

A REGULAR MEETING OF THE AMARILLO CITY COUNCIL TO BE HELD ON TUESDAY, FEBRUARY 11, 2020 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: Gene Shelburne, Anna Street Church of Christ

PUBLIC ADDRESS

(For items on the agenda for City Council consideration)

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. Reports and updates from City Councilmembers serving on outside Boards:
 - Pedestrian & Bicycle Safety
 - West Texas Mayors
 - C. Project Safe Neighborhood Update;
 - D. Proposition 2 Community Investment Program Public Safety Construction 2016-2022;
 - E. Barrio Arts Project Update; and
 - F. Request future agenda items and reports from City Manager.

2. **CONSENT ITEMS:**

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

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

- A. **CONSIDER APPROVAL – MINUTES:**
Approval of the City Council minutes for the regular meeting held on February 4, 2020.
- B. **CONSIDER APPROVAL – CITY MANAGEMENT EXECUTION OF STANDARD UTILITY AGREEMENT WITH TEXAS DEPARTMENT OF TRANSPORTATION FOR RELOCATION OF SANITARY SEWER IN BELL STREET SOUTH OF I-40:**
(Contact: Matthew Thomas, City Engineer)
This item is to approve the agreement for City execution for the relocation of an existing sewer main in TxDOT right-of-way.

C. **CONSIDER APPROVAL -- FINAL CONSTRUCTION CONTRACT WITH WESTERN BUILDERS FOR THE MPEV:**

(Contact: Jerry Danforth, Director, Project Management)

In the amount of \$56,466.00

This will be the final additions to the construction contract for the MPEV to meet the contract obligations with the Elmore Sports Group.

D. **CONSIDER AWARD – PURCHASE OF TASERS AND TASER ACCESSORIES:**

(Contact: Assistant Chief Kenneth Funtek, Amarillo Police Department)

Awarded to Axon Enterprise – \$92,075.00

This award consists of the purchase of tasers, taser batteries, taser holsters, and taser cartridges.

E. **CONSIDER PURCHASE – FERTILIZER CONTRACT:**

(Contact: Michael Kashuba, Director of Parks and Recreation)

Award to low responsive bidders as follows:

SKRT.INC DBA Pro Chem	\$29,947.40
Line(s) Item - 1, 9,10,12,13	
Harrell's LLC	\$83,910.00
Line(s) Item – 2,3,4,5,6,7,8	
Target Specialty Product	<u>\$23,100.00</u>
Line(s) Item - 11	
Total Award	\$136,957.40

This item approves the annual purchase of various fertilizers that are used throughout the year at Ross Rogers and Comanche Trail Golf Complexes as well as the Park Maintenance Division.

F. **CONSIDER PURCHASE – AGRICULTURE TURF PESTICIDES AND CHEMICAL CONTRACT:**

(Contact: Michael Kashuba, Director of Parks and Recreation)

Award to low responsive bidders as follows:

SKRT.INC DBA Pro Chem	\$8,830.80
Line(s) Item – 1,6,11,14,15	
Harrell's LLC	\$3,520.96
Line(s) Item – 5	
Target Specialty Product	\$1,746.50
Line(s) Item – 12	
BWI Dallas Fort Worth	\$43,897.72
Line(s) Item – 4,7,8,9,10,13	
Turf Care of Texas	\$2,367.31
Line(s) Item – 2,3	
Pro Pest and Lawn	<u>\$938.25</u>
Line(s) Item – 16	
Total Award	\$61,301.54

This item approves the annual purchase of various wetting agents, plant protectants, and herbicides that are used throughout the year at Ross Rogers and Comanche Trail Golf Complexes as well as the Park Maintenance Division.

G. **CONSIDER AWARD – POLICE LEATHER AND NYLON ITEMS SUPPLY AGREEMENT:**

(Contact: Trent Davis, Director of Purchasing)

Award to:

GT Distributors	\$42,395.10
Acker	<u>\$10,067.50</u>
Total Award	\$52,462.60

This annual supply agreement award consists of various types of police leather and nylons items such as magazine pouch, combo of magazine and handcuff cases, holsters, nylon belts, flashlight holders, etc. these items are for the Amarillo Police and Airport Police Departments

H. **CONSIDER AWARD – PLUMBING AND MECHANICAL SUPPLIES ANNUAL CONTRACT:**

(Contact: Trent Davis, Director of Purchasing)

Morrison Supply Company amount not to exceed \$100,000.00

Plumbing and Mechanical Supplies Annual Contract is awarded on Buyboard Purchasing Cooperative Contract #577-18.

This award is to approve a contract for the purchase of the Plumbing and Mechanical Supplies Annual Contract.

I. **CONSIDER PURCHASE -- TRAFFIC SIGNAL EQUIPMENT FOR THE NEW INSTALLATION OF A TRAFFIC SIGNAL AT SONCY ROAD AND PERRY AVENUE AND TRAFFIC SIGNAL CONTROLLERS FOR PHASE 3 OF THE TRAFFIC SIGNAL IMPROVEMENT PROJECT:**

(Contact: Michael Padilla, Transportation Superintendent)

Traffic Signal Poles	Consolidated Traffic Signals	\$43,057
Traffic Signal Cabinets	Iteris Inc.	\$11,600
Traffic Signal Heads	Paradigm Traffic Systems	\$2,656
Traffic Signal Heads	Consolidated Traffic Signals	\$4,652
Traffic Signal Controllers	Iteris Inc.	<u>\$165,600</u>
Total amount:		<u>\$227,565</u>

This item purchases signal items to be used for the installation of a new traffic signal at the intersection of Soncy Road and Perry Avenue and controllers for phase 3 of the traffic signal improvement project to update technology to run signalized intersections efficiently.

J. **CONSIDER APPROVAL – AVIATION CLEAR ZONE EASEMENT:**

(Contact: Cris Valverde, Assistant Director of Planning and Development Services)

This item considers an Aviation Clear Zone Easement, being 3,605 feet above mean sea level above the plat of I-40 and Lakeside Subdivision Unit No. 6, an addition to the City of Amarillo, being an unplatted tract of land, in Section 74, Block 2, A. B. & M. Survey, Potter County, Texas.

K. **CONSIDER APPROVAL – AVIATION CLEAR ZONE EASEMENT:**

(Contact: Cris Valverde, Assistant Director of Planning and Development Services)

This item considers an Aviation Clear Zone Easement, being 4,800 feet above mean sea level above the plat of City View Estates Unit No. 18, an addition to the City of Amarillo, being a replat of Lots 2, 3, and 4, Block 51, City View Estates Unit No. 16, in Section 231, Block 2, AB&M Survey, Randall County, Texas.

3. **NON-CONSENT ITEMS:**

A. **CONSIDER AWARD – SOUTHEAST QUADRANT HIGH DENSITY MINERAL BOND FY 16/17 – FY 20/21 COMMUNITY INVESTMENT PROGRAM, PROPOSITION 1:**

(Contact: Matthew Thomas, City Engineer)

Awarded to Andale Construction, Inc. -- \$897,371.02

This item is to consider award of the construction contract for the installation of High Density Mineral Bond on streets within the southeast quadrant of Amarillo that have been identified as being the best candidates for this type of maintenance product.

B. **CONSIDERATION OF ORDINANCE NO. 7837 – 2018/2019 BUDGET AMENDMENT:**

(Contact: Laura Storrs, Finance Director)

This is the first reading of an ordinance to amend the City of Amarillo 2018/2019 Budget.

- C. **PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 7838:**
(Contact: Andrew Freeman, Director of Planning and Development Services)
This item is the first reading and public hearing on an ordinance amending the adopted Comprehensive Plan of the City of Amarillo, Texas by adding the San Jacinto Neighborhood Plan as a component; providing for severability; providing for repealer; and providing for publication and providing an effective date.
- D. **PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 7839:**
(Contact: Cris Valverde, Assistant Director of Planning and Development Services)
This item is the first reading and public hearing of an ordinance rezoning Lot 2C, Block 70, Ridgecrest Unit No. 42, the remaining portion of Lot 2, Block 70, Ridgecrest Unit No. 19, and the remaining portion of Lot 2J, Block 70, Ridgecrest Unit No. 47, in Section 7, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from General Retail District to Planned Development District 393 for outdoor ATV sales. (Vicinity: Bell Street and Southwest 45th Avenue.)
- E. **CONSIDER RESOLUTION – CALLING A BOND ELECTION TO BE HELD IN THE CITY OF AMARILLO, TEXAS AND RESOLVING OTHER MATTERS INCIDENT AND RELATED TO SUCH ELECTION:**
(Contact: Michelle Bonner, Deputy City Manager)
Discussion and consideration of a resolution calling a bond election to be held in the City of Amarillo, Texas and resolving other matters incident and related thereto.
- F. **EXECUTIVE SESSION:**
City Council may convene in Executive Session to receive reports on or discuss any of the following pending projects or matters:
1) Section 551.072 - Discuss the purchase, exchange, lease, sale, or value of real property and public discussion of such would not be in the best interests of the City's bargaining position:
(a) Discuss property located 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 South Buchanan Street) of the building. An access ramp leading to the main entry is located at the southwest corner of the building. Parking spaces for individuals with disabilities are available in the south parking lot. City Hall is equipped with restroom facilities, communications equipment and elevators that are accessible. Individuals with disabilities who require special accommodations or a sign language interpreter must contact the City Secretary's Office 48 hours prior to meeting time by telephoning 378-3013 or the City TDD number at 378-4229.

Posted this 7th day of February 2020.

Regular meetings of the Amarillo City Council stream live on Cable Channel 10 and are available online at:
<http://amarillo.gov/city-hall/city-government/view-city-council-meetings>
Archived meetings are also available.

A



STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 4th day of February 2020, the Amarillo City Council met at 1:00 p.m. for a regular meeting held in the Council Chamber located on the third floor of City Hall at 601 South Buchanan Street, with the following members present:

ELAINE HAYS	COUNCILMEMBER NO. 1
FREDA POWELL	MAYOR PRO TEM/COUNCILMEMBER NO. 2
EDDY SAUER	COUNCILMEMBER NO. 3
HOWARD SMITH	COUNCILMEMBER NO. 4

Absent was Ginger Nelson, Mayor. Also in attendance were the following administrative officials:

JARED MILLER	CITY MANAGER
MICHELLE BONNER	DEPUTY CITY MANAGER
BRYAN MCWILLIAMS	CITY ATTORNEY
ANDREW FREEMAN	DIR OF PLANNING/DEVELOPMENT SERVICES
FRANCES HIBBS	CITY SECRETARY

The invocation was given by Greg Dowell, Central Church of Christ. Mayor Pro Tem Powell led the Pledge of Allegiance.

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

PUBLIC ADDRESS

James Schenck, 6216 Gainsborough Road, spoke on the election for the Civic Center not being in November. He further spoke on the cost and requested an explanation of where the funds were coming from to buy the warehouses. Jackie Brown, 3520 Rutson Drive, stated his concerned was the premium costs being paid for warehouses that are above the appraised value. He also stated there is no parking downtown. Randy Paul, 1510 North Cleveland Street, stated a new Civic Center would benefit all citizens across the city and the proposed tax increase would punish all the property owners for entertainment. He further stated his taxes keep going up and his property value has increased over \$20,000. He then inquired where the revenue received from the Civic Center was spent. There were no further comments.

ITEM 1:

- A. Review agenda items for regular meeting and attachments;
- B. Curbside Cart Program Update;
- C. Presentation and Discussion on Module 1: Zoning Related to the Zoning Code Revision Project;
- D. Presentation and Discussion on the San Jacinto Neighborhood Plan;
- E. Thompson Park Pool Update;
- F. Discuss the recommended proposal for the Civic Center expansion and renovation;
- G. Automatic Meter Infrastructure Update;
- H. Reports and updates from City Councilmembers serving on outside Boards: Animal Management & Welfare Advisory Board; Convention & Visitor Council Board; and
- I. Request future agenda items and reports from City Manager.

CONSENT ACTION ITEMS:

ITEM 2: Mayor Pro Tem Powell presented the consent agenda and asked if any item should be removed for discussion or separate consideration. Mr. Miller provided additional information on Item 2B. The property would be purchased with existing funds with the plan to issue a future debt issuance for the possible bond proposal discussed in Item 1F. Motion was made by Councilmember Sauer to approve the consent agenda as presented, seconded by Councilmember Smith:

- A. **MINUTES:**
Approval of the City Council minutes for the regular meetings held on January 28, 2020.
- B. **RESOLUTION – DECLARING THE EXPECTATION TO REIMBURSE EXPENDITURES WITH PROCEEDS OF FUTURE DEBT:**
(Contact: Michelle Bonner, Deputy City Manager)
Discussion and consideration of all matters incident and related to declaring expectation to reimburse expenditures for acquiring land at 503-509 South Johnson Street, Amarillo, Texas with proceeds of future debt, including the adoption of a resolution pertaining thereto.

Voting AYE were Mayor Pro Tem Powell, Councilmembers Hays, Sauer and Smith; voting NO were none; the motion carried by a 4:0 vote of the Council.

NON-CONSENT ITEMS:

ITEM 3: Mayor Pro Tem Powell stated this item was not needed.

ATTEST:

Frances Hibbs, City Secretary

Freda Powell, Mayor Pro Tem



Amarillo City Council Agenda Transmittal Memo



Meeting Date	February 11, 2020	Council Priority	Infrastructure Initiative
Department	Capital Projects & Development Engineering	Contact Person	Matthew Thomas

Agenda Caption

Approval – City Management Execution of Standard Utility Agreement with Texas Department of Transportation for Relocation of Sanitary Sewer in Bell Street South of I-40

This item is to approve the Agreement for City execution for the relocation of an existing sewer main in TxDOT right-of-way.

Agenda Item Summary

Approval of the Standard Utility Agreement will allow TxDOT to reimburse an estimated 100% of the City's costs to relocate approximately 470 linear feet of sanitary sewer main currently in I-40. This relocation of the sewer main will route sewer flows to the south in Bell Street. Reimbursement is for actual costs, but the anticipated reimbursement is \$511,000.

Requested Action

Consider Standard Utility Agreement for approval.

Funding Summary

There is no direct cost associated with the execution of the Agreement. Reimbursement will be credited to the water and sewer general fund.

Community Engagement Summary

The approval of the Standard Utility Agreement will have minimal impact on the community. The community engagement process will be an integral part of the construction phase of this project, and the project management team will be involved.

Staff Recommendation

City Staff is recommending approval of the Agreement.

STANDARD UTILITY AGREEMENT

U-Number: 15150

District: 04-Amarillo
Federal Project No.: NH2017(935)
ROW CSJ: 0275-01-195
Highway Project Letting Date: 8/24/2017

County: Potter
Highway: IH0040
From: West of Bell Street (781+52.85)
To: East of Bell Street (787+06)

This Agreement by and between the State of Texas, acting by and through the Texas Transportation Commission, ("**State**"), and City of Amarillo, ("**Utility**"), acting by and through its duly authorized representative, shall be effective on the date of approval and execution by and on behalf of the **State**.

WHEREAS, the **State** has deemed it necessary to make certain highway improvements as designated by the **State** and approved by the Federal Highway Administration within the limits of the highway as indicated above;

WHEREAS, the proposed highway improvements will necessitate the adjustment, removal, and/or relocation of certain facilities of the **Utility** as indicated in the following statement of work: sewer main relocation in Bell Street south of IH0040 which is necessary due to the circumstances outlined in the Emergency Work Authorization executed on August 24, 2017; and more specifically as shown in the **Utility's** plans, specifications and estimated costs, which are attached hereto as Attachment "A".

WHEREAS, the **State** will participate in the costs of the adjustment, removal, and relocation of certain facilities to the extent as may be eligible for State and/or Federal participation.

WHEREAS, the **State**, upon receipt of evidence it deems sufficient, acknowledges the **Utility's** interest in certain lands and facilities that entitle it to reimbursement for the adjustment, removal, and relocation of certain of its facilities located upon the lands as indicated in the statement of work above.

NOW, THEREFORE, BE IT AGREED:

The **State** will pay to the **Utility** the costs incurred in adjustment, removal, and relocation of the **Utility's** facilities up to the amount said costs may be eligible for **State** participation.

All conduct under this agreement, including but not limited to the adjustment, removal, and relocation of the facility, the development and reimbursement of costs, any environmental requirements, and retention of records will be in accordance with all applicable federal and state laws, rules and regulations, including, without limitation, the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act, 42 U.S.C. §§ 4601, et seq., the National Environmental Policy Act, 42 U.S.C. §§ 4231, et seq., the Buy America provisions of 23 U.S.C. § 313 and 23 CFR 635.410, as amended, Texas Transportation Code § 223.045, the Utility Relocations, Adjustments, and Reimbursements provisions of 23 CFR 645, Subpart A, and the Utility Accommodation provisions of 23 CFR 645, Subpart B.

The **Utility** shall supply, upon request by the **State**, proof of compliance with the aforementioned laws, rules, regulations, and guidelines prior to the commencement of the adjustment, removal, and relocation of the facility.

The **Utility** shall comply with the Buy America provisions of 23 U.S.C. § 313, 23 CFR 635.410, as amended, and the Steel and Iron Preference provisions of Texas Transportation Code § 223.045 and, when products that are composed predominately of steel and/or iron are incorporated into the permanent installation of the utility facility, use domestically manufactured products. TxDOT Form 1818 (Material Statement), along with all required attachments, must be submitted, prior to the commencement of the adjustment, removal, and relocation of the facility, as evidence of compliance with the aforementioned provisions. Failure to submit the required

Initial Date
TxDOT

Initial Date
Utility

documentation or to comply with the Buy America, and Steel and Iron Preference requirements shall result in: (1) the **Utility** becoming ineligible to receive any contract or subcontract made with funds authorized under the Intermodal Surface Transportation Efficiency Act of 1991; (2) the **State** withholding reimbursement for the costs incurred by the **Utility** in the adjustment, removal, and relocation of the **Utility's** facilities; and (3) removal and replacement of the non-compliant products.

The **Utility** agrees to develop relocation or adjustment costs by accumulating actual direct and related indirect costs in accordance with a work order accounting procedure prescribed by the **State**, or may, with the **State's** approval, accumulate actual direct and related indirect costs in accordance with an established accounting procedure developed by the **Utility**. Bills for work hereunder are to be submitted to the **State** not later than one (1) year after completion of the work. Failure to submit the request for final payment, in addition to all supporting documentation, within one (1) year after completion of the work may result in forfeiture of payment for said work.

When requested, the **State** will make intermediate payments at not less than monthly intervals to the **Utility** when properly billed. Such payments will not exceed 90 percent (90%) of the eligible cost as shown in each such billing. Intermediate payments shall not be construed as final payment for any items included in the intermediate payment.

The **State** will, upon satisfactory completion of the adjustment, removal, and/or relocation and upon receipt of final billing prepared in an approved form and manner and accounting for any intermediate payments, make payment in the amount of 90 percent (90%) of the eligible costs as shown in the final billing prior to audit and after such audit shall make an additional final payment totaling the reimbursement amount found eligible for **State** reimbursement.

Alternatively, the **State** agrees to pay the **Utility** an agreed lump sum of \$TBD as supported by the attached estimated costs. The **State** will, upon satisfactory completion of the adjustments, removals, and relocations and upon receipt of a final billing, make payment to the **Utility** in the agreed amount.

Upon execution of this agreement by both parties hereto, the **State** will, by written notice, authorize the **Utility** to perform such work diligently and to conclude said adjustment, removal, and relocation by the stated completion date which is attached hereto in Attachment "C". The completion date shall be extended for delays caused by events outside the **Utility's** control, including an event of Force Majeure, which shall include a strike, war or act of war (whether an actual declaration of war is made or not), insurrection, riot, act of public enemy, accident, fire, flood or other act of God, sabotage, or other events, interference by the **State** or any other party with the **Utility's** ability to proceed with the work, or any other event in which the **Utility** has exercised all due care in the prevention thereof so that the causes of other events are beyond the control and without the fault or negligence of the **Utility**.

This agreement in its entirety consists of the following elements:

1. Standard Utility Agreement – ROW-U-35;
2. Plans, Specifications, and Estimated Costs (Attachment "A");
3. Accounting Method (Attachment "B");
4. Schedule of Work (Attachment "C");
5. Statement Covering Contract Work – ROW-U-48 (Attachment "D");
6. Utility Joint Use Acknowledgment – ROW-U-JUAA and/or Utility Installation Request – Form 1082 (Attachment "E");
7. Eligibility Ratio (Attachment "F");
8. Betterment Calculation and Estimate (Attachment "G"); and
9. Proof of Property Interest – ROW-U-1A, ROW-U-1B, or ROW-U-1C (Attachment "H").

All attachments are included herein as if fully set forth. In the event it is determined that a substantial change from the statement of work contained in this agreement is required, reimbursement therefore shall be limited to costs covered by a modification or amendment of this agreement or a written change or extra work order approved by the **State** and the **Utility**.

Initial Date
TxDOT

Initial Date
Utility

This agreement is subject to cancellation by the **State** at any time up to the date that work under this agreement has been authorized, and such cancellation will not create any liability on the part of the **State**. However, the **State** will review and reimburse the **Utility** for eligible costs incurred by the **Utility** in preparation of this Agreement.

The State Auditor may conduct an audit or investigation of any entity receiving funds from the **State** directly under this contract or indirectly through a subcontract under this contract. Acceptance of funds directly under this contract or indirectly through a subcontract under this contract acts as acceptance of the authority of the State Auditor, under the direction of the Legislative Audit Committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

The **Utility** by execution of this agreement does not waive any of the rights that the **Utility** may have within the limits of the law.

It is expressly understood that the **Utility** conducts the adjustment, removal, and relocation at its own risk, and that the **State** makes no warranties or representations regarding the existence or location of utilities currently within its right of way.

The signatories to this agreement warrant that each has the authority to enter into this agreement on behalf of the party represented.

UTILITY

EXECUTION RECOMMENDED:

Utility: City of Amarillo
Name of Utility

Director of TP&D (or designee), District

By: _____
Authorized Signature

Jared Miller
Print or Type Name

Title: City Manager

Date: _____

<p style="text-align: center;">THE STATE OF TEXAS</p> <p>Executed and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.</p> <p>By: _____ <i>District Engineer (or designee)</i></p> <p>Date: _____</p>
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Initial Date
TxDOT

Initial Date
Utility

Attachment “A”

Plans, Specifications, and Estimated Costs

All material items that must meet Buy America or Steel and Iron Preference Provision requirements must be indicated with an asterisk (*).

Initial Date
TxDOT

Initial Date
Utility

INDEX OF SHEETS

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- 2 GENERAL NOTES
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- 10 DETAIL - SURFACE RESTORATION
- 11 & 12 DETAIL - WASTEWATER
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- 14 & 15 STANDARD DETAIL - ACCESS RAMP
- APPENDIX - RECORD DRAWINGS
 - BELL ST. SEWER (1 SHEET)
 - BELPREE RD. SEWER (2 SHEETS)
 - OLSEN PARK UNIT NO. 56 SEWER (1 SHEET)
 - SEWER IN I-40 ALONG BELL ST. (1 SHEET)

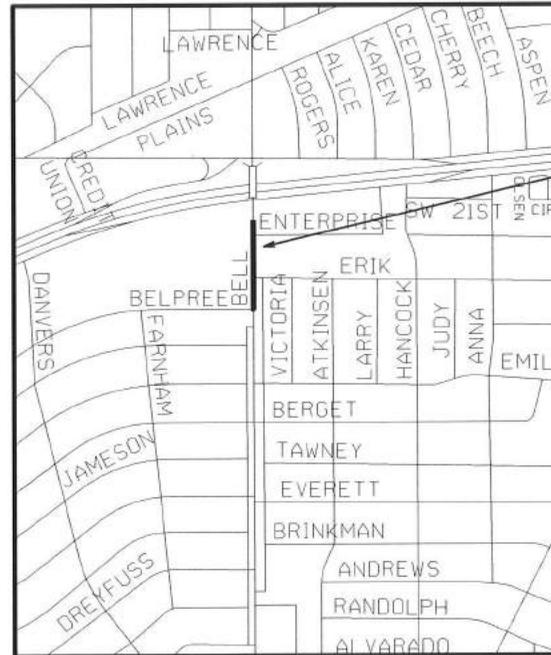
CITY OF AMARILLO, TEXAS



JOB NO. 523259

PROJECT TOTALS

QTY	UNIT	ITEM
793	L.F.	8" SAN SWR PIPE



*** THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARCO LOPEZ, P.E. 124717 ON 1/28/20. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. ***

The standard sheets specifically identified above have been selected by me or under my responsible supervision as being applicable to this project.

RELOCATION OF SANITARY SEWER IN BELL STREET SOUTH OF I-40

BID # XXXX

_____, P.E.
Marco Lopez Date

APPROVED BY: _____
DIRECTOR OF UTILITIES DATE

APPROVED BY: _____
CITY ENGINEER DATE



Amarillo City Council Agenda Transmittal Memo



Meeting Date	2/11/2020	Council Priority	Infrastructure
Department	Facilities 1252		
Contact	Jerry Danforth		

Agenda Caption

Approval of the Final construction contract with Western Builders Inc. for the amount of \$56,466.00
This will be the final additions to the construction contract for the MPEV to meet the contract obligations with the Elmore Sports Group.

Agenda Item Summary

These items will be for enhancements of the operations and MPEV Facilities after the 1st year of operations. This also meets the required spending limits per the lease agreement with the Elmore Sports Group.

Requested Action

Approval

Funding Summary

Job # 440086 Starting Balance	\$45,540,000.00
To date	\$45,483,080.21
Balance	\$56,919.79
Final Contract	\$56,466.00
Final Balance	\$453.79

Community Engagement Summary

Staff Recommendation

Bid No. ADDITIONAL SCOPE OF WORK FOR MPEV
Opened 4:00 p.m. February 3, 2020

To be awarded as one lot WESTERN BUILDERS INC

Line 1 Updates to Ballpark, MPEV, per
specifications

1 ea		
Unit Price	\$56,466.000	
Extended Price		56,466.00
<hr/>		
Bid Total		56,466.00
<hr/>		
Award by Vendor		56,466.00

D



Amarillo City Council Agenda Transmittal Memo



Meeting Date	02/11/2020	Council Priority	Contract Administration
Department	Police		
Contact	Assistant Chief Kenneth Funtek		

Agenda Caption

Consideration of Award – Purchase of Tasers and Taser Accessories
Contact: Assistant Chief Kenneth Funtek

Award to: AXON Enterprise - \$92,075.00

This award consists of the purchase of Tasers, Taser Batteries, Taser Holsters, and Taser Cartridges.

Agenda Item Summary

Purchase of Tasers and Taser Accessories for the Amarillo Police Department Officers.

Requested Action

Consideration approval of the award to AXON Enterprise - \$92,075.00

Funding Summary

2017 Grant – FY17 Jag Program Account Number 26170.51850 -	\$25,021.00
2019 Grant – FY19 Jag Program Account Number 26130.51850 -	\$51,005.00
Quartermaster Inventory Balance Sheet Account Number 1000.15360 -	<u>\$16,049.00</u>
Total Bid Award	<u>\$92,075.00</u>

Community Engagement Summary

N/A

Staff Recommendation

City Staff is recommending approval of award.

Bid No. 6682-PURCHASE OF X2 TASERS & ACCESSORIES
Opened 4:00 p.m. January 16, 2020

To be awarded as one lot AXON ENTERPRISES

Line 1 Taser Class III, X2, Black, per specifications

60 ea		
Unit Price	\$1,170.000	
Extended Price		70,200.00

Line 2 Models X26P & X2 Taser Battery, per specifications

100 ea		
Unit Price	\$62.000	
Extended Price		6,200.00

Line 3 Taser Holster, Right Hand Holster, per specifications

50 ea		
Unit Price	\$75.000	
Extended Price		3,750.00

Line 4 Taser Holster, Left Hand Holster, per specifications

15 ea		
Unit Price	\$75.000	
Extended Price		1,125.00

Line 5 25 ft Smart Cartridge, per specifications

300 ea

Unit Price \$36.000

Extended Price 10,800.00

Bid Total 92,075.00

Award by Vendor 92,075.00

E



Amarillo City Council Agenda Transmittal Memo



Meeting Date	2/11/2020	Council Priority	
Department	Parks and Recreation		
Contact	Michael Kashuba, Director of Parks and Recreation		

Agenda Caption

Purchase – Fertilizer through “Bid 6673 – Fertilizer Contract”
Award to low responsive bidders as follows:

SKRT.INC DBA Pro Chem - Line(s) Item - 1, 9,10,12,13	\$29,947.40
Harrell’s LLC - Line(s) Item – 2,3,4,5,6,7,8	\$83,910.00
Target Specialty Product - Line(s) Item - 11	\$23,100.00
 Total Award	 \$136,957.40

This item approves the annual purchase of various fertilizers that are used throughout the year at Ross Rogers and Comanche Trail Golf Complexes as well as the Park Maintenance Division.

Agenda Item Summary

Award of annual contract for fertilizer used by Park Maintenance, Ross Rogers Golf Complex, Comanche Trail Golf Complex in the maintenance of turf areas.

Requested Action

Approval and authorization for City Manager to execute agreement.

Funding Summary

Funding for this award is available in the Park Maintenance budget 1861.51458, Ross Rogers and Comanche Trail 1811.51450.

Community Engagement Summary

N/A

Staff Recommendation

Parks and Recreation Administration are recommending approval and award of the annual fertilizer program for Ross Rogers and Comanche Trail Golf Complexes as well as the Park Maintenance Division.

Bid No. 6673 FERTILIZER ANNUAL CONTRACT
 Opened 4:00 p.m. December 12, 2019

To be awarded as one lot	PRO CHEM SALES	HARRELL'S LLC	TARGET SPECIALTY PRODUCTS
Line 1 1000 lb all season, per specifications			
30 bc			
Unit Price	\$323.580	\$343.000	\$372.000
Extended Price		9,707.40	11,160.00
Line 2 50 lb bags micro green plus 2% iron, per specifications			
40 bc			
Unit Price	\$47.500	\$32.000	
Extended Price		1,900.00	1,280.00
Line 3 16-4-8 Greens Grade, 50 lb bags, per specifications			
80 bc			
Unit Price	\$31.500	\$28.000	
Extended Price		2,520.00	2,240.00
Line 4 1000 lb bags Nitrogen Source to Ammonium Sulfate and Potassium source to be Sulfate of Potash, per specifications			
90 bc			
Unit Price	\$814.880	\$726.000	
Extended Price		73,339.20	65,340.00

Line 5 18-3-6 2.5 Gallon jug growth products, per specifications

150 jg				
Unit Price		\$32.000	\$38.000	
Extended Price	-		4,800.00	5,700.00

Line 6 0-2-12 Potassium Silicate 2.5 gallon jug growth products, per specifications

100 jg				
Unit Price		\$44.500	\$90.000	
Extended Price	-		4,450.00	9,000.00

Line 7 8.25% Calcium, 2.5 gallon jug growth products, per specifications

80 jg				
Unit Price		\$35.000	\$170.000	
Extended Price	-		2,800.00	13,600.00

Line 8 Minors, 2.5 gallon jug, per specifications

100 jg				
Unit Price		\$30.000	\$72.000	
Extended Price	-		3,000.00	7,200.00

Line 9 Verde Cal Greens Grade 50 lb Bags, per specifications

80 bc				
Unit Price	\$18.000			
Extended Price		1,440.00	-	-

Line 10 21-0-0 Ammonium Sulfate 1000 lb bags, per specifications			
80 bc			
Unit Price	\$168.000		\$338.000
Extended Price		13,440.00 ✓	27,040.00

Line 11 16-4-8 Ammonium Sulfate 1 ton bags, per specifications			
75 bc			
Unit Price	\$578.950		\$308.000
Extended Price		43,421.25	23,100.00 ✓

Line 12 16-4-8 Ammonium Sulfate blended fertilizer with 5% iron ,per specifications			
100 bc			
Unit Price	\$15.360		\$16.450
Extended Price		1,536.00 ✓	1,645.00

Line 13 15-5-10 Blend Fertilizer with Team Herbicide 50 lb bags, per specifications			
200 bc			
Unit Price	\$19.120		\$17.250
Extended Price		3,824.00 ✓	3,450.00

Bid Total		151,127.85	94,200.00	101,895.00
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Award by Vendor		29,947.40	83,910.00	23,100.00
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Does not meet Spec's

5



Amarillo City Council Agenda Transmittal Memo



Meeting Date	2/11/2020	Council Priority	
Department	Parks and Recreation		
Contact	Michael Kashuba, Director of Parks and Recreation		

Agenda Caption

Purchase – Fertilizer through “Bid 6672 –Agriculture Turf Pesticides and Chemical Contract”
Award to low responsive bidders as follows:

SKRT.INC DBA Pro Chem - Line(s) Item – 1,6,11,14,15	\$8,830.80
Harrell’s LLC - Line(s) Item – 5	\$3,520.96
Target Specialty Product - Line(s) Item – 12	\$1,746.50
BWI Dallas Fort Worth - Line(s) Item – 4,7,8,9,10,13	\$43,897.72
Turf Care of Texas - Line(s) Item – 2,3	\$2,367.31
Pro Pest and Lawn - Line(s) Item – 16	\$938.25
Total Award	\$61,301.54

This item approves the annual purchase of various wetting agents, plant protectants, and herbicides that are used throughout the year at Ross Rogers and Comanche Trail Golf Complexes as well as the Park Maintenance Division.

Agenda Item Summary

Award of annual contract for Turf Chemicals used by Park Maintenance, Ross Rogers Golf Complex, Comanche Trail Golf Complex in the maintenance of turf areas.

Requested Action

Approval and authorization for City Manager to execute agreement.

Funding Summary

Funding for this award is available in the Park Maintenance budget 1861.51458, Ross Rogers and Comanche Trail 1811.51450.

