

## PUBLIC NOTICE OF MEETING

**NOTICE** is hereby given that the Planning and Zoning Commission of the City of Amarillo, Texas, will meet in a **WORK SESSION AT 2:45 PM** and will hold their regularly scheduled public meeting at 3:00 PM on the Third Floor of City Hall, in the City Council Chambers, 509 Southeast 7<sup>th</sup> Avenue, Amarillo, Texas, on February 26, 2018. The subjects to be considered at this meeting are as follows:

### **AGENDA**

- I. Call to order and establish a quorum is present.
- II. Public Comment: Citizens who desire to address the Planning and Zoning Commission with regard to matters on the agenda or having to do with policies, programs, or services will be received at this time. The total time allotted for comments is three (3) minutes per speaker. Planning and Zoning Commission may not discuss items not on this agenda, but may respond with factual, established policy information, or refer to staff. (*Texas Attorney General Opinion. JC-0169*) If you wish to speak regarding an item on the agenda, please hold your comments until that item is introduced.
- III. Consent Agenda: The Commission may request a consent agenda item to be moved to the Regular Agenda for presentation and comment. Otherwise, the consent agenda will be considered in one vote. Consent agenda items are routine items recommended for approval, and which do not include requests for waivers or variances.
  - 1: Approval of the minutes of the February 12, 2018 meeting.
- IV. Regular Agenda:
  - 1: Vacations: The Planning & Zoning Commission makes recommendation for approval or denial; appeals may be directed to City Council.
    - A. V-17-07 Vacation of a 22,420 square foot portion of 60' ROW known as SW 8th Avenue directly east of S Coulter Street, previously dedicated by Medical Institute Unit No. 8 plat, in Sections 25 & 44, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: SW 8th Ave. & S Coulter St.)
  - 2: Rezoning: The Planning & Zoning Commission makes recommendation for approval or denial; appeals may be directed to City Council.
    - A. Z-18-03 Rezoning of Lot 4B, Block 124, Original Town of Amarillo Unit No. 16, in Section 188, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Multiple Family District 1 with Specific Use Permit 115 (MF-1/S-115) to Planned Development 388 (PD-388) for Tiny Houses. (0.14 Acres) (Vicinity: N Rusk St. & NW 3rd Ave.)
    - B. Z-18-04 Rezoning of Lot 3A, Block 1, Sunset Addition Unit No. 4, in Section 171, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 3 (R-3) to General Retail District (GR). (0.44 Acres) (Vicinity: S Washington St. & Wolflin Ave.)
  - 3: Discuss Items for Future Agendas.
  - 4: Director's Report

**SIGNED** this 22<sup>nd</sup> day of February 2018.



AJ Fawver, AICP, CNU-A  
Planning & Zoning Commission

The Planning and Zoning Commission reserves the right and hereby gives notice that it may conduct an executive session, as the Planning and Zoning Commission may find necessary, on any item of business listed in this agenda for which state law authorizes an executive session, even if such item is not specifically designated to be an executive session item.

*Amarillo City Hall is accessible to individuals with disabilities through its main entry on the south side (S.E. 7<sup>th</sup> Avenue) of the building. An access ramp leading to the main entry is located at the southwest corner of the building. Parking spaces for individuals with disabilities are available in the south parking lot. City Hall is equipped with restroom facilities, communications equipment and elevators that are accessible. Individuals with disabilities who require special accommodations or a sign language interpreter must contact the City Secretary's Office 48 hours prior to meeting time by telephoning 378-3014 or the City TDD number at 378-4229.*

STATE OF TEXAS §  
COUNTIES OF POTTER §  
AND RANDALL §  
CITY OF AMARILLO §

On the 12<sup>th</sup> day of February, 2018, the Amarillo Planning and Zoning Commission met in a work session at 2:45 PM to review agenda items, and then convened in regular session at 3:00 PM in the City Council Chamber on the third floor of City Hall, 509 East 7th Avenue, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Joshua Raef	N	3	1
Royce Gooch	Y	3	3
Rob Parker, Chairman	Y	85	70
Rick Thomason	Y	55	46
Bowden Jones	N	46	35
Dick Ford	Y	30	24
Terry Harman	Y	29	29

PLANNING DEPARTMENT STAFF:

Sherry Bailey, Senior Planner

Jeffrey English, Planner I

Hannah Green, Recording Secretary

Cody Balzen, Planner I

David Moore, Planner I

Chairman Parker opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Cody Balzen, Jeffrey English, and David Moore gave the recommendations for the agenda items.

- I. Call to order and establish a quorum is present.
- II. Public Comment: Citizens who desire to address the Planning and Zoning Commission with regard to matters on the agenda or having to do with policies, programs, or services will be received at this time. The total time allotted for comments is three (3) minutes per speaker. Planning and Zoning Commission may not discuss items not on this agenda, but may respond with factual, established policy information, or refer to staff. *(Texas Attorney General Opinion. JC-0169)*

No comments were made.

- III. Consent Agenda: The Commission may request a consent agenda item to be moved to the Regular Agenda for presentation and comment. Otherwise, the consent agenda will be considered in one vote. Consent agenda items are routine items recommended for approval, and which do not include requests for waivers or variances.

- 1: Approval of the minutes of the January 22<sup>th</sup>, 2018 meeting.

A motion to approve the consent agenda was made by Commissioner Thomason, seconded by Commissioner Gooch, and carried unanimously.

IV. Regular Agenda:

- 1: Vacations: The Planning & Zoning Commission makes recommendation to approval or denial; appeals may be directed to City Council.
  - A. V-17-06 Vacation of 80' ROW known as South Monroe Street between Block 192 and Block 193 in Plemons Unit No. 1 and the southern 14' of 80' ROW known as Southwest 14th Avenue located along Block 192 in Plemons Unit No. 1, both in Section 170, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: S Monroe St. & SW 14th Ave.)

Jeffrey English, Planner I presented this item, explaining that the applicant is proposing to vacate South Monroe Street between SW 14<sup>th</sup> Ave and SW 15<sup>th</sup> Ave. This vacation is associated with a church expansion project.

Mr. English gave a brief presentation, concluding with a staff recommendation of approval of this vacation.

Chairman Parker asked if anyone wanted to speak in favor of or against said request. No comments were made.

A motion to approve V-17-06 was made by Commissioner Ford, seconded by Commissioner Thomason, and carried unanimously.

2: Subdivision Plats: The Planning & Zoning Commission has final authority for approval; appeals may be directed to City Council.

A. P-18-02 Arrowhead Addition Unit No. 10, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 149, Block 2, AB&M Survey, Randall County, Texas. (37.34 Acres) (Vicinity: South Fork Ave. & Flint St.)

Jeffrey English, Planner I presented this item, explaining that a public hearing is required per Texas Local Government Code 212.0159(c).

Mr. English gave a brief presentation, concluding with a staff recommendation of approval of this plat as well as approval of the requested variance.

Chairman Parker asked if anyone wanted to speak in favor of or against said request. No comments were made.

