

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 7th Avenue, Amarillo, Texas, on June 11th, 2018. The subjects to be considered at this meeting are as follows:

WORK SESSION

A. Planning and Zoning Commission will discuss or receive reports on the following current matters or projects.

(1) Review agenda items for regular meeting and attachments

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 April 23rd, 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-18-02 Vacation of a 20' alley located at Block 16 Benton Highland Addition, an addition to the City of Amarillo, Potter County, Texas (Vicinity: S. Vernon St & S. Spring St. and SE 17th Ave. & Interstate – 40 East)
 - B. V-18-03 Vacation of a 25' Drainage Easement (DE) located on Lots 1 and 2, Block 37, Lawrence Park Unit No. 25, in Section 227, Block 2, AB&M Survey, Potter County, Texas. (0.16 acres) (Vicinity: Lometa Dr. & Olsen Blvd.)
 - 2: Subdivision Plats: The Planning & Zoning Commission has final authority for approval; appeals may be directed to City Council.
 - A. P-18-41 Blair Addition Unit No. 3, a suburban subdivision to the City of Amarillo, being a replat of a portion of Lot 1-A, Block 1, Blair Addition Unit No. 2 and an unplatted tract of land in Section 36, Block 2, AB&M Survey, Potter County, Texas. (8.40 Acres) (Vicinity: South US Hwy 287 & Jackrabbit Rd.)

Public hearing and consideration of a request for approval of a minor plat with a variance that is requested from the standard that all lots platted in the ETJ along an arterial street (US 287 South) shall have a minimum lot width of 150 feet per Sec. 4-6-54(h).
 - B. P-18-51 Lonesome Dove Estates Unit No. 9, 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. (38.35 Acres) (Vicinity: Cpt. Woodrow Call Trl. & Cpt. Augustus McCrae Trl.)

Public hearing and consideration of a request for approval of a final plat creating 28 residential lots in Amarillo's ETJ, and an alley variance. A variance is requested from the standard that all lots platted shall provide

alleys per Sec. 4-6-53(b).

- C. P-18-52 The Colonies Unit No. 70, an addition to the City of Amarillo, being an unplatted tract of land out of Section 40, Block 9, BS&F Survey, Randall County, Texas. (2.51 Acres) (Vicinity: Wesley Rd. & Liberty Cir. S)

Public hearing and consideration of a request for approval of a final plat creating 11 residential lots in Amarillo's southwest. This plat is also in conjunction with public improvements which is required to go before the planning and zoning commission.

- D. P-18-53 Hamlet Addition Unit No. 21, an addition to the City of Amarillo being an unplatted tract of land in Section 157, Block 2, AB&M Survey, Potter County, Texas. (7.53 Acres) (Vicinity: N Hayes St. & NE 15th Ave.)

Public hearing and consideration of a request for approval of a minor plat creating 1 residential lot from a portion of 2 previously platted lots. Residential replats are required to go before the Planning and Zoning Commission per Texas Local Government Code 212.015(c).

- E. P-18-58 Heritage Hills Unit No. 9, an addition to the City of Amarillo being an unplatted tract of land in Section 65, Block 9, BS&F Survey, Randall County, Texas. (14.97 Acres) (Vicinity: Crestline Dr. & Cagle Dr.)

Public hearing and consideration of a request for approval of a final plat creating 67 residential lots from a previously unplatted tract of land. This plat is also in conjunction with public improvements which is required to go before the planning and zoning commission.

- F. P-18-56 Time Square Village Unit 2, a replat of Lots 12, 13, 14, 15, 16, 17, 18, 19 and 20, Block 2, Time Square Village Unit No. 1 in Section 64, Block 9, B.S.&F. Survey Randall County, Texas (0.04 Acres) (Vicinity: Staten Island & Mosely St.)

Public hearing and consideration of a request for approval of a replat creating 18 residential lots from a previously platted tract of land. Residential replats are required to go before the Planning and Zoning Commission per Texas Local Government Code 212.015(c).

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

- A. Z-18-11 Rezoning of The Colonies Unit No. 70, in Section 40, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and publicways to change from Agricultural District (A) to Residential District 2 (R-2). (2.51 Acres) (Vicinity: Wesley Rd. & Liberty Cir. S)

- B. Z-18-12 Rezoning of Lots 39-46, Block 476, Mirror Addition Unit 1, in Section 155, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to amend Planned Development District -107 to allow offsite parking to Planned Development 107 (PD-107) for Wesley Community Center (vicinity: between Roberts St and Williams St. and SE 15th Ave. and SE 16th Ave.)