Community Engagement Summary

N/A

Staff Recommendation

Staff recommends approval

Bid No. 6672 AGRICULTURE PESTICIDES AND CHEMICALS ANNUAL CONTRACT
 Opened 4:00 p.m. December 19, 2019

To be awarded as one lot	PRO CHEM SALES	TURFCARE OF TEXAS	BWI COMPANIES INC	HARRELL'S LLC	TARGET SPECIALTY PRODUCTS	PRO PEST AND LAWN STORE	SOLUTIONS PEST & LAWN
Line 1 Trimec 992 by PBI Gordon, 2.5 gallon jug, per specifications 40 jg							
Unit Price	\$51.410	\$54.000	\$63.860	\$54.860	\$72.000	\$71.250	
Extended Price	2,056.40	2,160.00	2,554.40	2,194.40	2,880.00	2,850.00	-
Control Solutions, per specifications 20 jg							
Unit Price	\$50.540	\$50.000	\$52.170		\$53.000	\$62.500	\$90.000
Extended Price	1,010.80	1,000.00	1,043.40	-	1,060.00	1,250.00	1,800.00
Line 3 Fosal Select, 5.5 lb bag, per specifications 17 bc							
Unit Price		\$80.430	\$165.000		\$88.000	\$90.750	
Extended Price	-	1,367.31	2,805.00	-	1,496.00	1,542.75	-
Line 4 Daconil Action by Syngenta, per specifications 30 jg							
Unit Price			\$202.500	\$202.500	\$202.500		\$220.000
Extended Price	-	-	6,075.00	6,075.00	6,075.00	-	6,600.00
Line 5 Indignia by BASF, per specifications 8 bt							
Unit Price			\$2,998.930	\$440.120	\$440.120	\$440.120	
Extended Price	-	-	23,991.44	3,520.96	3,520.96	3,520.96	-

Tie Bid Awarded By Policy

Tie Bid Awarded By Policy

To be awarded as one lot	PRO CHEM SALES	TURFCARE OF TEXAS	BWI COMPANIES INC	HARRELL'S LLC	TARGET SPECIALTY PRODUCTS	PRO PEST AND LAWN STORE	SOLUTIONS PEST & LAWN
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Line 6 26/36 Nufarm, per specifications

3 cn

Unit Price

\$306.500

Extended Price

919.50

\$379.700

\$306.500

1,139.10

919.50

Tie Awarded By Policy

Line 7 Heritage Action by Syngenta, per specifications

62 cn

Unit Price

\$333.000

\$333.000

\$333.000

\$470.000

Extended Price

20,646.00

20,646.00

20,646.00

29,140.00

Tie Bid Awarded By Policy

Line 8 TM 4.5, 2.5 Gallon Jug, per specifications

4 jg

Unit Price

\$126.750

\$121.000

\$112.900

\$146.350

Extended Price

507.00

484.00

451.60

585.40

by Select Source, per specifications

50 ea

Unit Price

\$36.500

\$38.000

\$33.240

\$39.000

\$52.000

\$40.000

Extended Price

1,825.00

1,900.00

1,662.00

1,950.00

2,600.00

2,000.00

Line 10 Tebuconazole 3.6F, per specifications

120 jg

Unit Price

\$60.260

\$62.000

\$59.750

\$118.000

\$63.150

\$68.000

\$83.000

Extended Price

7,231.20

7,440.00

7,170.00

14,160.00

7,578.00

8,160.00

9,960.00

Line 11 Enclave 2.5 Gallon Jugs Quali-Pro, per specifications

5 jg

Unit Price

\$265.000

\$265.000

\$305.000

\$265.000

\$330.000

Extended Price

1,325.00

1,325.00

1,525.00

1,325.00

1,650.00

Tie Awarded By Policy

To be awarded as one lot	PRO CHEM SALES	TURFCARE OF TEXAS	BWI COMPANIES INC	HARRELL'S LLC	TARGET SPECIALTY PRODUCTS	PRO PEST AND LAWN STORE	SOLUTIONS PEST & LAWN
Line 12 Speed Zone 2.5 Gallon Jugs, per specifications							
10 jg							
Unit Price	\$193.470		\$182.070	\$198.000	\$174.650	\$222.000	\$201.000
Extended Price	1,934.70	-	1,820.70	1,980.00	1,746.50	2,220.00	2,010.00
Line 13 Aquifer 2.5 Gallon Jugs, per specifications							
64 jg							
Unit Price	\$123.590		\$123.330				
Extended Price	7,909.76	-	7,893.12	-	-	-	-
Line 14 Aqua Aid 2.5 Gallon Jugs, per specifications							
50 jg							
Unit Price	\$56.470		\$57.220				
Extended Price	2,823.50	-	2,861.00	-	-	-	-
Line 15 Anuew PGR 1.5 pound bags, per specifications							
16 bc							
Unit Price	\$106.650		\$106.650	\$106.650	\$196.250	\$106.650	
Extended Price	1,706.40	-	1,706.40	1,706.40	3,140.00	1,706.40	-
Line 16 Legacy PGR (Sepro), per specifications							
1 jg							
Unit Price			\$983.250	\$983.250	\$983.250	\$938.250	
Extended Price	-	-	983.25	983.25	983.25	938.25	-
Bid Total	29,249.26	15,676.31	81,663.31	51,266.01	54,325.21	27,032.86	53,160.00
Award by Vendor	8,830.80	2,367.31	43,897.72	3,520.96	1,746.50	938.25	

Tie Bid Awarded By Poling Local

Tie Bid Awarded By Poling

PO



Amarillo City Council Agenda Transmittal Memo



Meeting Date	February 11, 2020	Council Priority	Fiscal Responsibility
Department	Police		
Contact	Trent Davis – Purchasing Agent		

Agenda Caption

Consider Award – Police Leather and nylon Items – Supply Agreement

Award to:

GT Distributors \$ 42,395.10

Acker - \$10,067.50

Total Award- \$52,462.60

Agenda Item Summary

This annual supply agreement award consists of various types of police leather and nylons items such as magazine pouch, combo of magazine and handcuff cases, holsters, nylon belts, flashlight holders, etc. these items are for the Amarillo Police and Airport Police Departments

Requested Action

Consider approval and award of Police Leather and Nylon Items – Supply Agreement

Funding Summary

Funding for this award is available in the Quartermaster inventory account 1000.15360

Community Engagement Summary

N/A

Staff Recommendation

Staff recommends award of this contract.

Bid No. 6649 POLICE LEATHER AND NYLON ITEMS SUPPLY AGREEMENT
 Opened 4:00 p.m. December 12, 2019

To be awarded by line item	GT DISTRIBUTORS	AKER LEATHER	DANA SAFETY SUPPLY	COPS PRODUCTS
Line 1 Safariland Magazine, plain black leather, chrome, per specifications 50 ea				
Unit Price	\$27.650	\$24.030		\$40.550
Extended Price		1,382.50	1,201.50	2,027.50
		<i>Doesn't meet Specs</i>		
Line 2 Safariland Magazine, plain black leather, brass, per specifications 35 ea				
Unit Price	\$27.650	\$24.030		\$40.550
Extended Price		967.75	841.05	1,419.25
		<i>Doesn't meet Specs</i>		
Line 3 Aker magazine/handcuff case Plain black, per specifications 50 ea				
Unit Price		\$36.900	\$52.380	\$57.970
Extended Price			1,845.00	2,619.00
				2,898.50
Line 4 Aker magazine/handcuff case Plain brown, per specifications 5 ea				
Unit Price		\$36.900	\$52.380	\$57.970
Extended Price			184.50	261.90
				289.85

To be awarded by line item	GT DISTRIBUTORS	AKER LEATHER	DANA SAFETY SUPPLY	COPS PRODUCTS
Line 5 Aker handcuff case open top, per specifications				
100 ea				
Unit Price		\$18.000	\$28.750	\$33.400
Extended Price	-	1,800.00	2,875.00	3,340.00
Line 6 Handcuff case chrome or brass w/cover flap, per specifications				
70 ea				
Unit Price	\$25.290	\$21.330		\$37.950
Extended Price	1,770.30	1,493.10	-	2,656.50
Line 7 Chrome flashlight ring, plain black, per specifications				
50 ea				
Unit Price	\$7.930	\$7.250		\$19.750
Extended Price	396.50	362.50	-	987.50
Line 8 Strion holder plain black finish, per specifications				
50 ea				
Unit Price		\$17.100	\$27.630	\$33.100
Extended Price	-	855.00	1,381.50	1,655.00
Line 9 Polystinger holder plain black finish, per specifications				
50 ea				
Unit Price		\$11.700	\$20.880	\$33.100
Extended Price	-	585.00	1,044.00	1,655.00

Doesn't meet spec's

Doesn't meet spec's

To be awarded by line item	GT DISTRIBUTORS	AKER LEATHER	DANA SAFETY SUPPLY	COPS PRODUCTS
Line 10 ASR holder, 2 oz can, chrome hardware, per specifications				
75 ea				
Unit Price		\$21.300	\$32.880	\$37.690
Extended Price	-	1,597.50	2,466.00	2,826.75
Line 11 ASR holder, 2 oz can, brass hardware, per specifications				
35 ea				
Unit Price		\$21.300	\$32.880	\$37.690
Extended Price	-	745.50	1,150.80	1,319.15
Line 12 Holster w/light Glock 19, per specifications				
40 ea				
Unit Price	\$144.220			\$185.300
Extended Price		5,768.80	-	7,412.00
Line 13 Raptor, Level 2, Mid ride, per specifications				
30 ea				
Unit Price	\$119.300			\$155.470
Extended Price		3,579.00	-	4,664.10
Line 14 Holster w/Light, Glock 17, per specifications				
100 ea				
Unit Price	\$144.220			\$185.300
Extended Price		14,422.00	-	18,530.00

To be awarded by line item	GT DISTRIBUTORS	AKER LEATHER	DANA SAFETY SUPPLY	COPS PRODUCTS
Line 15 Border Patrol Belt w/Buckle, per specifications				
100 ea				
Unit Price	\$49.410	\$44.700 ✓		\$64.600
Extended Price		4,941.00	4,470.00	6,460.00
		<i>Doesn't meet specs</i>		
Line 16 Garrison belt w/velcro, underbelt, per specifications				
75 ea				
Unit Price	\$27.650	\$23.700 ✓		\$40.550
Extended Price		2,073.75	1,777.50	3,041.25
		<i>Doesn't meet specs</i>		
Line 17 Beltkeeper brass, plain black, per specifications				
200 ea				
Unit Price	\$2.940	\$2.750 ✓	\$7.000 ✓	\$13.250
Extended Price		588.00	550.00	1,400.00
				2,650.00
Line 18 Beltkeeper chrome, plain black, per specifications				
300 ea				
Unit Price	\$2.940	\$2.750 ✓	\$7.000 ✓	\$13.250
Extended Price		882.00	825.00	2,100.00
				3,975.00
Line 19 Polystinger Nylon Flashlight Holder, per specifications				
50 ea				
Unit Price		\$10.800 ✓	\$19.750 ✓	\$24.800
Extended Price		-	540.00	987.50
				1,240.00

To be awarded by line item	GT DISTRIBUTORS	AKER LEATHER	DANA SAFETY SUPPLY	COPS PRODUCTS
Line 20 Strion Nylon Flashlight Holder, per specifications				
50 ea				
Unit Price		\$10.800	\$19.750	\$24.800
Extended Price	-	540.00	987.50	1,240.00
Line 21 ASR/OC/Mace Spray Pouch, per specifications				
50 ea				
Unit Price	\$10.980	\$11.520		\$19.970
Extended Price		549.00	576.00	998.50
Line 22 Nylon belt system, black w/6 beltkeepers, per specifications				
60 ea				
Unit Price	\$67.650	\$56.700		\$89.670
Extended Price		4,059.00	3,402.00	5,380.20
Line 23 Triple Threat II Magazine Pouch, per specifications				
50 ea				
Unit Price	\$20.290			\$32.420
Extended Price		1,014.50	-	1,621.00
Line 24 Open Handcuff Case Bianchi, per specifications				
100 ea				
Unit Price	\$14.710			\$26.250
Extended Price		1,471.00	-	2,625.00
Bid Total	43,865.10	24,191.15	17,273.20	80,912.05
Award by Vendor	42,395.10	10,067.50		

Doesn't meet specs

H



Amarillo City Council Agenda Transmittal Memo



Meeting Date	February 11, 2020	Council Priority	Fiscal Responsibility
Department	Various		
Contact	Trent Davis – Director of Purchasing		

Agenda Caption

Award the Plumbing and Mechanical Supplies Annual Contract to Morrison Supply Company in an amount not to exceed \$100,000.00.

Plumbing and Mechanical Supplies Annual Contract is awarded on Buyboard Purchasing Cooperative Contract #577-18

This award is to approve a contract for the purchase of the Plumbing and Mechanical Supplies Annual Contract.

Agenda Item Summary

Award of Plumbing and Mechanical Supplies Annual Contract to be used by various City Departments.

Requested Action

Consider approval and award for the Plumbing and Mechanical Supplies Annual Contract.

Funding Summary

Funding for this award is available in the department's R&M Improvement Accounts: 1252.68100 Facilities, 1861.68100 Park Maintenance, 1811.68400 Golf Operation, 52200.68100 Surface Water, 54110.68101 Airport, 52270.68300 Hollywood Road, 52260.68300 River Road.

Community Engagement Summary

N/A

Staff Recommendation

City Staff is Recommending approval and award of this contract.

Bid No. 6727 PLUMBING & MECHANICAL SUPPLIES ANNUAL CONTRACT
Opened 4:00 p.m. January 23, 2020

To be awarded as one lot MORRISON SUPPLY COMPANY

Line 1 Plumbing Equipment, Accessories
and Supplies, per specifications

1 ea		
Unit Price	\$100,000.000	
Extended Price		100,000.00
<hr/>		
Bid Total		100,000.00
<hr/>		
Award by Vendor		100,000.00

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Amarillo City Council Agenda Transmittal Memo



Meeting Date	02/11/2020	Council Priority	Provide better Customer Service
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Department	Transportation / 1731
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Agenda Caption

Purchase – This is a purchase for Traffic Signal Equipment for the new installation of a Traffic Signal at Soncy and Perry and Traffic Signal Controllers for Phase 3 of the Traffic Signal Improvement Project

Traffic Signal Poles – \$43,057 Consolidated Traffic Signals

Traffic Signal Cabinets - \$11,600 Iteris Inc.

Traffic Signal Heads - \$2,656 Paradigm Traffic Systems

Traffic Signal Heads - \$4652 Consolidated Traffic Signals

Traffic Signal Controllers - \$165,600 Iteris Inc.

for a total amount of \$227,565

Agenda Item Summary

Signal Items used for the installation of a new traffic signal at the intersection of Soncy and Perry and controllers for phase 3 of the Traffic Signal improvement project to update technology to run Signalized Intersections efficiently.

Requested Action

Award these items to the lowest bidder of each lot. These items came at an overall cost 19.83% compared to the last purchase in July 2019 except for poles which had not been purchased in 6 years.

Funding Summary

Funding in the amount of \$227,565 for the purchase of Traffic Signals and Materials will be out of two Prop 1 Bond jobs, 462025.17400.2040 Traffic Signal Improvements and 462026.17400.2040. The amount of \$165,600 will be out of 462025.17400.2040 Traffic Signal Improvements, and \$61,965 will be funded through New Traffic Signal Construction. The cost \$227,565 is 2% less than budgeted, no state or federal funds will be used for these materials.

Community Engagement Summary

This Signal equipment will be used for the installation of a signalized intersection at Soncy and Perry, letters will be sent out 30 days before turn on (1000' Radius) as well as the City's social media to inform citizens of the new signalized intersection. Implementing best practices all signal equipment should be changed out every ten years to update technology to improve efficiency, and fix declining infrastructure.

Staff Recommendation

Traffic Field Operations recommends acceptance of this bid as offered.

Bid No. 6662 TRAFFIC SIGNAL EQUIPMENT & ACCESSORIES

Opened 4:00 p.m. December 19, 2019

To be awarded by lot	CONSOLIDATED TRAFFIC CONTROLS INC	ITERIS INC	PARADIGM TRAFFIC SYSTEMS INC	TRAFFIC PARTS	ITS PLUS INC	WILDCATE ELECTRIC SUPPLY INC	MOBOTREX INC
LOT 1							
Line 1 30' Galvanized Traffic Signal Pole w 65' Arm and 48A Foundation Type, per specifications							
2 ea							
Unit Price	\$17,558.000					\$20,557.000	
Extended Price		35,116.00	-	-	-		41,114.00
Line 2 30' Galvanized Traffic Signal Pole w 36' Arm and 36A Foundation Type, per specifications							
1 ea							
Unit Price	\$7,941.000					\$5,959.000	
Extended Price		7,941.00	-	-	-		5,959.00
Lot 1 Total	43,057.00		-	-	-		47,073.00
LOT 2							
Line 3 TS-2 54" Base Mounted Complete Cabinet with Siemens M-60 Controller, per specifications							
1 ea							
Unit Price		\$11,600.000					
Extended Price	-		11,600.00	-	-	-	-
Lot 2 Total	-		11,600.00	-	-	-	-

LOT 3

Line 4 Astro-Brac AB-3009-72, per specifications

10 ea

Unit Price

\$77.000

\$67.000

\$72.000

\$96.000

Extended Price

770.00

670.00

720.00

960.00

Line 5 Astro-Brac AB-3009-60, per specifications

12 ea

Unit Price

\$72.000

\$63.000

\$66.000

\$90.000

Extended Price

864.00

756.00

792.00

1,080.00

Line 6 Upper and Lower Assembly SE-3215-Yellow-PNC, per specifications

8 ea

Unit Price

\$75.000

\$66.000

\$72.000

\$88.000

Extended Price

600.00

528.00

576.00

704.00

Line 7 Arm Kit AB-4000, per specifications

15 ea

Unit Price

\$29.000

\$26.000

\$27.000

\$34.000

Extended Price

435.00

390.00

405.00

510.00

Line 8 Gussett Pole 3 Sec AB-0306-46" One End Threaded, per specifications

12 ea

Unit Price

\$30.000

\$26.000

\$28.000

\$34.000

Extended Price

360.00

312.00

336.00

408.00

Lot 3 Total

3,029.00

2,656.00

2,829.00

3,662.00

LOT 4

Line 9 12" S-Section, Aluminum Body,
Yellow Aluminum Tunnel Visors, per
specifications

12 ea

Unit Price

\$289.000

\$340.490

\$335.000

\$355.000

Extended Price

3,468.00

4,085.88

4,020.00

4,260.00

Line 10 12" 3-Section, Left Turn,
Aluminum Body, Yellow Aluminum Tunnel
Visors, per specifications

4 ea

Unit Price

\$296.000

\$363.310

\$335.000

\$365.000

Extended Price

1,184.00

1,453.24

1,340.00

1,460.00

Lot 4 Total

4,652.00

5,539.12

5,360.00

5,720.00

LOT 5

Line 11 Video Camera capable of PTZ with
Mouonting Equipment, per specifications

100 ea

Unit Price

Extended Price

-

-

-

-

-

-

-

Lot 5 Total

-

-

-

-

-

-

-

LOT 6

Line 12 TS2 Type 2 Siemens M-60
Controller, w/Ethernet Port, per
specifications

80 ea

Unit Price

\$2,070.000

Extended Price

-

165,600.00

-

-

-

-

-

Lot 6 Total

-

165,600.00

-

-

-

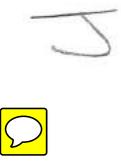
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LOT 7

Line 13 Detection System that uses Radar
for Advance Detection and Video for Stop
Bar Detection, per specifications

5 ea								
Unit Price	\$5,656.000		\$21,480.000			\$7,101.500		
Extended Price		28,280.00	107,400.00	-	-	35,507.50	-	-
<hr/>								
Lot 7 Total		28,280.00	107,400.00	-	-	35,507.50	-	-
<hr/>								
Bid Total		79,018.00	284,600.00	2,656.00	5,539.12	35,507.50	55,262.00	9,382.00
<hr/>								
Award by Vendor		47,709.00	177,200.00	2,656.00				



Amarillo City Council Agenda Transmittal Memo



Meeting Date	February 11, 2020	Council Priority	Consent Agenda
Department	Planning and Development Services		
Contact	Cris Valverde – Assistant Director of Planning and Development Services		

Agenda Caption

Consideration of an Aviation Clear Zone Easement, being 3,605 feet above mean sea level above the plat of I-40 and Lakeside Subdivision Unit No. 6, an addition to the City of Amarillo, being an unplatted tract of land, in Section 74, Block 2, A. B. & M. Survey, Potter County, Texas.

Agenda Item Summary

The above referenced Aviation Clear Zone (ACZ) Easement is being requested by the City of Amarillo and is associated with the plat I-40 and Lakeside Subdivision Unit No. 6.

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

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

This ACZ Easement is establishing a height regulation of 3,605 feet above mean sea level for the plat of I-40 and Lakeside Unit No. 6.

Amarillo City Council Agenda Transmittal Memo



Requested Action

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

Funding Summary

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

Community Engagement Summary

N/A

Staff Recommendation

Staff recommends approval of this Aviation Clear Zone Easement.

AVIATION CLEAR ZONE EASEMENT

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

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

Aviation Clear Zone Easement, being 3,605 feet above mean sea level above the plat of I-40 and Lakeside Subdivision Unit No. 6, an addition to the City of Amarillo, being an unplatted tract of land, in Section 74, Block 2, AB&M Survey, Potter County, Texas.

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

GRANTOR, for itself, its successors and assigns, does hereby covenant and agree that it will not hereafter erect, or permit the erection or growth of, any structure, tree or other object on the above described property to any height in excess of 3,605 feet above mean sea level. GRANTOR does hereby GRANT and CONVEY to GRANTEE a continuing right of ingress and egress via passage easement on and across the above-described property for the purpose of taking any action necessary to remove any structure, tree or other object in the airspace to any elevation greater than 3,605 feet above mean sea level.

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

IT IS UNDERSTOOD AND AGREED that these covenants and agreements shall be binding upon the heirs, administrators, executors, successors and assigns of the GRANTOR and that these covenants and agreements shall run with the land, and that for the purposes of this instrument, this easement shall be considered the dominant estate on the above-referenced property.

IN WITNESS WHEREOF, the GRANTOR, whether one or more, individual or corporate,
has hereunto set its hand on this the 22 day of January, 2020.

GRANTOR

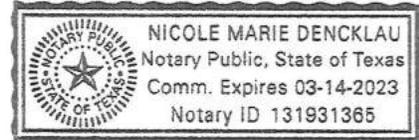


Ivan Rodolfo Cera

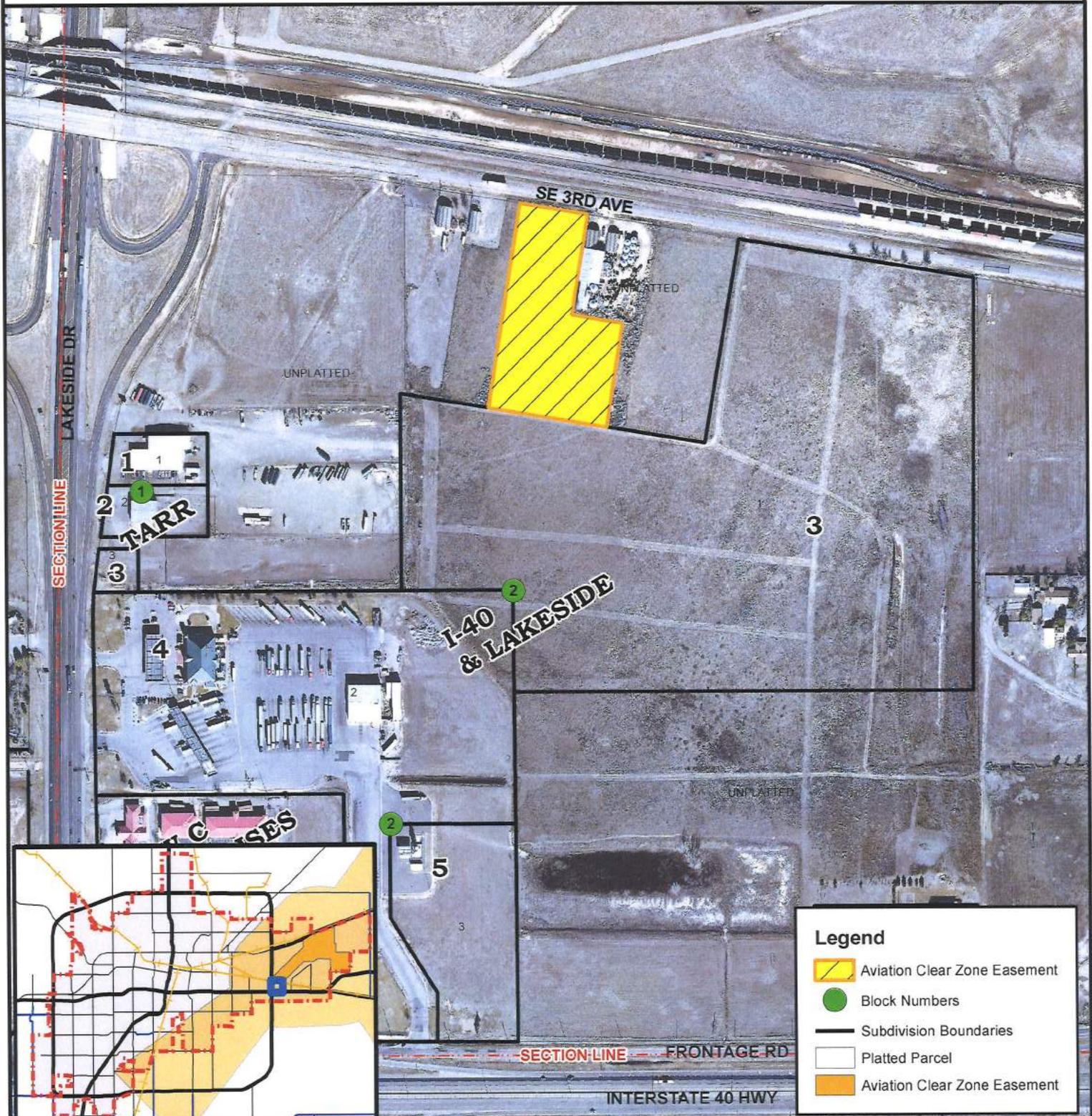
THE STATE OF Texas §
COUNTY OF Pandall §

This instrument was acknowledged before me on this the 22 day of January,
2020, by Ivan Rodolfo Cera.





AVIATION CLEAR ZONE EASEMENT



CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1 inch = 400 feet
 Date: 1/2/2020
 Case No: ACZ-19-19



ACZ-19-19 Aviation Clear Zone Easement, being 3,605 feet above mean sea level above the plat of I-40 & Lakeside Unit No. 6, an addition to the City of Amarillo, being an unplatted tract of land in Section 74, Block 2, A. B. & M. Survey, Potter County, Texas.

Vicinity: SE 3rd Ave and Lakeside Drive

Applicant/s: Ivan Rodolfo Cera

AP: T-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.

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Amarillo City Council Agenda Transmittal Memo



Meeting Date	February 11, 2020	Council Priority	Consent Agenda
Department	Planning and Development Services		
Contact	Cris Valverde – Assistant Director of Planning and Development Services		

Agenda Caption

Consideration of an Aviation Clear Zone Easement, being 4,800 feet above mean sea level above the plat of City View Estates Unit No. 18, an addition to the City of Amarillo, being a replat of Lots 2, 3, and 4, Block 51, City View Estates Unit No. 16, in Section 231, Block 2, AB&M Survey, Randall County, Texas.

Agenda Item Summary

The above referenced Aviation Clear Zone (ACZ) Easement is being requested by the City of Amarillo and is associated with the plat City View Estates Unit No. 18.

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

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

This ACZ Easement is establishing a height regulation of 4,800 feet above mean sea level for the plat of City View Estates Unit No. 18.

Amarillo City Council Agenda Transmittal Memo



Requested Action

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

Funding Summary

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

Community Engagement Summary

N/A

Staff Recommendation

Staff recommends approval of this Aviation Clear Zone Easement.

AVIATION CLEAR ZONE EASEMENT

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

WHEREAS, Orlin Beteta, Brandon Kinkaid and Jessica Kincaid , hereinafter called "GRANTOR," whether one or more, individual or corporate, partnership or association, is the owner in fee of that certain parcel or parcels of land being described as follows:

Aviation Clear Zone Easement, being 4,800 feet above mean sea level above the plat of City View Estates Unit No. 18, an addition to the City of Amarillo, being a replat of the Lots 2 thru 4, Block 51, City View Estates Unit No. 16, in Section 231, Block 2, AB&M Survey, Randall County, Texas.

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

GRANTOR, for itself, its successors and assigned, does hereby covenant and agree that it will not hereafter erect, or permit the erection or growth of, any structure, tree or other object on the above described property to any height in excess of 4,800 feet above mean sea level. GRANTOR does hereby GRANT and CONVEY to GRANTEE a continuing right of ingress and egress via passage easement on and across the above-described property for the purpose of taking any action necessary to remove any structure, tree or other object in the airspace to any elevation greater than 4,800 feet above mean sea level.

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

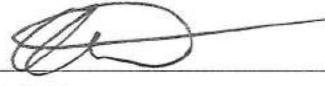
IT IS UNDERSTOOD AND AGREED that these covenants and agreements shall be binding upon the heirs, administrators, executors, successors and assigns of the GRANTOR and that these covenants and agreements shall run with the land, and that for the purposes of this

LSS

instrument, this easement shall be considered the dominant estate on the above-referenced property.

IN WITNESS WHEREOF, the GRANTOR, whether one or more, individual or corporate, has hereunto set its hand on this the 13th day of December, 2019.

GRANTOR



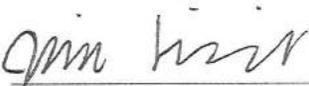
Orlin Beteta

GRANTOR



Brandon Kincaid

GRANTOR

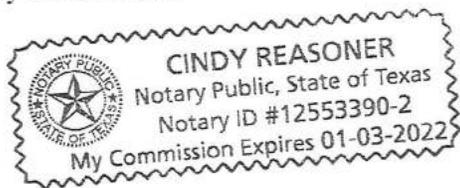


Jessica Kincaid

THE STATE OF Texas §

COUNTY OF Randall §

This instrument was acknowledged before me on this the 13th day of December, 2019, by Orlin Beteta.



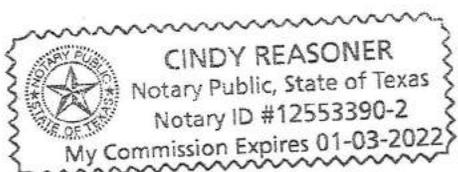


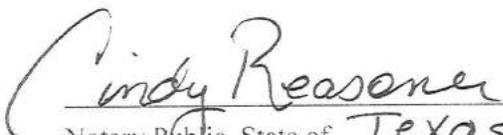
Notary Public, State of Texas

THE STATE OF Texas §

COUNTY OF Randall §

This instrument was acknowledged before me on this the 13th day of December, 2019, by Brandon Kincaid.



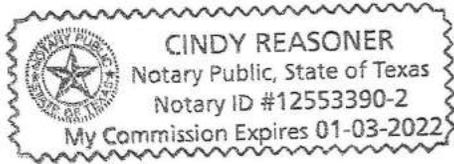


Notary Public, State of Texas

LSS

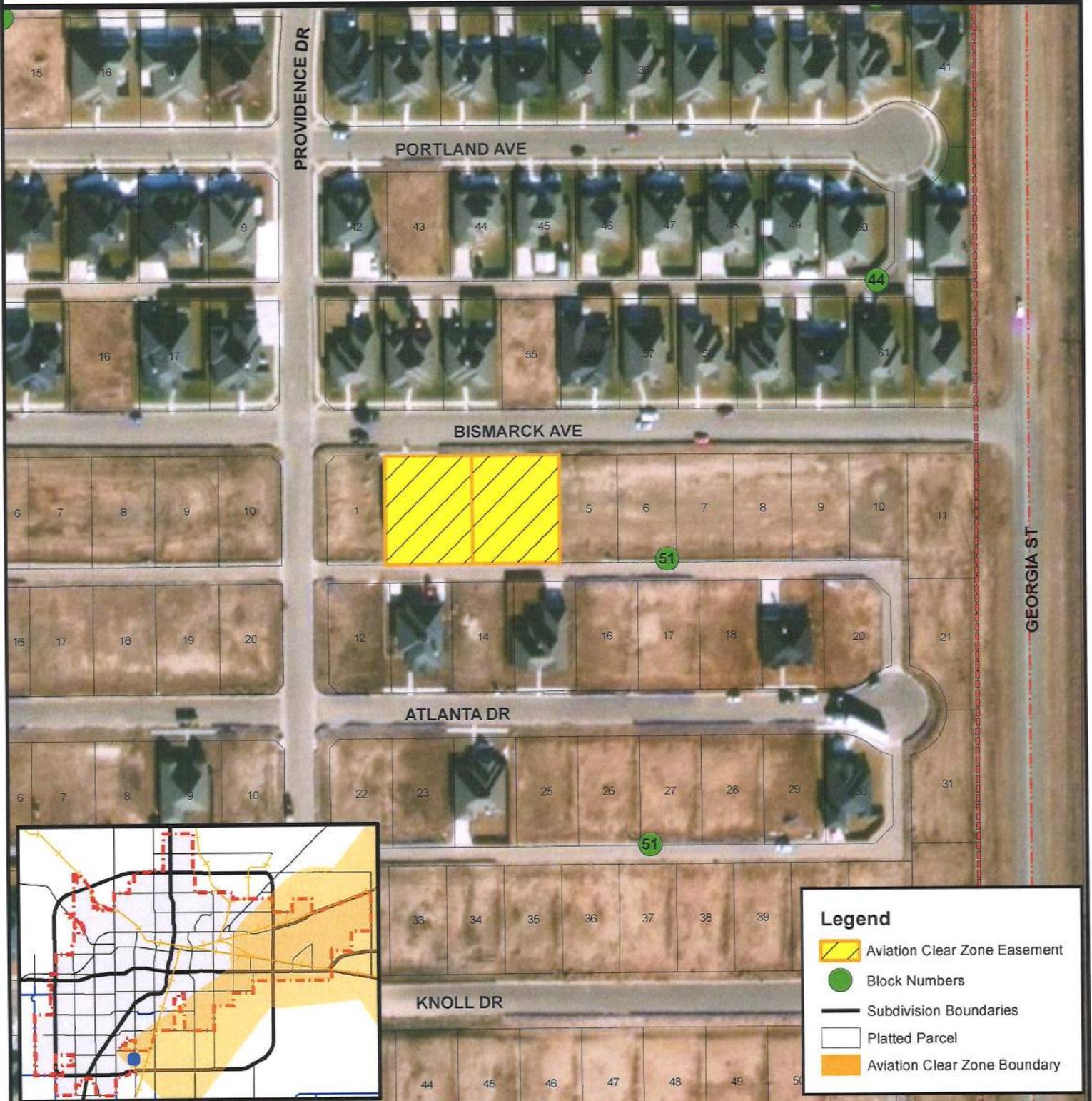
THE STATE OF Texas §
COUNTY OF Randall §

This instrument was acknowledged before me on this the 13th day of December, 2019,
by Jessica Kincaid.



Cindy Reasoner
Notary Public, State of Texas

AVIATION CLEAR ZONE EASEMENT



CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1 inch = 150 feet
 Date: 12/30/2019
 Case No: ACZ-19-17



ACZ-19-17 Aviation Clear Zone Easement, being 4,800 feet above mean sea level above the plat of City View Estates Unit 18, an addition to the City of Amarillo, being a replat of Lots 2, 3, and 4, Block 51, City View Estates Unit 16, in Section 231, Block 2, AB&M Survey, Randall County, Texas

Vicinity: Bismarck Ave & Providence Ave

Applicant: Orlin Betae

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.

