

J. **CONSIDER AWARD – RENEWAL OF CLAIMS ADMINISTRATION CONTRACT FOR THIRD-PARTY ADMINISTRATIVE SERVICES**:
(Contact: Mitchell Normand, HR Director)
Award to: Claims Administrative Services - $150,000.00

This item considers the award of a contract to provide claims adjustment services for workers' compensation, auto physical, auto liability, and property damage claims.

K. **CONSIDER PURCHASE – REFUSE SIDELOADERS, 6-YD DUMP TRUCKS, 12-YD DUMP TRUCKS, SERVICE BODY TRUCKS, WINCH TRUCKS AND ROLL-OFF TRUCKS**:
(Contact: Donny Hooper, Public Works Director)

Award to:	Roberts Truck Center -	$1,645,470.00
	Bruckner's Truck Sales -	$ 606,575.16
	Randall Reed Prestige Ford -	$ 269,360.00
	Total Award:	$2,521,405.16

This item considers the purchase of scheduled replacements and additions of multiple vehicles to be used by Solid Waste Collection, Street, Water Distribution, and Wastewater Collection departments in their daily operations. The units being replaced have reached or exceeded their useful life.

L. **CONSIDER AWARD – MOTOR FUEL ANNUAL CONTRACT**:
(Contact: Donny Hooper, Public Works Director)
Award to: Saratoga Rack Marketing LLC as follows:

Gasoline: OPIS price average less $0.056/gallon
Diesel: OPIS price average less $0.045/gallon

This item considers the award of an annual contract to provide unleaded and diesel fuel to the City of Amarillo. This is a one-year contract with two one-year options to renew. Pricing for the contract is based off of Oil Price Information Service (OPIS) daily rack average for Amarillo Area.

M. **CONSIDER AWARD – WATER METER BOX WITH ADAPTER RING SUPPLY AGREEMENT**:
(Contact: Trent Davis, Purchasing Agent)
Award to: Core & Main - $68,750.00

This item considers the purchase of water meter boxes with adapter rings to replenish warehouse stock that will be used by the Water and Sewer Utilities department.

N. **CONSIDER AWARD –TRAFFIC LIGHT POLES AND ACCESSORIES**:
(Contact: Trent Davis, Purchasing Agent)
Award to: Tiger Electric Supply - $85,220.00

This item considers the purchase of traffic light poles and accessories to replenish warehouse stock that will be used by the Traffic department.

O. **CONSIDER AWARD – GATE/TAPPING VALVE SUPPLY AGREEMENT**:
(Contact: Trent Davis, Purchasing Agent)
Award to: Premier Waterworks - $81,323.00

This item considers the purchase of gate and tapping valves to replenish warehouse stock that will be used by the Water and Sewer Utilities department.

P. **CONSIDER AWARD – PROJECT MANAGEMENT SOFTWARE ANNUAL SUBSCRIPTION**:
(Contact: Kyle Schniederjan, Capital Projects & Development Engineering Director)
Award to: E-Builder, Inc. - $87,604.30

This item considers the award of a one-year contract for the E-Builder Project Management Software that is used by the Capital Projects & Development Engineering department to manage construction projects.

Voting AYE were Mayor Nelson and Councilmembers Powell, Sauer, Smith, and Stanley; voting NO were none; absent were none; the motion passed by a 5-0 vote.

ITEM 2Q: Mayor Nelson introduced an item to consider the award of a construction contract for trench and surface repairs above a 48-inch water transfer line along Bolton Street. Kyle Schniederjan, Director of Capital Projects and Development Engineering, presented the item. A motion was made to approve the item as presented by Councilmember Powell, seconded by Councilmember Smith.

Voting AYE were Mayor Nelson and Councilmembers Powell, Sauer, Smith, and Stanley; voting NO were none; absent were none; the motion passed by a 5-0 vote.

ITEM 3 – NON-CONSENT ITEMS:

ITEM 3B: Mayor Nelson introduced an ordinance vacating a 2,492 square foot portion of a public right-of-way (alley) located adjacent to Lots 4 through 6 and a portion of Lot 3, Block 16, Morningside Subdivision, an addition to the City of Amarillo, in Section 156, Block 2, A.B.&M. Survey, Potter County, Texas. (Vicinity: Amarillo Blvd. and Mirror St.; Applicant/s: Andrew Mitchell for Jamal Enterprises, LP). Brady Kendrick, Planner II presented the item. Mayor Nelson opened a public hearing. There were no comments. Mayor Nelson closed the public hearing. A motion was made that the following captioned ordinance be passed by Councilmember Powell, seconded by Councilmember Sauer.

ORDINANCE NO. 7990

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF AMARILLO, TEXAS DETERMINING LACK OF PUBLIC NECESSITY FOR PUBLIC RIGHT-OF-WAY (ALLEY) IN THE VICINITY OF AMARILLO BOULEVARD AND MIRROR STREET, POTTER COUNTY, TEXAS; VACATING AND ABANDONING THE HEREIN DESCRIBED RIGHT-OF-WAY, SAVE AND EXCEPT A PUBLIC UTILITY EASEMENT; AUTHORIZING THE CITY MANAGER TO CONVEY SUCH REAL PROPERTY TO ABUTTING LANDOWNERS; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR EFFECTIVE DATE.

Voting AYE were Mayor Nelson and Councilmembers Powell, Sauer, Smith, and Stanley; voting NO were none; absent were none; the motion passed by a 5-0 vote.

ITEM 3C: Mayor Nelson introduced an ordinance rezoning Lot 26J, Block 25, Coulter Acres Unit No. 8, the remaining portions of Lots 26 and 27, Block 2, Coulter Acres Unit No. 1, a portion of Lot 27C and all of 27D, Block 2, Coulter Acres Unit No. 5, all in Section 38, Block 9, B.S.&F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Residential District 1 (R-1) to Office District 2 (O-2). (Vicinity: SW 77th Ave. and Coulter St.; Applicant/s: Greg Farber on behalf of The Reserve Offices LLC, Hayes Holdings & Investment Group LLC, and Redeemer Presbyterian). Mr. Kendrick presented the item. Mayor Nelson opened a public hearing. There were no comments. Mayor Nelson closed the public hearing. A motion was made that the following captioned ordinance be passed by Councilmember Powell, seconded by Councilmember Sauer.

ORDINANCE NO. 7991

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 SOUTHWEST 77TH AVENUE AND COULTER STREET, RANDALL COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Voting AYE were Mayor Nelson and Councilmembers Powell, Sauer, Smith, and Stanley; voting NO were none; absent were none; the motion passed by a 5-0 vote.

ITEM 3D: Mayor Nelson introduced an ordinance that would grant West Texas Gas Utility the franchise and rights to use public rights-of-way to provide retail gas service in the city. Mr. McWilliams presented the item. J.J. King and Cody Cowling, with West Texas Gas Utility, answered questions. A motion was made that the following captioned ordinance be passed by Councilmember Powell, seconded by Councilmember Smith.

ORDINANCE NO. 7992

ORDINANCE OF THE CITY OF AMARILLO, TEXAS, GRANTING TO WEST TEXAS GAS UTILITY, LLC, (A TEXAS LIMITED LIABILITY COMPANY, WITH ITS PRINCIPAL OFFICE IN THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS) THE FRANCHISE AND RIGHTS TO CONDUCT IN SUCH CITY THE BUSINESS OF ACQUIRING, MAINTAINING, CONSTRUCTING, LAYING, REPAIRING, REMOVING, REPLACING, INSTALLING, OPERATING, AND DISPOSING OF A GAS SYSTEM FOR THE SALE, TRANSPORTATION, AND DISTRIBUTION OF NATURAL GAS WITHIN THE MUNICIPAL BOUNDARIES OF THE CITY AND TO THE RESIDENTS AND BUSINESSES LOCATED THEREIN FOR LIGHT, HEAT, POWER, AND ANY OTHER PURPOSES AND THE RIGHT TO USE THE PRESENT AND FUTURE STREETS, ROADS, HIGHWAYS, ALLEYS, PUBLIC WAYS, AND REAL PROPERTY IN SUCH CITY AND OWNED OR CONTROLLED BY SUCH CITY FOR SUCH PURPOSES; PRESCRIBING THE TERMS AND CONDITIONS TO WHICH SUCH FRANCHISE AND RIGHTS ARE SUBJECT; AND PRESCRIBING THE TERM OF SUCH FRANCHISE AND RIGHTS.

Voting AYE were Mayor Nelson and Councilmembers Powell, Sauer, Smith and Stanley; voting NO were none; absent were none; the motion passed by a 5-0 vote.

ITEM 3E: Mayor Nelson introduced a resolution setting a date, time, and place for a Public Hearing to consider the proposed annexation of certain property by the City of Amarillo, Texas and authorizing the City Manager to execute an Agreed Service Plan. (Vicinity: Soncy Rd. and SW 34th Ave.; Applicant/s: Daryl Furman for the Emeline Bush O'Brien/Sobieski Trust). Mr. Kendrick presented the item. A motion was made that the following captioned resolution be passed by Councilmember Powell, seconded by Councilmember Sauer.

RESOLUTION NO. 06-28-22-1

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF AMARILLO SETTING A DATE, TIME AND PLACE FOR PUBLIC HEARING ON THE PROPOSED ANNEXATION OF CERTAIN PROPERTY BY THE CITY OF AMARILLO, TEXAS; AUTHORIZING AND DIRECTING THE CITY SECRETARY TO PUBLISH NOTICES OF SUCH PUBLIC HEARING; AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREED SERVICE PLAN.

Voting AYE were Mayor Nelson and Councilmembers Powell, Sauer, Smith and Stanley; voting NO were none; absent were none; the motion passed by a 5-0 vote.

Mr. McWilliams advised at 4:22 p.m. that the City Council would convene in Executive Session per Texas Government Code: A) 551.072 – Discussion regarding the purchase, exchange, lease, or value of real property: (i) Purchase of real property in the Eastern Texas panhandle.

Mr. McWilliams announced that Executive Session was adjourned at 5:18 p.m. and recessed the Regular Meeting.

ATTEST:

_____
Stephanie Coggins, City Secretary

_____
Ginger Nelson, Mayor

Amarillo City Council
Agenda Transmittal Memo

Item No. 2D

Meeting Date	July 12, 2022	**Council Priority**	Regular Agenda Item – Public Hearing

Department	Planning and Development Services Brady Kendrick – Planner II

Agenda Caption

CONSIDERATION OF ORDINANCE NO. 7990

Second and final reading to consider an ordinance vacating a 2,492 square foot portion of a public right-of-way (alley) located adjacent to Lots 4 through 6 and a portion of Lot 3, Block 16, Morningside Subdivision, an addition to the City of Amarillo, in Section 156, Block 2, A.B.&M. Survey, Potter County, Texas.
VICINITY: Amarillo Blvd. and Mirror St.
APPLICANT/S: Andrew Mitchell for Jamal Enterprises, LP

Agenda Item Summary

Proposal

The applicant is requesting abandonment of the above-mentioned portion of alley in order to create a unified development site for a proposed carwash. The applicant currently owns land on both sides of the alley segment and would need this alley segment vacated in order to create a unified lot. The applicant owns all land adjacent to the alley segment being proposed for abandonment.

Analysis

Whenever a vacation request is considered, the Planning and Zoning Commission must take into account what impacts, if any, abandonment of a public right-of-way will have on adjacent property owners, traffic patterns, and/or access to utilities.

Within the area requested for abandonment, there is a City water and sanitary sewer main along with franchised utility company infrastructure. The applicant is proposing to retain a Public Utility Easement (PUE) over the entire area proposed for abandonment so that access to utility infrastructure in this area is available. In addition, no structures are proposed to be constructed, nor allowed, in the retained PUE per a site plan provided by the applicant for review.

Additionally, the Public Works Department expressed that trash service would not be impacted by this request as it would not result in a dead-end alley situation. Through access will be retained to the west if approved. With a PUE being provided, no other comments or concerns have been expressed regarding the request.

As with any request to vacate public right-of-way, an applicant is required to either pay fair market value to acquire the alleyway, dedicate an area of equal or greater value, pay only the higher cost of the fair market value or the relocation cost, or complete a combination of these requirements. In this particular case, dedication of an area of equal value via retention of a Public Utility Easement over the entire area for abandonment is proposed. As a result, no fair market value payment will be required.

Requested Action/Recommendation

Notices were sent to app property owners within 200 feet regarding this proposed vacation. As of this writing, one comment has been received by the Planning Department expressing no opposition to the request.

Considering the just mentioned, the Planning and Zoning Commission recommends **APPROVAL** of the request as presented.

ORDINANCE NO. 7990

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF AMARILLO, TEXAS DETERMINING LACK OF PUBLIC NECESSITY FOR PUBLIC RIGHT-OF-WAY (ALLEY) IN THE VICINITY OF AMARILLO BOULEVARD AND MIRROR STREET, POTTER COUNTY, TEXAS; VACATING AND ABANDONING THE HEREIN DESCRIBED RIGHT-OF-WAY, SAVE AND EXCEPT A PUBLIC UTILITY EASEMENT; AUTHORIZING THE CITY MANAGER TO CONVEY SUCH REAL PROPERTY TO ABUTTING LANDOWNERS; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR EFFECTIVE DATE.

WHEREAS, Andrew Mitchell for Jamal Enterprises, LP petitioned the City of Amarillo to abandon a 2,492 square foot portion of alley right-of-way located in the vicinity of Amarillo Boulevard and Mirror Street, Potter County, Texas; and

WHEREAS, after reviewing information presented, the Planning and Zoning Commission of the City of Amarillo has recommended to the City Council that there is no public necessity for the following-described alley right-of-way; and

WHEREAS, the City Council, having reviewed said recommendation and having considered all relevant information pertaining to the proposed vacation described below, is of the opinion that same is no longer needed for public purposes;and

DRAFT

WHEREAS, the City Council further determined that such vacation of alley right-of-way described herein must include a public utility easement over the entire area of abandonment; and

WHEREAS, the City Council further determined that this alley right-of-way vacation and abandonment is not detrimental or injurious to the public health, safety or general welfare, or otherwise offensive to the neighborhood and is in the best interest of the City of Amarillo's citizens.

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

SECTION 1: The herein-described alley right-of-way be vacated and abandoned for public purposes save and except for a public utility easement over the entire abandonment area:

Vacation of a 2,492 square foot portion of a public right-of-way (alley) located adjacent to Lots 4 through 6 and a portion of Lot 3, Block 16, Morningside Subdivision, an addition to the City of Amarillo, in Section 156, Block 2, A.B.&M. Survey, Potter County, Texas being further described below:

BEGINNING at the southeast corner of Lot 5, Block 16, Morningside Addition for the northeast corner of this tract.

THENCE S. 09° 27' 01" W. a distance of 20.03 feet to the southeast corner of this tract.

THENCE N. 88° 33' 38" W. a distance of 125.66 feet to the northwest corner of Lot 6, Block 16, Morningside Addition for the southwest corner of this tract.

THENCE N. 09° 32' 24" E. a distance of 20.04 feet to the northwest corner of this tract.

THENCE S. 88° 33' 38" E. a distance of 125.63 feet to the place of BEGINNING and containing 0.06 acres (2,492 square feet) of land.

SAVE AND EXCEPT: A Public Utility Easement is hereby retained over the entire area of abandonment.

SECTION 2: The City Manager is authorized to execute an instrument of conveyance to abutting landowner(s) as allowed by law.

SECTION 3: Repealer. All ordinances and resolutions or parts thereof in conflict with this Ordinance are hereby repealed to the extent of conflict with this Ordinance.

SECTION 4: Severability. If any provision, section, subsection, 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 5: Effective Date. This Ordinance shall be 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 this the 28th day of June, 2022; and PASSED on Second and Final Reading this the 12th day of July, 2022.