- C. Z-18-13 Rezoning of Lot 1, Block 1, Fox Hollow Unit No. 2, in Section 160, Block 2, AB&M Survey, Potter County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Agricultural District (A) to Planned Development 389 (PD-389) for Mini-Storage. (2.642 Acres) (Vicinity: Pavillard Dr. & E Saint Francis Ave. (Loop 335))

- D. Z-18-14 Rezoning of Lots 7 - 9, Block 2, Denver Heights Unit No. 1, in Section 138, Block 2, AB&M Survey, Potter County, Texas, plus one half of all bounding streets, alley, and public ways to change from Heavy Commercial District (HC) to Heavy Commercial District with a Specific Use Permit 194 (HC/S-194) for a crematorium. (0.49 Acres) (Vicinity: S Bivins St. & SE 4th Ave.)

- E. Reconsideration of 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.)

4: Discuss Items for Future Agendas.

SIGNED this 6th day of June 2018.


Sherry Bailey, Senior Planner
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. 7th 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 23th day of April, 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	8	3
Royce Gooch	Y	9	7
Rob Parker, Chairman	Y	90	75
Rick Thomason	Y	60	49
Bowden Jones	Y	51	39
Dick Ford	Y	35	29
Terry Harman	Y	34	34

PLANNING DEPARTMENT STAFF:

Sherry Bailey, Senior Planner
Jeffrey English, Planner I

Cody Balzen, Planner I
Hannah Green, Recording Secretary

Chairman Parker opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Sherry Bailey and Jeffrey English 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 April 9th, 2018 meeting.

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

- IV. Regular Agenda:

- 1: Subdivision Plats: The Planning & Zoning Commission has final authority for approval; appeals may be directed to City Council.
 - A. P-18-15 Carr Subdivision Unit No. 13, an addition to the City of Amarillo, being a replat of a portion of Tract A, Block 13, Carr Subdivision Unit No. 1, in Section 160, Block 2, AB&M Survey, Potter County, Texas. (5.31 Acres) (Vicinity: Yucca Ave. & Irwin Rd.)

Sherry Bailey, Senior Planner, presented this item, explaining that a public hearing is required per Texas Local Government Code 212.015(c).

Ms. Bailey gave a brief presentation, concluding with a staff recommendation of removing this item from the table in order to be then recommended with approval.

A motion to remove P-18-15 from the table was made by Commissioner Harman, seconded by Commissioner Thomason, and carried unanimously.

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

A motion to approve P-18-15 was made by Commissioner Harman, seconded by Commissioner Thomason, and carried unanimously.

- B. P-18-30 La Paloma Estates Unit No. 13, an addition to the City of Amarillo, being a replat of Lot 5, Block 9, and a portion of Lot 19, Block 8, La Paloma Estates Unit No. 4, in Section 23, Block 9, BS&F Survey, Potter County, Texas. (0.48 Acres) (Vicinity: Prestwick Ln. & Merion Pl.)

Jeffrey English, Planner I, presented this item, explaining that a public hearing is required per Texas Local Government Code 212.015(c). Mr. English explained that this item was one that was also tabled prior and therefore needed to be removed from the table in order to be voted on.

A motion to remove P-18-30 from the table was made by Commissioner Harman, seconded by Commissioner Ford, and carried unanimously.

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

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

A motion to table P-18-30 was made by Commissioner Ford seconded by Commissioner Thomason, and carried unanimously.

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

- A. Z-18-10 Rezoning of Lot 11A, Block 1, Sunset Park Addition Unit No. 5, in Section 226, 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 315 (PD-315) to Office District 1 (O-1).

Jeffrey English, Planner I, presented this item, and advised that the applicant is requesting a zone change in order to allow a possible doctor/dental office or insurance agent office to be developed on site. This would mean a zone change from Planned Development District 315 to Office District 1. Mr. English ended his presentation with a staff recommendation of approval as submitted.

Chairman Parker asked if anyone wanted to speak in favor of this item. Jack Miller, property owner, stood to take questions from the board and to further explain his reasons for developing the property.

Chairman Parker asked if anyone wanted to speak against this item. Stephani Richardson, 2704 Julian, stood to make comments in her mother's, Betty Wine, stead regarding the uses of the property and her concerns for the traffic and noise levels that other zonings could bring. There was a brief discussion between the board and Ms. Richardson to clarify the zoning proposal and whether or not Ms. Wine was objecting to the current proposed change. Jan Snure, 2500 Julian, stood to present a list of residents who had signed an opposition regarding the zoning proposal. Ms. Snure expressed concern on behalf of her and other neighborhood residents on the proposed zoning change and the possibility of this opening the door to other unwanted zoning changes in the future. There was a brief discussion in which Ms. Snure, city staff, and the Board clarified the current zoning, the proposed change, and what it would mean for the site itself.