A



Amarillo City Council Agenda Transmittal Memo



Meeting Date	February 11, 2020	Council Priority	Transportation
Department	Capital Projects & Development Engineering		
Contact	Matt Thomas, PE		

Agenda Caption

CONSIDER AWARD – Bid #6720/Project #462087 – Southeast Quadrant High Density Mineral Bond FY 16/17 – FY 20/21 Community Investment Program, Proposition 1
Andale Construction Inc. - \$897,371.02

Agenda Item Summary

This item is to consider award of the construction contract for the installation of High Density Mineral Bond on streets within the southeast quadrant of Amarillo that have been identified as being the best candidates for this type of maintenance product.

Requested Action

Consider approval and award to Andale Construction Inc. - \$897,371.02

Funding Summary

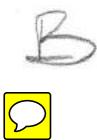
Funding for this project is available in the Project Budget Number 462087.17400.2040. Funding was approved in the FY 16/17 – FY 20/21 Community Investment Program Budget. The construction expenses for this project are funded from the Proposition 1 Bonds.

Community Engagement Summary

This project will have a moderate impact on a select portion of the community; however, the impact of this project during construction at any one location will be relatively brief. City staff will update the public with a public meeting, as well as press releases and public announcements before and during the project. Aspects of public engagement have been included as part of the construction contract.

Staff Recommendation

City Staff is recommending approval and award of the contract.



Amarillo City Council Agenda Transmittal Memo



Meeting Date	February 11, 2020	Council Priority	Fiscal Responsibility
Department	Finance		
Contact	Laura Storrs, Finance Director		

Agenda Caption

Ordinance – City of Amarillo 2018/2019 Budget Amendment

This is the first reading of an ordinance to amend the City of Amarillo 2018/2019 Budget.

Agenda Item Summary

This is the first reading of an ordinance to amend the City of Amarillo 2018/2019 Budget. This Budget Amendment specifically amends the 2018/2019 fiscal year budgets for the following funds:

- LEOSE Training Fund - \$22,000
- Court Security Fund - \$5,000
- Tutbury Public Improvement District (PID) Fund - \$1,000
- Point West Public Improvement District (PID) Fund - \$25,000
- Quail Creek Public Improvement District (PID) Fund - \$2,000
- Vineyards Public Improvement District (PID) Fund - \$2,000
- Redstone Public Improvement District (PID) Fund - \$100

Requested Action

Approval of the ordinance to amend the City of Amarillo 2018/2019 Budget.

Funding Summary

N/A

Community Engagement Summary

Each PID Board has received detailed information regarding the above budget amendments.

Staff Recommendation

Staff recommendation is to approve the 2018/2019 fiscal year budget amendment.

01/27/20

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMARILLO, ADOPTING THE BUDGET AMENDMENTS PERTAINING TO THE FISCAL YEAR 2018-2019 BUDGET; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, City ordinance requires City Council to approve a budget amendment and upon approval such amendment shall become an attachment to the original budget; and

WHEREAS, a budget amendment has been prepared for certain appropriations and expenditures in the 2018-2019 budget and submitted to the City Council for approval and a true and correct copy is attached hereto as Exhibit "A".

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

SECTION 1. Pursuant to City ordinance, a budget amendment attached as Exhibit "A" is hereby authorized and approved for the fiscal year 2018-2019.

SECTION 2. That this ordinance shall be effective on and after its adoption;

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading the _____ day of February 2020; and PASSED on Second and Final Reading the _____ day of February 2020.

Ginger Nelson, Mayor

ATTEST:

Frances Hibbs, City Secretary

APPROVED AS TO FORM:

Bryan McWilliams, City Attorney

EXHIBIT "A"

1. LEOSE Training Expenditure Budget, Account 26610.75100 Travel = \$22,000 addition
2. Court Security Expenditure Budget, Account 20910.41100 Salaries and Wages = \$5,000 addition
3. Tutbury PID Expenditure Budget, Account 27400.67600 Temporary Labor = \$1,000 addition
4. Point West PID Expenditure Budget, Account 27510.51450 Botany and Agriculture = \$25,000 addition
5. Quail Creek PID Expenditure Budget, Account 27610.53200 Water and Sewer = \$2,000 addition
6. Vineyards PID Expenditure Budget, Account 27710.53200 Water and Sewer = \$2,000 addition
7. Redstone PID Expenditure Budget, Account 27800.62000 Professional = \$100 addition

Amarillo City Council Agenda Transmittal Memo



Meeting Date	February 11, 2020	Council Priority	Regular Agenda Item – Public Hearing
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Department	Planning and Development Services Cris Valverde - Assistant Director of Planning and Development Services
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Agenda Caption

Public hearing and first reading of an ordinance rezoning Lot 2C, Block 70, Ridgecrest Unit No. 42, the remaining portion of Lot 2, Block 70, Ridgecrest Unit No. 19, and the remaining portion of Lot 2J, Block 70, Ridgecrest Unit No. 47, in Section 7, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from General Retail District to Planned Development District 393 for outdoor ATV sales. (Vicinity: Bell St. and S.W. 45th Ave.)

Agenda Item Summary

Adjacent land use and zoning

The adjacent zoning consists of Residential District 1 and General Retail District to the north, Light Commercial District and General Retail District to the south, Planned Development District 208 to the east, and General Retail District to the west.

Adjacent land uses consist of single-family detached homes and a restaurant to the north, restaurants to the south, a telecommunications company office and outdoor storage yard to the east, and a drycleaner and convenience store to the west.

Proposal

The applicant is requesting a Planned Development zoning designation in order to continue outdoor All Terrain Vehicle (ATV) sales on the site.

In March of 2019, a letter was sent to the applicant informing the applicant that the newly opened operation was in violation of occupying the existing building without obtaining a Certificate of Occupancy as well as being in violation of allowed uses for General Retail District, whereas such activity is not allowed outright.

Since receiving this information, the business owner has met with several City staff members on various occasions including two Preliminary Application Conferences (PAC). During these discussions, the applicant inquired as to the best way to address the situation regarding the land use violation. Staff commented that there are a few options that could rectify the situation. They include the following:

- shift the business focus to indoor display from outdoor (Indoor sales allowed in the current zoning of General Retail)
- rezone the site to a zoning district which allows the use outright (Light Commercial)

The applicant stated that shifting the focus of the sales to indoor would negatively affect the business model and asked about staff's recommendation on rezoning to Light Commercial District.

Staff commented that although there is Light Commercial zoning in the immediate area, expanding Light Commercial Zoning, would not be recommended by staff. Staff's opinion is centered on being able to protect the residential neighborhood to the north from external impacts typically associated with various other land uses allowed outright in Light Commercial Zoning and maintain the retail character of the area.

The applicant then inquired as to whether or not Planned Development zoning would be an option. Staff relayed that per the ordinance it would be eligible for consideration but that it was still staff's belief that any use on this site should be more in character with area retail development.

As a result, the applicant submitted a planned development site plan that proposes the following:

Land use: ATV sales with limited outdoor display (outdoor display will be located to the side and/or rear of the main building). All other land uses shall comply with General Retail zoning.

Landscaping: Installing living groundcover and trees that complies with typical landscaping standards on a site that currently has none.

Signage: Shall conform to General Retail standards.

Miscellaneous: Screening in the form of an 8ft. fence along the north and west boundary of the outdoor stock storage lot.

No demonstration/test driving of ATV's will be allowed on site.

Storage of any items in the outdoor storage area may not exceed the height of the fence (8ft).

Analysis

Analysis of any request for rezoning begins with referring to the Comprehensive Plan's Future Land Use and Character Map, which identifies recommended future land uses. Additionally, consideration as to what impact a particular request may have on area zoning and development patterns, as well as conformity to the Neighborhood Unit Concept (NUC) of development.

Regarding the Future Land Use and Character Map, General Commercial (GC) is the recommended development type. General Commercial calls for a wide range of commercial retail and service related uses. These types of land uses can be found within the majority of the non-residential zoning in the area.

With regards to the Neighborhood Unit Concept of Development, this concept calls for more intensive uses such as commercial, retail, office, and multi-family development to be located at or near Section Line Arterial Intersections with the intensity of use and/or zoning decreasing inward towards the center/middle of a section. Considering the applicant's site is located near a Section Line arterial intersection, this would appear to conform to this concept. However, what is missing from fully conforming to this concept is an acceptable buffer between the non-residential and single-family development.

When analyzing the area zoning and development patterns, a majority of the non-residential zoning is actually Light Commercial Zoning. This fact may at first glance, signal that expanding commercial zoning in the area is appropriate. That said, this area is unique in that the bulk of commercial zoning is developed with retail activities and that most of the commercial zoning is bounded by a public park (John Stiff) whereby the need to lessen the impact of externalities associated with commercial development is somewhat lessened.

Taking this into account, the Planning and Zoning Commission is of the opinion that this area has transitioned into a retail area. As such, the retail character should be maintained as much as possible while still protecting the residential areas as mentioned previously. Allowing unregulated outdoor sales goes against this and could disrupt the established retail development pattern although Light Commercial could allow for similar uses as proposed to the applicant.

Of additional note, it must be pointed out that Suddenlink Communications has outdoor storage associated with its main office building, yet this was done via a Planned Development to ensure outdoor storage is set off the right-of-way several hundred feet, is screened, and located to the side or rear of the building.

Requested Action/Recommendation

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

Considering the above, the Planning and Zoning Commission believes that the applicant attempts to both mitigate negative impacts on adjacent residential areas as well as maintain the retail character of the area as much as possible by limiting outdoor display visibility and location, increased screening height adjacent to residential areas, and prohibiting outdoor demonstrations of ATV's.

As such, the Planning and Zoning Commission recommended **APPROVAL** as presented.

ORDINANCE NO. 7838

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 BELL STREET AND SOUTHWEST 45TH AVENUE, 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 2C, Block 70, Ridgecrest Unit No. 42, the remaining portion of Lot 2, Block 70, Ridgecrest Unit No. 19, and the remaining portion of Lot 2J, Block 70, Ridgecrest Unit No. 47 in Section 7, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from General Retail District to Planned Development District 393 for outdoor ATV sales, site plan attached and incorporated herein as 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 11th day of February, 2020 and **PASSED** on Second and Final Reading on this the 25th day of February, 2020.

Ginger Nelson, Mayor

ATTEST:

Frances Hibbs, City Secretary

APPROVED AS TO FORM:

Bryan McWilliams,
City Attorney

landscaping points

75% of all plant materials are water efficient as listed within the Recommended Plant List - 15 Points.

Minimum 3" caliper trees - 2 Points.

Root barriers are used to prevent Hardscape damage as tree grows - 5 Points

Total Points - 22.



Zoning Map

Not To Scale
North

zoning information

Current Zoning - General Retail (GR)

Proposed Zoning - Planned Development (PD)

legal description

"Lot 2C, Block 70, Ridgcrest Unit No. 42, the remaining portion of Lot 2, Block 70, Ridgcrest Unit No. 19, and the remaining portion of Lot 2J, Block 70, Ridgcrest Unit No. 47 in Section 7, Block 9, B5&F Survey, Randall County, Texas."

owner / developer

Location Bell Street
1521 N. Prince St.
Clovis, NM 88101-4848

site/building areas

Building Area - 15,187 SF

Site Area - 89,250 SF (2.05 Acres)

hours of operation

Monday Closed
Tuesday - Friday 9AM - 6PM
Saturday 9AM - 5PM
Sunday Closed

parking calculations

Retail 3,328 SF / 200 = 16.6
Office 404 SF / 400 = 1.0
Storage / Shop 10,517 SF / 1000 = 10.5
Total Required Parking 28.1 Spaces
Total Provided Parking 29 Spaces

sheet index

C1.1 Site Plan
A1.1 Floor Plan - West Building
A1.2 Floor Plan - East Building

landscaping notes

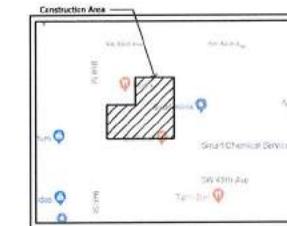
Landscape Area - 1,708 SF
Landscaping (Percentage of Building Area) - 11.2% (Does NOT include any landscaping in the ROW)
Trees - Six (6) Provided
Grass Material - Bermuda Grass.
Sub-surface irrigation system (automatic) will be provided and designed by the landscape contractor.

III: Specific notes to be shown directly on site plan:

- A. All parking and driveways shall conform to the requirements of Section 9 of the Development Policy Manual of the City of Amarillo unless noted otherwise.
- B. All exterior lighting shall be directed onto the property in such a manner to minimize or eliminate glare across adjacent property lines.
- C. No signs shall be operated on the property that use or have attached any flashing, pulsating, or rotating lighting sources or reflectors. No portable signs will be allowed.
- D. Any additional bulk or area requirement not specifically noted on this site plan shall comply with the zoning district in which the property was located prior to this amendment.
- E. Any an affluity regulations or adjustments required for the development shall be the responsibility of the developer(s).
- F. All fencing, screening, landscaping, driveways, and parking areas shall be maintained in good condition at all times by owners. All landscaping to be installed prior to receiving a certificate of occupancy, or within six months of occupying structure if bad weather exists. All landscape material, trees, grass, shrubs, etc., shall be installed on the site in the same manner as depicted on the site plan and all landscaped areas shall be served with a sprinkler system.
- G. The approval of this development by the City of Amarillo in no way shall alter or abrogate requirements of the Uniform Building Code as adopted and amended by the City of Amarillo.
- H. Any use, other than that allowed under the previous zoning classification or that which is specified by this site plan, will require a zoning amendment. If a use other than what is shown on the site plan is proposed and is allowed under the previous zoning district (General Retail District), development standards shall comply with the City of Amarillo Zoning Ordinance for (General Retail District) development.
- I. The City of Amarillo or its franchised utility shall not be required to replace any obstructions, paving, or gutters that shall be removed during the course of maintenance, construction, or reconstruction within any public utility or drainage easement.
- J. All exterior mechanical equipment shall be located and/or screened in such a manner as to eliminate or minimize noise and visual impact to adjacent properties.
- K. All surface storm water collected on this site shall drain directly to adjacent public right of way or by other means if approved by the City Engineer.
- L. The developer shall comply with all ADA requirements.

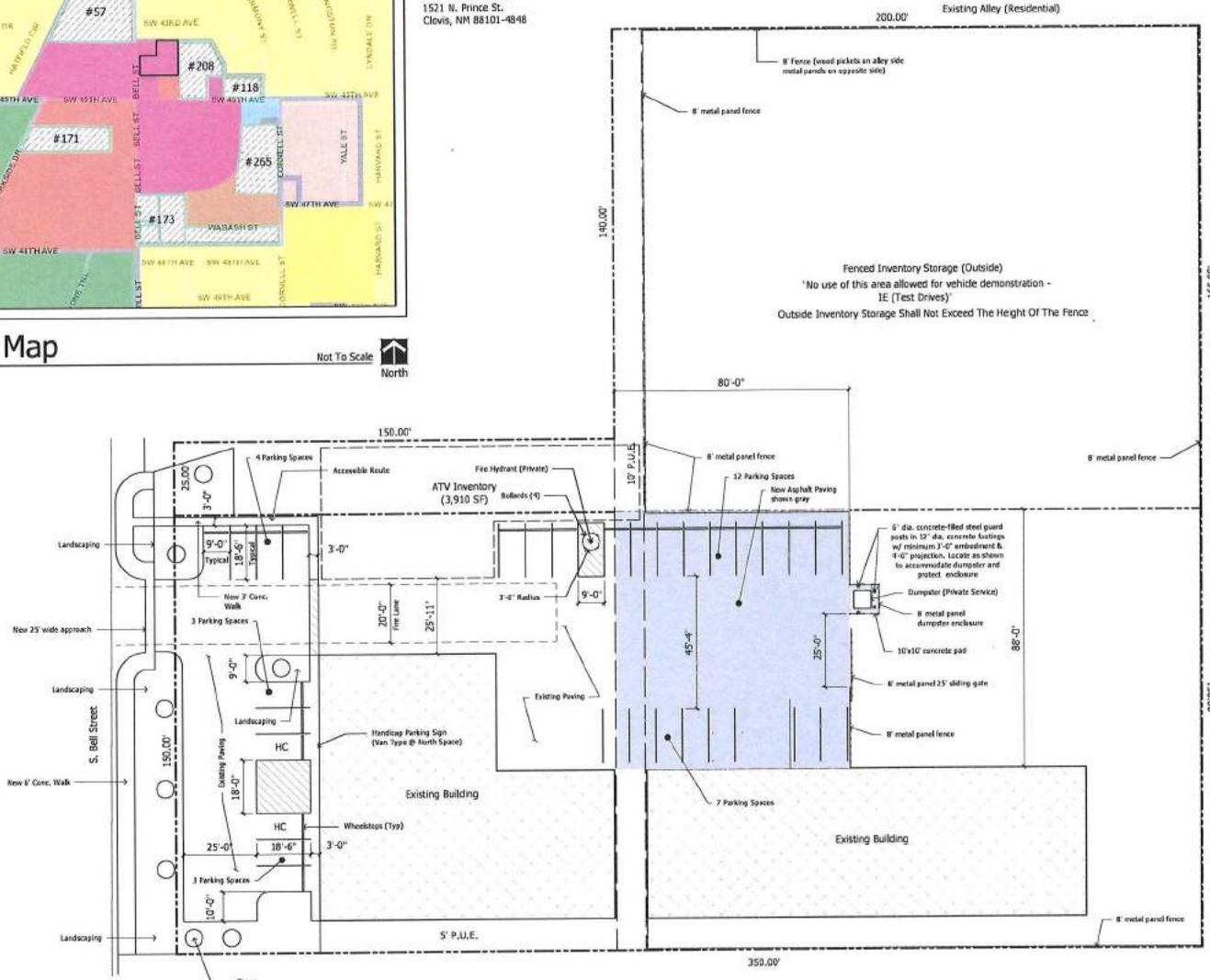
"I acknowledge and agree to all standards of development as listed on this site plan."

NAME OF DEVELOPER DATE
Tanner Gearm 01.21.20



Vicinity Map

Not To Scale
North



site plan

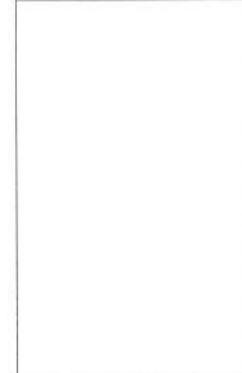
1" = 20'-0"
North

These plans and specifications shall remain the property of the Architect and shall not be used for the construction of any other project other than the one specified herein without written permission and proper compensation of the Architect.

The Texas Board of Architectural Examiners, P.O. Box 12337, Austin, Texas 78711-2337 or (512) 303-9000, has jurisdiction over individuals licensed under the Architects Registration Law, Texas Civil Statutes, Article 249.



Seal Expires On: 02.28.20
Seal Date: 02.03.20



Lone Star Powersports

4421 S. Bell St.
Amarillo, Texas

D. Scott Stark
architect

100 S. First, Amarillo, Texas
806.340.9940
www.tannerstark.com

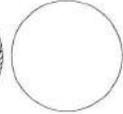
REVISIONS:
2nd Submission - 01.21.20
3rd Submission - 01.24.20
4th Submission - 01.03.20

Drawings:	Site Plan
drawn by:	chs
checked by:	chs
date:	12.16.19
Sheet	No.

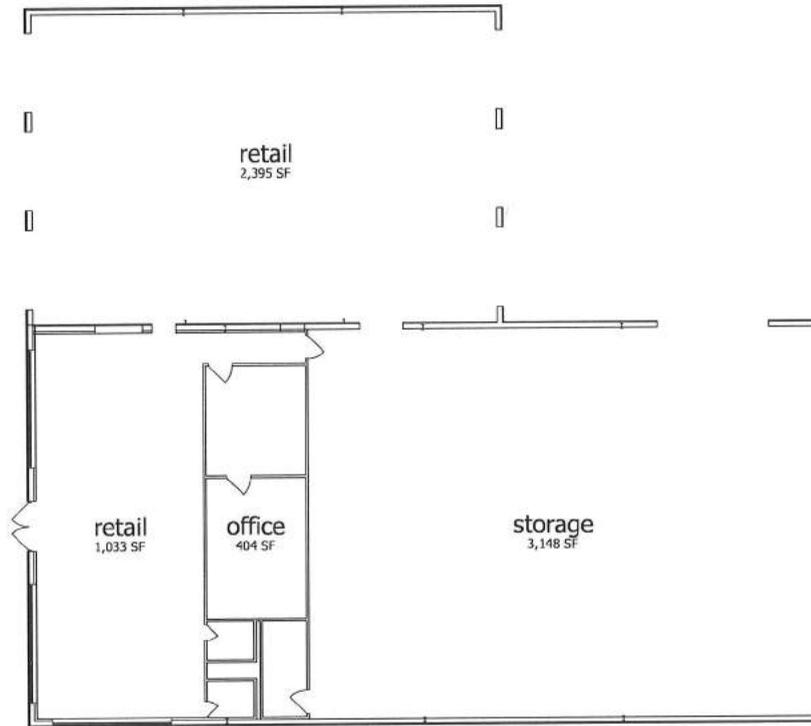
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02.28.20
Seal Date:
12.16.19



Lone Star Powersports

4421 S. Bell St.
Amarillo, Texas



REVISIONS:

Drawings:	
Floor Plan - West Building	
drawn by:	dss
checked by:	dss
date:	12.16.19
Sheet	No.

west building

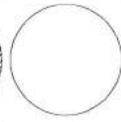
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Seal Date:
12.16.19



Lone Star Powersports

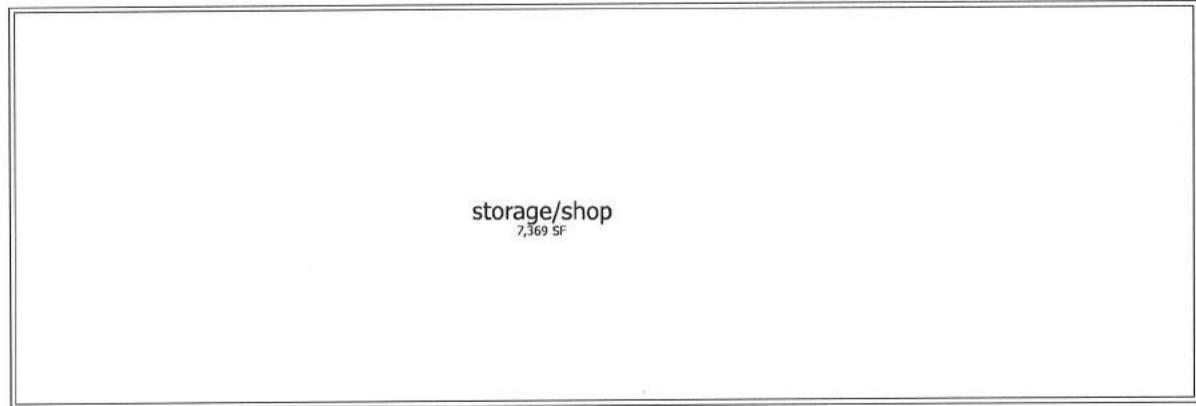
4421 S. Bell St.
Amarillo, Texas



REVISIONS:

Drawings:	
Floor Plan - East Building	
drawn by:	dss
checked by:	dss
date:	12.16.19

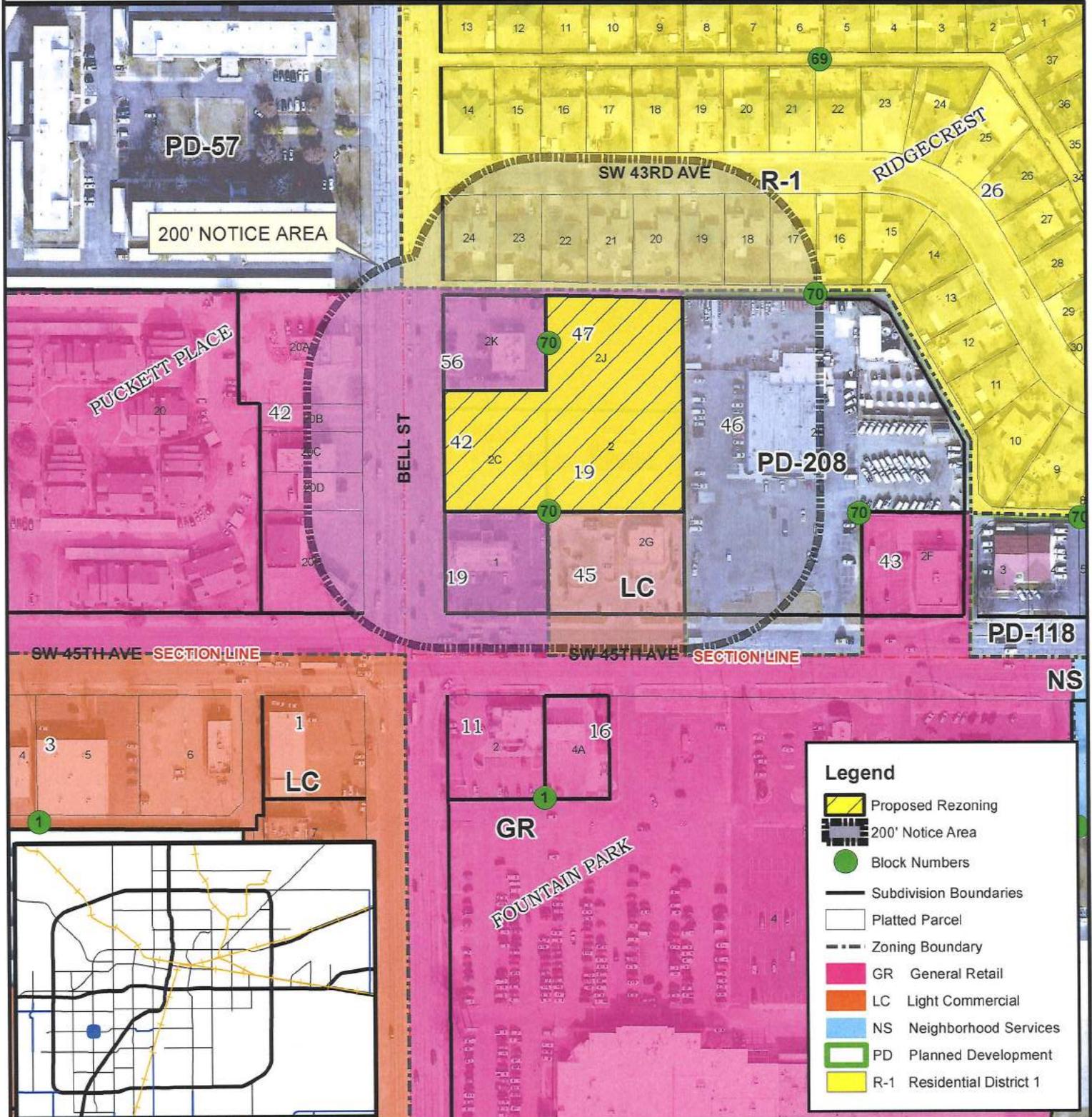
Sheet No.
A1.2



east building

1" = 20'-0"
North

REZONING FROM GR TO PD



Legend

- Proposed Rezoning
- 200' Notice Area
- Block Numbers
- Subdivision Boundaries
- Platted Parcel
- Zoning Boundary
- GR General Retail
- LC Light Commercial
- NS Neighborhood Services
- PD Planned Development
- R-1 Residential District 1

CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1 inch = 200 feet
 Date: 12/31/2019
 Case No: Z-19-26



Rezoning of Lot 2C, Block 70, Ridgecrest Unit No. 42, the remaining portion of Lot 2, Block 70, Ridgecrest Unit No. 19, and the remaining portion of Lot 2J, Block 70, Ridgecrest Unit No. 47 in Section 7, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from General Retail District to Planned Development District for outdoor ATV sales.

Applicant: Tanner Gearn for Location Bell Street

Vicinity: SW 45th Ave & S Bell St

AP: K-14

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.

D



Amarillo City Council Agenda Transmittal Memo



Meeting Date	2/11/2020	Council Priority	Economic Development Civic Pride
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Department	Planning and Development Services	Contact Person	Andrew Freeman, Director of Planning and Development Services
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Agenda Caption

ORDINANCE NO. 7838:

First reading and public hearing on an ordinance amending the adopted Comprehensive Plan of the City of Amarillo, Texas by adding the San Jacinto Neighborhood Plan as a component; providing for severability; providing for repealer; and providing for publication and providing an effective date.

Agenda Item Summary

San Jacinto is the third neighborhood area examined as part of the Neighborhood Planning Initiative, established in 2016 through a partnership with Potter County. The City contracted with consultant Cassie Wright of Urban Milestones to provide project management and community engagement services. The seventeen-member San Jacinto Neighborhood Plan Advisory Committee was formed to provide guidance and oversight for the process, which was organized into phases with advisory committee meetings, public meetings, and outreach activities scheduled to support the desired outcomes of each phase.

The plan is organized into five major sections that: (1) summarize the public engagement effort from start to finish; (2) examine the existing conditions of the area utilizing data, mapping, and community input; (3) articulate the vision, goals, and land use guiding principles; (4) identify the focus areas and priority projects including three Transformative Projects – Crime Reduction, Housing Stabilization and Unifying 6th Street; and, (5) outline an implementation plan for accomplishing the actions necessary for addressing those priorities, goals, and strategies.

The plan has been presented and approved for adoption by the Planning and Zoning Commission as well as the Potter County Commissioners’ Court. Upon adoption by City Council, this neighborhood plan will become a component of the Amarillo Comprehensive Plan. It will provide a unified vision for the future of San Jacinto and serve as a roadmap to guide future policy-related decisions, as well as, public and private reinvestment.

Requested Action

Adoption of the San Jacinto Neighborhood Plan as a component of the Amarillo Comprehensive Plan.

Funding Summary

Funding for this plan was provided by a partnership between the City of Amarillo and Potter County.

Amarillo City Council Agenda Transmittal Memo



Community Engagement Summary

A public engagement plan was created to ensure adequate outreach and participation. It utilized a series of methods to reach participants including social media, TV and newspaper coverage, mailers, flyers, and word-of-mouth information-sharing among neighbors. San Jacinto Elementary School sent flyers to parents before public meetings and the school also made automated calls in English and Spanish. In total, the process included five public meetings, eight advisory committee meetings, 16 focus group meetings with city departments and other partner organizations, a business owner survey and priority projects survey. The five neighborhood meetings had an average attendance of 60 people. Forty business owners responded to the online survey and 60 people responded to the priority projects survey. The draft plan was posted on the City's website on January 10, 2020, for review and public comment throughout the adoption process.

Staff Recommendation

Staff recommends approval of the plan as presented.

ORDINANCE NO. 7839

AN ORDINANCE OF THE CITY OF AMARILLO, TEXAS AMENDING THE ADOPTED COMPREHENSIVE PLAN OF THE CITY OF AMARILLO, TEXAS BY ADDING THE SAN JACINTO NEIGHBORHOOD PLAN AS A COMPONENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER; AND PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas Local Government, Chapter 213 (Vernon’s 2016), permits the governing body of a municipality to adopt a comprehensive plan for the long-range development of a municipality; and

WHEREAS, the City Council adopted the “Amarillo Comprehensive Plan” on October 12, 2010, which established zoning districts and regulations for the purpose of promoting the health, safety, and welfare of its citizens; and

WHEREAS, the San Jacinto Plan is appropriate for adoption as an amendment to the Amarillo Comprehensive Plan; and

WHEREAS, under the provisions of the Texas Local Government Code at Chapter 213, a city may amend a comprehensive plan by ordinance following a hearing at which the public is given the opportunity to give testimony and present written evidence, and the municipality's planning commission reviews such amendment; and

WHEREAS, the Amarillo Planning and Zoning Commission held a public hearing on February 10, 2020, to discuss the proposed Amarillo Comprehensive Plan amendment, which would incorporate the San Jacinto Plan as a new component, and the Commission voted to recommend approval of this amendment to the City Council; and

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

WHEREAS, the City Council further determined that the request to amend the Amarillo Comprehensive Plan herein is consistent with the goals, policies, and strategies between the plan and development regulations.

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

SECTION 1. FINDINGS OF FACT. 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. AMARILLO COMPREHENSIVE PLAN AMENDMENT. The Amarillo Comprehensive Plan is hereby modified and amended to include the San Jacinto Plan, attached hereto and incorporated herein, as a new component such Plan.

SECTION 3. FUTURE APPLICATION. The City Council directs the City Manager and/or his designee to process rezoning applications in a matter consistent with the adopted plan. Furthermore, the City Manager and/or his designee shall include identified implementation projects in consideration of the annual capital improvement plan funding schedule and work to identify other possible funding strategies.

SECTION 4. SEVERABILITY. 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 and Development Services is authorized to make corrections and minor changes to the site plan or development documents to the extent that such does not materially alter the nature, scope, or intent of the approval granted by this Ordinance.

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

SECTION 6. PUBLISHING AND EFFECTIVE DATE. This Ordinance shall be published and become effective according to law.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this the ___ day of February, 2020 and **PASSED** on Second and Final Reading on this the ___ day of February, 2020.

Ginger Nelson, Mayor

ATTEST:

Frances Hibbs, City Secretary

APPROVED AS TO FORM:

Bryan McWilliams, City Attorney



San
Jacinto
NEIGHBORHOOD PLAN



**AN AMENDMENT TO THE
AMARILLO COMPREHENSIVE PLAN**

FEBRUARY 2020



CITY COUNCIL MEMBERS

Mayor Ginger Nelson
Elaine Hays
Freda Powell
Eddy Sauer
Howard Smith

PLANNING & ZONING COMMISSION MEMBERS

Chairman, Rob Parker
Vice Chair, Pedro Limas
Jonathan Morris
Royce Gooch
Jason Ault
Dick Ford
Bowden Jones

POTTER COUNTY COMMISSIONERS COURT

Judge Nancy Tanner
H.R. Kelly
Mercy Murguia
Leon Church
Alphonso Vaughn

PROJECT CONSULTANT

Urban Milestones
Cassie Wright, President

CITY OF AMARILLO

City Manager's Office

City Manager, Jared Miller
Deputy City Manager, Michelle Bonner
Assistant City Manager, Floyd Hartman
Assistant City Manager, Kevin Starbuck

**Planning and Development Services
Department**

Director, Andrew Freeman
Assistant Director, Cris Valverde
Manager, Emily Koller
Planner II, Bradley Kiewiet
Planner II, Brady Kendrick
Planner I, Jason Taylor
Planner I, Torie BenShushan
Administrative Technician, Hannah Green

MPO Administrator, Travis Muno
MPO Senior Planner, Cody Balzen
MPO Administrative Technician, Devin Jones

Previous Contributors

Senior Planner, Wesley Luginbyhl
GIS Technician, Lydia Worthen

Capital Projects & Development Engineering

Building Safety

Community Development

Parks & Recreation

Police Department

Public Works Division

ACKNOWLEDGEMENTS

The City Council acknowledges this document as both a thorough examination of the San Jacinto neighborhood and an organized plan of action through which the ideas and insights of its residents, business owners, and property owners can be executed. The formal adoption of this plan as an amendment to the Amarillo Comprehensive Plan signifies a commitment to the neighborhood. This commitment will be demonstrated by:

1. Utilizing the abilities of the City Council and the Council appointments to its boards and commissions in cooperation with City staff.
2. Examining the City's annual budget for opportunities to support the plan's implementation.
3. Making the neighborhood a primary focus of capital improvement projects in the annual preparation of the five-year Community Investment Program.
4. Recognizing opportunities for partnerships with other agencies and organizations.
5. Encouraging and acknowledging actions taken directly by the neighborhood.

