



Amarillo City Council Regular Meeting

August 12, 2025

3:00 PM

Amarillo City Hall, Council Chamber
623 S. Johnson, Third Floor
Amarillo, Texas 79101

AGENDA

1. **Call to Order**
2. **Invocation** Brad Newman, Tradewind Community Church
3. **Pledge of Allegiance**
4. **The Texas Pledge**
5. **Announcements**
6. **Public Comment** The public will be permitted to offer public comment on agenda items and items related to City business. Citizens interested in commenting may sign up online at <https://www.amarillo.gov/city-secretary/public-comment-registration-form/>, by calling the City Secretary's office at (806) 378-3014, or in person in Room 3500 of City Hall, 623 S. Johnson. Citizens should sign up at least 15 minutes prior to the scheduled meeting start time.
7. **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.

7.A. **CONSIDER APPROVAL - MINUTES**

This item considers approval of the City Council minutes for the work session held on July 22, 2025.

(Contact: Stephanie Coggins, City Secretary)

7.B. **CONSIDER APPROVAL - MINUTES**

This item considers approval of the City Council minutes for the regular meeting held on July 22, 2025.

(Contact: Stephanie Coggins, City Secretary)

7.C. CONSIDER APPROVAL - MINUTES

This item considers approval of the City Council minutes for the work session held on August 5, 2025.

(Contact: Stephanie Coggins, City Secretary)

7.D. CONSIDER APPROVAL - MINUTES

This item considers approval of the City Council minutes for the work session held on August 6, 2025.

(Contact: Stephanie Coggins, City Secretary)

7.E. CONSIDER APPROVAL - MINUTES

This item considers approval of the City Council minutes for the special meeting held on August 7, 2025.

(Contact: Stephanie Coggins, City Secretary)

7.F. CONSIDER APPROVAL - MINUTES

This item considers approval of the City Council minutes for the work session held on August 7, 2025.

(Contact: Stephanie Coggins, City Secretary)

7.G. CONSIDERATION OF ORDINANCE NO. 8202

This item is a second and final reading of an ordinance considering the rezoning of a 3.39-acre tract of land, being a portion of Tract 2, Westcliff Park Unit No. 18, an addition to the City of Amarillo, in Section 24, Block 9, BS&F Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Planned Development District 55B, C, & G to Planned Development District 55AA for zero-lot line single-family detached homes. (VICINITY: Suncrest Way & Rosenda Ln.; APPLICANT/S: OJD Engineering, LLC for Rocking B Investments, LLC)

(Contact: Brady Kendrick, Senior Planner)

7.H. CONSIDERATION OF ORDINANCE NO. 8203

This item is the second and final reading of an ordinance considering the vacation of a 10-foot-wide public utility easement located within Lots 2A, 2C, & 2D, Block 3, Amarillo Medical Center Unit No. 4, an addition to the City of Amarillo, in Section 26, Block 9, BS&F Survey, Potter County, Texas. (VICINITY: W. Amarillo Blvd. & Killgore Dr.; APPLICANT/S: Parkhill for Board of Regents of the Texas A&M University System)

(Contact: Brady Kendrick, Senior Planner)

7.I. CONSIDERATION OF RESOLUTION NO. 08-12-25-1

This item considers a resolution establishing a policy requiring two readings for resolutions prior to final adoption; providing for exceptions; authorizing waiver; clarifying the scope of the policy; and providing an effective date.

(Contact: Les Simpson, Councilmember, Place 4)

7.J. CONSIDERATION OF RESOLUTION NO. 08-12-25-2

This item considers renewal and readoption of a resolution that permits the City of Amarillo's participation in future tax abatements involving reinvestment zones and specifies the guidelines and criteria for that participation.

(Contact: Drew Brassfield, Interim Director of Planning)

7.K. CONSIDER APPOINTMENT - GREENWAYS PUBLIC IMPROVEMENT DISTRICT ADVISORY BOARD MEMBERS

This item considers the appointment of Courtney Miller to fill a vacant seat on the Greenways Public Improvement District Advisory Board as recommended by the Trust.

(Contact: Jonni Glick, Assistant City Secretary, Carrie Roberts, PIDs Coordinator)

7.L. CONSIDER APPOINTMENT - VINEYARDS PUBLIC IMPROVEMENT DISTRICT ADVISORY BOARD MEMBER

This item considers the appointment of Chris Rhynehart to fill a vacant seat on the Vineyards Public Improvement District Advisory Board as recommended by the Developer.

(Contact: Jonni Glick, Assistant City Secretary, Carrie Roberts, PIDs Coordinator)

7.M. CONSIDER ACCEPTANCE - TEXAS DEPARTMENT OF STATE HEALTH SERVICES FAMILY PLANNING PROGRAM GRANT

This item considers acceptance of the Texas Department of State Health Services Family Planning Program Grant.

Grantor: Texas Department of State Health Services

Amount: \$258,505.00 cost reimbursement and up to \$1,034,019.00 fee-for-service per year, for up to five years

Local Match/Funding Source: No local match

Is the item budgeted? Yes

(Contact: Casie Stoughton, Director of Public Health)

7.N. CONSIDER APPROVAL - AMENDMENT NO. 2 TO HS GOVTECH SOFTWARE

This item considers approval of an amendment to the contract with Unisys for HS GovTech software that will be utilized by Environmental Health for permit management, billing, and inspections. Under the amendment, additional scripting

work will be completed, which is in addition to the current contract deliverables.

Award to: HS GovTech USA (State of Texas DIR-TSO-4327 via Unisys Corporation)

Amount:

Original Award	\$122,565.00
Amendment No. 1	127,005.30
Amendment No. 2	<u>5,764.71</u>
Total Award	\$255,335.01

Funding Source: General fund revenues

Is the item budgeted? Yes

(Contact: Anthony Spanel, Director of Environmental Health)

7.O. CONSIDER AWARD - CONTRACT TO REMOVE AND REPLACE TWO AIRCRAFT GROUND POWER UNITS

This item considers the award of a contract for the removal and replacement of two aircraft ground power units for the Rick Husband Amarillo International Airport.

Award to: Aero Specialties Ground Support Equipment (GSA #GS-30F-0030X)

Amount: \$159,332.00

Funding Source: Airport fund revenues

Is the item budgeted? Yes

(Contact: Michael Conner, Director of Aviation)

7.P. CONSIDER PURCHASE - AIRPORT RUNWAY DEICER SPRAY TRUCK

This item considers the purchase of one 3,250-gallon deicer spray truck to be used at the Rick Husband Amarillo International Airport for deicing runway and taxiway areas during inclement weather. This truck will replace an old truck from 1986 that has far exceeded its useful life. This was previously approved by City Council on August 13, 2024, but the Airport was more recently able to obtain Federal Aviation Administration (FAA) funding approval for an FAA Airport Improvement Program (AIP) grant by utilizing the vendor's HGAC co-op contract instead of the vendor's Sourcewell co-op contract, while maintaining the same price and the same vendor, thereby lowering the cost to the Airport by 95%.

Award to: Team Eagle, Ltd. (HGAC #AR03-25)

Amount: \$278,687.00

Funding Source: FAA AIP Grant funding (95%) and Airport fund revenues (5%)

Is the item budgeted? Yes

(Contact: Michael Conner, Director of Aviation)

7.Q. CONSIDER APPROVAL - AIRPORT TERMINAL CELLULAR SYSTEM CONTRACT

This item considers the award of an in-terminal cellular system contract between the City of Amarillo and New Cingular Wireless PCS, LLC (AT&T). This contract

will allow AT&T to install a cellular telephone with 5G service in the terminal at the Rick Husband Amarillo International Airport. This system will further be accessible to other cellular carriers if they choose to partner with AT&T. This is recommended because some cellular services currently have very low signal strength when accessed from within the airport's terminal building. This is a no-cost/no-revenue system for the airport. The agreement has an initial term of ten years, with two five-year options to renew.

(Contact: Michael Conner, Director of Aviation)

7.R. CONSIDER AWARD - DEHUMIDIFIER FOR WARFORD ACTIVITY CENTER

This item considers the award of a dehumidifier for the indoor pool at the Warford Activity Center.

Award to: Panhandle Steel Buildings, Inc. (Buyboard #728-24)

Amount: \$223,789.45

Funding Source: General fund revenues

Is the item budgeted? Yes

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

7.S. CONSIDER PURCHASE - MESSAGE BOARDS & ACCESSORIES FOR STREET DIVISION TRAFFIC CONTROL

This item considers the purchase of four trailer-mounted message boards and accessories, used by the Street Division for traffic control in city streets and alleys. Message boards provide visual messages to the driving public to alert them to upcoming road work and hazards.

Award to: Buyer's Barricade

Amount: \$71,759.60

Funding Source: General fund revenues

Is the item budgeted? Yes

(Contact: Alan Harder, Director of Public Works)

7.T. CONSIDER AWARD - CIVIC CENTER ENTRANCE 4 SOFFIT AND LIGHTING REPLACEMENT

This item considers the award of a construction contract for the replacement of the existing soffit and lighting at Entrance 4 with new metal soffit panels and new LED can lights.

Award to: Wiley Hicks, Jr., Inc (Tex-Buy #023-086)

Amount: \$79,174.00

Funding Source: Civic Center building improvement fund revenues

Is the item budgeted? Yes

(Contact: Jerry Danforth, Managing Director of Capital Projects, Development & Engineering)

7.U. CONSIDER AWARD - CONSTRUCTION CONTRACT FOR FY24/25 STREET MAINTENANCE MILL & OVERLAY PROJECT

This item considers the award of a construction contract for the FY 24/25 Street Maintenance Mill & Overlay project. This project consists of maintenance of arterial roadways located throughout the City using Mill and Overlay treatment. This item is funded through street bonds identified in the 24/25 annual budget.

Award to: Advance Pavement Maintenance, Ltd.

Amount: \$6,547,841.43

Funding Source: Street bond proceeds

Is the item budgeted? Yes

(Contact: Jerry Danforth, Managing Director of Capital Projects, Development & Engineering)

7.V. CONSIDER APPROVAL - AMENDMENT NO. 1 TO ARCHITECTURAL SERVICES AGREEMENT FOR FIRE STATION 14

This item considers the approval of Amendment No. 1 to the agreement for architectural services for Fire Station 14. This amendment reflects an additional scope of work required for the expansion of the Fire Station 14 project from its original plan of a single-company fire station into the current plan for a larger two-company fire station with additional meeting spaces.

Award to: Sims Architects

Amount:

Original award	\$315,000.00
Amendment No. 1	<u>210,000.00</u>
Total award	\$525,000.00

Funding Source: General fund revenues

Is the item budgeted? Yes

(Contact: Jerry Danforth, Managing Director of Capital Projects, Development & Engineering)

8. Discussion Items City Council will discuss or receive reports on the following current matters or projects.

8.A. Review agenda items for regular meeting and attachments

8.B. Procurement procedures under city policy and state law

8.C. Request future agenda items and reports from City Manager

9. Non-Consent Items

9.A. PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 8204

This item is a public hearing and first reading of an ordinance considering the rezoning of a 176.08 acre tract of unplatted land, in Section 32, Block 9, BS&F

Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Agricultural District to Light Commercial District (VICINITY: I-27 & Sundown Ln.; APPLICANT/S: Furman Land Surveyors, Inc. for Attebury Elevators, LLC)

(Contact: Brady Kendrick, Senior Planner)

9.B. PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 8205

This item is a public hearing and first reading of an ordinance considering the rezoning of Lot 24, Block 48, East Amarillo Subdivision Unit No. 1, an addition to the City of Amarillo, in Section 125, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Planned Development District 334 to Planned Development District 334A to add medical clinic as an allowed land-use. (VICINITY: NE 10th Ave. & N. Grand St.; APPLICANT/S: Perla Gallegos)

(Contact: Brady Kendrick, Senior Planner)

9.C. PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 8206

This item is a public hearing and first reading of an ordinance considering the rezoning of Lot 1 & 2, Block 1, Wright Addition Unit No. 1, an addition to the City of Amarillo, in Section 157, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Residential District 1 to General Retail District (NE 16th Ave. & N. Mirror St.; APPLICANT/S: Jose Rodarte)

(Contact: Brady Kendrick, Senior Planner)

9.D. CONSIDERATION OF ORDINANCE NO. 8207

This item is the first reading of an ordinance amending the Amarillo Municipal Code, Chapter 8-5, to implement all required changes resulting from the passage of SB 1008 and HB 2844. The amendment includes various cleanup changes to include definition updates, various section clarity, a unified permit annual expiration date, elimination of Food Establishment permitting for Day-Care facilities, adoption of the Texas Department of State Health Services fee structure for Food Establishment permitting and elimination of Mobile Food Unit permitting as of July 1 2026.

(Contact: Anthony Spanel, Director of Environmental Health)

9.E. CONSIDER AWARD - AQUATIC MARKET VIABILITY STUDY

This item considers the award of an Aquatic Market Viability Study. The results of this study will help guide decisions on future improvements, investments, and services for aquatic facilities across Amarillo.

Award to: Kimley-Horn and Associates, Inc.

Amount: \$85,200.00

Funding Source: General fund revenues
Is the item budgeted? Yes

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

9.F. CONSIDER APPROVAL - WATER AND SEWER UTILITIES CAPITAL PROJECT BUDGET TRANSFERS

This item considers approval for the transfer of budget funds from a Water and Sewer Bond Project to provide necessary financial support for two other capital projects that currently require additional funding.

(Contact: Donny Hooper, Assistant City Manager)

9.G. CONSIDER APPROVAL - CHANGE ORDER NO. 3 TO ADD ADDITIONAL SCOPE TO THE SANITARY SEWER MAIN LINE AT SE 4TH AVENUE BETWEEN TAYLOR AND POLK STREETS

This item considers approval of Changer Order No. 3 for this project. The change order accounts for additional scope to allow for the completion and closing of two projects with the remaining funding available. The previous projects were the water main relocation for SE 9th, across the BNSF Right-of-Way, in addition to the sanitary sewer main relocation on Polk and 4th Avenue. The additional scope is the extension of the sanitary sewer main to the north in the alley to mid-block to maintain the appropriate grade.

Award to: Amarillo Utility Contractors, Inc.

Amount:

Original Award	\$2,228,885.50
Previous change orders	316,000.00
Current Change Order No. 3	<u>136,227.00</u>
Total revised award	\$2,681,112.50

Funding Source: Water and sewer fund revenues

Is this item budgeted? Yes

(Contact: Jerry Danforth, Managing Director of Capital Projects, Development & Engineering, Jackson Zaharia, City Engineer)

9.H. CONSIDER APPROVAL - REQUEST TO UTILIZE WATER AND SEWER FUND RESERVES

This item considers approval to transfer funding from the Water and Sewer reserve funds to provide necessary financial support for completion of the Lead and Copper Rule Improvements (LCRI) Service Line Inventory project.

(Contact: Donny Hooper, Assistant City Manager, Michael Price, Director of Utilities)

**9.I. CONSIDER AWARD – LEAD AND COPPER RULE IMPROVEMENTS (LCRI)
SERVICE LINE INVENTORY - PHASE 2**

This item considers the award of a contract for environmental consulting services for Phase 2 of the LCRI Service Line Inventory project.

Award to: LJA Environmental Services, LLC

Amount: \$818,900.00

Funding Source: Water and sewer fund revenues

Is the item budgeted? Yes

(Contact: Shannon Tollison, Assistant Director)

10. Adjourn

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. The City Attorney's Office has reviewed the agenda and is of the opinion that all items noticed therein described for open and/or closed session comply with the Texas Open Meetings Act ("Act") and that this opinion may be relied upon by City officials for all purposes, including but not limited to, Section 551.144 of the Act as amended. Votes or final decisions are made only in open Regular or Special meetings, not in either a work session or executive session.

Amarillo City Hall is accessible to individuals with disabilities through its main entry on the west side (623 South Johnson Street) of the building at the main entrance. Access ramps leading to the main entry are located to the north and south of the main entry. Parking spaces for individuals with disabilities are available in the west 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.

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

I certify that the above notice of meeting was posted on the electronic bulletin board in City Hall, 623 S. Johnson, Amarillo, Texas, and the City website (www.amarillo.gov) on or before the 9th day of August 2025 at 3:00 p.m. in accordance with the Open Meetings Laws of the State of Texas, Chapter 551, Texas Government Code.

/s/ Stephanie Coggins

Stephanie Coggins, City Secretary



Agenda Transmittal Memo

Date: August 12, 2025
Council Priority: Communication
Department: City Secretary
Contact Person: Stephanie Coggins, City Secretary

Agenda Caption: CONSIDER APPROVAL - MINUTES

This item considers approval of the City Council minutes for the work session held on July 22, 2025.

Agenda Item Summary: This item considers approval of the City Council minutes taken at a previous meeting.

Requested Action: Staff requests that elected officials read the attached minutes and review them for accuracy.

Funding Summary: N/A

Purchasing Summary: N/A

Community Engagement Summary: N/A

Staff Recommendation: Staff recommends approval of the minutes as presented.



Amarillo City Council Work Session

July 22, 2025

1:00 PM

City Hall, Council Chamber
623 S. Johnson Street, Third Floor
Amarillo, Texas 79101

MINUTES

1. Call to Order

On July 22, 2025 the Amarillo City Council met at 1:00 PM for a Work Session held in Council Chamber, located on the third floor of City Hall at 623 South Johnson Street, with the following members present:

Mayor Cole Stanley
Councilmember, Place 1 Tim Reid
Councilmember, Place 2 Don Tipps
Councilmember, Place 3 David Prescott
Councilmember, Place 4 Les Simpson
Absent were none.

Also in attendance were the following administrative officials:

Grayson Path, City Manager
Andrew Freeman, Deputy City Manager
Rich Gagnon, Assistant City Manager
Laura Storrs, Chief Financial Officer
Floyd Hartman, Special Advisor
Donny Hooper, Assistant City Manager
Bryan McWilliams, City Attorney
Stephanie Coggins, City Secretary

Mayor Stanley established a quorum and called the meeting to order at 1:01 PM.

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

Mr. McWilliams advised at 01:01 PM that the City Council would convene into executive session per Texas Government Code A) Section 551.071 - Consult with Attorney on a matter in which the attorney's duty to the governmental body under the Texas Disciplinary Rules of Professional Conduct conflicts with this chapter: i) Use of outside legal counsel and work product; and B) Section 551.087 - Discussion regarding commercial or financial information received from a business prospect and/or deliberate the offer of a financial or other incentive to a business prospect: i) Economic development project located in the Central Business District.

2.A. Section 551.071 - Consult with Attorney on a matter in which the attorney's duty to the governmental body under the Texas Disciplinary Rules of Professional Conduct conflicts with this chapter:

i. Use of outside legal counsel and work product

2.B. Section 551.087 - Discussion regarding commercial or financial information received from a business prospect and/or deliberate the offer of a financial or other incentive to a business prospect:

i. Economic development project located in the Central Business District

3. Adjourn

Mr. McWilliams announced the executive session was completed at 2:15 PM, and Mayor Stanley adjourned the Work Session.

ATTEST:

Stephanie Coggins, City Secretary

Cole Stanley, Mayor



Agenda Transmittal Memo

Date: August 12, 2025
Council Priority: Communication
Department: City Secretary
Contact Person: Stephanie Coggins, City Secretary

Agenda Caption: CONSIDER APPROVAL - MINUTES

This item considers approval of the City Council minutes for the regular meeting held on July 22, 2025.

Agenda Item Summary: This item considers approval of the City Council minutes taken at a previous meeting.

Requested Action: Staff requests that elected officials read the attached minutes and review them for accuracy.

Funding Summary: N/A

Purchasing Summary: N/A

Community Engagement Summary: N/A

Staff Recommendation: Staff recommends approval of the minutes as presented.



Amarillo City Council Regular Meeting

July 22, 2025

3:00 PM

City Hall, Council Chamber

623 S. Johnson Street, Third Floor

Amarillo, Texas 79101

MINUTES

1. Call to Order

On July 22, 2025 the Amarillo City Council met at 3:00 PM for a Regular Meeting held in Council Chamber, located on the third floor of City Hall at 623 South Johnson Street, with the following members present:

Mayor Cole Stanley
Councilmember, Place 1 Tim Reid
Councilmember, Place 2 Don Tipps
Councilmember, Place 3 David Prescott
Councilmember, Place 4 Les Simpson
Absent were none.

Also in attendance were the following administrative officials:

Grayson Path, City Manager
Andrew Freeman, Deputy City Manager
Rich Gagnon, Assistant City Manager
Laura Storrs, Chief Financial Officer
Floyd Hartman, Special Advisor
Donny Hooper, Assistant City Manager
Bryan McWilliams, City Attorney
Stephanie Coggins, City Secretary

Mayor Stanley established a quorum and called the meeting to order at 3:03 PM.

2. Invocation Jeremy McMorris, Paramount Baptist Church

Jeremy McMorris, with Paramount Baptist Church, provided the invocation.

3. Pledge of Allegiance

Mayor Stanley led the Pledge of Allegiance.

4. The Texas Pledge

Mayor Stanley led the Texas Pledge.

5. Proclamations

There were no proclamations.

6. Announcements

There were no announcements.

- 7. Public Comment** The public will be permitted to offer public comment on agenda items and items related to City business. Citizens interested in commenting may sign up online at <https://www.amarillo.gov/city-secretary/public-comment-registration-form/>, by calling the City Secretary's office at (806) 378-3014, or in person in Room 3500 of City Hall, 623 S. Johnson. Citizens should sign up at least 15 minutes prior to the scheduled meeting start time.

Mayor Stanley opened public comment. The following individuals spoke:

Allen Finegold Citizen

Hope McCoy Citizen

Mike Fisher Citizen

Mayor Stanley closed public comment.

- 8. 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.

Mayor Stanley introduced the item and asked if anything should be removed.

Councilmember Simpson requested that Item No. 8.E be considered separately.

ACTION: Motion to approve the consent agenda, except for Item No. 8.E by David Prescott, second by Don Tipps;
Motion passed with a 5:0 vote.

AYES: Cole Stanley, Tim Reid, Don Tipps, David Prescott, Les Simpson

NOES: None

ABSTAIN: None

8.A. CONSIDER APPROVAL - MINUTES

This item considers approval of the City Council minutes for the work session held on July 8, 2025.

(Contact: Stephanie Coggins, City Secretary)

8.B. CONSIDER APPROVAL - MINUTES

This item considers approval of the City Council minutes for the regular meeting held on July 8, 2025.

(Contact: Stephanie Coggins, City Secretary)

8.C. CONSIDERATION OF ORDINANCE NO. 8201

This item is a second and final reading of an ordinance to consider designating certain areas as Reinvestment Zone No. 25 for commercial/industrial tax abatement. The zone consists of approximately 3.495 acres of property subject to an Airport Lease Agreement at 10801 Baker Street, in the vicinity of the Rick Husband Amarillo International Airport.

(Contact: Drew Brassfield, Interim Director of Planning)

8.D. CONSIDERATION OF RESOLUTION NO. 07-22-25-1

This item considers a resolution amending the Amarillo Housing Authority's Administrative Plan 2025-2029 for the operation of the United States Housing and Urban Development (HUD) Housing Choice Voucher (HCV) program to aid low-income individuals and families in affording safe and sanitary housing in the private market. AHA operates the Housing Choice Voucher (HCV) program, formerly known as Section 8 or HUD housing. The HCV program is a federal program that helps low-income individuals and families afford decent, safe, and sanitary housing in the private market.

(Contact: Jason Riddlespurger, Managing Director of Community Development)

8.F. CONSIDER ACCEPTANCE - HOUSING AND URBAN DEVELOPMENT CONTINUUM OF CARE AWARD

This item considers acceptance of the 2024 Continuum of Care (CoC) grant award.

Grantor: U.S. Department of Housing and Urban Development

Amount: \$537,375.00

Local Match/Funding Source: The required 25% in-kind match is provided through memorandums of understanding established with partnering homeless service agencies and services provided by Community Development.

Is the item budgeted? Yes

(Contact: Jason Riddlespurger, Managing Director of Community Development)

8.G. CONSIDER AWARD - RENEWAL OF RISK MANAGEMENT INSURANCE CONSULTANT AND BROKER OF RECORD FOR CITY PROPERTY AND CASUALTY INSURANCE SERVICES

This item is to consider approval to exercise the remaining three one-year renewals for risk management insurance consultant and broker of record services.

Award to: USI Southwest, Inc.

Amount: \$65,000.00 annually; \$195,000.00 lifetime maximum

Funding Source: General fund revenues

Is the item budgeted: Yes

(Contact: Mitchell Normand, Director of Human Resources)

8.H. CONSIDER APPROVAL - RENEWAL OF THE RISK MANAGEMENT INFORMATION SYSTEM

This item considers the approval of a three-year renewal of the agreement for a risk management information system.

Award to: Origami Risk

Amount: \$389,235.00 for a three-year term

Funding Source: General fund revenues

Is the item budgeted? Yes

(Contact: Mitchell Normand, Director of Human Resources)

8.I. CONSIDER APPROVAL - ONE-YEAR RENEWAL OF EMPLOYEE SAFETY FOOTWEAR SUPPLY AGREEMENT

This item considers approval to exercise a one-year renewal to the existing agreement with for the purchase of employee safety footwear.

Award to: Underfoot Inc., dba The Work Boot

Amount: up to \$80,625.00 annually

Funding Source: General fund revenues

Is the item budgeted? Yes

(Contact: Mitchell Normand, Director of Human Resources)

8.J. CONSIDER PURCHASE - AXON INTERVIEW ROOM SYSTEM

This item considers the purchase, installation, and service of a new Axon interview room system as part of an internal affairs improvement at the Amarillo Police Department.

Award to: Axon Enterprise (BuyBoard #743-24)

Amount: \$60,686.08 (\$6,523.72 in year 1; \$7,737.48 in each of years 2-7)

Funding Source: General fund revenues

Is the item budgeted? Yes

(Contact: Jimmy Johnson, Interim Police Chief)

8.K. CONSIDER APPROVAL - RENEWAL OF FLOCK SAFETY AUTOMATED LICENSE PLATE RECOGNITION (ALPR)

This item considers the annual contract renewal for continued service and support of existing Flock Safety ALPR cameras deployed throughout Amarillo.

Award to: Insight Public Sector, Inc. (OMNIA Contract #23-6692-03)

Amount: \$164,818.44

Funding Source: General fund revenues

Is the item budgeted? Yes

(Contact: Jimmy Johnson, Interim Police Chief)

8.L. CONSIDER APPROVAL - AMENDMENT NO. 2 INTERNATIONAL AEROSPACE COATINGS LEASE

This item considers the approval of Amendment No. 2 to the International Aerospace Coatings (IAC) Lease at the Rick Husband Amarillo International Airport. This amendment establishes a new 50-year lease term and payment schedule and authorizes IAC to construct a new wide-body aircraft paint hangar and additional storage building.

Lessee: International Aerospace Coatings

Amount: Initial rent is \$42,893.14 per month and goes up to \$47,431.07 per month by July 2027 (See full schedule in the amendment)

Is the item budgeted? Yes

(Contact: Michael Conner, Director of Aviation)

8.M. CONSIDER PURCHASE - PARKING LOT REVENUE HARDWARE SYSTEM

This item considers the purchase of a replacement parking lot revenue hardware system for the Rick Husband Amarillo International Airport. This is a planned purchase and is coordinated with the Airport's parking lot improvements project. This purchase includes new parking lot revenue management hardware, license plate recognition, installation, and operational tickets. The hardware will be installed at the parking garage entrances, the pay plaza exit lanes, and the employee lot entrance/exit. It will integrate with the already-installed lower-level parking garage entrance and outdoor lot entrances.

Award to: Flash Parking, Inc. (Omnia Partners #05-60)

Amount: \$341,863.34

Funding Source: Airport capital fund revenues

Is the item budgeted? Yes

(Contact: Michael Conner, Director of Aviation)

8.N. CONSIDER PURCHASE - TWO AIRFIELD SNOWPLOW VEHICLES FOR AIRPORT

This item considers the purchase of two airfield snowplow vehicles. These plows will replace two highly aged plow vehicles (from 1989 and 1993) that have far exceeded their service life.

Award to: M-B Companies, Inc. (HGAC Coop #AR03-25)

Amount: \$1,368,123.94

Funding Source: Federal Aviation Administration (FAA) Airport Improvement Program (AIP) grant funding and airport capital fund revenues

Is the item budgeted? Yes

(Contact: Michael Conner, Director of Aviation)

8.O. CONSIDER PURCHASE - CONCRETE APRON PANEL REPLACEMENT

This item considers the purchase of the replacement of a 50 ft. X 25 ft. section of 10-inch concrete apron at the Rick Husband Amarillo International Airport. The current section of concrete, which is near an air ambulance hangar, has failed and requires replacement for safety reasons.

Award to: JK Dennard Construction, LLC. (Sourcewell #TX-R4-GC-052124-JKD).

Amount: \$85,865.37

Funding Source: Airport fund revenues

Is the item budgeted? Yes

(Contact: Michael Conner, Director of Aviation)

8.P. CONSIDER AWARD - JOHN STIFF ROADWAY AND PARKING LOT IMPROVEMENTS

This item considers the award of a purchase of a new roadway and parking lot located at John Stiff Park per the engineered plans.

Award to: Wiley Hicks, Jr., Inc. (Tex-Buy #023-086)

Amount: \$563,580.00

Funding Source: General fund revenues and bond proceeds

Is the item budgeted? Yes

(Contact: Jerry Danforth, Managing Director of Capital Projects, Development & Engineering)

8.Q. CONSIDER APPROVAL - CHANGE ORDER NO. 1 NEW LED PARK LIGHTING AND CONTROL SYSTEMS FOR JOHN STIFF MEMORIAL PARK'S NEW PARKING AREAS AND CONNECTOR ROAD

This item considers the approval of Change Order No. 1 for the demolition of the old lighting systems and installation of new LED park lighting and lighting control systems for John Stiff Memorial Park's new parking areas and proposed new connector road. This change order will extend our lighting project to encompass these two new construction projects.

Award to: Musco Sports Lighting, LLC (BuyBoard #677-22)

Amount:

Original award	\$7,312,183.00
Change Order No. 1	<u>226,060.00</u>
Total award	\$7,538,243.00

Funding Source: Bond proceeds

Is the item budgeted? Yes

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

8.R. CONSIDER PURCHASE – POWER POLE INVERTER FOR COMBINED PUMP STATION

This item considers the purchase of a power pole inverter for the Combined Pump Station #16 variable frequency drive (VFD).

Award to: Eaton Corporation

Amount: \$258,335.00

Funding Source: Water and sewer revenue funds

Is the item budgeted? Yes

(Contact: Michael Price, Director of Utilities)

8.S. CONSIDER AWARD – 34TH STREET PUMP STATION ELECTRICAL STUDY

This item considers the award of a contract for an electrical study of the 34th Street Pump Station.

Award to: KSA Engineers Inc

Amount: \$65,500.00

Funding Source: Water and sewer revenue funds

Is the item budgeted? Yes

(Contact: Michael Price, Director of Utilities)

8.T. CONSIDER APPROVAL - CONTRACT FOR PURCHASE OF REAL PROPERTY LOCATED AT 1018 N. ADAMS AND 1020 N. ADAMS

This item considers approval of a contract to purchase real property located at 1018 N. Adams and 1020 N. Adams and authorizes the City Manager to execute all necessary documents related to the contract.