A motion to approve Z-18-10 was made by Commissioner Ford, seconded by Commissioner Thomason, and carried unanimously.

- 3: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:19 P.M.

Betty M Clark-Wine

P. O. Box 50
Cripple Creek, CO 80813
Tel (719) 510-0567

April 23, 2018

Amarillo Planning and Zoning Commission
City Hall
509 E. 7th Avenue
Amarillo, TX

Re: Rezoning Request Z-18-10
Applicant: John Miller

Gentlemen:

I am the owner of the property located at 2704 Julian Boulevard, which adjoins the property that is the subject of this rezoning request.

It is my understanding that the applicant is seeking a rezoning because the current zoning and the development plan that is in place restricts his ability to market the property for other uses. Since no additional information is available as to the uses proposed by him or potential purchasers, I wish to make comments and have my daughter, Stephani Richardson, read those comments into the record.

After discussion with City Planning Case Manager, Jeffrey English, and after he kindly provided a copy of the uses designated under the proposed change in zoning to Office District (O-1), I see no uses in O-1 that would be objectionable. It appears that the majority of uses would be compatible with a transition area, which uses would not encompass businesses that operate 24 hours, have intense commercial/retail uses or are not compatible with bordering residential neighborhoods, particularly since this property borders residential on three sides.

If my information is not correct, please note that I do object to intense, heavy-traffic generating retail uses, entertainment venues (adult or otherwise), or any use that generates excessive noise or lights.

If at all possible, I request that the owner provide information on the prospective use of the property. As well as other uses about which he has been asked.

It would be greatly appreciated if you take my comments into consideration.

Respectfully,



Betty M. Clark-Wine

New Text Document

The undersigned homeowners object and oppose the rezoning of the northwest corner of Georgia and Julian Blvd Case Z-18-10, with the legal description included in notice from the Amarillo City and Zoning Commission.

Name	Address	Phone number	Reason
1 Jan Snare	2500 Julian	680-1234	Property values
2 Ben SANDOVAL	2801 Julian	373-0512	
3 Carol Heimsoth	2803 Julian	374-6125	
4 Don Behren	2405 Julian Blvd	376-8335	
5 Kaitlyn Pulow	1020 S. Bryan	774-0170	
6 Janae Ben	2401 Julian Blvd.	379-8361	
7 Norman + Jeanne Fudlee		372-6722	679-9144
8 Carl B. Fendry	2505 Julian	376-1371	
9 Jeanne Fudlee	2505 Julian	376-1371	
10 Richard Henry	1213 GEORGIA	674-9900	
11 Judith Evans	1213 S. Bryan St.	373-6740	
12 John	2305 Julian		517-9858
13 John	2100 Julian		806-433-5390

New Text Document

The undersigned homeowners object and oppose the rezoning of the northwest corner of Georgia and Julian Blvd Case Z-18-10, with the legal description included in notice from the Amarillo City and Zoning Commission.

Name Address Phone number Reason

- 14 Martha Walton 2102 Julian 806-683-7623 Property Values
- 15 Savannah Singleton 2205 Julian 806-832-8715 prop value
- 16 Fred Hutchins 1021 S. Byron 806-672-7737
- 17 Kathy Baskett 2304 Julian Blvd. 806-359-7070 prop values
- 18

- 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.
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1: Approval of the minutes of the April 23, 2018 meeting.

IV. Regular Agenda:

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

- A. V-18-02 Vacation of a 20' alley located at Block 16 Benton Highland Addition
APPLICANT(S): Justin Chapman

This vacation is for the purpose of allowing the owner of this entire block to maneuver his large trucks next to his warehouse for unloading or loading. He would like to be free to leave the trucks in a stationary position for the amount of time they are at his site without worry that he is blocking an alley. He is purposing to establish a public utility easement over the alley so that any time the City needs access to any lines in the alley they are free to do so. He would also be able to fence and lock the entire site for security purposes.

Since the only factor that changes is the ownership and maintenance of this property there was no value assessed for the property. Access and repair of underground lines will remain with the City. City Departments have reviewed the request and do not have any objections.

Planning Department staff **recommends approval** of this vacation.