_____
Ginger Nelson, Mayor

DRAFT

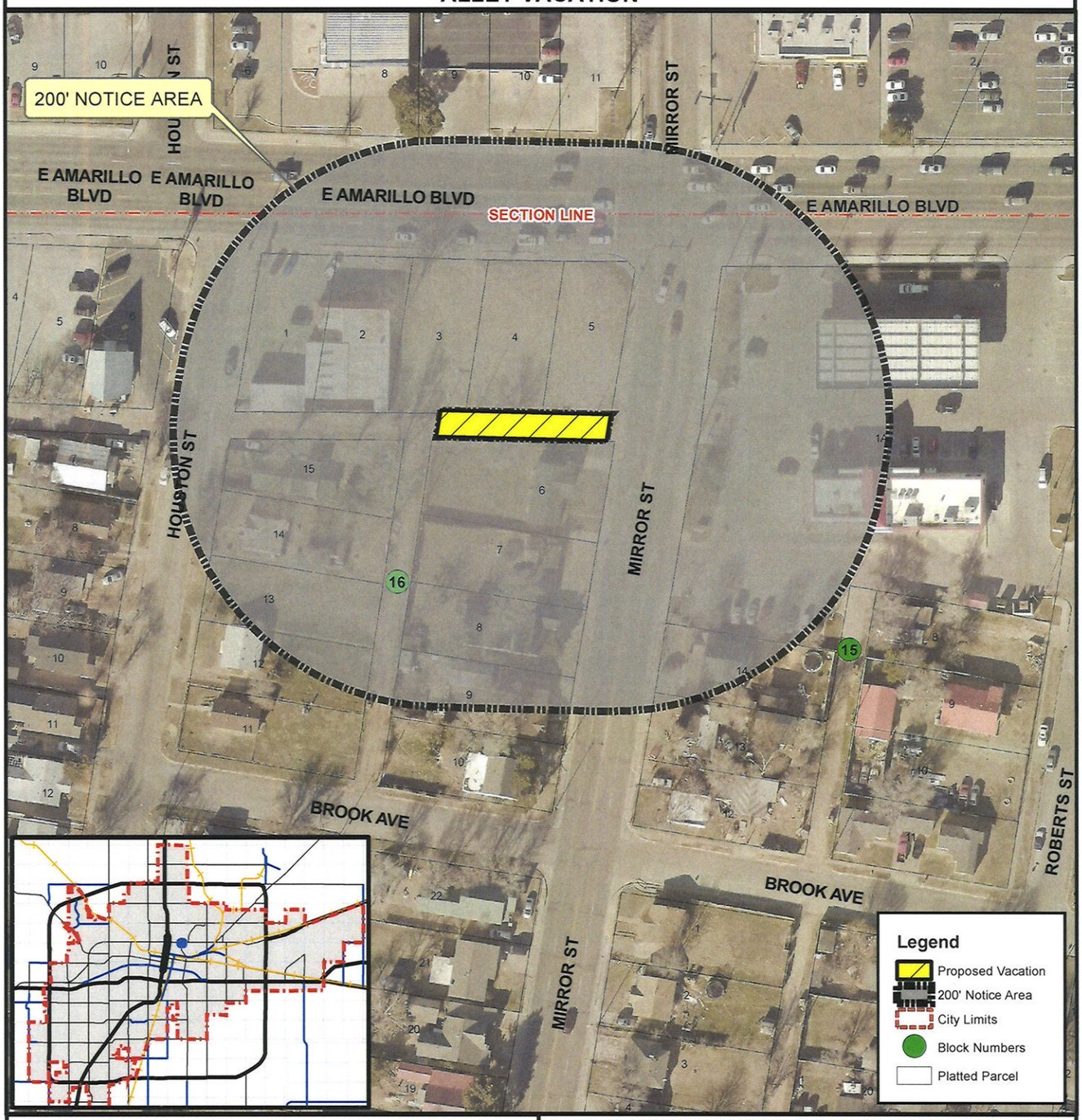
ATTEST:

_____
Stephanie Coggins, City Secretary

APPROVED AS TO FORM:

_____
Bryan McWilliams, City Attorney

CASE V-22-01
MORNINGSIDE ADDITION UNIT NO. 1
ALLEY VACATION



CITY OF AMARILLO
PLANNING DEPARTMENT

Scale: 1 inch = 100 feet
Date: 5/24/2022
Case No: V-22-01

N
W E
S

V-22-01 Vacation of a 2,492 square foot portion of a public right-of-way (alley) located adjacent to Lots 4 through 6 and a portion of Lot 3, Block 16, Morningside Subdivision, an addition to the City of Amarillo, in Section 156, Block 2, A.B.&M. Survey, Potter County, Texas.

VICINITY: Amarillo Blvd. and Mirror St.
APPLICANT/S: Andrew Mitchell for Jamal Enterprises, LP

AP: O-11

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

Item No. 2E

Meeting Date	July 12, 2022	**Council Priority**	Regular Agenda Item – Public Hearing

Department	Planning and Development Services Brady Kendrick – Planner II

Agenda Caption

CONSIDERATION OF ORDINANCE NO. 7991

Second and final reading to consider an ordinance rezoning Lot 26J, Block 25, Coulter Acres Unit No. 8, the remaining portions of Lots 26 and 27, Block 2, Coulter Acres Unit No. 1, a portion of Lot 27C and all of 27D, Block 2, Coulter Acres Unit No. 5, all in Section 38, Block 9, B.S.&F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Residential District 1 (R-1) to Office District 2 (O-2).
VICINITY: SW 77th Ave. and Coulter St.
APPLICANT/S: Greg Farber on behalf of The Reserve Offices LLC, Hayes Holdings & Investment Group LLC, and Redeemer Presbyterian

Agenda Item Summary

Adjacent land use and zoning

Adjacent zoning consists of Agricultural District, Residential District to the north, Agricultural District to the south, General Retail to the east, and is adjacent to the current City Limits to the west.

Adjacent land uses consist of single-family detached homes land outside the City Limits to the north, vacant land and land outside the City Limits to the south, a private children's academy and vacant land to the east, and land outside of the City Limits to the west.

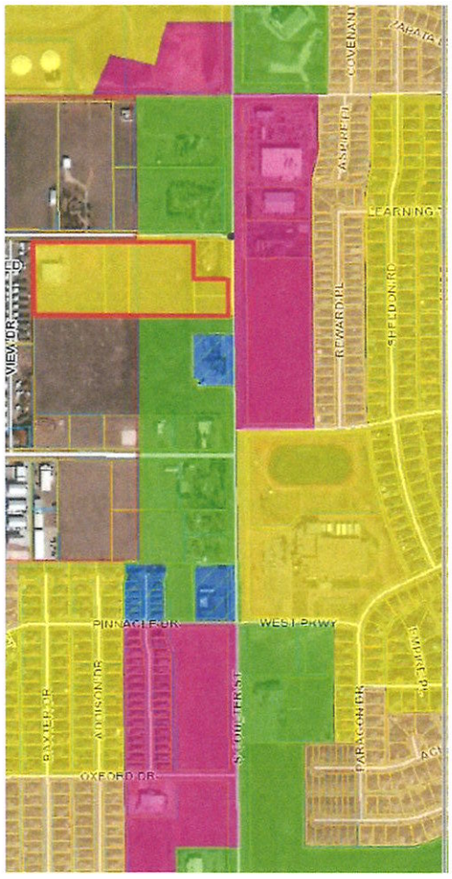
Proposal

The applicant is proposing a change in zoning from Residential District 1 to Office District 2 to develop the land with an office park.

Analysis

The applicant's tract is currently composed of undeveloped land and a church. The applicant and other property owners in the area, have in the past reached out to City Staff about possible Retail zoning for land along the west side of Coulter St. similar to that along the east side of Coulter St. Given the residential nature along the west of Coulter St. and with a majority of persons owning single tracts in this area, staff expressed concern that General Retail zoning and/or piecemeal single lot rezoning would be discouraged. That said, the Planning and Zoning Commission does believe that considering its location (discussed below) a lesser nonresidential zoning could be appropriate.

As illustrated by the graphic below, the land proposed to be rezoned is situated in a unique area. Its uniqueness is based on the fact that the west half is bordered by the ETJ, land adjacent to the east half is inside the City Limits and is adjacent to a major section line arterial. Considering this, development and zoning patterns found in the area (between Arden Rd. and 81st Ave) are not typical whereas within the ETJ, a mix of residential and commercial land uses are found, land along the west of Coulter Rd, inside the City, is primarily Estate Residential, and land along the east side of Coulter Rd, is Retail in nature.



Taking this into account and as alluded to above, the Planning and Zoning Commission is of the opinion that many possible development and zoning patterns are possible for land along the west side of Coulter St., yet with a majority of land along the west side of Coulter St. being residential in nature, consideration of existing residences should be taken into account.

Given its unique location and with Office zoning being requested, the Planning and Zoning Commission does believe that land uses allowed in Office zoning are compatible with immediately adjacent residences and that an opportunity for appropriate infill of long undeveloped land is present.

Requested Action/Recommendation

Notices were sent to property owners within 200 feet as required by State Law. As of this writing, one call has been received in opposition to the request. The caller's primary concern was regarding potential impacts to the property value of their home if the request was approved.

Considering the above and although Office zoning does not comply with recommended development types in Estate Residential, the Planning and Zoning Commission believes that minimal negative impacts would result and that Office zoning, rather than General Retail zoning, immediately adjacent to residential could be a more desirable zoning pattern. Therefore, the Planning and Zoning Commission recommends **APPROVAL** of the request as presented.

LSS 6/20/2022

ORDINANCE NO. 7991

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 SOUTHWEST 77TH AVENUE AND COULTER STREET, 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 Lot 26J, Block 25, Coulter Acres Unit No. 8, the remaining portions of Lots 26 and 27, Block 2, Coulter Acres Unit No. 1, a portion of Lot 27C and all of 27D, Block 2, Coulter Acres Unit No. 5, all in Section 38, Block 9, B.S.&F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Residential District 1 (R-1) to Office District 2 (O-2) and being further described below:

Lot 26J, Block 25, Coulter Acres Unit No. 8, the remaining portions of Lots 26 and 27, Block 2, Coulter Acres Unit No. 1, and a portion of Lot 27C and all of 27D, Block 2, Coulter Acres Unit No. 5, said portion of Lot 27C and all of 27D being described more specifically as the following:

A 0.97+/- acre tract of land being all of Lot 27-D and a portion of Lot 27-C, Block 2, Coulter Acres Unit No. 5, an addition to the City of Amarillo according to the map or plat thereof, recorded in Volume 1976, Page 314 of the Deed Records of Randall County, Texas, being those same tracts of land being described in those certain instrument recorded under Clerk's File No.s 2019001108 and 2021006623, respectively, of the Official Public Records of Randall County, Texas, said 0.97+/- acre tract of land having been surveyed on the ground on June 3, 2022 by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap (2507) found as called for the Southeast corner of said Lot 27-D;

THENCE N. 89° 48' 05" W. 191.42 feet to a 1/2 inch iron rod found for the Southwest corner of said Lot 27-D, from whence a 1/2 inch iron rod with cap (FURMAN) found bears N. 89° 48' 05" W. 349.08 feet;

THENCE N. 00° 19' 53" W., at 113.79 feet pass a 1/2 inch iron rod with cap (1939) found for the Northwest corner of said Lot 27-D, same being the Southwest corner of said Lot 27-C, continuing for a total distance of 222.86 feet to a 1/2 inch iron rod with cap (1939) found in the West line of said Lot 27-C for the Northwest corner of this tract of land, from whence a fence post found for the Northwest corner of Lot 27-B, Block 2, said Coulter Acres Unit No. 5 bears N. 00° 19' 53" W. 230.56 feet;

THENCE S. 87° 56' 49" E. 98.48 feet to a point;

THENCE S. 89° 52' 47" E. 93.01 feet to a 1/2 inch iron rod (1939) found in the East line of said Lot 27-C for the Northeast corner of this tract of land, from whence a 1/2 inch iron rod with cap (2507) found as called for the Northeast corner of said Lot 27-B bears N. 00° 20' 02" W. 233.53 feet;

THENCE S. 00° 20' 02" E., at 106.01 feet pass a 1/2 inch iron rod found for the Southeast corner of said Lot 27-C, same being the Northeast corner of said Lot 27-D, continuing for a total distance of 219.80 feet to the PLACE OF BEGINNING and containing 0.97 acres of land, more or less.

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 28th day of June, 2022 and PASSED on Second and Final Reading on this the 12th day of July, 2022.

_____
Ginger Nelson, Mayor

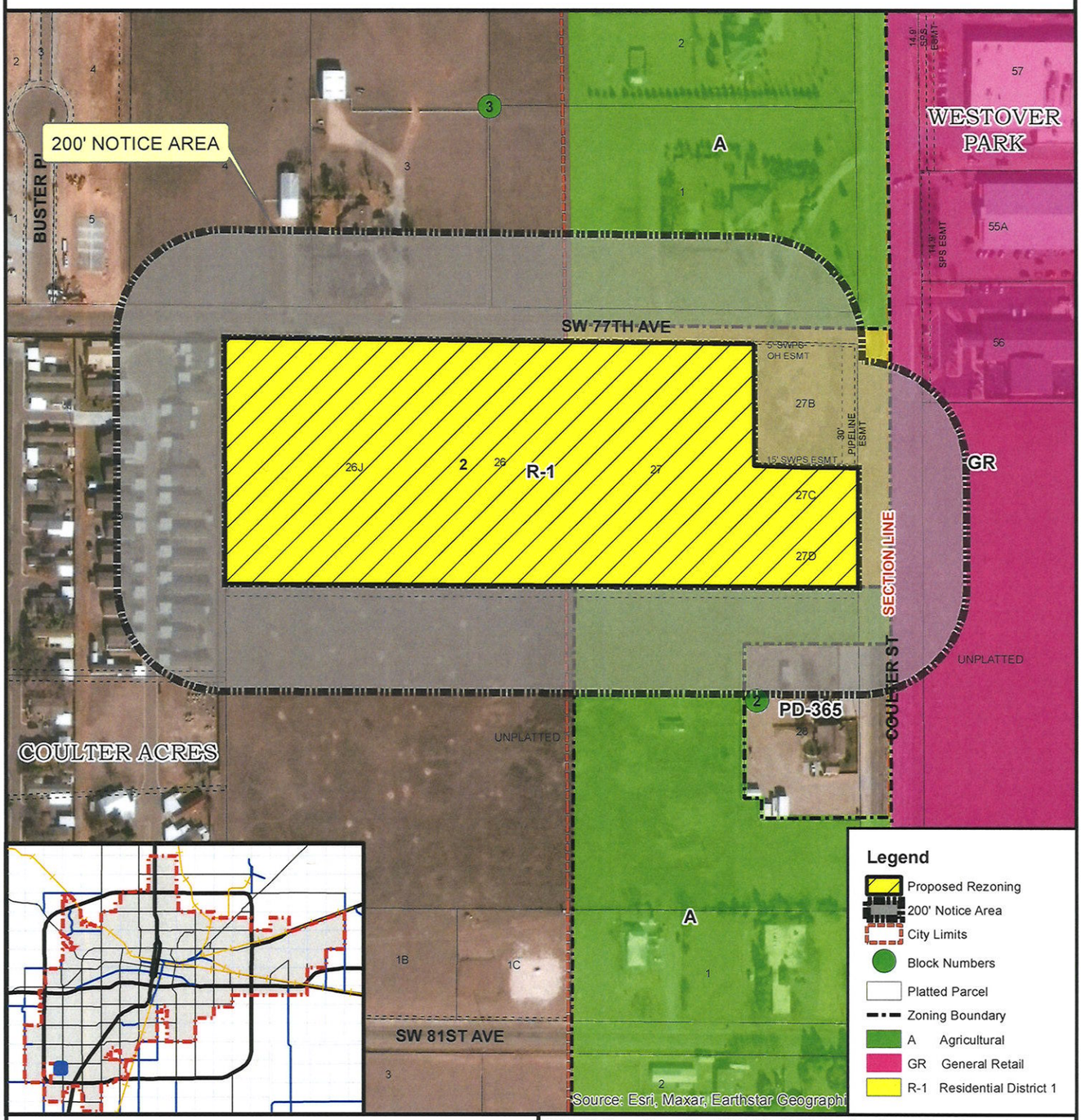
ATTEST:

_____
Stephanie Coggins, City Secretary

APPROVED AS TO FORM:

_____
Bryan McWilliams, City Attorney

REZONING FROM R-1 TO O-2



CITY OF AMARILLO
PLANNING DEPARTMENT

Scale: 1 inch = 250 feet
Date: 5/25/2022
Case No: Z-22-20

Z-22-20 Rezoning of Lot 26J, Block 25, Coulter Acres Unit No. 8, the remaining portions of Lots 26 and 27, Block 2, Coulter Acres Unit No. 1, a portion of Lot 27C and all of 27D, Block 2, Coulter Acres Unit No. 5, all in Section 38, Block 9, B.S.&F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Residential District 1 (R-1) to Office District 2 (O-2).