Award to: Kaylor Williams

Amount: \$12,000.00 plus all related closing costs

Funding Source: Water and sewer fund revenues

Is the item budgeted? Yes

(Contact: Floyd Hartman, Special Advisor)

8.E. CONSIDERATION OF RESOLUTION NO. 07-22-25-2

This item considers a resolution adopting the City of Amarillo 2025 Investment Policy, including changes to the Amarillo Economic Development section of the policy to align with the overall City investment policy. Amarillo City Council is responsible for approving the investment policy annually, in accordance with Chapter 2256, Texas Government Code, the Public Funds Investment Act.

(Contact: Laura Storrs, Chief Financial Officer)

This item was removed from the consent agenda and considered immediately following it. Mayor Stanley introduced the item. Ms. Storrs presented the item.

ACTION: Motion to adopt Resolution No. 07-22-25-2 as presented by Les Simpson, second by Don Tipps;
Motion passed with a 5:0 vote.

AYES: Cole Stanley, Tim Reid, Don Tipps, David Prescott, Les Simpson

NOES: None

ABSTAIN: None

9. Discussion Items City Council will discuss or receive reports on the following current matters or projects.

9.A. Review agenda items for regular meeting and attachments

Mayor Stanley introduced the item. There was nothing discussed.

9.B. Recap of 2025 "Independence Day +1" event

Mayor Stanley introduced the item. Michael Kashuba, Parks and Recreation Director, presented the item.

9.C. Posting City of Amarillo check register (or similar) to the city website

Mayor Stanley introduced the item. Ms. Storrs presented the item.

9.D. Possible resolution establishing a policy requiring two readings for resolutions prior to final adoption

Mayor Stanley introduced the item. Councilmember Simpson presented the item.

9.E. Amarillo Economic Development Corporation (AEDC) update from Interim CEO Doug Nelson

Mayor Stanley introduced the item. Doug Nelson, Interim CEO of Amarillo Economic Development Corporation, presented the item.

9.F. Appointment to fill vacancy on Amarillo Economic Development Corporation Board of Directors

Mayor Stanley introduced the item and presented it.

9.G. Request future agenda items and reports from City Manager

Mayor Stanley introduced the item. Councilmember Tipps requested an update on Civic Center improvements. Councilmember Prescott requested a presentation of the Council's Governance and Ends Policies and an update on the Hollywood Road Wastewater Treatment Facility project.

Mayor Stanley recessed the regular meeting at 5:09 p.m. Mayor Stanley resumed the regular meeting at 5:29 p.m.

10. Non-Consent Items

10.A. PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 8202

This item is a public hearing and first reading to consider the rezoning of a 3.39-acre tract of land, being a portion of Tract 2, Westcliff Park Unit No. 18, an addition to the City of Amarillo, in Section 24, Block 9, BS&F Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Planned Development District 55B, C, & G to Planned Development District 55AA for zero-lot line single-family detached homes. (VICINITY: Suncrest Way & Rosenda Ln.; APPLICANT/S: OJD Engineering, LLC for Rocking B Investments, LLC)

(Contact: Brady Kendrick, Senior Planner)

Mayor Stanley introduced the item. Brady Kendrick, Senior Planner, presented the item.

ACTION: Motion to adopt Ordinance No. 8202 as presented by Les Simpson, second by David Prescott;
Motion passed with a 5:0 vote.

AYES: Cole Stanley, Tim Reid, Don Tipps, David Prescott, Les Simpson

NOES: None

ABSTAIN: None

10.B. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION NO. 07-22-25-3

This item considers a resolution conducting a public hearing and authorizing the adoption of the 2025-2029 Consolidated Plan as required by the United States Department of Housing and Urban Development (HUD) and designating the City Manager to Act as the City's authorized official in all matters pertaining to the City's participation in said Plan. The 2025-2029 Consolidated Plan (Con Plan) determines priority needs, goals, and funding allocations for anticipated Community Development federal awards, including the Community Development Block Grant (CDBG) and HOME Investment Partnership entitlements.

- 2025-2029 Community Development Block Grant (CDBG) \$8,017,590.00
- 2025-2029 HOME Investment Partnership (HOME) \$3,385,804.65

(Contact: Stefanie Rodarte-Suto, Assistant Community Development Director)

Mayor Stanley introduced the item. Stefanie Rodarte-Suto, Assistant Director of Community Development, presented the item. Mayor Stanley opened a public hearing. Lee Studer spoke in favor of the item, Mike Fisher spoke against the item, and no one spoke on the item. Mayor Stanley closed the public hearing.

ACTION: Motion to adopt Resolution No. 07-22-25-3 by David Prescott, second by Don Tipps;
Motion passed with a 5:0 vote.

AYES: Cole Stanley, Tim Reid, Don Tipps, David Prescott, Les Simpson

NOES: None

ABSTAIN: None

10.C. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION NO. 07-22-25-4

This item considers a resolution conducting a public hearing and authorizing the 2025/2026 Community Development Block Grant Program and Home Investment Partnership Program Annual Action Plan as required by the United States Department of Housing and Urban Development and designating the City Manager to Act as the City's authorized official in all matters pertaining to the City's participation in said Plan. The FY2025 Annual Action Plan allocates funding for FY2025 Community Development Block Grant (CDBG) and HOME Investment Partnership entitlements.

(Contact: Stefanie Rodarte-Suto, Assistant Community Development Director)

Mayor Stanley introduced the item. Ms. Rodarte-Suto presented the item. Mayor Stanley opened a public hearing. No one presented to speak. Mayor Stanley closed the public hearing.

ACTION: Motion to adopt Resolution no. 07-22-25-4 by Les Simpson, second by Don Tipps;
Motion passed with a 5:0 vote.

AYES: Cole Stanley, Tim Reid, Don Tipps, David Prescott, Les Simpson

NOES: None

ABSTAIN: None

10.D. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION NO. 07-22-25-5

This item considers a resolution conducting a public hearing and approving and amendment to the Citizen Participation Plan (CPP) for the Community Development Block Grant (CDBG) and Home Investment Partnership programs as required by the United States Department of Housing and Urban Development and designating the City Manager to Act as the City's authorized official in all matters pertaining to the City's participation in said Plan. The CPP outlines community engagement processes to ensure meaningful public engagement in the development of the 5-Year Consolidated Plan, the Annual Action Plans, amendments, and performance reports, as required by the U.S. Department of Housing and Urban Development (HUD).

(Contact: Jason Riddlespurger, Managing Director of Community Development)

Mayor Stanley introduced the item. Jason Riddlespurger, Managing Director of Community Development, presented the item. Mayor Stanley opened a public hearing. No one spoke for the item, Timothy Gassaway spoke against the item, and no one spoke on the item. Mayor Stanley closed the public hearing.

ACTION: Motion to adopt Resolution No. 07-22-25-5 as stated by Tim Reid, second by Les Simpson;
Motion passed with a 5:0 vote.

AYES: Cole Stanley, Tim Reid, Don Tipps, David Prescott, Les Simpson

NOES: None

ABSTAIN: None

10.E. CONSIDERATION OF ORDINANCE NO. 8203

This item is the first reading of an ordinance considering the vacation of a 10-foot-wide public utility easement located within Lots 2A, 2C, & 2D, Block 3, Amarillo Medical Center Unit No. 4, an addition to the City of Amarillo, in Section 26, Block 9, BS&F Survey, Potter County, Texas. (VICINITY: W. Amarillo Blvd. & Killgore Dr.; APPLICANT/S: Parkhill for Board of Regents of the Texas A&M

University System)

(Contact: Brady Kendrick, Senior Planner)

Mayor Stanley introduced the item. Mr. Kendrick presented the item.

ACTION: Motion to adopt Ordinance No. 8203 as presented by Don Tipps, second by David Prescott;

Motion passed with a 5:0 vote.

AYES: Cole Stanley, Tim Reid, Don Tipps, David Prescott, Les Simpson

NOES: None

ABSTAIN: None

10.F. CONSIDER AWARD - 2025 STREET PATCHING CONTRACT

This item considers the award of a contract for on-call Hot-Mix Asphaltic Concrete (HMAC) street patching services. Areas to be patched vary in size but will generally be at least one lane wide.

Award to: Advanced Pavement Maintenance, Ltd.

Amount: \$2,000,000.00

Funding Source: General fund revenues

Is the item budgeted? Yes

(Contact: Alan Harder, Director of Public Works)

Mayor Stanley introduced the item. Alan Harder, Public Works Director, presented the item.

ACTION: Motion to award the contract for Item 10.F as presented by Les Simpson, second by David Prescott;

Motion passed with a 5:0 vote.

AYES: Cole Stanley, Tim Reid, Don Tipps, David Prescott, Les Simpson

NOES: None

ABSTAIN: None

10.G. CONSIDER AWARD - CONSTRUCTION CONTRACT FOR FIRE STATION 14

This item considers the award of contract for the new construction of Fire Station 14, to be located at 810 Quail Creek.

Award to: Plains Builders, Inc.

Amount: \$7,395,120.00

Funding Source: General fund revenues

Is the item budgeted? Yes

(Contact: Jerry Danforth, Managing Director of Capital Projects, Development & Engineering)

Mayor Stanley introduced the item. Jerry Danforth, Managing Director of Capital Projects Development and Engineering, presented the item.

ACTION: Motion to approve the contract for Item No. 10.G to Plains Builders for \$7,395,120.00 by Don Tipps, second by Tim Reid;

Motion passed with a 5:0 vote.

AYES: Cole Stanley, Tim Reid, Don Tipps, David Prescott, Les Simpson

NOES: None

ABSTAIN: None

10.H. CONSIDER APPROVAL – TAX ABATEMENT AGREEMENT BETWEEN THE CITY OF AMARILLO, THE AMARILLO ECONOMIC DEVELOPMENT CORPORATION AND INTERNATIONAL AEROSPACE COATINGS, INC., DBA ASSOCIATED PAINTERS, INC.

This item is to consider approval of a Tax Abatement Agreement (Agreement) between the City of Amarillo, the Amarillo Economic Development Corporation (AEDC) and International Aerospace Coatings, Inc. (IAC). Under the eight-year Agreement, IAC would receive 80% abatement in year one, decreasing by 10% per year in each subsequent year.

(Contact: Doug Nelson, Amarillo Economic Development Corporation)

Mayor Stanley introduced the item. Mr. Nelson presented the item.

ACTION: Motion to approve Item 10.H as presented by David Prescott, second by Don Tipps;
Motion passed with a 5:0 vote.

AYES: Cole Stanley, Tim Reid, Don Tipps, David Prescott, Les Simpson

NOES: None

ABSTAIN: None

10.I. CONSIDER APPROVAL – LOCATION INCENTIVE AGREEMENT BETWEEN AMARILLO ECONOMIC DEVELOPMENT CORPORATION AND INTERNATIONAL AEROSPACE COATINGS, INC. DBA ASSOCIATED PAINTERS, INC.

This item is to consider approval of a Location Incentive Agreement (LIA) between the Amarillo Economic Development Corporation (AEDC) and International Aerospace Coatings, Inc. (IAC). Under the LIA, AEDC will provide IAC \$700,000 for the creation of 70 new jobs over five years, as they are created.

(Contact: Doug Nelson, Amarillo Economic Development Corporation)

Mayor Stanley introduced the item. Mr. Nelson presented the item.

ACTION: Motion to approve Item No. 10.I as presented by David Prescott, second by Les Simpson;

AYES: Motion passed with a 5:0 vote.
Cole Stanley, Tim Reid, Don Tipps, David Prescott, Les Simpson
NOES: None
ABSTAIN: None

11. Adjourn

Mayor Stanley adjourned the Regular Meeting at 6:26 PM.

ATTEST:

Stephanie Coggins, City Secretary

Cole Stanley, Mayor



Agenda Transmittal Memo

Date: August 12, 2025
Council Priority: Communication
Department: City Secretary
Contact Person: Stephanie Coggins, City Secretary

Agenda Caption: CONSIDER APPROVAL - MINUTES

This item considers approval of the City Council minutes for the work session held on August 5, 2025.

Agenda Item Summary: This item considers approval of the City Council minutes taken at a previous meeting.

Requested Action: Staff requests that elected officials read the attached minutes and review them for accuracy.

Funding Summary: N/A

Purchasing Summary: N/A

Community Engagement Summary: N/A

Staff Recommendation: Staff recommends approval of the minutes as presented.



Amarillo City Council Work Session

August 5, 2025

10:00 AM

Amarillo City Hall, Council Chamber
623 S. Johnson, Third Floor
Amarillo, Texas 79101

MINUTES

1. Call to Order

On August 5, 2025 the Amarillo City Council met at 10:00 AM for a Work Session held in Council Chamber, located on the third floor of City Hall at 623 South Johnson Street, with the following members present:

Mayor Cole Stanley
Councilmember, Place 1 Tim Reid
Councilmember, Place 2 Don Tipps
Councilmember, Place 3 David Prescott
Councilmember, Place 4 Les Simpson
Absent were none.

Also in attendance were the following administrative officials:

Grayson Path, City Manager
Andrew Freeman, Deputy City Manager
Rich Gagnon, Assistant City Manager
Laura Storrs, Chief Financial Officer
Donny Hooper, Assistant City Manager
Bryan McWilliams, City Attorney
Stephanie Coggins, City Secretary

Mayor Stanley established a quorum and called the meeting to order at 10:19 AM.
Mayor Stanley gave an invocation.

2. **City Council Budget Workshop** This item is a budget workshop for the City Council and senior staff to discuss and review the City of Amarillo Proposed Budget for fiscal 2025/2026 (Proposed Budget). The City Council may discuss numerous broad topics such as public safety, infrastructure, development, community services, parks and recreation, water resources, public works, finance, council pillars, strategic plans, legislative agendas, policies and procedures, and other matters related to the Proposed Budget. The City Council may reach broad consensus on topics related to the Proposed Budget, but no final decision or vote will occur.

Mayor Stanley recessed the Work Session at 12:00 p.m.

Mayor Stanley resumed the Work Session at 12:30 p.m.

Mayor Stanley recessed the Work Session at 2:33 p.m.

Mayor Stanley resumed the Work Session at 2:37 p.m.

3. Adjourn

Mayor Stanley adjourned the Work Session at 4:43 PM.

ATTEST:

Stephanie Coggins, City Secretary

Cole Stanley, Mayor



Agenda Transmittal Memo

Date: August 12, 2025
Council Priority: Communication
Department: City Secretary
Contact Person: Stephanie Coggins, City Secretary

Agenda Caption: CONSIDER APPROVAL - MINUTES

This item considers approval of the City Council minutes for the work session held on August 6, 2025.

Agenda Item Summary: This item considers approval of the City Council minutes taken at a previous meeting.

Requested Action: Staff requests that elected officials read the attached minutes and review them for accuracy.

Funding Summary: N/A

Purchasing Summary: N/A

Community Engagement Summary: N/A

Staff Recommendation: Staff recommends approval of the minutes as presented.



Amarillo City Council Work Session

August 6, 2025

8:30 AM

Amarillo City Hall, Council Chamber
623 S. Johnson, Third Floor
Amarillo, Texas 79101

MINUTES

1. Call to Order

On August 6, 2025 the Amarillo City Council met at 8:30 AM for a Work Session held in Council Chamber, located on the third floor of City Hall at 623 South Johnson Street, with the following members present:

Mayor Cole Stanley
Councilmember, Place 1 Tim Reid
Councilmember, Place 2 Don Tipps
Councilmember, Place 3 David Prescott
Absent was Councilmember, Place 4 Les Simpson.

Also in attendance were the following administrative officials:

Grayson Path, City Manager
Andrew Freeman, Deputy City Manager
Rich Gagnon, Assistant City Manager
Laura Storrs, Chief Financial Officer
Donny Hooper, Assistant City Manager
Bryan McWilliams, City Attorney
Stephanie Coggins, City Secretary

Mayor Stanley established a quorum and called the meeting to order at 8:39 AM.

2. **City Council Budget Workshop** This item is a budget workshop for the City Council and senior staff to discuss and review the City of Amarillo Proposed Budget for fiscal 2025/2026 (Proposed Budget). The City Council may discuss numerous broad topics such as public safety, infrastructure, development, community services, parks and recreation, water resources, public works, finance, council pillars, strategic plans, legislative agendas, policies and procedures, and other matters related to the Proposed Budget. The City Council may reach broad consensus on topics related to the Proposed Budget, but no final decision or vote will occur.

Councilmember Simpson joined the work session in progress at 10:12 a.m.

Mayor Stanley recessed the work session at 10:15 a.m. and resumed the work session at 10:30 a.m.

Mayor Stanley recessed the work session at 12:03 p.m. and resumed the regular

meeting at 12:52 p.m.

Mayor Stanley recessed the work session at 2:56 p.m. and resumed the regular meeting at 3:08 p.m.

3. Adjourn

Mayor Stanley adjourned the Work Session at 5:00 PM.

ATTEST:

Stephanie Coggins, City Secretary

Cole Stanley, Mayor



Agenda Transmittal Memo

Date: August 12, 2025
Council Priority: Communication
Department: City Secretary
Contact Person: Stephanie Coggins, City Secretary

Agenda Caption: CONSIDER APPROVAL - MINUTES

This item considers approval of the City Council minutes for the special meeting held on August 7, 2025.

Agenda Item Summary: This item considers approval of the City Council minutes taken at a previous meeting.

Requested Action: Staff requests that elected officials read the attached minutes and review them for accuracy.

Funding Summary: N/A

Purchasing Summary: N/A

Community Engagement Summary: N/A

Staff Recommendation: Staff recommends approval of the minutes as presented.



Amarillo City Council Special Meeting

August 7, 2025

8:30 AM

Amarillo City Hall, Council Chamber
623 S. Johnson, Third Floor
Amarillo, Texas 79101

MINUTES

1. Call to Order

On August 7, 2025 the Amarillo City Council met at 8:30 AM for a Special Meeting held in Council Chamber, located on the third floor of City Hall at 623 South Johnson Street, with the following members present:

Mayor Cole Stanley
Councilmember, Place 1 Tim Reid
Councilmember, Place 2 Don Tipps
Councilmember, Place 3 David Prescott
Councilmember, Place 4 Les Simpson
Absent were none.

Also in attendance were the following administrative officials:

Grayson Path, City Manager
Andrew Freeman, Deputy City Manager
Rich Gagnon, Assistant City Manager
Donny Hooper, Assistant City Manager
Bryan McWilliams, City Attorney
Stephanie Coggins, City Secretary

Mayor Stanley established a quorum and called the meeting to order at 8:36 AM.

2. **Public Comment** The public will be permitted to offer public comment on agenda items and items related to City business. Citizens interested in commenting may sign up online at <https://www.amarillo.gov/city-secretary/public-comment-registration-form/>, by calling the City Secretary's office at (806) 378-3014, or in person in Room 3500 of City Hall, 623 S. Johnson. Citizens should sign up at least 15 minutes prior to the scheduled meeting start time.

Mayor Stanley opened public comment. The following individuals spoke:

Hope McCoy	Citizen
Liza Minelli	Citizen
Mike Fisher	Citizen
Tim Benson	Citizen

Mayor Stanley closed public comment.

3. Agenda Item

3.A. CONSIDER APPOINTMENT - AMARILLO ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS VACANCY

This item considers the appointment of an individual to fill a vacancy on the Amarillo Economic Development Corporation Board of Directors.

(Contact: Stephanie Coggins, City Secretary)

Mayor Stanley introduced the item and presented the item.

ACTION: Motion to nominate Will Miller by Cole Stanley, second by Tim Reid;
Motion failed with a 2:0 vote.
AYES: Cole Stanley, Tim Reid
NOES: None
ABSTAIN: Don Tipps, David Prescott, Les Simpson

ACTION: Motion to Appoint Brian Bruckner by Les Simpson, second by Don Tipps;
Motion passed with a 5:0 vote.
AYES: Cole Stanley, Tim Reid, Don Tipps, David Prescott, Les Simpson
NOES: None
ABSTAIN: Don Tipps, David Prescott, Les Simpson

4. Adjourn

Mayor Stanley adjourned the Special Meeting at 9:06 AM.

ATTEST:

Stephanie Coggins, City Secretary

Cole Stanley, Mayor



Agenda Transmittal Memo

Date: August 12, 2025
Council Priority: Communication
Department: City Secretary
Contact Person: Stephanie Coggins, City Secretary

Agenda Caption: CONSIDER APPROVAL - MINUTES

This item considers approval of the City Council minutes for the work session held on August 7, 2025.

Agenda Item Summary: This item considers approval of the City Council minutes taken at a previous meeting.

Requested Action: Staff requests that elected officials read the attached minutes and review them for accuracy.

Funding Summary: N/A

Purchasing Summary: N/A

Community Engagement Summary: N/A

Staff Recommendation: Staff recommends approval of the minutes as presented.



Amarillo City Council Work Session

August 7, 2025

9:00 AM

Amarillo City Hall, Council Chamber
623 S. Johnson, Third Floor
Amarillo, Texas 79101

MINUTES

1. Call to Order

On August 7, 2025 the Amarillo City Council met at 9:00 AM for a Work Session held in Council Chamber, located on the third floor of City Hall at 623 South Johnson Street, with the following members present:

Mayor Cole Stanley
Councilmember, Place 1 Tim Reid
Councilmember, Place 2 Don Tipps
Councilmember, Place 3 David Prescott
Councilmember, Place 4 Les Simpson
Absent were none.

Also in attendance were the following administrative officials:

Grayson Path, City Manager
Andrew Freeman, Deputy City Manager
Rich Gagnon, Assistant City Manager
Laura Storrs, Chief Financial Officer
Donny Hooper, Assistant City Manager
Bryan McWilliams, City Attorney
Stephanie Coggins, City Secretary

Mayor Stanley established a quorum and called the meeting to order at 9:24 AM.

2. **City Council Budget Workshop** This item is a budget workshop for the City Council and senior staff to discuss and review the City of Amarillo Proposed Budget for fiscal 2025/2026 (Proposed Budget). The City Council may discuss numerous broad topics such as public safety, infrastructure, development, community services, parks and recreation, water resources, public works, finance, council pillars, strategic plans, legislative agendas, policies and procedures, and other matters related to the Proposed Budget. The City Council may reach broad consensus on topics related to the Proposed Budget, but no final decision or vote will occur.

Mayor Stanley recessed the work session at 11:30 a.m. Mayor Stanley resumed the work session at 12:28 p.m.

Mayor Stanley recessed the work session at 2:44 p.m. Mayor Stanley resumed the work session at 3:05 p.m.

3. Adjourn

Mayor Stanley adjourned the Work Session at 3:54 PM.

ATTEST:

Stephanie Coggins, City Secretary

Cole Stanley, Mayor



Agenda Transmittal Memo

Date: August 12, 2025
Council Priority: Business Friendly Community
Department: Planning and Development Services
Contact Person: Brady Kendrick, Senior Planner

Agenda Caption: CONSIDERATION OF ORDINANCE NO. 8202

This item is a second and final reading of an ordinance considering the rezoning of a 3.39-acre tract of land, being a portion of Tract 2, Westcliff Park Unit No. 18, an addition to the City of Amarillo, in Section 24, Block 9, BS&F Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Planned Development District 55B, C, & G to Planned Development District 55AA for zero-lot line single-family detached homes. (VICINITY: Suncrest Way & Rosenda Ln.; APPLICANT/S: OJD Engineering, LLC for Rocking B Investments, LLC)

Agenda Item Summary: Purpose: The applicant is requesting a change in zoning to develop the property with 20 single-family detached homes utilizing zero-lot lines within the Westcliff subdivision.

Adjacent Zoning: Adjacent zoning consists of Planned Development District 55BCG to the north and west, Planned Development District 55Z to the south, and Planned Development District 374 to the east.

Adjacent Land-Uses: Adjacent uses consist of undeveloped land to the north and east, single-family attached homes to the south, and single-family detached homes to the west.

City Plan 2045 Conformance: The request would conform with the goals and objectives of City Plan 2045 and the Place Type of "Neighborhood Low" identified for the tract.

Analysis: The applicant's tract is located on the eastern edge of the Westcliff subdivision adjacent to a large draw that contains a creek. This tract is the third in a series of properties that is under development in this portion of the subdivision that represents the final property before the grades become too steep for development further to the east.



(Subject Tract (in red))

As was the case for the previous two developments to the south, Planned Development Districts 366 & 55Z, slightly higher density and smaller lots are requested to deal with topographic challenges that would otherwise make the project challenging to be successful and economical.

The table below shows the current standards that apply to the property and those requested by the applicant:

	<u>PD-55BCG</u>	<u>PD-55AA</u> <u>(Proposed)</u>
Min Lot Width	50 FT	45 FT
Min Lot Area	5,000 SF	4,900 SF
Min Side Street Setback	10 FT	10 FT
Min Rear Yard Setback	10 FT	10 FT
Min Front Yard Setback	20 FT	20 FT
Max Lot Coverage	65%	65%
Max Building Height	2 Stories	2 stories

As noted in the chart, the applicant is requesting a five-foot reduction for the minimum lot width and a 100 square foot reduction to the minimum lot area for this development. Additionally, the proposed homes will be developed with zero lot lines along one of the internal side yards. The standards largely mirror those featured within the existing Planned Development District 55Z located just to the south of the subject property except for the applicant's standards featuring a greater front yard setback and slightly larger minimum lot size.



(PD-55Z located one block south of the subject tract)

As designed, several lots will back up to Westwood Drive. Typically, double-frontage lots are discouraged due to concerns about maintenance of the area between the back of curb and the right-of-way. In this instance, due to the lack of a Public Improvement District in this area or other existing mechanisms to provide for maintenance, the applicant is proposing to hardscape the area between the sidewalk and property lines with concrete to keep the area low maintenance for the homeowners and city.



(Subject tract looking northerly)

In analyzing the applicant's request, the Planning and Zoning Commission is of the opinion that given the location of the tract along the east side of the subdivision and established development patterns in the area, the proposed Planned Development amendment is appropriate and would not result in detrimental impacts for the area if approved. It is also noted that the applicant's proposed development standards represent a minor departure from existing development requirements in the existing Planned Development.

Requested Action: This item is ready for consideration by the City Council.

Funding Summary: N/A

Purchasing Summary: N/A

Community Engagement Summary: Notices were sent as required by state law and as of this report, one call has been received in the form of a general inquiry. Amarillo City Council held a public hearing and approved the first reading of this ordinance unanimously on July 8, 2025.

Staff Recommendation: The Planning and Zoning Commission recommended approval of the request with a 6-0 vote.

ORDINANCE NO. 8202

AN ORDINANCE OF THE CITY OF AMARILLO, TEXAS: PROVIDING 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 SUNCREST WAY AND ROSENDA LANE, POTTER COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council adopted the “City Plan – Vision 2045” comprehensive plan on June 25, 2024, which established guidelines in the future development of the community for the purpose of promoting the health, safety, and welfare of its citizens; and

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

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

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

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

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

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

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

Rezoning of a 3.39-acre tract of land, being a portion of Tract 2, Westcliff Park Unit No. 18, an addition to the City of Amarillo, in Section 24, Block 9, BS&F Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and pubic ways, to change from Planned Development District 55B, C, & G to Planned Development District 55AA for zero-lot line single-family detached homes being further described in Exhibit A attached herein.

SECTION 3. In the event this Ordinance or any part hereof is found to be invalid, such invalidity shall not affect the remaining portions of the Ordinance, and such remaining portions shall continue to be in full force and effect. The Director of Planning is authorized to make corrections and minor changes to the site plan or development documents to the extent that such does not materially alter the nature, scope, or intent of the approval granted by this Ordinance.

SECTION 4. All ordinances and resolutions or parts thereof that conflict with this Ordinance are hereby repealed, to the extent of such conflict.

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

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this the 22nd day of July 2025 and PASSED on Second and Final Reading on this the 12th day of August 2025.

Cole Stanley, Mayor

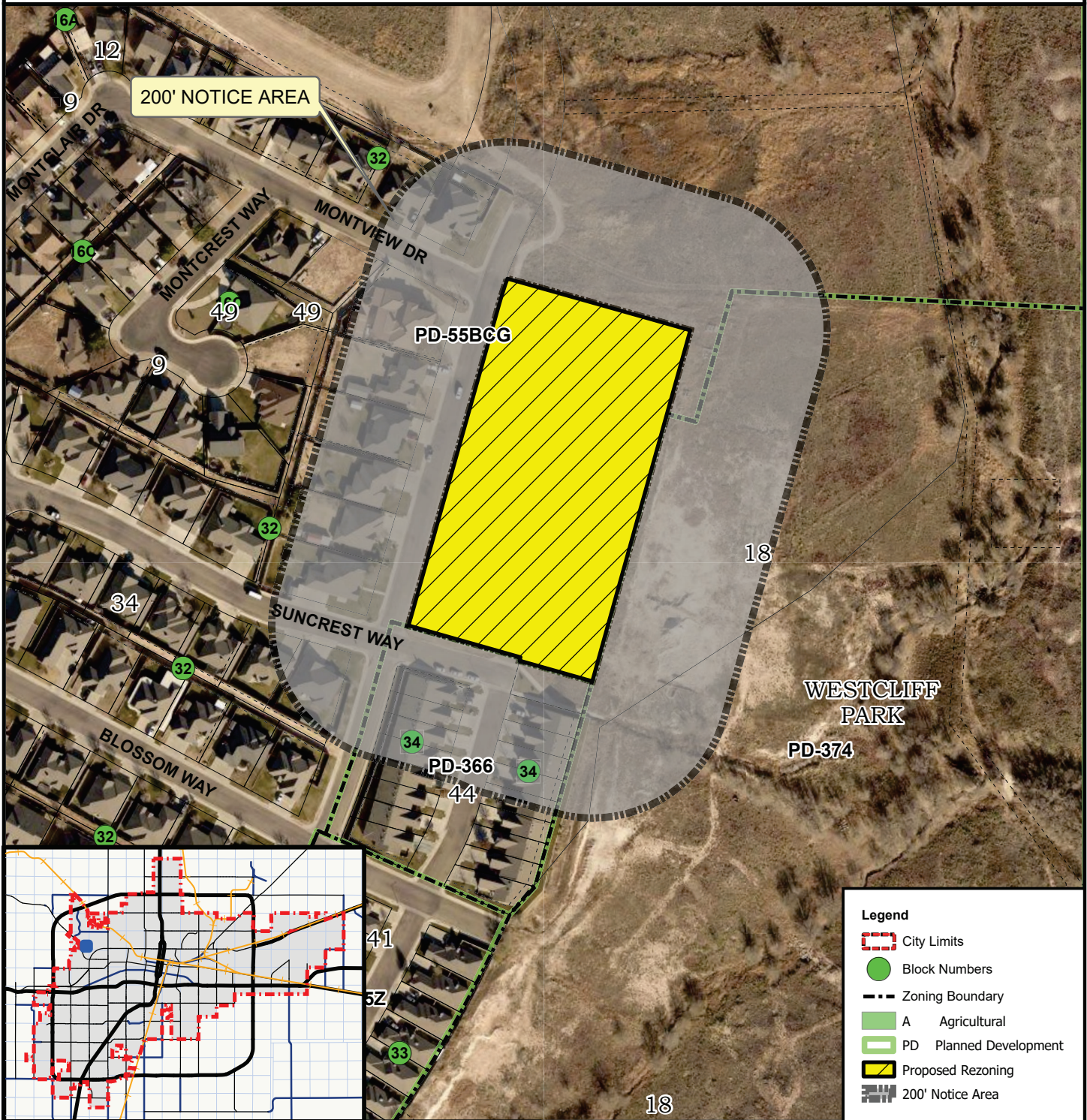
ATTEST:

Stephanie Coggins, City Secretary

APPROVED AS TO FORM:

Bryan McWilliams, City Attorney

REZONING FROM PD-55BCG to PD-55AA



CITY OF AMARILLO PLANNING DEPARTMENT

Scale 1 inch = 200 Feet
Date: 6/23/2025
Case No: 2025-38-Z



2025-38-Z Rezoning of a 3.39-acre tract of land, being a portion of Tract 2, Westcliff Park Unit No. 18, an addition to the City of Amarillo, in Section 24, Block 9, BS&F Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Planned Development District 55 B, C, & G to Planned Development District 55AA for zero-lot line single-family detached homes

Owner: Rocking B Investments, LLC

Vicinity: Suncrest Way & Rosenda Ln

AP: J-10

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



Agenda Transmittal Memo

Date: August 12, 2025
Council Priority: Business Friendly Community
Department: Planning and Development Services
Contact Person: Brady Kendrick, Senior Planner

Agenda Caption: CONSIDERATION OF ORDINANCE NO. 8203

This item is the second and final reading of an ordinance considering the vacation of a 10-foot-wide public utility easement located within Lots 2A, 2C, & 2D, Block 3, Amarillo Medical Center Unit No. 4, an addition to the City of Amarillo, in Section 26, Block 9, BS&F Survey, Potter County, Texas. (VICINITY: W. Amarillo Blvd. & Killgore Dr.; APPLICANT/S: Parkhill for Board of Regents of the Texas A&M University System)

Agenda Item Summary: **Purpose:** This request is for the purpose of vacating a public utility easement (PUE) that is located within the site of the new Panhandle Texas State Hospital site that is now under development.