- B. V-18-03 Vacation of a 25' Drainage Easement (DE) located on Lots 1 and 2, Block 37, Lawrence Park Unit No. 25, in Section 227, Block 2, AB&M Survey, Potter County, Texas. (0.16 acres) (Vicinity: Lometa Dr. & Olsen Blvd.)
APPLICANT(S): Lisa Hayes-Burt

Proposal

The applicant is proposing to vacate a 25 ft wide drainage easement on the west side of his property to remove a drainage easement that does not drain or have any public improvements in it.

Analysis

Staff researched this easement (dedicated by separate instrument in 7/11/1966) after the owner notified our office that he no longer wanted this easement on his property since the easement does not have a ditch to drain water. It also appeared that there was an attempted vacation of this easement in 1969 but it was never went to the Planning and Zoning Commission or City Council, nor filed with the county clerk's office. It was then determined that this easement was dedicated on the property when it had access to the nearby playa lake (Lawrence Lake) before present day development took place north of Olsen Boulevard and Lometa Drive was yet to be completed to the north. The Capital Projects and Development (CP&D) Engineering Department determined the easement unnecessary since water does not drain through this location. That said, the actual drainage in the area flows along Lometa Drive and Olsen Boulevard.

Recommendation

With the confirmation that this drainage easement is not functional, nor does it appear to have a purpose or connection to Lawrence Lake, staff **recommends approval** of this vacation.

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

A. P-18-41 Blair Addition Unit No. 3, a suburban subdivision to the City of Amarillo, being a replat of a portion of Lot 1-A, Block 1, Blair Addition Unit No. 2 and an unplatted tract of land in Section 36, Block 2, AB&M Survey, Potter County, Texas. (8.40 Acres) (Vicinity: South US Hwy 287 & Jackrabbit Rd.)

DEVELOPER(S): Chuck Blair

SURVEYOR: Daryl Furman

R.O.W. WIDTH VARIANCE: Required

ALLEY VARIANCE: Not required

STREET/ALLEY PLANS: Not required

DRAINAGE REPORT: Not required

WATER PLANS: Not required

SEWER PLANS: Not required

AVIATION CLEAR ZONE EASEMENT: Not required

This plat is for the purpose of creating two residential lots from a previously unplatted tract of land. This plat is not being handled administratively because it does not meet minimum lot widths as required by 4-6-54(h) of the Subdivision Ordinance and, as such, a request for variance has been made. This plat has been reviewed by the customary City departments and local utility companies and – outside of the lot width issue - complies with the Subdivision and Development Ordinance.

Section 4-6-56 of Amarillo's Subdivision Ordinance outlines the variance process whereby the Planning and Zoning Commission may grant a variance from a design standard requirement. This street also known as South US Highway 287 in the ETJ is classified as an arterial street, therefore the 150 ft minimum lot width standard for lots fronting on an arterial street will apply here. The current submitted plat is indicating a proposed lot width of 40 ft, which does not meet the 150 ft minimum standard.

In this instance, the applicant only owns 40 ft of frontage and therefore cannot meet this standard. Staff believes that the variance is applicable and is supported by the fact that the owner does not own any land to meet the minimum design standard.

Planning Department staff **recommends approval** of this plat with a lot width variance.

B. P-18-51 Lonesome Dove Estates Unit No. 9, 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. (38.35 Acres) (Vicinity: Cpt. Woodrow Call Trl. & Cpt. Augustus McCrae Trl.)

DEVELOPER(S): Robert Wilkinson

SURVEYOR: Daryl Furman

R.O.W. WIDTH VARIANCE: Not required

ALLEY VARIANCE: Required

STREET/ALLEY PLANS: Required

DRAINAGE REPORT: Required

WATER PLANS: Not required

SEWER PLANS: Not required

AVIATION CLEAR ZONE EASEMENT: Required

This plat is for the purpose of creating twenty six (28) residential lots from a previously unplatted tract of land. Because of the number of lots, this plat is not considered a minor plat, and therefore requires action from the Planning and Zoning Commission. This plat is located outside the city limits in the City of Amarillo's ETJ. The plat has been reviewed by the customary City departments and local utility companies and complies with all other Subdivision and Development Ordinance standards except for 4-6-53(b) which states that "alleys shall be provided in all Plats, except that the Planning and Zoning Commission may waive this requirement where other definite and assured provision is made for service access". The applicant is seeking a

variance from the alley requirements, stating that the lots are outside of the City Limits and services are provided on-site, such as well and septic systems.

Planning Department staff **recommends approval** of this plat. Staff also **recommends approval** of the variance request.