A motion to approve P-18-02 was made by Commissioner Thomason, seconded by Commissioner Harman, and carried unanimously.

B. P-18-06 Riverroad Gardens Unit No. 29, a suburban subdivision to the City of Amarillo, being a replat of a portion of Lot 49, Riverroad Gardens Unit No. 1, in Section 162, Block 2, AB&M Survey, Potter County, Texas. (1.00 Acres) (Vicinity: E Cherry Ave. & Bluebonnet Rd.)

Jeffrey English, Planner I, presented this item, explaining that a public hearing is required per Texas Local Government Code 212.0159(c).

Mr. English gave a brief presentation, concluding with a staff recommendation of approval for this plat as well as the requested variance.

Chairman Parker asked if anyone wanted to speak in favor of or against said request. No comments were made.

A motion to approve P-18-06 was made by Commissioner Gooch, seconded by Commissioner Thomason, and carried unanimously.

C. P-18-09 Lonesome Dove Estates Unit No. 8, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 111, Block 2, AB&M Survey, Randall County, Texas. (2.44 Acres) (Vicinity: S Eastern St. & Joshua Deets Trl.)

Cody Balzen, Planner I, presented this item, explaining that a public hearing is required per Texas Local Government Code 212.0159(c).

Mr. Balzen gave a brief presentation, concluding with a staff recommendation of approval for this plat and the associated variance requests.

Chairman Parker asked if anyone wanted to speak in favor of or against said request. No comments were made.

A motion to approve P-18-09 was made by Commissioner Harman, seconded by Commissioner Thomason, and carried unanimously.

D. P-18-12 Highway 136 Unit No 1, a suburban subdivision to the City of Amarillo, situated in Section 95, Block 2, AB&M survey, Potter County, Texas. (1.18 Acres) (Vicinity: Highway 136 and Hastings). (5.48 Acres) (Vicinity: S Western St. & Peterson Rd.)

David Moore, Planner I, presented this item, explaining that a public hearing is required per Texas Local Government Code 212.0159(c).

Mr. Moore gave a brief presentation, concluding with a staff recommendation of approval for this plat.

Chairman Parker asked if anyone wanted to speak in favor of or against said request. No comments were made.

A motion to approve P-18-12 was made by Commissioner Thomason, seconded by Commissioner Gooch, and carried unanimously.

3: Rezoning: The Planning & Zoning Commission makes recommendation for approval or denial; appeals may be directed to City Council.

- A. Z-17-23 Rezoning of a portion of Lot 3, Block 186; Lots 2, 3, and portion of Lot 1 in Block 192; and all of Block 193 in Plemons Unit No.1, in Section 170, 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 120 and 130 (PD-120 and PD-130) to Multiple Family District 2 (MF-2). (5.62 Acres) (Vicinity: S Monroe St. & SW 14th Ave.)

Jeffrey English, Planner I, presented this item, and advised that the applicant is requesting a zone change in order to expand the existing church and its accessory uses; this use is already allowed in Multiple Family 2 District (MF-2), which is to the north of this property. Mr. English ended the presentation with a staff recommendation of approval submitted.

Chairman Parker asked if anyone wanted to speak in favor of or against said request. No comments were made.

A motion to approve Z-17-23 was made by Commissioner Ford, and seconded by Commissioner Harman, and carried unanimously.

- B. Z-18-01 Rezoning of Lot 1, Block 27, Lawrence Park Unit No. 16, in Section 227, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Planned Development 354 (PD-354) to Light Commercial (LC). (3.46 Acres) (Vicinity: SW 26th Ave. & Britain Dr.)

Jeffrey English, Planner I, presented this item, and advised the applicant is requesting a change in zoning to Light Commercial (LC) to allow automobile workshop type uses. Mr. English ended the presentation with a staff recommendation of approval as submitted.

Chairman Parker asked if anyone wanted to speak in favor this item. Mr. Joe Bob McCartt, came forward to represent the applicant and help answer any questions regarding the request.

Chairman Parker asked if anyone wanted to speak against this item. No comments were made.

A motion to approve Z-18-01 was made by Commissioner Thomason and seconded by Commissioner Ford, and carried unanimously.

- C. Z-18-02 Rezoning of a 31,500 +/- square foot tract of land out of Section 43, Block 9 BS&F Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Agricultural (A) to Office 2 (O-2). (0.72 Acres) (Vicinity: Outlook Dr. & S Coulter St.)

David Moore, Planner I, presented this item, and advised the applicant is requesting a change in zoning from Agriculture District (A) to Office 2 District (O-2) in order to develop the property with an office use. Mr. Moore ended the presentation with a staff recommendation of approval as submitted.

Chairman Parker asked if anyone wanted to speak in favor of or against said request. No comments were made.

A motion to approve Z-18-02 was made by Commissioner Ford and seconded by Commissioner Thomason, and carried unanimously.

4: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:29 P.M.



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AJ Fawver, AICP, CNU-A  
Planning & Zoning Commission

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  - 1: Approval of the minutes of the February 12, 2018 meeting.
- IV. Regular Agenda:
  - 1: Vacations: The Planning & Zoning Commission makes recommendation for approval or denial; appeals may be directed to City Council.

- A. V-17-07 Vacation of a 22,420 square foot portion of 60' ROW known as SW 8th Avenue directly east of S Coulter Street, previously dedicated by Medical Institute Unit No. 8 plat, in Sections 25 & 44, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: SW 8th Ave. & S Coulter St.)  
APPLICANT: North Coulter Development LLC

#### **Proposal**

The applicant is requesting the City of Amarillo vacate a 22,420 square feet portion of the cul-de-sac of SW 8<sup>th</sup> Avenue near South Coulter Street. This cul-de-sac street was never constructed.

#### **Analysis**

This request for vacation is for the purpose to include the area into a future large senior independent and assisted living facility to be located on the east side of Coulter at this location. This project is currently going through multiple review processes, to include: Construction Plans for extension of utility mains, Construction Plans for the remainder of the street, Drainage Study, Site Plan review, Plat review and Planned Development Zoning Amendment (plat and zoning to be presented at a future meeting).

There currently exists only vacant land that fronts on this street, and further east sits lot 2c of Medical Institute Unit 7 plat that has frontage on SW 9<sup>th</sup> Avenue and a large drainage creek owned by the city. These limitations would hinder any future continuation of the street eastward for a connection to another street. Planning, Utilities, and Engineering Departments have reviewed the vacation and concluded that the proposed vacation would not be detrimental to the area.

Per Section 12, "Dedications and Vacations" of the City of Amarillo's Development Policy Manual, the developer is required to pay the fair market value of the land. In this instance, the applicant is constructing the remainder of the street, which was never built by the previous developer, and the new cul-de-sac turn around that will be dedicated on the plat. City staff believes that the benefit of the construction of this street outweighs the fair market value of the land to be vacated.

#### **Recommendation**

Considering the above, staff **recommends approval** of this vacation with the approval and filing of the replat.