Analysis: The request has been reviewed by City Departments and local utility companies and the PUE was found to not contain utility lines nor did any entities express the need to keep the PUE in place for future utility main extensions. No objections were expressed to abandoning this PUE and it was found to conform with City policy and procedure for the vacation of an easement.

Requested Action: This item is ready for consideration by the City Council.

Funding Summary: N/A

Purchasing Summary: N/A

Community Engagement Summary: Amarillo City Council held a public hearing and approved the first reading of this ordinance unanimously on July 8, 2025.

Staff Recommendation: The Planning and Zoning Commission recommended approval of the request with a 6 - 0 vote.

ORDINANCE NO. 8203

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF AMARILLO, TEXAS DETERMINING LACK OF PUBLIC NECESSITY FOR A PUBLIC UTILITY EASEMENT IN THE VICINITY OF WEST AMARILLO BOULEVARD AND KILLGORE DRIVE, POTTER COUNTY, TEXAS; VACATING AND ABANDONING THE HEREIN DESCRIBED PUBLIC UTILITY EASEMENT; AUTHORIZING THE CITY MANAGER TO CONVEY SUCH REAL PROPERTY TO THE ABUTTING LANDOWNERS; PROVIDING FOR A REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Amarillo has been petitioned to abandon a 10-foot-wide Public Utility Easement in the vicinity of West Amarillo Boulevard and Killgore Drive in Potter County, Texas; and

WHEREAS, after reviewing information presented in the petition, the Planning and Zoning Commission of the City of Amarillo has recommended to the City Council that there is no public necessity for the following described Public Utility Easement; and

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

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

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

SECTION 1. The herein-described Public Utility Easement to be vacated and abandoned for public purposes:

A 10-foot-wide public utility easement located within Lots 2A, 2C, & 2D, Block 3, Amarillo Medical Center Unit No. 4, an addition to the City of Amarillo, in Section 26, Block 9, BS&F Survey, Potter County, Texas, being further described in

Exhibit A, attached and incorporated herein.

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

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

SECTION 4. Severability. If any provision, section, subsection, clause or the application of sale to any person or set of circumstances for any reason is held to be unconstitutional, void or invalid or for any reason unenforceable, the validity of the remaining portions of this Ordinance or the application thereby shall remain in effect, it being the intent of the City Council of the City of Amarillo, Texas in adopting this Ordinance, that no portion thereof or provision contained herein shall become inoperative or fail by any reasons of unconstitutionality of any other portion or provision.

SECTION 5. Effective Date. This Ordinance shall be effective from and after its date of final passage.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this the 22nd day of July 2025 and PASSED on Second and Final Reading on this the 12th day of August 2025.

Cole Stanley, Mayor

ATTEST:

Stephanie Coggins, City Secretary

APPROVE AS TO FORM:

Bryan McWilliams, City Attorney

**CLOSURE OF A PORTION OF A UTILITY EASEMENT IN
LOT 2-A, BLOCK 3, AMARILLO MEDICAL CENTER, UNIT NO. 4,
AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS**

Closure of a portion of a utility easement in Lot 2-A, Block 3, Amarillo Medical Center, Unit No. 4, an addition to the City of Amarillo, Potter County, Texas, according to the map, plat and/or dedication deed thereof recorded in Volume 1200, Pages 133 and 134 of the Deed Records of Potter County, Texas, said easement closure being further described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the southeast corner of said Lot 2-A, for the southeast corner of this closure, said beginning point having coordinates of NORTHING: 3,717,446.94 and EASTING: 533,573.64, Texas Coordinate System North Zone 4201, North American Datum of 1983;

(1) THENCE *South 43 degrees 31 minutes 00 seconds West*, along the south line of said Lot 2-A, a distance of 5.00 feet to a point for the southwest corner of said utility easement and the southwest corner of this closure;

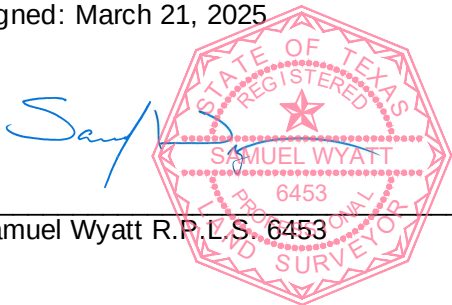
(2) THENCE *North 46 degrees 26 minutes 51 seconds West*, along the west line of said utility easement, a distance of 399.55 feet to a point in the north line of said Lot 2-A, for the northwest corner of this closure;

(3) THENCE *North 43 degrees 35 minutes 11 seconds East*, along the north line of said Lot 2-A, a distance of 5.00 feet to a 1/2-inch iron rod found at the northeast corner of said Lot 2-A, for the northeast corner of this closure;

(4) THENCE *South 46 degrees 26 minutes 51 seconds East*, along the east line of said Lot 2-A, a distance of 399.55 feet to the **POINT OF BEGINNING**. Bearings and coordinates called in this description are based on the Texas Coordinate System, North Zone 4201, North American Datum of 1983. Distances called in this description are at surface. Areas reported hereon are based on calculations made from surface distances. This survey is subject to any facts which may be disclosed by a full and accurate title search. Record documents other than those shown may affect this tract.

Surveyed on the ground: July 10, 2024

Signed: March 21, 2025



Samuel Wyatt R.P.L.S. 6453

CLOSURE OF A PORTION OF A UTILITY EASEMENT IN LOT 2-A, BLOCK 3, AMARILLO MEDICAL CENTER, UNIT NO. 4, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS

PLAT: VOLUME 1200, PAGES 133 & 134,
DEED RECORDS OF POTTER COUNTY, TEXAS

0 100' 200'

Surveyor's Report:

Bearings shown hereon are based on the Texas Coordinate System, North Zone 4201, NAD83. Distances reported hereon are at surface. Areas reported hereon are based on calculations made at surface distances.

This survey is subject to any facts which may be disclosed by a full and accurate title search. record documents other than those shown may affect this tract. No title search or report was provided to this surveyor.

Monuments indicated as found by this survey are not "physical monuments of record dignity" unless so noted.

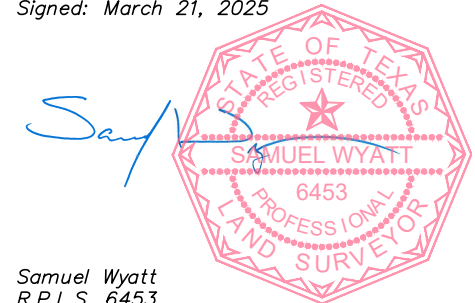
Found monuments are accepted by this surveyor as controlling evidence due to substantial agreement with record documents.

This plat is invalid unless it bears the surveyor's original seal and signature.

A metes and bounds description of this survey is included on a separate document attached herewith.

This plat was prepared from an actual survey of the property and the information hereon represents the findings of this survey to the best of my knowledge and belief.

Surveyed: July 10, 2024
Signed: March 21, 2025



Samuel Wyatt
R.P.L.S. 6453

See Page 1
for metes and bounds description

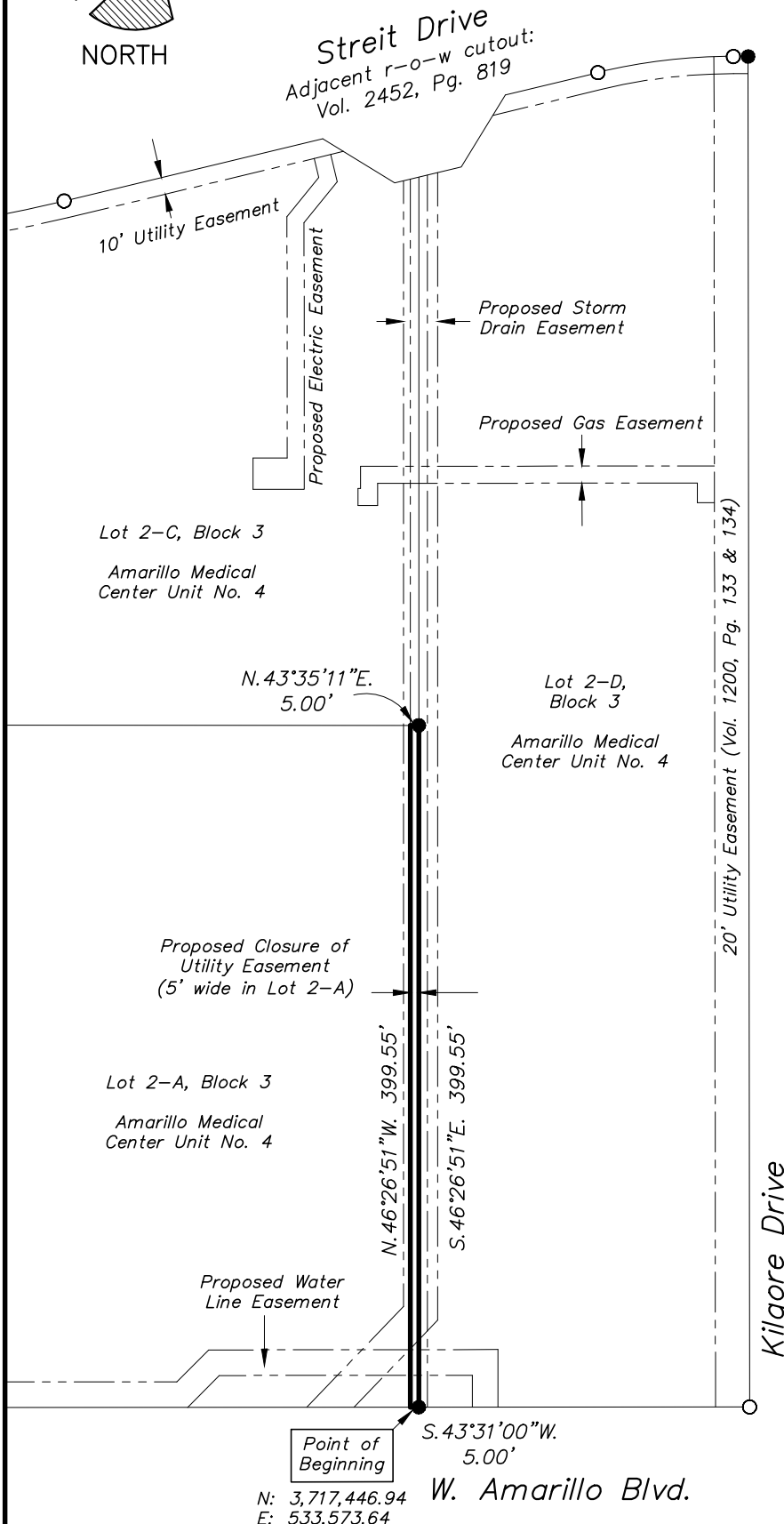
Page 2 of 2

Parkhill

Parkhill.com

TBPES FIRM REGISTRATION NO. 10194091

○ = Set 1/2" iron rod with
cap "PARKHILL RPLS 6453"
= Found monument



**CLOSURE OF A PORTION OF A UTILITY EASEMENT IN
LOT 2-C, BLOCK 3, AMARILLO MEDICAL CENTER, UNIT NO. 4,
AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS**

Closure of a portion of a utility easement in Lot 2-C, Block 3, Amarillo Medical Center, Unit No. 4, an addition to the City of Amarillo, Potter County, Texas, according to the map, plat and/or dedication deed thereof recorded in Volume 1200, Pages 133 and 134 of the Deed Records of Potter County, Texas, said easement closure being further described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the southeast corner of said Lot 2-C, for the southeast corner of this closure, said beginning point having coordinates of NORTHING: 3,717,722.16 and EASTING: 533,284.15, Texas Coordinate System North Zone 4201, North American Datum of 1983;

(1) THENCE *South 43 degrees 35 minutes 11 seconds West*, along the south line of said Lot 2-A, a distance of 5.00 feet to a point for the southwest corner of said utility easement and the southwest corner of this closure;

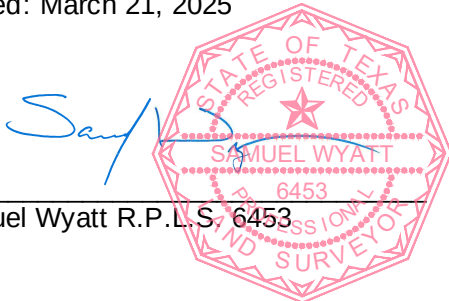
(2) THENCE *North 46 degrees 26 minutes 51 seconds West*, along the west line of said utility easement, a distance of 320.08 feet to a point in the south right-of-way line of Streit Drive, described in a street dedication recorded in Volume 2452, Page 819 of the Deed Records of Potter County, Texas, for the northwest corner of this closure;

(3) THENCE *North 30 degrees 01 minutes 39 seconds East*, along the south right-of-way line of said Streit Drive, a distance of 5.14 feet to a point in the east line of said Lot 2-C, for the northeast corner of this closure;

(4) THENCE *South 46 degrees 26 minutes 51 seconds East*, along the east line of said Lot 2-C, a distance of 321.28 feet to the **POINT OF BEGINNING**. Bearings and coordinates called in this description are based on the Texas Coordinate System, North Zone 4201, North American Datum of 1983. Distances called in this description are at surface. Areas reported hereon are based on calculations made from surface distances. This survey is subject to any facts which may be disclosed by a full and accurate title search. Record documents other than those shown may affect this tract.

Surveyed on the ground: July 10, 2024

Signed: March 21, 2025



Samuel Wyatt R.P.L.S. 6453

CLOSURE OF A PORTION OF A UTILITY EASEMENT IN LOT 2-C, BLOCK 3, AMARILLO MEDICAL CENTER, UNIT NO. 4, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS

PLAT: VOLUME 1200, PAGES 133 & 134,
DEED RECORDS OF POTTER COUNTY, TEXAS

0 100' 200'

Surveyor's Report:

Bearings shown hereon are based on the Texas Coordinate System, North Zone 4201, NAD83. Distances reported hereon are at surface. Areas reported hereon are based on calculations made at surface distances.

This survey is subject to any facts which may be disclosed by a full and accurate title search. record documents other than those shown may affect this tract. No title search or report was provided to this surveyor.

Monuments indicated as found by this survey are not "physical monuments of record dignity" unless so noted.

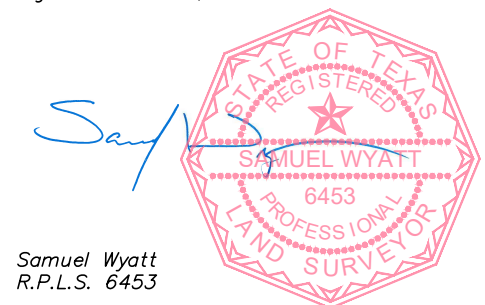
Found monuments are accepted by this surveyor as controlling evidence due to substantial agreement with record documents.

This plat is invalid unless it bears the surveyor's original seal and signature.

A metes and bounds description of this survey is included on a separate document attached herewith.

This plat was prepared from an actual survey of the property and the information hereon represents the findings of this survey to the best of my knowledge and belief.

Surveyed: July 10, 2024
Signed: March 21, 2025



Samuel Wyatt
R.P.L.S. 6453

See Page 1
for metes and bounds description

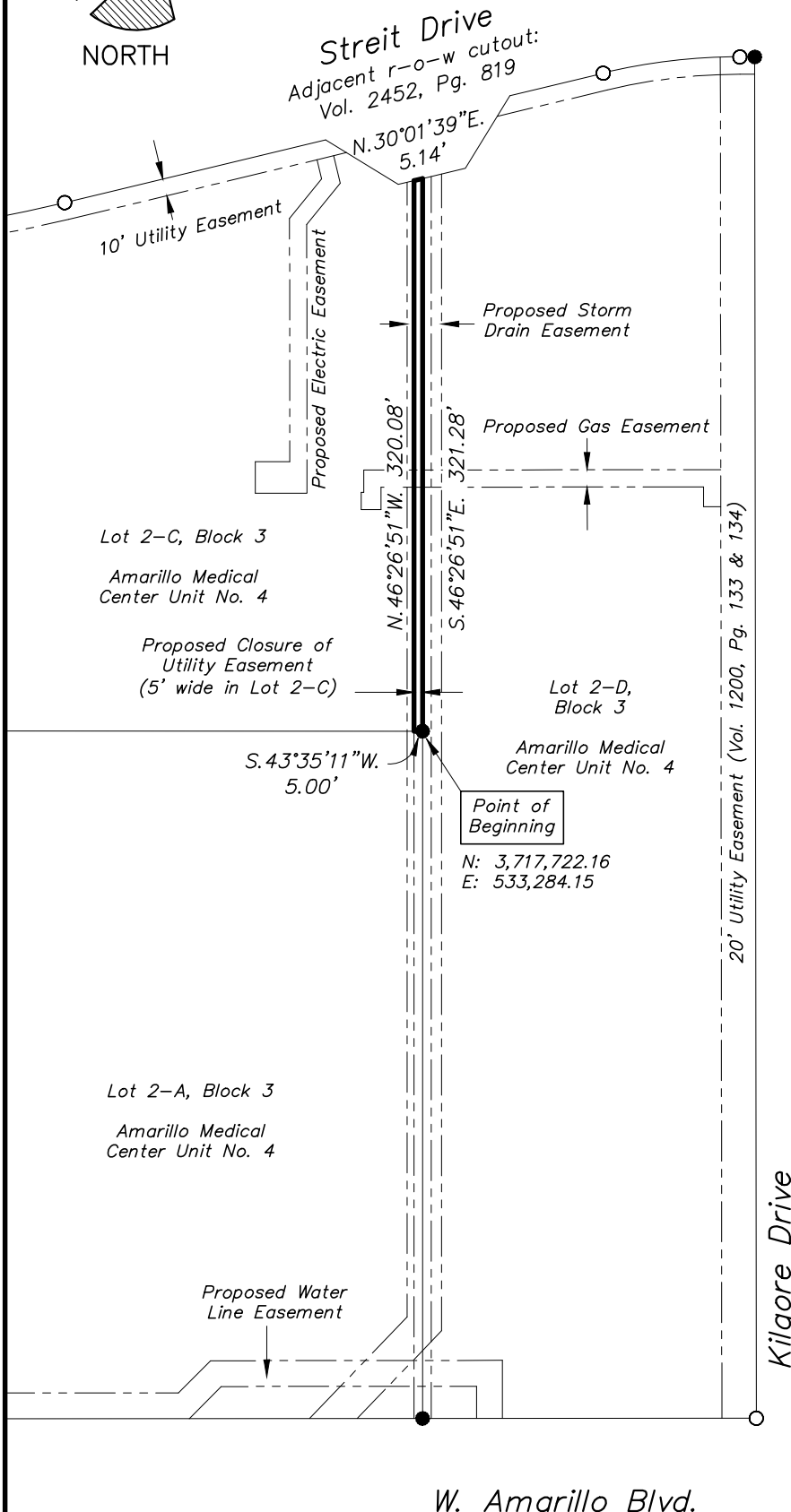
Page 2 of 2

Parkhill

Parkhill.com

TBPES FIRM REGISTRATION NO. 10194091

○ = Set 1/2" iron rod with
cap "PARKHILL RPLS 6453"
= Found monument



**CLOSURE OF A PORTION OF A UTILITY EASEMENT IN
LOT 2-D, BLOCK 3, AMARILLO MEDICAL CENTER, UNIT NO. 4,
AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS**

Closure of a portion of a utility easement in Lot 2-D, Block 3, Amarillo Medical Center, Unit No. 4, an addition to the City of Amarillo, Potter County, Texas, according to the map, plat and/or dedication deed thereof recorded in Volume 1200, Pages 133 and 134 of the Deed Records of Potter County, Texas, said easement closure being further described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the southwest corner of said Lot 2-D, for the southwest corner of this closure, said beginning point having coordinates of NORTHING: 3,717,446.94 and EASTING: 533,573.64, Texas Coordinate System North Zone 4201, North American Datum of 1983;

(1) THENCE *North 46 degrees 26 minutes 51 seconds West*, along the west line of said Lot 2-D, at a distance of 399.55 feet pass a 1/2-inch iron rod found at the east common corner of Lots 2-A and 2-C of said Amarillo Medical Center, Unit No. 4, continuing for a total distance of 720.83 feet to a point in the south right-of-way line of Streit Drive, described in a street dedication recorded in Volume 242, Page 819 of the Deed Records of Potter County, Texas, for the northwest corner of this closure;

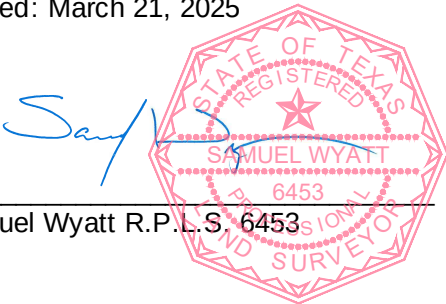
(2) THENCE *North 30 degrees 01 minutes 39 seconds East*, along the south right-of-way line of said Streit Drive, a distance of 5.14 feet to a point in the east line of said utility easement, for the northeast corner of this closure;

(3) THENCE *South 46 degrees 26 minutes 51 seconds East*, along the east line of said utility easement, a distance of 722.03 feet to a point in the south line of said 2-D, for the southeast corner of this closure;

(4) THENCE *South 43 degrees 31 minutes 00 seconds West*, along the south line of said Lot 2-D, a distance of 5.00 feet to the **POINT OF BEGINNING**. Bearings and coordinates called in this description are based on the Texas Coordinate System, North Zone 4201, North American Datum of 1983. Distances called in this description are at surface. Areas reported hereon are based on calculations made from surface distances. This survey is subject to any facts which may be disclosed by a full and accurate title search. Record documents other than those shown may affect this tract.

Surveyed on the ground: July 10, 2024

Signed: March 21, 2025



Samuel Wyatt R.P.L.S. 6453

CLOSURE OF A PORTION OF A UTILITY EASEMENT IN LOT 2-D, BLOCK 3, AMARILLO MEDICAL CENTER, UNIT NO. 4, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS

PLAT: VOLUME 1200, PAGES 133 & 134,
DEED RECORDS OF POTTER COUNTY, TEXAS

0 100' 200'

Surveyor's Report:

Bearings shown hereon are based on the Texas Coordinate System, North Zone 4201, NAD83. Distances reported hereon are at surface. Areas reported hereon are based on calculations made at surface distances.

This survey is subject to any facts which may be disclosed by a full and accurate title search. record documents other than those shown may affect this tract. No title search or report was provided to this surveyor.

Monuments indicated as found by this survey are not "physical monuments of record dignity" unless so noted.

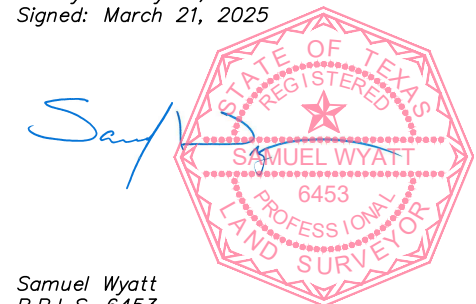
Found monuments are accepted by this surveyor as controlling evidence due to substantial agreement with record documents.

This plat is invalid unless it bears the surveyor's original seal and signature.

A metes and bounds description of this survey is included on a separate document attached herewith.

This plat was prepared from an actual survey of the property and the information hereon represents the findings of this survey to the best of my knowledge and belief.

Surveyed: July 10, 2024
Signed: March 21, 2025



Samuel Wyatt
R.P.L.S. 6453

See Pages 1 & 2
for metes and bounds description

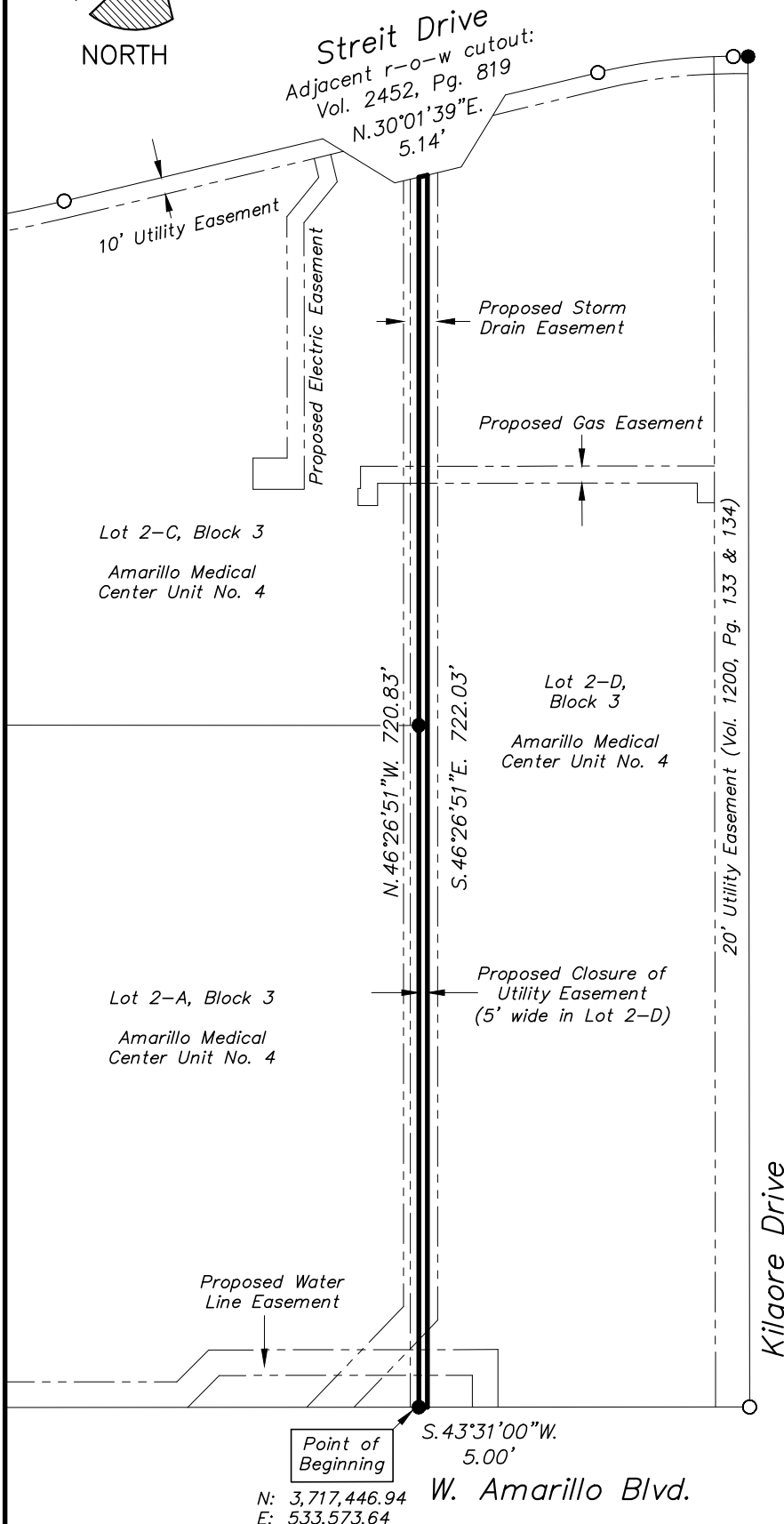
Page 3 of 3

Parkhill

Parkhill.com

TBPES FIRM REGISTRATION NO. 10194091

○ = Set 1/2" iron rod with
cap "PARKHILL RPLS 6453"
= Found monument



**CASE 2025-39-V
AMARILLO MEDICAL CENTER UNIT 4
VACATION**



**CITY OF AMARILLO
PLANNING DEPARTMENT**

Consideration of Public Utility Easement Vacation 2025-39-V

Vacation of a 10 foot wide public utility easement located within Lots 2A, 2C, & 2D, Block 3, Amarillo Medical Center Unit No. 4, an addition to the City of Amarillo, in Section 26, Block 9, BS&F Survey, Potter County, Texas. (VICINITY: W. Amarillo Blvd. & Killgore Dr.; APPLICANT/S: Parkhill for Board of Regents of the Texas A&M University System)

Scale: 1 inch = 150 feet
Date: 6/17/2025
Case No: 2025-39-V



AP: J-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.



Agenda Transmittal Memo

Date: August 12, 2025

Council Priority: Business Friendly Community
Communication
Fiscal Responsibility
Infrastructure
Public Safety
Technology and Innovation

Department: City Manager's Office

Contact Person: Les Simpson, Councilmember, Place 4

Agenda Caption: CONSIDERATION OF RESOLUTION NO. 08-12-25-1

This item considers a resolution establishing a policy requiring two readings for resolutions prior to final adoption; providing for exceptions; authorizing waiver; clarifying the scope of the policy; and providing an effective date.

Agenda Item Summary: To facilitate transparent, deliberate and informed legislative processes, this resolution would establish a new policy by which all proposed resolutions, except those exempted in the resolution, shall be presented at one Council meeting for initial discussion and consideration, and if approved, would be scheduled for final action at a subsequent Council meeting. The resolution identifies exceptions as well as a waiver mechanism should it ever be needed. This resolution was first discussed by the City Council on July 22nd.