VICINITY: SW 77th Ave. and Coulter St.
APPLICANT/S: Greg Farber on behalf of The Reserve Offices LLC, Hayes Holdings & Investment Group LLC, and Redeemer Presbyterian

AP: I-17

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Item No. 2F

Amarillo City Council
Agenda Transmittal Memo

CITY OF AMARILLO® CITY MANAGER

Meeting Date	July 12, 2022	**Council Priority**	Fiscal Responsibility
Department	Central Stores		
Contact	Trae Kepley, Purchasing Agent		

Agenda Caption

CONSIDER AWARD – Bid #7264 Traffic Light Poles and Accessories

Zigzag International Group $65,610.00

Agenda Item Summary

Bid # 7264

These items are to be considered for award of the Traffic Light Poles and Accessories.

Requested Action

Consider approval of the award for the Traffic Light Poles and Accessories.

Funding Summary

Funding is available in inventory account 1000.15400

Community Engagement Summary

N/A

Staff Recommendation

City staff is recommending approval of award.

Bid No. 7264 Traffic Light Poles and Accessories
Opened 4:00 p.m., May 5, 2022

To be awarded as one lot		ZIG ZAG INTERNATIONAL GROUP LLC		TIGER ELECTRIC DBA WILDCAT ELECTRIC	
Line 1 8' Luminaire Arm , per specifications					
60	ea				
	Unit Price	$370.50		$377.00	
	Extended Price		22,230.00		22,620.00
Line 2 17" Highway light Pole Base, per specifications					
40	ea				
	Unit Price	$452.00		$598.00	
	Extended Price		18,080.00		23,920.00
Line 3 33.5' Highway Light Pole, per specifications					
20	ea				
	Unit Price	$1,265.00		$1,934.00	
	Extended Price		25,300.00		38,680.00
	Bid Total		65,610.00		85,220.00
	Award by Vendor		$ 65,610.00		
	City		Riverview, FL		

Amarillo City Council
Agenda Transmittal Memo

Item No. 2G

CITY OF AMARILLO® CITY MANAGER

Meeting Date	July 12, 2022	**Council Priority**	Fiscal Responsibility
Department	Purchasing		
Contact	Trae Kepley, Purchasing Agent		

Agenda Caption

CONSIDER AWARD – OFFICE FURNITURE CONTRACT:
(Contact: Trae Kepley, Purchasing Agent)
Award to: The HON Company LLC – $1,000,000.00 list price (OMNIA Public Sector Region 4 Contract #R191804)

This item considers the award of a contract for the purchase of office furniture to be used by various city departments. The contract will have a term ending April 30, 2025. The contract is awarded at list price, but the City receives the following volume discounts from list price:

Systems & Pedestals	67.90%
Vertical/Lateral Files, Storage	63.70%
Tables, Desking, Casegoods, HON Seating	59.60%
HON 5 Year Warranty	58.50%
Education	56.50%
Soothe High Back Patient Chair	54.50%

Agenda Item Summary

Award of office furniture to be used by various City Departments. This contract is an agreement with HON Furniture through the local service dealer Navajo Office Products. This agreement is based off of list price volume discounts. Amarillo College, Amarillo Independent School District, Canyon ISD, City of Amarillo, City of Canyon, Cal Farley's, Potter County and Randall County make up the agreement with HON through Navajo Office Products.

Requested Action

Consider approval and award of the Office Furniture Annual Contract.

Funding Summary

Funding for this award is available in department's accounts.

Community Engagement Summary

N/A

Staff Recommendation

City Staff is recommending approval and award of this contract.

Amarillo City Council
Agenda Transmittal Memo

Item No. 2H

Meeting Date	July 12, 2022	**Council Priority**	Civic Pride
Department	Parks and Recreation		
Contact	Michael Kashuba, Director of Parks and Recreation		

Agenda Caption

CONSIDER AWARD OF BID NO. 7290 FOR THE THOMPSON AREA 4 PLAYGROUND REPLACEMENT AT THOMPSON PARK AREA 4.

Total Base Bid Amount: $159,174.48

Total Bid Amount: $159,174.48 to be awarded to: **Kompan Inc.**

Agenda Item Summary

The project consists of a turn-key replacement of playground equipment within existing park of Thompson Park Area 4 in Amarillo, Texas.

Installation Quote Includes:

- **Deconstruction, removal, and proper disposal of the existing playground equipment**
- **Installation of playground equipment**
- **CPSI inspection**
- **All associated design works**
- **Insurance**
- **Bonds**
- **Any miscellaneous sitework required to complete installation**

Requested Action

Approval and authorization for City Manager to execute agreement.

Funding Summary

Funding is allocated in Project # 411703

Buyboard Contract # 592-19

Community Engagement Summary

N/A

Staff Recommendation

Staff recommends approval

Bid No. 7290 Installation of Tompson Park Playground #4
Opened 4:00 p.m. May 2, 2022

To be awarded as one lot	KOMPAN INC.	
Line 1 NRO806-0601 - STILTS - UNTREATED IN-GROUND 60CM, per specifications		
1 ea		
Unit Price	$1,600.000	
Extended Price		1,600.00
Line 2 BUYBOARD CONTRACT #592-19 LISTED AT 18%, per specifications		
1 ea		
Unit Price	($288.000)	
Extended Price		(288.00)
Line 3 NRO-SHIP-CUSTOM - 900046, per specifications		
1 ea		
Unit Price	$106,980.000	
Extended Price		106,980.00
Line 4 BUYBOARD CONTRACT #592-19 LISTED AT 18%, per specifications		
1 ea		
Unit Price	($19,256.400)	
Extended Price		(19,256.40)
Line 5 NRO887-0601 - SINGLE BALANCE BEAM - UNTREATED IN-GROUND 60CM, per specifications		
1 ea		
Unit Price	$720.000	
Extended Price		720.00
Line 6 BUYBOARD CONTRACT #592-19 LISTED AT 18%, per specifications		
1 ea		
Unit Price	($129.600)	
Extended Price		(129.60)

Line 7 NRO912-1101 - DOUBLE SWING COMBINATION - UNTREATED IN-GROUND 60CM, per specifications

1 ea		
Unit Price	$8,410.000	
Extended Price		8,410.00

Line 8 BUYBOARD CONTRACT #592-19 LISTED AT 18%, per specifications

1 ea		
Unit Price	($1,513.800)	
Extended Price		(1,513.80)

Line 9 NRO110-0901 - SPINNER PLATE - UNTREATED IN-GROUND 90CM, per specifications

1 ea		
Unit Price	$1,390.000	
Extended Price		1,390.00

Line 10 BUYBOARD CONTRACT #592-19 LISTED AT 18%, per specifications

1 ea		
Unit Price	($250.200)	
Extended Price		(250.20)

Line 11 FREIGHT, per specifications

1 ea		
Unit Price	$7,670.040	
Extended Price		7,670.04

Line 12 INSTALL SPECIAL - INSTALLATION OF KOMPAN EQUIPMENT, per specifications

1 ea		
Unit Price	$37,384.620	
Extended Price		37,384.62

Line 13 BUYBOARD CONTRACT #592-19 LISTED AT 10.33%, per specifications

1 ea		
Unit Price	($3,860.960)	
Extended Price		(3,860.96)

Line 14 DEMO & DISPOSAL OF RETAINING WALL AND APPROX. 25 SF OF RAMP. *PRICING SUBJECT TO CHANGE IF MORE RAMP WILL NEED TO BE REMOVED DUE TO ADA SLOPE REQUIREMENTS. WILL NEED TO BE FIELD VERIFIED., per specifications		
1 ea		
Unit Price	$7,384.620	
Extended Price		7,384.62
Line 15 BUYBOARD CONTRACT #592-19 LISTED AT 10%, per specifications		
1 ea		
Unit Price	($738.460)	
Extended Price		(738.46)
Line 16 DEMO & DISPOSE OF EXISTING PLAY EQUIPMENT., per specifications		
1 ea		
Unit Price	$11,384.620	
Extended Price		11,384.62
Line 17 BUYBOARD CONTRACT #592-19 LISTED AT 10%, per specifications		
1 ea		
Unit Price	($1,138.460)	
Extended Price		(1,138.46)
Line 18 PAYMENT AND PERFORMANCE BOND, per specifications		
1 ea		
Unit Price	$3,426.460	
Extended Price		3,426.46
Bid Total		159,174.48
Award by Vendor	$	159,174.48
City		Austin, TX



Amarillo City Council
Agenda Transmittal Memo

Item No. 3A

CITY OF AMARILLO® CITY MANAGER

Meeting Date	July 12, 2022	**Council Pillar**	Transportation Systems
Department	Amarillo City Transit (ACT)		
Contact	Christopher Quigley, Transit Director		

Agenda Caption

PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 07-12-22-1

Public Hearing and consider a resolution authorizing applications to the Federal Transit Administration and the Texas Department of Transportation for capital and operating assistance.
(Contact: Christopher Quigley, Transit Director)

Agenda Item Summary

This item is a public hearing and resolution to authorize the Assistant City Manager to apply for Federal Transit Administration (FTA) Urbanized Area Formula Grant in the amount of $4,512,341, Texas Department of Transportation (TxDOT) operating grant in the amount of $518,225, and Bus and Bus Facilities Infrastructure Investment Program grant for $312,983, and Transportation Development Credits (TDC's) of $62,596.60.

Requested Action

- Conduct a public hearing on the consideration of the resolution.
- Approve resolution authorizing the Assistant City Manager to apply for Federal Transit Administration (FTA) Urbanized Area Formula 5307 Grant, Texas Department of Transportation (TxDOT) operating grant, Bus and Bus Facilities Infrastructure Investment Program (49 U.S.C. 5339) grant, and Transportation Development Credits (TDC's).

Funding Summary

Funding for 5307 formula funds will require a local match to be approved by Council as part of the City Budget for FY22/23. TxDOT funding for Operating and Capital projects do not require local match.

Community Engagement Summary

ACT published notice of the public hearing and made information regarding this application available for review on ACT's website and at the Transit Operations Facility located at 801 S.E. 23rd Ave., on Route 30.

Staff Recommendation

Staff recommends approval of the resolution authorizing the City Manager to apply for the Federal Transit Administration (FTA) Urbanized Area Formula Grant in the amount of $4,512,341, Texas Department of Transportation (TxDOT) operating grant int the amount of $518,225, a Bus and Bus Facilities Infrastructure Investment Program Grant in the amount of $312,983, and Transportation Development Credits (TDC's) in the amount of $62,996.60.

_____BSM __-__-__

RESOLUTION NO. 07-12-22-1

A RESOLUTION OF THE CITY COUNCIL OF AMARILLO, TEXAS CONDUCTING A PUBLIC HEARING; AUTHORIZING THE ACCEPTANCE OF GRANTS WITH THE FEDERAL TRANSIT ADMINSTRATION FOR THE URBANIZED AREA FORMULA GRANT (49 U.S.C. 5307), THE TEXAS DEPARTMENT OF TRANSPORTATION FOR AN OPERATING GRANT, THE BUS AND BUS FACILITIES INFRASTRUCTURE INVESTMENT PROGRAM (49 U.S.C. 5339) GRANT, AND FOR TRANSPORTATION DEVELOPMENT CREDITS.

WHEREAS, the Secretary of Transportation is authorized to make grants for mass transportation program of projects and budget; and

WHEREAS, the contract for financial assistance will impose certain obligations upon the applicant, including the provision by it of the local share of the project costs in the program; and

WHEREAS, it is required by the U.S. Department of Transportation in accordance with the provisions of Title VI of the Civil Rights Act of 1964, that in connection with accepting assistance under the Fixing America's Surface Transportation Act of 2015, the application gives an assurance that it will comply with Title VI of the Civil Rights Act of 1964 and the U.S. Department of Transportation requirements there under; and

WHEREAS, it is the goal of the applicant that disadvantaged business enterprises be utilized to the fullest extent possible in connection with this project, and that definitive procedures shall be established and administered to ensure that disadvantaged businesses shall have the maximum feasible opportunity to compete when the applicant procures construction contracts, supplies, equipment contracts, or consultant and other services; and,

WHEREAS, the Amarillo City Council has on this date conducted a public hearing, after advertising same, on the operation of the Amarillo transit system and its proposed Program of Projects;

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

SECTION 1. That the City Council has conducted and now concludes the public hearing, and finds a continuing need and necessity for public mass transportation in Amarillo, Texas that will be met by the proposed Program of Projects;

SECTION 2. That the Assistant City Manager is authorized to execute contracts for FY 2022/2023 in the amount of FOUR MILLION, FIVE HUNDRED TWELVE THOUSAND, THREE HUNDRED FORTY ONE DOLLARS ($4,512,341.00) with the Federal Transit Administration to aid in the financing of capital and operating assistance projects pursuant to the Fixing America's Surface Transportation Act of 2015, Section 5307; FY 2022 in the amount of FIVE HUNDRED, EIGHTEEN THOUSAND, TWO HUNDRED TWENTY FIVE DOLLARS ($518,225) with the Texas Department of Transportation to aid in operating assistance; FY 2021 in the amount of THREE HUNDRED TWELVE THOUSAND, NINE HUNDRED EIGHTY THREE DOLLARS ($312,983.00) with the

Texas Department of Transportation to aid in the financing of Bus and Bus Facilities capital project; and Transportation Development Credits in the amount of SIXTY TWO THOUSAND, NINE HUNDRED NINETY SIX DOLLARS AND SIXTY CENTS ($62,996.60) with the Texas Department of Transportation on behalf of the City of Amarillo, Texas.

SECTION 3. That the Assistant City Manager is authorized to furnish such additional information as the Federal Transit Administration and the Texas Department of Transportation may require in connection with the application or project.

SECTION 4. That the Assistant City Manager is authorized to execute all necessary grant contract agreements and other forms on behalf of the City of Amarillo, Texas, with the Federal Transit Administration and the Texas Department of Transportation for aid in the financing of the operating assistance project.

SECTION 5. To the extent that this resolution or any part of it conflicts with a prior resolution, then such prior resolution is repealed to the extent of such conflict.

SECTION 6. If any part of this resolution is determined to be invalid, such invalidity shall not affect any other part(s) of this resolution.

SECTION 7. This resolution is effective on and from the date of adoption.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on this 12th day of July 2022.

_____

Ginger Nelson, Mayor

ATTEST:

_____

Stephanie Coggins, City Secretary

APPROVED AS TO FORM:

_____

Bryan McWilliams, City Attorney

DRAFT

Amarillo City Council
Agenda Transmittal Memo

Item No. 3B

Meeting Date	July 12, 2022	**Council Priority**	Non-Consent Agenda Item – Public Hearing
Department	Planning and Development Services Brady Kendrick – Planner II		

Agenda Caption

PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 7993

Public hearing and first reading to consider an Ordinance annexing into the City of Amarillo, in Randall County, Texas, on petition of property owner, territory generally described as a 244.97 acre tract of unplatted land, in Sections 61, 62, 75, and 76, Block 9, B.S.&F. Survey, Randall County, Texas.
VICINITY: Soncy Rd. and S.W. 34th Ave.
APPLICANT/S: Daryl Furman for the Emeline Bush O'Brien/Sobieski Trust

Agenda Item Summary

The applicant is requesting annexation of approximately 244.97 acres of land into the City Limits. This is a landowner-initiated annexation request that includes vacant land and public rights-of-ways (Loop 335 to the west and SW 34th to the south).

This event, in the annexation process, is where Council considers annexing the just-mentioned property or not as well as provide an opportunity for all interested parties to be heard.

It should be noted that although State Law allows a City to adopt the ordinance at the conclusion of the First Reading and Public Hearing, the Annexation Ordinance will not be effective until the Second Reading due to the City Charter requiring all annexation ordinances have two readings before Council. The Second Reading of the Annexation Ordinance is scheduled to occur on July 26, 2022 and if approved at the Second Reading, the Agreed Service Plan executed by the applicant and City Manager becomes binding.

Annexation is one of the primary means by which a City grows and also allows a municipality to provide services to developing areas and exercise regulatory authority (enacting land use control) necessary to protect public health and safety and ensure orderly development occurs at the fringes of a City.

Annexation also ensures future land uses that benefit from access to City facilities and services share in the tax burden associated with constructing and maintain said facilities and services. Attached is a map of the proposed annexation area, the executed Agreed Service Plan, and a Cost Benefit Analysis.