- 2: Rezoning: The Planning & Zoning Commission makes recommendation for approval or denial; appeals may be directed to City Council.
- A. Z-18-03 Rezoning of Lot 4B, Block 124, Original Town of Amarillo Unit No. 16, in Section 188, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Multiple Family District 1 with Specific Use Permit 115 (MF-1/S-115) to Planned Development 388 (PD-388) for Tiny Houses. (0.14 Acres) (Vicinity: N Rusk St. & NW 3<sup>rd</sup> Ave.)

### **Area Characteristics**

Adjacent zoning consists of Multiple Family District 1 (MF-1) in all directions except to the east where it is zoned Light Industrial (I-1).

Adjacent land uses consist of General Residential (GR) in all directions.

The applicant's property is located in northwest Amarillo, near the intersection of N Rusk Street and NW 3<sup>rd</sup> Avenue.

### **Proposal**

The applicant is requesting a zone change in order to build four (4) tiny houses on this 0.14 acre lot.

This proposal is unusual in terms of its scale and size. The adopted zoning ordinance addressed most types of residential development, but not something this unique. The Planned Development (PD) tool is being utilized in this instance as the existing numerical standards and use standards do not readily apply to this type of proposal. The PD is an excellent tool for use in a situation like this, though the same four criteria utilized in analyzing a rezoning application still apply. A PD is permitted for consideration per 4-10-103(10)a and c.

### **Analysis**

Staff's analysis of zoning change requests begins with referring to the Comprehensive Plan's Future Land Use and Character Map in order to identify what it recommends for future land uses. Staff also considers how any zoning change would impact the Comprehensive Plan's recommended Neighborhood Unit Concept (NUC) of development whereby non-residential land uses are encouraged at section-line arterial intersections with a transition to residential uses as development occurs away and inward from the arterial intersections. Staff also considers the principles and recommendations laid out within the Comprehensive Plan, as well existing zoning and development patterns in the area.

During the site visit, Planning Department staff noticed that to the north are residential uses, as well as to the south. Across the street to the east from the property is outdoor industrial storage for a nearby business.

This rezoning request **is consistent with** the adopted 2010 Comprehensive Future Land Use and Character Map, which designates this area for a future "General Residential (GR)" land use. The Comprehensive Plan states that the character and intensity of this land use category allows "Planned Developments (PD), potentially with a mix of housing types and varying densities, subject to compatibility and open space standards". Using the PD district, the city will be able to control standards for this development as well as set precedent on future tiny house projects. For instance, since the current zoning ordinance does not address developments such as this for tiny houses, standards had to be a combination of single family and multiple family housing standards. This includes landscaping standards, building/house size standards (200 sq ft or less), parking standards (1 space for each tiny house or unit), fencing standards, and even signage standards (much like an apartment complex would have).

The Neighborhood Unit Concept is also a key piece of the adopted plan,



in which zoning transitions from areas of lower density at section line corners to areas of high density. This concept of development ensures that commercial areas will have less of an impact to residential areas. This concept **does not** follow the Neighborhood Unit Concept as this area was developed before that concept was adopted. This area was constructed and built up in the 1890s (Platted in 1888) while the NUC was adopted in the 1980s, thus this area would not match up with the concept. The subject property is located in a plat that was filed before all the square mile north and south tracts were done (this plat is angled northwest and southeast along the railroad tracks), thus there is no real definitive position of the property within the NUC as opposed to farther out/newer developments that will follow along square mile arterial roads pattern.

The adopted Comprehensive Plan contains a number of action strategies that are to be followed when making decisions about land use, development, and other community elements. These include:

- Emphasis on infill development and encouraging development in existing undeveloped portions of the city where utility services are already available. (*page 3.3, Growth Management & Capacity*)
- Flexible Districts which allow for a series of residential development options and lot sizes, with various development and compatibility standards on a sliding scale and tied to the proposed development intensity to maintain a consistent area character. (*page 2.3, Land Use and Community Character*).

The original zoning was changed to MF-1/SUP-115 for a Type B Manufactured Home in 2006, the manufactured home has since then been removed from the property. The conditions in the area have remained relatively unchanged, what was residential has remained residential, what was industrial across the street has remained industrial in nature for many years. This proposal does not contradict the established development pattern.

The requested zoning change would allow for four (4) tiny houses to be placed on the lot with landscaping, fencing, and parking standards triggered. The landscaping will be placed along the side and rear boundaries of the property since the front yard of the lot is devoted to parking spaces. One (1) parking space is being provided for each tiny house, to eliminate a dependency on street parking. Fencing will follow single family housing rules, with a new 6' wooden fence placed along the alley-facing property line. The existing 6' wooden and 6' metal panel fences in the side yard areas to the north and south property lines eliminate the need for additional side yard fencing. No fence is being required along the front for the sidewalk access and parking spaces that are in that location. Signage standards will follow residential standards - much like an apartment complex identification sign which would be allowed in a residentially zoned area. There is no signage proposed at this time, but limitations exist should that be desired in the future.

### **Recommendation**

Considering the above evaluation, staff believes the applicant's request is appropriate and **recommends approval** as submitted.

Notices have been sent out to 20 property owners within 200 feet regarding this proposed rezoning. At the time of this writing, the Planning Department has not received any comments regarding this request, either in favor of or in opposition to the request.

- B. Z-18-04 Rezoning of Lot 3A, Block 1, Sunset Addition Unit No. 4, in Section 171, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from

Residential District 3 (R-3) to General Retail District (GR). (0.44 Acres) (Vicinity: S Washington St. & Wolflin Ave.)

**Area Characteristics**

Adjacent zoning consists of Residential District 3 (R-3) to the east, Office District 2 (O-2) to the north, General Retail District (GR) and Neighborhood Services District (NS) to the west, and Planned Development District 216 (PD216) to the south for Amarillo College.

Adjacent land use consists of residences to the east, office use to the north, gas station to the west, and Amarillo College parking lot and service center to the south.

The applicant's property is located in Southwest quadrant of Amarillo.

**Proposal**

The applicant is requesting a change in zoning from R-3 to GR in order to develop the property with a restaurant with drive-in service.

**Analysis**

Staff's analysis of zoning change requests begins with referring to the Comprehensive Plan's Future Land Use and Character Map in order to identify what it recommends for future land uses. Staff also considers how any zoning change would impact the Comprehensive Plan's recommended Neighborhood Unit Concept (NUC) of development whereby non-residential land uses are encouraged at section-line arterial intersections with a transition to residential uses as development occurs away and inward from the arterial intersections. Staff also considers the principles and recommendations laid out within the Comprehensive Plan, as well as existing zoning and development patterns in the area.

This rezoning request is consistent with the intensity of the type of retail uses established across Washington Street and further to the north closer to Interstate 40 which is located approximately 600 feet from the north property line of the property under consideration. Washington Street is also a designated arterial street through the city which indicates high traffic volumes and an auto oriented character. The adjacent lots that also front on this arterial street are of non-residential type of uses.