Requested Action: Approval of this Resolution.

Funding Summary: N/A

Purchasing Summary: N/A

Community Engagement Summary: This resolution was first discussed at the July 22nd council meeting.

Staff Recommendation: Approval.

RESOLUTION NO. 08-12-25-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMARILLO, TEXAS, ESTABLISHING A POLICY REQUIRING TWO READINGS FOR RESOLUTIONS PRIOR TO FINAL ADOPTION; PROVIDING FOR EXCEPTIONS; AUTHORIZING WAIVER; CLARIFYING THE SCOPE OF THE POLICY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Amarillo is committed to transparent, deliberate, and informed legislative processes in accordance with the Amarillo City Charter and Texas law; and

WHEREAS, the Amarillo City Charter already requires two readings for ordinances, except in cases of emergency; and

WHEREAS, resolutions, though not governed by the same statutory or charter-based reading requirements, often establish significant policy direction or public commitments; and

WHEREAS, the City Council desires to extend similar deliberative standards to resolutions that have public or legislative impact; and

WHEREAS, this policy is intended to govern legislative actions taken by resolution and does not apply to internal administrative policies, practices, or decisions made under the authority of the City Manager; and

WHEREAS, this policy is intended to complement the Amarillo City Charter by establishing a procedural standard for resolutions, without altering or duplicating the Charter's requirements for ordinances.

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

SECTION 1. Policy Established. This policy requires that all proposed resolutions—except those exempted below—shall be presented at one Council meeting for initial discussion and consideration (the “first reading”) and if approved, would be scheduled for final action at a subsequent Council meeting (the “second reading”).

SECTION 2. Purpose of First Reading. The first reading is intended for presentation, discussion, public comment, and Council consideration. No final vote shall be taken during this

initial presentation, unless authorized under Section 3 or Section 7.

SECTION 3. Exceptions. This policy does not apply to:

- a) Resolutions required by state law to be adopted after a single reading; and
- b) Emergency matters requiring immediate action as authorized by law.

SECTION 4. Administrative Implementation. The City Manager is authorized to implement procedures for clearly marking agenda items as “First Reading” or “Second Reading,” and to manage scheduling accordingly. If items are approved unanimously on first reading, they may be placed on the consent agenda for the second and final reading.

SECTION 5. Supersession. This resolution shall not override any requirement in the Amarillo City Charter, City ordinance, Texas Constitution, or applicable state law.

SECTION 6. Effective Date. This resolution is effective upon adoption and applies prospectively to qualifying resolutions.

SECTION 7. Waiver by Council. The Council may waive this two-reading requirement for a particular resolution if the agenda states that final action may be taken.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, this 12th day of August 2025.

Cole Stanley, Mayor

ATTEST:

Stephanie Coggins, City Secretary

APPROVED AS TO FORM:

Bryan McWilliams, City Attorney



Agenda Transmittal Memo

Date: August 12, 2025
Council Priority: Business Friendly Community
Department: Planning and Development Services
Contact Person: Drew Brassfield, Interim Director of Planning

Agenda Caption: CONSIDERATION OF RESOLUTION NO. 08-12-25-2

This item considers renewal and readoption of a resolution that permits the City of Amarillo's participation in future tax abatements involving reinvestment zones and specifies the guidelines and criteria for that participation.

Agenda Item Summary: The City has, historically, used tax abatements as an economic incentive tool to attract industry and commercial businesses to Amarillo. Tax abatements are also utilized to retain existing industry. Texas Tax Code, Chapter 312, specifies the process a taxing entity must go through in order to participate in tax abatement agreements.

In order to participate in tax abatement agreements, the taxing entity must lay the foundation by adopting a resolution indicating the entity's intent to participate in tax abatements. The resolution must also establish guidelines and criteria which a tax abatement proposal must meet in order to be eligible for tax abatement consideration by the taxing entity. Once adopted, the guidelines and criteria are effective for a two-year period.

The last resolution was approved in August 2023 and is set to expire on August 15, 2025. In order to continue having this economic development tool available to the City, the Council will need to renew the tax abatement guidelines and criteria laid out in this resolution.

This resolution does not commit the City to participating in any particular tax abatement project but, rather, opens the door to make it possible should such a project present itself.

Requested Action: Approval of the resolution

Funding Summary: No funding is connected with this requested resolution.

Purchasing Summary: N/A

Community Engagement Summary: N/A

Staff Recommendation: Staff recommends approval as presented.

RESOLUTION NO. 08-12-25-2

A RESOLUTION OF THE CITY OF AMARILLO, TEXAS CITY COUNCIL: RENEWING AND READOPTING GUIDELINES AND CRITERIA FOR TAX ABATEMENT WITHIN REINVESTMENT ZONES FOR THE CITY OF AMARILLO.

WHEREAS, a municipality may enter into tax abatement agreements authorized by Chapter 312 of the Texas Tax Code (“Code”) only if the governing body of the municipality has previously adopted a resolution stating that the municipality elects to be eligible to participate in tax abatement and has established guidelines and criteria governing general tax abatement agreements; and

WHEREAS, pursuant to the Code, a tax abatement policy is effective for two (2) years from the date of its adoption; and

WHEREAS, by Resolution originally passed, approved, and adopted on the 15th day of August 2023, a copy of which is attached hereto as Exhibit B, the City Council of the City of Amarillo adopted guidelines and criteria for granting tax abatement within reinvestment zones; and

WHEREAS, the current guidelines and criteria expire on August 15, 2025, and the City Council deems it appropriate to readopt such guidelines and criteria for an additional period of two years.

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

SECTION 1. That the City elects to be eligible to participate in tax abatement in accordance with Chapter 312 of the Code.

SECTION 2. The guidelines and criteria attached hereto as Exhibit “A,” which constitute the guidelines and criteria governing tax abatement guidelines entered into by the City effective from August 15, 2025, through August 15, 2027, unless earlier amended or repealed as required by Code, as amended.

PASSED AND APPROVED by the City Council of the City of Amarillo, Texas on the 12th day of August 2025.

Cole Stanley, Mayor

ATTEST:

Stephanie Coggins, City Secretary

APPROVED AS TO FORM:

Bryan S. McWilliams, City Attorney

RESOLUTION NO. 08-15-23-2

A RESOLUTION OF THE CITY OF AMARILLO, TEXAS CITY COUNCIL: ADOPTING GUIDELINES AND CRITERIA FOR TAX ABATEMENT WITHIN REINVESTMENT ZONES FOR THE CITY OF AMARILLO; PROVIDING A SEVERANCE CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Amarillo desires to participate in tax abatements from time to time as the City Council may find appropriate, in accordance with the criteria and guidelines herein adopted;

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

SECTION 1. That for tax abatements in reinvestment zones adopted by the City of Amarillo, the fundamental purpose is to stimulate growth and create jobs, and the following guidelines and general criteria will apply:

- A. Tax abatements may be provided for both new facilities and structures and for the expansion or modernization of existing facilities and structures. Each project proposed for tax abatement shall be considered individually on its own merits, benefit to the public, and in context of any other economic incentives for the project or existing in the reinvestment zone.
- B. The developer, property owner, project owner, or other recipient of a tax abatement must annually certify in writing to the governing body of each participating taxing unit that the developer, owner or recipient is in compliance with each applicable term of the agreement.
- C. Only the taxable value of improvements to real property or tangible personal property that is brought to the real property after the execution of a tax abatement agreement will qualify for tax abatement.
- D. A tax abatement agreement must ensure that the periods of abatement are directly proportional to the capital expenditures for improvements and the number of permanent full-time jobs retained or created.
- E. Expansion or modernization of existing facilities qualifies for tax abatement if the expansion meets the qualifications for capital expenditures and nets new jobs. The number of jobs created must be new jobs and not replacement of jobs which were in the payroll within the year immediately prior to application for tax abatement. A tax

abatement shall not be granted if the facility has been the subject of or included in a prior tax abatement agreement.

F. If a new facility is constructed to replace an existing facility, and the existing facility is abandoned by the developer, property owner, project owner, or other recipient of a tax abatement, only the difference in taxable value of the new facility over the existing facility will qualify for tax abatement.

G. An agreement will be executed by the developer, property owner, project owner, or other recipient of a tax abatement which incorporates the terms of this resolution and includes any other site and development specific terms which might be found applicable at the time.

H. The tax abatement agreement will require, among other things, that the City of Amarillo will have the right of access to the site and books and records of the applicant for tax abatement to determine compliance with statutory requirements and the agreement. Failure to fulfill any of the requirements of the agreement will result in cancellation of the agreement and retroactive loss of tax abatement.

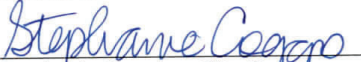
SECTION 2. If any provision, section, subsection, sentence, clause or the application of same to any person or set of circumstances for any reason is held to be unconstitutional, void or invalid or for any reason unenforceable, the validity of the remaining portions of this ordinance or the application thereby shall remain in effect, it being the intent of the City Council of the City of Amarillo, Texas in adopting this ordinance, that no portion thereof or provision contained herein shall become inoperative or fail by any reasons of unconstitutionality of any other portion or provision.

SECTION 3. This resolution shall become and be effective on and after its date of adoption.

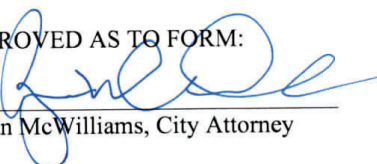
INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on the 15th day of August, 2023.


Cole Stanley, Mayor

ATTEST:


Stephanie Coggins, City Secretary

APPROVED AS TO FORM:


Bryan McWilliams, City Attorney



Agenda Transmittal Memo

Date: August 12, 2025
Council Priority: Communication
Department: Finance
Contact Person: Jonni Glick, Assistant City Secretary, Carrie Roberts, PIDs Coordinator

Agenda Caption: CONSIDER APPOINTMENT - GREENWAYS PUBLIC IMPROVEMENT DISTRICT ADVISORY BOARD MEMBERS

This item considers the appointment of Courtney Miller to fill a vacant seat on the Greenways Public Improvement District Advisory Board as recommended by the Trust.

Agenda Item Summary: This item considers the appointment of Courtney Miller to a vacant seat on the Greenways Public Improvement District Advisory Board as recommended by the Trust.

Requested Action: Consider the appointment described above.

Funding Summary: N/A

Purchasing Summary: N/A

Community Engagement Summary: N/A

Staff Recommendation: The Greenways petition states the board consists of five members appointed by the City Council

- Two members who are homeowners in the District;
- Two members who are suggested for approval by Developer; and
- One member who is suggested for approval by the Trust.

The Trust recommends Courtney Miller to fill this seat.



City of Amarillo

Greenways Public Improvement District Advisory Board

Board Details

The Greenways Public Improvement Advisory Board is responsible for their annual budget, update five-year service plan and review, and they make recommendations on improvements in the areas under their jurisdiction. This board is typically restricted to property owners within the public improvement district.

Overview

- ☐ **Size** 5 Seats
- ☐ **Term Length** 3 Year
- ☐ **Term Limit** 0

Contact

- ☐ **Name** Carrie Roberts, PIDS Coordinator
- ☐ **Email** carrie.roberts@amarillo.gov
- ☐ **Phone** (806) 378-4222

Additional

Enacting Ordinance or Resolution

Enacting Resolution Website

Agendas and Minutes

https://amarillotx.portal.civicclerk.com/?category_id=49



Greenways Public Improvement District Advisory Board

Board Roster



Kim Dryden

3rd Term Jul 07, 2015 - Dec 31, 2025

Appointing Authority City Council

Position Homeowner



Paul Harpole

1st Term Aug 13, 2024 - Dec 31, 2026

Appointing Authority City Council

Position Developer Recommended



Greg W Houlette

1st Term Jan 01, 2023 - Dec 31, 2025

Appointing Authority City Council

Position Homeowner



Tommy Stafford

2nd Term Jan 01, 2021 - Dec 31, 2026

Appointing Authority City Council

Position Developer Recommended



Vacancy

Appointing Authority City Council

Position Trust Recommended



Agenda Transmittal Memo

Date: August 12, 2025
Council Priority: Communication
Department: Finance
Contact Person: Jonni Glick, Assistant City Secretary, Carrie Roberts, PIDs Coordinator

Agenda Caption: CONSIDER APPOINTMENT - VINEYARDS PUBLIC IMPROVEMENT DISTRICT ADVISORY BOARD MEMBER

This item considers the appointment of Chris Rhynehart to fill a vacant seat on the Vineyards Public Improvement District Advisory Board as recommended by the Developer.

Agenda Item Summary: This item considers the appointment of Chris Rhynehart to fill a vacant seat on the Vineyards Public Improvement District Advisory Board as recommended by the Developer.

Requested Action: Consider the appointment described above.

Funding Summary: N/A

Purchasing Summary: N/A

Community Engagement Summary: N/A

Staff Recommendation: The Vineyards petition states the board consists of five members appointed by the City Council:

- Two members who are lot owners other than the Developer;
- Two members who are suggested for approval by the Developer; and
- One member who is suggested for approval by the Owner.

Staff recommends appointing Chris Rhynehart as recommended by the Developer.

Vineyards Public Improvement District Advisory Board

Board Details

The Vineyards Public Improvement Advisory Board is responsible for their annual budget, update five-year service plan and review, and they make recommendations on improvements in the areas under their jurisdiction. This board is typically restricted to property owners within the public improvement district.

Overview

- **Size** 5 Seats
- **Term Length** 3 Year
- **Term Limit** 0

Contact

- **Name** Carrie Roberts, PIDS Coordinator
- **Email** carrie.roberts@amarillo.gov
- **Phone** -4222

Additional

Enacting Ordinance or Resolution

Enacting Resolution Website

Agendas and Minutes

https://amarillotx.portal.civicclerk.com/?category_id=61

□

City of Amarillo

Vineyards Public Improvement District Advisory Board

Board Roster

- Michael L Mayes

1st TermJan 28, 2025 - Dec 31, 2027

Appointing Authority City Council

Position Homeowner

- Kent Meyer

5th TermSep 02, 2014 - Dec 31, 2027

Appointing Authority City Council

Position Owner

- Tom Nielsen, Jr.

5th TermSep 13, 2011 - Dec 31, 2027

Appointing Authority City Council

Position Developer

- Larry Teague

4th TermJan 01, 2022 - Dec 31, 2027

Appointing Authority City Council

Position Homeowner

- Vacancy

Appointing Authority City Council

Position Developer Recommended



Agenda Transmittal Memo

Date: August 12, 2025
Council Priority: Fiscal Responsibility
Department: Public Health
Contact Person: Casie Stoughton, Director of Public Health

Agenda Caption: CONSIDER ACCEPTANCE - TEXAS DEPARTMENT OF STATE HEALTH SERVICES FAMILY PLANNING PROGRAM GRANT

This item considers acceptance of the Texas Department of State Health Services Family Planning Program Grant.

Grantor: Texas Department of State Health Services

Amount: \$258,505.00 cost reimbursement and up to \$1,034,019.00 fee-for-service per year, for up to five years

Local Match/Funding Source: No local match

Is the item budgeted? Yes

Agenda Item Summary:

The Family Planning Program (FPP) will enhance the scope of services provided at the Women's Health Clinic by offering a comprehensive range of preventive, diagnostic, and treatment services, including:

- A. Contraceptive Services
- B. Pregnancy Testing and Counseling
- C. Preconception Health Screenings
- D. Sexually Transmitted Disease (STD) and Infection (STI) Services
- F. Breast and Cervical Cancer Screening and Diagnostic Services
- G. Immunizations
- I. Health History and Physical Exams

Requested Action: Accept the grant award

Funding Summary: Funding provided by the Texas Department of State Health Services. There is no local match.

Purchasing Summary: NA

Community Engagement Summary: NA

Staff Recommendation: Accept grant award

Exhibit H - FY2026 Family Planning Budget Workbook

Legal Name of Respondent

City of Amarillo dba Amarillo Public Health

FY 2026 Family Planning

**Unduplicated Client Number
Served FY2026 (9/1/2025-
8/31/2026):

FORM H: BUDGET SUMMARY

1498

Initial Date

11/30/2024

Revised Date

5/8/2025

Budget Categories	Total Family Planning Budget Categorical Budget Award
A. Personnel	\$ 77,808.00
B. Fringe Benefits	\$ 34,570.00
C. Travel	\$ 5,105.00
D. Equipment	\$ -
E. Supplies	\$ 95,610.00
F. Contractual	\$ 37,489.00
G. Other	\$ -
H. Total Direct Costs	\$ 250,582.00
I. Indirect Costs	\$ 7,923.00
J. Total (Sum of H and I)	\$ 258,505.00
F. Fee-For-Service (FFS) Budget	\$ 1,034,019.00
G. Grand Total (FFS & CR)	\$ 1,292,524.00

NOTE: The "Total Family Planning Budget" categories amount will populate automatically from the corresponding budget category tabs.						
	Budget Category	Distribution Total	Budget Total	Budget Category	Distribution Total	Budget Total
Check Totals For:	Personnel		\$77,808	Fringe		\$34,570
	Travel		\$5,105	Equipment		\$0
	Supplies		\$95,610	Contractual		\$37,489
	Other		\$0	Indirect Costs		\$7,923

TOTAL FOR:	Distribution Totals	\$258,505	Budget Grand Total	\$1,292,524
------------	---------------------	-----------	--------------------	-------------



Agenda Transmittal Memo

Date: August 12, 2025

Council Priority: Business Friendly Community
Communication
Technology and Innovation

Department: Environmental Health

Contact Person: Anthony Spanel, Director of Environmental Health

Agenda Caption: CONSIDER APPROVAL - AMENDMENT NO. 2 TO HS GOVTECH SOFTWARE

This item considers approval of an amendment to the contract with Unisys for HS GovTech software that will be utilized by Environmental Health for permit management, billing, and inspections. Under the amendment, additional scripting work will be completed, which is in addition to the current contract deliverables.

Award to: HS GovTech USA (State of Texas DIR-TSO-4327 via Unisys Corporation)

Amount:

Original Award	\$122,565.00
Amendment No. 1	127,005.30
Amendment No. 2	<u>5,764.71</u>
Total Award	\$255,335.01

Funding Source: General fund revenues

Is the item budgeted? Yes

Agenda Item Summary: In April 2024, City Council approved a multi-year (originally 06/03/2024-06/03/2027 and later amended to 06/03/2024-06/03/2029 with Amendment No. 1 on 04/08/2025) contract with Unisys for the use of HS GovTech USA software solution for Environmental Health. This is a comprehensive solution used for permit management, billing and inspections within the department that went live in late April 2025. The proposed amendment No. 2 is for scripting work that is in addition to current contract deliverables. This additional scripting will accomplish two goals:

1. This will allow the correct displaying of inspection scores when two inspections are completed on the same day for the same facility. Currently, the HS GovTech platform can only distinguish different inspections if conducted on different dates. We have requested the inspections to be time stamped in addition to date stamped in order to properly display inspection scores, which requires additional coding work above and beyond what the system can currently handle.

2. We have requested HS GovTech to query the addressing data that was imported from our legacy system, Tyler DHD, to identify all records with no associated permits, contacts, attachments, etc. and delete them. This request is needed due to the extremely large volume of duplicated addresses, roughly 20,000. Manual clean-up will take years of work and cause issues with record management today.

Requested Action: Consider approval of contract amendment for HS GovTech Software solution for Environmental Health.

Funding Summary: Amendment #2 is in the amount of \$5,764.71, bringing the new total award for this contract to \$255,335.01. This is funded through general construction funds and general fund revenues.

Purchasing Summary: DIR-TSO 4327 contract

Community Engagement Summary: N/A

Staff Recommendation: Staff recommends approval

To be awarded as one lot	Unisys
--------------------------	--------

Line 1 Additional Scripting work CO#2		
1	ea	
	Unit Price	\$5,764.710
	Extended Price	5,764.71
	Original Contract Amount	\$ 122,565.00
	Admendment #1	\$ 124,005.30
	Change order #2 This CO	\$ 5,764.71
	Revised Total	\$ 255,335.01



Agenda Transmittal Memo

Date: August 12, 2025

Council Priority: Fiscal Responsibility
Technology and Innovation

Department: Airport

Contact Person: Michael Conner, Director of Aviation

Agenda Caption: CONSIDER AWARD - CONTRACT TO REMOVE AND REPLACE TWO AIRCRAFT GROUND POWER UNITS

This item considers the award of a contract for the removal and replacement of two aircraft ground power units for the Rick Husband Amarillo International Airport.

Award to: Aero Specialties Ground Support Equipment (GSA #GS-30F-0030X)

Amount: \$159,332.00

Funding Source: Airport fund revenues

Is the item budgeted? Yes

Agenda Item Summary: This item considers the purchase of two (2) aircraft ground power units from Aero Specialties Ground Support Equipment for the Rick Husband Amarillo International Airport. The contractor will remove and dispose of the old units (which are attached to the aircraft boarding bridges) and install two new 400Hz and 28 Volt DC ground power units. This is part of the airport's GPU replacement program and is required because the old units are beyond their service life and are not cost-effective to maintain.

Requested Action: Please approve this purchase.

Funding Summary: This is funded by airport revenues.

Purchasing Summary: This is being purchased via the vendor's GSA contract (GSA #GS-30F-0030X).

Community Engagement Summary: N/A

Staff Recommendation: Airport staff recommends this purchase.

ITB 288-25 KD Remove & Replace 2 Ground Power Units

To be awarded as one lot		Aero Specialties
Line 1 Remove and replace 2 power units		
1 ea		
Unit Price	\$159,332.000	
Extended Price		159,332.00
Total Amount Bid		\$ 159,332.00
Aero Specialties		
Boise, ID		



Agenda Transmittal Memo

Date: August 12, 2025

Council Priority: Public Safety
Technology and Innovation

Department: Airport

Contact Person: Michael Conner, Director of Aviation

Agenda Caption: CONSIDER PURCHASE - AIRPORT RUNWAY DEICER SPRAY TRUCK

This item considers the purchase of one 3,250-gallon deicer spray truck to be used at the Rick Husband Amarillo International Airport for deicing runway and taxiway areas during inclement weather. This truck will replace an old truck from 1986 that has far exceeded its useful life. This was previously approved by City Council on August 13, 2024, but the Airport was more recently able to obtain Federal Aviation Administration (FAA) funding approval for an FAA Airport Improvement Program (AIP) grant by utilizing the vendor's HGAC co-op contract instead of the vendor's Sourcewell co-op contract, while maintaining the same price and the same vendor, thereby lowering the cost to the Airport by 95%.

Award to: Team Eagle, Ltd. (HGAC #AR03-25)

Amount: \$278,687.00

Funding Source: FAA AIP Grant funding (95%) and Airport fund revenues (5%)

Is the item budgeted? Yes

Agenda Item Summary: This item considers the purchase of one 3,250-gallon deicer spray truck to be used at the Rick Husband Amarillo International Airport for deicing runway and taxiway areas during inclement weather. This truck will replace an old truck from 1986 that has far exceeded its useful life. This was previously approved by City Council on August 13, 2024, but the Airport was more recently able to obtain Federal Aviation Administration (FAA) funding approval for an FAA AIP Grant by utilizing the vendor's HGAC co-op contract instead of the vendor's Sourcewell co-op contract, while maintaining the same price and the same vendor, thereby lowering the cost to the Airport by 95%.

Requested Action: Please approve this purchase.

Funding Summary: 95% FAA AIP Grant; 5% Airport Revenue Funds.

Purchasing Summary: This was previously approved by City Council on August 13, 2024, but the Airport was more recently able to obtain FAA funding approval for an FAA AIP Grant by utilizing the vendor's HGAC co-op contract instead of the vendor's Sourcewell co-op contract, while maintaining the same price, thereby lowering the cost to the Airport by 95%. By this request, we are requesting to effectively change the coop used and indicate the use of the FAA grant. The vendor is the same and the price is the same.

Community Engagement Summary: N/A

Staff Recommendation: Airport Staff recommends this purchase.

ITB 285-25 De-icer Spray Truck for the Airport

To be awarded as one lot

Team Eagle, LTD

Line 1 De-icer Spray Truck

1 ea

Unit Price

\$278,687.000

Extended Price

278,687.00

Total Amount Bid

\$ 278,687.00

Team Eagle, Inc

Amarillo, TX



Agenda Transmittal Memo

Date: August 12, 2025

Council Priority: Business Friendly Community, Communication, Technology and Innovation

Department: Airport

Contact Person: Michael Conner, Director of Aviation

Agenda Caption: CONSIDER APPROVAL - AIRPORT TERMINAL CELLULAR SYSTEM CONTRACT

This item considers the award of an in-terminal cellular system contract between the City of Amarillo and New Cingular Wireless PCS, LLC (AT&T). This contract will allow AT&T to install a cellular telephone with 5G service in the terminal at the Rick Husband Amarillo International Airport. This system will further be accessible to other cellular carriers if they choose to partner with AT&T. This is recommended because some cellular services currently have very low signal strength when accessed from within the airport's terminal building. This is a no-cost/no-revenue system for the airport. The agreement has an initial term of ten years, with two five-year options to renew.

Agenda Item Summary: This item considers the award of an in-terminal cellular system contract between the City and New Cingular Wireless PCS, LLC (AT&T). This contract is for AT&T to install a cellular telephone with 5G service in the terminal at the Rick Husband Amarillo International Airport. This system will further be accessible to other cellular carriers if they choose to partner with AT&T. This is recommended because some cellular services currently have very low signal strength when accessed from within the airport's terminal building. This is a no-cost/no-revenue system for the airport. It is a 10-year agreement with two 5-year renewal terms possible.

Requested Action: Please approve this contract/agreement.

Funding Summary: This is a no-cost/no-revenue agreement.

Purchasing Summary: N/A

Community Engagement Summary: We have fielded complaints from the public and our air carriers that cellular service is very poor in the terminal building and on the apron areas. This is especially true of AT&T service. So, we are very happy to be able to have AT&T provide an in-building system that will solve this problem and provide the opportunity for the other cellular carriers to join them in using the system if they so choose.

Staff Recommendation: Airport staff recommends this agreement.



Agenda Transmittal Memo

Date: August 12, 2025

Council Priority: Fiscal Responsibility
Infrastructure
Public Safety

Department: Parks and Recreation

Contact Person: Michael Kashuba, Director of Parks and Recreation

Agenda Caption: CONSIDER AWARD - DEHUMIDIFIER FOR WARFORD ACTIVITY CENTER

This item considers the award of a dehumidifier for the indoor pool at the Warford Activity Center.

Award to: Panhandle Steel Buildings, Inc. (Buyboard #728-24)

Amount: \$223,789.45

Funding Source: General fund revenues

Is the item budgeted? Yes

Agenda Item Summary: The indoor pool at the Warford Activity Center is experiencing significant issues related to excess humidity, including condensation buildup, rust formation on structural elements, and potential deterioration of facility components. To address these concerns and protect the long-term integrity of the facility, staff recommends the purchase and installation of a new dehumidification system.

Requested Action: Staff recommends approval of the purchase and installation of a new dehumidification system to ensure the continued safety, efficiency, and longevity of the indoor pool facility.

Funding Summary: Funding is available in Project# 0000026

Purchasing Summary: Buyboard #728-24

Community Engagement Summary: N/A

Staff Recommendation: Staff recommends approval

To be awarded as one lot

Panhandle Steel Buildings

Line 1 Enter Text, per specifications

1 ea

Unit Price

\$223,789.450

Extended Price

\$ 223,789.45

Total

\$ 223,789.45

To be awarded as one lot



Agenda Transmittal Memo

Date: August 12, 2025
Council Priority: Infrastructure
Department: Public Works
Contact Person: Alan Harder, Director of Public Works

Agenda Caption: CONSIDER PURCHASE - MESSAGE BOARDS & ACCESSORIES FOR STREET DIVISION TRAFFIC CONTROL

This item considers the purchase of four trailer-mounted message boards and accessories, used by the Street Division for traffic control in city streets and alleys. Message boards provide visual messages to the driving public to alert them to upcoming road work and hazards.

Award to: Buyer's Barricade

Amount: \$71,759.60

Funding Source: General fund revenues

Is the item budgeted? Yes

Agenda Item Summary: Message boards are used by the Street Division for traffic control in city streets and alleys. Message boards provide visual messages to the driving public to alert them to upcoming road work and hazards.

Requested Action: Consider approval and award to the lowest bidder meeting specifications, Buyer's Barricades, in the amount of \$71,759.60

Funding Summary: Funding for this item is available in the Street Division Budget 1420.68300 (R&M IMPROVEMENTS). No State or Federal funds will be used for the purchase of this project.

Purchasing Summary: This item was procured through Invitation to Bid 283-25.

Community Engagement Summary: N/A

Staff Recommendation: City staff recommended approval of this bid.

ITB 283-25 KD Buyers Barricades

To be awarded as one lot	Buyers Barricades
--------------------------	-------------------

Line 1 3 Line VMS (Hydraulic Lift)

4 ea

Unit Price \$18,252.500

Extended Price 73,010.00

Line 2 Buy board discount

4 ea

Unit Price (\$912.600)

Extended Price (3,650.40)

Line 3 Freight

4 ea

Unit Price \$600.000

Extended Price 2,400.00

Total Amount Bid \$ 71,759.60

Buyers Barricades

Grapevine, TX



Agenda Transmittal Memo

Date: August 12, 2025
Council Priority: Infrastructure
Department: Facilities
Contact Person: Jerry Danforth, Managing Director of Capital Projects, Development & Engineering

Agenda Caption: CONSIDER AWARD - CIVIC CENTER ENTRANCE 4 SOFFIT AND LIGHTING REPLACEMENT

This item considers the award of a construction contract for the replacement of the existing soffit and lighting at Entrance 4 with new metal soffit panels and new LED can lights.

Award to: Wiley Hicks, Jr., Inc (Tex-Buy #023-086)

Amount: \$79,174.00

Funding Source: Civic Center building improvement fund revenues

Is the item budgeted? Yes

Agenda Item Summary: The existing soffit under the canopy at Entrance 4 is sagging, continues to show failures, and needs to be replaced. The new metal soft panels are what have been replaced under other entrance locations around the Civic Center, and have proven to be highly durable and provide a more modern look to the facility. As part of this contract, the lighting will be upgraded to new LED can lights. The work at Entrance 4 must begin as soon as possible in order to be completed and ready for use before the WRCA.

Requested Action: Staff requests approval of the contract with Wiley Hicks.

Funding Summary: Civic Center - Building Improvements Account: 1243.68300

Purchasing Summary: (Tex-Buy 023-086)

Community Engagement Summary: NA

Staff Recommendation: Staff recommends approval of the contract.

ITB 282-25 YM Civic Center Entrance 4 Soffit and Lighting Replacement

To be awarded as one lot

Wiley Hicks Jr., Inc.