Requested Action/Recommendation

Notices were sent as required by State Law and no comments have been received at the time of this writing.

ORDINANCE NO. 7993

AN ORDINANCE ANNEXING INTO THE CITY OF AMARILLO, IN RANDALL COUNTY, TEXAS, ON PETITION OF PROPERTY OWNERS, TERRITORY GENERALLY DESCRIBED AS A 244.97 ACRE TRACT OF LAND LOCATED IN SECTIONS 61, 62, 75, AND 76, BLOCK 9, B.S.&F. SURVEY, RANDALL COUNTY, TEXAS; DESCRIBING THE TERRITORY ANNEXED; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING FOR AMENDMENT OF THE BOUNDARIES AND OFFICIAL MAP OF THECITY; APPROVING A SERVICE PLAN THEREFORE; SUBJECTING THE PROPERTY SITUATED THEREIN TO BEAR ITS PRO RATA PART OF TAXES LEVIED; PROVIDING RIGHTS AND PRIVILEGES AS WELL AS DUTIES AND RESPONSIBILITIES OF INHABITANTS OF SAID TERRITORY; DIRECTING THE FILING OF THE ORDINANCE IN THE MANNER REQUIRED BY LAW; DIRECTING NOTICE TO SERVICE PROVIDERS AND STATE AGENCIES; PROVIDING A SEVERABILITY CLAUSE; DECLARING COMPLIANCE WITH OPEN MEETINGS ACT; AND, PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Amarillo, Texas is a home-rule municipality authorized by State law and the City Charter to extend its boundaries and to annex area adjacent and contiguous to its corporate limits; and

WHEREAS, the City of Amarillo's policy is not to pursue involuntary annexations; and

WHEREAS, an offer of a development agreement has been made and rejected; and

WHEREAS, the owners of the property, described in Exhibit A (hereinafter the "Area"), have petitioned the City Council in writing to annex this area into the corporate limits of the City of Amarillo; and

WHEREAS, an Agreed Service Plan has been prepared and executed that provides for the extension of appropriate municipal services to the Area, outlined in Exhibit B, attached hereto and made a part hereof for all purposes; and the City of Amarillo is able to provide such services by any of the methods by which the City extends the services to any other area of the City; and

WHEREAS, the notice, publication, time periods and other procedural requirements of Texas Local Government Code, Chapter 43, Subchapter C-3, have been complied with, including with respect to this annexation that a public hearing has been held at which persons interested in annexation of the Area into the corporate limits of the City were given the opportunity to be heard, on **July 12, 2022**; and

WHEREAS, the hereinafter described properties and territory lies within the extraterritorial jurisdiction of the City of Amarillo.

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

SECTION 1. Findings of Fact. All of the above premises are hereby found to be true and correct and are incorporated into the body of this Ordinance as if fully set forth.

SECTION 2. Annexation. The Area, described in Exhibit A, attached hereto and incorporated herein for all purposes, is hereby added and annexed into the City of Amarillo, Texas, said Area shall hereafter be included within the

corporate limits of the City of Amarillo, and the present boundary lines of said City are hereby altered, extended and amended so as to include said Area within the corporate limits.

SECTION 3. Amendment of Boundaries and Official Map. The official map and boundaries of the City of Amarillo, Texas, heretofore adopted and amended, shall be and are hereby amended so as to include the aforementioned annexed Area.

SECTION 4. Agreed Service Plan. The service plan, attached hereto as Exhibit B, is hereby approved and is incorporated herein for all purposes. The City of Amarillo makes an affirmative determination that this service plan provides for services to the annexed Area which are comparable to other areas within the City of Amarillo with similar land utilization, population density, and topography.

SECTION 5. Pro Rata Share of Taxes. The annexed Area, being a part of the City of Amarillo for all purposes, the property situated herein shall bear its pro rata part of taxes levied by the City of Amarillo.

SECTION 6. Rights, Privileges and Duties of Inhabitants. The inhabitants of the annexed Area shall be entitled to the rights and privileges of the other citizens of the City of Amarillo and shall be bound by the Charter, Ordinances, Resolutions, and other regulations of the City of Amarillo.

SECTION 7. Filing of Ordinance. The City Secretary is hereby directed to file a certified copy of this Ordinance with the County Clerk of Randall County, Texas, the County Tax Assessor of Randall County, Texas, the Randall County Appraisal District, the Texas Secretary of State, the Census Bureau, the Texas Department of Insurance, the Texas Public Utility Commission, the Texas Comptroller of Public Accounts, and all local utility companies, in the manner required by law.

SECTION 8. Severability. If any part, provision, section, subsection, sentence, clause or phrase of this Ordinance (or the application of same to any person or set of circumstances) is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining parts of this Ordinance (or their application to other persons or sets of circumstances) shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance, that no part thereof or provision contained herein shall become inoperative or fail by reason of any unconstitutionality of any other part hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 9. Open Meeting Act Compliance. The City Council for the City of Amarillo hereby finds and declares that the meetings at which this Ordinance was introduced and finally passed were open to the public as required by law, and public notice of the time, place and purpose of said meetings was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION 10. Effective Date. This Ordinance will become effective on the day of its adoption.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this the **12th day of July, 2022**; and PASSED on Second and Final Reading on this the **26th day of July, 2022**.

_____

Ginger Nelson, Mayor

ATTEST:

_____

Stephanie Coggins, City Secretary

APPROVED AS TO FORM:

_____

Bryan McWilliams, City Attorney

Exhibit A

2128347- REVISED – ANNEXATION DESCRIPTION

A 244.97+/- acre tract of land out of Sections 61, 62, 75 and 76, Block 9, B.S. & F. Survey, Randall County, Texas, being described by metes and bounds as follows:

BEGINNING at a mag nail set in the South line of Section 61, whence a railroad spike found and accepted for the Southeast corner of Section 61, same being the Northeast corner of Section 62 bears S. 89° 29' 16" E. 1240.05 feet and a 1-1/2 inch iron pipe found and accepted for the Southeast corner of said Section 61, bears N. 89° 29' 16" W. 4140.56 feet;

THENCE S. 00° 27' 44" W. 30.00 feet to a point;

THENCE N. 89° 29' 16" W. 4170.36 feet along a line 30.00 feet South of and parallel to the South line of said Section 61, passing the common line between said Sections 62 and 75 to the Southwest corner of this tract of land;

THENCE N. 00° 05' 15" E. 2404.63 feet along a line 30.00 feet West of and parallel to the West line of said Section 61 to a point in the Potter-Randall County line for the Northwest corner of this tract of land;

THENCE S. 89° 41' 44" E., along said county line, at 30.00 feet pass a 5/8 inch iron rod with cap stamped "CDS/MUERY S.A. TX" found in the common line between said Sections 62 and 76, continuing for a total distance of 4512.42 feet to a point in the approximate existing City Limit line of the City of Amarillo for the Northeast corner of this tract of land;

THENCE S. 00° 01' 44" W. 1792.88 feet along said approximate existing City Limit line to a point in the North Right-of-Way of Roach Drive as dedicated per plat of Soncy Acres Unit No. 3, an addition to the City of Amarillo according to the map or plat thereof, recorded under Clerk's File No. 2007019982 of the Official Public Records of Randall County, Texas, same being a jog corner of this tract of land;

THENCE N. 89° 27' 18" W. 414.81 feet along said apparent North R-O-W line of Roach Drive to a 1/2 inch iron rod found;

THENCE S. 00° 32' 42" W. 60.10 feet to a 1/2 inch iron rod found in the apparent South R-O-W line of said Roach Drive for a jog corner of this tract;

THENCE S. 89° 27' 18" E. 75.00 feet to a 1/2 inch iron rod found for the Northwest corner of Lot 15, Block 1, of said Soncy Acres Unit No. 3;

THENCE S. 00° 27' 44" W. 538.24 feet to the PLACE OF BEGINNING and containing 244.97 acres of land, more or less.

NOTE: This metes and bounds description is for annexation purposes only and has not surveyed on the ground at this time. This description has been prepared from previous surveys and data from record documents. It cannot be used for any other purpose.

Exhibit B

The City of Amarillo Agreed Service Plan

Homestead Subdivision – SW 34th and Loop 335

AREA TO BE ANNEXED: 244.97+/- Acres

Property Description: See Attached

Introduction:

This Agreed Service plan has been prepared in accordance with V.T.C.A. Local Government Code Section 43.0672, as indicated by the signatures below, is agreed to by the annexation petitioners. Municipal facilities and services to the annexed area described above will be provided or made available on behalf of the City of Amarillo at the following levels and in accordance with the following schedule:

FIRE

Existing Services:

None

Services to be Provided:

Fire suppression, prevention, and first response Emergency Medical Services (EMS) will be available to the area upon annexation. Primary fire response will be provided by Fire Station No. 2, located at 9000 SW 34th Ave. Fire prevention and fire inspection activities will be provided by the Fire Marshal's office as needed.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

POLICE

Existing Services:

None

Services to be Provided:

Upon annexation, the City of Amarillo Police Department will extend routine patrols and response to calls for service to the area. Police Department activities to serve the area upon annexation can be afforded to the annexed area within current budget appropriation.

As the City experiences development in this area, the Police Department will provide approximately two additional officers per every 1,000 residents to respond to additional calls for service. Additionally, one new patrol unit will be provided for every 3 new officers. Upon full development of this area, it is anticipated that four additional officers and two additional patrol units will be provided to service this area.

As the City experience growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of the additional officers and patrol units.

BUILDING SAFETY

Existing Services:

None

Services to be Provided:

The Department of Building Safety will provide plan review and inspection services upon annexation and/or as development warrants. This includes issuing building, electrical, mechanical, and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes which regulate building construction within the City of Amarillo.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

PLANNING AND ZONING

Existing Services:

None

Services to be Provided:

The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of Amarillo's Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Amarillo's Subdivision Ordinance.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

PARKS & RECREATION

Existing Services:

None

Services to be Provided:

There are no parks or recreational facilities being proposed within the annexed area. As such, no services will be provided from the Parks and Recreation Department upon annexation. However, the developer should be aware that should the proposed Subdivision Regulations pertaining to parkland dedication be approved prior to the approval of a preliminary plan associated with the area to be annexed, dedication of neighborhood/community parks sufficient to meet the proportionate demand created by anticipated subdivision and development will be required. The preferred method of complying with Parkland dedication is through dedicating improved parks within a proposed subdivision. In some circumstances, the City may require alternative means as recommended by the Parks and Recreation Master Plan (Fee-in-lieu of, dedication of land, etc.).

Should parkland be dedicated, the City will be responsible for maintenance following the completion of park improvements.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

LIBRARY

Existing Services:

None

Services to be Provided:

Upon the effective date of annexation, free library use privileges will be available to anyone residing in this area. Department activities can be afforded to the annexed area within current budget appropriation.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

ENV. HEALTH DEPARTMENT- HEALTH CODE ENFORCEMENT SERVICE

Existing Services:

Sanitary nuisances (limited), OSSF

Services to be Provided:

The Amarillo Area Public Health District will continue to provide all programs currently offered to the District (Sanitary nuisances, OSSF, Food Hygiene, Rec. Water, Group Care). The department will implement the control of vectors (mosquito control) upon annexation.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

ANIMAL MANAGEMENT AND WELFARE SERVICES

Existing Services:

None

Services to be Provided:

Animal Management and Welfare services will be provided to the area upon annexation.

Upon development of this area with the anticipated use, 1 additional Animal Management Officer and 1 additional Animal Management unit will be provided.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

PUBLIC RIGHT-OF-WAY

Existing Services:

None

Services to be Provided and Public Right-of-Way Requirements:

Developers will provide streets and alleys within the area to be annexed at their own expense upon development. Construction of all streets and alleys shall comply fully with City of Amarillo Street Standard Specifications. Maintenance to any future street and alley facilities or any existing streets or alleys annexed, excluding TXDOT maintained right-of-way, will be provided by the City upon acceptance of that street or alley by the City at the completion of the required warranty period and upon annexation of any existing street or alleys, excluding TXDOT maintained right-of-way.

There is one adjacent Section Line Arterial right-of-way proposed for annexation that will require the dedication of additional right-of-way which is detailed below:

SW 34th Avenue: Currently has a total right-of-way width of 60ft. (30ft. south of section line and 30ft. north of section line). An additional 30ft of right-of-way north of the northern most 30ft of right-of-way, will be required to be dedicated by the Developer upon development of land adjacent SW 34th Avenue.

The developer typically would be responsible for their portion of the widening of 34th Avenue per the Development policy manual and responsible for widening the road to a 37-foot road with curb and gutter minus the width of the existing pavement adjacent to residential areas and to a 45-foot road with curb and gutter minus the width of the existing pavement adjacent to commercial areas.

The improvement of SW 34th Avenue was included in the previously approved Proposition 1 Bond that was passed in 2016. Funding for the improvements of SW 34th Avenue to get it from the above referenced 37' or 45' road to a 65' arterial in this area will come from those funds and be the responsibility of the City.

Helium Road/Loop 335: Helium Road (Loop 335) is a TxDOT right-of-way and will be improved and maintained by TxDOT.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

STORM WATER MANAGEMENT

Existing Services:

None

Services to be Provided:

The Developer will provide storm water facilities at their own expense within the subdivision and will be jointly inspected by the Capital Projects and Public Works Department at time of completion. Due to constrictions of downstream systems, private detention ponds may be necessary to attenuate flow from the subdivision to the offsite storm sewer facilities within adjacent State of Texas or City of Amarillo Right of way. Construction of all storm water drainage facilities shall comply fully with City of Amarillo Specifications. The City will then maintain the drainage facilities upon approval.

The city will be responsible for installing storm water facilities in SW 34th Avenue at the time of its upgrade to a 67' arterial. The storm water would flow through an existing line that is near capacity and therefore will only be designed to handle existing predeveloped flow from the subdivision. Onsite solutions such as private detention facilities may be required by the developer.

Maintenance of any public drainage facilities will be provided by the City upon acceptance and completion of the required warranty period.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

STREET LIGHTING

Existing Services:

None

Services to be Provided:

All street lighting will be provided by the developer as development occurs. The City of Amarillo Traffic Engineering Department will coordinate any request for improved street lighting with the local electric provider in accordance with City of Amarillo Lighting Standards.

Maintenance of the above street lighting will be the responsibility of the City once annexed and installed and accepted according to City Standards.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

TRAFFIC ENGINEERING

Existing Services:

None

Services to be Provided:

Upon annexation and as development occurs, the City of Amarillo Traffic Engineering Department will provide traffic control devices deemed necessary by that Department.

Traffic signing will be placed as development occurs and at appropriate locations. Signing will include Stops, Yields, Do Not Enter, 1-Way, and Speed Limit as required. Based upon the proposed street layout, it is anticipated that a minimum of 95 individual sign pole installations will be required.

Maintenance of the above signage will be the responsibility of the City once installed according to City Standards.

Future traffic patterns may warrant a traffic signal/s at appropriate locations. Should this be warranted, installation and maintenance of the traffic signal/s will be the responsibility of TXDOT and/or the City of Amarillo.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

WATER SERVICE

Existing Services:

None

Services to be Provided:

The land proposed for annexation is adjacent to three water mains in the following locations: a 30" water main along the south side in SW 34th Avenue, a 16" water main in Westgate Parkway, and an 8" water main Roach Dr.

As development occurs, the Developer is responsible for extension of water mains within the subdivision as well as the construction of a 12" water main along proposed Loop 335 on the west. The developer will also be responsible for a 12" water main running north and south from SW 34th Avenue to the north property line at approximately the midpoint of the section. Any upsizing based on development needs within the proposed annexation area is the responsibility of the Developer.

The City will be responsible for the upsizing of required water mains beyond what is required to serve the proposed development needs.

Maintenance of any public water mains will be provided by the City upon acceptance and completion of the required warranty period.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

SANITARY SEWER SERVICE

Existing Services:

None

Services to be Provided:

The land proposed for annexation is adjacent a 15" Sanitary Sewer main running north and south, east of the midpoint of the section. As development occurs, the Developer will be responsible for the extension of sanitary sewer mains within the subdivision. Any upsizing based on development needs within the proposed annexation area is the responsibility of the Developer.

The City will be responsible for the upsizing of required sewer mains beyond what is required to serve the proposed annexation as development occurs.