The adopted 2010 Comprehensive Future Land Use and Character Map designates this area for a future "Neighborhood Conservation" land use. The Comprehensive Plan states that the development type in this designation should be that associated with detached residential dwellings, parks or public spaces, and public or institutional facilities. This designation is designed to preserve existing housing stock and also govern periodic infill and/or redevelopment activity within a neighborhood to ensure compatibility; however, there is also a statement that says "depending on the particular neighborhood, the customized zoning may provide for small-scale office or retail uses on vacant sites at the edge of the neighborhood or other appropriate locations". This location would be considered on the edge as Washington is considered an arterial.

The Neighborhood Unit Concept is also a key piece of the adopted plan, in which zoning transitions from areas of higher intensity at section line corners to areas of lower intensity toward the center of the section. This concept of development ensures that commercial areas will have less of an impact to residential areas. This rezoning request does follow the Neighborhood Unit Concept as it would allow for a higher intensity type of use to be established at the arterial street intersection of Washington and Wolflin Avenue.

It should also be noted that non-residential development on this property would be required to provide a screening fence from the alley to the east and also meet landscaping requirements which will be reviewed during the site plan process. This type of development will also be unable to utilize the

alley for any vehicular traffic onto or off of this site, and all traffic should be directed to S Washington Street. It had been discussed with the applicant that a Neighborhood Services District (NS) zoning would be better suited for this location and could be utilized with a specific use permit for a restaurant; however, the current zoning ordinance does not allow for a specific use permit within NS for a restaurant with a drive-thru.

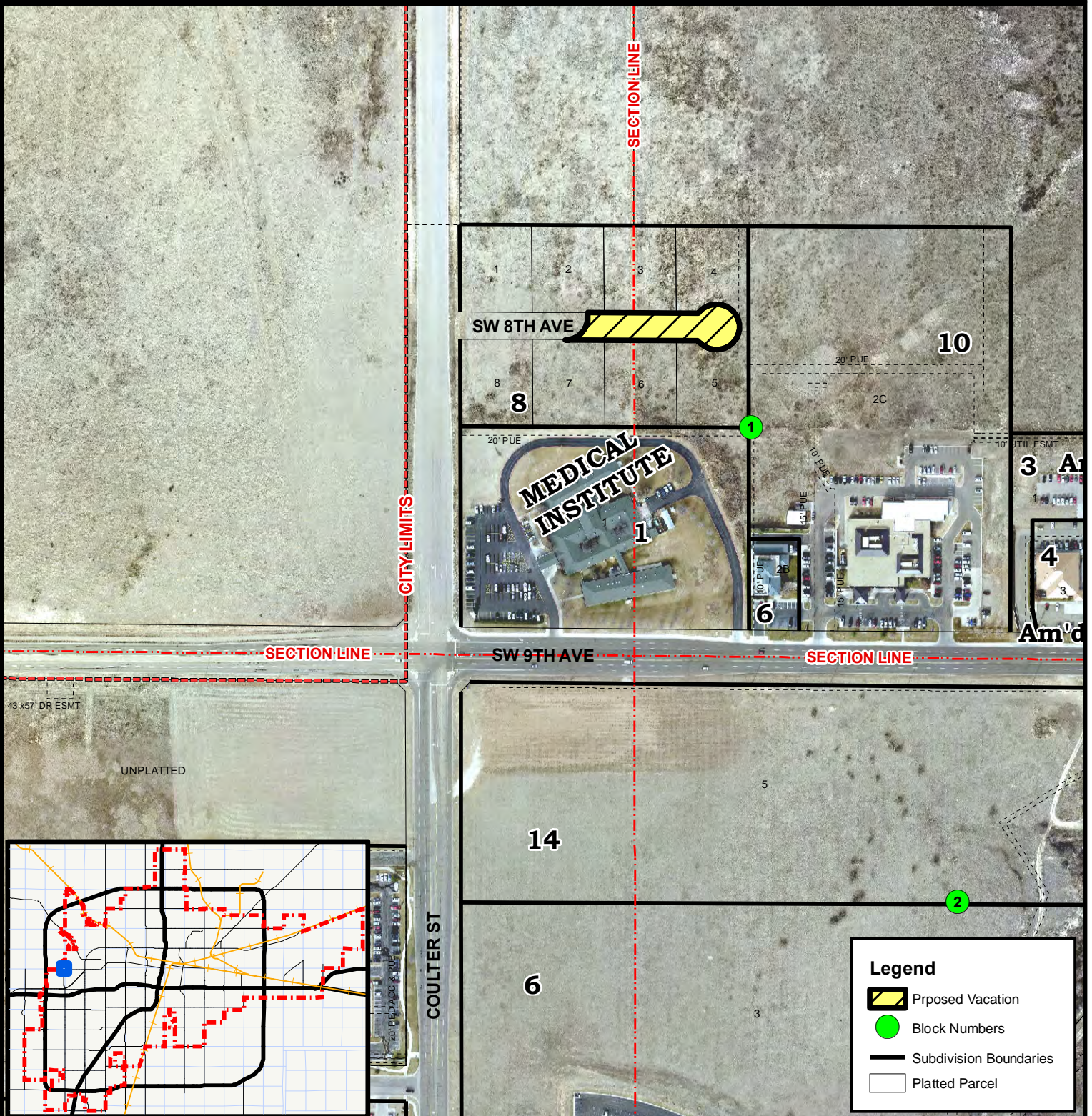
### **Recommendation**

Considering the above, staff believes the applicant's request is appropriate and **recommends approval** as submitted.

Notices have been sent out to 19 property owners (sent out 2/14/2018) within 200 feet regarding this proposed rezoning. At the time of this writing, the Planning Department has not received any comments regarding this request, either in favor of or in opposition to the request.

- 3: Discuss Items for Future Agendas.
- 4: Director's Report

**CASE V-17-07  
VACATION OF A PORTION OF SW 8TH AVE**



**CITY OF AMARILLO  
PLANNING DEPARTMENT**

Vacation of a 24881sf portion of 60' ROW known as Southwest 8th Avenue previously dedicated by Medical Institute Unit No. 8 plat, in Section 25 and 44, Block 9, BS&F Survey, Potter County, Texas.