This plan would not have been made possible without the commitment of the San Jacinto Neighborhood Plan Advisory Committee. They devoted many volunteer hours to the effort. Working closely with the Project Consultant and the City's Planning and Development Services staff, they helped craft a plan for the future of the neighborhood that addresses the needs of residents, business owners, property owners, and visitors. The City thanks them for their exhaustive efforts.

Victor Arroyo	Janette Kelley
Christine "Dani" Baker	Jeannie Lira
Jason Barrett	Sabre McLean
Brady Clark	Dora Meroney
Joy Conner	Van Moore
Sherrie Ferguson	Tyler Tatum
Jessica Johnson	Kathryn Traves
Linda Kelley	Jennifer Weaver
	Kim Zimmer

In addition, the City of Amarillo would like to thank San Jacinto Elementary School for hosting the Advisory Committee meetings and multiple public meetings. The school provided a youthful and neutral space for discussion and deliberation.

Finally, the City sincerely thanks the meeting attendees, survey respondents, and all interested citizens that their invested time and attention in the planning process.

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RELATIONSHIP TO ADOPTED PLANS

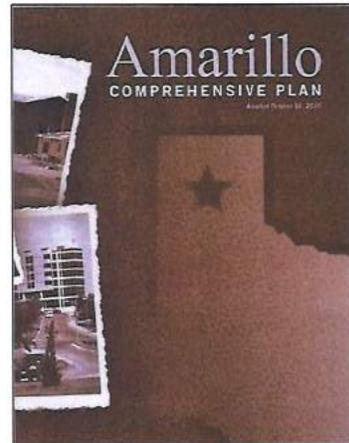
The San Jacinto Neighborhood Plan is as an amendment to the Amarillo Comprehensive Plan, adopted in October of 2010. One of the fundamental responsibilities of local government is to plan for future growth and development of the community. The Comprehensive Plan is the policy guide that provides the broad vision and framework for all land use and development decisions in Amarillo.

Neighborhood plans serve a slightly different purpose. Undertaken in the spirit of a partnership between the neighborhood and the City, they allow for a more thorough analysis of the characteristics and conditions of a smaller area. They are designed to build organizational capacity, form consensus for goals among stakeholders, and provide a roadmap to guide future neighborhood planning and development efforts both in general categories such as land use, zoning, and circulation as well as site specific improvements. Through collaboration with neighborhood stakeholders, the plan establishes area-specific strategies and sets forth a course for implementation.

The neighborhood plan has a specific purpose of providing guidance to elected officials and city staff so that formal actions by local government will be more compatible with the vision and goals created by neighborhood stakeholders. Both neighborhood planning and comprehensive planning entail a commitment to an inclusive participatory planning process, which includes all of the key leadership in a community and reaches beyond those citizens that routinely engage with local government.

The Neighborhood Planning Initiative was established in 2016 through an interlocal agreement between the City of Amarillo and Potter County. The purpose of the agreement was to facilitate planning and community development in the “older, distressed neighborhoods.” North Heights, Barrio, San Jacinto, and Eastridge were identified as the Initiative’s first priorities. Both the City and Potter County committed to contributing \$75,000 annually for the purpose of plan development. The City then contributed an additional \$2,616,200 from the 2016 5-year Community Improvements Bond program to be divided equally among the four neighborhoods and specifically reserved for their plan’s implementation efforts.

The importance of the Neighborhood Planning Initiative was underscored in the City Council’s 2018 strategic plan “Blue Print for Amarillo.” The Economic Development and Redevelopment Council Pillar calls for applying innovation to the “redevelopment of disadvantaged areas of our community” by completing the neighborhood plans and exploring a number of community and economic development tools to address neighborhood needs. In addition, the neighborhood planning effort is identified as an important mechanism to spark civic pride, another Council Pillar.



PLAN PROCESS AND PUBLIC ENGAGEMENT

The San Jacinto Neighborhood Plan was developed over the course of approximately one year kicking off in March 2019 and culminating in the adoption of the document by City Council in February 2020. The City of Amarillo contracted with consultant Cassie Wright of Urban Milestones to provide project management and community engagement services. The San Jacinto Neighborhood Plan Advisory Committee was formed to provide guidance and oversight for the process, which was organized into phases with advisory committee meetings, public meetings, and outreach activities scheduled to support the desired outcomes of each phase.

In total, the process included five public meetings, eight advisory committee meetings, an online business owner survey, and a series of focus group meetings with partner organizations and city departments. It was designed to simultaneously produce qualitative input from the community and data-driven analysis. When combined, the qualitative and quantitative information informed a vision statement and seven focus areas to serve as the overarching framework for the plan. These focus areas set the stage for exploration, discussion, and collaboration among the neighborhood, the City of Amarillo, and other partners to determine the best and most feasible actions to achieve the neighborhood's goals.

Below is a summary of the process and public engagement activities.

Process Design and Phasing

PHASE 1: Existing Conditions Review and Project Kickoff

During the first phase of the planning process, the project team gained an understanding of San Jacinto's history, demographics, and the built environment. Using data provided by the City and information provided by the community, this phase identified the current neighborhood conditions and publicly kicked off the process in the community.

PHASE 2: Establish Vision and Guiding Principles

The second phase of the planning process focused on developing a vision statement and guiding principles for the neighborhood. The vision outlines how the community wants to see the neighborhood in the future. It identifies existing qualities that the community wants to preserve while also describing changes that the community desires. The guiding principles are consistent with the land use guiding principles of the other neighborhood plans. Both the vision and guiding principles relate back to the Amarillo Comprehensive Plan.

PHASE 3: Pinpointing the Plan

After setting the vision for San Jacinto, the topics and focus areas for the plan were refined with the community's input. The focus areas were determined by need (as shown through data analysis) and by want (as shown through community input). The focus areas are limited to those issues that are most critical to the community and that may be addressed in a manageable manner.

PLAN PROCESS AND PUBLIC ENGAGEMENT

PHASE 4: Study and Learn

Urban Milestones and the City worked very closely with the Advisory Committee during the fourth phase of the planning process to begin drafting goals and implementation strategies. This work was done through extensive analysis and research, citing best practices and case studies as examples. Urban Milestones guided the Advisory Committee to prioritize projects during this phase and determine those that are key as “transformative” projects.

PHASE 5: Develop Options/Recommendations/Priorities

Using the research from Phase 4, Urban Milestones and the City again worked closely with the Advisory Committee to develop and refine neighborhood options and recommendations into a list of priority projects for implementation.

PHASE 6: Draft Plan

The City and Urban Milestones created a draft plan Word document to be reviewed by the public and the Advisory Committee.

Phase 7: Plan Adoption

During the last stage of the planning process, the City prepared the final document for the necessary commission and board approvals prior to presentation to City Council for adoption.

PLAN PROCESS AND PUBLIC ENGAGEMENT

Public Meeting Schedule and Meeting Summaries

In total there were five public meetings held as part of the planning process. These were held in rotating locations in the neighborhood and publicized with flyers, postcards, social media, and by word-of-mouth. Over 275 people recorded their attendance at these sessions, which were designed to both present the progress of the plan to the broader community, provide a forum for conversation and offer opportunities for deeper engagement during the different phases.

Public Meeting #1: Project Kickoff

6 – 7:30 pm on Tuesday, March 12th, 2019

Heal the City

Attendance: 73

The Kickoff featured an overview by Cassie Wright, project consultant, of the plan process and schedule. It explained the public engagement plan in detail including public meetings, advisory committee structure, focus groups, and surveys. Attendees then participated in a SWOT analysis where they identified the neighborhood's strengths, weaknesses, opportunities, and threats.



Public Meeting #2: Vision and Guiding Principles

6 – 7:30 pm on Tuesday, May 14th, 2019

San Jacinto Christian Academy

Attendance: 53

The second public meeting provided an overview of the plan process and schedule, a presentation on focus areas, and small group exercises in which each group drafted ideas, goals and possible solutions for the noted issues in each focus area.



Public Meeting #3: Focus Topics and Areas + Initial Case Studies & Best Practices

6 – 7:30 pm on Tuesday, July 30th, 2019

Generation Next

Attendance: 81

The third public meeting featured a presentation of the focus areas with a refined list of the draft goals and strategies. Attendees were asked to review the draft, provide written comments, and offer ideas (i.e. case studies) from other neighborhoods that they would like to potentially see implemented in Amarillo.

Public Meeting #4: Options and Alternatives

6 – 7:30 pm on Thursday, November 7th, 2019

San Jacinto Elementary School

Attendance: 25

The fourth public meeting provided an overview of the transformative projects—Housing, a Unified 6th Street Business District, and Crime Reduction—as well as a presentation of more detailed project proposals prepared by the Advisory Committee. Attendees were then asked to vote on the action items under each focus area to help the committee and planning team identify the priority projects to be

PLAN PROCESS AND PUBLIC ENGAGEMENT

implemented first. This exercise was also translated to an online survey in order to provide more opportunities for feedback since attendance was low due to inclement weather.

Public Meeting #5: Open House to Review Draft Plan

6 – 7:30 pm on Tuesday, January 14, 2020

San Jacinto Elementary School

Attendance: 60

The final public meeting was an open house format to reveal the draft of the plan to the public. The open house featured a presentation, displays, and the ability for the public to ask questions or provide additional comments.

Advisory Committee Meeting Schedule and Summaries

The San Jacinto Neighborhood Plan Advisory Committee was formed through an application process during Phase 1. Anyone interested in serving could apply and commit to attending the regularly scheduled meetings. Members recognized in the plan attended 60% of the combined public meetings and advisory committee meetings. Members agreed to the following roles and responsibilities:

- Provide strategic oversight
- Identify project partners
- Serve as an advocate for the plan
- Represent the neighborhood
- Accept responsibility for the plan
- Lead community-based initiatives

The committee met eight times throughout the process. All meetings were held at San Jacinto Elementary School (3400 W 4th Ave.) with the exception of Meeting #7 which was rescheduled and conducted at the Generation Next Youth House due to inclement weather. Below is a summary of what was accomplished at each meeting.

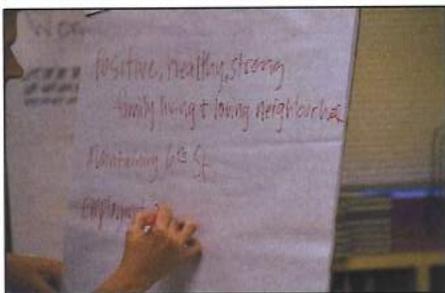


Meeting #1: April 4, 2019

The first Advisory Committee meeting featured an overview of the process, the roles and responsibilities of the Advisory Committee including an explanation of the Consensus-Based Decision-Making model, a review of the SWOT analysis from the public meeting, and a vision and guiding principles exercise.

Meeting #2: May 9th, 2019

The second Advisory Committee meeting included a discussion of the draft vision statement, the land use guiding principles, the first review of the Focus Areas and neighborhood goals, and preparation for the next public meeting.



Meeting #3: June 6th, 2019

The third Advisory Committee meeting was a work session to further refine the vision and goals, as well as to begin developing strategies for each goal using the information

PLAN PROCESS AND PUBLIC ENGAGEMENT

gathered at the May public meeting. The committee approved the vision statement.

Meeting #4: July 11th, 2019

The fourth Advisory Committee meeting included an update on the business owner survey and property owner meeting, and additional work time refining the goals and strategies. The committee also discussed a possible call to action. The committee approved the goals and strategies for Clean and Safe and Economic Development.

Meeting #5: August 29th, 2019

The fifth Advisory Committee meeting recapped the July 30th public meeting, provided an update on focus group meetings with city departments, and further refined the goals and strategies. The committee approved the goals and strategies for History and Culture and Housing.

Meeting #6: September 26th, 2019

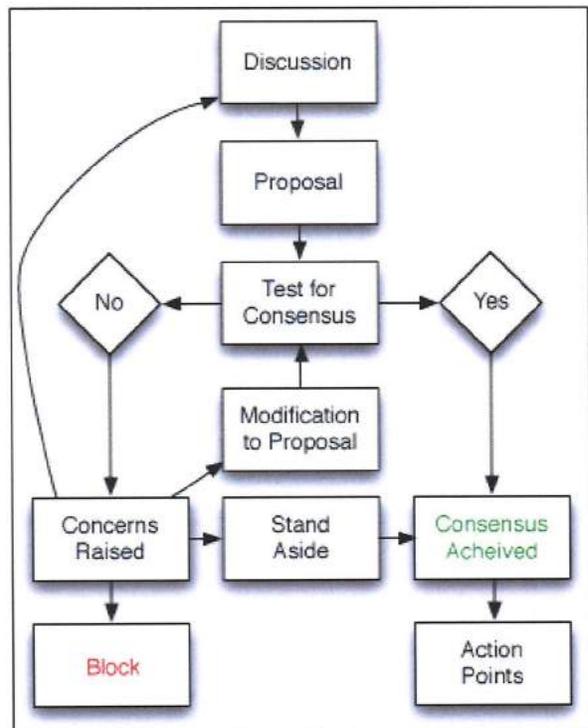
The sixth Advisory Committee meeting again focused on goals and strategies. The committee approved Infrastructure, Nature and Environment, and Community Building. They also began to discuss how to turn the strategies into actionable projects, selecting specific items that they wanted to further refine by studying best practices, cost estimates, potential policy changes, and needed partners.

Meeting #7: November 4th, 2019 (rescheduled due to inclement weather)

In preparation for the seventh Advisory Committee meeting, committee members completed project proposal worksheets to outline in specific detail how the projects could be implemented. During the meeting, the members reviewed their project proposals as well as a draft of three transformative projects to be presented at the fourth public meeting.

Meeting #8: December 5th, 2019

The final Advisory Committee meeting included review and approval of the three transformative projects as well as a discussion of evolving from a neighborhood plan committee to a neighborhood association responsible for the implementation of the plan.



Flowchart of consensus-based decision-making, illustration by Grant Harwood.

Focus Groups

Urban Milestones and planning staff facilitated a series of focus group discussions with city departments and other partners to discuss issues and concerns arising throughout the planning process from the community. These conversations allowed the team to clarify policies and procedures, introduce potential solutions for consideration, and build relationships.

City of Amarillo

In total, there were 12 focus group meetings held with various city departments. The neighborhood expressed common concerns about communication and coordination with the City of Amarillo. These conversations not only helped highlight issues, but they also served to create open lines of communication among staff and the neighborhood.

An interdepartmental working group formed as a result of these efforts and the group will continue to meet regularly to address policy issues impacting neighborhoods with a focus on critical items in the plan areas. Below is the list of meetings conducted with other city departments:

- Amarillo Police Department and Project Safe Neighborhoods #1 — Wednesday, April 17th, 2019
- Capital Improvements and Development Engineering — June 4th, 2019
- Parks and Recreation — June 4th, 2019
- Building Safety — June 4th, 2019
- Community Development #1 — June 4th, 2019
- Animal Management and Welfare — August 19th, 2019
- Traffic Engineering — August 23, 2019
- Amarillo Police Department (Neighborhood Patrol Officers) — Friday, September 6th, 2019 and Thursday, September 12th, 2019
- Public Works/Solid Waste — Wednesday, September 18th, 2019
- Communications — Wednesday, September 18th, 2019
- Community Development #2 — Tuesday, October 1st, 2019

Other Partners

The planning team conducted additional meetings and focused conversations with these other partners:

- San Jacinto Elementary School — April 18th, 2019
- Operation First Five — August 22nd, 2019
- Xcel Energy — Monday, September 30th, 2019
- San Jacinto Commercial Real Estate Tour — November 21st, 2019

Property Owners

Urban Milestones facilitated the property owners' focus group meeting on Monday, June 17th. The purpose of this meeting was to engage the "multiple" property owners in the neighborhood, share information collected from the community, gather feedback, and discuss strategies to improve neighborhood property conditions.

The condition of the residential housing stock in San Jacinto was identified early on as one of the area's major challenges. Conditions such as an imbalance of renters and homeowners, neglected and substandard homes, and the presence of "slumlords" contribute significantly to the negative perceptions of the neighborhood.

PLAN PROCESS AND PUBLIC ENGAGEMENT

A total of 53 invitation letters were sent to individuals or entities that own four or more properties in the San Jacinto neighborhood plan boundary. These 53 entities own nearly 500 properties combined. Eleven property owners attended the meeting. Property owners' concerns around the neighborhood's housing stock were generally aligned with the community's concerns. Owners agreed that crime, lack of ample police presence, homeless persons and squatters overtaking vacant properties, and dilapidated/substandard structures were of top concern. The property owners discussed both impediments to improving the housing stock and potential solutions.

Business Owners

An online survey for business owners was conducted in June 2019. A letter was sent to 401 businesses in the San Jacinto plan area with a link to the online survey. Forty businesses responded. The top three industries were retail (25%), other (20%) which primarily included leasing office space, rental property, and dog grooming, and construction (12.5%). Below is a summary of their input:

- About 40% of the respondents noted they have been in operation for 21 years+ (40%), which indicates the established nature of the business environment.
- The second greatest percentage of businesses in the neighborhood have been in operation for 0-3 years (22.5%) indicating the neighborhood is affordable and attractive to new businesses.
- Another indicator that exhibits strong vested interest from business owners is that almost 80% own the building in which they operate.
- When asked what services would help support their businesses development, the top three responses—with two tied for second place—were:
 - 1) *Improved city services/support* (easier permitting for special events, financial support, maintenance resources, improvements to solid waste management) (70%)
 - 2) *Small business support* (65%) and *Improved Streetscaping* (Pedestrian lights, street trees, benches, bus shelters, trash cans, flower pots, banners, information kiosk) (65%); and,
 - 3) *Facade improvement programs/grants* (57.5%).
- Another indicator that illustrates the vibrancy and growth in this district is that almost 65% of businesses owners anticipate hiring additional staff in the next five years.
- When asked what influenced business owners to locate their businesses in the San Jacinto neighborhood, 52.5% of responses indicated that the availability of space played a big role. Additionally, 47.5% of responses indicated that it was the historic character, and 40% of responses indicated 6th St./Route 66 influenced their decision.
- When asked what types of businesses/jobs would benefit the San Jacinto neighborhood, 77.5% of business owners stated that service businesses/jobs such as retail, restaurants, and grocery would have a positive impact on the neighborhood. This was followed by arts and entertainment (62.5%).
- Responding businesses indicated that 72.5% of their business comes from San Jacinto residents and residents of other neighborhoods in Amarillo.
- One of the key take-aways from the survey is the potential for area businesses to become more involved in neighborhood groups and events: 67.5% of business owners said they are not involved in any neighborhood groups, and 40% of business owners were not aware of any annual community events that take place in San Jacinto.

PLAN PROCESS AND PUBLIC ENGAGEMENT

Communications

The Public Engagement Plan utilized a series of methods to reach participants including social media, tv and newspaper coverage, mailers, flyers, and word-of mouth information-sharing among neighbors. San Jacinto Elementary School regularly sent flyers home in school packets to parents advertising the events. The school also made automated calls in English and Spanish for public meetings and open houses. The City's Communications office assisted with graphic design and promotion. Examples are included below:



EXISTING CONDITIONS ANALYSIS

During the first phase of the planning process, Urban Milestones and the City of Amarillo completed an existing conditions analysis to form an understanding of San Jacinto's history, demographics, and the built environment. This included a review of both quantitative data, such as GIS mapping, census demographic information and crime statistics, as well as the collection of qualitative community input. The existing conditions analysis provides a snapshot of the neighborhood and establishes a baseline from which thoughtful decisions can be made about its future.

Introduction

The 2016 Neighborhood Planning Initiative identified San Jacinto as one of the priority areas due in large part to concerns about crime and poverty. The household median income in San Jacinto is \$30,032, which is notably less than Amarillo's median income of \$51,198. Nearly 35% of its residents are at or below the poverty threshold of \$25,048 for a 4-person household. This figure is significantly lower than Amarillo's overall poverty rate of 16.4%. Over 60% of the homes are renter-occupied, which has resulted in the neighborhood being transient and unsettled. Almost 20% of the City's HUD vouchers are concentrated within the plan boundary, even though only 4.2% of Amarillo's residents live within it.

San Jacinto is one of Amarillo's highest crime neighborhoods. Between 2017 and 2018:

- Over 85% of the weapons offenses in the city were reported in San Jacinto
- Over 1,000 reports of people entering structures or being on premises without permission
- Approximately 10% of Amarillo's reported assaults and sex offenses occurred in the plan area

Due to the number of repeat criminal offenders in the area, San Jacinto is part of Project Safe Neighborhoods (PSN). PSN is a federal program that "brings together federal, state, local, and tribal law enforcement officials, prosecutors, and community leaders to identify the most pressing violent crime problems in a community and develop comprehensive solutions to address them." The project is working to remove repeat offenders from the street by charging and incarcerating them for their crimes. PSN includes the collaboration of multiple local and national agencies. Local and state partners include: the Amarillo Police Department; the Potter and Randall County Sheriff's Offices; the Potter and Randall County District Attorney's Offices; and, the Texas Department of Public Safety. Examples of federal agencies involved include: the United States Marshals Service; Homeland Security Investigations, the Bureau of Alcohol, Tobacco, Firearms and Explosives; and the Federal Bureau of Investigations.

Neighborhood Fast Facts

Earliest Subdivision: 1888

Year Annexed: 1925

Current Population: 8,569

Plan Area: 1,296 acres

of National Register Districts: 1

of Schools: 3

of Churches: 7

of Parks: 1

of Businesses: 401

of Multiple (4+) Property Owners: 53

Median Age: 30.5

Median Household Income: \$30,032

Home Ownership: 40.92%

% at/below Poverty Line: 34.47%

Average Home Value: \$52,176

Vacant Housing Units: 18%

Vacant Land: 8.43%

EXISTING CONDITIONS ANALYSIS

Despite these challenges, San Jacinto possesses several important assets, which collectively, can serve as an important foundation for the revitalization effort. The first asset is the incredibly intact historic Route 66 corridor. As an internationally recognized tourist attraction with wonderful local flair, SW 6th Avenue, or 6th Street, has great potential to be one of Amarillo's most vibrant commercial corridors for dining, entertainment, shopping, and tourism. Secondly, the historic housing stock and neighborhood scale are characteristics that provide an opportunity for San Jacinto to once again be a stable, mixed income, urban neighborhood within walking distance of great amenities and centrally located to all of Amarillo.

Boundaries and Subdivisions

Located in northwestern Amarillo, the San Jacinto neighborhood is defined for the purposes of this study as the area possessing a northern boundary between NW 11th Avenue, an eastern boundary of Front Boulevard and SW 1st Avenue, a southern boundary of SW 10th Avenue (which turns into Plains Boulevard), and a western boundary of Western Street. The neighborhood encompasses approximately 1,296 acres (2.025 square miles) and primarily contains a mix of residential and commercial properties, but also includes several educational, non-profit, and faith-based institutions. While 6th Street is the primary commercial district, a number of auto-oriented commercial uses may also be found along the neighborhood's primary arterial roadways of Western and Georgia/McMasters Streets.

What is historically known as San Jacinto is the San Jacinto Heights subdivision platted in 1909. It forms an almost a perfect square in the western and central part of the plan boundary. However, the planning boundary for this study encompasses additional subdivisions including some of Amarillo's earliest platted areas including include the Original Town of Amarillo (1888), Summers Addition (1923) as well as Park City (1938), Webster Heights (1923), and University Heights (see Figure 2).

EXISTING CONDITIONS ANALYSIS



Figure 1 – San Jacinto Neighborhood Plan Boundary Map

EXISTING CONDITIONS ANALYSIS

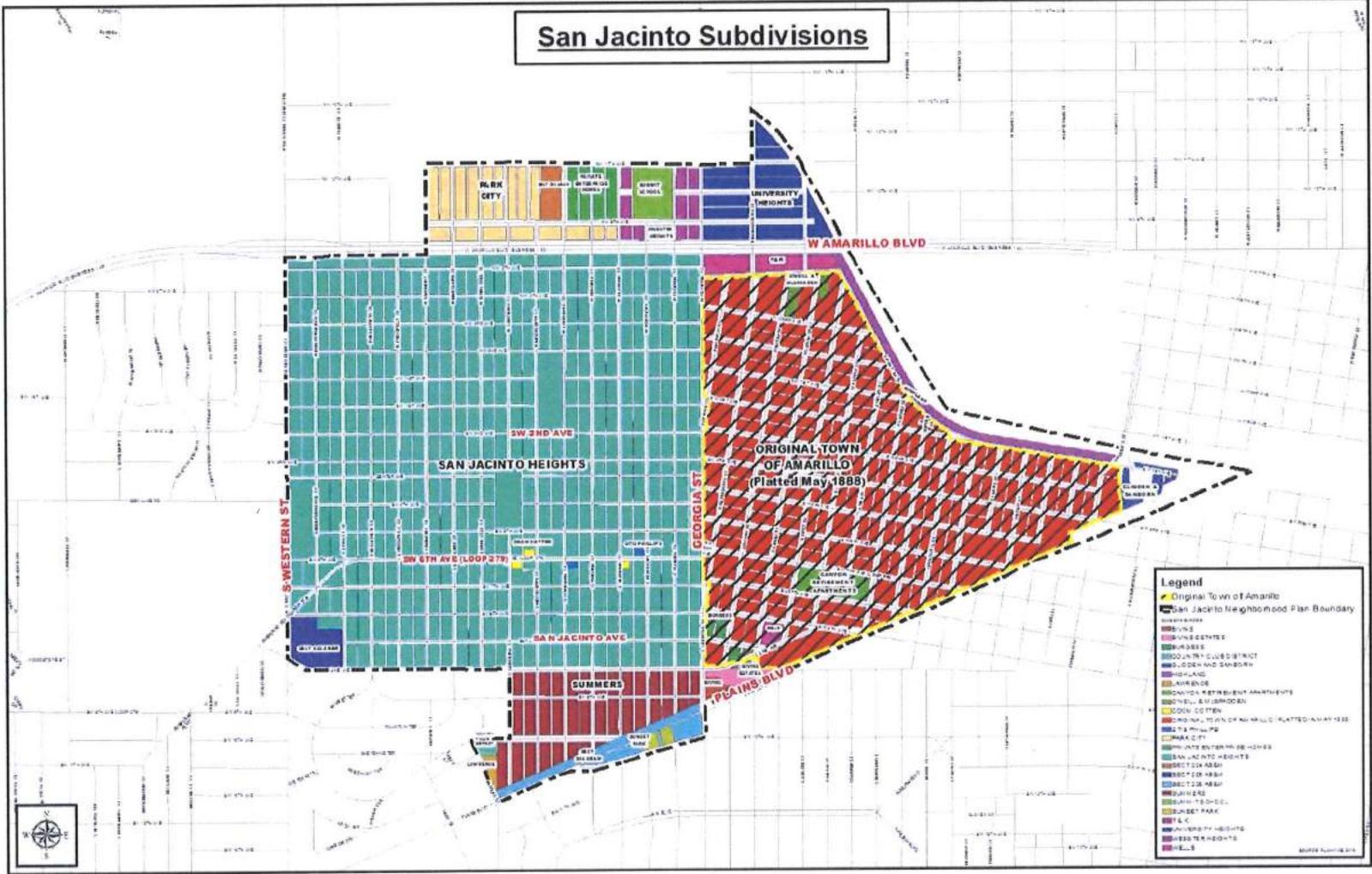


Figure 2 -- San Jacinto Subdivisions

EXISTING CONDITIONS ANALYSIS

History

The San Jacinto neighborhood is a historically significant area and its residents and business owners are proud of its heritage. From the 1920s through the 1950s, it was a stable middle-class neighborhood with a vibrant commercial corridor through its core. SW 6th Avenue—colloquially known as 6th Street and best known as Route 66 or “America’s Main Street”—was integral to the early development of the neighborhood and continues play an important role in the economic well-being and identity of San Jacinto.

San Jacinto Heights was platted as a streetcar suburb in 1909 and grew slowly in the following decade as development patterns in Amarillo favored neighborhoods south of the central business district. The original developers had imagined traffic patterns aligned to the north-south streets with Florida Avenue as a major commercial thoroughfare. No business corridor evolved until after the paving of 5th Street (now SW 6th Avenue) with gravel in 1921 as part of the efforts to upgrade the Ozark Trail highway network.

San Jacinto remained sparsely populated until its incorporation into the city in 1925 when city services and infrastructure improvements were extended to the neighborhood. The annexation led to the renaming and renumbering of streets to coordinate with the existing system in Amarillo. San Jacinto’s 5th Street became SW 6th Avenue although the “street” suffix remained more popular resulting in the name 6th Street. Originally numbered from Georgia west, street addresses were also incorporated into the Amarillo system so that the 100 blocks of 5th Street became the 2700 block of SW 6th Avenue after annexation.

Incorporation of 6th Street/SW 6th Avenue into the Route 66 highway network followed in 1926 and Amarillo’s 6th Street soon evolved into an oasis on Texas’ 66 as the increase in automobile traffic necessitated roadside businesses for tourists. On the east edge of the plan boundary, the City operated a municipal tourist camp and the entire strip offered gas and service stations, restaurants, motels, cafes, diners, and groceries. The neighborhood continued to develop with new home construction throughout the 1920s, 1930s, and 1940s. Most of San Jacinto’s current housing stock is from this period.

Beginning in January 1944, planning took place to reroute traffic from downtown and the San Jacinto neighborhood as part of a national defense transportation system. A new four-lane thoroughfare, Amarillo Boulevard, was constructed to the north in 1953, and while 6th Street retained the title of Business Route 66, few tourists traveled the old Route. 6th Street began to experience a prolonged decline after the loss of this tourist traffic.

A resurgence took place in the 1980s and culminated with the revitalization study, *San Jacinto the Beautiful*, in 1989. This plan was a thorough study of the historic buildings and urban design characteristics of the district. The study resulted in two major outcomes: 1) the streetscape improvements that are still present in the district today; and, 2) listing in the National Register of Historic Places as “US Route 66 – Sixth Street Historic District.”

EXISTING CONDITIONS ANALYSIS

6th Street Historic District

The National Register listing for the Route 66 corridor between Western and McMasters affirms its significance as not only one of Amarillo's most important historic assets, but also the corridor's significance in the broader context of the iconic highway. Studied extensively in the late 1980s and early 1990s, the observations and recommendations from those comprehensive reports remain relevant and useful. The historical significance of the buildings on 6th Street was assessed in the 1981 *Amarillo Historic Building Survey*, the 1988 *Preservation Amarillo Survey*, the 1989 *San Jacinto the Beautiful* plan by Ausland Architects, and again in 1993 for completion of the National Register Historic District nomination.

In 1989, Ausland Architects stated, "the suggestion for the improvements of buildings is to adopt a philosophy of preservation for Sixth Street and to treat all buildings as historic." They go on to recommend, "Following the Standards for rehabilitation is essential. Without proper care of the historic buildings, the area will lose its remaining assets. Without distinctiveness, the possibility of an expanded tourism market is lost. Local historic designation of the district must be a priority."

The National Register Historic District designation (completed 1994) is primarily honorary. It places no restrictions on property owners; however, designation means the property owners are able to apply for state and federal historic tax incentives. At the time of nomination, 83 of 116 buildings in the district were classified as "Contributing" meaning they sufficiently retained their historic character and integrity to meet the review criteria.

Other Historic Buildings and Sites

The residential portions of the San Jacinto Heights subdivision were surveyed as part of the extensive citywide historic preservation planning efforts by Preservation Amarillo in 1995. Throughout the late 1980s and early 1990s, they sponsored surveys and national register nominations for historic areas across the city. The preservation firm, Hardy Heck Moore, completed the San Jacinto portion of the survey in 1995. Their findings include 78 high priority and 370 medium priority.

According to their methodology, each property was reviewed and assigned a final preservation priority rating based upon current architectural integrity and known historical associations. The evaluation should not be considered a static designation; it can and should be changed to reflect the evolving status over time.

Preservation Priority Evaluation by Hardy Heck Moore, 1995 Survey

High Priority – Contributes significantly to local history or broader historic patterns; is an outstanding, unique or good representative example of architecture, engineering or crafted design; is a good example of a common local building form or architectural style and retains a significant portion of its original character and contextual integrity; and meets in some cases criteria for inclusion on the National Register of Historic Places.

Medium Priority – Contributes moderately to local history or broader historical patterns, but alterations or deterioration have diminished the resource's integrity; is a typical example of architecture, engineering or crafted design; is typical example of a common local building form, or architectural style.