Maintenance of any public sewer mains will be provided by the City upon acceptance and completion of the required warranty period.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

SOLID WASTE SERVICES

Existing Services:

None

Services to be Provided:

After annexation and upon development, solid waste collection shall be provided to the area of annexation in accordance with the present City Ordinance as development occurs. Service shall begin with occupancy of structures. Based on this being proposed as a no alley subdivision, residential solid waste service will be provided by polycarts.

The Solid Waste Department will provide one polycart for each home.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

TRANSIT

Existing Services:

None

Services to be Provided:

There are no plans for fixed route service within the area proposed for annexation, yet ACT-Connect will be provided upon annexation.

It is anticipated that the purchase of an additional ACT-Connect vehicle will be required to continue ACT-Connect service to the area by year three of the build-out.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

AMARILLO AREA OFFICE OF EMERGENCY MANAGEMENT

Existing Services:

None

Services to be provided:

The area proposed for annexation will require the need of an additional Outdoor Warning Siren. The City will be responsible for the installation and maintenance of the siren.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of Amarillo's established policies governing extension of municipal services to newly annexed areas.

James Louis Sobieski, Co-Trustee
Emeline Bush O'Brien/Sobieski Trust

Date: 06/24/2022

Emeline Sobieski, Co-Trustee
Emeline Bush O'Brien/Sobieski Trust

Date: 06/23/2022

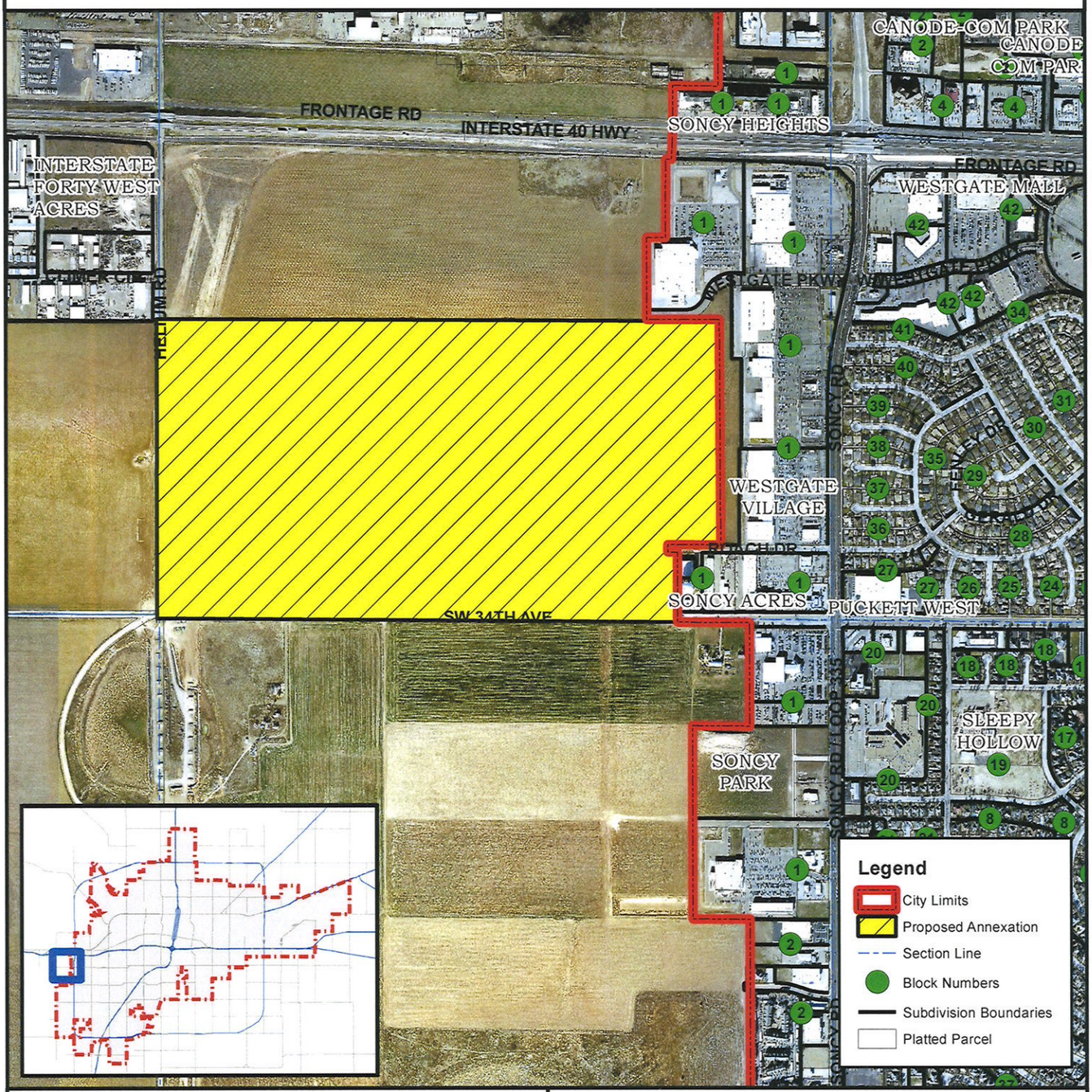
James B. Sobieski, Co-Trustee
Emeline Bush O'Brien/Sobieski Trust

Date: 06/23/2022

Jared Miller, City Manager
City of Amarillo, Texas

Date: 7/06/2022

PROPOSED ANNEXATION OF 244.97 ACRES



CITY OF AMARILLO
PLANNING DEPARTMENT

Scale: 1 inch = 1,081 feet
Date: 3/3/2022
Case No: A-21-01

Annexation of a 244.97 acre tract of unplatted land, in Sections 61, 62, 75, and 76, Block 9, B.S.&F. Survey, Randall County, Texas.

VICINITY: Soncy Rd. and S.W. 34th Ave.
APPLICANT/S: Daryl Furman for the Emeline Bush O'Brien/ Sobieski Trust

AP: H-13

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

Item No. 3C

CITY OF AMARILLO® CITY MANAGER

Meeting Date	July 12, 2022	**Council Pillar**	Non-Consent Agenda Item – Public Hearing
Department	Planning and Development Services - Brady Kendrick – Planner II		

Agenda Caption

PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 7994

Public hearing and first reading to consider an Ordinance providing for the establishment of zoning districts on the Official Zoning Map of the City of Amarillo, Texas, establishing Agricultural District, Residential District 3, Moderate Density District, Multiple-Family District 1, Planned Development District 400 for single-family detached homes with reduced lot depth and area, and Planned Development District 401 for single-family detached homes with reduced lot width, all in Section 61, Block 9, B.S.&F. Survey, Randall County, Texas
VICINITY: Soncy Rd. and S.W. 34th Ave.
APPLICANT/S: Daryl Furman for the Emeline Bush O'Brien/Sobieski Trust

Agenda Item Summary

This particular agenda item is a Zoning Plan associated with the proposed annexation of 244.97 acres of land to be considered on the same Council Agenda. A Zoning Plan establishes zoning districts/patterns for land to be annexed should Council vote to approve the associated annexation.

Considering the developer has finalized development plans for a majority of the land and in order to save time in the development process, staff recommended that the establishment of zoning districts/patterns run concurrently with the annexation consideration. In the past, when land is annexed, it is assigned Agricultural District as a place holder and zoning designations that fit the proposed development plans need to be established via the rezoning process after annexation occurs. A typical rezoning process can take approximately eight to ten weeks from start to finish.

The recommended development type, per the Future Land Use and Character Map, is General Residential. General Residential calls for detached residential dwellings as a primary focus along with townhomes, duplexes, and a mix of housing types and varying densities depending on the location.

The following zoning districts within the area to be annexed are proposed below:

- Agricultural District
- Planned Development 400 for lots that will have reduced lot depth (85' minimum) and reduced lot area (4,250 square feet) for single family detached homes. All other standards will follow Moderate Density District.
- Planned Development 401 for lots that will have reduced lot width (minimum of 45') for single-family detached homes. All other standards will follow Residential District 3.
- Residential District 3
- Moderate Density District
- Multiple-Family District 1

Land along Loop 335 and SW 34th Avenue is proposed for Agricultural District (green on the attached map) as development plans are not known at this time. These areas could develop with a mix of uses that could include retail, multi-family, office, and other appropriate non-residential development typically found on the periphery of a residential subdivision adjacent to major throughfares.

Planned Development 400 is the first of two proposed Planned Development Districts. Planned Development 400 (light blue on the attached map) is at the northeast corner of the land to be annexed. This area will feature Cottage style single-family detached homes on lots with reduced lot depths (85' minimum) and lot area (4,250 square foot). The average size of the proposed residential product will be approximately 1,100 to 1,200 square feet in size and at a reduced price-point. This will introduce a housing product that is largely absent from the Amarillo market as identified by the recently completed Housing Study.

The second of the proposed Planned Development Districts is Planned Development 401 (dark blue on the attached map) and will be generally located along the western and northern portions of the proposed subdivision. This area will largely feature lots that meet Residential District 3 standards; however, the developer wishes to reduce the required lot width minimum of fifty feet by five feet as it is intended to intermix forty-five foot wide lots in this area to offer differing single-family detached residential footprints and create a slightly higher density within this particular area.

The remaining zoning districts proposed by this Zoning Plan are Residential District 3 (yellow on the attached map), Moderate Density District (orange on the attached map), and Multiple Family District 1 (red on the attached map).

Requested Action/Recommendation

The developer's proposed Zoning Plan has been reviewed by both the Planning and Zoning Commission and City Staff with no objections offered. Considering this, staff believes the Zoning Plan meets typical Planning practices and recommends approval as presented should the associated annexation be approved.

ORDINANCE NO. 7994

AN ORDINANCE OF THE CITY OF AMARILLO, TEXAS: PROVIDING FOR THE ESTABLISMENT OF ZONING DISTRICTS ON THE OFFICIAL ZONING MAP OF THE CITY OF AMARILLO, TEXAS; PROVIDING FOR ZONING CLASSIFICATION OF SPECIFIED PROPERTY IN THE VICINITY OF SOUTHWEST THIRTY-FOURTH AVENUE AND SONCY ROAD, 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 the establishment of zoning districts associated with annexations must be submitted to the City Council for consideration; and

WHEREAS, after a public hearing before the City Council for the proposed establishment of zoning districts on the recently annexed property hereinafter described, the Council has considered the attached zoning plan and has held the required public hearing on such zoning plan, as required by law; and

WHEREAS, the City Council further determined that the request to establish zoning districts at 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 establishment of the following zoning districts:

Agricultural District, Residential District 3, Moderate Density District, Multiple-Family District 1, Planned Development District 400 for single-family detached homes with reduced lot depth and area, and Planned Development District 401 for single-family detached homes with reduced lot width, all in Section 61, Block 9, B.S.&F. Survey, Randall County, Texas, as described in Exhibit A.

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 12th day of July, 2022 and PASSED on Second and Final Reading on this the 26th day of July, 2022.

_____

Ginger Nelson, Mayor

ATTEST:

_____

Stephanie Coggins, City Secretary

APPROVED AS TO FORM:

_____

Bryan McWilliams, City Attorney

EXHIBIT A - SHEET 1 OF 5

PROPOSED LOT CONFIGURATION				
LOT COUNT	UNIT	LOT NUMBER RANGE	AVERAGE LOT DIMENSION WIDTH (ft) X LENGTH (ft)	ZONING
118	1	1-118	50' X 115; 40' X 110'	PD
65	3	119-183	85 X 125; 60' X 125; 50' X 125'	RS
96	3	184-335	50' X 115; 40' X 115	PD
		210-269	50' X 85	PD
107	4	270-314	60' X 115	MD
		315-376	50' X 115; 40' X 115	PD
106	5	377-482	40' X 115' 50' X 115'	PD
37	6	484-519	85 X 125; 60' X 125; 50' X 125'	RS
52	7	520-569	85 X 125; 60' X 125; 50' X 115'	RS
TOTAL NUMBER OF LOTS		569		

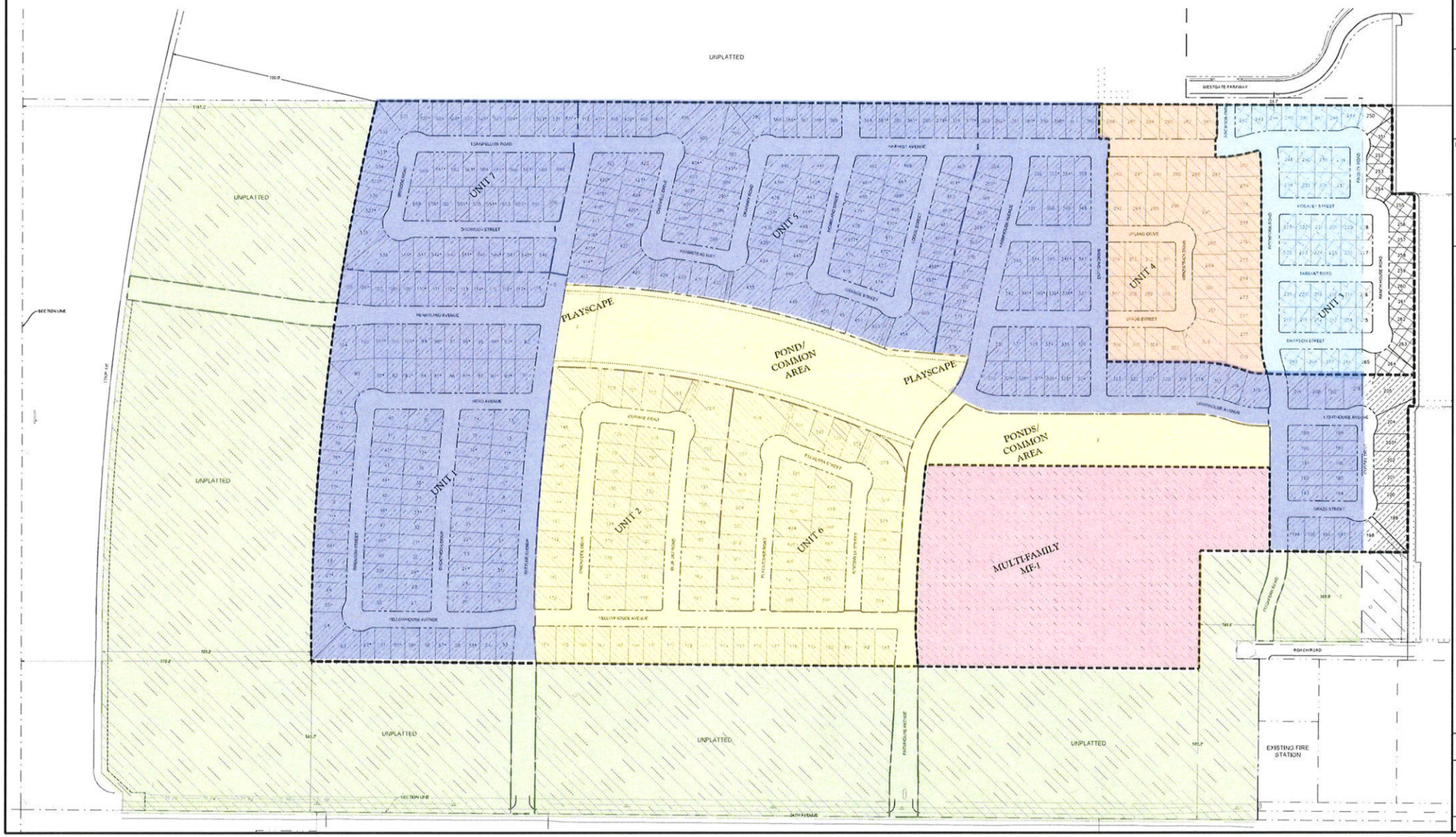
NOTES

PROPOSED UNIT BOUNDARY
PROPOSED ROLL CURB
PROPOSED STANDARD CURB
PROPOSED EDGE OF PAVEMENT
PROPOSED DITCH CENTER LINE
PROPOSED ROW
PROPOSED LOT LINE
PROPOSED DRAINAGE EASEMENT
PROPOSED MAINTENANCE EASEMENT
PROPOSED PRIVATE DRAINAGE EASEMENT
PROPOSED ZONING BOUNDARY
EXISTING CITY LIMITS

PROPOSED UTILITY EASEMENT
PROPOSED WATER LINE EASEMENT
PROPOSED SANITARY SEWER EASEMENT
SECTION LINE
PD - 488 (LOTS LESS THAN 100' DEEP)
PROPOSED R-3 RESIDENTIAL
PROPOSED MD - MODERATE DENSITY SF - DUPLEX UNIT
PROPOSED MF-1 MULTIPLE FAMILY
PD - 421 (LOTS LESS THAN 50' WIDE)
AG