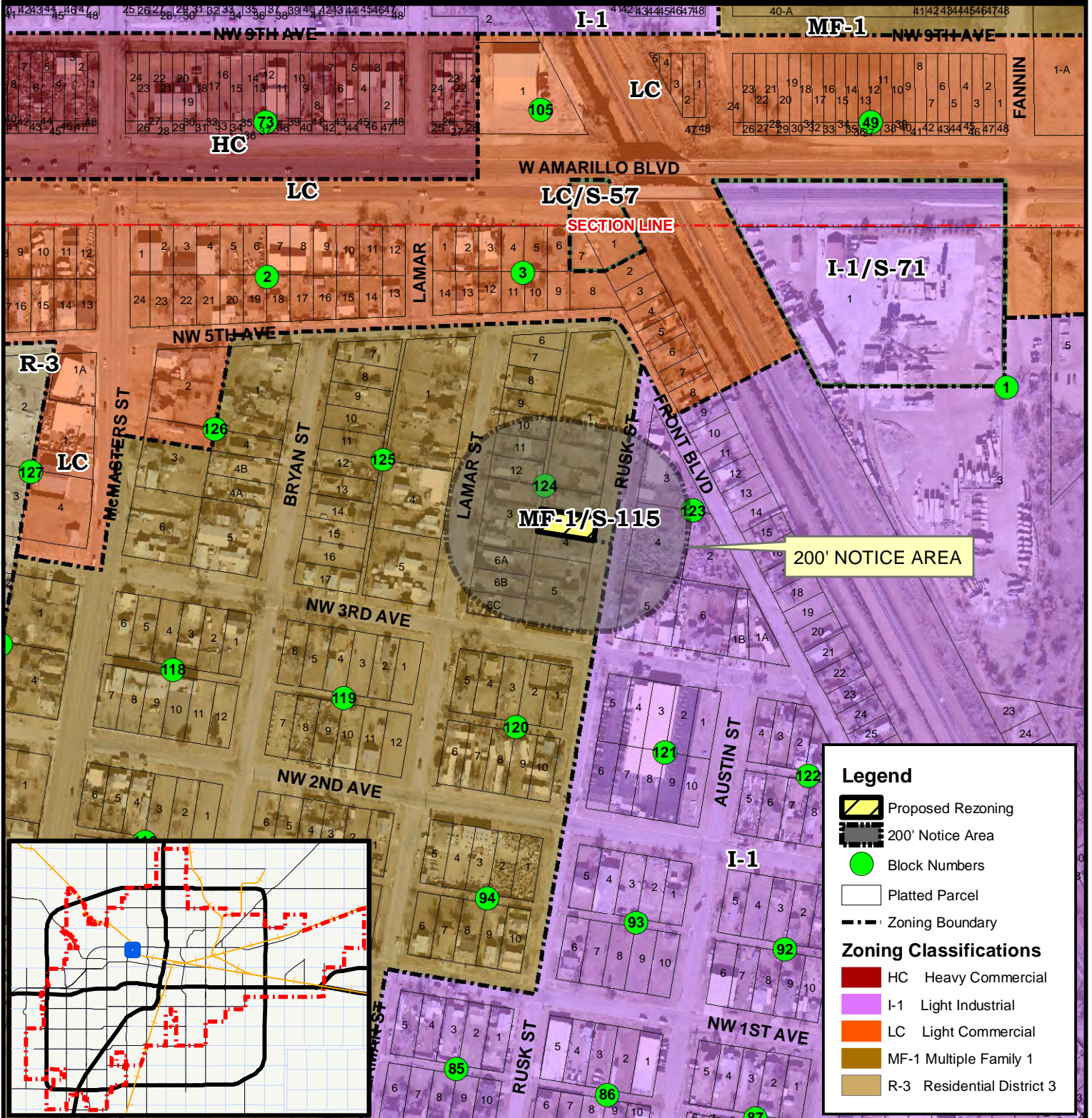
Applicant: Robert Keys

Vicinity: SW 8th Ave & Coulter St

Scale: 1 inch = 300 feet  
Date: 2/14/2018



**CASE Z-18-03**  
**REZONING FROM MULTIPLE FAMILY DISTRICT 1 W/ SPECIAL USE PERMIT 115 (MF-1/S-115)**  
**TO PLANNED DEVELOPMENT 388 (PD-388)**

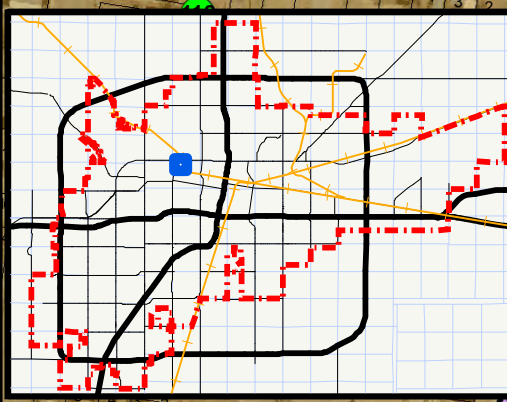


**Legend**

- Proposed Rezoning
- 200' Notice Area
- Block Numbers
- Platted Parcel
- Zoning Boundary

**Zoning Classifications**

- HC Heavy Commercial
- I-1 Light Industrial
- LC Light Commercial
- MF-1 Multiple Family 1
- R-3 Residential District 3



**CITY OF AMARILLO**  
**PLANNING DEPARTMENT**

Rezoning of Lot 4B, Block 124, Original Town of Amarillo Unit No. 16, in Section 188, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Multiple Family District 1 (MF-1) to Planned Development 388 (PD-388) for Tiny Houses.

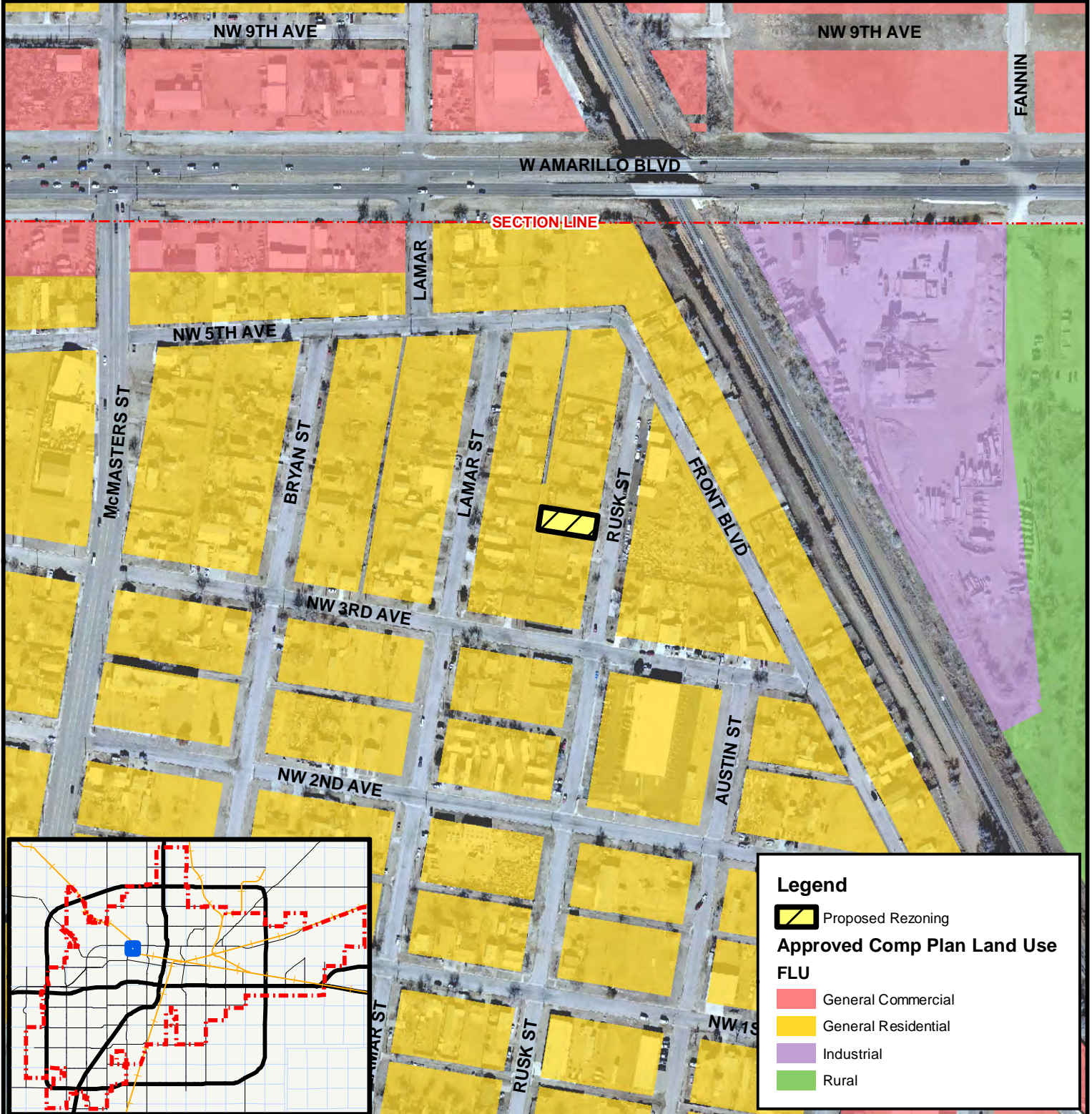
Scale: 1 inch = 300 feet  
 Date: 2/13/2018