EXISTING CONDITIONS ANALYSIS

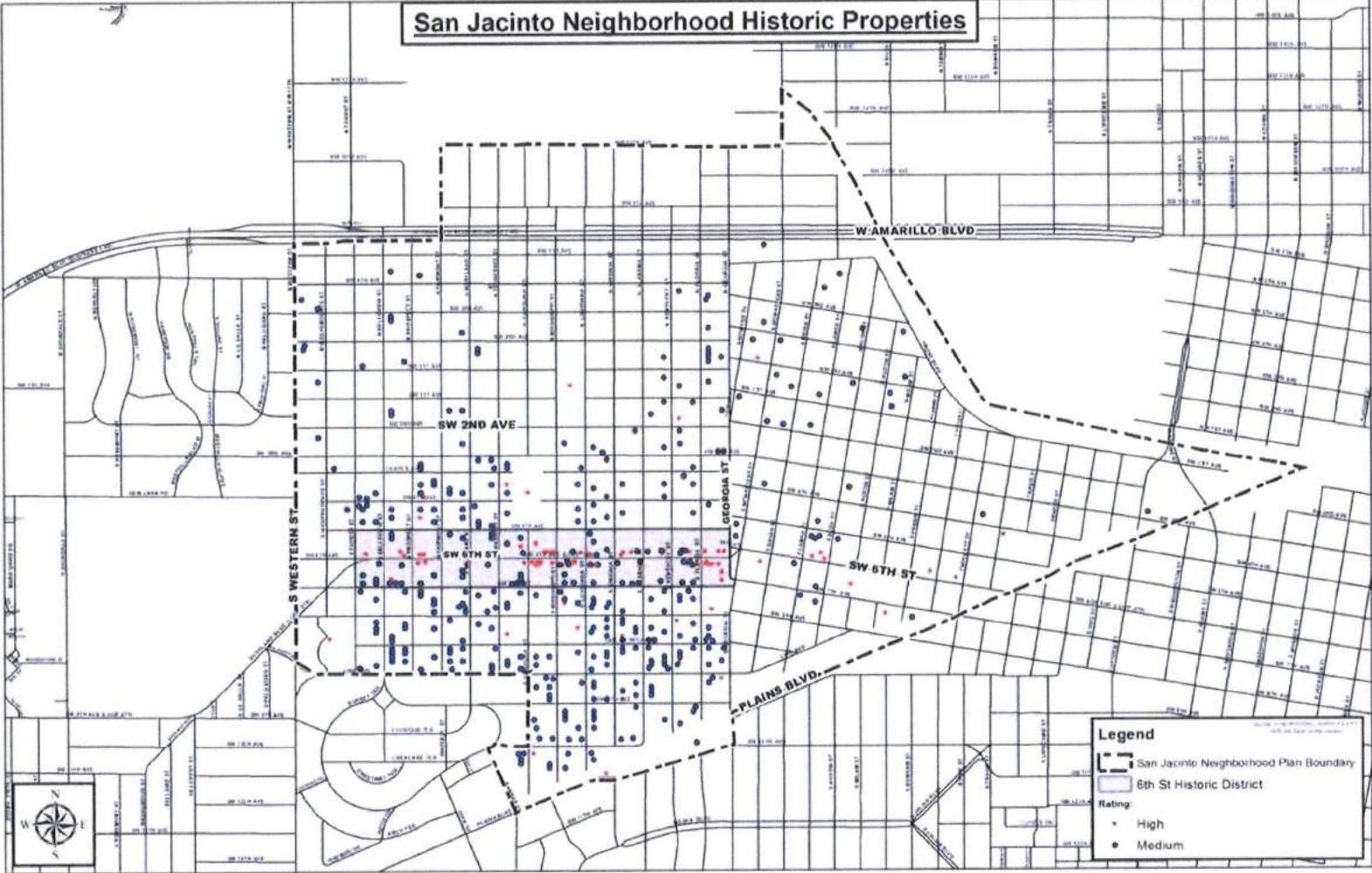


Figure 3 – Historic Designations and Survey Priority Recommendations

EXISTING CONDITIONS ANALYSIS

6th Street Historic District Photos as Recorded in 1993 for the National Register District Nomination



The Nat, 804 S Georgia St., c. 1940



Miller Drug, 2700 SW 6th Ave., 1993



Bussey Buildings, 2713-17 SW 6th Ave., c. 1945



Cazzell Building #2, 2801 S Georgia St., 1993



Cazzell Building #1, 2806 S Georgia St., 1993



2900 Block SW 6th Avenue, 1993



Gussler Products Building, 2917-25 SW 6th Ave., 1993



Miller Drug, 2700 SW 6th Ave., 1993



Borden's Heap-O-Cream, 3120 SW 6th Ave., 1993

EXISTING CONDITIONS ANALYSIS



Adkinson-Baker Tire Co #2, 3200 SW 6th Ave., 1993



3100 Block, SW 6th Avenue, 1993



Red Door Antiques, SW 6th Ave., 1993



Ideal Grocery Store, 3220 SW 6th Ave., 1993



M Systems Grocery Store #7, 3306 SW 6th Ave., 1993



Carolina Building, 3313 SW 6th Ave., 1993



Dutch Mill Service Station, 3401 SW 6th Ave., 1993



Taylor's Texaco Station, 3512 SW 6th Ave., 1993



Martin's Phillips 66, 3821 SW 6th Ave., c. 1963

EXISTING CONDITIONS ANALYSIS



Hubbell Duplex, 3912 SW 6th Ave., 1993



San Jacinto Baptist Church, 501 Carolina St., 1993



San Jacinto Fire Station, 610 S Georgia St., c. 1940



Tomlinson House, 600 S Maryland St., 1993



San Jacinto Methodist Church, 305 Tennessee St., 1993

EXISTING CONDITIONS ANALYSIS

Community Points of Interest

The neighborhood is home to seven churches and three schools—Houston Middle, San Jacinto Elementary, and San Jacinto Christian Academy. San Jacinto Park, at the intersection of SW 2nd Avenue and Louisiana Street, contains the neighborhood’s main playground and picnic area, an athletic court, and a splash pad. Another neighborhood amenity, the Rock Island Rail Trail, runs along the neighborhood’s southern boundary, Plains Boulevard. The rails-to-trails project redeveloped approximately four miles of abandoned Rock Island Railroad right-of-way into a trail for recreational uses in 2017. The Rock Island Railroad reached Amarillo in 1903 and served 14 states with 8,000 miles of track before ending operations in 1980.

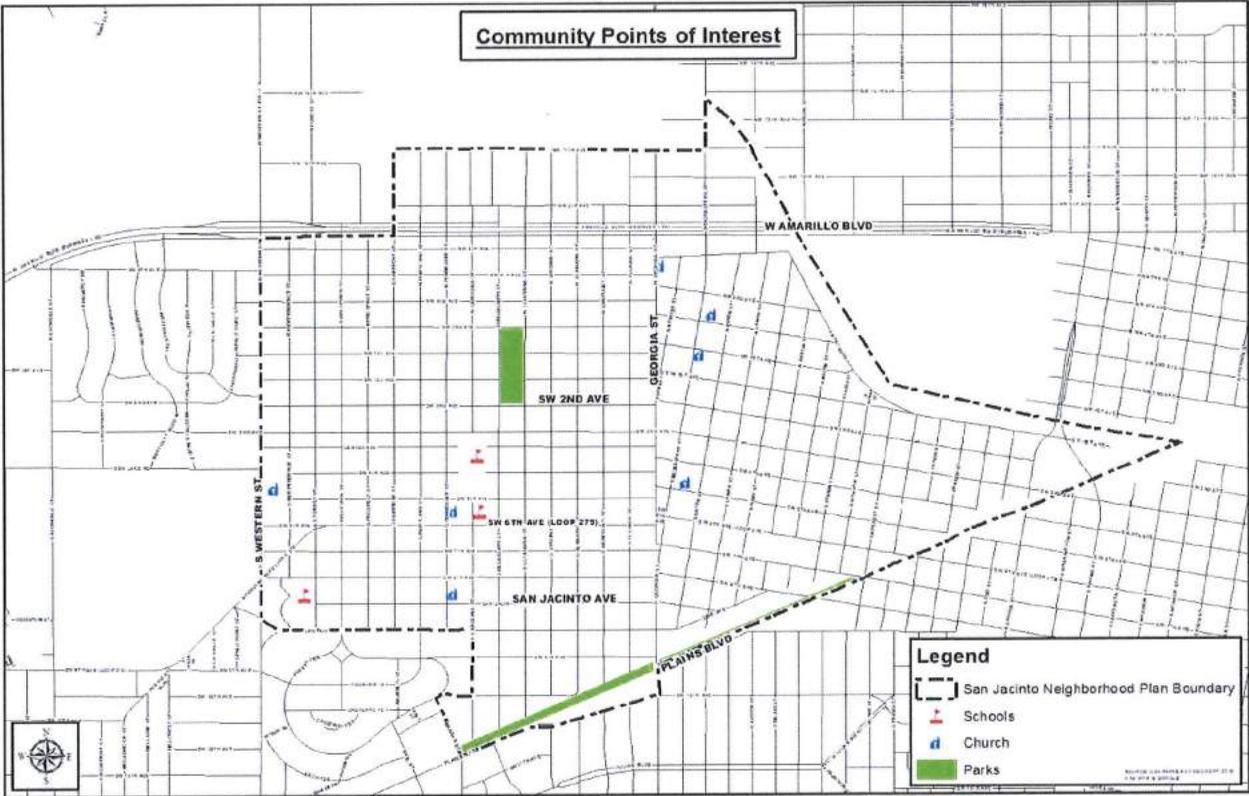
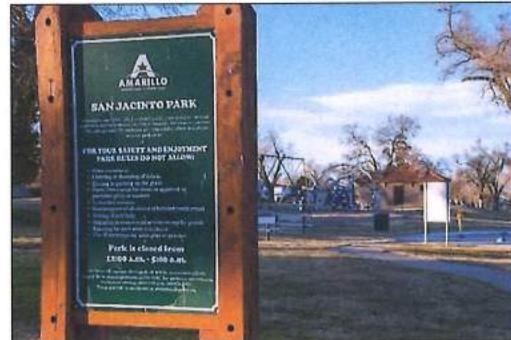
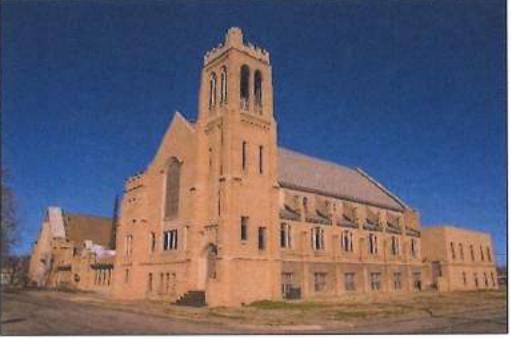


Figure 4 - Points of Interest

EXISTING CONDITIONS ANALYSIS

Community Points of Interest Photos – Representative Examples



EXISTING CONDITIONS ANALYSIS

Zoning and Land Use

Current Zoning

Zoning plays an important role in regulating the type of development permitted within a neighborhood. It is a tool used to create a safe and comfortable environment for the residents who live or work in the neighborhood.

- In San Jacinto, over half of the neighborhood’s land area is zoned residential: Residential District-1 (R-1), Residential District-3 (R-3), and Multiple Family District-1 (MF-1). Concentrated mainly in the western half of San Jacinto, (R-3) alone accounts for 46.68% of the neighborhood’s zoning. R-3 allows for smaller lots resulting in a denser residential district. R-1 allows for larger lot development but it composes a relatively small proportion of the neighborhood. Areas of R-1 zoning lie in the far southwest section of the neighborhood to the west of S Carolina St. Although both are intended for residential use, the standards set forth by the respective zonings differ slightly in significant ways (see Table 1).
- MF-1 accounts for 9.14% of zoning within San Jacinto. Located in the central and northeastern portions of the neighborhood, MF-1 primarily deviates from R-1 and R-3 by allowing a greater variety of residential products, such as group living quarters, duplexes (two-family houses), or apartment complexes (multiple family housing).
- Light Industrial zoning (I-1) is the second-largest zoning category in San Jacinto (28.16%). Much of the east portion of the plan area is industrial and possesses a very different character than what is recognized as historic San Jacinto. Light Industrial permits a wide range of intensive uses including hauling and storage, freight terminals, auto body/painting as well as dance halls, amusement parks, theaters, and more. It currently is one of two zoning districts that allows for adult businesses. Light industrial does not permit single family or duplex residential.
- Light Commercial zoning (LC) comprises 11.28% of the land area. Areas of Light Commercial zoning (LC) and Heavy Commercial (HC) (1.62%) zoning primarily fall along major commercial corridors including 6th Street and Georgia Street. Light and heavy commercial permit a wide range of commercial uses as well as residential.
- Located in the southwestern section of San Jacinto, areas zoned as Neighborhood Service (NS) account for 0.24% of zoning. Neighborhood Service’s primary function is to allow for low impact commercial uses to support residential areas. Such uses can include barber/beauty shops, medical and dental clinics, pharmacies, etc.

<i>Current Zoning Designation</i>	<i>Percent of Land Area</i>
Agriculture (A)	0.07%
General Retail (GR)	0.91%
General Retail w/SUP (GR/S)	0.04%
Heavy Commercial (HC)	1.62%
Light Industrial (I-1)	28.16%
Light Commercial (LC)	11.28%
Light Commercial w/SUP (LC/S)	0.04%
Multi-Family Residential (MF-1)	9.14%
Multi-Family Residential w/SUP (MF-1/S)	0.11%
Neighborhood Service (NS)	0.24%
Planned Development (PD)	0.96%
Residential 1 (R-1)	0.49%
Residential 3 (R-3)	46.68%
Residential 3 w/SUP (R-3/S)	0.27%

Table 1. Current Zoning

EXISTING CONDITIONS ANALYSIS

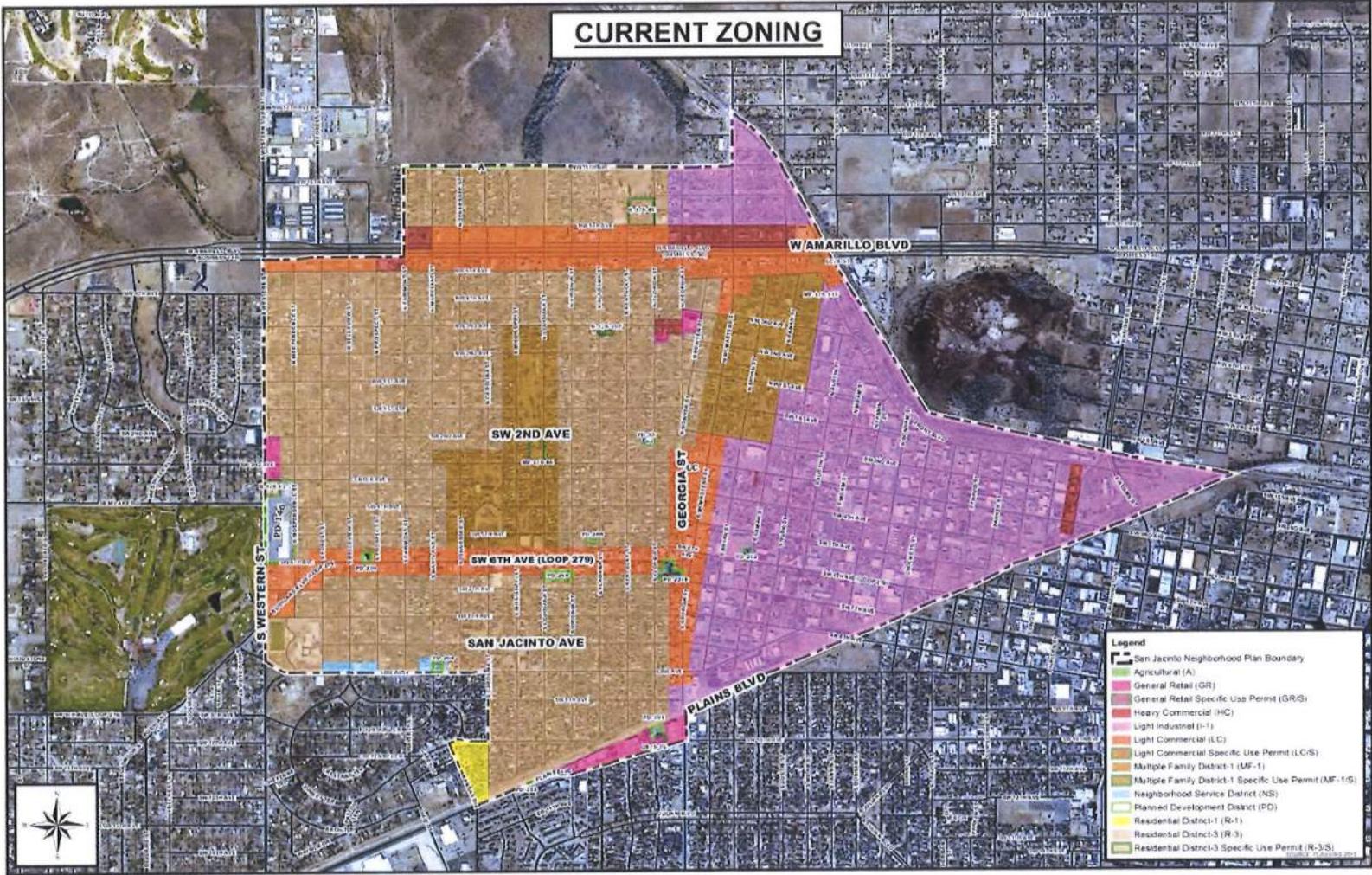


Figure 5 – Current Zoning

EXISTING CONDITIONS ANALYSIS

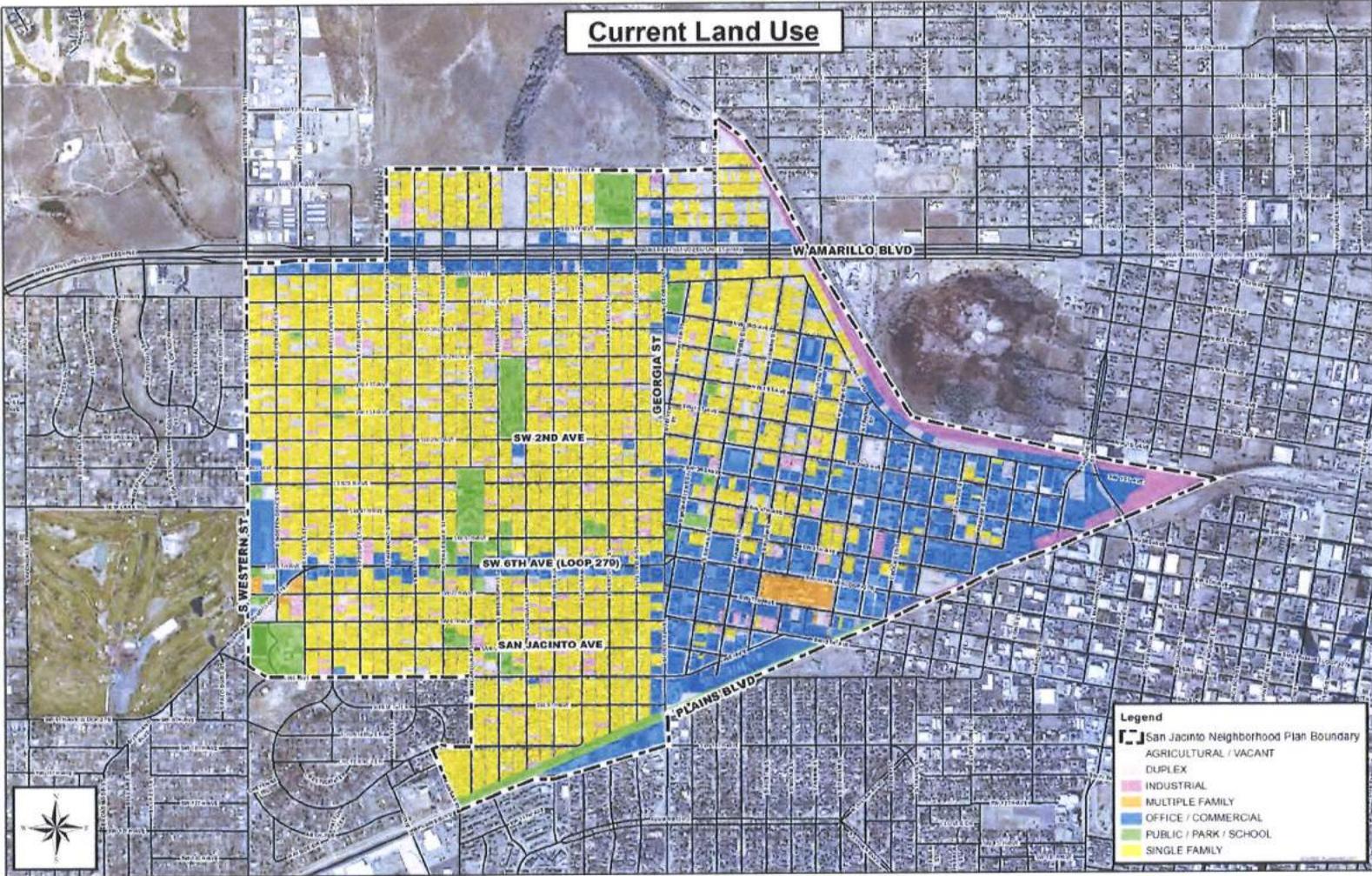


Figure 6 - Current Land Use

EXISTING CONDITIONS ANALYSIS

Current Land Use

While zoning indicates what a piece of property may legally be used for, land use reveals the property's actual function. This data is mapped utilizing the Potter Randall County Appraisal District's (PRAD) land use codes. An examination of current land use by lot/tract reveals the following:

- Single Family Residential makes up most of the current land use in San Jacinto. However, large sections of land in the eastern half of the neighborhood, as well as along major streets such as Amarillo Boulevard, Plains Boulevard, and SW 6th Avenue, fall into the Office/Commercial category.
- Agricultural/Vacant land and Duplexes make up the next two largest categories. Agricultural/Vacant lots are widely dispersed throughout San Jacinto; however, a few clusters of unimproved commercial land exist along the northern boundary of Amarillo Boulevard and along the eastern border of Front Boulevard. PRAD's data also indicates that many unimproved residential lots are scattered throughout the neighborhood.
- Lots falling into the Duplex category are evenly dispersed throughout San Jacinto.

<i>Current Land Use Designation</i>	<i>Percent of Land Area</i>
Agricultural / Vacant	25.25%
Duplex	2.84%
Industrial	7.16%
Multiple Family	0.73%
Office / Commercial	16.73%
Public / Park / School	6.59%
Single Family	40.69%

Table 2. Current Land Use Designation

Current Zoning vs. Current Land Use

Comparing actual land use to current zoning can provide insight into neighborhood development patterns. Conflicts between current zoning and land use reveal areas for additional analysis. Findings from this plan can inform future rezoning initiatives. These findings are summarized below:

- Despite possessing two large multi-family zones (one in the center of the plan area and the other near the Georgia/McMasters Street divergence) relatively few of San Jacinto's non-single-family dwellings are in these areas. Instead, the majority are in areas zoned R-3 or I-1. Many of these multi-family dwellings R-3 and I-1 have been classified as duplexes (PRAD 2018). This discrepancy between uses allowed by the underlying zoning designation and current land use may be the result of many factors, such as older structures being designated as legal nonconforming or, potentially, illegal building practices. Conversely, many single-family dwellings also exist within the two main multi-family zoning areas.
- Another discrepancy lies in a large number of single-family and multi-family dwellings within the large industrial zone east of Georgia Street.
- Finally, while industrial zoning comprises a large proportion of the neighborhood, few, if any industrial uses currently exist in the zoned area. Instead, it is dominated by uses classified by PRAD as office/commercial.

EXISTING CONDITIONS ANALYSIS

Future Land Use

Identifying future land uses is one of the important outcomes of comprehensive planning. According to Amarillo's Comprehensive Plan, the future land uses for San Jacinto are primarily General Residential and General Commercial with 6th Street designated as Urban. These designations are not regulatory—future land use maps are created to guide development; for example, when rezoning is sought for a new construction project.

In the case of San Jacinto, the existing residential character is recommended to continue – detached residential dwellings are the primary focus, but attached townhomes and duplexes are appropriate. Higher density housing would be allowed only as part of a planned development. This contrasts with current zoning which would allow higher density apartment buildings to be constructed by right in the areas mentioned above. The other notable contrast between the future land use designations and current zoning is the large amount of industrial zoning. None of San Jacinto's land area is identified as appropriate for industrial uses in the future. The 6th Street corridor is designated as an Urban area, meaning mixed uses are appropriate including attached residential, live/work, commercial retail, office, entertainment. The future land use designation indicates the corridor should retain its existing character as a walkable, pedestrian-oriented commercial district.

It is important to note that comprehensive plans need to be continually revisited and updated. Future Land Use maps should be re-examined and updated with new information and recommendations from more current studies and area planning efforts. Future comprehensive planning efforts should take into consideration the following observations for San Jacinto:

- New, quality constructed, and urban-style multi-family residential development is desirable to the San Jacinto neighborhood.
- San Jacinto would like to see vibrant mixed-use redevelopment connect the 6th Street District to Downtown.
- Maintaining the character and scale, including the walkability, of the residential areas is important. Even though the housing stock and infrastructure is in poor condition, the overall character of the neighborhood is an asset.
- Preserving the historic character of Route 66 is vital to long-term economic sustainability of the entire neighborhood.
- The current business composition in the eastern 'industrial' portion of the neighborhood provides an important economic base.

<i>Future Land Use</i>	<i>Percent of Land Area</i>
General Commercial (GC)	27.11%
General Residential (GR)	66.97%
Industrial (I)	0.26%
Multi-Family Residential (MFR)	0.09%
Parks-Recreation (P-R)	2.16%
Rural (R)	0.00%
Suburban Residential (SR)	0.01%

Table 3. Future Land Use Designation

EXISTING CONDITIONS ANALYSIS

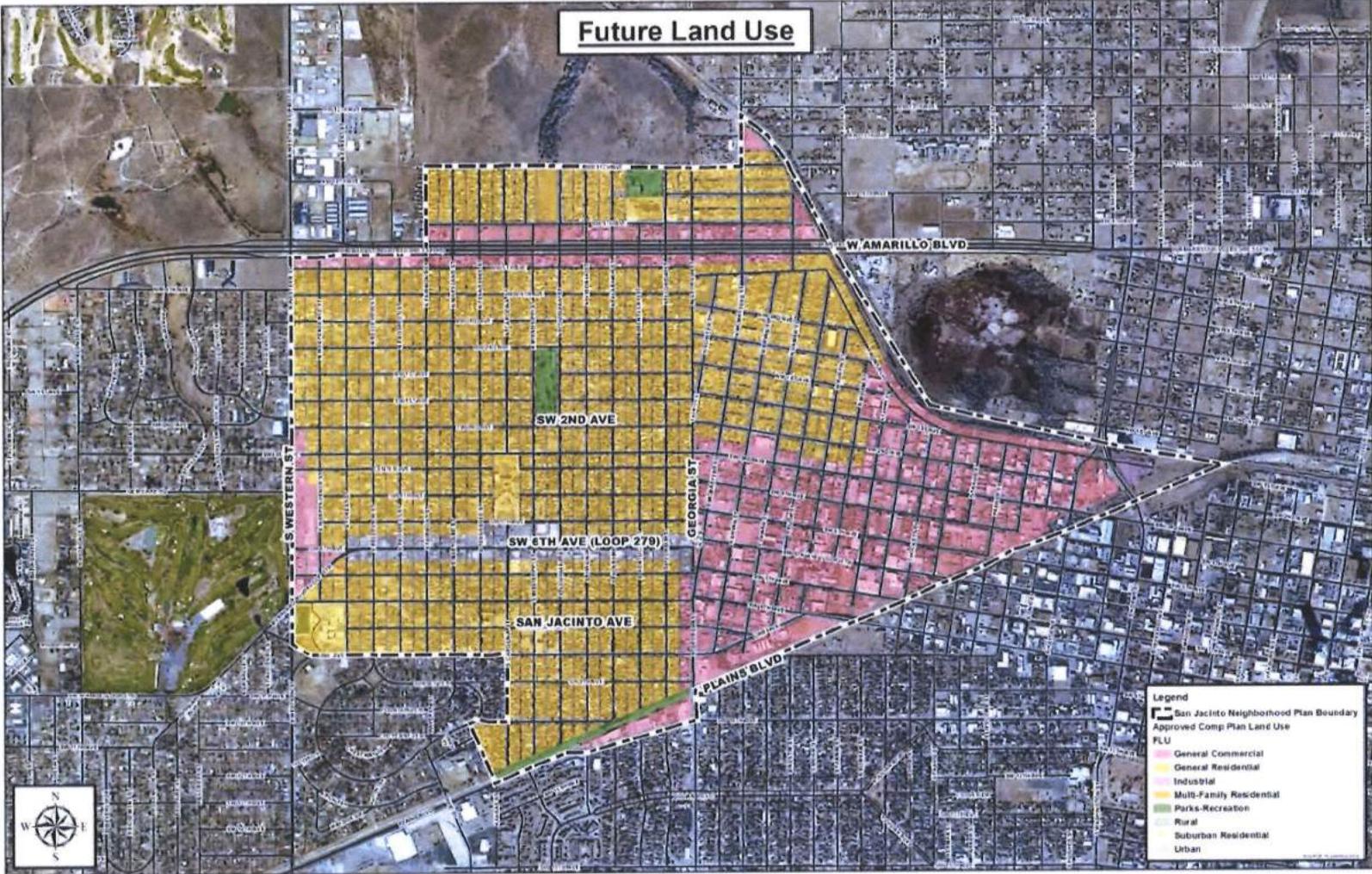


Figure 7 -- Future Land Use

EXISTING CONDITIONS ANALYSIS

Demographics

The following series of maps (Figures 8-13) examines the demographic characteristics of the neighborhood. Data, unless otherwise indicated, was drawn from the US Census Bureau's 2013-2017 American Community Survey 5-year Estimates.

Population

The population of the plan area is about 8,500, or approximately 4.2% of Amarillo's total estimated 2017 population of 197,823.

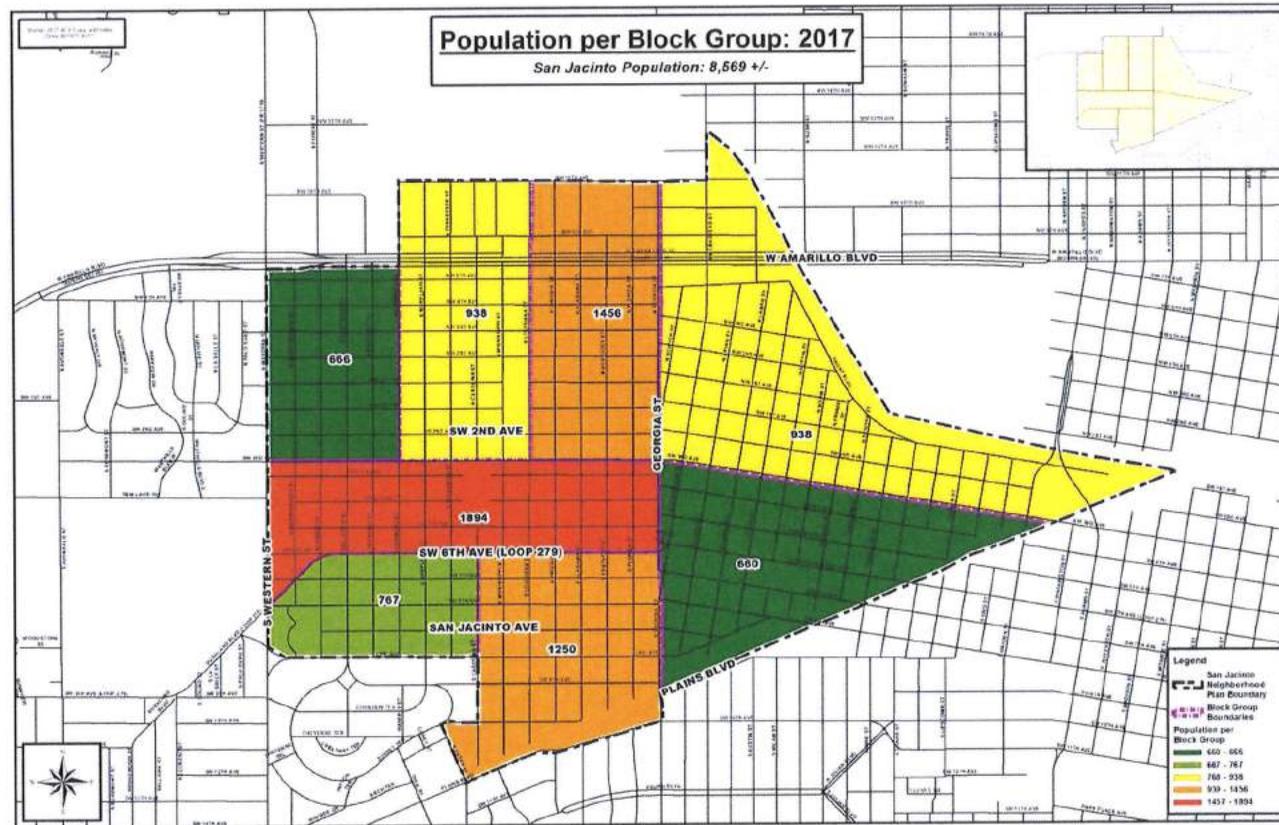


Figure 8 -- Population per Block Group: 2017

EXISTING CONDITIONS ANALYSIS

Population per Household

Overall, the average population per household within San Jacinto is slightly lower than in the rest of the city and Texas (2.57 residents per household vs. 2.61 and 2.84, respectively). Larger households are generally found in the northeast and center of the neighborhood.

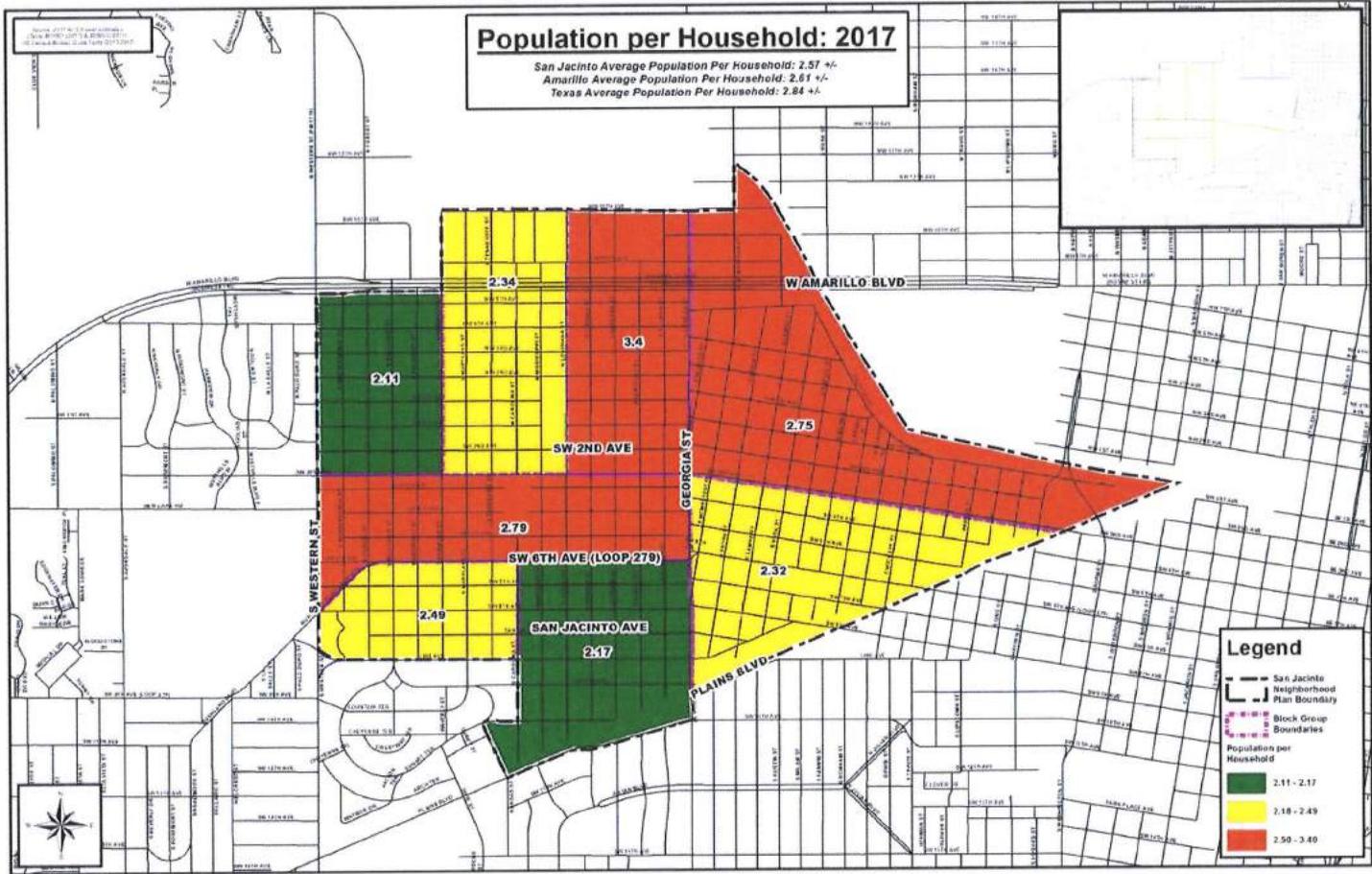


Figure 9 -- Population per Household: 2017

EXISTING CONDITIONS ANALYSIS

Median Age

The median age of residents in San Jacinto, 30.65, is younger than the median age of Amarillo residents, 33.7, and Texas 34.3. The northwest corner of San Jacinto contains a cluster with an average age of over 40. These may be long-time residents as other data indicates higher income levels and home ownership rates.