N

0 150 300 Feet



3901 S. Georgia, Suite A
Amarillo, TX 79109
Phone: 806.457.3777
Firm Registration # F-17198

GDI Geospatial Data, Inc.
ENGINEERING · SURVEYING
GIS · CONSTRUCTION
BEYONDMAPPING.COM

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DUSTIN DAVIS, P.E. 101045 ON 6/14/2022. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

REVISIONS

HOMESTEAD
ZONING PLAN

GDI JOB NO: E21-174

SCALE: 1" = 150'

PROPOSED ZONING

SHEET 1 OF 5

AGRICULTURAL DISTRICT

A 79.00+/- acre tract of land out of Section 61, Block 9 B.S.&F. Survey, Randall County, Texas, being a portion of that certain 246.75+/- tract of land being described in that certain instrument recorded under Clerk's File No. 2018001728 of the Official Public Records of Randall County, Texas, said 79.00+/- acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap (MUERY) found in the South line of said Section 61, from whence the Southwest corner of said Section 61 bears N. 89° 29' 16" W. 341.94 feet;

THENCE N. 00° 30' 53" E. 60.00 feet to a 5/8 inch iron rod with cap (MUERY) found;

THENCE N. 47° 08' 42" W. 97.16 feet to a 5/8 inch iron rod with cap (MUERY) found;

THENCE N. 00° 02' 59" E. 413.37 feet to a 5/8 inch iron rod with cap (MUERY) found for the beginning of a curve to the right whose center bears S. 89° 57' 01" E. 8527.00 feet;

THENCE Northerly 1850.55 feet along said curve to the right with a long chord of N. 06° 16' 01" E. 1846.92 feet to a 5/8 inch iron rod with cap (MUERY) found in the Potter-Randall County line, same being the North line of said 246.75/- acre tract of land, for the Northwest corner of this tract of land;

THENCE S. 89° 41' 44" E. 717.62 feet along said county line, same being the North line of said 246.75/- acre tract of land, to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the most North Northeast corner of this tract of land and the beginning of a curve to the left whose center bears S. 76° 24' 27" E. 7827.00 feet;

THENCE Southerly 1850.06 feet along said curve to the left with a long chord of S. 06° 49' 16" W. 1845.75 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE S. 00° 02' 59" W. 40.74 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for an interior corner of this tract of land;

THENCE S. 89° 29' 16" E. 2973.02 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for an interior corner of this tract of land;

THENCE N. 00° 27' 44" E. 394.75 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE S. 89° 27' 18" E. 537.60 feet to the most East Northeast corner of this tract of land;

THENCE S. 00° 01' 44" W. 300.01 feet to a point in the apparent North Right-of-Way line of Roach Drive as dedicated per plat of Soncy Acres Unit No. 3, an addition to the City of Amarillo according to the map or plat thereof, recorded under Clerk's File No. 2007019982 of the Official Public Records of Randall County, Texas;

THENCE N. 89° 27' 18" W. 414.81 feet along said apparent North Right-of-Way line of said Roach Drive to a 1/2 inch rod found for an interior corner of this tract of land;

THENCE S. 00° 32' 42" W. 60.10 feet to a 1/2 inch iron rod found in the apparent South Right-of-Way line of said Roach Drive for an interior corner of this tract of land;

THENCE S. 89° 27' 18" E. 75.00 feet to a 1/2 inch found for the Northwest corner of Lot 15, Block 1, of said Soncy Acres Unit No. 3;

THENCE S. 00° 27' 44" W. 538.24 feet to a mag nail found, as called for, in the South line of said Section 61 for the Southeast corner of said 246.75+/- acre tract of land;

THENCE N. 89° 29' 16" W. 3798.62 feet to the PLACE OF BEGINNING and containing 79.00 acres of land, more or less.

PLANNED DEVELOPMENT DISTRICT 400

A 7.50+/- acre tract of land out of Section 61, Block 9 B.S.&F. Survey, Randall County, Texas, being a portion of that certain 246.75+/- tract of land being described in that certain instrument recorded under Clerk's File No. 2018001728 of the Official Public Records of Randall County, Texas, said 7.50+/- acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

BEGINNING at a point in the Potter-Randall County line, same being the North line of said 246.75+/- acre tract of land for the Northeast corner of this tract of land, from whence a 1/2 inch iron rod with cap (FURMAN) found, as called for, in the West line of Lot 6, Block 1, Amended Westgate Village Addition Unit No. 1, an addition to the City of Amarillo according to the map or plat thereof, recorded in Volume 1554, Page 172 of the Deed Records of Randall County, Texas, for the Northeast corner of said 246.75+/- acre tract of land, bears S. 89° 41' 44" E. 98.92 feet;

THENCE S. 00° 01' 44" W. 900.01 feet along the existing city limits line of the City of Amarillo per Ordinance No. 6069 to the Southeast corner of this tract of land;

THENCE N. 89° 41' 44" W. 253.52 feet to a point;

THENCE N. 87° 24' 15" W. 62.53 feet to the Southwest corner of this tract of land, same being the beginning of a curve to the left whose center bears S. 74° 28' 38" W. 270.00 feet;

THENCE Northerly 12.51 feet along said curve to the left with a long chord of N. 16° 51' 00" W. 12.51 feet to the end of said curve, same being the beginning of a curve to the right whose center bears N. 71° 49' 22" E. 330.00 feet;

THENCE Northerly 104.84 feet along said curve to the right with a long chord of N. 09° 04' 34" W. 104.40 feet to the end of said curve;

THENCE N. 00° 01' 31" E. 532.24 feet to a point being the beginning of a curve to the left whose center bears N. 89° 58' 29" W. 970.00 feet;

THENCE Northerly 88.29 feet along said curve to the left with a long chord of N. 02° 34' 57" W. 88.26 feet to the end of said curve;

THENCE N. 05° 11' 24" W. 6.43 feet to a point;

THENCE N. 53° 40'39" W. 6.63 feet to a point being the beginning of a curve to the left whose center bears S. 12° 42' 01" E. 267.50 feet;

THENCE Southwesterly 20.56 feet along said curve to the left with a long chord of S 75° 05' 53" W. 20.55 feet to the end of said curve, same being the beginning of a curve to the right whose center bears N. 17° 06' 13" W. 387.50 feet;

THENCE Southwesterly 117.73 feet along said curve to the right with a long chord of S. 81° 36' 02" W. 117.28 feet to the end of said curve;

THENCE N. 89° 41' 44" W. 7.33 feet to a point;

THENCE N. 00° 18' 16" E. 60.00 feet to a point;

THENCE N. 45° 11' 01" E. 7.06 feet to a point;

THENCE N. 00° 03' 46" E. 110.00 feet to a point in said county line, same being the North line of said 246.75+/- acre tract of land, for the Northwest corner of this tract of land;

THENCE S. 89° 41' 44" E. 483.97 feet along said county line, same being the North line of said 246.75+/- acre tract of land, to the PLACE OF BEGINNING and containing 7.50 acres of land, more or less.

PLANNED DEVELOPMENT DISTRICT 401

A 71.02+/- acre tract of land out of Section 61, Block 9 B.S.&F. Survey, Randall County, Texas, being a portion of that certain 246.75+/- tract of land being described in that certain instrument recorded under Clerk's File No. 2018001728 of the Official Public Records of Randall County, Texas, said 71.02+/- acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the Potter-Randall County line, same being the North line of said 246.75+/- acre tract of land, for the Northwest corner of this tract of land, from whence the Southwest corner of said Section 61 bears N. 89° 41' 44" W. 1187.21 feet and S. 00° 05' 15" W. 2374.78 feet;

THENCE S. 89° 41' 44" E. 2418.00 feet along said county line, same being the North line of said 246.75+/- acre tract of land, to the most North Northeast corner of this tract of land;

THENCE S. 00° 18' 16" W. 115.00 feet to a point;

THENCE S. 89° 41' 44" E. 32.72 feet to a point;

THENCE S. 00° 18' 16" W. 60.00 feet to a point;

THENCE S. 45° 11' 01" W. 7.06 feet to a point;

THENCE S. 00° 03' 46" W. 680.01 feet to an interior corner of this tract of land;

THENCE S. 89° 41' 44" E. 306.64 feet to a point being the beginning of a curve to the right whose center bears S. 00° 18' 16" W. 445.00 feet;

THENCE Easterly 158.16 feet along said curve to the right with a long chord of S. 79° 30' 49" E. 157.33 feet to the end of said curve, same being the beginning of a curve to the left whose center bears N. 20° 40' 07" E. 155.00 feet;

THENCE Easterly 55.09 feet along said curve to the left with a long chord of S. 79° 30' 49" E. 54.80 feet to the end of said curve;

THENCE S. 89° 41' 44" E. 19.49 feet to a point;

THENCE S. 87° 24' 15" E. 62.53 feet to a point;

THENCE S. 89° 41' 44" E. 253.52 feet to the most East Northeast corner of this tract of land;

THENCE S. 00° 01' 44" W. 592.86 feet along the existing city limits line of the City of Amarillo per Ordinance No. 6069 to the most East Southeast corner of this tract of land;

THENCE N. 89° 27' 18" W. 306.42 feet to a point;

THENCE N. 00° 03' 46" E. 414.07 feet to an interior corner of this tract of land;

THENCE N. 44° 48' 59" W. 7.09 feet to a point;

THENCE N. 89° 41' 44" W. 25.16 feet to a point being the beginning of a curve to the right whose center bears N. 00° 18' 16" E. 330.00 feet;

THENCE Westerly 117.29 feet along said curve to the right with a long chord of N. 79° 30' 49" W. 116.67 feet to the end of said curve, same being the beginning of a curve to the left whose center bears S. 20° 40' 07" W. 270.00 feet;

THENCE Westerly 95.96 feet along said curve to the left with a long chord of N. 79° 30' 49" W. 95.46 feet to the end of said curve;

THENCE N. 89° 41' 44" W. 659.06 feet to a point being the beginning of a curve to the right whose center bears N. 00° 18' 16" E. 230.00 feet;

THENCE Northwesterly 119.70 feet along said curve to the right with a long chord of N. 74° 47' 10" W. 118.35 feet to the end of said curve;

THENCE N. 59° 52' 35" W. 65.13 feet to a point being the beginning of a curve to the left whose center bears N. 49° 12' 13" W. 270.00 feet;

THENCE Northeasterly 142.45 feet along said curve to the left with a long chord of N. 25° 40' 56" E. 140.80 feet to the end of said curve;

THENCE N. 84° 55' 49" W. 273.69 feet to a point being the beginning of a curve to the left whose center bears S. 21° 32' 41" W. 3103.62 feet;

THENCE Westerly 1103.42 feet along said curve to the left with a long chord of N. 78° 38' 25" W. 1097.61 feet to the end of said curve, same being the beginning of a curve to the left whose center bears S. 80° 02' 40" E. 7082.00 feet;

THENCE Southerly 1086.15 feet along said curve to the left with a long chord of S. 05° 33' 43" W. 1085.09 feet to the end of said curve;

THENCE S. 44° 10' 11" E. 7.03 feet to a point;

THENCE S. 00° 54' 19" W. 55.00 feet to a point;

THENCE S. 45° 35' 15" W. 7.08 feet to a point;

THENCE S. 04° 14' 34" E. 120.41 feet to the most South Southeast corner of this tract of land;

THENCE N. 89° 29' 16" W. 754.42 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the Southwest corner of this tract of land;

THENCE N. 00° 02' 59" E. 40.74 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the beginning of a curve to the right whose center bears S. 89° 57' 01" E. 7827.00 feet;

THENCE Northerly 1850.06 feet along said curve to the right with a long chord of N. 06° 49' 16" E. 1845.75 feet to the PLACE OF BEGINNING and containing 71.02 acres of land, more or less.

RESIDENTIAL DISTRICT 3

A 40.25+/- acre tract of land out of Section 61, Block 9 B.S.&F. Survey, Randall County, Texas, being a portion of that certain 246.75+/- tract of land being described in that certain instrument recorded under Clerk's File No. 2018001728 of the Official Public Records of Randall County, Texas, said 40.25+/- acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

BEGINNING at the Southwest corner of this tract of land, from whence the Southwest corner of said Section 61 bears S. 00° 30' 44" W. 503.70 feet and N. 89° 29' 16" W. 1721.51 feet;

THENCE N. 04° 14' 34" W. 120.41 feet to the beginning of a curve to the right whose center bears S. 89° 21' 28" E. 7082.00 feet;

THENCE Northerly 1151.15 feet along said curve to the right with a long chord of N. 05° 17' 56" E. 1149.89 feet to the end of said curve for the Northwest corner of this tract of land, same being the beginning of a curve to the right whose center bears S. 01° 10' 29" W. 3103.62 feet;

THENCE Southeasterly 1103.42 feet along said curve to the right with a long chord of S. 78° 38' 25" E. 1097.61 feet to the end of said curve;

THENCE S. 84° 55' 49" E. 273.69 feet to a point being the beginning of a curve to the right whose center bears N. 79° 25' 55" W. 270.00 feet;

THENCE Southwesterly 142.45 feet along said curve to the right with a long chord of S. 25° 40' 56" W. 140.80 feet to the end of said curve;

THENCE S. 59° 52' 35" E. 65.13 feet to a point being the beginning of a curve to the left whose center bears N. 30° 07' 25" E. 230.00 feet;

THENCE Southeasterly 119.70 feet along said curve to the left with a long chord of S. 74° 47' 10" E. 110.85 feet to the end of said curve;

THENCE S. 89° 41' 44" E. 659.06 feet to a point being the beginning of a curve to the right whose center bears S. 00° 18' 16" W. 270.00 feet;

THENCE Easterly 95.96 feet along said curve to the right with a long chord of S. 79° 30' 49" E. 95.46 feet to the end of said curve, same being the beginning of a curve to the left whose center bears N. 20° 40' 07" E. 330.00 feet;

THENCE Easterly 117.29 feet along said curve to the left with a long chord of S. 79° 30' 49" E. 116.67 feet to the end of said curve;

THENCE S. 89° 41' 44" E. 25.16 feet to a point;

THENCE S. 44° 48' 59" E. 7.09 feet to a point;

THENCE S. 00° 03' 46" W. 162.50 feet to the most East Southeast corner of this tract of land;

THENCE N. 89° 29' 16" W. 1152.07 feet to a point being the beginning of a curve to the left whose center bears S. 84° 07' 30" E. 5802.00 feet;

THENCE Southerly 527.15 feet along said curve to the left with a long chord of S. 03° 16' 20" W. 526.97 feet to the end of said curve;

THENCE S. 04° 14' 53" E. 120.24 feet to the Southeast corner of this tract of land;

THENCE N. 89° 29' 16" W. 1280.00 feet to the PLACE OF BEGINNING and containing 40.25 acres of land, more or less.