Applicant: Daryl Furman  
 Vicinity: N Rusk St. & NW 3rd Ave.

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.

**CASE Z-18-03  
 REZONING FROM MULTIPLE FAMILY DISTRICT 1 W/ SPECIAL USE PERMIT 115 (MF-1/S-115)  
 TO PLANNED DEVELOPMENT 388 (PD-388)**







**Legend**

 Proposed Rezoning

**Approved Comp Plan Land Use**

**FLU**

-  General Commercial
-  General Residential
-  Industrial
-  Rural

**CITY OF AMARILLO  
 PLANNING DEPARTMENT**

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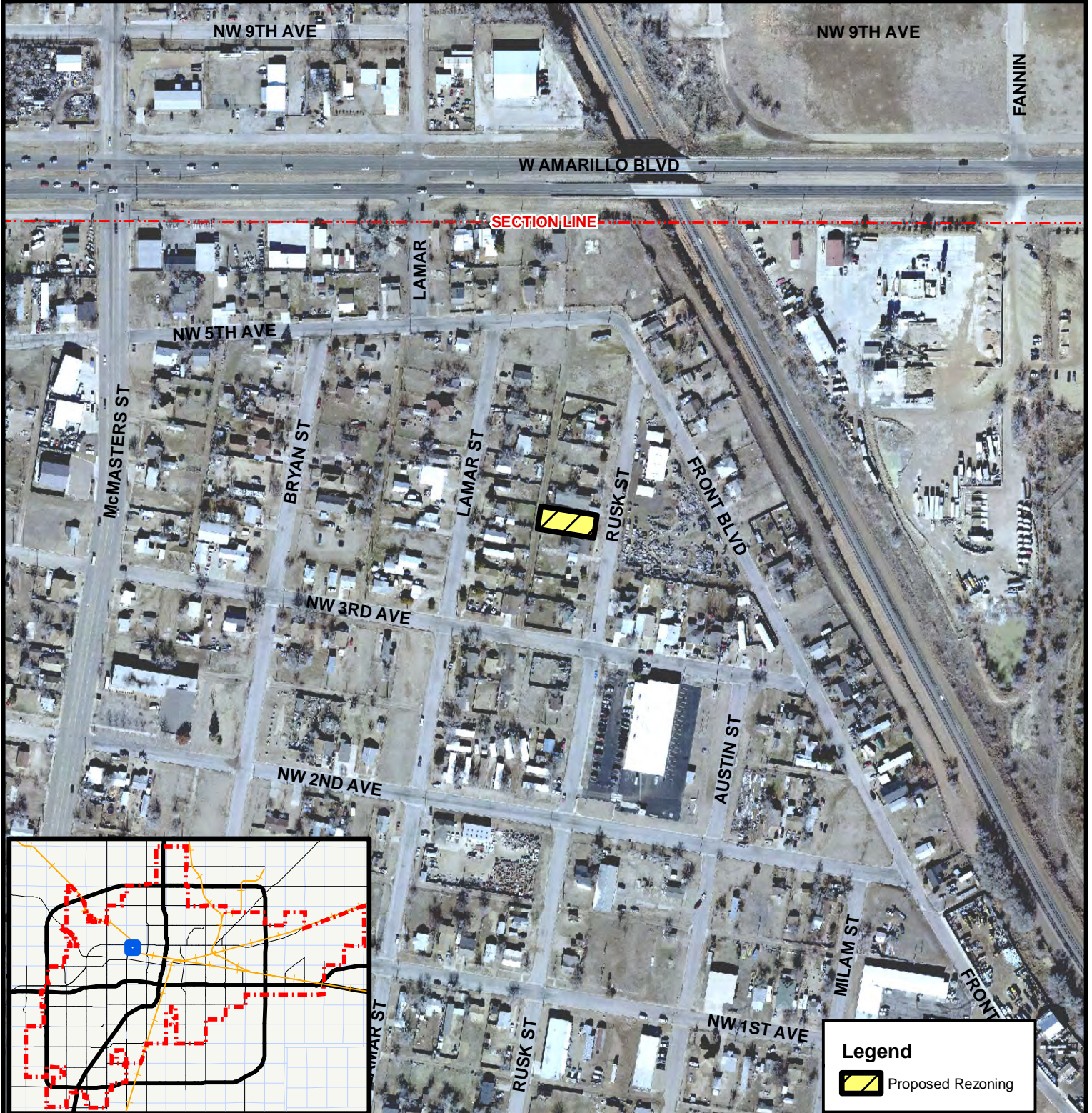
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**Applicant:** Daryl Furman  
**Vicinity:** N Rusk St. & NW 3rd Ave.

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**CASE Z-18-03  
 REZONING FROM MULTIPLE FAMILY DISTRICT 1 W/ SPECIAL USE PERMIT 115 (MF-1/S-115)  
 TO PLANNED DEVELOPMENT 388 (PD-388)**



**Legend**

 Proposed Rezoning

**CITY OF AMARILLO  
 PLANNING DEPARTMENT**

Rezoning of Lot 4B, Block 124, Original Town of Amarillo Unit No. 16, in Section 188, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Multiple Family District 1 (MF-1) to Planned Development 388 (PD-388) for Tiny Houses.