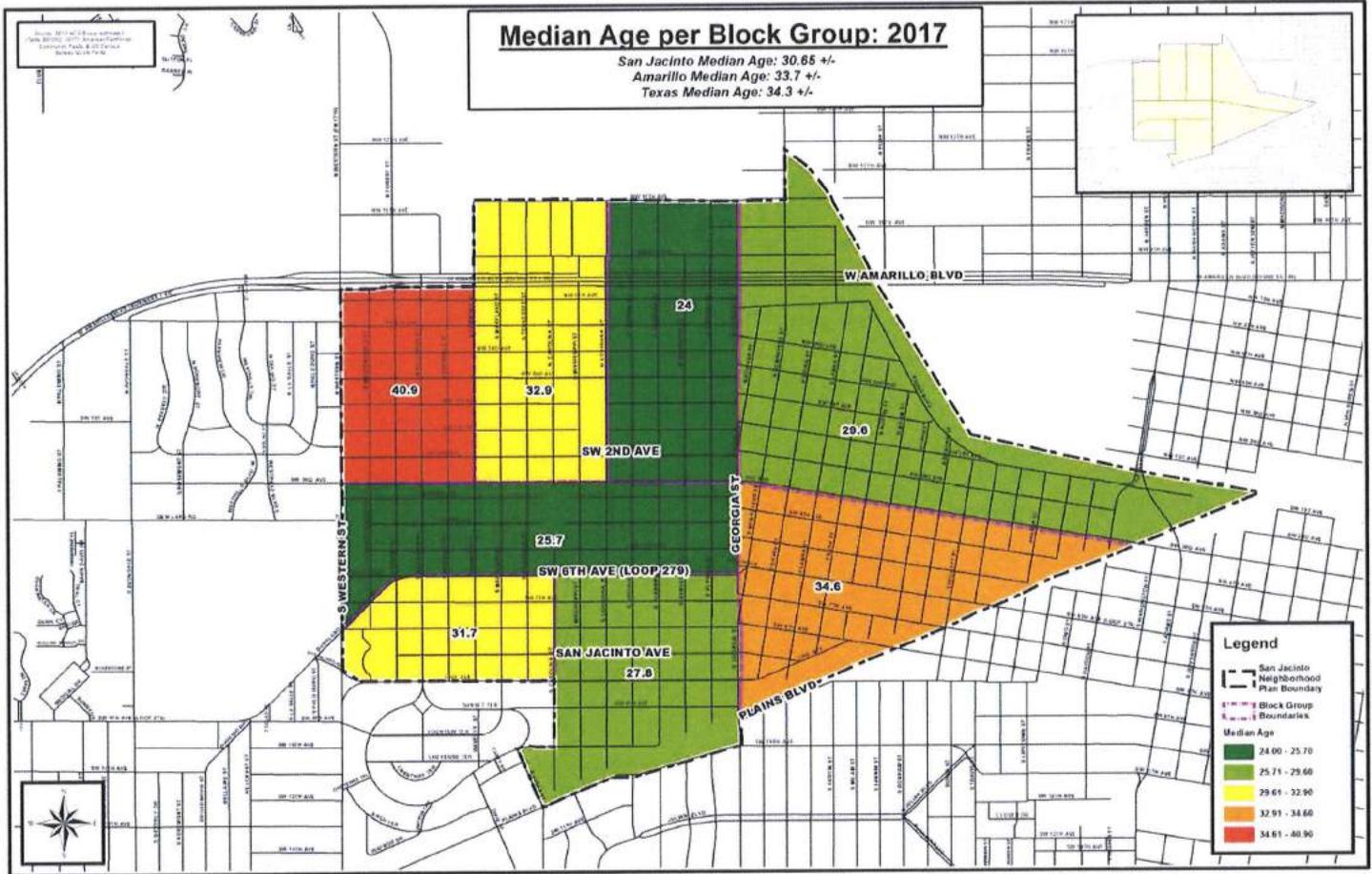


Figure 10 – Median Age

EXISTING CONDITIONS ANALYSIS

Population Percentages by Race

San Jacinto is one of the more racially diverse neighborhoods in the city. It is more than 40% Latino and 14% African-American—these population percentages are greater than the city-wide composition and the state. See map below for detailed comparison.

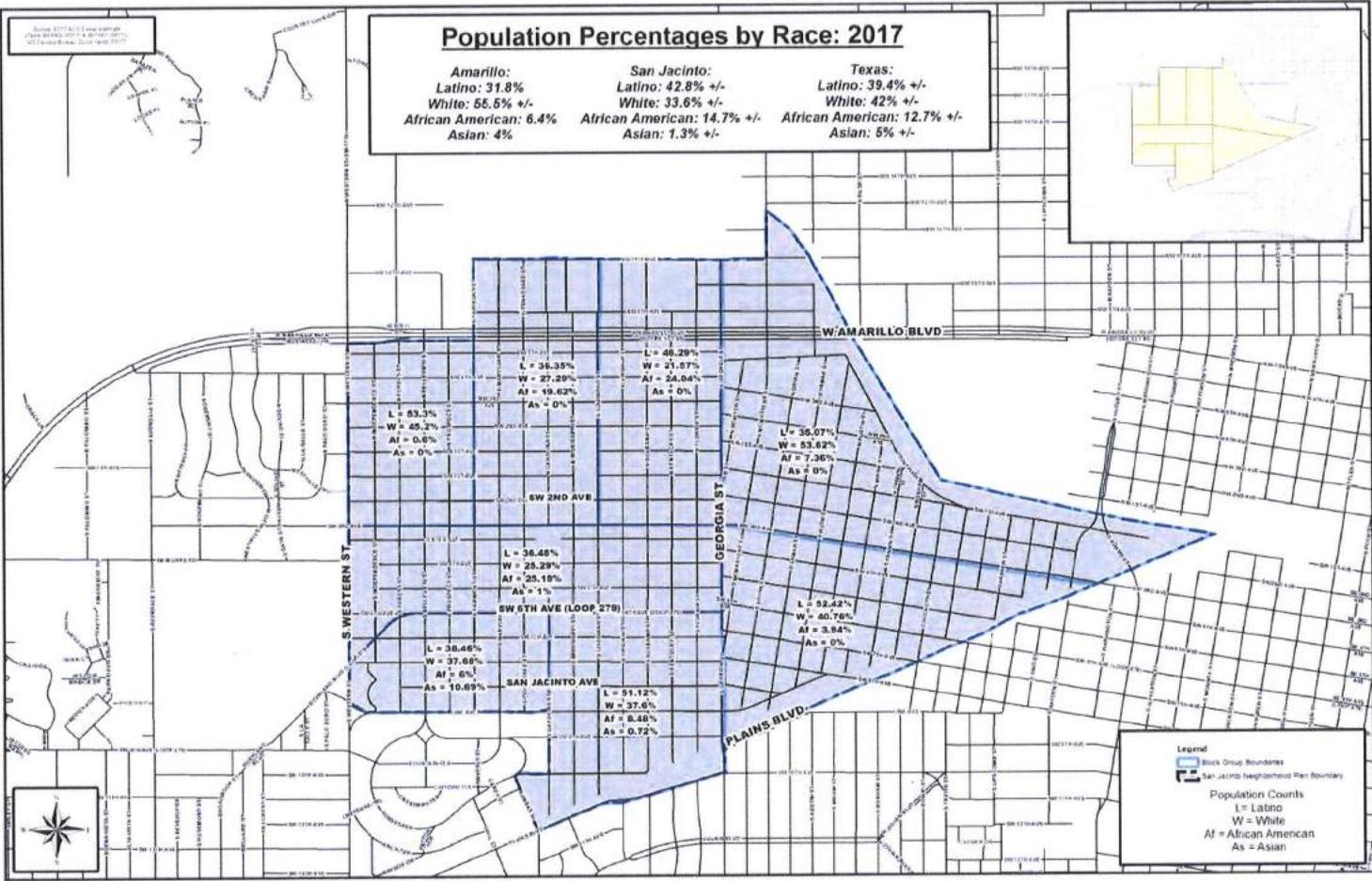


Figure 11 – Population Percentages by Race

EXISTING CONDITIONS ANALYSIS

Median Household Income and Poverty Status

The average median income for San Jacinto, \$30,032, is considerably lower than the city's, \$51,198 (which is less than the state average of \$57,051). The block group analysis identifies one area of extreme economic distress—east of Georgia, south of SW 3rd Avenue and north of Plains Boulevard. In 2017, the average poverty threshold for a four-person household was \$25,094. This is calculated as half the median household income of Amarillo's total population. Using this number, 34.47% of the neighborhood's residents are earning at or below that threshold. This compares to 16.4% in Amarillo and 14.7% in Texas. The distribution of poverty levels throughout the neighborhood may be seen in Figure 13.

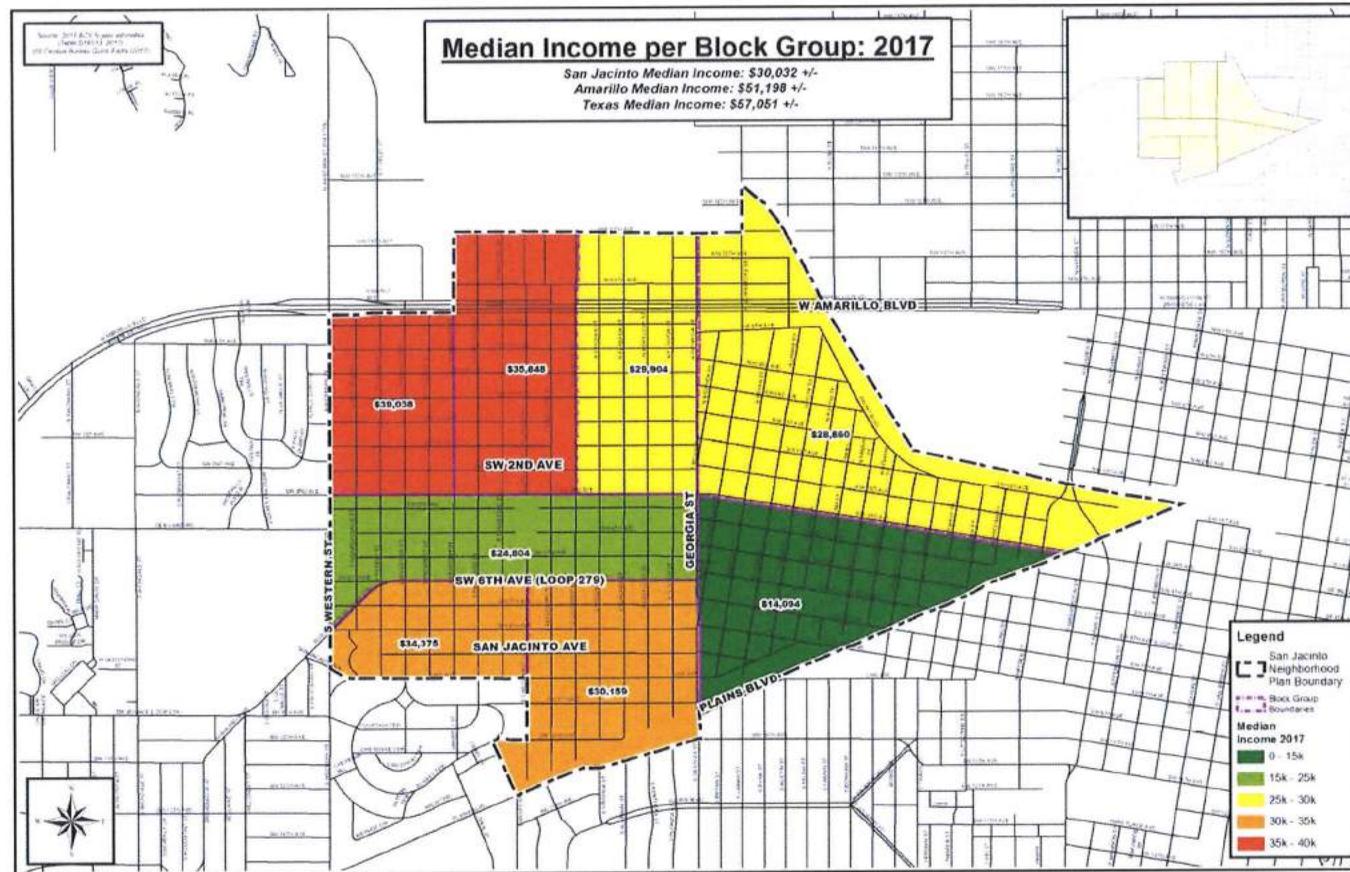


Figure 12 -- Median Income

EXISTING CONDITIONS ANALYSIS

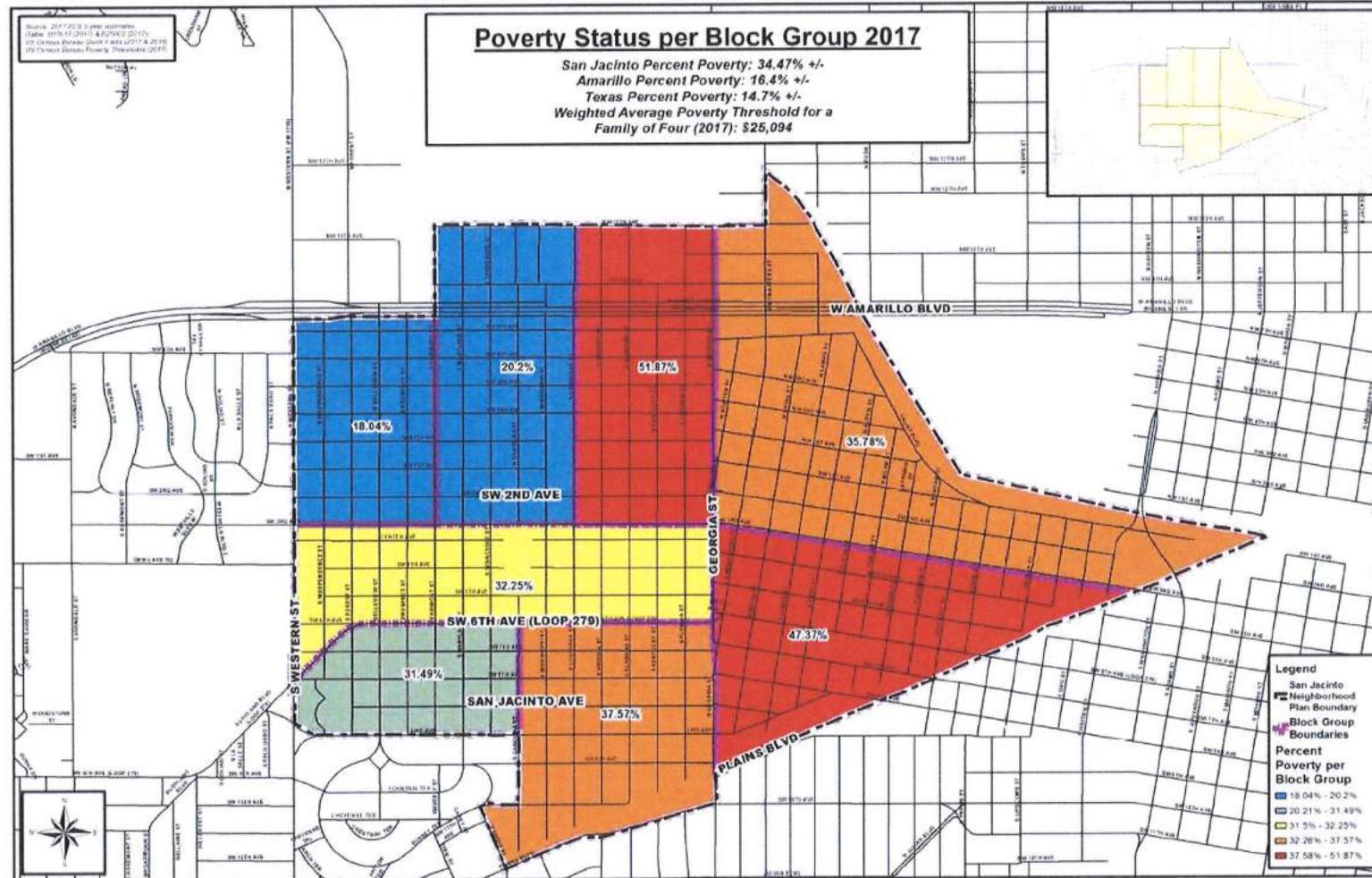


Figure 13 -- Poverty Status

EXISTING CONDITIONS ANALYSIS

Housing Status

Owner/Renter Characteristics

The percentage of homeownership in the San Jacinto neighborhood is 40.92% which is significantly lower than in Amarillo as a whole at 61.2%, and the state average of 62%. The highest rates of homeownership are north of SW 3rd Avenue between Western and Georgia. Conversely, the percentage of people renting their dwellings in San Jacinto is significantly higher than in the rest of Amarillo (which possesses rates comparable to the state of Texas).

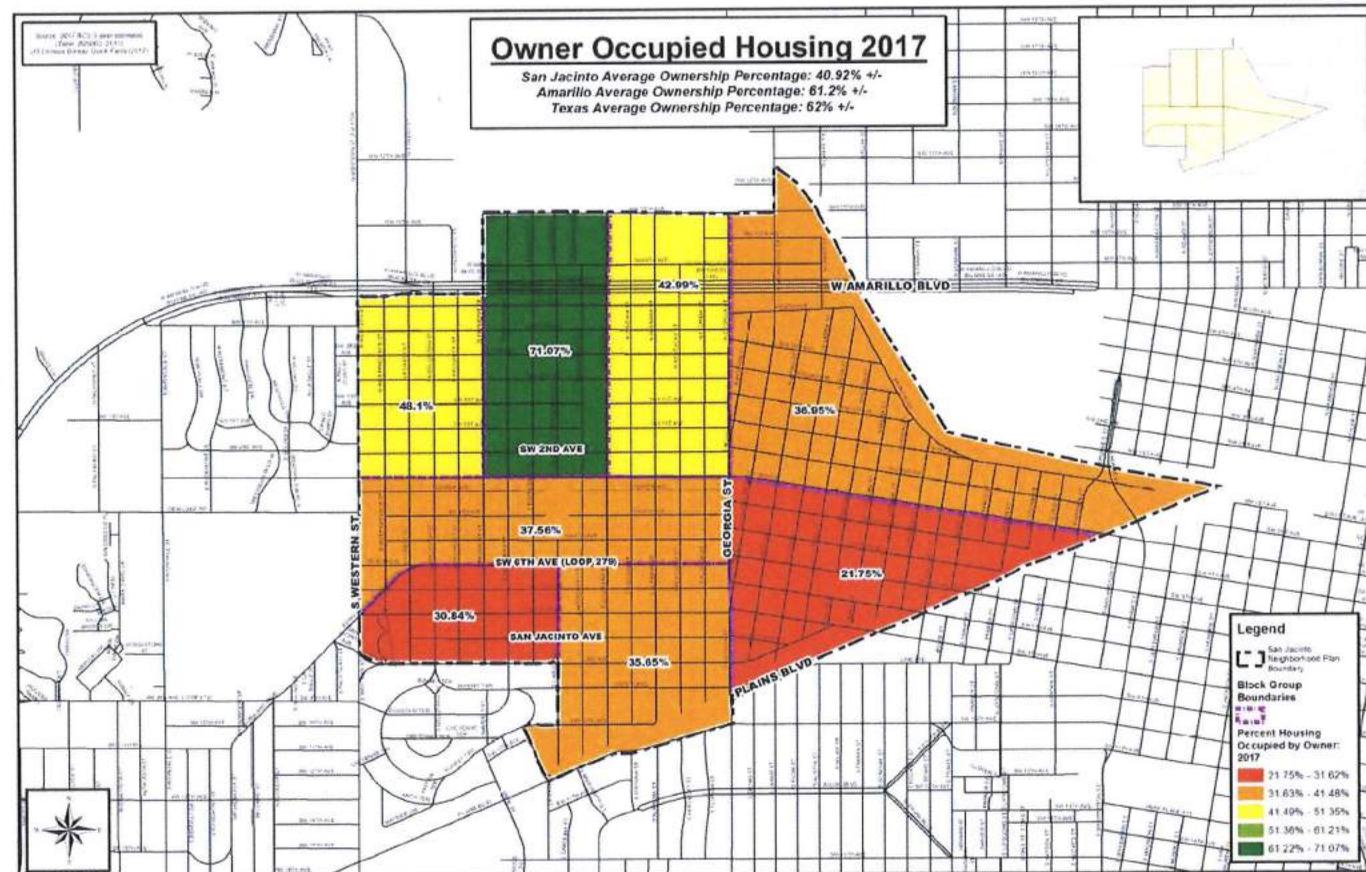


Figure 14 – Owner Occupied Housing

EXISTING CONDITIONS ANALYSIS

Assessed Property Values

In 2018, the average assessed value for single family residential in San Jacinto was about \$52,000. While not a direct comparison, it is worth noting the average sales price of a home in Amarillo in 2018 was \$194,315, approximately four times the value of a home in San Jacinto.

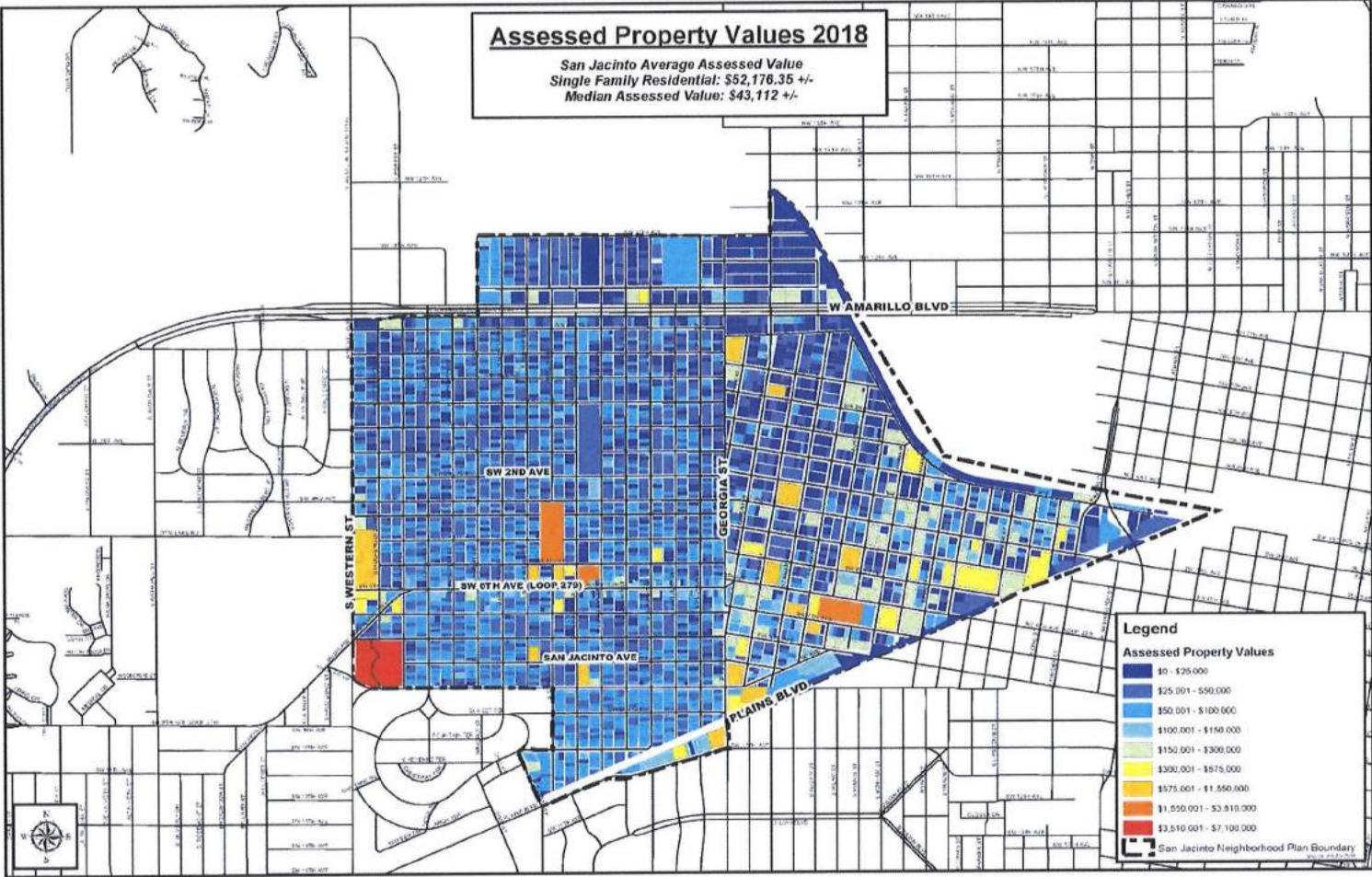


Figure 15 -- Assessed Property Values

EXISTING CONDITIONS ANALYSIS

HUD Renters

The HUD (Housing and Urban Development) rental voucher program connects registered property owners with qualified renters through the federal housing assistance program which is managed locally by the city’s Community Development office. As noted above, San Jacinto, while only containing about 4% of the city’s population, contains approximately 20% of the HUD renter-occupied properties.

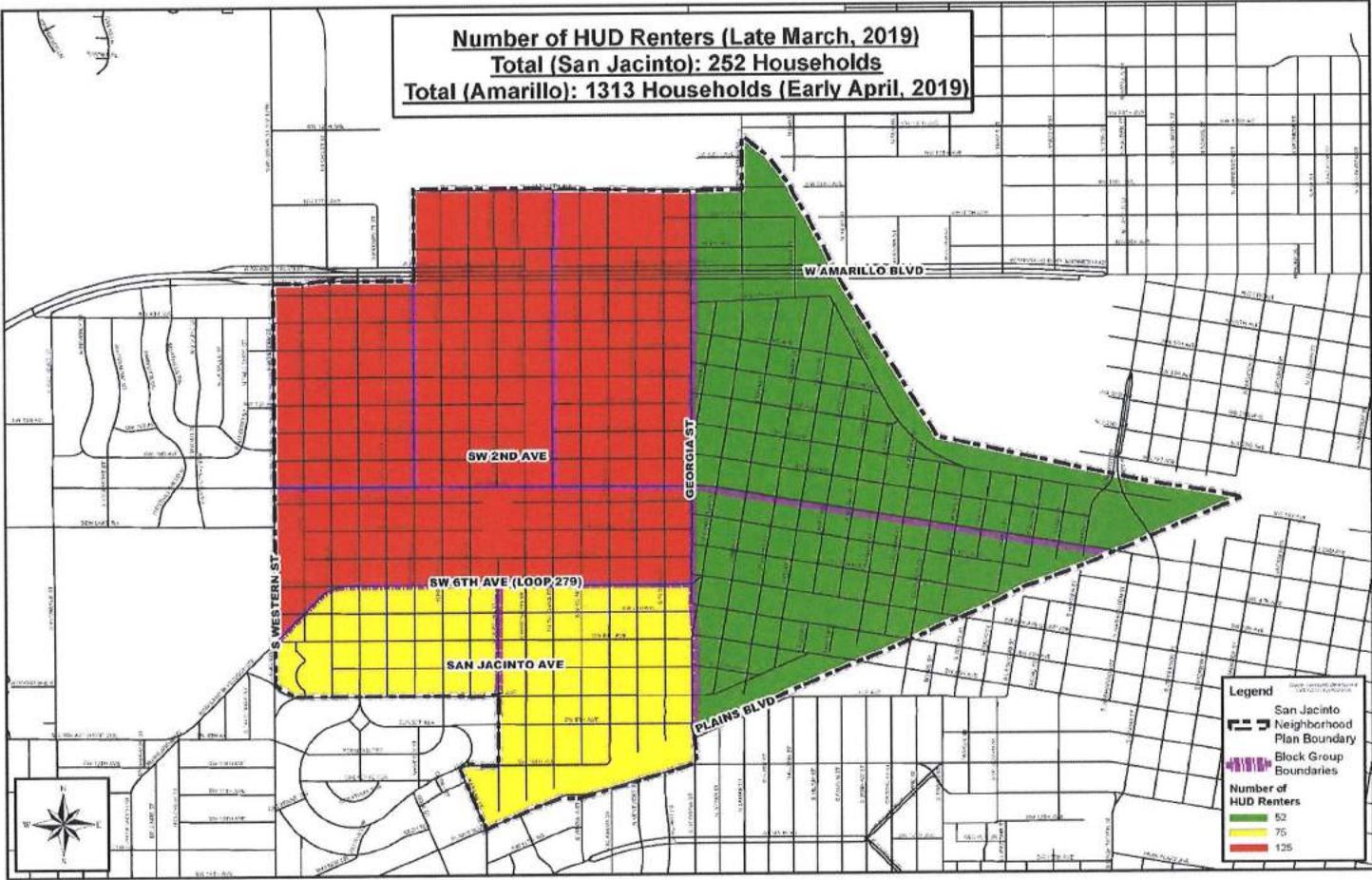


Figure 16 - HUD Renters

EXISTING CONDITIONS ANALYSIS

Vacant Housing and Lots

Figure 17 displays the Census Bureau’s estimated percentages of vacant housing per block group. The data indicates that approximately 18% of the housing stock in San Jacinto is vacant. The highest concentration is east of Georgia. This number does not take into account vacant lots. Figure 18 provides some more detail on the distribution of potentially vacant parcels utilizing county appraisal classification data. It is estimated that 8.43% of the PRAD parcels are classified as vacant within the plan boundary.