MODERATE DENSITY DISTRICT

A 9.73+/- acre tract of land out of Section 61, Block 9 B.S.&F. Survey, Randall County, Texas, being a portion of that certain 246.75+/- tract of land being described in that certain instrument recorded under Clerk's File No. 2018001728 of the Official Public Records of Randall County, Texas, said 9.73+/- acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

BEGINNING at a point in the Potter-Randall County line, same being the North line of said 246.75+/- acre tract of land for the Northeast corner of this tract of land, from whence a 1/2 inch iron rod with cap (FURMAN) found, as called for, in the West line of Lot 6, Block 1, Amended Westgate Village Addition Unit No. 1, an addition to the City of Amarillo according to the map or plat thereof, recorded in Volume 1554, Page 172 of the Deed Records of Randall County, Texas, for the Northeast corner of said 246.75+/- acre tract of land, bears S. 89° 41' 44" E. 582.89 feet;

THENCE S. 00° 03' 46" W. 110.00 feet to a point;

THENCE S. 45° 11' 01" W. 7.06 feet to a point;

THENCE S. 00° 18' 16" W. 60.00 feet to a point;

THENCE S. 89° 41' 44" E. 7.33 feet to a point being the beginning of a curve to the left whose center bears N. 00° 18' 16" E. 387.50 feet;

THENCE Northeasterly 117.73 feet along said curve to the left with a long chord of N. 81° 36' 02" E. 117.28 feet to the end of said curve, same being the beginning of a curve to the right whose center bears S. 17° 06' 13" E. 267.50 feet;

THENCE Northeasterly 20.56 feet along said curve to the right with a long chord of N. 75° 05' 53" E. 20.55 feet to the end of said curve;

THENCE S. 53° 40' 39" E. 6.63 feet to a point;

THENCE S. 05° 11' 24" E. 6.43 feet to a point being the beginning of a curve to the right whose center bears S. 84° 48' 36" W. 970.00 feet;

THENCE Southerly 88.29 feet along said curve to the right with a long chord of S 02° 34' 57" E. 88.26 feet to the end of said curve;

THENCE S. 00° 01' 31" W. 532.24 feet to a point being the beginning of a curve to the left whose center bears S. 89° 58' 29" E. 330.00 feet;

THENCE Southerly 104.84 feet along said curve to the left with a long chord of S. 09° 04' 34" E. 104.40 feet to the end of said curve, same being the beginning of a curve to the right whose center bears S. 71° 49' 22" W. 270.00 feet;

THENCE Southerly 12.51 feet along said curve to the right with a long chord of S. 16° 51' 00" E. 12.51 feet to the end of said curve, same being the Southeast corner of this tract of land;

THENCE N. 89° 41' 44" W. 19.49 feet to a point being the beginning of a curve to right whose center bears N. 00° 18' 16" E. 155.00 feet;

THENCE Northwesterly 55.09 feet along said curve to the right with a long chord of N. 79° 30' 49" W. 54.80 feet to the end of said curve, same being the beginning of a curve to the left whose center bears S. 20° 40' 07" W. 445.00 feet;

THENCE Northwesterly 158.16 feet along said curve to the left with a long chord of N. 79° 30' 49" W. 157.33 feet to the end of said curve;

THENCE N. 89° 41' 44" W. 306.64 feet to the Southwest corner of this tract of land;

THENCE N. 00° 03' 46" E. 680.01 feet to a point;

THENCE N. 45° 11' 01" E. 7.06 feet to a point;

THENCE N. 00° 18' 16" E. 60.00 feet to a point;

THENCE N. 89° 41' 44" W. 32.72 feet to a point;

THENCE N. 00° 18' 16" E. 115.00 feet to a point in said county line, same being the North line of said 246.75+/- acre tract of land, for the Northwest corner of this tract of land;

THENCE S. 89° 41' 44" E. 393.24 feet along said county line, same being the North line of said 246.75+/- acre tract of land, to the PLACE OF BEGINNING and containing 9.73 acres of land, more or less.

MULTIPLE FAMILY DISTRICT 1

A 15.28+/- acre tract of land out of Section 61, Block 9 B.S.&F. Survey, Randall County, Texas, being a portion of that certain 246.75+/- tract of land being described in that certain instrument recorded under Clerk's File No. 2018001728 of the Official Public Records of Randall County, Texas, said 15.28+/- acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

BEGINNING at the Southwest corner of this tract of land, from whence the Southwest corner of said Section 61 bears S. 00° 30' 44" W. 503.70 feet and N. 89° 29' 16" W. 3001.51 feet;

THENCE N. 04° 14' 53" W. 120.24 feet to a point being the beginning of a curve to the right whose center bears S. 89° 19' 51" E. 5802.00 feet;

THENCE Northerly 527.15 feet along said curve to the right with a long chord of N. 03° 16' 20" E. 526.97 feet to the end of said curve being the Northwest corner of this tract of land;

THENCE S. 89° 29' 16" E. 1152.07 feet to the Northeast corner of this tract of land;

THENCE S. 00° 03' 46" W. 251.57 feet to the most East Southeast corner of this tract of land;

THENCE N. 89° 27' 18" W. 231.18 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for an interior corner of this tract of land;

THENCE S. 00° 27' 44" W. 394.75 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the most South Southeast corner of this tract of land;

THENCE N. 89° 29' 16" W. 938.61 feet to the PLACE OF BEGINNING and containing 15.28 acres of land, more or less.

Amarillo City Council
Agenda Transmittal Memo

Item No. 3D

Meeting Date	July 12, 2022	**Council Pillar**	Regular Agenda Item – Public Hearing
Department	Planning and Development Services, Brady Kendrick – Planner II		

Agenda Caption

PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 7995

Public hearing and first reading to consider an ordinance rezoning a 13.50-acre tract of land, being a portion of Lot 1, Block 2, South Side Acres Unit No. 4, an addition to the City of Amarillo, and unplatted land, all in Section 231, Block 2, A.B.&M. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Residential District 1 and Residential District 2 to Moderate Density District.
VICINITY: Western St. and Arden Rd.
APPLICANT/S: Daryl Furman for Valleyview Church of the Nazarene

Agenda Item Summary

Adjacent land use and zoning

Adjacent zoning consists of Residential District 2 to the north and east, Residential District 1 to the west, and Residential District 1 and Moderate Density District to the south.

Adjacent land uses consist of single-family detached homes to the north, vacant land and single-family detached homes to the south, single-family detached homes to the east, and single-family detached homes and a church to the west.

Proposal

The applicant is proposing a change in zoning to develop the site with single-family detached and attached (townhomes) residential products. Single-family attached homes are not allowed in Residential Districts 1 through 3 and is the reason for the Moderate Density request. The tract is currently owned by the neighboring church and is utilized for outdoor activities associated with the church.

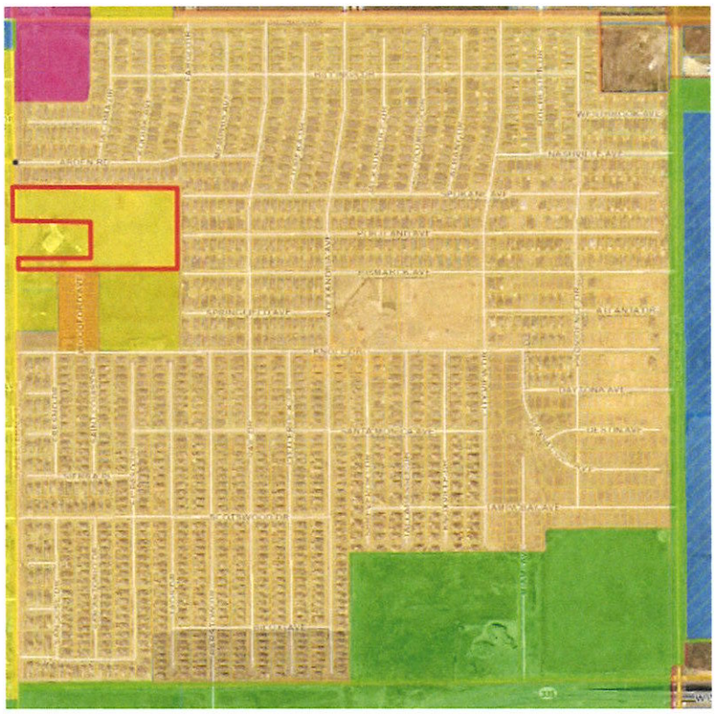
Analysis

When considering a rezoning request, the Planning and Zoning Commission analyzes existing zoning and development patterns in the area along with common Planning principles such as the Comprehensive Plan's Future Land Use and Character Map and the Neighborhood Unit Concept of Development (NUC).

The applicant's tract is identified as being within the Suburban Residential category. Suburban Residential calls for detached single family dwellings on larger lots to encourage a greater separation between homes. While the applicant's request and development plans are residential in nature, they would not conform with the Future Land Use Map category for this tract as the tracts proposed for development are smaller in overall size. Additionally, it is worth noting that Moderate Density does allow for multi-family land uses such as duplexes, triplexes, and apartments.

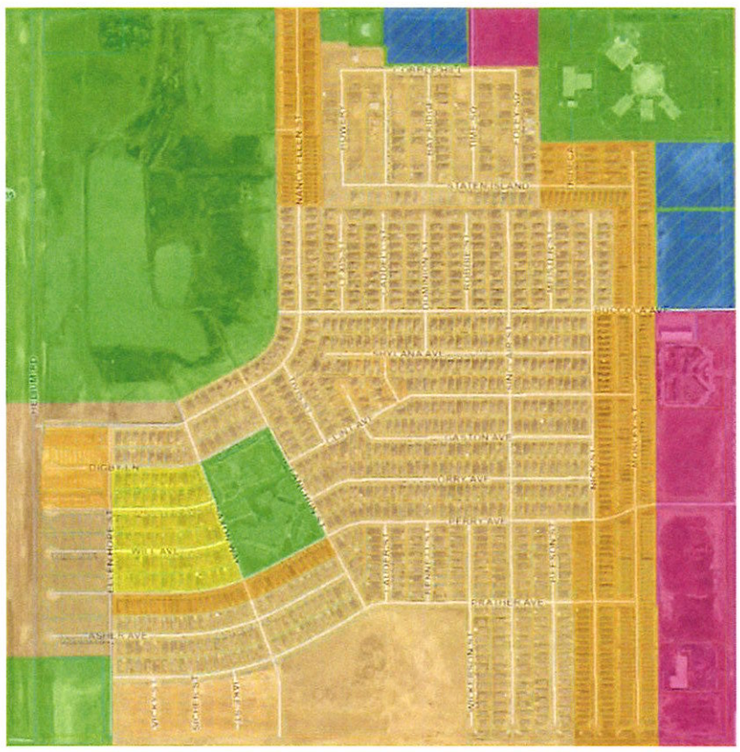
Regarding the NUC, it is recommended that higher density residential be located at the periphery of a subdivision and/or between more intense zoning, land uses, and/or major thoroughfares and less dense single-family detached homes internal to a section.

Considering the location of the applicant's tract is adjacent to the heavily traveled throughfare of Western Street and an institutional land use (church), Commissioners believe higher density of residential development at this location could serve as a buffer and appropriate transition in zoning between Western Street and external activities associated with the church to the single-family detached homes on larger lots to the east.



It is worth noting that townhome development and/or zoning is largely absent within the City View Estates Subdivision as a whole. This is unique in that developers typically provide various residential products (detached, attached, and apartments) within a subdivision. These additional residential products are recommended to strengthen a neighborhood, by adding a wider choice of residential products. Such variety of residential products are in character with other subdivisions found around Amarillo.

Additionally, the Comprehensive Plan and City's policy calls for and encourages appropriate infill development when possible. This request represents one of those opportunities in the Planning and Zoning Commission's opinion. Based on the just mentioned, Commissioners believe that the request is a logical continuation of existing zoning and sets appropriate development patterns in the area that would not result in any significant impacts to surrounding properties.



Requested Action/Recommendation

Notices were sent to property owners within 200 feet as required by State Law. As of this writing, two phone calls have been received with one caller expressing no opposition and the other expressing opposition. The primary concern expressed by the caller was the fact that Moderate Density District could allow for apartments if the current development plans fall through.

Considering the just mentioned, the Planning and Zoning Commission recommends **APPROVAL** of the request as presented.

LSS 7/1/2022

ORDINANCE NO. 7995

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 WESTERN STREET AND ARDEN ROAD, 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 13.50 acre tract of land, being a portion of Lot 1, Block 2, South Side Acres Unit No. 4, an addition to the City of Amarillo, and unplatted land, all in Section 231, Block 2, A.B.&M. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Residential District 1 and Residential District 2 to Moderate Density District and being further described in Exhibit A attached herein.

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 12th day of July, 2022 and PASSED on Second and Final Reading on this the 26th day of July, 2022.

_____

Ginger Nelson, Mayor

ATTEST:

_____

Stephanie Coggins, City Secretary

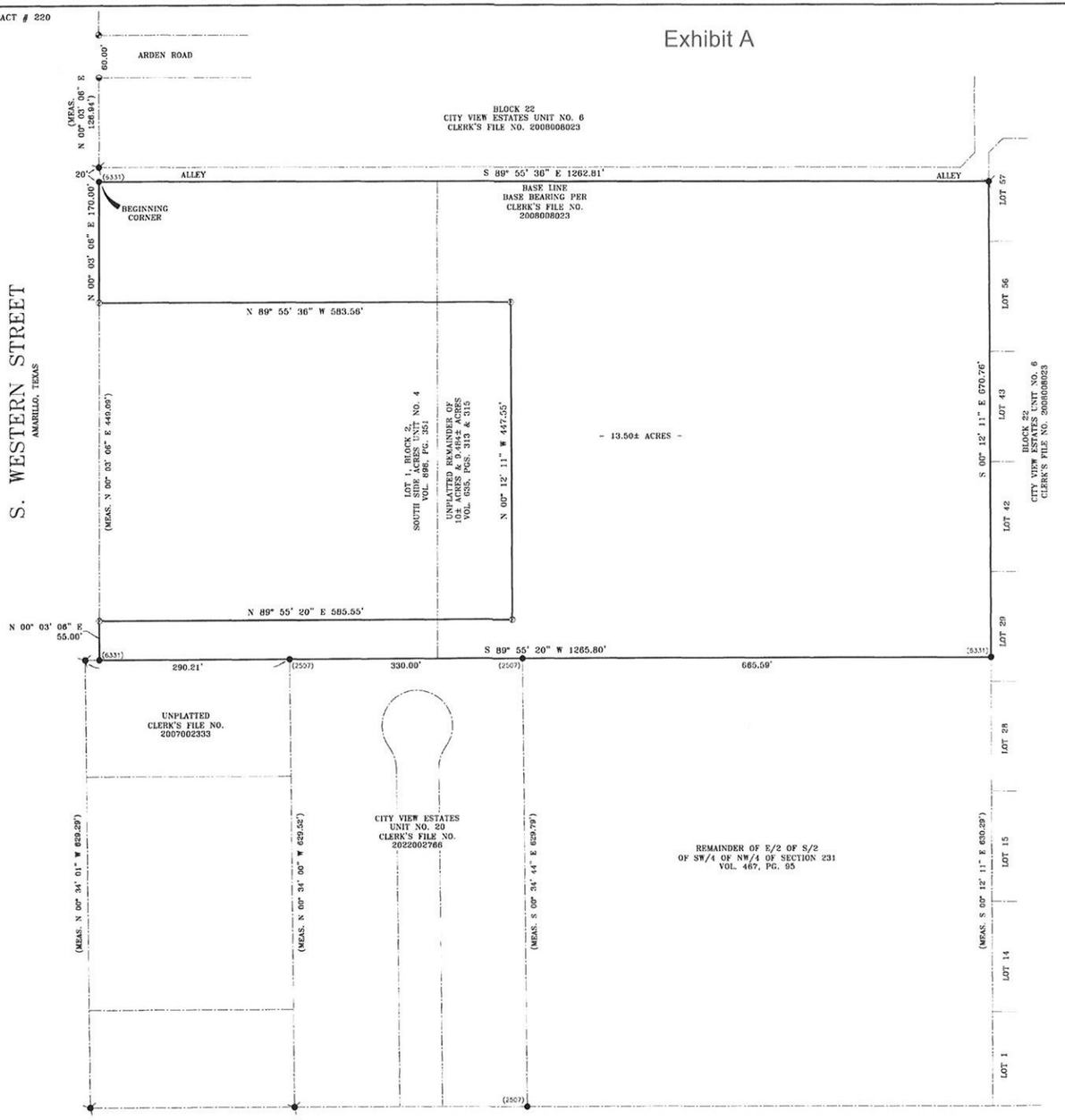
APPROVED AS TO FORM:

_____

Bryan McWilliams, City Attorney

2010 CENSUS TRACT # 220

Exhibit A



REZONING EXHIBIT



LEGEND:

- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- 1/2" IRON ROD W/CAP FND
- 1/2" IRON ROD FND
- 3/8" IRON ROD W/CAP FND
- 3/8" IRON ROD FND
- (xxxx) NAME OR NUMBER IN ( ) INDICATES MONUMENT ORIGIN

NOTES

1. Original seal and signature of the surveyor must be present on each page for survey to be valid.

2. This plat is the property of Furman Land Surveyors Inc. Furman Land Surveyors Inc. accepts no responsibility for the use of this plat for any purpose other than its original intended use. The intended use being the consummation of the original transaction between the parties listed in the certificate hereon and issuance of title insurance for the property surveyed. Reproduction of this plat for any purpose other that its original intended use is expressly forbidden without the written consent of an authorized agent of Furman Land Surveyors Inc. Copyright 2022.