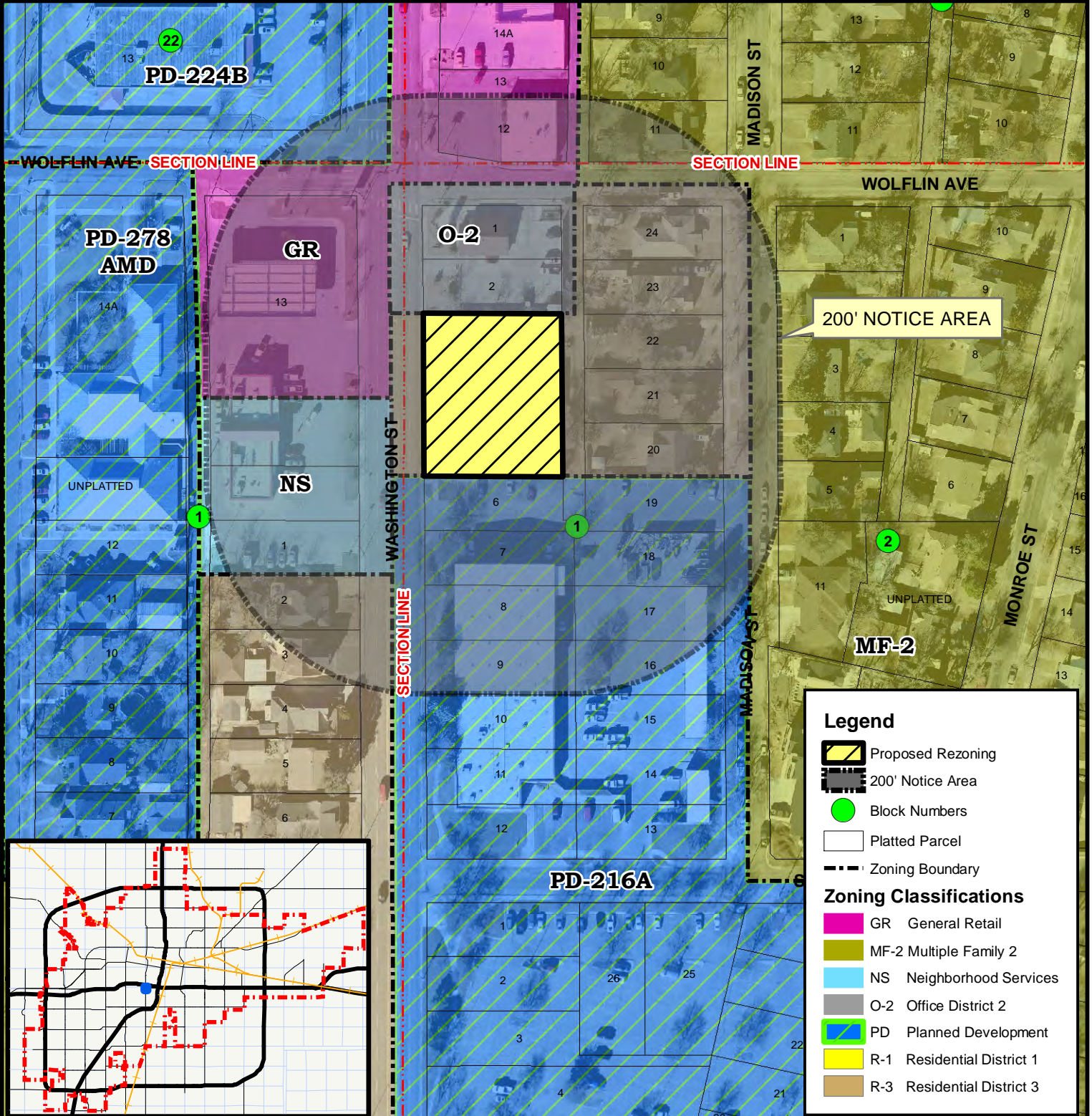
**Scale:** 1 inch = 300 feet  
**Date:** 2/13/2018



**Applicant:** Daryl Furman  
**Vicinity:** N Rusk St. & NW 3rd Ave.

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.

**CASE Z-18-04  
REZONING FROM RESIDENTIAL DISTRICT 3 (R-3)  
TO GENERAL RETAIL (GR)**



**CITY OF AMARILLO  
PLANNING DEPARTMENT**

Rezoning of Lot 3A, Block 1, Sunset Addition Unit No. 4, in Section 171, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 3 (R-3) to General Retail District (GR).

Applicant: Daryl Furman

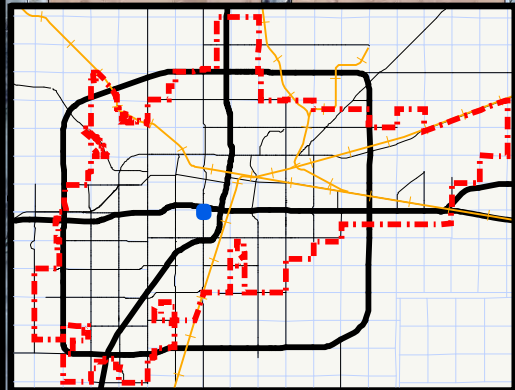
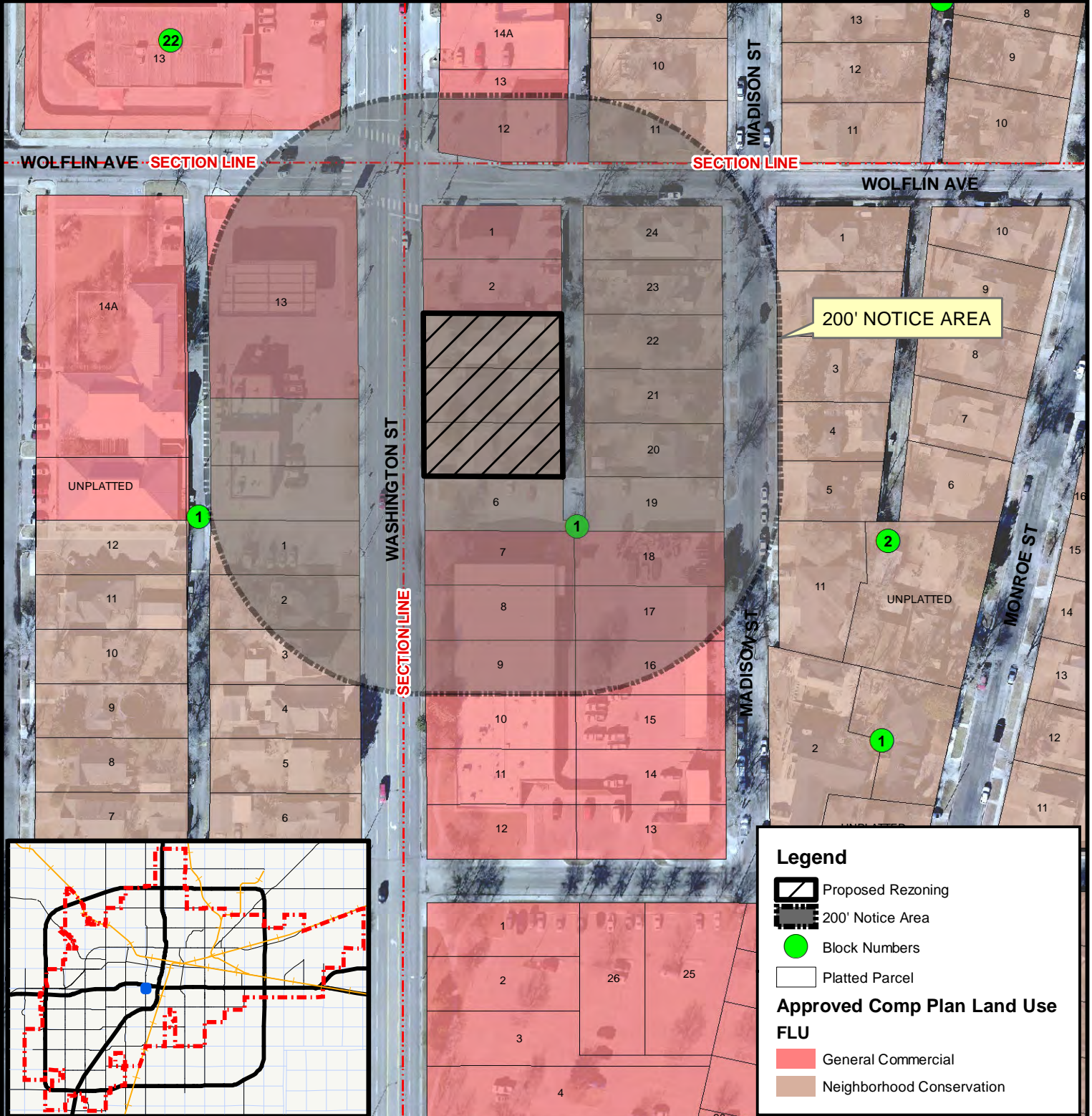
Vicinity: S Washington St & Wolflin Ave.