Line 1 Enter Text, per specifications

1 ea

Unit Price

\$79,174.000

Extended Price

\$ 79,174.00

Total

\$ 79,174.00

To be awarded as one lot



Agenda Transmittal Memo

Date: August 12, 2025
Council Priority: Infrastructure
Department: Capital Projects Development and Engineering
Contact Person: Jerry Danforth, Managing Director of Capital Projects, Development & Engineering

Agenda Caption: CONSIDER AWARD - CONSTRUCTION CONTRACT FOR FY24/25 STREET MAINTENANCE MILL & OVERLAY PROJECT

This item considers the award of a construction contract for the FY 24/25 Street Maintenance Mill & Overlay project. This project consists of maintenance of arterial roadways located throughout the City using Mill and Overlay treatment. This item is funded through street bonds identified in the 24/25 annual budget.

Award to: Advance Pavement Maintenance, Ltd.

Amount: \$6,547,841.43

Funding Source: Street bond proceeds

Is the item budgeted? Yes

Agenda Item Summary: This item is to consider the award of the bid for construction of FY 24/25 Street Maintenance Mill & Overlay. The project includes the application of Mill and Overlay product in roughly 7.3 miles throughout the City. The streets were chosen using the pavement condition study. This strategy is projected to yield the greatest long-term benefits and cost savings for the City.

Requested Action: Consider approval and award to: Advance Pavement Maintenance, Ltd. - \$6,547,841.43

Funding Summary: This item is funded through street bonds identified in the FY 24/25 annual budget.

Purchasing Summary: This bid was procured through the best value bid process. The City received three bid responses. The highest evaluated bidder, Advanced Pavement Markings, Ltd., is recommended for award. Advanced Pavement Markings, Ltd., was also the lowest priced bidder.

Community Engagement Summary: This project will have an impact on a significant portion of the community. City staff, the City's consultant, and the contractor will coordinate with individual businesses and property owners adjacent to the project. Staff will update the public with press releases, public announcements, mailers, one-on-one & public meetings, and a web-based project status page throughout the project.

Staff Recommendation: City staff is recommending approval and award of the contract.

Bid No. BVB 405-25 RNG 24-25 Street Maintenance Mill and Overlay
 Opened July 24, 2025 at 3:00 PM

To be awarded as one lot		Advanced Pavement Maintenance	J Lee Milligan Inc	RK Hall LLC
Line 1 Enter Text, per specifications				
1 ea	Unit Price	\$6,547,841.430	\$7,228,847.90	\$6,858,000.150
	Extended Price	6,547,841.43	7,228,847.90	6,858,000.15
To be awarded as one lot		Advanced Pavement Maintenance	J Lee Milligan Inc	RK Hall LLC



Agenda Transmittal Memo

Date: August 12, 2025
Council Priority: Infrastructure
Department: Facilities
Contact Person: Jerry Danforth, Managing Director of Capital Projects, Development & Engineering

Agenda Caption: CONSIDER APPROVAL - AMENDMENT NO. 1 TO ARCHITECTURAL SERVICES AGREEMENT FOR FIRE STATION 14

This item considers the approval of Amendment No. 1 to the agreement for architectural services for Fire Station 14. This amendment reflects an additional scope of work required for the expansion of the Fire Station 14 project from its original plan of a single-company fire station into the current plan for a larger two-company fire station with additional meeting spaces.

Award to: Sims Architects

Amount:

Original award	\$315,000.00
Amendment No. 1	<u>210,000.00</u>
Total award	\$525,000.00

Funding Source: General fund revenues

Is the item budgeted? Yes

Agenda Item Summary: The original fixed fee was based on a \$4 million budget for a single company fire station. The project has since evolved into a larger facility, a two-company station with additional meeting spaces, resulting in an increased budget of \$7.4 million. This change reflects the additional scope of work required for the expanded project.

Requested Action: Approval and award of Amendment No. 1 to Sims Architects for the additional scope of work for Fire Station 14 in the amount of \$210,000.00.

Funding Summary: Funds are available through Project Number PRJ-411858 (bond proceeds).

Purchasing Summary: This is an amendment to existing contract #5140618.

Community Engagement Summary: N/A

Staff Recommendation: Staff recommends approval and award of Amendment No. 1 to Sims Architects for the additional scope of work for Fire Station 14.

To be awarded as one lot

Sims Architects

Line 1 Bigger scope of work was added

1 ea

Unit Price

\$210,000.000

Extended Price

210,000.00

Original Contract Amount

\$ 315,000.00

This CO#1

\$ 210,000.00

Revised Total

\$ 525,000.00



Agenda Transmittal Memo

Date: August 12, 2025
Council Priority: Business Friendly Community
Department: Planning and Development Services
Contact Person: Brady Kendrick, Senior Planner

Agenda Caption: PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 8204

This item is a public hearing and first reading of an ordinance considering the rezoning of a 176.08 acre tract of unplatted land, in Section 32, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Agricultural District to Light Commercial District (VICINITY: I-27 & Sundown Ln.; APPLICANT/S: Furman Land Surveyors, Inc. for Attebury Elevators, LLC)

Agenda Item Summary:

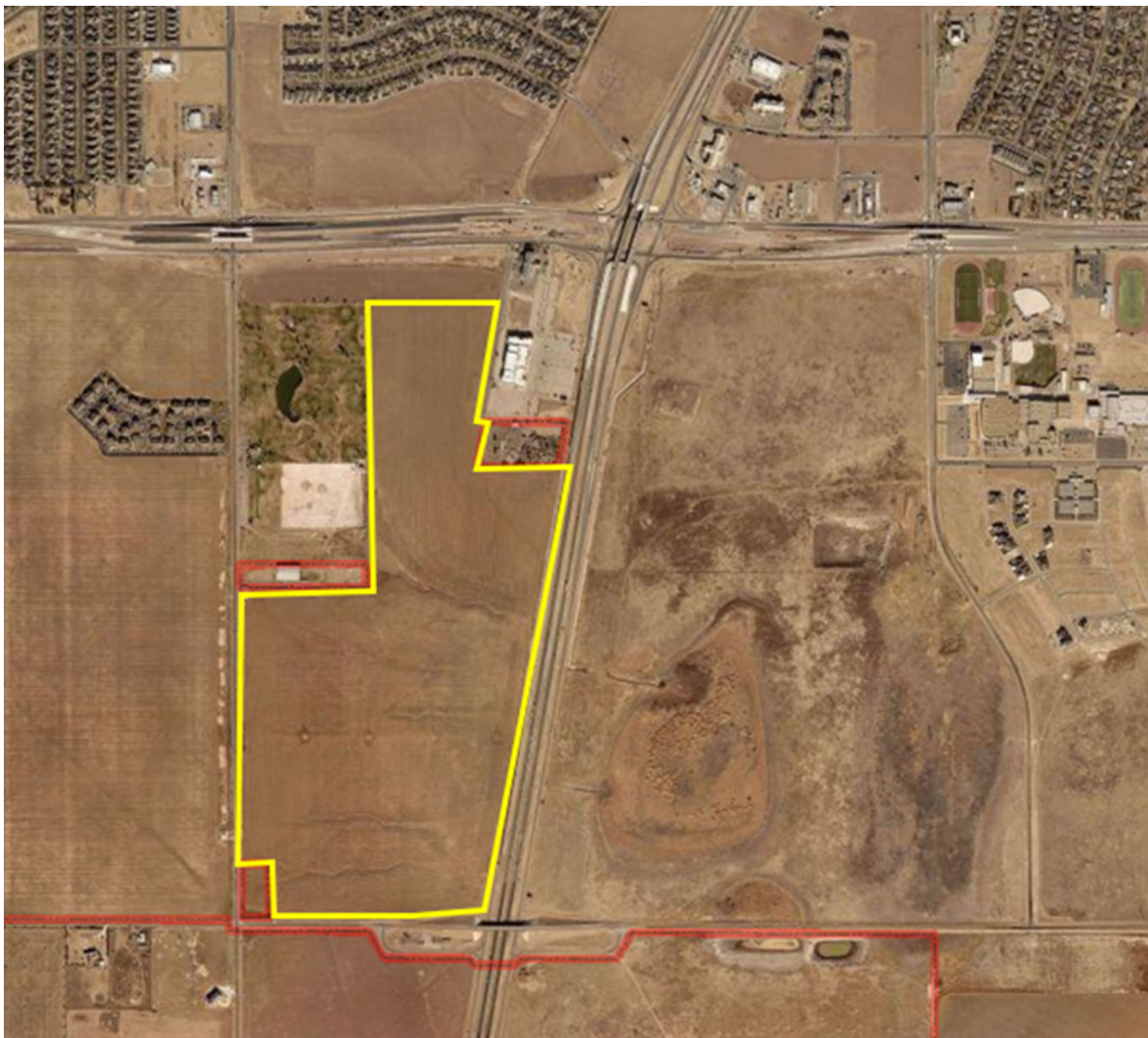
Purpose: The applicant is proposing a change in zoning to develop the property with the Kids Inc. Rockrose Sports Park and commercial building sites. This property was recently annexed into the City of Amarillo, and initial development plans require rezoning before they can begin.

Adjacent Zoning: Adjacent zoning consists of Agricultural District to the north and south; Light Commercial District and Agricultural District to the east; and General Retail District, Agricultural District, and Residential District 1 to the west.

Adjacent Land Uses: Adjacent land uses consist of undeveloped land and an outdoor mini-golf and go-cart facility to the north; undeveloped land to the south; undeveloped land and a movie theater to the east; and a golf course, indoor skating rink, electrical substation, and undeveloped land to the west.

City Plan 2045 Conformance: Given that this property was recently annexed into the City, a City Plan Place type will be assigned to the property in the near future during administrative updates. The request would conform with the goal of strategically locating commercial uses in areas closest to highways and in a targeted growth area.

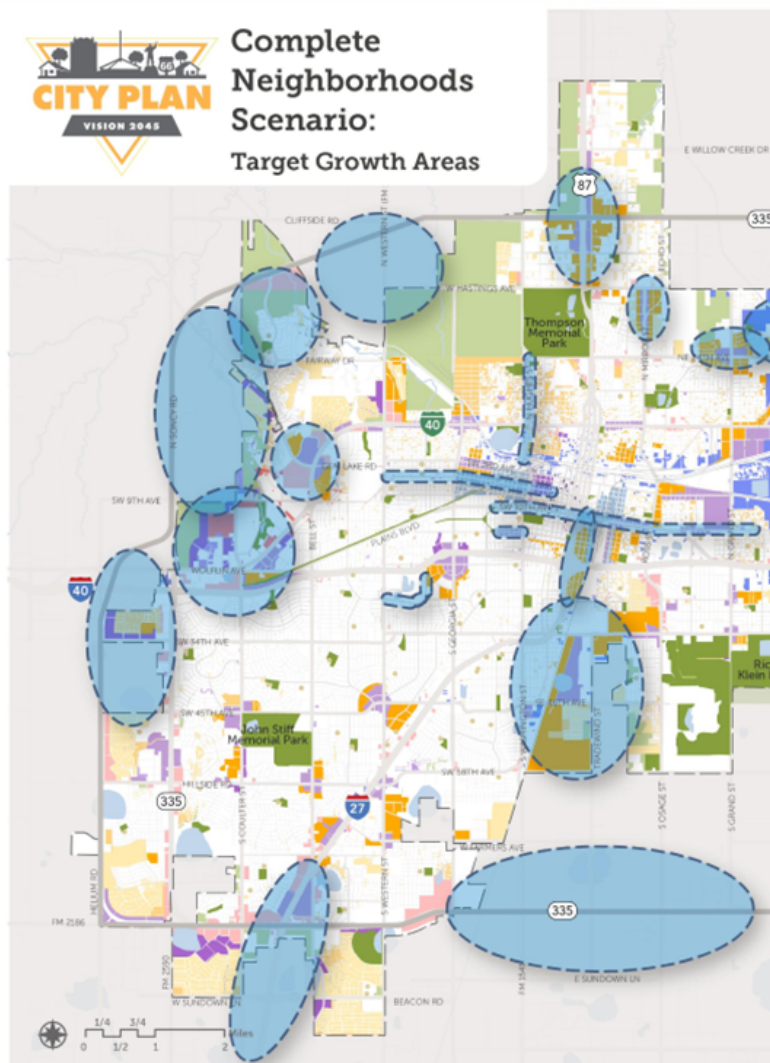
Analysis: The applicant's property is located in south Amarillo with frontage on Interstate 27, Sundown Lane, and Coulter Street. It is also located just south of Loop 335 with one property separating the subject property from the Loop. Within this section of land, the area has already started to take on a commercial form with several intensive land uses located on immediately adjacent properties including a movie theater, golf course, skating rink, and outdoor mini-golf and go-kart facility to name a few. It is also worth noting that many of these uses are entertainment or recreational in nature.



Subject tract in yellow.

The proposed Kids Inc. Rockrose Sports Park is proposed to be developed on approximately 71 acres of the applicant's property with the remaining property intended to be developed with future retail and commercial land uses.

In examining the goals of City Plan, one objective is to create hubs for commercial and retail activity along with distinctive districts that are strategically placed within the city. The Planning and Zoning Commission also notes that the subject property is in one of the 'Target Growth Areas' identified by City Plan.



These target areas represent opportunities for growth and community enhancement when developed. In this instance, development of the subject tract as a commercial and recreational/entertainment hub would support residential development efforts that are either in progress or planned for neighboring properties in this portion of Amarillo.

In analyzing the existing development patterns, the Planning and Zoning Commission is of the opinion that given the above noted factors, the request for Light Commercial District is appropriate. The property is bounded on all sides by either TxDot highways or future arterial roadways that would tend to promote higher volumes of traffic and make the property more suited to develop into a commercial hub for south Amarillo as development continues in this portion of the City. Additionally, given the plans for the Kids Inc. facility and existing entertainment type uses found on adjacent properties, the area is well suited for additional commercial and entertainment growth as expected upgrades to the I-27 and Hollywood Road interchange are expected to begin by the end of the decade. With current and anticipated residential developments in this portion of Amarillo, the tracts in question will provide needed commercial and retail sites to serve them.

Requested Action: This item is ready for a public hearing and consideration by the City Council.

Funding Summary: N/A

Purchasing Summary: N/A

Community Engagement Summary: Notices were sent as required and as of this report, no comments have been received on the request.

Staff Recommendation: The Planning and Zoning Commission recommended approval of the request with a 5 - 0 vote.

ORDINANCE NO 8204

AN ORDINANCE OF THE CITY OF AMARILLO, TEXAS: PROVIDING 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 INTERSTATE 27 AND SUNDOWN LANE, RANDALL COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council adopted the "City Plan – Vision 2045" comprehensive plan on June 25, 2024, which established guidelines in the future development of the community for the purpose of promoting the health, safety, and welfare of its citizens; and

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

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

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

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

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

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

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

Rezoning of a 176.08 acre tract of unplatted land, in Section 32, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and

public ways, to change from Agricultural District to Light Commercial District being further described in Exhibit A attached herein.

SECTION 3. In the event this Ordinance or any part hereof is found to be invalid, such invalidity shall not affect the remaining portions of the Ordinance, and such remaining portions shall continue to be in full force and effect. The Director of Planning is authorized to make corrections and minor changes to the site plan or development documents to the extent that such does not materially alter the nature, scope, or intent of the approval granted by this Ordinance.

SECTION 4. All ordinances and resolutions or parts thereof that conflict with this Ordinance are hereby repealed, to the extent of such conflict.

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

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this the 12th day of August 2025 and PASSED on Second and Final Reading on this the 26th day of August 2025.

Cole Stanley, Mayor

ATTEST:

Stephanie Coggins City Secretary

APPROVED AS TO FORM:

Bryan McWilliams, City Attorney

2332945Z – Rezoning Description - West

A 176.08+/- acre tract of land out of Section 32, Block 9, B.S.&F. Survey, Randall County, Texas, further being a portion of that certain 196.362 acre tract of land being described in that certain instrument recorded in Volume 1636, Page 218 of the Deed Records of Randall County, Texas, said 176.08+/- acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. and described by metes and bounds as follows:

BEGINNING at a point in the West Right-of-Way line of Coulter Street, as monumented on the ground, for the Southwest corner of Preston West Acres Unit No. 1, an addition to the City of Amarillo according to the map or plat thereof, recorded in Volume 1706, Page 198 of the Deed Records of Randall County, Texas, same being the most West Northwest corner of this tract of land;

THENCE S. 89° 29' 43" E. 975.00 feet to a 1/2 inch iron rod with cap (2507) found, of record, for the Southeast corner of said Preston West Acres Unit No. 1, same being an interior corner of this tract of land;

THENCE N. 00° 09' 28" W., at a distance of 178.70 feet pass a 3/8 inch iron rod with cap (2507) found for the Northeast corner of said Preston West Acres Unit No. 1, same being the Southeast corner of Preston West Acres Unit No. 2, an addition to the City of Amarillo according to the map or plat thereof, recorded under Clerk's File No. 2019009339 of the Official Public Records of Randall County, Texas, continuing for a total distance of 2195.29 feet to a 1/2 inch iron rod found for the Northwest corner of said 196.362 acre tract of land, same being the most North Northwest corner of this tract of land;

THENCE S. 89° 26' 52" E. 1031.11 feet along the North line of said 196.362 acre tract of land to a 1/2 inch iron rod with cap (1939) found, of record, in the West Right-of-Way line of Premiere Drive as dedicated per plat of Starplex Cinema 16 Unit No. 1, an addition to the City of Amarillo according to the map or plat thereof, recorded in Volume 1780, Page 80 of the Deed Records of Randall County, Texas, for the most North Northeast corner of this tract of land;

THENCE S. 10° 03' 26" W. 925.55 feet along the West Right-of-Way line of said Premiere Drive to a 1/2 inch iron rod found for the Southwest corner of said Premiere Drive, same being an interior corner of this tract of land;

THENCE S. 89° 27' 04" E. 60.85 feet along the South line of said Premiere Drive to a 3/8 inch iron rod with cap (illegible) found for the Southwest corner of Lot 6, Block 1, said Starplex Cinema 16 Unit No. 1, same being the Northwest corner of that certain 5.0 acre tract of land being described in that certain instrument recorded under Clerk's File No. 00619429, also being a corner of this tract of land;

THENCE S. 10° 03' 22" W. 346.31 feet along the West line of said 5.0 acre tract of land to a 3/8 inch iron rod found for the Southwest corner of said 5.0 acre tract of land, same being an interior corner of this tract of land;

THENCE S. 89° 27' 04" E. 634.71 feet along the South line of said 5.0 acre tract of land to a point in the Northwesterly Right-of-Way of Interstate Highway 27, as monumented on the ground, for the most East Northeast corner of this tract of land;

THENCE S. 10° 03' 26" W. 1211.37 feet, along said Right-of-Way of Interstate Highway 27, to an iron rod with aluminum cap (TxDOT) found, of record, for a corner of this tract of land;

THENCE S. 37° 38' 38" W. 56.40 feet to an iron rod with aluminum cap (TxDOT) found, of record, for a corner of this tract of land;

THENCE S. 10° 03' 31" W. 300.00 feet to an iron rod with aluminum cap (TxDOT) found, of record, for a corner of this tract of land;

THENCE S. 11° 09' 55" E. 80.46 feet to an iron rod with aluminum cap (TxDOT) found, of record, for a corner of this tract of land;

THENCE S. 10° 03' 26" W. 675.20 feet to an iron rod with aluminum cap (TxDOT) found, of record, for a corner of this tract of land;

THENCE S. 28° 56' 29" W. 59.16 feet to an iron rod with aluminum cap (TxDOT) found, of record, for a corner of this tract of land;

THENCE S. 10° 03' 31" W. 100.00 feet to an iron rod with aluminum cap (TxDOT) found, of record, for a corner of this tract of land;

THENCE S. 08° 48' 57" E. 59.20 feet to an iron rod with aluminum cap (TxDOT) found, of record, for a corner of this tract of land;

THENCE S. 10° 03' 26" W. 592.00 feet to an iron rod with aluminum cap (TxDOT) found, of record, for a corner of this tract of land;

THENCE S. 19° 26' 33" W. 74.66 feet to an iron rod with aluminum cap (TxDOT) found, of record, for a corner of this tract of land;

THENCE S. 10° 04' 33" W. 197.36 feet to an iron rod with aluminum cap (TxDOT) found, of record, for a corner of this tract of land;

THENCE S. 45° 23' 42" W. 16.76 feet to an iron rod with aluminum cap (TxDOT) found, of record, for a corner of this tract of land;

THENCE S 85° 44' 55" W. 48.83 feet to an iron rod with aluminum cap (TxDOT) found, of record, for a corner of this tract of land;

THENCE S. 43° 31' 53" W. 111.57 feet to an iron rod with aluminum cap (TxDOT) found, of record, in the South line of the aforementioned 196.362 acre tract of land for a corner of this tract of land;

THENCE S. 85° 45' 42" W. 614.50 feet, along the Northerly Right-of-Way of Sundown Lane, as monumented on the ground, to a concrete monument with brass cap (TxDOT) found, of record, for a corner of this tract of land;

THENCE N. 89° 33' 17" W. 212.66 feet, along said Right-of-Way of Sundown Lane to a concrete monument with brass cap (TxDOT) found, of record, for a corner of this tract of land;

THENCE N. 89° 29' 47" W. 694.22 feet to a 1/2 inch iron rod with cap (2507) found, of record, for the Southeast corner of that certain 2.000 acre tract of land being described in that certain instrument recorded under Clerk's File No. 2016000215 of the Official Public Records of Randall County, Texas, same being the most South Southwest corner of this tract of land;

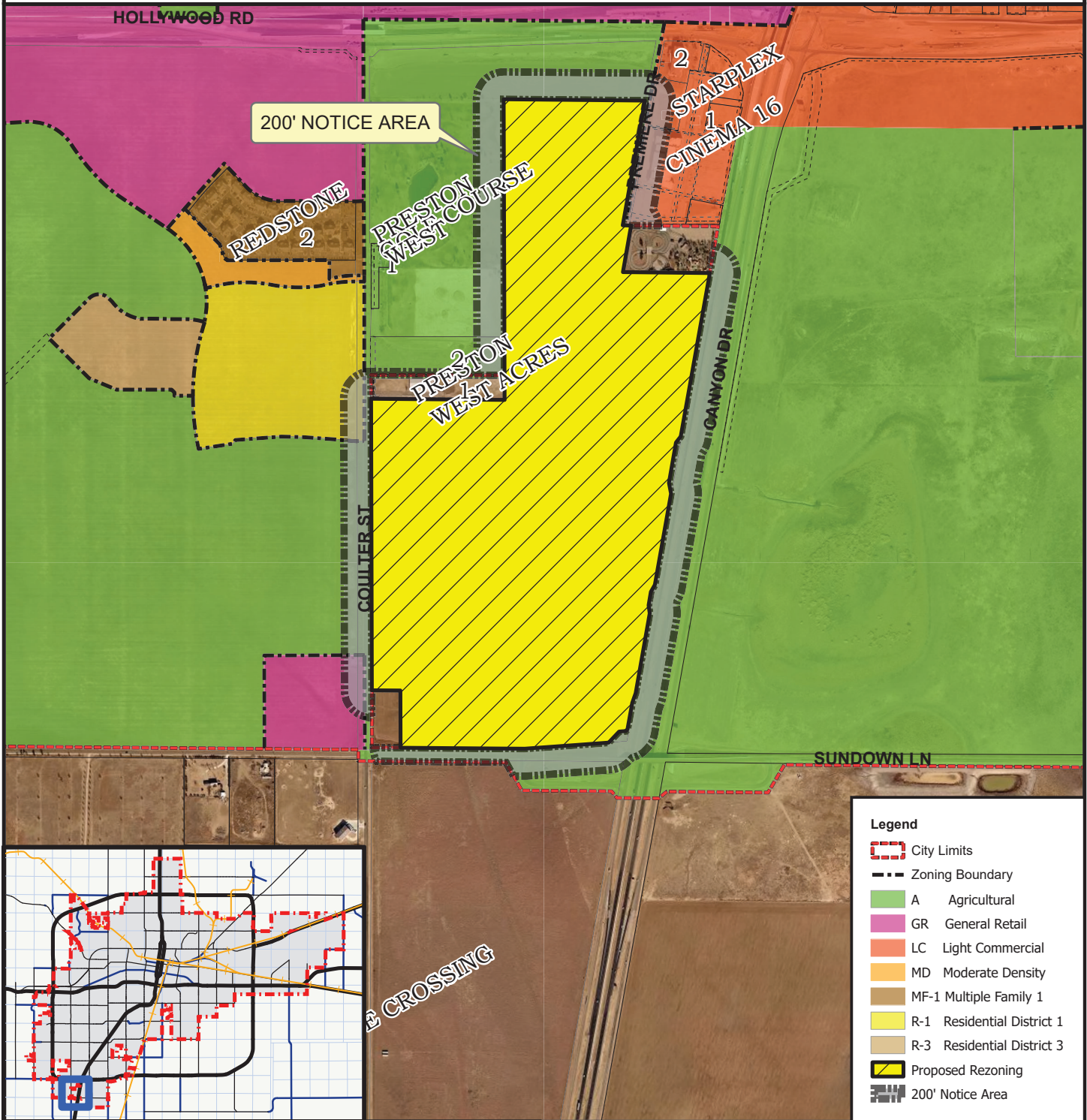
THENCE N. 00° 08' 46" W. 417.43 feet to a 1/2 inch iron rod with cap (2507) found, of record, for the Northeast corner of said 2.000 acre tract of land, same being an interior corner of this tract of land;

THENCE N. 89° 34' 54" W. 208.86 feet to a 1/2 inch iron rod with cap (GDI) found in the East Right-of-Way of Coulter Street, as monumented on the ground, for the Northwest corner of said 2.000 acre tract of land, same being the most West Southwest corner of this tract of land;

THENCE N. 00° 09' 28" W. 2130.13 feet along said West Right-of-Way of Coulter Street, to the PLACE OF BEGINNING and containing 176.08 acres of land more or less.

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

REZONING FROM A to LC



CITY OF AMARILLO PLANNING DEPARTMENT

Scale 1 inch = 1,000 Feet
Date: 7/16/2025
Case No: 2025-56-Z



Case 2025-56-Z Rezoning of a 176.08 acre tract of unplatted land, in Section 32, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Agricultural District to Light Commercial District

Owner: Attebury Elevators, LLC

Vicinity: I-27 & Sundown Ln.

AP: J-18

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.



Agenda Transmittal Memo

Date: August 12, 2025
Council Priority: Business Friendly Community
Department: Planning and Development Services
Contact Person: Brady Kendrick, Senior Planner

Agenda Caption: PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 8205

This item is a public hearing and first reading of an ordinance considering the rezoning of Lot 24, Block 48, East Amarillo Subdivision Unit No. 1, an addition to the City of Amarillo, in Section 125, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Planned Development District 334 to Planned Development District 334A to add medical clinic as an allowed land-use. (VICINITY: NE 10th Ave. & N. Grand St.; APPLICANT/S: Perla Gallegos)

Agenda Item Summary:

Purpose: The applicant is proposing an amendment to the existing Planned Development to add a medical clinic as an allowed land-use within the property. The original Planned Development only allowed for a beauty salon and uses allowed in Multiple Family District 1 and is the reason for the request.

Adjacent Zoning: Adjacent zoning consists of Multiple Family District 1 to the north, south, and east and Residential District 3 to the west.

Adjacent Land Uses: Adjacent land uses consist of single-family detached homes to the north, south, and east and an elementary school to the west.

City Plan 2045 Conformance: The request would conform with the goals and objectives of City Plan 2045 and the assigned Place Type category of Neighborhood Mixed Use.

Analysis: The original intent of Planned Development 334 was to allow for a beauty salon on the subject property. The Planned Development was established to provide for protection of the surrounding neighborhood and school with an associated site plan and development requirements that put an emphasis on ensuring the site was compatible with the adjacent single-family detached homes.

The applicant recently submitted for a new certificate of occupancy to run a medical clinic out of the existing building. It was during the review of the certificate of occupancy that the zoning issue was discovered. The applicant's proposal would not alter the existing site and would be limited to changes inside the building to convert the use into a clinic.

The applicant has submitted a site plan for review that verifies the site will remain as originally approved.

When considering the designated City Plan Place Type for the property and the elements of the existing Planned Development, the Planning and Zoning Commission is of the opinion that the applicant's proposed use fits with the intent of the original Planned Development and City Plan. A medical clinic is of very similar use and impact to the original use proposed for the Planned Development and, in the Planning and Zoning Commission's opinion, would not result in detrimental impacts for the area if approved.

Requested Action: This item is ready for a public hearing and consideration by the City Council.

Funding Summary: N/A

Purchasing Summary: N/A

Community Engagement Summary: Public notices were sent as required and as of this report, no comments have been received.

Staff Recommendation: The Planning and Zoning Commission recommended approval of the request with a 6 - 0 vote.

ORDINANCE NO. 8205

AN ORDINANCE OF THE CITY OF AMARILLO, TEXAS:
PROVIDING 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 NORTHEAST 10TH AVENUE AND NORTH
GRAND STREET, POTTER COUNTY, TEXAS; PROVIDING
A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE;
AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council adopted the “City Plan – Vision 2045” comprehensive plan on June 25, 2024, 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 24, Block 48, East Amarillo Subdivision Unit No. 1, an addition to the City of Amarillo, in Section 125, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Planned Development District 334 to Planned Development District 334A to add medical clinic as an allowed land-use being further described in Exhibit A attached herein.

SECTION 3. In the event this Ordinance or any part hereof is found to be invalid, such invalidity shall not affect the remaining portions of the Ordinance, and such remaining portions shall continue to be in full force and effect. The Director of Planning is authorized to make corrections and minor changes to the site plan or development documents to the extent that such does not materially alter the nature, scope, or intent of the approval granted by this Ordinance.

SECTION 4. All ordinances and resolutions or parts thereof that conflict with this Ordinance are hereby repealed, to the extent of such conflict.

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

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this the 12th day of August, 2025 and PASSED on Second and Final Reading on this the 26th day of August, 2025.