3. No investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose have been made by this Surveyor.

4. The tract of land surveyed and shown hereon may be subject to the State of Texas and City of Amarillo platting rules and regulations. This surveyor suggests that the City of Amarillo Planning and Zoning Department be consulted about these rules, regulations and any requirements that this property may be subject to.

5. Boundary survey. Improvements, if any, are not shown hereon.

DESCRIPTION

A 13.50+/- acre tract of land in Section 231, Block 2, A.B.&M. Survey, Randall County, Texas, being a portion of those certain 9.484+/- and 10+/- acre tracts of land being described in those certain instruments being recorded in Volume 635, Pages 313 & 315 of the Deed Records of Randall County, Texas, and a portion of Lot 1, Block 2, South Side Acres Unit No. 4, an addition to the City of Amarillo according to the map or plat thereof, recorded in Volume 898, Page 351 of the Deed Records of Randall County, Texas, said 13.50+/- acre tract of land having been surveyed on the ground on May 20, 2022 by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod with cap (6631) found in the North line of said Lot 1, Block 2, South Side Acres Unit No. 4, same being a South alley line as dedicated per plat of City View Estates Unit No. 6, an addition to the City of Amarillo according to the map or plat thereof, recorded under Clerk's File No. 2008008023 of the Official Public Records of Randall County, Texas, for the Northwest corner of this tract of land, from whence the Northeast corner of said Lot 1, Block 2, bears N. 89° 55' 36" W. 20.00 feet (per record data);

THENCE S. 89° 55' 36" E. (Base line) 1262.81 feet along an East-West line of said City View Estates Unit No. 6 to a 3/8 inch iron rod found in the East line of Lot 57, Block 22, said City View Estates Unit No. 6, for the Northeast corner of this tract of land;

THENCE S. 00° 12' 11" E. 670.76 feet along a North-South line of said City View Estates Unit No. 6 to a 3/8 inch iron rod with cap (6331) found in the East line of Lot 29, said Block 22, for a the Southeast corner of this tract of land;

THENCE S. 89° 55' 20" W., at 665.59 feet pass a 3/8 inch iron rod with cap (2507) found for the Northeast corner of City View Estates Unit No. 20, an addition to the City of Amarillo according to the map or plat thereof, recorded under Clerk's File No. 2022002766 of the Official Public Records of Randall County, Texas, at 995.59 feet pass a 3/8 inch iron rod with cap (2507) found for the Northwest corner of City View Estates Unit No. 20, same being the Northeast corner of that certain tract of land being described in that certain instrument recorded under Clerk's File No. 2007002333 of the Official Public Records of Randall County, Texas, continuing for a total distance of 1265.80 feet to a 3/8 inch iron rod with cap (6331) found for the Southwest corner of this tract of land, from whence a 3/8 inch iron rod found for the Northwest corner of said tract of land described under Clerk's File No. 2007002333, same being the Southwest corner of the aforementioned Lot 1, Block 2, South Side Acres Unit No. 4, bears S. 89° 55' 20" W. 20.00 feet;

THENCE N. 00° 03' 06" E. 55.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for a jog corner of this tract of land;

THENCE N. 89° 55' 20" E. 585.55 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for an interior corner of this tract of land;

THENCE N. 00° 12' 11" W. 447.55 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for an interior corner of this tract of land;

THENCE N. 89° 55' 36" W. 583.56 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for a jog corner of this tract of land;

THENCE N. 00° 03' 06" E. 170.00 feet to the PLACE OF BEGINNING and containing 13.50 acres of land, more or less.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. THIS DOCUMENT HAS BEEN RELEASED BY DARYL R. FURMAN RPLS 5374 FOR REVIEW PURPOSES ONLY. DATE: 05/23/2022

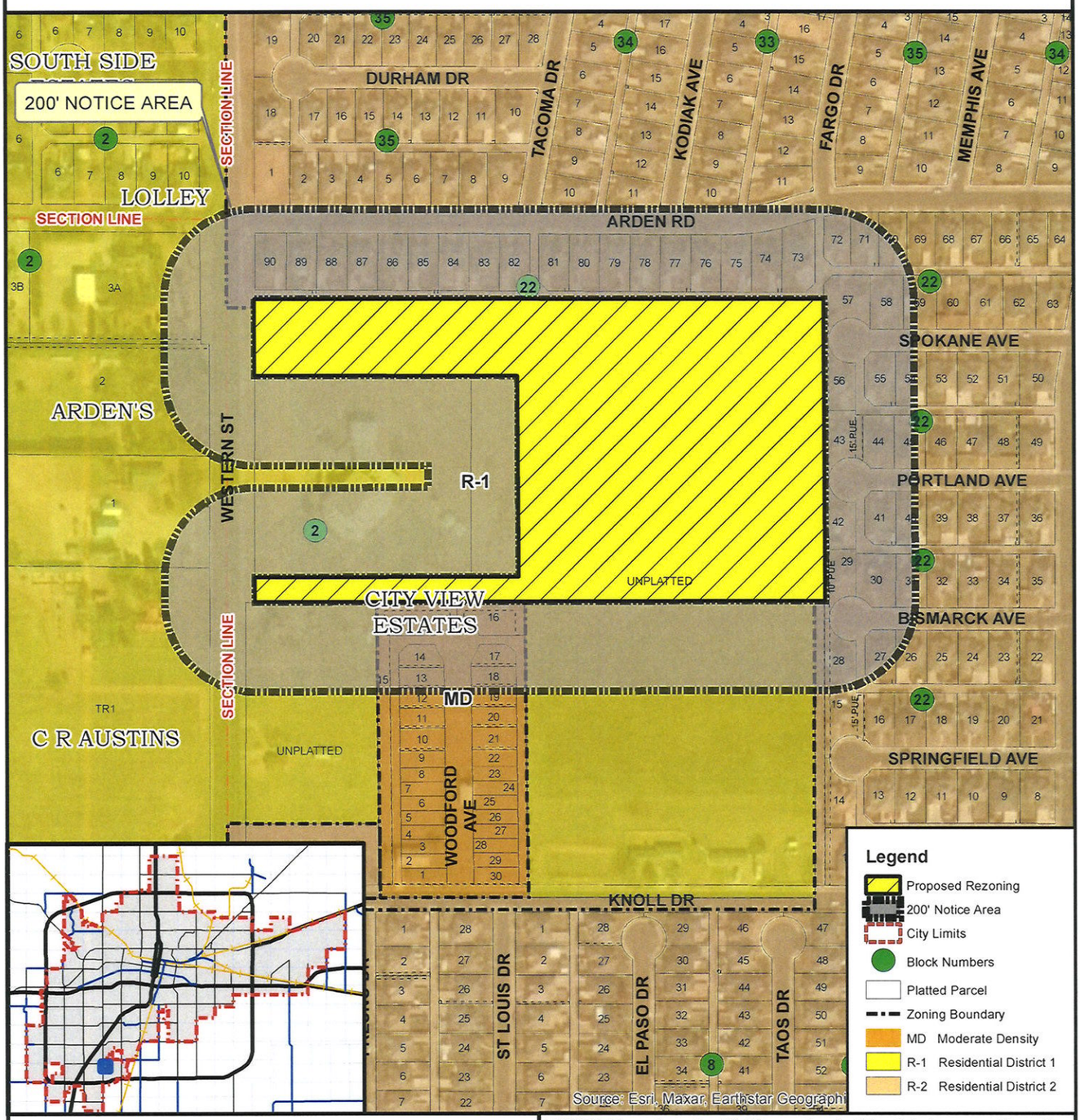
FURMAN LAND SURVEYORS, INC.

SURVEYING · MAPPING · CONSULTING
TEXAS · OKLAHOMA NEW MEXICO
KANSAS · COLORADO

DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS
CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS KYLE L. BRADY, RPLS
CEASE ROME, SIT · LEONARD A. MCLAUGHLIN, SIT
TEXAS FIRM #10092400 & 10092401
P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 324-4266 · FAX (806) 374-4248
P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1482

PROJECT NO. 2229702Z FILE NO. L-17
DRAWING NO. P:\SUB 22\RANDALL\L-17\2229702\rezoning

REZONING FROM R-1 & R-2 TO MD



Legend

- Proposed Rezoning
- 200' Notice Area
- City Limits
- Block Numbers
- Platted Parcel
- Zoning Boundary
- MD Moderate Density
- R-1 Residential District 1
- R-2 Residential District 2

CITY OF AMARILLO
PLANNING DEPARTMENT

Scale: 1 inch = 300 feet
Date: 5/26/2022
Case No: Z-22-21

N W E S

Z-22-21 Rezoning of a 13.50 acre tract of land, being a portion of Lot 1, Block 2, South Side Acres Unit No. 4, an addition to the City of Amarillo, and unplatted land, all in Section 231, Block 2, A.B.&M. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Residential District 1 and Residential District 2 to Moderate Density District.
VICINITY: Western St. and Arden Rd.
APPLICANT/S: Daryl Furman for Valleyview Church of the Nazarene

AP: L-17

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

Amarillo City Council
Agenda Transmittal Memo

Item No. 3E

Meeting Date	July 12, 2022	**Council Pillar**	Regular Agenda Item – Public Hearing
Department	Brady Kendrick – Planner II, Planning and Development Services		

Agenda Caption

PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 7996

Public hearing and first reading to consider an ordinance rezoning Lots 3 through 5, Block 93, Plemons Addition, in Section 170, Block 2, A.B.&M. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Light Commercial District to Planned Development District 399 for increased lot coverage and reduced onsite parking.
VICINITY: SW 8th Ave. and Monroe St.
APPLICANT/S: Charles R. Lynch for Amarillo Steam Team, LLC

Agenda Item Summary

Adjacent land use and zoning

Adjacent zoning consists of Light Commercial District in all directions.

Adjacent land uses consist of an institutional space (church) to the east and commercial uses at varying scales in all other directions.

Proposal

The applicant, who owns Steam Team of Amarillo, is proposing a change in zoning in order to adaptively reuse and expand an existing building on the site.

While the applicant's proposed use is allowed under the current zoning, the project scope was designed with the understanding that the City's Zoning Ordinance Rewrite recommended lot coverage maximums to be 100 percent and that no non-residential parking minimums be set for properties located in the Urban Neighborhood Overlay District (UN-O District), which this property would fall within.

The property is currently zoned Light Commercial, and the maximum lot coverage is fifty percent and per the current parking ratios, be required to provide 24 parking spaces.

Analysis

Considering the proposed use and base zoning is not being changed other than two development standards by this proposed Planned Development, the typical considerations of the Comprehensive Plan's Future Land Use and Character Map, zoning and development patterns, or conformity to the Neighborhood Unit Concept of Development (NUC) do not come into play. What is staff's primary focus is whether the proposed change is in character with surrounding development and/or zoning.

When looking at surrounding development characteristics for properties within Light and Heavy Commercial Districts, there are several commercial buildings located that currently observe a lot coverage that exceeds fifty percent (many at or near a 100 percent lot coverage) and parking areas that fall below minimum parking requirements. Additionally, Central Business District zoning is approximately three blocks east of the applicant's site. This is noteworthy as Central Business District mirrors the proposed development standards (increased lot coverage/no minimum off-street parking).

Taking all this into account, the Planning and Zoning Commission believes that utilizing development standards proposed, the applicant's request would not be out of character with the area nor would create any detrimental impacts to the area.

Requested Action/Recommendation

Notices were sent to all property owners within 200 feet as required by State Law. As of this writing, no comments have been received regarding the request.

Considering the previously mentioned information, the Planning and Zoning Commission recommends **APPROVAL** of the request as presented.

ORDINANCE NO. 7996

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 SOUTHWEST EIGHTH AVENUE AND MONROE STREET, POTTER COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

> Rezoning of Lots 3 through 5, Block 93, Plemons Addition, in Section 170, Block 2, A.B.&M. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Light Commercial District to Planned Development District 399 for increased lot coverage and reduced onsite parking.

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 12th day of July, 2022 and PASSED on Second and Final Reading on this the 26th day of July, 2022.

Ginger Nelson, Mayor

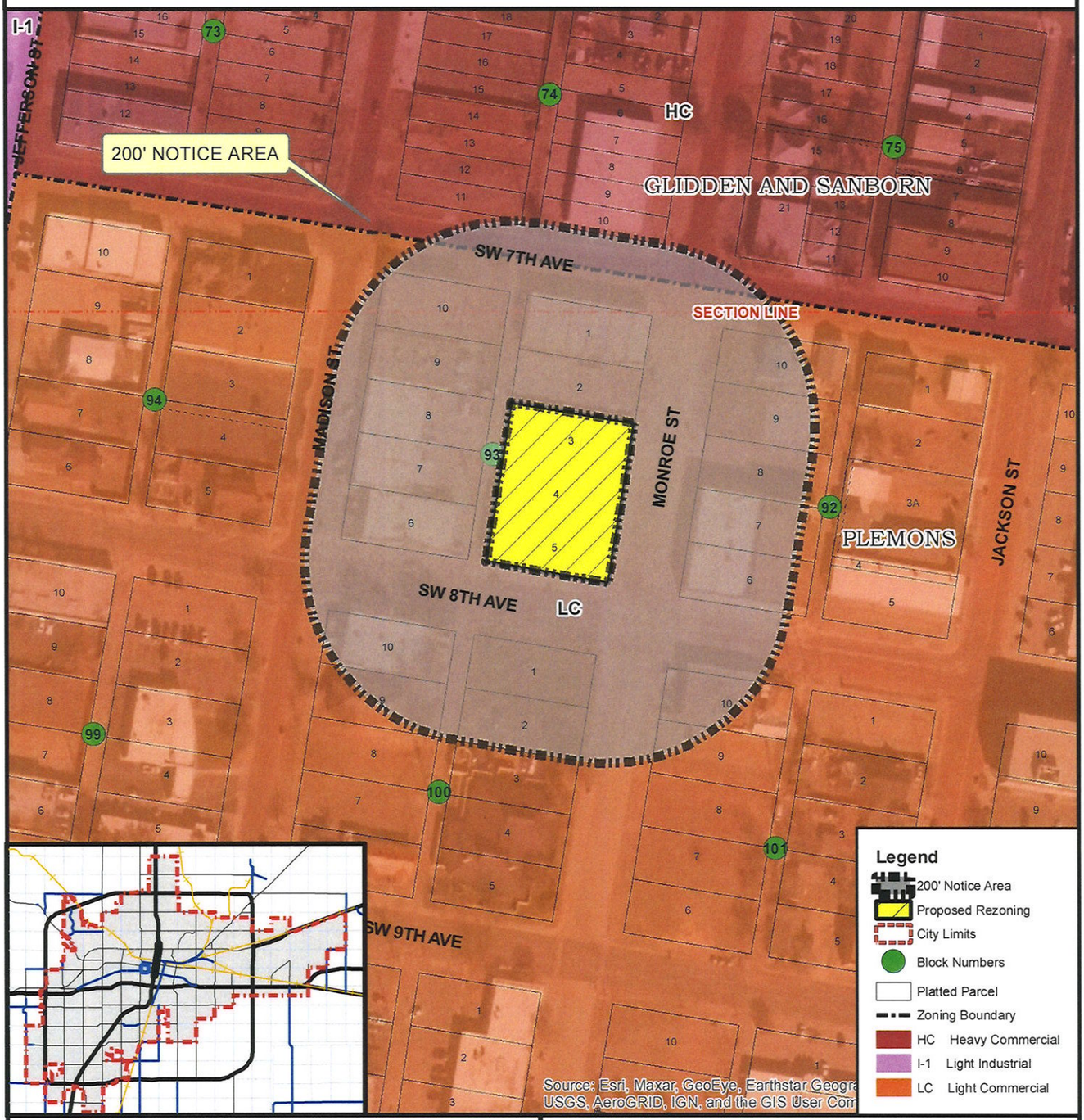
ATTEST:

Stephanie Coggins, City Secretary

APPROVED AS TO FORM:

Bryan McWilliams, City Attorney

REZONING FROM LC TO PD



CITY OF AMARILLO
PLANNING DEPARTMENT

Scale: 1 inch = 150 feet
Date: 6/1/2022
Case No: Z-22-23

N
W E
S

Rezoning of Lots 3 through 5, Block 93, Plemons Addition, in Section 170, Block 2, A.B.&M. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Light Commercial District to Planned Development District 399 for increased lot coverage and reduced on-site parking.

Applicant: Charles R. Lynch for Amarillo Steam Team, LLC

Vicinity: SW 8th Ave. and Monroe St.

AP: N-12

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.