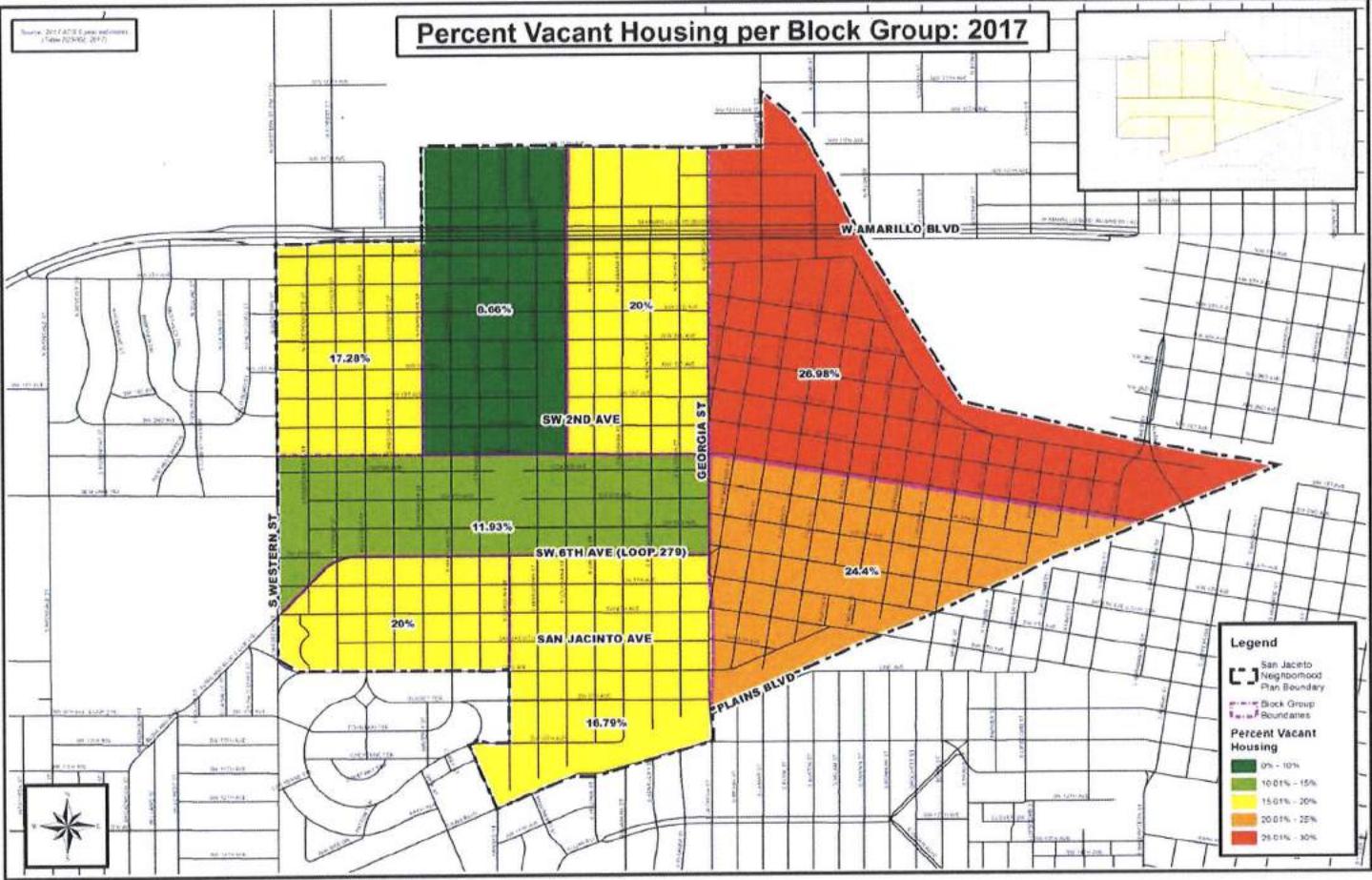


Figure 17 - Vacant Housing Percentage by Block Group

EXISTING CONDITIONS ANALYSIS

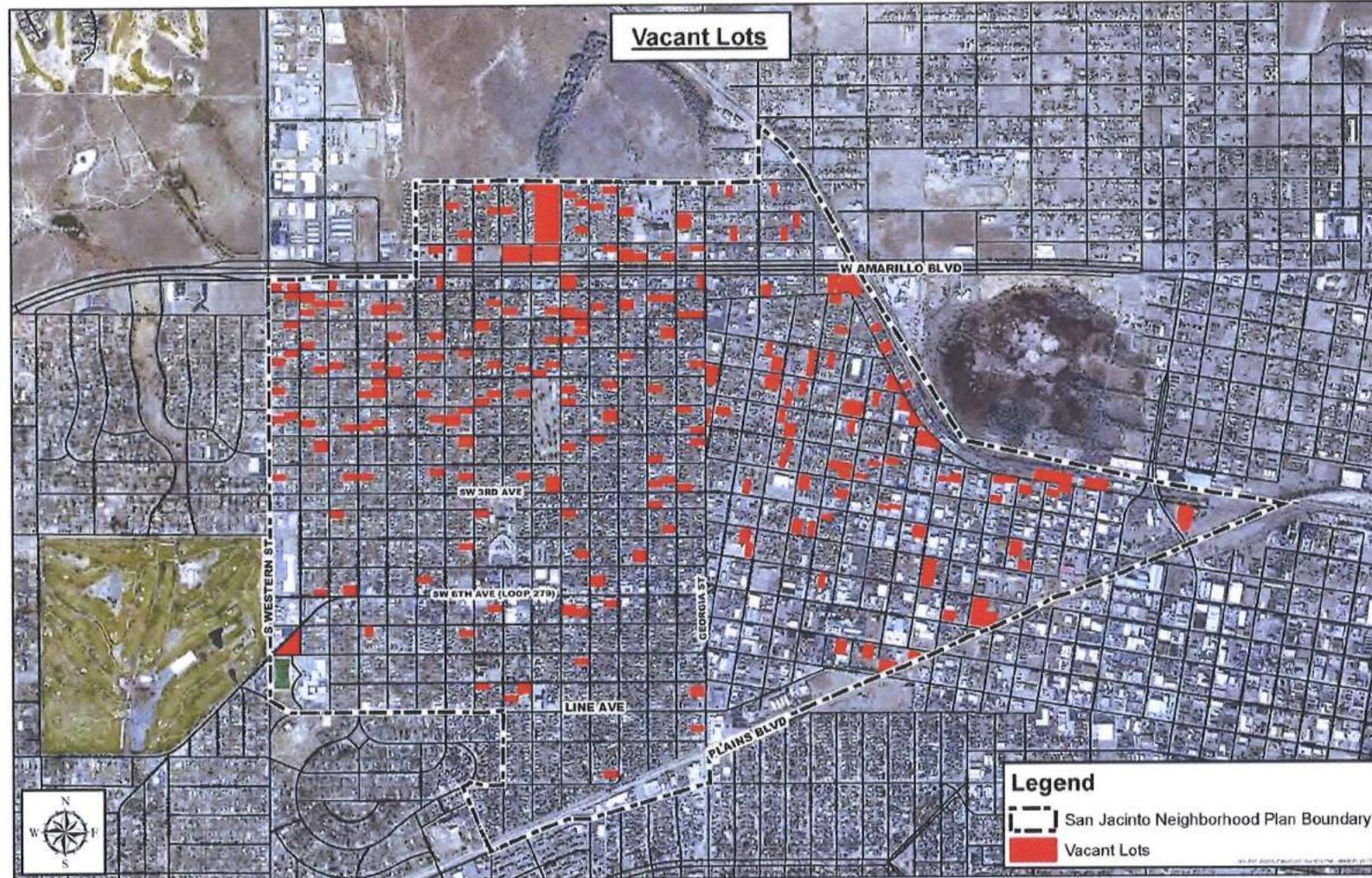
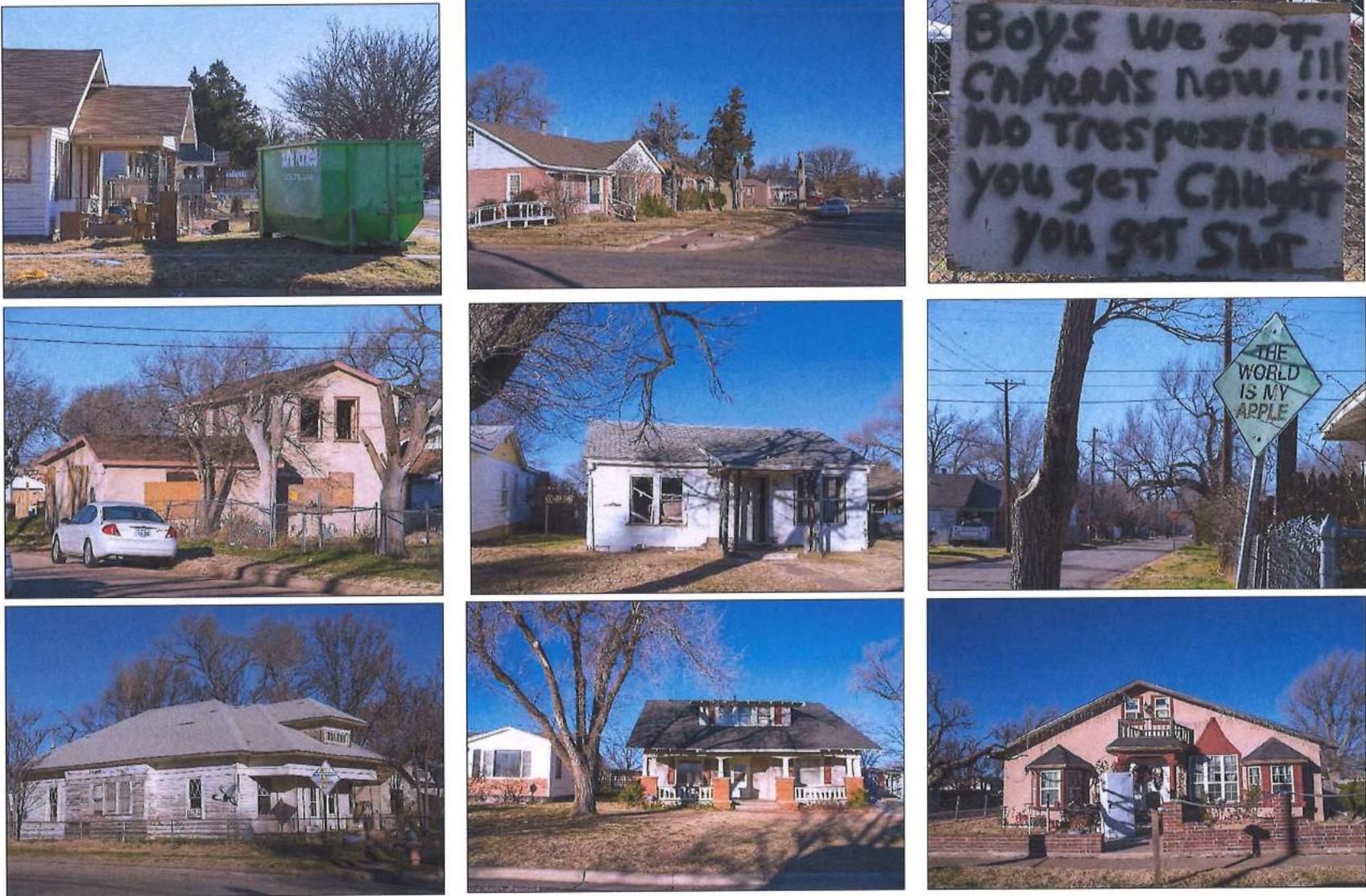


Figure 18 - Vacant Lots

EXISTING CONDITIONS ANALYSIS

Neighborhood Housing Stock – Representative Examples



EXISTING CONDITIONS ANALYSIS

Code Violations

Code violations are tracked by the City and the data from 2017-2019 indicates a challenge of controlling weeds and overgrown yards with over 2,000 citations issued for weeds. Code violation data also shows that 15 properties were cited as substandard housing and eight dangerous structures were moving through the condemnation process as of January 2019. The neighborhood voiced major concerns about managing dilapidated and vacant structures: lack of maintenance by “slumlord” type property owners and the rapid deterioration of vacant properties resulting from the inhabitation by transients were frequently discussed. While they appreciate the blight-removing effects of the condemnation process, they desire a way to intervene earlier to prevent homes from reaching the point where they cannot be rehabilitated.

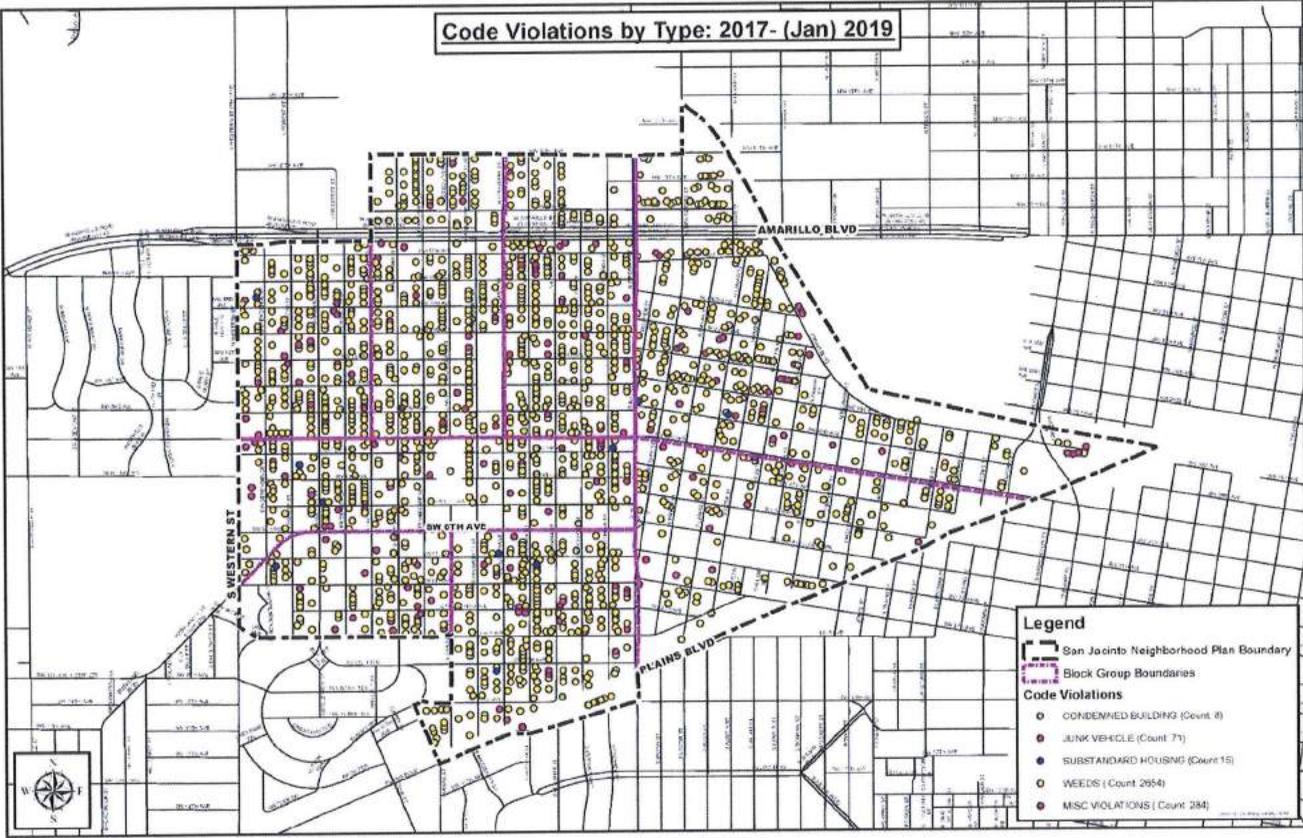


Figure 19 – Code Violations

EXISTING CONDITIONS ANALYSIS

Transportation and Connectivity

Transit and Primary Thoroughfares

In October of 2018, existing bus routes were modified by the City. Figure 20 displays current route lines and names, as well as former route names where applicable. San Jacinto is primarily served by Routes 11, 12, and 44 (Routes 11 and 44 were formerly Route 8). Another bus line, Route 43 (formerly Route 7) runs along the southern boundary of the neighborhood at Plains Boulevard. These routes roughly correspond to major arterials in the area serving high traffic commercial areas. However, the routes do not currently serve the westernmost half of SW 3rd Avenue, leaving slightly denser pockets of residential areas without ready access to public transit.



Figure 20 – Transit

EXISTING CONDITIONS ANALYSIS

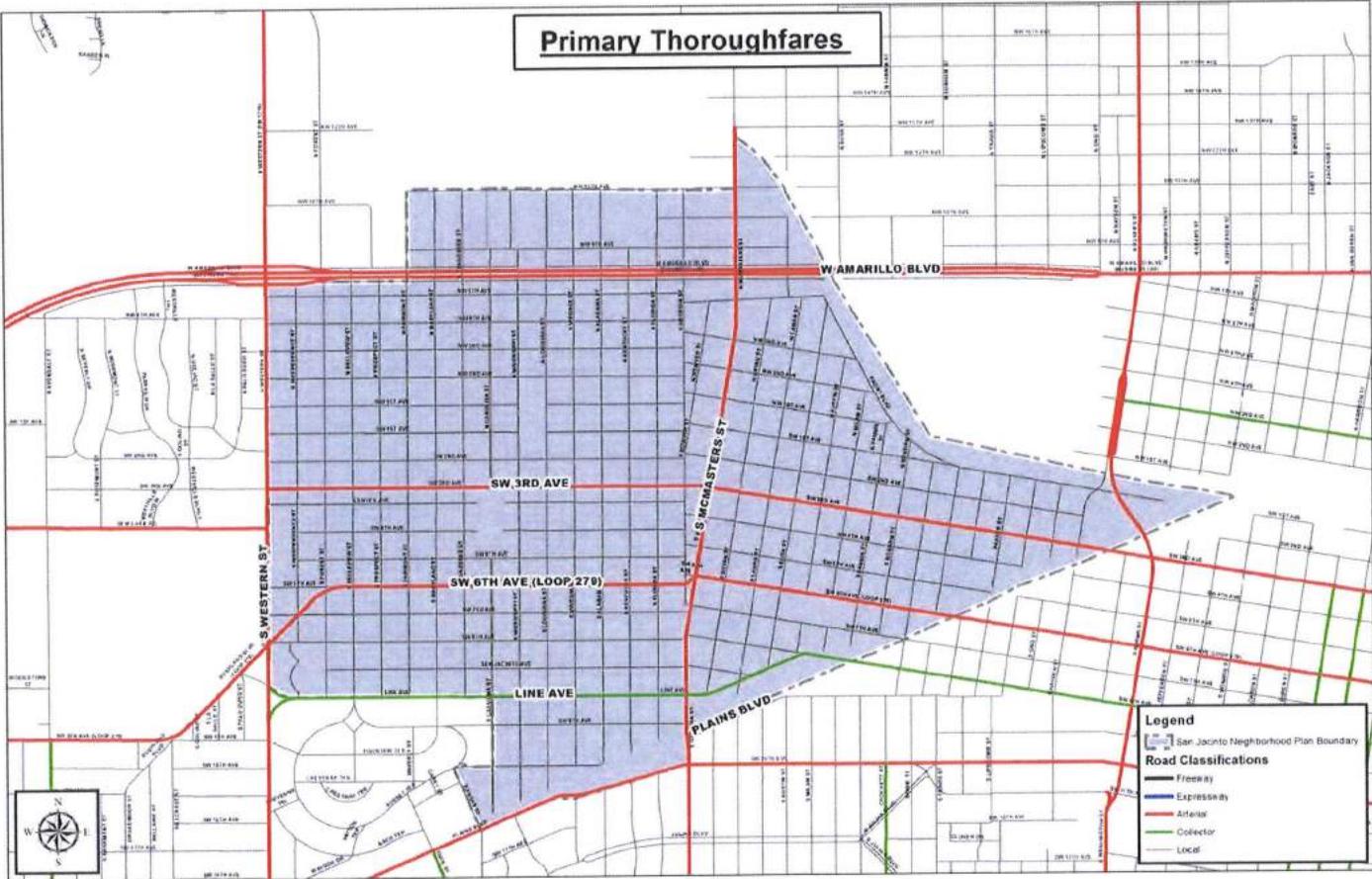


Figure 21 – Primary Thoroughfares

EXISTING CONDITIONS ANALYSIS

Sidewalk Conditions

Based on an examination of 2017 aerial imagery, roughly 57% of lots in San Jacinto have inadequate sidewalk coverage (either nonexistent or in an advanced stage of disrepair). Figure 22 reveals dense concentrations of inadequate sidewalk coverage in the northeastern and far eastern sections of the neighborhood. A slightly less dense (but still significant) band of missing and/or highly damaged sidewalks stretches across the northern half of San Jacinto.

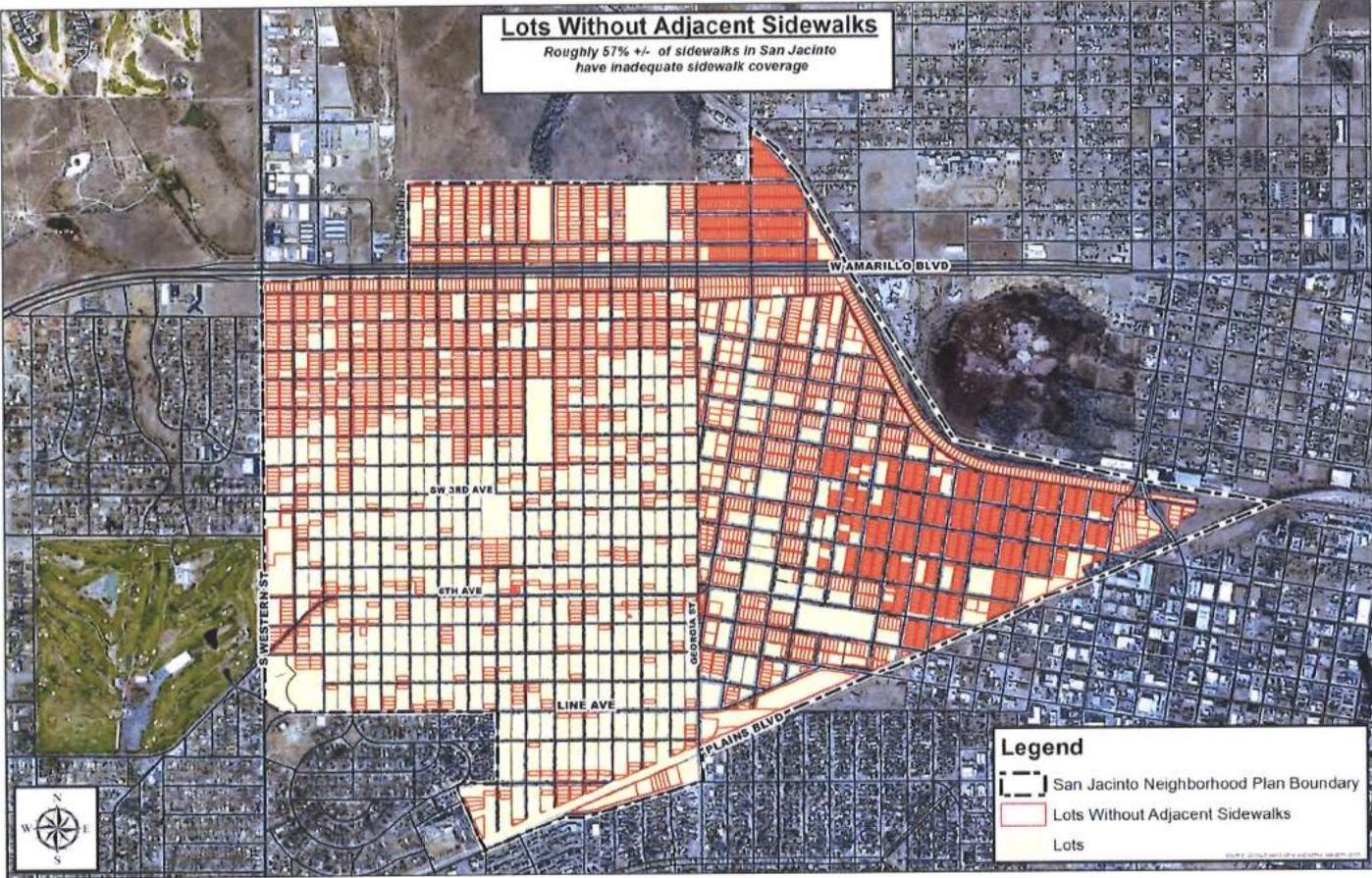
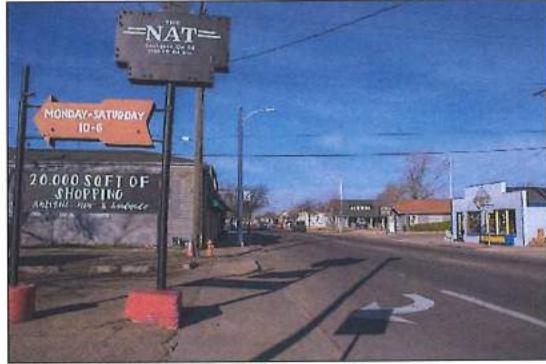
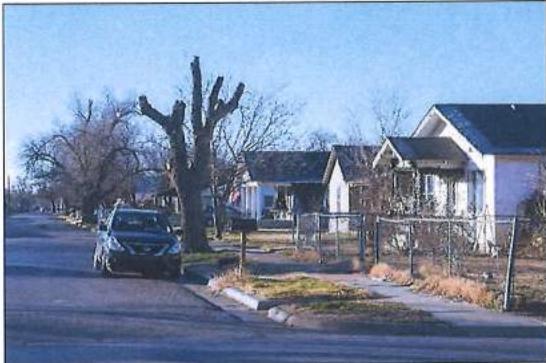


Figure 22 – Sidewalk Conditions

EXISTING CONDITIONS ANALYSIS

Sidewalk and Streetscape Conditions – Representative Examples



EXISTING CONDITIONS ANALYSIS

Traffic Counts and Intersections of Concern

Traffic counts are based on sample counts taken on different days for different sections of the road. Dates for traffic counts range from 2015 to 2018. Crash data from 2017 to 2018 revealed several intersections of concern within the San Jacinto neighborhood (APD, 2018). One of the most problematic is the awkward three-way intersection at SW 6th Avenue and Georgia and McMasters Streets

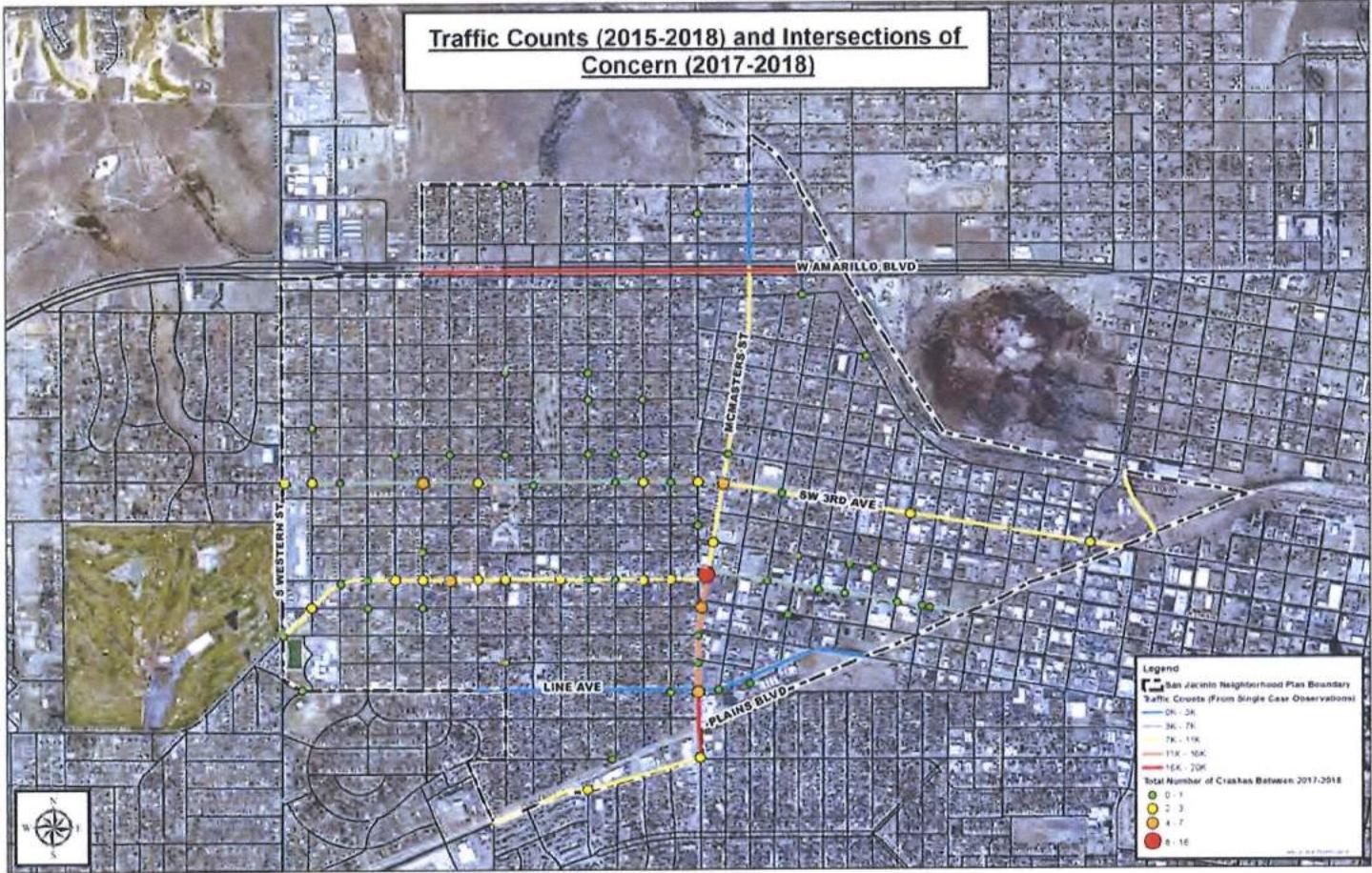


Figure 23 – Traffic Counts & Intersections of Concern

EXISTING CONDITIONS ANALYSIS

Strengths, Weaknesses, Opportunities, and Threats (SWOT) Summary

This activity is a common planning tool used to create a thoughtful dialogue about the current state of the neighborhood for participants. Urban Milestones facilitated the San Jacinto SWOT at the public kickoff in March. The results provide important insight from the community's perspective on the issues and opportunities identified through data analysis.

Strengths – Key Themes

- Historic characteristics (long-established neighborhood, Route 66, architecture)
- People (diverse population, service-/volunteer-oriented, friendly)
- Strong institutions/organizations (schools, churches, non-profits)
- Locally-owned businesses/restaurants (especially those along SW 6th Avenue)
- Outdoor features (parks, open land, garden)
- Arts/music/entertainment



Opportunities – Key Themes

- Invest in existing housing (weatherize homes, improve current housing stock, etc.) to improve living conditions
- Develop complete streets to serve pedestrians and automobiles alike
- Build upon existing non-profit and church organizations' efforts to improve social services
- Create better spaces for neighborhood youth (indoor/outdoor) to improve access to recreation
- Use the strength of locally-owned 6th Street businesses to enhance the neighborhood economy
- Capitalize on local food production to improve food access

Weaknesses/Threats – Key Themes

- Crime (drugs, human trafficking, theft)
- Infrastructure (decaying streets/alleys, missing sidewalks, outdated parks, lack of adequate lighting)
- Trash/debris/dead trees
- Stray animals
- Imbalance of renters/homeowners
- Neglected housing – boarded up/substandard homes
- Food desert (no grocery store/little access to healthy, quality food)
- Lack of funding for improvements/positive activities

EXISTING CONDITIONS ANALYSIS

Existing Conditions and Public Input Key Take-Aways

- Crime reduction is the most critical issue in San Jacinto. The neighborhood must be safe before any other initiative can be successful.
- Overall economic well-being of the neighborhood is dependent upon stabilizing housing conditions. This includes: 1) increasing the number of affordable owner-occupied units; 2) pro-actively securing vacant and abandoned properties; 3) reexamining the condemnation and demolition process so that it results in properties being returned to productive use; 4) enforcing minimum maintenance standards for investor-owned properties to prevent the continued deterioration of housing conditions; 5) assisting existing homeowners and property owners with improvements; and, 6) reducing property-related criminal activity.
- Concentrated poverty is defined as the following: 40% or more of a neighborhood's residents live at or below the poverty line. San Jacinto currently is at about 35%. Deliberate and holistic action is needed in order to reverse this trend.
- The current practices for attempting to manage illegal dumping and alley maintenance, including bulk pick-up, must be reconsidered. These have proven to be inefficient and costly in San Jacinto.
- There is a perception that building code requirements are overly restrictive and should be "relaxed" in order to make it feasible to redevelop housing in San Jacinto. The International Building Code is overseen by the International Code Council. It is the base building code standard for most jurisdictions in the United States (as well as in other jurisdictions around the world) and is administered locally by city staff. The IBC standardizes minimum regulations for new construction, remodel, and rehabilitation. It is designed to protect public safety and to ensure quality of construction. If financial feasibility is the concern, other incentive solutions should be explored.
- The 6th Street business district is not meeting its full potential. There are multiple contributing causes, but the primary obstacle is fragmentation among business and property owners. The inability to form a unified vision prevents collaborative decision-making on major factors that impact business success including traffic calming, parking management, promotion/co-marketing, branding/identity, urban design and safety/security.
- The historic character of San Jacinto is an under-utilized asset to Amarillo as a whole. The Route 66 corridor is not only significant at the local level, it is also recognized at the national level for its value to the broader context of Route 66 history.

VISION AND GOALS

A new vision for San Jacinto:

San Jacinto is a welcoming and diverse community where people of different cultures, incomes, and generations celebrate the neighborhood's historic significance and its eclectic mix of people and businesses. It is a clean, safe, walkable neighborhood that is healthy, sustainable, and unique.

A call to action for San Jacinto:

Where personal responsibility and liberty is necessary to achieve our vision.

VISION AND GOALS

San Jacinto Neighborhood Goals

Clean and Safe

- GOAL 1: We will take action to reduce crime and to improve overall safety.
- GOAL 2: We will strive to increase access to services that support our community's physical health, mental health, and wellness needs.
- GOAL 3: We will create projects and programs to maintain a clean and beautiful neighborhood.

Economic Development

- GOAL 1: We will build upon the success of the 6th Street businesses and encourage new entrepreneurs to establish their businesses within San Jacinto.
- GOAL 2: We will use placemaking as a tool for economic development.
- GOAL 3: We will expand employment and training opportunities for local residents within the neighborhood.

History and Culture

- GOAL 1: We will honor the legacy of Historic San Jacinto and its unique cultural heritage that make the neighborhood one-of-a-kind.
- GOAL 2: We will highlight the artistic and creative spirit of the neighborhood by promoting the visual and performing arts.

Housing

- GOAL 1: We will enhance the neighborhood's existing housing stock while introducing new housing options to improve access to quality places to live at a wide variety of prices.
- GOAL 2: We will encourage and support homeownership in the neighborhood to create a healthy balance of renters and homeowners.

Infrastructure

- GOAL 1: We will enhance the neighborhood's connectivity.
- GOAL 2: We will improve our utilities and other infrastructure to encourage private investment in the neighborhood.

Nature and Environment

- GOAL 1: We will employ green infrastructure when/where possible throughout the neighborhood.
- GOAL 2: San Jacinto businesses will be the most environmentally responsible businesses in all of Amarillo.

Community Building

- GOAL 1: We will create more opportunities for all residents of San Jacinto to gather and celebrate.
- GOAL 2: We will connect our residents, businesses, and other stakeholders with resources to improve the neighborhood.

VISION AND GOALS

Land Use Guiding Principles

These are principles that are embedded in all the City of Amarillo neighborhood plans and are intended to ensure that future decisions about land use and development are consistent citywide and are aligned with the values and spirit of the neighborhood.

- Determine that the decision will not create an arbitrary development pattern.
- Plan for an adequate and diverse supply of housing for all income levels.
- Minimize negative effects between incompatible land uses and ensure adequate transitions.
- Distinguish suitable areas for public uses.
- Discourage intense uses within or adjacent to residential areas.
- Diversify the types of commercial activity.
- Limit development in floodplains and environmentally sensitive areas.
- Consider public safety as it relates to future developments.
- Protect and promote areas of historical and cultural significance.
- Avoid creating undesirable precedents.
- Promote expansion of the economic base to create job opportunities.
- Ensure consistency of land use decisions on similar properties.
- Keep infrastructure in mind when making land-use decisions.
- Advance development that serves the needs of a diverse population.
- Promote redevelopment and infill that meets community needs and is complementary to the neighborhood.
- Enhance neighborhood identity and investment where possible.
- Make decisions that result in the highest level of service to the neighborhood possible.
- Maintain a safe and efficient street network while improving multi-modal transportation options by increasing bicycle and pedestrian connections to key destinations within and around the neighborhood.

IMPLEMENTATION

The San Jacinto community invested a significant amount of time in articulating the current challenges facing the neighborhood and the best solutions for solving those challenges in order to realize their goals. However, the most difficult work begins after adoption when the ideas must be implemented.

This section outlines the community's implementation approach. Goals, strategies, and projects are identified within an "implementation matrix." Projects are prioritized and assigned champions, partners and potential funding sources. A critical deliverable of the planning process, the Transformative Projects – or the necessary "big moves"—are described in detail, along with examples of other high priority projects recommended for implementation in the first year.

This section concludes with recommendations on establishing an organizational framework for the San Jacinto neighborhood to ensure a successful transition from plan development to action.

Projects and Immediate Priorities for San Jacinto

While the implementation matrix contains a number of projects that will help San Jacinto thrive, there are three key projects that are the most important for improving the neighborhood's overall livability and economic health. These are the transformative projects and they are not "quick-wins." Rather, due to their complexity, they are long-term and are going to require years of dedication and resources. These projects will demand deep commitments from both the public and private sectors as well as from the neighborhood's residents.

Transformative Project #1: Reduce Crime and Improve Neighborhood Safety

Overview

Feeling safe is a basic, fundamental human need. The San Jacinto neighborhood is one of the highest crime neighborhoods in Amarillo. Law enforcement is actively responding to regular reports of illegal activity. The Amarillo Police Department, court system, and other agencies are actively working to remove repeat offenders from the streets and put them into correction facilities. Despite these efforts, crime continues to persist in the neighborhood.