Cole Stanley, Mayor

ATTEST:

Stephanie Coggins, City Secretary

APPROVED AS TO FORM:

Bryan McWilliams, City Attorney

Exhibit A

code review

legal description: E5ST AMARILLO #1, LOT 103, B.L.K. 6048, 0.1700 ACRES

lot area: 73,361 s.f.

lot coverage: 4517 s.f.

zone: PD-35A

land use: medical office

parking: medical office 1251 s.f. (1000= 1.3

total parking req'd= 2

total parking provided= 8

pre-plant: southment of property, across gravel lot

dumpster: on site

U.S. Postal delivery: per tenant request

road plane: no

landscape compliance

Existing landscaping to remain and comply with PD-35A requirements

total building footprint 1251 s.f. x 20% = 250 s.f. (25% of 1000)

total building footprint 1251 s.f. x 20% = 250 s.f. (25% of 1000)

average 10' x 10' = 100 s.f. x 4 trees req'd = 400 s.f. (40' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

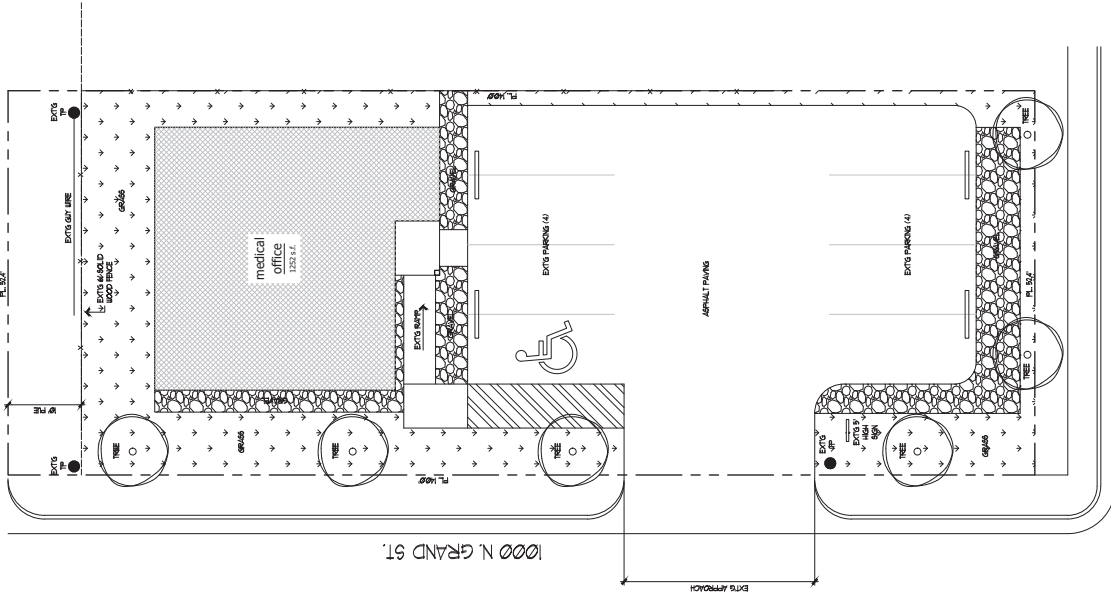
total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

total 1000 s.f. x 20% = 200 s.f. (20' x 10')

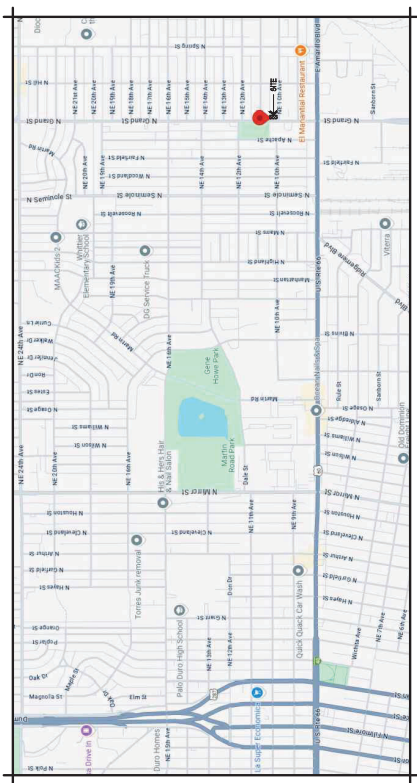
total 1000 s.f. x 20% = 200 s.f. (20' x 10')



3/8" = 1'-0"

site plan

vicinity map



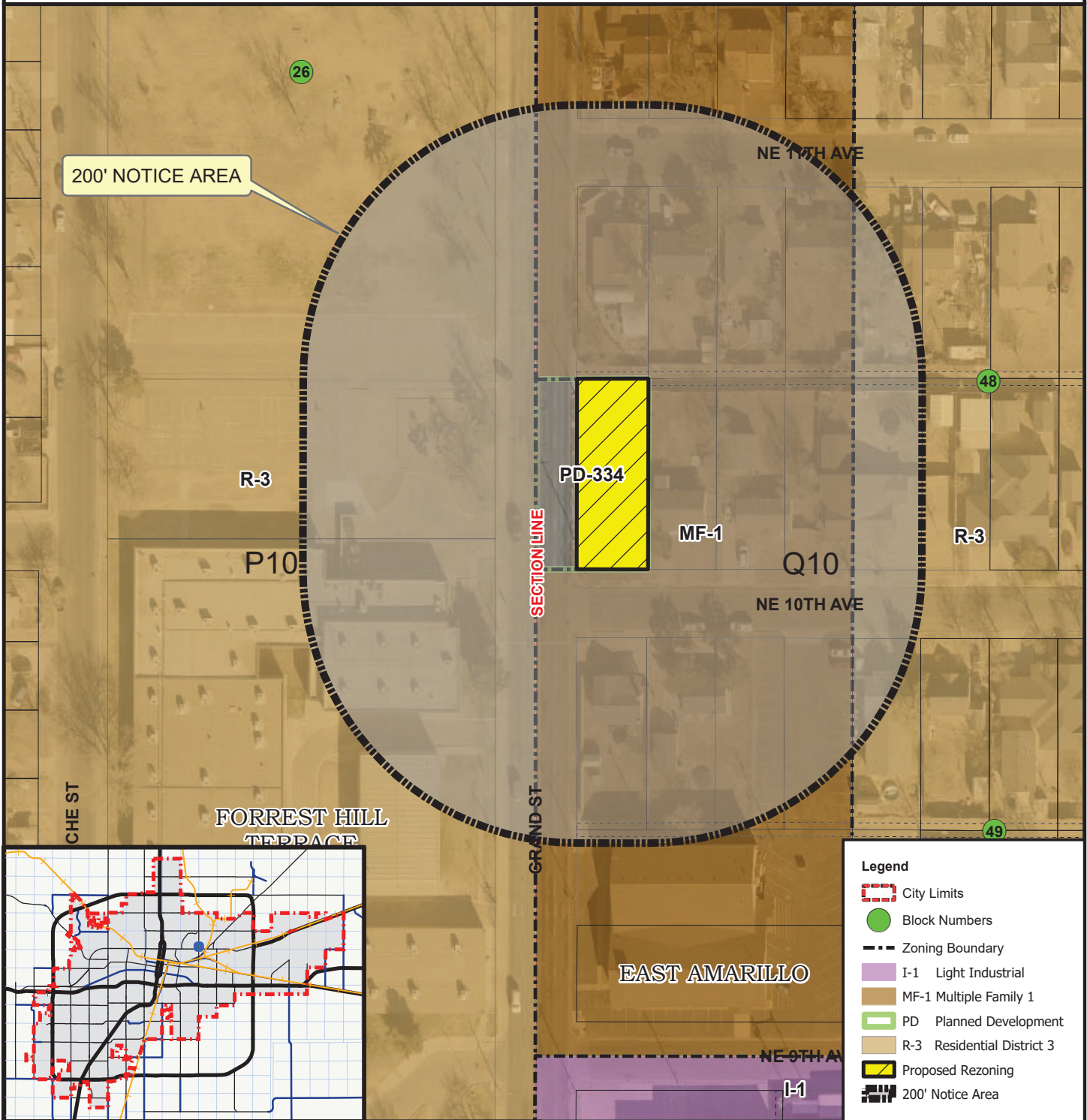
GENERAL NOTES

- 1. 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.
- 2. All exterior lighting shall be directed onto the property in such a manner to minimize or eliminate glare across adjacent property lines.
- 3. No signs shall be operated on the property that use or have attached any flashing, pulsating, or rotating lighting source or reflector. No portable signs will be allowed.
- 4. 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.
- 5. Any and all utility relocations or adjustments required for this development shall be the responsibility of the developer(s).
- 6. 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 this site plan and all landscaped areas shall be served with a sprinkler system.
- 7. The approval of this development by the City of Amarillo in no way shall alter or abrogate requirements of the International Building Code as adopted and amended by the City of Amarillo.
- 8. 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 (PD), development standards shall comply with the City of Amarillo Zoning Ordinance for (PD) development.
- 9. The City of Amarillo or its franchised utility shall not be required to replace any obstructions, paving, or plantings that must be removed during the course of maintenance, construction, or reconstruction within any public utility or drainage easement.
- 10. 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.
- 11. 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.
- 12. The developer shall comply with all ADA requirements where required.

3601 NE 10th Ave.

site plan

REZONING FROM PD-334 to PD-334A



CITY OF AMARILLO PLANNING DEPARTMENT

Scale 1 inch = 100 Feet
Date: 7/3/2025
Case No: 2025-43-Z



Rezoning of Lot 24, Block 48, East Amarillo Subdivision Unit No. 1, an addition to the City of Amarillo, in Section 125, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Planned Development District 334 to Planned Development District 334A to add medical clinic as an allowed land-use.

Owner: Perla Gallegos

Vicinity: NE 10th Ave. & N. Grand St

AP: Q-10

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



Agenda Transmittal Memo

Date: August 12, 2025
Council Priority: Business Friendly Community
Department: Planning and Development Services
Contact Person: Brady Kendrick, Senior Planner

Agenda Caption: PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 8206

This item is a public hearing and first reading of an ordinance considering the rezoning of Lot 1 & 2, Block 1, Wright Addition Unit No. 1, an addition to the City of Amarillo, in Section 157, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Residential District 1 to General Retail District (NE 16th Ave. & N. Mirror St.; APPLICANT/S: Jose Rodarte)

Agenda Item Summary:

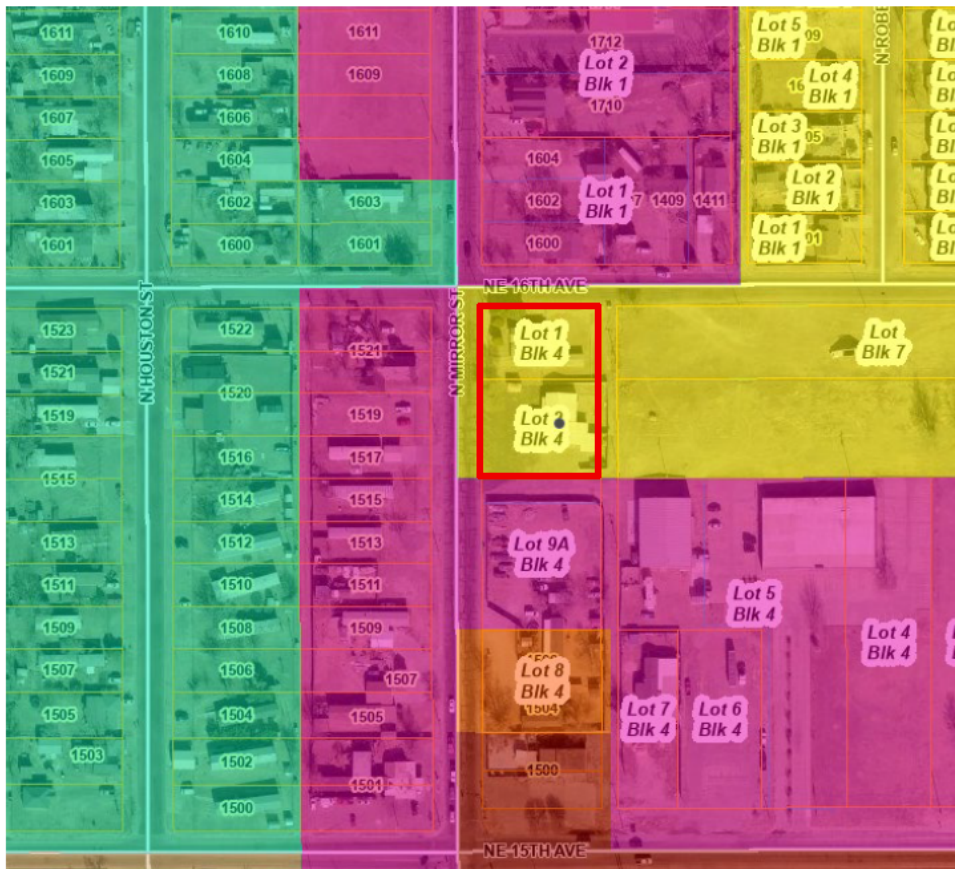
Purpose: The applicant is proposing a change in zoning to develop the property with retail land uses. One of the lots contains an existing flower shop that has long been a retail site and is possibly classified as a legal non-conforming use. The second lot contains an existing single-family detached home that is proposed for future retail expansion.

Adjacent Zoning: Adjacent zoning consists of General Retail District to the north, south, and west and Residential District 1 to the east.

Adjacent Land Uses: Adjacent land uses include single-family homes to the north, south, and west and undeveloped land to the east.

City Plan 2045 Conformance: The property in question is two separate lots. The southern lot is designated as the Commercial Category while the northern lot is designated as Neighborhood Low. The requested zoning would conform with the Commercial Place Type but not the Neighborhood Low Place Type.

Analysis: The applicant's property is located at the southeast corner of the intersection of N.E. 16th Avenue and N. Mirror Street which are designated as a collector street and primary arterial respectively. The northeast and southwest corners of the intersection are currently zoned General Retail District while the northwest corner is zoned Manufactured Home District.



Applicant's tract in red box.

Given the location of the applicant's property at a highly traveled intersection and considering existing zoning patterns in this area, the property in the Planning and Zoning Commission's opinion could be suited for non-residential type zoning such as General Retail.

Regarding City Plan 2045, while the southern lot's Place Type would conform with the request, the designation for the northern lot would not. It is the Planning and Zoning Commission's opinion that a deviation from the Place Type for the northern lot is warranted in this instance given the nature of the intersection, existing zoning patterns in the area, and the fact that the noted lot is surrounded on three sides by the 'Commercial' Place Type as shown below.



Applicant's tract in red box.

It is the opinion of the Planning and Zoning Commission that given the above factors, the applicant's tract would be more suited for retail development given that properties on three sides of it per the Place Type map could be designated and developed commercially in the future. If this were to occur, it could lead to a land use compatibility issue for this area between retail land uses and single-family development.

Additionally, the Planning and Zoning Commission notes that the property currently does contain one retail use and the applicant has stated they would like to offer more retail and service type uses in the future with potential expansion plans. One of the goals of City Plan for older existing neighborhoods is to provide locally serving amenities and activity in instances where it is compatible. The Planning and Zoning Commission is of the opinion that when considering the factors above, the request would conform with this goal of City Plan and would not result in detrimental impacts for the area if approved.

Requested Action: This item is ready for a public hearing and consideration by the City Council.

Funding Summary: N/A

Purchasing Summary: N/A

Community Engagement Summary: Notices were sent as required and as of this report one comment in support of the item has been received from an adjacent property owner and a phone call that was a general inquiry was also received.

Staff Recommendation: The Planning and Zoning Commission recommended approval of the request with a 6 - 0 vote.

ORDINANCE NO. 8206

AN ORDINANCE OF THE CITY OF AMARILLO, TEXAS: PROVIDING 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 NORTHEAST 16TH AVENUE AND NORTH MIRROR STREET, POTTER COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council adopted the “City Plan – Vision 2045” comprehensive plan on June 25, 2024, 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 1 & 2, Block 1, Wright Addition Unit No. 1, an addition to the City of Amarillo, in Section 157, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Residential District 1 to General Retail District.

SECTION 3. In the event this Ordinance or any part hereof is found to be invalid, such invalidity shall not affect the remaining portions of the Ordinance, and such remaining portions shall continue to be in full force and effect. The Director of Planning is authorized to make corrections and minor changes to the site plan or development documents to the extent that such does not materially alter the nature, scope, or intent of the approval granted by this Ordinance.

SECTION 4. All ordinances and resolutions or parts thereof that conflict with this Ordinance are hereby repealed, to the extent of such conflict.

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

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this the 12th day of August, 2025 and PASSED on Second and Final Reading on this the 26th day of August, 2025.

Cole Stanley, Mayor

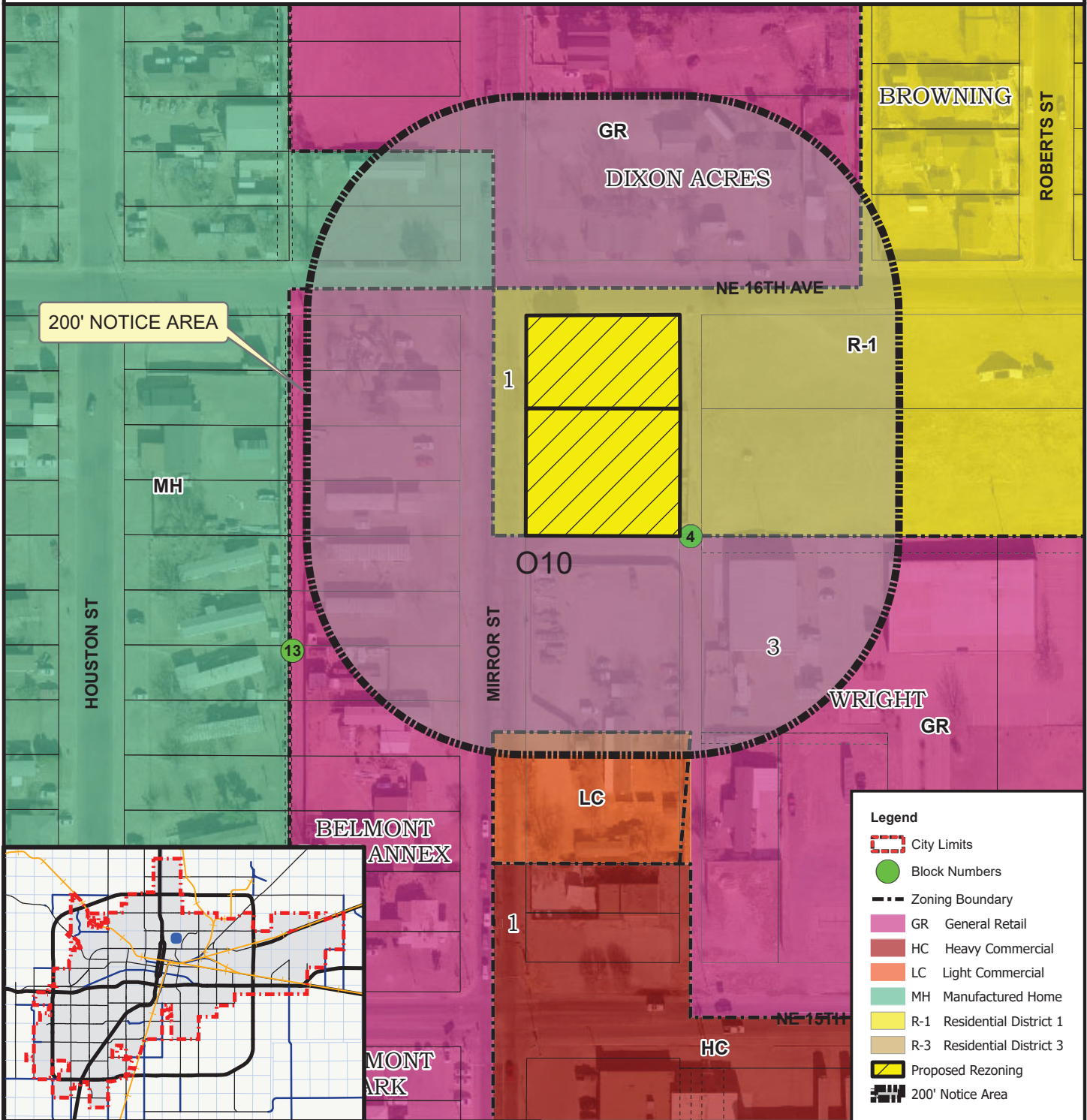
ATTEST:

Stephanie Coggins, City Secretary

APPROVED AS TO FORM:

Bryan McWilliams, City Attorney

REZONING FROM R-1 to GR



CITY OF AMARILLO PLANNING DEPARTMENT

Scale 1 inch = 125 Feet
Date: 7/3/2025
Case No: 2025-52-Z



Rezoning of Lot 1 & 2, Block 1, Wright Addition Unit No. 1, an addition to the City of Amarillo, in Section 157, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Residential District 1 to General Retail District

Owner: Jose Rodarte

Vicinity: NE 16th Ave. & N. Mirror St

AP: O-10

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



Agenda Transmittal Memo

Date: August 12, 2025

Council Priority: Business Friendly Community
Public Safety

Department: Environmental Health

Contact Person: Anthony Spanel, Director of Environmental Health

Agenda Caption: CONSIDERATION OF ORDINANCE NO. 8207

This item is the first reading of an ordinance amending the Amarillo Municipal Code, Chapter 8-5, to implement all required changes resulting from the passage of SB 1008 and HB 2844. The amendment includes various cleanup changes to include definition updates, various section clarity, a unified permit annual expiration date, elimination of Food Establishment permitting for Day-Care facilities, adoption of the Texas Department of State Health Services fee structure for Food Establishment permitting and elimination of Mobile Food Unit permitting as of July 1 2026.

Agenda Item Summary: CONSIDERATION OF ORDINANCE NO. 8204

This item is the first reading of an ordinance amending the Amarillo Municipal Code, Chapter 8-5, to implement all required changes resulting from the passage of SB 1008 and HB 2844. The amendment includes various cleanup changes to include definition updates, various section clarity, a unified permit annual expiration date, elimination of Food Establishment permitting for Day-Care facilities, adoption of the Texas Department of State Health Services fee structure for Food Establishment permitting and elimination of Mobile Food Unit permitting as of July 1 2026.

Requested Action: Approval of ordinance.

Funding Summary: N/A

Purchasing Summary: N/A

Community Engagement Summary: Staff have engaged the Panhandle Restaurant Association.

Staff Recommendation: Approval

ORDINANCE NO. 8204

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMARILLO, TEXAS: AMENDING THE AMARILLO MUNICIPAL CODE, CHAPTER 8-5, TO ELIMINATE FOOD PERMITS FOR DAY-CARE FACILITIES IN ACCORDANCE WITH SB 1008, TO MATCH THE CITY'S FOOD PERMIT FEE STRUCTURE WITH THE DSHS FOOD PERMIT FEE STRUCTURE, TO ELIMINATE MOST MOBILE FOOD VENDOR REGULATIONS IN ACCORDANCE WITH HB 2844, TO CREATE A UNIFORM ANNUAL PERMIT TERM, TO MATCH STATE LAW AND LOCAL PRACTICE, AND TO IMPROVE COST RECOVERY; AMENDING CHAPTER 4-10 TO MAINTAIN REASONABLE TIME, PLACE, AND MANNER RESTRICTIONS ON MOBILE FOOD VENDORS; AND PROVIDING FOR SEVERABILITY, REPEALER, CONTINUATION OF PRIOR LAW, PENALTY, PUBLICATION, AND EFFECTIVE DATES.

WHEREAS, the 89th Legislature of the State of Texas recently passed Senate Bill 1008 ("SB 1008"), which prohibits a municipality from requiring a food permit or license for a food service establishment, retail food store, mobile food unit, roadside food vendor, or temporary food service establishment, or an employee of any of those entities, unless such a permit or license would be required by the Texas Department of State Health Services ("DSHS") if the entity or person were located within DSHS jurisdiction; and

WHEREAS, the City of Amarillo currently permits day-care facilities as food establishments, but DSHS does not license day-care facilities as food establishments, which means that the City of Amarillo may no longer permit day-care facilities as food establishments; and

WHEREAS, SB 1008 limits the fees that a municipality may charge a food service establishment, retail food store, mobile food unit, roadside food vendor, or temporary food service establishment, or an employee of any of those entities, to the maximum fee that DSHS would charge the entity or person if the entity or person were located within DSHS jurisdiction; and

WHEREAS, SB 1008 is effective September 1, 2025; and

WHEREAS, the City Council of the City of Amarillo desires to amend the relevant sections of the Amarillo Municipal Code to comply with SB 1008, including amending its food permit fee structure to match the DSHS food permit fee structure; and

WHEREAS, the 89th Legislature of the State of Texas recently passed House Bill 2844 (“HB 2844”), which preempts a local authority’s power to prohibit or regulate mobile food vendors in a manner that conflicts with state law, but HB 2844 does not preempt a local authority’s power to implement reasonable time, place, and manner restrictions on mobile food vendors; and

WHEREAS, the City of Amarillo currently requires permits of and otherwise regulates mobile food vendors; and

WHEREAS, the relevant provisions of HB 2844 are effective July 1, 2026; and

WHEREAS, the City Council of the City of Amarillo desires to amend the relevant sections of the Amarillo Municipal Code to comply with HB 2844 beginning July 1, 2026, without further action; and

WHEREAS, in order to provide consistency and predictability to businesses and to streamline permit administration by City staff, the City Council of the City of Amarillo desires to create a uniform annual permit term of May 1st through April 30th, with prorated permit fees depending upon when a business obtains a new permit; and

WHEREAS, the City Council of the City of Amarillo desires to make miscellaneous updates to the City’s Environmental Health ordinances in order to match (but not needlessly duplicate) state law, match current Environmental Health Department practices, and provide for better cost recovery, all to ensure clear understanding and consistent application of public health regulations for businesses and regulatory authorities alike; and

WHEREAS, these amendments are in accordance with public health objectives and are intended to enhance operational clarity for businesses while ensuring consistent regulatory standards within the Amarillo community.

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

SECTION 1. The Amarillo Municipal Code, Chapter 8-5, Article I, Section 8-5-1 is amended as follows:

Sec. 8-5-1. – Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

~~*Bake Sale:* Non-TCS (Time/Temperature Control for Safety) food items offered for sale on a temporary basis as fund-raising items by charitable and nonprofit organizations. The kitchens in private homes where Bake Sale items are prepared are not regulated by the Environmental Health Officer nor shall the sites at which Bake Sales occur be regulated.~~

~~*Child Care Facility:* A facility that provides care at a location other than the residence of the director, owner, or operator of the child care facility for seven (7) or more children under fourteen (14) years of age as required by the Texas Department of Health and Human Services.~~

Food Establishment: A food establishment means a retail operation that stores, prepares, packages, serves, or vends food directly to the consumer, or otherwise provides food for human consumption ~~to include~~including, but not limited to, the following:

- (1) A restaurant, retail food store, satellite or catered feeding location, catering operation if the operation provides food directly to a consumer or to a conveyance used to transport people, market, vending machine location, ~~(machine)~~, self-service food market, conveyance used to transport people, institution, food bank, or food pantry;
- (2) [NO TEXT CHANGE]
- (3) [NO TEXT CHANGE]
- (4) Any entity that provides food for highly vulnerable/susceptible populations ~~to include~~including, but not limited to, the following: ~~Child-care facilities,~~ public and private grade schools, assisted living facilities (ALF), nursing

homes, congregate living facilities (eighteen (18) or more residents), hospitals, hospice, rehabilitation facilities, children's homes, food banks, food pantries, and special needs shelters;

a. ~~Child care facilities will be considered a limited snack only provider if only serving the following: Juice, milk, formula, cut fruits and vegetables, and portioning of Non-TCS snacks.~~

- (5) Food Establishment does not include an establishment ~~less than two hundred (200) cubic feet for the total food operation (includes display and storage areas) that provides only single service, that offers only~~ prepackaged foods that are not time/temperature control for safety, a produce stand that only offers whole, uncut fresh fruits and vegetables, a food processing plant, including one that is located on the premises of a food establishment, a cottage food industry production operation, an area where cottage food is prepared, sold or offered for human consumption, a Bed and Breakfast Limited facility as defined in the Texas Food Establishment Rules, a private home that receives catered or home-delivered food, a lemonade stand that only prepares and serves lemonade drinks, liquor stores (alcohol only), licensed child-care homes, registered child-care homes and distribution facilities (TCS and Non-TCS) that are regulated by federal or State entities; and

- (6) [NO TEXT CHANGE]

~~Food Manager: A full time, on-site, principal supervisory employee of a Food Establishment responsible for food preparation and service.~~

~~*Licensed Child Care Home:* A facility that provides care at the residence of the director, owner, or operator of the child care facility for seven (7) to twelve (12) children thirteen (13) years of age or younger. No more than twelve (12) children can be in care at any time, including children related to the caregiver as required by the Texas Department of Health and Human Services.~~

~~*Mobile Food Unit:* A vehicle mounted, self or otherwise propelled, designed as a food establishment to be readily moveable that is equipped with food preparation equipment. This includes vehicles in which food is prepared on site. Said vehicles must meet all applicable regulations for fixed food establishments.~~

~~*Non-Time/Temperature Control for Safety (NTCS) food:* A food in an unopened hermetically sealed container that is commercially processed to achieve and maintain commercial sterility under conditions of non-refrigerated storage and distribution.~~

~~*Registered Child Care Home:* A facility that provides care at the residence of the director, owner, or operator of the child care facility for up to six (6) unrelated children thirteen (13) years or younger during school hours and can also provide care and supervision for six (6) additional school-age children after school hours. No more than twelve (12) children can be in care at any time, including children related to the caregiver as required by the Texas Department of Health and Human Services.~~

SECTION 2. The Amarillo Municipal Code, Chapter 8-5, Article IV, Sections 8-5-15 through 8-5-21 are amended as follows:

Sec. 8-5-15. - Fees.

(a) *Management of Fats, Oils and Grease Fees:*

[NO TEXT CHANGE]

(b) *Food Hygiene Fees:*

(1) Food Establishment permit fees shall be assessed annually in accordance with the rates, as amended, established by the Texas Department of State Health Services (DSHS) Retail Food Safety Group. These fees shall apply to initial applications, amendments (including change of ownership), and renewals.