Scale: 1 inch = 126 feet  
Date: 2/13/2018





**CASE Z-18-04  
REZONING FROM RESIDENTIAL DISTRICT 3 (R-3)  
TO GENERAL RETAIL (GR)**



**Legend**

- Proposed Rezoning
- 200' Notice Area
- Block Numbers
- Platted Parcel

**Approved Comp Plan Land Use  
FLU**

- General Commercial
- Neighborhood Conservation

**CITY OF AMARILLO  
PLANNING DEPARTMENT**

Rezoning of Lot 3A, Block 1, Sunset Addition Unit No. 4, in Section 171, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 3 (R-3) to General Retail District (GR).

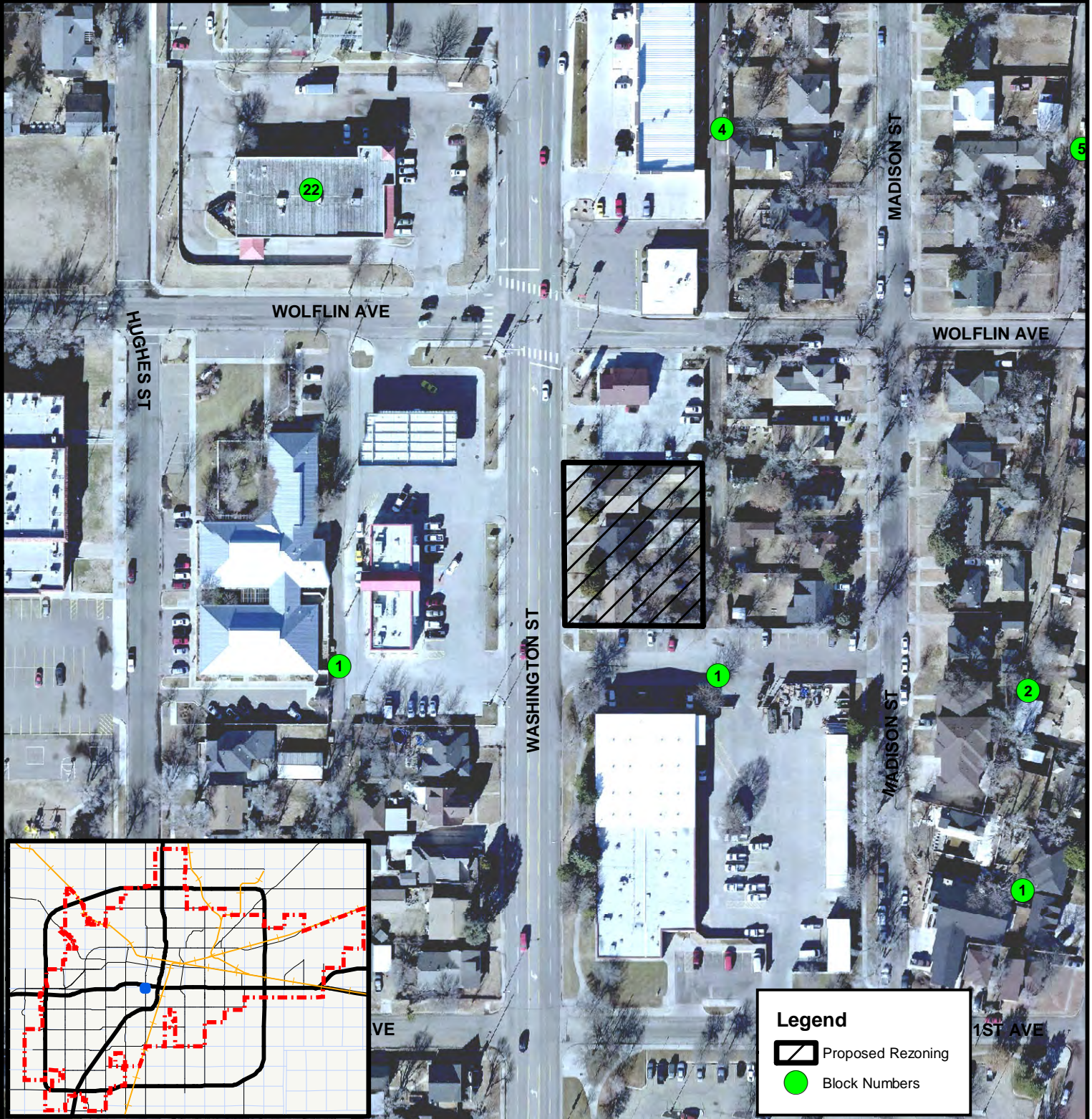
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**Applicant:** Daryl Furman  
**Vicinity:** S Washington St & Wolflin Ave.

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PLANNING DEPARTMENT**

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Rezoning of Lot 3A, Block 1, Sunset Addition Unit No. 4, in Section 171, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 3 (R-3) to General Retail District (GR).

**Applicant:** Daryl Furman

**Vicinity:** S Washington St & Wolflin Ave.