In addition to crime, community members have expressed that areas of the neighborhood do not feel safe for other reasons. Poor lighting creates dark environments that feel unsafe to be in or walk through at night. Fast automobile traffic makes people uncomfortable crossing streets, and sometimes even causes accidents. Stray animals pose a variety of health and safety hazards to the neighborhood.

To address these issues, many communities form a neighborhood safety task force comprised of residents, law enforcement officers, policy makers, and others who are (or will be) specifically focused on reducing crime and improving safety.

\What the task force could do:

- Facilitate communications between crime enforcement officials and community residents

IMPLEMENTATION

- Develop additional strategies to supplement efforts already underway
- Leverage resources and unite partners to improve neighborhood conditions
- Recommend a comprehensive Public Safety Plan for the City Council to review and approve for future implementation

Resources

The [National Crime Prevention Council \(NCPC\)](#) has developed a series of [strategies](#) that communities can employ to improve safety and security. Some examples of NCPC strategies include:

- [Business Watch Programs](#) that address crimes against and around businesses, including shoplifting, burglary, and vandalism.
- [Park Watch Programs](#) that involve the participation of parks staff, park users and neighboring residents to report illegal activity or maintenance issues.
- [Youth-Led Community Service Projects](#) that encourage young people to get involved in improving their neighborhood.

Case Studies

The below three cities have task forces in place that could be used as a basis or model for San Jacinto.

[Durham, NC](#)

[San Clemente, CA](#)

[Baltimore, MD](#)

Transformative Project #2: Form a 6th Street Public Improvement District

Overview

In communities across the United States and around the world, special improvement districts exist to fund services and improvements within a specific geographic area. Special improvement districts collect an additional assessment from property owners and/or businesses on top of property or sales taxes. The types of districts vary from state to state and take on different names depending upon their location, but every state offers at least one type of special assessment financing to its communities.

There are two main types of districts: government districts, and business and neighborhood districts. Government districts are initiated by local government and typically focus on improving infrastructure. Business and neighborhood districts are voluntarily initiated by property owners, are run by a non-profit organization, and are used to fund services and projects that are agreed upon and approved by a vote. In Texas, business and neighborhood districts are called Public Improvement Districts, or PIDs for short. PIDs are governed by a board comprised of property owners within the district.

What the PID could do:

A 6th Street PID could serve to further enhance the experience along San Jacinto's primary commercial corridor and could be the conduit for executing many of the project ideas that have arisen from this planning effort. It is important to note that this would be a voluntary program initiated by the property

IMPLEMENTATION

owners and business owners on 6th Street for the betterment of their corridor. Establishment of a PID is not proposed as a mandatory regulatory district implemented by the City.

Examples of what the PID could fund include:

- Professional branding and marketing materials to promote 6th Street businesses
- Ambassadors to welcome visitors, provide information and connect with police when security issues arise
- Special banners, street furniture, flower baskets, etc. to beautify the corridor
- Programs to incentivize property improvements, such as a façade improvement program
- Special events, large and small
- Paid staff to execute its initiatives

Resources

<https://downtown.org/> is the website of the International Downtown Association, an organization comprised of diverse practitioners who are focused on making and maintaining vibrant places.

[Texas Local Government Code 372](#) outlines the process for creating PIDs and describes how they are allowed to operate. Under that act, PIDs are authorized by City Council and subject to a public process that includes a petition, a public hearing and notification of all property owners within the district.

Case Studies

Several PIDs are in effect statewide. Researching and talking with other organizations could:

- Inspire programmatic and project ideas for the 6th Street PID
- Assist 6th Street property owners in understanding the pros and cons of a special district
- Help in understanding the PID governance structure and how the PID interacts with City government

[Grand Prairie, TX](#)

[Austin, TX](#)

[Fort Worth, TX](#)

[Waco, TX](#)

Transformative Project #3: Fix the Housing Crisis

Overview

Like safety, shelter is a basic need and one required for physical survival. Empirical data, observations, and public comments demonstrate that the majority of the housing in San Jacinto is in sub-standard condition. Additionally, there is little variety in housing types in San Jacinto and limited opportunities for homeownership compared to other neighborhoods.

Taking care of a home requires a specific set of skills and financial resources. Because there are multiple issues with housing in the neighborhood, it is critical to establish a neighborhood-serving organization that is intended to support and revitalize the housing opportunities.

IMPLEMENTATION

What the organization could do:

- Develop a program for improving dilapidated structures and securing vacant buildings.
- Form a land bank to acquire and assemble vacant parcels to promote new development on those sites.
- Work with City officials to create or revise existing policies to promote quality and diverse housing.
- Develop and/or enforce housing standards for homes receiving HUD vouchers.
- Work with the City and other agencies to create incentives (e.g. tax abatements, low-interest loans, grants, etc.) to investors and homeowners who upgrade existing homes.
- Partner with Habitat for Humanity and other private sector developers to build new homeownership opportunities.
- Rezone areas of San Jacinto to allow for higher-density, multi-family rentals.
- Consider offering incentives (e.g. tax abatements, low-interest loans, grants, etc.) to developers building new housing in the neighborhood.
- Develop programs to support existing homeowners in San Jacinto.
- Establish educational programs and a support network to assist with home repairs.
- Create new opportunities for homeownership in the neighborhood.
- Consider rent-to-own programs and organizations to administer such programs.

Resources

Several organizations could be helpful in thinking through approaches to improving the housing in San Jacinto including, but not limited to, the following:

- The [Urban Land Institute \(ULI\)](#) is an organization made up of real estate, finance and land use professionals. ULI offers a variety of written resources, technical assistance and education that may be beneficial to the San Jacinto neighborhood, including this [article](#) on how the private sector is creatively working to provide more workforce housing in Washington D.C.
- [Strong Towns](#) is an organization that supports creating prosperity from within communities. Their model focuses on small-scale, incremental development that offers choices and increases community wealth. Strong Towns, like ULI, offers written resources, technical assistance and education around a multitude of topics of which housing is one.
- The University of California – Berkeley library website includes a section dedicated to [Housing Research Resources](#). This site has an extensive and wide variety of resources on housing policy, statistics, organizations and agencies.

Case Studies

[Lubbock, TX](#)

[Brownsville, TX](#)

[Austin, TX](#)

IMPLEMENTATION

Other Priority Project Examples

During the final phases of the planning process, the Advisory Committee worked on turning strategies into actionable projects by selecting specific items that they wanted to further refine. They studied best practices, cost estimates, potential policy changes, and needed partners to develop project proposals. These more refined proposals were presented at the November 2019 public meeting and helped inform the public voting process to identify the highest priority items.

This list represents the top ten projects for San Jacinto identified by the public.

Community Voting Results: November 7th Public Meeting and Online Survey

1. Reexamine the method and process for the demolition of vacant, dilapidated structures. Criteria should take into consideration the following: 1) length of time vacant; 2) fire damage; 3) architectural integrity; and 4) transient habitation.
2. Replace existing street and pedestrian lighting with LEDs.
3. Develop financial programs to incentivize the redevelopment of vacant buildings.
4. Work with utility companies to offer incentives to green homes, businesses and investor-owned residential properties.
5. Create a façade improvement program to enhance the existing commercial buildings throughout the neighborhood. Consider design guidelines for 6th Street and other commercial corridors in San Jacinto.
6. Identify a space/building on 6th Street corridor for a Route 66 welcome center and neighborhood meeting facility with public restrooms.
7. Work with local nurseries and greenhouses to provide low-water plants at low or no-cost for San Jacinto projects.
8. Consider offering incentives (e.g. tax abatements, low-interest loans, grants, etc.) homeowners who upgrade existing homes.
9. Proactively install sidewalks throughout neighborhood, prioritizing areas around schools and other areas as defined in accessibility/connectivity plan.
10. Work with APD NPO unit, Project Safe Neighborhood, and Amarillo Crime Stoppers to develop an effective crime reporting strategy.

The Implementation Matrix highlights 27 action items as “High Priorities.” These include the public’s voting results as well as the proposals championed by members of the Advisory Committee. Some of these will be addressed by collaborative work on the Transformative Projects, but others are “quick-action” projects that can be undertaken immediately. It will be the neighborhood’s responsibility to determine which ones will be the focus in the first year. Some examples include:



Example 1. Add flowers and plantings along 6th Street and in other public spaces.

The translation of the Spanish word “Jacinto” is hyacinth. This project proposes planting hyacinths all along 6th Street to celebrate the neighborhood’s identity. This flower grows well in the Texas panhandle,

IMPLEMENTATION

which makes this a low maintenance and low-cost idea. The total estimated cost would be \$0.50-\$2.00 per bulb. An estimated 3,000 bulbs would total \$1,500 - \$6,000.

Example 2. Manage the San Jacinto animal population and provide resources for pet owners.

This initiative would work to remove stray animals in the neighborhood and enforce current leash laws. A neighborhood committee would consult with the City's Animal Management and Welfare department and Amarillo Police Department (APD). The estimated initial upfront cost is \$2,000 for printed materials and leashes. The committee would identify resources, educate the neighborhood, distribute leashes and report any issues to the COA Animal Control and APD.



Example 3. Create a façade improvement program to enhance the existing commercial buildings.

This program would develop a comprehensive design guidelines document for the 6th Street corridor and establish a facade, sign, and paint grant program. This is recommended to be administered as part of a local historic district overlay designation. However, it could also be piloted using a design committee overseeing the process for design review and approval before awarding grants. Design guidelines are estimated to cost between \$5,000 - \$25,000. The annual grant amount awarded to business and property owners could vary from \$500 - \$10,000 depending on the source of the funds. The grant should be a 50/50 match and paid out as a reimbursement of expenses. Some communities fundraise for these programs, others are awarded funds through economic development programs.

Example 4. Explore traffic calming options on residential and commercial streets.

The installation of creative crosswalks would help to create an environment that is not only more pedestrian-friendly, but the urban design features would capitalize on the overall eclectic feel of 6th Street and San Jacinto. Artwork and designs could be proposed by local artists or the community could choose from a catalog of different designs. All designs would have to be approved and installed by the City. This option would require no policy or ordinance change and could be implemented as soon as the design is approved.



IMPLEMENTATION

The cost associated with these creative designs depends on the design and location. One crosswalk could range from \$2,500 - \$20,000 and last up to ten years with 20,000 cars a day driving on it. The more elaborate the design, the more expensive it will be.

Example 5. Develop a sidewalk partnership program.

This program would allow San Jacinto residents to partner with the City to repair sidewalks in front of their residences. Currently, property owners are required to repair and maintain the public sidewalk on their property. With this program, the property owner would pay 50% of the cost and partner with the City who would provide a zero interest 10-year loan for the other 50%. The cost to remove and install a new sidewalk currently is about \$16 per square foot.

Before



After



Example 6. Implement traffic-calming options on residential and commercial streets.

This is a creative way to encourage slower motorist speeds on 6th Street by employing creative traffic-calming devices. This emoji sign determines the driver's speed and displays either a smiley face if they are driving below the speed limit or a frowny face if they exceed the speed limit. This would be the first of its kind installed in Texas and it would require no changes to the City's ordinances to implement. They can be installed by the Traffic department. The signs are \$2,375 each which includes the solar power charger and batteries.



IMPLEMENTATION

Moving from Plan to Action

As a participant in the Neighborhood Planning Initiative, it is expected that a neighborhood association will form to oversee implementation. The plan creates a unifying vision for all of San Jacinto and outlines specific projects to achieve that vision. Every group and organization will play a critical role within the implementation framework. The overarching neighborhood association should remain focused on projects that universally impact and improve the conditions of San Jacinto; each existing group or organization should be working within the larger vision on their areas of speciality. New committees and collaborative efforts will be necessary. For example, the Transformative Projects lend themselves to standing committees, while the other action items may be achieved by "on-demand" project committees with volunteers who otherwise have no connection to the association's leadership board.

Neighborhood Planning staff will continue to support the neighborhood association and project committees through open communication, direct coordination with city departments, project management on city-related items, and assistance with administering the 2016 bond funds allocated to San Jacinto.

As the formal plan liaison, the neighborhood association is expected to enter into an annual partnership agreement with the City and commit to an annual work plan, also called Projects in Motion, which will include more specific timelines for implementation. The neighborhood association is not required to become a 501 c3 non-profit, but working towards that status is recommended in order to fundraise and be eligible for additional grants, partnerships, and programs.

Other Partners and Funding

As noted previously, the City Council reinforces the City's commitment to all the neighborhood plans by formally adopting them as amendments to the Comprehensive Plan. This plan, like all city plans, is a policy guide. Its approval does not legally obligate the City to implement any particular action item.

However, as a policy guide, it should motivate action and inspire collaboration among many partners. It should serve as a unifying tool for city staff, an organized neighborhood association, the private sector, and other non-profits, churches, and schools invested in San Jacinto.

In addition to partnerships and collaboration, a variety of funding sources will be necessary. While some public funding is provided to kick-start implementation, the community has an important responsibility to seek opportunities to pair potential funding sources with desired project outcomes. This may include fundraising, finding private investors or partnering with non-profits.

The San Jacinto neighborhood is expected to allocate its portion of the 2016 bond funding (\$654,050) in the first year of implementation which will begin on the date when City Council adopts the plan. These funds are intended for public improvement projects that can create visible change and increase neighborhood buy-in for the planning efforts. Some flexibility in the spending of these funds is possible, but there are limitations based on the official statement presented to taxpayers. Generally, they may be directed to improvements in the public right-of-way including streets, sidewalks, lighting, drainage, traffic calming, signage, banners, urban design features, and multi-modal enhancements.

In addition, funding sources available through other city departments may be directed to San Jacinto. The

IMPLEMENTATION

prioritized projects will help other departments understand the areas of highest needs during implementation. With increased collaboration among staff, there will be opportunities to share resources and strategically utilize program funds that would not have been possible without the plan in place.

Finally, the plan identifies infrastructure items that require major capital expenditures. These will be presented as neighborhood plan priorities during the city's 5-Year Community Investment Program (CIP) budgeting process and, as such, they will receive consideration and some scoring benefits.

IMPLEMENTATION MATRIX

Implementation Matrix

High Priorities Estimated Costs Project Champion Implementation Partners Potential Funding Source

A. Clean and Safe

CLEAN & SAFE GOAL 1: We will take action to reduce crime and to improve overall safety of our neighborhood for our residents, businesses and visitors.

Strategy: Develop an alliance in the neighborhood to identify and report criminal activity.					
• Establish a Neighborhood Watch Program among neighborhood residents and businesses.	X	<\$25K	Neighborhood Safety Committee	Amarillo Police Department - NPO	
• Work with APD NPO unit, Project Safe Neighborhood and Amarillo Crime Stoppers to develop an effective crime reporting strategy.	X	TBD	Neighborhood Safety Committee	Amarillo Police Department - NPO	
• Coordinate community outreach efforts to educate neighborhood about crime prevention initiatives.		TBD	Neighborhood Safety Committee	Amarillo Police Department - NPO	
• Increase police foot patrol in neighborhood, with areas around schools and parks as primary targets.		TBD	Neighborhood Safety Committee	Amarillo Police Department - NPO	
Strategy: Create programs to specifically target safety of children and elderly residents.					
• Initiate the Safe Place program in San Jacinto to provide safe havens for area youth.		TBD	Neighborhood Safety Committee		
• Develop a walking school bus system to lead children safely to/from neighborhood schools.		TBD	Neighborhood Safety Committee		
Strategy: Improve physical conditions throughout the neighborhood to enhance safety and security.					
• Analyze street and pedestrian lighting throughout the neighborhood to identify where lighting is inadequate.		TBD	Neighborhood Safety Committee	Public Works - Traffic	
• Improve lighting where inadequate, prioritizing public areas, schools and commercial districts.		See lighting in Nature/Environment	Neighborhood Safety Committee	Public Works - Traffic	2016 Bond
• Review neighborhood alleys, particularly around neighborhood schools, and improve conditions where necessary to reduce criminal activity.		TBD	Neighborhood Safety Committee	Public Works - Traffic	
Strategy: Manage San Jacinto's animal population and provide resources for pet owners.					
• Work with City's animal control division to remove stray animals in the neighborhood.	X	<\$5K		Animal Management & Welfare	
• Enforce leash laws.		<\$5K		Animal Management & Welfare	
• Develop a dog park and install pet waste stations throughout San Jacinto.		TBD			2016 Bond

CLEAN & SAFE GOAL 2: We will strive to increase access to services that support our community's physical health, mental health, and wellness needs.

Strategy: Create a coalition among social service providers in the neighborhood to better connect people with the services they need.					
• Develop a directory of services to identify organizations, describe their services and provide information on how to get support.		\$ -		Non-profits, Community Development	
• Identify a primary point of contact to help refer residents to the appropriate service provider(s).		\$ -		Non-profits, Community Development	
• Determine if services are lacking in certain areas; if so, develop programs to serve populations needing additional resources (e.g. homeless, elderly, youth.)		\$ -		Non-profits, Community Development	
Strategy: Work with the Parks and Recreation Department through their master planning efforts to identify recreation activities or opportunities.					
• Form a task force from neighborhood plan advisory committee to provide input to Parks and Recreation.		\$ -		Parks and Recreation	
• Develop programming for area youth based on input from area residents.		TBD		Non-profits, Parks and Recreation	
• Consider the development of a community recreation center to house educational programs, camps, and other activities.		TBD		Non-profits, Parks and Recreation	

Implementation Matrix

High Priorities Estimated Costs

Project Champion

Implementation Partners

Potential Funding Source

A. Clean and Safe Continued

CLEAN & SAFE GOAL 3: We will create projects and programs to maintain a clean and beautiful neighborhood.

Strategy: Improve the "curb appeal" of the neighborhood.					
• Add more trash cans throughout neighborhood, prioritizing 6th Street, commercial areas, public spaces and schools.		<\$25K	6th Street Committee/PID		2016 Bond
• Promote community involvement in neighborhood clean-up projects.		TBD		Public Works - Traffic	
• Organize a neighborhood mowing team to keep lots trimmed and clean.		TBD			
• Develop a community tool library where residents can check out equipment at no or low cost.		TBD			
Strategy: Remove "dead" items from the neighborhood.					
• Take out the dead trees throughout the neighborhood.	X	TBD		Public Works -Solid Waste, Fire Department	2016 Bond
• Work with utility companies to remove defunct cable, phone and electric lines.		TBD			
Strategy: Improve landscaping and streetscaping throughout the neighborhood.					
• Add flowers and plantings along 6th Street and in other public spaces.	X	<\$5K	6th Street Committee/PID		2016 Bond
• Develop a tree-planting program to improve neighborhood beauty and provide shelter from natural elements.		TBD			2016 Bond
• Add benches and other amenities to make San Jacinto more welcoming.		<\$100K	6th Street Committee/PID		2016 Bond
Strategy: Clean and maintain neighborhood alleys and dumpsters.					
• Better maintain alleys by improving City waste management services and connecting residents with existing services, like large item pick-up.	X	TBD		Public Works - Solid Waste	
• Host community cleanups that focus on alleyways.		TBD		Public Works - Solid Waste	
• Crack down on illegal dumping.		TBD		Building Safety	

Implementation Matrix

High Priorities Estimated Costs Project Champion Implementation Partners Potential Funding Source

B. Economic Development

ECONOMIC DEVELOPMENT GOAL 1: We will build upon the success of the 6th Street businesses and encourage new entrepreneurs to establish their businesses within San Jacinto.

Strategy: Identify available resources (or create new resources) to encourage new businesses in San Jacinto.

• Develop financial programs to incentivize the redevelopment of vacant buildings.	X	TBD	6th Street Committee/PID	Economic Development	
• Create programming to help neighborhood entrepreneurs with credit building, budgeting and financial planning.		TBD	6th Street Committee/PID		

ECONOMIC DEVELOPMENT GOAL 2: We will use placemaking as a tool for Economic Development.

Strategy: Focus on enhancing the architectural appeal of neighborhood businesses.

• Create a façade improvement program to enhance the existing commercial buildings throughout the neighborhood.	X	TBD	6th Street Committee/PID	Planning and Development Services	Fundraiser
• Consider design guidelines for 6th Street and other commercial corridors in San Jacinto.		\$5K-25K	6th Street Committee/PID	Planning and Development Services	Preservation Planning Grants

Strategy: Improve the physical conditions of the neighborhood to attract new investment.

• Enhance neighborhood amenities, like existing parks and open spaces, to attract people to the neighborhood.		TBD			
• Prioritize initiatives that promote neighborhood walkability and connectivity.		TBD			2016 Bond

ECONOMIC DEVELOPMENT GOAL 3: We will expand employment and training opportunities for local residents within the neighborhood.

Strategy: Create opportunities for neighborhood residents to connect with potential employers.

• Collaborate with non-profits and businesses to create job-training programs to build the workforce in the neighborhood.	X	TBD			
• Provide job fairs in the neighborhood to connect residents with potential employers.		TBD			
• Encourage neighborhood businesses to hire local residents.		TBD			

Strategy: Provide job training and educational programs to enhance the local workforce.

• Inform residents about workforce training and other programs available in Amarillo.		\$ -			
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Implementation Matrix

High Priorities Estimated Costs Project Champion Implementation Partners Potential Funding Source

C. History and Culture

HISTORY & CULTURE GOAL 1: We will honor the legacy of Historic San Jacinto and its unique cultural heritage that makes the neighborhood one-of-a-kind.

Strategy: Showcase historic Route 66.

• Identify a space/building on 6th Street corridor for a Route 66 welcome center and community meeting facility with public restrooms.	X	TBD >\$250K	6th Street Committee/PID	Route 66 Association	
• Consider possibility of painting the water tower at SW 6 th Ave and S. Independence with a neighborhood/Route 66 theme.	X	\$75K-\$100K	6th Street Committee/PID	Route 66 Association	
• Organize a bus or trolley tour of 6th Street.		<\$25K	6th Street Committee/PID	Route 66 Association	
• Create a directory of historic buildings and a storybook featuring previous businesses/establishments.		<\$5K	6th Street Committee/PID	Route 66 Association	
• Develop a tourism brochure to distribute at area hotels.		<\$5K	6th Street Committee/PID	Route 66 Association	
• Add "photo worthy" gateway features for Route 66.		TBD	6th Street Committee/PID	Route 66 Association	

Strategy: Honor the historic architecture in the San Jacinto neighborhood.

• Develop a self-guided walking tour to highlight the historic buildings throughout the neighborhood.		<\$5K			
• Create a photobook to showcase San Jacinto's historic sites and architecture.		<\$5K			

HISTORY & CULTURE GOAL 2: We will highlight the artistic and creative spirit of the neighborhood by promoting the visual and performing arts.

Strategy: Create programs to celebrate the arts in San Jacinto.

• Host an art contest in the neighborhood to recognize locals' talents.	X	<\$5K			
• Develop events and programs for youth to expand their experience and exposure to visual arts, theater and music.	X	TBD			
• Consider partnerships with existing arts organizations for a San Jacinto mural program.		TBD			

Implementation Matrix

High Priorities Estimated Costs

Project Champion

Implementation Partners

Potential Funding Source

D. Housing

HOUSING GOAL 1: We will enhance the neighborhood's existing housing stock while introducing new housing options to improve access to quality places to live at a wide variety of prices.

Strategy: Improve existing housing.

• Reconsider the method and process for the demolition of vacant, dilapidated structures. Criteria should take into consideration the following: 1) length of time vacant; 2) fire damage; 3) architectural integrity; and 4) whether the property is or has been inhabited by transients.	X	TBD	Housing Committee	Building Safety, Housing Non-Profit	
• Secure abandoned homes until condemnation and demolition proceedings can occur.	X	TBD	Housing Committee	Building Safety, Housing Non-Profit	
• Consider offering incentives (e.g. tax abatements, low-interest loans, grants, etc.) to homeowners who upgrade existing homes.	X	TBD	Housing Committee	Economic Development, Community Development, Housing Non-Profit	Economic Development Programs, CDBG
• Develop and/or enforce housing standards for homes receiving HUD vouchers.		TBD	Housing Committee	Building Safety, Community Development, Housing Non-Profit	
Strategy: Find opportunities to create new housing options at a variety of price points.					
• Consider offering incentives (e.g. tax abatements, low-interest loans, grants, etc.) to developers building new housing in the neighborhood.	X	TBD	Housing Committee	Economic Development, Community Development, Housing Non-Profit	Economic Development Programs, CDBG
• Partner with Habitat for Humanity and other affordable developers to build new homeownership opportunities.		TBD	Housing Committee	Housing Non-Profit	
• Consider options that are supportive of single parents.		TBD	Housing Committee	Housing Non-Profit	
• Rezone areas of San Jacinto to allow for higher-density, multi-family rentals.		TBD	Housing Committee	Planning and Development Services	

HOUSING GOAL 2: We will encourage and support homeownership in the neighborhood to create a healthy balance of renters and homeowners.

Strategy: Develop programs to support existing homeowners in San Jacinto.

• Establish educational programs and a support network to assist with home repairs.		TBD	Housing Committee	Economic Development, Community Development, Housing Non-Profit	
Strategy: Create new opportunities for homeownership in the neighborhood.					
• Consider rent-to-own programs and organizations to administer such programs.		TBD	Housing Committee	Economic Development, Community Development, Housing Non-Profit	

Implementation Matrix

High Priorities

Estimated Costs

Project Champion

Implementation Partners

Potential Funding Source

E. Infrastructure

INFRASTRUCTURE GOAL 1: We will enhance the neighborhood's connectivity.

Strategy: Develop "complete streets" where appropriate and slow traffic where possible.

• Implement creative traffic-calming options on residential and commercial streets.	X	<\$25K/project		Public Works- Traffic	2016 Bond
• Analyze public rights-of-way in neighborhood to determine where multi-modal transit options can be considered.		TBD			2016 Bond
• Identify transit-related improvements (operations and capital) on existing transit corridors.		TBD			

Strategy: Create a neighborhood-wide accessibility/connectivity plan.

• Complete an assessment of sidewalk infrastructure and handicap ramps throughout the neighborhood.		TBD			
• Research opportunities to add handicap parking along business corridors.		TBD		Public Works- Traffic	
• Study alleys around schools to determine ways to increase safety for children walking to and from school.		TBD		Public Works- Traffic	

INFRASTRUCTURE GOAL 2: We will improve our utilities and other infrastructure to encourage private investment in the neighborhood.

Strategy: In accordance with the accessibility/connectivity plan, implement pedestrian infrastructure as identified.

• Proactively install sidewalks throughout neighborhood, prioritizing areas around schools and other areas as defined in accessibility/connectivity plan.	X	TBD		Capital Projects and Development Engineering	2016 Bond
• Consider a sidewalk partnership program where the city would complete sidewalk repairs and offer a payment plan to property owners.	X	TBD		Capital Projects and Development Engineering	
• Implement countdown and audible crosswalk signals at all street light crossings.		TBD		Public Works- Traffic	
• Improve signage to help direct pedestrians and others throughout neighborhood.		TBD		Public Works- Traffic	2016 Bond

Strategy: Create process to make the installation of wet and dry utilities easier, more efficient and less expensive for new development.

• Work with City of Amarillo to consider reduced water and sewer tap fees for developers.		TBD		Economic Development	Economic Development Programs like NEZ
• Work with Xcel Energy to reduce new/upgraded gas and electricity services for developers.		TBD		Xcel Energy	
• Designate a single point of contact to ensure utility installation for new development is coordinated.		TBD			

Strategy: Improve access to technology in San Jacinto.

• Contact internet provider to offer reduced rates for 1 GB internet access for businesses and residents.		\$ -		Private providers	
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Implementation Matrix

High Priorities

Estimated Costs

Project Champion

Implementation Partners

Potential Funding Source

F. Nature and Environment

NATURE & ENVIRONMENT GOAL 1: We will employ green infrastructure when/where possible throughout the neighborhood.

Strategy: Replace existing street and pedestrian lighting with white LEDs.	X	<\$5K		Public Works- Traffic	2016 Bond
Strategy: Install xeriscaping wherever possible throughout neighborhood.					2016 Bond
• Work with local nurseries/ greenhouses to provide low-water plants at low- or no-cost for San Jacinto projects.	X	TBD			2016 Bond
• Install xeriscaping in parks and in public streetscapes to reduce water consumption.	X	TBD			2016 Bond
Strategy: Work with utility companies to offer incentives for green homes, businesses, and investor-owned residential properties.	X	TBD		Xcel Energy	Economic Development Programs like NEZ

NATURE & ENVIRONMENT GOAL 2: San Jacinto businesses will be the most environmentally responsible businesses in all of Amarillo.

• Pilot a green biz program to recognize San Jacinto businesses for environmentally friendly practices.		TBD			
• Make San Jacinto a Styrofoam-free zone.		TBD			
• Launch a neighborhood-wide recycling program, starting with aluminum and metals.		TBD			
• Add electric car-charging stations.		TBD			

Implementation Matrix

High Priorities Estimated Costs Project Champion Implementation Partners Potential Funding Source

G. Community Building

COMMUNITY BUILDING GOAL 1: We will create more opportunities for all residents of San Jacinto to gather and celebrate.

Strategy: Organize a variety of events for people of all ages.

- Organize more involvement in neighborhood clean-up events. X <\$5K
- Organize and promote community picnics, neighborhood block parties and yard sales. <\$5K
- Create spaces for social gardening. <\$5K

Strategy: Create places for people to gather.

- Design new public spaces along the 6th Street corridor such as pocket parks and shade structures. X TBD
- Find a building/location for a community meeting facility/center. X TBD
- Participate in the Parks and Recreation needs assessment and master planning process to determine needs for amenities like a swimming pool and recreation center. \$ - Parks and Recreation

COMMUNITY BUILDING GOAL 2: We will connect our residents, businesses and other stakeholders with resources to improve the neighborhood.

Strategy: Utilize existing communications tools to help people communicate.

- Promote NextDoor app. \$ -
- Create a neighborhood Facebook Page. \$ -
- Develop an informational website Amarillo 101. \$ -

Strategy: Develop new and promote existing programs in neighborhood to bring people together.

- Promote existing social gatherings happening in neighborhood. \$ -
- Utilize educational programs and classes as means to bring neighbors together. \$ -

Strategy: Partner with AISD and other non-profits to improve neighborhood public schools.

- Partner with AISD and other non-profits to develop a pilot program to stabilize rental households to allow children the opportunity to remain in school for the full year. X TBD AISD
- Consider incentives for teachers. TBD AISD
- Provide meal programs. TBD AISD



Amarillo City Council Agenda Transmittal Memo



Meeting Date	February 11, 2020	Council Priority	Civic Pride; Economic Development and Redevelopment
Department	City Manager		
Contact	Michelle Bonner, Deputy City Manager		

Agenda Caption
RESOLUTION – CALLING A BOND ELECTION TO BE HELD IN THE CITY OF AMARILLO, TEXAS AND RESOLVING OTHER MATTERS INCIDENT AND RELATED TO SUCH ELECTION
 (Contact: Michelle Bonner, Deputy City Manager)
 Discussion and consideration of a resolution calling a bond election to be held in the City of Amarillo, Texas and resolving other matters incident and related thereto.

Agenda Item Summary
 This resolution would call a bond election to be held in the City of Amarillo, Texas on the 2nd day of May 2020 (election day) which is a uniform election date under the Texas Election Code, as amended. This resolution is for the purpose of submitting the following proposition to the qualified voters of the City:

City of Amarillo, Texas Proposition A

“SHALL the City Council of the City of Amarillo, Texas be authorized to issue general obligation bonds of the City in the principal amount of \$275,000,000 for permanent public improvements and public purposes, to-wit: acquiring, constructing, improving, expanding, and equipping the City’s convention center facilities, to-wit: the City’s civic center complex and any needed land and rights-of-way therefor; such bonds to mature serially or otherwise over a period not to exceed THIRTY (30) years from their date, to be issued and sold in one or more series at any price or prices and to bear interest at any rate or rates (fixed, floating, variable or otherwise) as shall be determined within the discretion of the City Council at the time of issuance or sale of the bonds; and whether ad valorem taxes shall be levied upon all taxable property in the City sufficient to pay the annual interest and provide a sinking fund to pay the bonds at maturity?”

Requested Action
 Consideration and approval of a resolution calling a bond election to be held in the City of Amarillo, Texas and resolving other matters incident and related to such election.

Funding Summary
 N/A

Community Engagement Summary
 On September 4, 2019, the Office of Public Communications launched a public engagement campaign titled “Conversation Civic Center” designed to disseminate factual information related to a potential bond election to fund Amarillo Civic Center Complex expansions and improvements. For the launch, we:

1. Designed, built, published and promoted a stand-alone website located at www.conversationciviccenter.com;
2. Hosted 4 initial public meetings for the community at various times and days to accommodate

Amarillo City Council

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- differing schedules. The meetings were also broadcast live on our social media channels;
3. Designed, printed and disseminated various printed materials to show renderings, tax implications, etc.;
 4. Designed, printed and disseminated a utility billing flier so that literally ever person who receives a paper bill received a flier inviting them to be a part of the process. The Utility Billing Department estimates 70,000 fliers were sent; and
 5. Hosted a media day specifically for local media to be able to gather information and ask questions.

Since the launch of Conversation Civic Center, the website has recorded nearly 13,000 unique visitors and 2,000 page views. Our social media campaign was equally effective, with a cumulative total reach across our platforms of over 57,000 individual users.

Not everyone utilizes social media, so we partnered with local media to report accurate information on the proposal. To date, over 40 print and broadcast stories have been produced locally. The project has also been featured in a number of periodical publications and regional outlets.

Not everyone watches the news, so we disseminated brochures and other printed material throughout the community at libraries, public events and through numerous businesses who placed material in their lobbies or store fronts.

In late September after the first round of meetings, we disseminated a public survey. It was not a scientific poll by any measure, but rather designed to gauge sentiment and increase public awareness of the project. That survey was completed by 1,641 individuals.

Perhaps most significantly, we approached this entire campaign with a “We’ll Come To You” mentality, and City staff aggressively promoted a willingness to attend any community meetings throughout the city to present information on the project. As of today, we’ve attended over 35 such meetings throughout the community with more still on the schedule and requests still coming in. These meetings have resulted in over 1,500 face-to-face conversations about the project. We can also confidently say that the management team for this project has collectively responded to hundreds of phone calls and emails over the last several months.

The Office of Public Communications will continue to provide fact-based information about the project and opportunities for community feedback, largely through the www.conversationsciviccenter.com website. Any interested person can also email publiccommunications@amarillo.gov; we also check that email address daily. Finally, community members can also contact the Mayor or any of the council members directly through their city email addresses or phone numbers which are all available on the city website and routinely posted to social media.

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Staff Recommendation

Staff recommends City Council consideration and approval of the resolution calling a bond election to be held in the City of Amarillo, Texas and resolving other matters incident and related thereto.