~~(1) — Application/Plan Review fee for all food establishments to include new and change of owner\$150.00~~

~~(2) — Annual permit fee will be based on square footage of the structure or assigned tenant space if within a mall/strip center, or otherwise stated in subsections (b)(3-14)~~

~~0 to 15,000 sq ft\$650.00 per establishment~~

~~15,001 and over sq ft\$850.00 per establishment~~

~~(3) — Permit for the operation of multiple food establishments on one (1) site or contiguous properties or within one (1) structure, all of which are owned and/or operated by the same legal entity. A master permit will be issued for the first using subsection (b)(2) above and each additional structure or unit will be charged an annual fee of\$150.00 per establishment~~

- (4) — ~~Annual permit fee for pre-packaged, Non-Time, Temperature Control for Safety (TCS) food establishments:~~
- a. — ~~Less than 200 cubic feetExempted~~
- b. — ~~More than 200 cubic feet\$150.00 per establishment~~
- (5) — ~~Annual permit fee for caterer, (TCS) vending machines, child-care facility serving Non-TCS (snacks only), pre-packaged mobile food units, and salons (beverages only)\$150.00 per establishment~~
- (6) — ~~Annual permit fee for farmers market\$100.00 per market~~
- (7) — ~~Temporary food establishment permits are assessed at a per day, per booth/location rate. Licensed caterers are exempted from the fees/application process\$45.00~~
- (8) — ~~Expedited processing of temporary food establishment permit. A person or licensed caterer applying for a temporary food establishment at any hour within the two (2) business days prior to the day an event starts, shall pay a special express processing fee in addition to the fee shown in subsection (b)(7)\$75.00~~
- (29) Certified Food Manager course and exam fee~~Fee set by Director of~~See fee schedule on file at the Environmental Health Department~~with City Manager Approval~~
- (340) Certified Food Handler course and exam fee~~Fee set by Director of~~See fee schedule on file at the Environmental Health Department~~with City Manager Approval~~
- (11) — ~~Biological Oxygen Demand (BOD) Testing feeIndustry Cost~~

~~(12) — Total Suspended Solids (TSS) Testing feeIndustry Cost~~

~~(13) — Public and private grade schools will be assessed the lower permitting rate used in section 8-5-15(b)(2) unless otherwise stated in subsection 8-5-15(b)(3-14).~~

~~(14) — Child care facilities that hold both a Food Hygiene permit and obtain an annual Environmental inspection under 8-5-15(c)(1) shall be assessed no more than the higher permitting rate used in section 8-5-15(b)(2) combined between both permits.~~

(c) *Group Care Fees:*

[NO TEXT CHANGE]

(d) *On-Site Sewage Facilities Fees:*

[NO TEXT CHANGE]

(e) *Recreational Water Fees:*

(1) [NO TEXT CHANGE]

(2) [NO TEXT CHANGE]

(3) Certified Pool Technician ~~initial course, one and a half (1.5) days course~~ and exam~~Fee set by Director of~~See fee schedule on file at the
Environmental Health Department~~with City Manager Approval~~

~~(4) — Reserved.~~

~~(5) — Certified Pool Operator two (2) day course and exam feeFee set by~~
~~Director of Environmental Health with City Manager Approval~~

~~(6) — Certified Pool Operator blended one (1) day course with online primer~~
~~course and exam feeFee set by Director of Environmental Health~~

~~with City Manager Approval~~

~~(7) — Certified Pool Operator primer course (online) course feeFee set by~~

~~Director of Environmental Health with City Manager Approval~~

~~(8) — Certified Pool Operator blended one (1) day course without online primer~~

~~course and exam feeFee set by Director of Environmental Health with~~

~~City Manager Approval~~

~~(9) — Certified Pool Operator exam or retest feeFee set by Director of~~

~~Environmental Health with City Manager Approval~~

(f) *Miscellaneous Fees:*

(1) Voluntary Construction Compliance Inspection (VCCI) fee

.....~~\$95.00~~\$150.00

(2) [NO TEXT CHANGE]

(3) Late renewal fee for annual permit; food establishments, pools, spas, PIWFs

.....~~\$75.00~~\$100.00

(4) Outside of the City limits fee, for Recreational Water permits~~excluding~~

~~Child Care Homes and On-Site Sewage Facilities program. At the discretion~~

~~of the Director of Environmental Health, with City Manager approval, this~~

~~fee will be applied to certain Food Hygiene permit types to recoup costs~~

~~associated with providing services outside the limits of Amarillo~~

.....~~\$150.00~~ (Director of Environmental Health may waive this fee, with

City Manager approval, based upon the criteria on file at the Environmental

Health Department)

- (5) Re-inspection fees of food establishments, pools, spas, and PIWFs ~~and~~
~~OSSE are as follows:~~ \$200.00
- a. ~~_____~~ \$150.00
- b. ~~_____~~ (2nd) \$250.00
- (6) Convenience fee (applied to all credit/debit card transactions and online
ACH payments)~~2.50%~~ 2.65% of total transaction (if paying in person),
3.49% of total transaction (if paying by credit/debit card online), and \$2.95
flat fee (if paying by ACH online).
- (7) ~~All fees, unless otherwise noted in this chapter, will automatically increase~~
~~annually by three (3) percent or consumer price index (CPI), whichever is~~
~~greater. Fees will be rounded up to a whole dollar amount.~~

Sec. 8-5-16 – Permits required; nontransferable; term; other.

(a) *Permits required.*

- (1) No person may engage in, conduct, or operate a Food Establishment without
a valid annual permit issued to such person by the City of Amarillo, unless
otherwise stated in this chapter. A permit may only cover one (1) structure
and one (1) tax entity. Non-contiguous structures and separate tax entities
will require additional permits.
- (2) [NO TEXT CHANGE]
- (3) [NO TEXT CHANGE]
- (4) [NO TEXT CHANGE]
- (5) [NO TEXT CHANGE]

(b) *Nontransferable.*

[NO TEXT CHANGE]

- (c) *Term.* Unless sooner revoked or suspended, the term of the following permits shall be as stated:

[Note to codifier: the word "Term." in subsection (c) above should be italicized.]

- (1) All Food Establishment, ~~and Annual-Public/~~ and Semi-public pool, spa, ~~or~~ and Public Interactive Water Feature (PIWF) permits issued under this section shall remain in force for one (1) year, ~~from the date of application~~ commencing on May 1st and expiring on April 30th of the following year.

- (2) [NO TEXT CHANGE]

- (d) *Specific Requirements for Food Establishment Permits.*

[NO TEXT CHANGE]

- (e) *Specific Requirements for On-site Sewage Disposal Permit.*

[NO TEXT CHANGE]

- (f) *Permit Renewal.*

- (1) Except as provided by section 8-5-19(d)(2), all permits issued under this section must be renewed annually in order to remain valid. Renewal must occur prior to the expiration date of the current permit term.
- (2) Renewal applications and associated fees must be received no later than April 30th to avoid a lapse in permit coverage. Permit renewal applications not received by April 30th shall render the permit expired, and continued operation without a valid permit may result in enforcement action outlined in section 8-5-23 of this chapter.

- (3) A permit renewal application submitted after April 30th but before June 1st will be subject to a late fee as set forth by section 8-5-15. A permit renewal application submitted after May 30th will be rejected, and the applicant will be required to submit an application for a new, original permit.
- (4) The department may deny a permit renewal if the permit holder is found to be in violation of any applicable provisions of this ordinance or related regulations at the time of renewal.

Sec. 8-5-17 – Temporary Suspension of permit; Revocation of permit; Appeals.

(a) *Temporary Suspension.*

- (1) [NO TEXT CHANGE]
- (2) When a nuisance condition or health sanitation violation poses an imminent public health hazard, including but not limited to lack of proper refrigeration, sewage backup into the facility, fire, major structural damage, loss of electricity, ~~or~~ lack of a water supply under pressure, suction or entrapment hazard, electrical hazard, disinfectant levels out of range, or unsecured recreational water barrier, then the establishment or facility shall immediately cease Food Service operations, on-site sewage disposal, and recreational water uses, as applicable. Operations shall not be resumed until authorized by the Environmental Health Officer. A Food Establishment ~~which scores more than thirty (30) demerits~~ with a score of F/69 or less shall be considered to have “Failed” the inspection.
- (3) The temporary suspension of a permit to operate, pursuant to (1) or (2) above shall be effective immediately upon order and the suspension shall

continue until the defects which caused the suspension have been corrected and approved by an Environmental Health Officer. A food Establishment with a failed inspection must at minimum correct all ~~“Priority and Priority Foundation”~~ violations prior to re-inspection and opportunity to re-open for business Foodborne Illness Risk Factors and Public Health Interventions at time of inspection. Failure to correct these items will result in immediate closure until 8:00 a.m. the following business day or until all required items have been corrected.

- (4) Following correction of noted violations, the owner or person in charge of the premises may request a re-inspection be made, which shall require payment of a re-inspection fee and will be scheduled on the next regular work day. If the defects are properly corrected, the Environmental Health Officer shall order the reinstatement of the permit and allow operations to resume; but, if the establishment fails the re-inspection or fails to correct all of the noted violations, the Environmental Health Officer is authorized to continue the temporary suspension of the permit and business closure as provided in subsections (1) through (3).
- ~~(5) — A re-inspection of a failed facility shall require the payment of a re-inspection fee for the next inspection. This re-inspection will be scheduled on the next regular work day. If the establishment fails the re-inspection, then the Environmental Health Officer is authorized to continue the temporary suspension of the permit and business closure, as provided in subsections (1) through (3).~~

~~(6) — Separate from and in addition to any other penalty or action described in this Article, upon two (2) separate occasions within any twelve (12) month period in which either a cumulative of (i) two (2) or more citations or (ii) four (4) or more notices of violation are issued, the Environmental Health Director may determine that additional or refresher training will protect the public health and safety, and thereupon order the owner, manager, or other person in charge of a food establishment to timely attend and successfully complete a food safety and sanitation remedial education training session that lasts no longer than eight (8) clock hours including rest or meal breaks.~~

(b) *Revocation of Permit.*

(1) After opportunity for a hearing, the Director of Environmental Health may revoke a permit for a facility, vehicle, or establishment for repeated violations of any requirements of this Article or applicable State statutes or administrative regulations, or provisions of this Chapter; or, for interference with the regulatory authority or activity of the Health Authority or Environmental Health Officer. ~~For purposes of this section, “repeated violations” means either two (2) or more citations or four (4) or more notices of violation issued within any twelve (12) month period; or, failure or refusal to timely and successfully complete a food safety and sanitation remedial training ordered by the Environmental Health Director.~~

(2) [NO TEXT CHANGE]

Sec. 8-5-18. - Certificate; Food Manager, Pool Technician.

[NO TEXT CHANGE]

Sec. 8-5-19 – Applications and Variance procedures.

(a) [NO TEXT CHANGE]

(b) [NO TEXT CHANGE]

(c) [NO TEXT CHANGE]

(d) A permit fee shall accompany every application submitted.

(1) Initial Application – Prorated Fee (Submitted May 1st – October 31st): If an initial application for a permit is submitted between May 1st and October 31st, the applicant shall be assessed a prorated permit fee for the remainder of the current permit year (May 1st through April 30th).

(2) Initial Application – Extended Term (Submitted November 1st – April 30th): If an initial application for a permit is submitted between November 1st and April 30th, the applicant shall be assessed a prorated permit fee for the remainder of the current permit year (May 1st through April 30th), plus the permit fee for the next full permit year. The applicant need not renew their permit until the end of the next full permit year.

(e) [NO TEXT CHANGE]

(f) Variances:

(1) The Environmental Health Officer may grant a variance by modifying or waiving a requirement of this Chapter or ~~the Texas Food Establishment Rules~~ any applicable state law or rule, as allowed, if the Environmental Health Officer determines that a health hazard will not result from the variance.

- (2) A person requesting a variance must provide the following information to the Environmental Health Officer by completing the department's Variance Request Form:
- a. A description of the requested variance from this Chapter or ~~the Texas Food Establishment Rules~~any applicable state law or rule;
 - b. A citation to the relevant section of this Chapter or ~~the Texas Food Establishment rules~~any applicable state law or rule; and
 - c. A rationale for how a potential public health hazard or nuisance will be prevented if the variance is granted.
- (3) [NOT TEXT CHANGE]
- (4) A ~~food establishment~~person granted a variance under this section shall comply with all other applicable ~~Texas Food Establishment Rules~~state laws or rules and the provisions of this chapter. The Health Officer may deny or revoke a variance approval under this section if the ~~food establishment~~person is in violation of any term or condition of the variance as established by the Environmental Health Officer, this chapter or state law. ~~The Environmental Health Officer may also revoke the variance approval if thirty (30) or more demerits are assessed on two (2) consecutive food inspections of the food establishment.~~ If the Environmental Health Officer denies or revokes the variance approval, the Environmental Health Officer shall notify the ~~food establishment~~person in writing with the reason(s) for the denial or revocation by personal service or regular United States mail. The ~~food establishment~~person may request a hearing if the

request is in writing and is filed with the Environmental Health Officer within ten (10) working days of the denial or revocation. If no request for a hearing is filed within the ten (10) day period, the denial or revocation of the variance approval becomes final. If a request for hearing is filed within the ten (10) day period, the Environmental Health Director shall hold the hearing and render a decision in writing within ten (10) working days of receipt of the request. The decision of the Environmental Health Director is final.

- (5) [NO TEXT CHANGE]

Sec. 8-5-20 – Food establishment scoring system.

- (a) [NO TEXT CHANGE]
- (b) The numerical score will be calculated using ~~the following weighted measures~~ point values for all violations, added together, and subtracted from one hundred (100):
- (1) ~~Priority Violations—3 Points each~~
 - (2) ~~Priority foundation violations—2 points each~~
 - (3) ~~Core violations—1 point each~~
- (c) A food service operation inspection will be conducted using a ~~47-item inspection report that focuses on Priority, Priority Foundation and Core violations.~~ standardized inspection form provided by the United States Food and Drug Administration or the Texas Department of State Health Services.
- (d) [NO TEXT CHANGE]

Sec. 8-5-21. - Additional Requirements for Food Establishments.

(a) [NO TEXT CHANGE]

(1) [NO TEXT CHANGE]

~~(2) Child care facilities that are considered a limited snack only provider shall comply with minimum plumbing fixtures and commercial equipment by October 1ST, 2020. Food service activities shall be conducted in a designated area intended for food service activities only. All other minimum requirements as identified by the Environmental Health Officer are required.~~

(b) [NO TEXT CHANGE]

(c) [NO TEXT CHANGE UNTIL JULY 1, 2026. SEE SECTIONS 5 AND 11 OF THIS ORDINANCE.]

SECTION 3. The Amarillo Municipal Code, Chapter 8-5, Article IV, Section 8-5-27 is amended as follows:

Sec. 8-5-27. – Management of fats, oils and grease.

(a) *Purpose and Objectives.*

[NO TEXT CHANGE]

(b) *Applicability.*

(1) This section applies only to a covered facility, which means one (1) that is defined as a Food Establishment in section 8-5-1 that (i) generates fats, oils or greases as a result of food manufacturing, processing, preparation, or food service, and (ii) is a user of either an OSSF or a Publicly Owned Treatment Works (POTW) of a municipality within the District. These facilities include, but are not limited to: restaurants, food manufactures,

food processors, hospitals, schools, ~~day-care~~, hotels and motels, nursing homes, and any other facility preparing, serving, or otherwise making any foodstuff available for human consumption. Provided, however, any such facility that does not produce any Fats, Oils, or Greases as a result of their operation may apply for a variance in 8-5-19 and be declared exempt from the requirements of this section.

(2) [NO TEXT CHANGE]

(c) *Requirement; Prohibition; Offense.*

[NO TEXT CHANGE]

(d) *Installation and Maintenance Requirements.*

[NO TEXT CHANGE]

(e) *Design Criteria.*

[NO TEXT CHANGE]

(f) *Sizing Requirements.*

[NO TEXT CHANGE]

(g) *Maintenance and Cleaning.*

[NO TEXT CHANGE]

SECTION 4. The Amarillo Municipal Code, Chapter 4-10, Article V, Division 8, Section 4-10-295 is amended as follows:

Sec. 4-10-295. - Performance standards for mobile food units.

(a) *License Required.* All Mobile Food Units must be licensed by the ~~Environmental Health Department as a Food Establishment~~ Texas Department of State Health Services and shall meet all of the requirements of ~~section 8-5-21~~ of this Code.

(b) *Lighting.*

[NO TEXT CHANGE]

(c) *Signs.*

(1) A Mobile Food Unit is limited to signs attached to the exterior of the mobile unit. The signs must:

~~(1)~~a. Be secured and mounted flat against the Mobile Food Unit; ~~and~~

~~(2)~~b. Not project more than six (6) inches from the exterior of the Mobile Food Unit; ~~and~~

c. With characters at least three (3) inches tall on both exterior sides of the vehicle, express the following information:

(i) The name of the Mobile Food Unit;

(ii) A brief description of the nature of the business if not included in the name; and

(iii) The Mobile Food Unit's permit number issued by the Texas Department of State Health Services.

(d) *Trash.*

[NO TEXT CHANGE]

(e) Location. All Mobile Food Units shall meet all of the following requirements related to location:

(1) Must obtain and provide written approval from the property owner, if located on private property;

(2) Must comply with all visibility requirements for vehicular and pedestrian traffic;

- (3) Must not impede vehicular and pedestrian access to building entrances, alleys, or driveways;
- (4) Must not be located on a parcel without site improvement required by the zoning ordinance, such as paving, landscaping, screening, and parking; and
- (5) If operating from a public right-of-way, must serve curbside, or the side opposite vehicular traffic, and must not impede traffic (pedestrian or vehicular) in any way.

SECTION 5. EFFECTIVE JULY 1, 2026, the Amarillo Municipal Code, Chapter 8-5, Article IV, Section 8-5-21, Subsection (c) entitled “Mobile Units requirements” is REPEALED.

SECTION 6. Severability. If any provision, section, subsection, sentence, clause or the application of same to any person or set of circumstances for any reason is held to be unconstitutional, void or invalid or for any reason unenforceable, the validity of the remaining portions of this ordinance or the application thereby shall remain in effect, it being the intent of the City Council of the City of Amarillo, Texas in adopting this ordinance, that no portion thereof or provision contained herein shall become inoperative or fail by any reasons of unconstitutionality of any other portion or provision.

SECTION 7. Repealer. Subject to the provision in Section 8 (Continuation of Prior Law), all ordinances, parts of ordinances resolutions and parts of resolutions in conflict with this ordinance are hereby repealed to the extent of conflict with this ordinance.

SECTION 8. Continuation of Prior Law. That nothing in this ordinance (or any code adopted herein) shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed by this ordinance; no shall any just, vested, or legal right or remedy of any character be lost, impaired, or affected by this ordinance.

SECTION 9. Penalty. A violation of this ordinance is a health and safety offense punishable as a health and safety violation, in accordance with Section 1-1-5 of this Code of Ordinances.

SECTION 10. Publication. This ordinance shall be published as required by law.

SECTION 11. Effective Date. **Section 5 of this ordinance shall become effective July 1, 2026.** The remainder of this ordinance shall become effective ten days after the date of its second publication as required by the Charter of the City of Amarillo.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading this the 12th day of August, 2025; and **PASSED** on Second and Final Reading the 26th day of August, 2025.

Cole Stanley, Mayor

ATTEST:

Stephanie Coggins, City Secretary

APPROVED AS TO FORM:

Bryan McWilliams, City Attorney

AN ACT

relating to the regulation of food service establishments, including retail food stores and mobile food vendors; requiring an occupational license; imposing fees; authorizing an administrative penalty.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Chapter 437, Health and Safety Code, is amended by adding Section 437.0063 to read as follows:

Sec. 437.0063. SMALL-SCALE FOOD BUSINESS PERMIT EXEMPTIONS. (a) In this section:

(1) "Food producer" has the meaning assigned by Section 437.020.

(2) "Small-scale food business" means a legal entity established by a farmer or food producer with less than \$1.5 million in annual gross revenue. The term includes a sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company.

(b) A county, municipality, or public health district may not require a small-scale food business or an employee of a small-scale food business to obtain a permit or pay a permitting fee to operate a food service establishment, temporary food service establishment, retail food establishment, temporary retail food establishment, or retail food store if the business:

1 (1) holds a permit issued by the department for that
2 purpose; or

3 (2) is licensed as a food manufacturer under
4 Subchapter J, Chapter 431.

5 (c) This section preempts a county's, municipality's, or
6 public health district's authority to regulate a small-scale food
7 business in a manner that conflicts with this section.

8 SECTION 2. Subtitle A, Title 6, Health and Safety Code, is
9 amended by adding Chapter 437B to read as follows:

10 CHAPTER 437B. MOBILE FOOD VENDORS

11 SUBCHAPTER A. GENERAL PROVISIONS

12 Sec. 437B.001. DEFINITIONS. In this chapter:

13 (1) "Applicant" means a person who applies to the
14 department to receive a license to operate as a mobile food vendor.

15 (2) "Food vending vehicle" means any vehicle that
16 operates as a food service establishment and is designed to be
17 readily movable.

18 (3) "License holder" means a person who holds a mobile
19 food vendor license issued under this chapter.

20 (4) "Local authority" means a municipality, county,
21 public health authority, special purpose district or authority, or
22 any other political subdivision of this state.

23 (5) "Mobile food vendor" means any person who
24 dispenses food or beverages from a food vending vehicle for
25 immediate service or consumption.

26 (6) "Prepackaged food" means any commercially labeled
27 and processed food that is prepackaged to prevent direct human

1 contact with the food product on distribution from the
2 manufacturer, food facility, or other approved source.

3 Sec. 437B.002. CONSTRUCTION OF CHAPTER. This chapter may
4 not be construed to require a local authority to enter into a
5 collaborative agreement with the department to conduct health
6 inspections, adopt a program regulating mobile food vendors, or
7 modify a local authority's existing mobile food vendor regulation
8 program, provided the local authority's regulations do not conflict
9 with this chapter.

10 Sec. 437B.003. LOCAL PREEMPTION. This chapter preempts a
11 local authority's power to prohibit or regulate mobile food vendors
12 in a manner that conflicts with this chapter.

13 Sec. 437B.004. RULES. The executive commissioner may adopt
14 rules to implement this chapter. The rules must be narrowly
15 tailored to address a demonstrable health or safety risk and may
16 not:

17 (1) limit the number of mobile food vendor licenses
18 the department may issue;

19 (2) address the hours of operation for mobile food
20 vendors;

21 (3) restrict a mobile food vendor's propane capacity
22 below the capacity state law allows for commercial vehicles; or

23 (4) require a mobile food vendor to:

24 (A) operate outside a specific perimeter of a
25 commercial establishment or restaurant;

26 (B) enter into any agreement with a commercial
27 establishment or restaurant, except as necessary to properly

1 dispose of grease and other cooking waste;

2 (C) have an operational handwashing sink in the
3 vehicle of a vendor who sells only prepackaged food;

4 (D) associate with a commissary if the vehicle
5 carries the equipment necessary to comply with state law and
6 properly disposes of grease and other cooking waste;

7 (E) provide the vendor's fingerprints as a
8 condition of holding a mobile food vendor license;

9 (F) install a global positioning system tracking
10 device on the vehicle;

11 (G) keep the vehicle in constant motion except
12 when serving customers;

13 (H) submit to an additional fire inspection a
14 vehicle the vendor demonstrates has passed a state or local fire
15 inspection within the preceding 12 months; or

16 (I) submit to health inspections other than an
17 inspection the department, or a local authority under a
18 collaborative agreement, conducts unless the department is
19 investigating a reported foodborne illness.

20 SUBCHAPTER B. LICENSE

21 Sec. 437B.051. LICENSE REQUIRED. (a) A person may not
22 operate as a mobile food vendor in this state unless the person
23 holds a mobile food vendor's license issued by the department. A
24 separate license is required for each food vending vehicle a mobile
25 food vendor operates.

26 (b) A local authority may not prohibit the operation in its
27 jurisdiction of a mobile food vendor who holds a mobile food vendor

1 license and complies with all other state and local laws not in
2 conflict with this chapter.

3 Sec. 437B.052. FORM OF APPLICATION. The department shall
4 prescribe a written application for a mobile food vendor license.
5 The department shall make the application available to applicants
6 in person and on the department's Internet website.

7 Sec. 437B.053. APPLICATION REQUIREMENTS. (a) An applicant
8 for a mobile food vendor license must submit an application to the
9 department on the form the department prescribes. The application
10 must contain:

11 (1) the applicant's name, address, and telephone
12 number;

13 (2) the name, address, and telephone number of any
14 associated entity or organization the applicant is representing and
15 copies of documents verifying that relationship;

16 (3) the applicant's primary residences and business
17 addresses during the 12 months preceding the date of the
18 application;

19 (4) the food or beverages the applicant proposes to
20 sell to enable the department to establish the applicant's food
21 type classification;

22 (5) a statement of whether the applicant has
23 previously been denied a mobile food vendor license or had a mobile
24 food vendor license suspended or revoked in another state or local
25 jurisdiction and the reasons for any denial, suspension, or
26 revocation; and

27 (6) for each motorized food vending vehicle the

applicant is applying for a license to operate:

(A) the vehicle license number, description, identification number, and registration;

(B) proof of vehicle insurance; and

(C) a copy or proof of any additional commercial vehicle licenses or permits required by this state.

(b) An applicant must attest to the information submitted under Subsection (a).

(c) The department may require an applicant to submit additional information.

(d) An applicant may submit one application for all food vending vehicles to be licensed under this subchapter.

(e) An applicant's failure to submit a complete application may result in denial of a license.

(f) A person may not intentionally provide false information or intentionally omit requested information on an application.

Sec. 437B.054. HEALTH INSPECTION. (a) Not later than the 14th day after the date the department receives a complete mobile food vendor license application, the department or a governmental entity acting under a collaborative agreement as provided by Subchapter D shall conduct a health inspection of each of the applicant's food vending vehicles listed on the application. The department may not issue a license to an applicant whose vehicle does not pass a health inspection.

(b) The department shall ensure that:

(1) an applicant's food vending vehicle is safe for

1 preparing, handling, and selling food; and

2 (2) an applicant is in compliance with all applicable
3 laws and the rules adopted under those laws.

4 Sec. 437B.055. ISSUANCE OF LICENSE. (a) The department
5 shall issue a mobile food vendor license to an applicant who submits
6 a complete application, pays any required fee, and meets the
7 department's licensing requirements and whose food vending vehicle
8 passes a health inspection.

9 (b) A license issued under this section expires on the first
10 anniversary of the date of issuance.

11 Sec. 437B.056. LICENSE RENEWAL. (a) Before expiration of a
12 license, the department shall send notice of the expiration to the
13 mobile food vendor. The vendor shall submit a renewal application
14 before the date the license expires.

15 (b) A mobile food vendor may continue to operate while the
16 vendor's application for renewal is pending with the department.

17 Sec. 437B.057. LICENSE NOT TRANSFERABLE; SUBSTITUTION OF
18 VEHICLE. (a) A mobile food vendor license issued under this
19 subchapter is not transferable and does not authorize the
20 activities of any person other than the person who holds the
21 license.

22 (b) The sale of one food vending vehicle identified in a
23 mobile food vendor license application, when replaced by another
24 food vending vehicle, does not invalidate the license or require
25 issuance of a new license.

26 (c) A license holder who replaces a food vending vehicle
27 with another vehicle must provide to the department for the

1 replacement vehicle the information required by Section 437B.053
2 and have the replacement vehicle inspected as required by Section
3 437B.054. The health inspection shall be conducted as soon as
4 practicable but not later than the 14th calendar day after the date
5 the department receives the information required under this
6 section.

7 (d) The recipient of transferred mobile food vendor
8 business assets must apply for and obtain a new mobile food vendor
9 license before operating as a mobile food vendor.

10 Sec. 437B.058. FEES. (a) The department may charge a fee
11 for each mobile food vendor license application submitted and each
12 license issued or renewed under this chapter. The department may
13 establish a schedule of fees based on the license classifications
14 described by Section 437B.151. The department may set the fees in
15 amounts necessary to cover the costs of administering this chapter.

16 (b) The department may charge a fee for a health inspection
17 of an applicant's food vending vehicle required under Section
18 437B.054. The department shall set the fee in an amount that covers
19 the cost of conducting a health inspection under that section.

20 (c) At the time the department issues or renews a mobile
21 food vendor license, the department shall charge a fee for a health
22 inspection required under Subchapter D. The department shall set
23 the fee in an amount based on the average cost of conducting a
24 health inspection multiplied by the number of annual health
25 inspections required during the next year for the mobile food
26 vendor classification type as described by Section 437B.151.

27 (d) All fees collected by the department under this chapter

1 shall be deposited in the state treasury to the credit of the food
2 and drug retail fee account.

3 Sec. 437B.059. MOBILE FOOD VENDOR GUIDE. (a) The
4 department shall develop a guide on the mobile food vendor
5 licensing procedures. The guide must include:

6 (1) instructions for obtaining, maintaining, and
7 renewing a mobile food vendor license; and

8 (2) a description of the department's standards for
9 inspecting a food vending vehicle.

10 (b) The department shall make the guide available at the
11 department's office and on the department's Internet website.

12 Sec. 437B.060. DEPARTMENT DATABASE. (a) The department
13 shall establish and maintain a statewide database for use by the
14 department and local authorities that includes the:

15 (1) names of mobile food vendors licensed under this
16 chapter;

17 (2) results of health inspections of mobile food
18 vendors' food vending vehicles, including inspection reports;

19 (3) public complaints made against mobile food vendors
20 resulting in disciplinary or corrective action; and

21 (4) itineraries of mobile food vendors submitted under
22 Subsection (b).

23 (b) A mobile food vendor may periodically submit to the
24 department an itinerary of the locations of the mobile food
25 vendor's food vending vehicles.

26 SUBCHAPTER C. MOBILE FOOD VENDOR OPERATIONS

27 Sec. 437B.101. COMPLIANCE WITH STATE AND LOCAL LAW. A

mobile food vendor shall comply with all state and local laws in the jurisdiction in which the mobile food vendor operates, including all fire codes, location restrictions, and zoning codes.

Sec. 437B.102. FOOD VENDING VEHICLE DRIVER REQUIREMENTS. A person who drives a motorized food vending vehicle must hold a current commercial driver's license if a commercial driver's license is required for the vehicle's class under Chapter 522, Transportation Code.

Sec. 437B.103. OPERATIONAL STANDARDS. A mobile food vendor shall:

(1) submit to and pass any required health inspection conducted under Subchapter D; and

(2) display the mobile food vendor license and health inspection certificate in a conspicuous location for public view.

Sec. 437B.104. FOOD SAFETY. A mobile food vendor shall comply with all laws and rules regarding food safety, including any food safety and food manager certifications required under Chapter 438.

SUBCHAPTER D. HEALTH INSPECTIONS

Sec. 437B.151. MOBILE FOOD VENDOR CLASSIFICATIONS. (a) The executive commissioner by rule shall establish classifications of mobile food vendors for purposes of conducting health inspections as follows:

(1) mobile food type I vendor for a vendor who dispenses prepackaged foods, does not dispense time or temperature control for safety beverages, or poses a low risk of harm to the public;

1 (2) mobile food type II vendor for a vendor who
2 dispenses food that requires limited handling and preparation; and

3 (3) mobile food type III vendor for a vendor who
4 prepares, cooks, holds, and serves food from a food vending
5 vehicle.

6 (b) The rules adopted under Subsection (a) shall specify the
7 categories of foods or beverages that mobile food vendors in each
8 classification may serve.

9 Sec. 437B.152. CHANGING CLASSIFICATIONS. A mobile food
10 vendor who seeks to serve food or beverages that may require the
11 vendor's reclassification shall notify the department of the nature
12 of the food or beverages to be sold. The department, or a local
13 authority in a collaborative agreement with the department under
14 Section 437B.153, may conduct a health inspection and reclassify
15 the vendor in accordance with the rules adopted under Section
16 437B.151.

17 Sec. 437B.153. INSPECTIONS; COLLABORATIVE AGREEMENT WITH
18 LOCAL AUTHORITY. (a) To protect public health and safety, the
19 department shall ensure ongoing, randomized inspections are
20 conducted on each mobile food vendor based on the mobile food
21 vendor's classification and previous health inspection results.

22 (b) On request by a local authority, the department may
23 enter into a collaborative agreement with the local authority for
24 conducting health inspections. The department shall reimburse the
25 local authority acting under a collaborative agreement for the cost
26 of conducting a health inspection using money collected for health
27 inspection fees under Section 437B.058(c).

1 Sec. 437B.154. NOTICE OF LOCATION FOR INSPECTIONS. A
2 mobile food vendor shall make available to the department a list of
3 all locations at which the vendor intends to operate, to the best of
4 the vendor's knowledge. A vendor may provide the list of locations
5 through the vendor's social media or on the vendor's Internet
6 website. If the vendor does not provide the list of operating
7 locations on social media or the vendor's Internet website, the
8 vendor shall submit to the department in the form and manner the
9 department prescribes a list of the locations at which the vendor
10 intends to operate, to the best of the vendor's knowledge.

11 Sec. 437B.155. REIMBURSEMENT OF INSPECTION FEE. On request
12 of a mobile food vendor, the department shall reimburse the vendor
13 the portion of the fee charged for each health inspection required
14 under this subchapter that was not conducted by the department or
15 local authority under a collaborative agreement during the time the
16 vendor's license was valid. The department shall reimburse the
17 vendor not later than the 30th day after the date the department
18 receives the vendor's request.

19 SUBCHAPTER E. INVESTIGATION; ENFORCEMENT

20 Sec. 437B.201. INVESTIGATION. (a) The department or a
21 local authority may investigate a mobile food vendor on reasonable
22 suspicion the vendor is violating the law or on receipt of a health
23 or safety complaint. The department must record a complaint in the
24 state's mobile food vendor database. The local authority shall
25 report suspected violations of state law to the department and may
26 recommend the department suspend or revoke a mobile food vendor
27 license.

1 (b) The mobile food vendor shall cooperate with the
2 department or local authority during an investigation. Failure to
3 cooperate with the department or local authority may result in
4 suspension or revocation of a license.

5 (c) This chapter may not be construed to impede the
6 department or local authority when conducting an investigation of a
7 reported foodborne illness.

8 Sec. 437B.202. LICENSE DENIAL, SUSPENSION, OR REVOCATION.
9 The department may deny, suspend, or revoke a mobile food vendor
10 license only if:

11 (1) the applicant or license holder:

12 (A) violates this chapter, a rule adopted under
13 this chapter, or a department order;

14 (B) obtains a license by means of fraud,
15 misrepresentation, or concealment of a material fact;

16 (C) commits fraud or makes a misrepresentation or
17 false statement in connection with the sale of food or beverages
18 while operating as a mobile food vendor; or

19 (D) is cited three or more times during a
20 12-month period for a violation of this chapter or rules adopted
21 under this chapter; or

22 (2) the department determines that material facts or
23 conditions related to the applicant or application provide
24 reasonable justification for the denial, suspension, or revocation
25 of the license.

26 Sec. 437B.203. NOTICE AND HEARING. (a) The department
27 shall provide written notice to an applicant or license holder that

1 the applicant's mobile food vendor application has been denied or
2 that the license may be suspended or revoked. Not later than 14
3 calendar days after the date an applicant or license holder
4 receives notice from the department of a denial, suspension, or
5 revocation of a license, the applicant or license holder may
6 request a hearing in the form and manner the department prescribes.

7 (b) If the applicant for or holder of a mobile food vendor
8 license requests a hearing as prescribed by the department, the
9 department shall promptly refer the matter to the State Office of
10 Administrative Hearings for a contested case hearing.

11 (c) Following a hearing or on conclusion of the involvement
12 of the State Office of Administrative Hearings in the matter under
13 this section, the department shall promptly issue an order that
14 includes findings of fact and conclusions of law.

15 Sec. 437B.204. EMERGENCY SUSPENSION. (a) The department
16 may issue an emergency order to suspend a mobile food vendor license
17 if the department has reasonable cause to believe a license
18 holder's operations pose an imminent threat to the public's health
19 and safety. An emergency suspension order is effective immediately
20 without a hearing on notice to the license holder and must state the
21 length of the suspension.

22 (b) Not later than the 14th day after the date a mobile food
23 vendor license holder receives notice from the department of an
24 emergency suspension of a license under this section, the license
25 holder may request a preliminary hearing on the emergency order in a
26 form and manner the department prescribes.

27 (c) On receipt of a license holder's request for hearing

1 under Subsection (b), the department shall promptly refer the
2 matter to the State Office of Administrative Hearings for a
3 preliminary hearing before an administrative law judge.

4 (d) An administrative law judge for the State Office of
5 Administrative Hearings shall:

6 (1) conduct a preliminary hearing to affirm, modify,
7 or set aside the emergency suspension order issued by the
8 department under Subsection (b) not later than the 17th day after
9 the date the office receives the hearing request;

10 (2) make findings of fact and conclusions of law; and

11 (3) issue a written proposal for decision on the
12 department's reasonable cause to believe a continuing and imminent
13 threat to the public's health and safety exists.

14 (e) A final hearing on the matter shall be held not later
15 than the 61st day after the date of the emergency suspension.

16 Sec. 437B.2045. RIGHT TO APPEAL. The department's
17 suspension or revocation of a mobile food vendor license under this
18 chapter and the appeal from that action are governed by the
19 procedures for a contested case hearing under Chapter 2001,
20 Government Code.

21 Sec. 437B.205. ADMINISTRATIVE PENALTY. A license holder
22 who continues to operate after the department suspends or revokes
23 the license holder's mobile food vendor license is subject to an
24 administrative penalty in an amount the department determines.

25 SECTION 3. Section 437.0055(a), Health and Safety Code, is
26 amended to read as follows:

27 (a) A person may not operate a food service establishment,

1 retail food store, [~~mobile food unit,~~] or temporary food service
2 establishment located in an area in which a county or public health
3 district does not require a permit or conduct inspections under
4 this chapter unless the person has a permit issued by the
5 department.

6 SECTION 4. Section 437A.003, Health and Safety Code, is
7 repealed.

8 SECTION 5. (a) Chapter 437B, Health and Safety Code, as
9 added by this Act, applies to an ordinance, rule, regulation,
10 policy, or procedure adopted before, on, or after the effective
11 date of this Act.

12 (b) Not later than May 1, 2026, the executive commissioner
13 of the Health and Human Services Commission shall adopt the rules
14 required by Chapter 437B, Health and Safety Code, as added by this
15 Act.

16 (c) A mobile food vendor is not required to hold a license
17 under Chapter 437B, Health and Safety Code, as added by this Act,
18 before July 1, 2026.

19 SECTION 6. (a) Except as provided by Subsection (b) of this
20 section, this Act takes effect July 1, 2026.

21 (b) Section 437B.004, Health and Safety Code, as added by
22 this Act, takes effect September 1, 2025.

President of the Senate

Speaker of the House

I certify that H.B. No. 2844 was passed by the House on May 16, 2025, by the following vote: Yeas 86, Nays 31, 4 present, not voting; and that the House concurred in Senate amendments to H.B. No. 2844 on May 29, 2025, by the following vote: Yeas 102, Nays 36, 1 present, not voting.

Chief Clerk of the House

I certify that H.B. No. 2844 was passed by the Senate, with amendments, on May 26, 2025, by the following vote: Yeas 29, Nays 2.

Secretary of the Senate

APPROVED: _____

Date

Governor

AN ACT

relating to state and local authority to regulate the food service industry.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Chapter 102A, Civil Practice and Remedies Code, is amended by adding Section 102A.0015 to read as follows:

Sec. 102A.0015. APPLICABILITY. In this chapter, a reference to a municipality or county includes a public health district created by one or more municipalities or counties.

SECTION 2. Section 102A.002, Civil Practice and Remedies Code, is amended to read as follows:

Sec. 102A.002. LIABILITY FOR CERTAIN REGULATION. Any person who has sustained an injury in fact, actual or threatened, from a municipal or county ordinance, order, or rule adopted or enforced by a municipality or county in violation of any of the following provisions or a trade association representing the person has standing to bring and may bring an action against the municipality or county:

(1) Section 1.004, Agriculture Code;

(2) Section 1.109, Business & Commerce Code;

(3) Section 1.004, Finance Code;

(3-a) Chapter 437, 437A, or 438, Health and Safety Code;

(4) Section 30.005, Insurance Code;

- (5) Section 1.005, Labor Code;
- (6) Section 229.901, Local Government Code;
- (7) Section 1.003, Natural Resources Code;
- (8) Section 1.004, Occupations Code; or
- (9) Section 1.004, Property Code.

SECTION 3. Section 437.003, Health and Safety Code, is amended to read as follows:

Sec. 437.003. COUNTY AUTHORITY TO REQUIRE PERMIT. Subject to Section 437.0045, to ~~[To]~~ enforce state law and rules adopted under state law, the commissioners court of a county by order may require food service establishments, retail food stores, mobile food units, and roadside food vendors in unincorporated areas of the county, including areas in the extraterritorial jurisdiction of a municipality, to obtain a permit from the county.

SECTION 4. Sections 437.004(a), (c), and (d), Health and Safety Code, are amended to read as follows:

(a) Subject to Section 437.0045, a ~~[A]~~ public health district that is established by at least one county and one or more municipalities in the county by order may require food service establishments, retail food stores, mobile food units, and roadside food vendors in the district to obtain a permit from the district.

(c) If the district does not have an administrative board, the governing body of each member of the district must adopt the order. Subject to Section 437.009(b), the ~~[The]~~ order is effective throughout the public health district on the 30th day after the first date on which the governing bodies of all members have adopted the order.

(d) This chapter does not restrict the authority of a municipality that is a member of a public health district to adopt ordinances or administer a permit system concerning food service establishments, retail food stores, mobile food units, and roadside food vendors, to the extent those ordinances or that system does not conflict with a provision of state law.

SECTION 5. Chapter 437, Health and Safety Code, is amended by adding Section 437.0045 to read as follows:

Sec. 437.0045. LOCAL PERMIT REQUIREMENT LIMITATION.
Notwithstanding any other law, a county, municipality, or public health district, including an authorized agent, employee, or department, may only require a permit, license, certification, or other form of authority if the permit, license, certification, or other form of authority would be required of the food service establishment, retail food store, mobile food unit, roadside food vendor, or temporary food service establishment or an employee of any of those entities if the entity or person was located within the department's jurisdiction.

SECTION 6. Section 437.0091, Health and Safety Code, is amended to read as follows:

Sec. 437.0091. LOCAL ~~[MUNICIPAL]~~ ORDINANCE AND FEE SCHEDULE
REGISTRY. The department shall establish and maintain on the department's Internet website a registry for municipal ordinances submitted under Section 437.009(b) and fee schedules submitted under Section 437.0124(b). The department shall ~~[and]~~ post in the registry each submitted ordinance or fee schedule not later than the 10th day after the date the department receives the ordinance or

1 fee schedule.

2 SECTION 7. Section [437.01235](#), Health and Safety Code, is
3 amended to read as follows:

4 Sec. 437.01235. FEES FOR PREMISES WITH ALCOHOLIC BEVERAGE
5 PERMIT OR LICENSE. Notwithstanding any other law, a [A] county, [or
6 a] municipality, or public health district, including an authorized
7 agent, employee, or department, [with a public health district that
8 charges a fee for issuance or renewal of a permit under Section
9 [437.012](#) or [437.0123](#) for a premises located in the county or
10 municipality and permitted or licensed by the Texas Alcoholic
11 Beverage Commission] may not [also] charge a fee under Section
12 [11.38](#) or [61.36](#), Alcoholic Beverage Code, if the premises is a food
13 service establishment, retail food store, mobile food unit,
14 roadside food vendor, or temporary food service establishment that
15 has already paid a fee to operate to the department or to any
16 county, municipality, or public health district [for issuance of an
17 alcoholic beverage permit or license for the premises].

18 SECTION 8. Section [437.0124](#), Health and Safety Code, is
19 amended to read as follows:

20 Sec. 437.0124. COUNTY, MUNICIPALITY, AND PUBLIC HEALTH
21 DISTRICT FEE SCHEDULE. (a) A county, municipality, or public
22 health district shall establish a fee schedule for any fees
23 collected under this chapter and revise the fee schedule as
24 necessary.

25 (b) A county, municipality, or public health district shall
26 submit a copy of the fee schedule to the department for inclusion in
27 the registry established under Section [437.0091](#) not later than the

60th day before the date the fee schedule goes into effect.

SECTION 9. Chapter 437, Health and Safety Code, is amended by adding Sections 437.0126, 437.0127, 437.029, and 437.030 to read as follows:

Sec. 437.0126. LOCAL FEE LIMITATION. (a) Notwithstanding any other law and except as provided by Subsections (c) and (d), a county, municipality, or public health district, including an authorized agent, employee, or department, may not charge a food service establishment, retail food store, mobile food unit, roadside food vendor, or temporary food service establishment or an employee of any of those entities a fee, including any processing fees or added costs, that exceeds the maximum fee a food service establishment, retail food store, mobile food unit, roadside food vendor, temporary food service establishment, or employee would pay to the department if the entity or employee were located within the department's jurisdiction.

(a-1) For purposes of Subsection (a), the maximum fee a county, municipality, or public health district may charge annually may not exceed the maximum fee that would be charged by the department biennially.

(b) A county, municipality, or public health district, including an authorized agent, employee, or department, may calculate and assess fees in accordance with Subsection (a):

(1) on an annual or biennial basis; and

(2) using a risk-based assessment.

(c) A county, municipality, or public health district, including an authorized agent, employee, or department, may assess

1 a reinspection fee if:

2 (1) the reinspection is necessary to cure a violation
3 that presents a direct and significant risk to public health;

4 (2) the reinspection fee does not exceed the lesser of
5 the cost of an initial inspection or \$200; and

6 (3) not more than one reinspection fee is charged
7 within 60 days of the previous inspection, unless the entity on
8 which the fee is imposed failed to make reasonable efforts to
9 correct the violation.

10 (d) A county, municipality, or public health district may
11 charge a food service establishment, retail food store, mobile food
12 unit, roadside food vendor, or temporary food service establishment
13 up to 120 percent of the total fees authorized under Subsection (a)
14 if the county, municipality, or public health district determines
15 that the increased fee is necessary to protect public safety and
16 maintain adequate food safety staffing levels in the county,
17 municipality, or district. Before imposing the increased fees
18 under this subsection, a county, municipality, or public health
19 district shall hold at least one annual public meeting or hearing to
20 demonstrate compliance with this subsection. This subsection
21 applies only to:

22 (1) a county with a population of 2.5 million or more;

23 (2) a county with a population of more than 2 million
24 within which are located two municipalities, each of which has a
25 population of at least 350,000;

26 (3) a municipality with a population of 950,000 or
27 more; or

1 (4) a public health district that regulates a county
2 or municipality described by Subdivision (1), (2), or (3).

3 (e) This section does not prohibit a county, municipality,
4 or public health district, including an authorized agent, employee,
5 or department, from charging a fee that is necessary for the county,
6 municipality, or public health district to comply with an active,
7 legally binding federal consent decree, enforcement order, or
8 administrative agreement mandating food service compliance
9 inspections. Before imposing a fee under this subsection, a county,
10 municipality, or public health district shall hold at least one
11 annual public meeting or hearing to demonstrate that the fee is
12 limited to the amount necessary to comply with a decree, order, or
13 agreement.

14 Sec. 437.0127. STAKEHOLDER NOTICE. (a) A county,
15 municipality, or public health district that charges fees, requires
16 permits, or conducts inspections under this chapter shall provide
17 an opportunity for stakeholders to sign up for e-mail updates from
18 the entity.

19 (b) At least 60 days before a fee, permit, or inspection
20 protocol or procedure is revised, the county, municipality, or
21 public health district shall notify by e-mail all stakeholders who
22 have signed up for e-mail updates under this section.

23 Sec. 437.029. SOUND REGULATIONS. (a) Notwithstanding any
24 other law, the department, a county, a municipality, or a public
25 health district, including an authorized agent, employee, or
26 department, may not require a food service establishment to obtain
27 a sound regulation permit, charge a sound regulation fee to an

establishment, or otherwise prohibit sound-related activity at an establishment if the establishment:

(1) accepts delivery of supplies or other items, provided that if the delivery occurs between 10 p.m. and 5 a.m., then:

(A) the delivery lasts for one hour or less;

(B) the delivery is only for food, nonalcoholic beverages, food service supplies, or ice; and

(C) the delivery sound level when measured from the residential property closest in proximity to the establishment does not exceed 65 dBA, excluding traffic and other background noise that can be reasonably excluded; or

(2) is a restaurant, as defined by Section 1.04, Alcoholic Beverage Code, that limits the use of amplified sound for playing music or amplifying human speech within the establishment's indoor or outside property boundaries to ensure:

(A) the amplified sound is not used after 10 p.m. on Sunday through Thursday and 11 p.m. on Friday and Saturday; and

(B) the amplified sound level does not exceed 70 dBA or 75 dBC when measured at the establishment's property perimeter, excluding traffic and other background noise that can be reasonably excluded.

(b) Subsection (a)(2) does not apply to a food service establishment on property that is located within 300 feet of a residence that was occupied before any food service establishment was located on the property.

(c) This section does not restrict the authority of a

1 municipality or county to enforce the limitations described by
2 Subsection (a) or an ordinance or order the municipality or county
3 adopts, to the extent the ordinance or order does not conflict with
4 that subsection.

5 Sec. 437.030. TRANSPORTING, DELIVERING, AND SERVING FOOD AT
6 WORKPLACE BY FOOD SERVICE ESTABLISHMENT OR MOBILE FOOD UNIT. (a)
7 This section applies only to a permitted food service establishment
8 or permitted mobile food unit transporting and delivering to the
9 premises of a workplace food to be served by an employee or
10 contractor of the establishment or unit.

11 (b) Notwithstanding any other law, a county, a
12 municipality, a public health district, or the department may not
13 require a permitted food service establishment or permitted mobile
14 food unit or an employee or contractor of an establishment or unit
15 to obtain an additional permit or certification to transport,
16 deliver, and serve food at the premises of a workplace if:

17 (1) in the event that the food is assembled at the
18 workplace, the employees or contractors of the establishment or
19 unit comply with applicable food handler and food manager
20 certification requirements;

21 (2) an employee or contractor of the establishment or
22 unit serves the prepared food at the workplace premises;

23 (3) the prepared food is sold to employees or guests of
24 the workplace;

25 (4) the food is prepared, transported, delivered, and
26 served in accordance with local catering food safety rules,
27 including time and temperature requirements;

1 (5) adequate bathrooms and handwashing stations,
2 whether plumbed or portable, are available on the workplace
3 premises; and

4 (6) the establishment or unit transports, delivers,
5 and serves food to the workplace premises not more than three days
6 in a seven-day period.

7 (c) Notwithstanding any other law, a county, a
8 municipality, a public health district, or the department may not
9 require an owner or operator of a workplace to which food is
10 transported, delivered, or served under Subsection (b) to obtain a
11 permit or certification.

12 SECTION 10. Section 438.1055, Health and Safety Code, is
13 amended to read as follows:

14 Sec. 438.1055. PROHIBITED REQUIREMENT OF LOCAL FOOD MANAGER
15 CARD OR LOCAL FEE. Notwithstanding any other law, a [A] local
16 health jurisdiction may not require a food manager who holds a food
17 manager certificate issued under this subchapter to pay a fee for or
18 to hold a local food manager card, license, permit, or
19 certification or any other credential or paperwork ~~[or charge a fee~~
20 ~~for issuance of the certificate under this subchapter].~~

21 SECTION 11. This Act takes effect September 1, 2025.

President of the Senate

Speaker of the House

I hereby certify that S.B. No. 1008 passed the Senate on April 9, 2025, by the following vote: Yeas 29, Nays 1.

Secretary of the Senate

I hereby certify that S.B. No. 1008 passed the House on May 5, 2025, by the following vote: Yeas 93, Nays 39, two present not voting.

Chief Clerk of the House

Approved:

Date

Governor



Agenda Transmittal Memo

Date: August 12, 2025

Council Priority: Fiscal Responsibility, Infrastructure, Public Safety, Technology and Innovation

Department: Parks and Recreation

Contact Person: Michael Kashuba, Director of Parks and Recreation, Michael Kashuba,
Director of Parks and Recreation

Agenda Caption: CONSIDER AWARD - AQUATIC MARKET VIABILITY STUDY

This item considers the award of an Aquatic Market Viability Study. The results of this study will help guide decisions on future improvements, investments, and services for aquatic facilities across Amarillo.

Award to: Kimley-Horn and Associates, Inc.

Amount: \$85,200.00

Funding Source: General fund revenues

Is the item budgeted? Yes

Agenda Item Summary: The City of Amarillo plans to partner with Kimley-Horn, a professional planning firm, to conduct the Amarillo Aquatic Market Viability Study. The goal is to give city leaders clear, data-driven information so they can make smart decisions about where to invest public funds and how to best serve the community. The project will include:

- A full review of four public pool facilities: Southwest Pool, Southeast Pool, Thompson Park Pool, and the Charles E. Warford Activity Center.
- An evaluation of up to 16 splash pads, including an analysis of which areas they serve.
- Presentations of findings and recommendations to both the Parks and Recreation Board and the City Council.

The results of this study will help guide decisions on future improvements, investments, and services for aquatic facilities across Amarillo.

Requested Action: Approval of the agreement with Kimley-Horn to initiate the Amarillo Aquatic Market Viability Study and authorizing the City Manager to execute the agreement.

Funding Summary: Funding is available in PRJ-0000012

Purchasing Summary: The proposed consultant was selected through RFQ307-25 RNG. Two vendors responded to the RFQ; however, one was disqualified due to submitting an incomplete proposal package.

Community Engagement Summary: n/a

Staff Recommendation: Staff recommends approval of the agreement with Kimley-Horn to initiate the Amarillo Aquatic Market Viability Study.

RFQ 307-25 RNG Aquadic Market Viability

To be awarded as one lot

Kimley Horn

Line 1 Professional Services for Aquadic Market
Viability

1 ea

Unit Price

\$85,200.00

Extended Price

85,200.00

Total Amount Bid

\$ 85,200.00

Kimley Horn

Dallas, TX



Agenda Transmittal Memo

Date: August 12, 2025

Council Priority: Business Friendly Community
Communication
Fiscal Responsibility
Infrastructure
Public Safety
Technology and Innovation

Department: Water and Sewer Utilities

Contact Person: Donny Hooper, Assistant City Manager

Agenda Caption: CONSIDER APPROVAL - WATER AND SEWER UTILITIES CAPITAL PROJECT BUDGET TRANSFERS

This item considers approval for the transfer of budget funds from a Water and Sewer Bond Project to provide necessary financial support for two other capital projects that currently require additional funding.

Agenda Item Summary: This item seeks approval for the transfer of funds from a Water and Sewer Bond Project to provide necessary financial support for two Capital Projects currently requiring additional funding.

Requested Action: This item requests Council approval to transfer funds from Project PRJ-530000 to help fund two active Capital Improvement Projects:

- PRJ-523942 – 2” Main Replacement – North Heights: \$46,620.00
- PRJ-523284 – Water Main Replacement – SE 10th Street: \$250,000.00

*Project PRJ-530000 has been identified as a valid source for the required funding.

PRJ-523942 – 2” Main Replacement – North Heights

Although this project was recently awarded and expected to be fully funded, a budget review revealed that some costs were not covered in the original contract. In the past, similar shortfalls were typically covered by reallocating unused funds from other completed or inactive projects like PRJ-530000. While the City's current practice is to ensure full funding before a project is awarded, this project was developed under the previous approach and now needs supplemental funds to proceed.

PRJ-523284 – Water Main Replacement – SE 10th Street

This additional funding request supports unexpected sewer work near 4th Street by Amarillo National Bank. Even though it is not in the same area as SE 10th Street, the work is financially connected in the City's tracking system. During the project, an elevation mismatch was discovered that requires the team to tie into the nearest matching sewer main along 4th Street. This fix involves replacing

about three-quarters of a block of sewer main. The requested funds will cover both the design and construction necessary to complete this correction and close the project.

Funding Summary: This item requests Council approval to transfer funds from Project PRJ-530000 to help fund two active Capital Improvement Projects:

- PRJ-523942 – 2” Main Replacement – North Heights: \$46,620.00
- PRJ-523284 – Water Main Replacement – SE 10th Street: \$250,000.00

*Project PRJ-530000 has been identified as a valid source for the required funding.

Project PRJ-530000 was originally established under the direction of a former Utilities Director to conduct a structural analysis of the Carson County well field lines. The project was modeled after a process used by the Canadian River Municipal Water Authority (CRMWA) to assess the structural integrity and life expectancy of its aqueduct lines. The City of Amarillo created a project to follow that same methodology.

Subsequent evaluation determined that this analysis was not necessary. The materials used in the Carson County well field lines differ significantly from those used in CRMWA's infrastructure, rendering the proposed analysis method inappropriate and unlikely to yield useful results. The City of Amarillo was also able to complete a separate assessment of the Carson County well field lines as part of the Utilities Master Study, independent of PRJ-530000.

As a result, the funds remaining in PRJ-530000 are available for reallocation.

Purchasing Summary: N/A

Community Engagement Summary: N/A

Staff Recommendation: City Staff recommends approval of this budget transfer that will allow the City to address outstanding funding needs for two critical infrastructure projects from a project (PRJ-530000) that is no longer required.



Agenda Transmittal Memo

Date: August 12, 2025

Council Priority: Infrastructure, Public Safety

Department: Capital Projects Development and Engineering

Contact Person: Jerry Danforth, Managing Director of Capital Projects, Development & Engineering, Jackson Zaharia, City Engineer

Agenda Caption: CONSIDER APPROVAL - CHANGE ORDER NO. 3 TO ADD ADDITIONAL SCOPE TO THE SANITARY SEWER MAIN LINE AT SE 4TH AVENUE BETWEEN TAYLOR AND POLK STREETS

This item considers approval of Changer Order No. 3 for this project. The change order accounts for additional scope to allow for the completion and closing of two projects with the remaining funding available. The previous projects were the water main relocation for SE 9th, across the BNSF Right-of-Way, in addition to the sanitary sewer main relocation on Polk and 4th Avenue. The additional scope is the extension of the sanitary sewer main to the north in the alley to mid-block to maintain the appropriate grade.

Award to: Amarillo Utility Contractors, Inc.

Amount:

Original Award	\$2,228,885.50
Previous change orders	316,000.00
Current Change Order No. 3	<u>136,227.00</u>
Total revised award	\$2,681,112.50

Funding Source: Water and sewer fund revenues

Is this item budgeted? Yes

Agenda Item Summary: This item is to consider additional scope of work (sewer main, manhole, traffic controls, surface restoration) due to unknown conditions of surrounding franchise utilities around the City's sewer main and corresponding route. Unknown electrical and communication utilities were discovered to be directly above the City's existing sewer main. It was also discovered that there was a difference in elevation between the existing sewer main and the previously constructed sewer main. With these discoveries, a feasible tie-in connection at the original location was not possible. The additional scope addresses these challenges by relocating the tie-in connection to the north in the alley. Contract time is included for lead time on materials, corresponding installation, and prioritization of design time.

Requested Action: Consider approval of Change Order No. 3.

Funding Summary: This project is being funded by water and sewer revenues available in project numbers 523284 and 530000.

Purchasing Summary: The change order was negotiated with the Contractor in accordance with the contract conditions.

Community Engagement Summary: This project will have a modest impact to the public. City staff and the Contractor will coordinate and update property owners affected by the project. Staff will update the public with press releases, public announcements, one-on-one & public meetings, as needed, throughout the project.

Staff Recommendation: City Staff is recommending approval of the change order.

Bid No. 7368 CO # 3 Wm Replacement SE 9th & Across BNSF Row

To be awarded as one lot

Amarillo Utility Contractors

Line 1 Enter Text, per specifications

1 ea		
Unit Price	\$136,227.000	
Extended Price		136,227.00
Change Order #3		136,227.00
Previous Change Orders		316,000.00
Original Contract Amount		2,228,885.50
Revised Total	\$	2,681,112.50

Amarillo Utility Contractors
Amarillo, TX





Agenda Transmittal Memo

Date: August 12, 2025

Council Priority: Communication, Fiscal Responsibility, Infrastructure

Department: Water and Sewer Utilities

Contact Person: Donny Hooper, Assistant City Manager, Michael Price, Director of Utilities

Agenda Caption: CONSIDER APPROVAL - REQUEST TO UTILIZE WATER AND SEWER FUND RESERVES

This item considers approval to transfer funding from the Water and Sewer reserve funds to provide necessary financial support for completion of the Lead and Copper Rule Improvements (LCRI) Service Line Inventory project.

Agenda Item Summary: This item seeks approval for the transfer of funds from Water and Sewer Reserves to provide necessary financial support for a Capital Project currently requiring additional funding.

Requested Action: This item request Council approval to transfer funds from Water and Sewer Reserves to PRJ-523868 Lead and Cooper RFP, in the amount of \$70,000.00. The Utilities would like to have a contract with LJA Environmental Services, LLC (LJA) in the amount of \$818,900.00 for Phase 2 of the Lead and Copper Rule Improvements (LCRI) Service Line Inventory project. The current balance of PRJ-523868 is \$751,440.39. This request for transfer will support the contract with LJA to finish the investigations into the service lines.

LJA will perform field investigations on approximately 8,189 service line connections within the City of Amarillo to identify pipe material types, supporting compliance with EPA and TCEQ regulations. LJA currently manages the City's service line inventory and GIS database and was originally selected through RFP #05-24. This continuation of services ensures data integrity and operational efficiency without interruption.

Funding Summary: The funding will be sourced from Water and Sewer Fund reserves. The amount of \$70,000.00 will be used to initiate and complete the inspection project.

Purchasing Summary: N/A

Community Engagement Summary: This work supports community health and safety by ensuring compliance with federal drinking water regulations. The inspections will help identify potential risks and guide future infrastructure improvements, enhancing transparency and public trust.

Staff Recommendation: City Staff recommends approval of this transfer to proceed with the inspection work necessary for compliance with the EPA's Lead and Copper Rule.



Agenda Transmittal Memo

Date: August 12, 2025
Council Priority: Fiscal Responsibility, Infrastructure
Department: Water and Sewer Utilities
Contact Person: Shannon Tollison, Assistant Director

Agenda Caption: CONSIDER AWARD – LEAD AND COPPER RULE IMPROVEMENTS (LCRI) SERVICE LINE INVENTORY - PHASE 2

This item considers the award of a contract for environmental consulting services for Phase 2 of the LCRI Service Line Inventory project.

Award to: LJA Environmental Services, LLC

Amount: \$818,900.00

Funding Source: Water and sewer fund revenues

Is the item budgeted? Yes

Agenda Item Summary: This agenda item requests the award of a contract to LJA Environmental Services, LLC in the amount of \$818,900.00 for Phase 2 of the Lead and Copper Rule Improvements (LCRI) Service Line Inventory project. LJA will perform field investigations on approximately 8,189 service line connections within the City of Amarillo to identify pipe material types, supporting compliance with EPA and TCEQ regulations. LJA currently manages the City's service line inventory and GIS database and was originally selected through RFP #05-24. This continuation of services ensures data integrity and operational efficiency without interruption.

Requested Action: Approval of contract to LJA Environmental Services, LLC for \$818,900.00.

Funding Summary: PRJ-523868 will support this purchase. The current balance of the project is \$751,440.39. transfer of additional funds has been requested.

Purchasing Summary: This is a sole source procurement per RFP #05-24.

Community Engagement Summary: The Lead and Copper Rule Improvements initiative directly supports public health and water quality for Amarillo residents. LJA Environmental Services, LLC, will perform non-intrusive field investigations at service line locations, and any required property access will be coordinated respectfully with residents. The City remains committed to transparency and regulatory compliance, ensuring residents are informed of efforts to meet EPA standards for safe drinking water.

Staff Recommendation: City staff recommends the approval of the contract to LJA Environmental Services, LLC.

RFQ 318-25 KD LCRI Line Inventory Phase 2 Field Investigations

To be awarded as one lot

LJA Enviromental Services

Line 1 Lead & Copper Rule Improvements Service Line
Inventory

1 ea

Unit Price

\$818,900.00

Extended Price

818,900.00

Total Amount Bid

\$ 818,900.00

LJA Enviromental Services

Houston, TX