- C. P-18-52 The Colonies Unit No. 70, an addition to the City of Amarillo, being an unplatted tract of land out of Section 40, Block 9, BS&F Survey, Randall County, Texas. (2.51 Acres) (Vicinity: Wesley Rd. & Liberty Cir. S)
DEVELOPER(S): Matt Griffith
SURVEYOR: Robert Keys
R.O.W. WIDTH VARIANCE: Not required
ALLEY VARIANCE: Not required
STREET/ALLEY PLANS: Required
DRAINAGE REPORT: Not required
WATER PLANS: Required
SEWER PLANS: Required
AVIATION CLEAR ZONE EASEMENT: Not required

This plat is for the purpose of creating eleven (11) residential lots from a previously unplatted tract of land. Because of the number of lots, this plat is not considered a minor plat, and therefore requires action from the Planning and Zoning Commission. This plat is located within the city limits of the City of Amarillo. The plat has been reviewed by the customary City departments and local utility companies and complies with the Subdivision and Development Ordinance.

Planning Department staff **recommends approval** of this plat.

- D. P-18-53 Hamlet Addition Unit No. 21, an addition to the City of Amarillo being an unplatted tract of land in Section 157, Block 2, AB&M Survey, Potter County, Texas. (7.53 Acres) (Vicinity: N Hayes St. & NE 15th Ave.)
DEVELOPER(S): Brent Hoover (AISD)
SURVEYOR: Kevin Brown
R.O.W. WIDTH VARIANCE: Not required
ALLEY VARIANCE: Not required
STREET/ALLEY PLANS: Not required
DRAINAGE REPORT: Not required
WATER PLANS: Not required
SEWER PLANS: Not required
AVIATION CLEAR ZONE EASEMENT: Not required

This plat is for the purpose of creating two (1) residential lot (Zoned: Residential District 3 (R-3)) from one previously platted lot and unplatted land. Because a residential replat requires a public hearing and notifications to be sent to all property owners within the original subdivision and within 200' of the replat (Texas Local Government Code 212.015(c)), this application requires action from the Planning and Zoning Commission. This replat is located within the city limits of the City of Amarillo. It has been reviewed by the customary City departments and local utility companies and complies with the Subdivision and Development Ordinance.

Two (2) notices were sent out and no comments were received for or against this item.

Planning Department staff **recommends approval** of this plat.

- E. P-18-58 Heritage Hills Unit No. 9, an addition to the City of Amarillo being an unplatted tract of land in Section 65, Block 9, BS&F Survey, Randall County, Texas. (14.97 Acres) (Vicinity: Crestline Dr. & Cagle Dr.)
DEVELOPER(S): PEGA Development
SURVEYOR: Daryl Furman
R.O.W. WIDTH VARIANCE: Not required
ALLEY VARIANCE: Not required
STREET/ALLEY PLANS: Required
DRAINAGE REPORT: Required
WATER PLANS: Required
SEWER PLANS: Required
AVIATION CLEAR ZONE EASEMENT: Not required

This plat is for the purpose of creating sixty seven (67) residential lots from a previously unplatted tract of land. Because of the number of lots and public improvements, this plat is not considered a minor plat and therefore requires action from the Planning and Zoning Commission. This plat is located within the city limits of the City of Amarillo. The plat has been reviewed by the customary City departments and local utility companies and complies with the Subdivision and Development Ordinance.

Planning Department staff **recommends approval** of this plat.

- F. Time Square Village Unit 2, a replat of Lots 12, 13, 14, 15, 16, 17, 18, 19 and 20, Block 2, Time Square Village Unit No. 1 in Section 64, Block 9, B.S.&F. Survey Randall County, Texas (0.40 Acres) (Vicinity: Staten Island & Mosley)

This plat is for the purpose of creating 18 residential zero lot line lots from a previously platted tract of land. This plat is located within the Time Square Village area of the City of Amarillo. The plat has been reviewed by the customary City departments and local utility companies and complies with the Subdivision and Development Ordinance. As a residential replat this plat required notification – staff sent out 9 notifications.

Planning Department staff **recommends approval** of this plat.

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

- A. Z-18-11 Rezoning of The Colonies Unit No. 70, in Section 40, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and publicways to change from Agricultural District (A) to Residential District 2 (R-2). (2.51 Acres) (Vicinity: Wesley Rd. & Liberty Cir. S)
APPLICANT(S): Matt Griffith

Area Characteristics

Adjacent zoning consists of Residential District 1 (R-1) to the north and south. The east has a Planned Development District 378 (PD-378) for single family housing/residential uses. Lastly, to the west is zoned Agricultural District (A).

Adjacent land uses consist of Suburban Commercial (SC) in all directions except Suburban Residential (SR) to the southeast, and Parks & Recreational (P-R) to the east.

The applicant's property is located in southwest Amarillo, near the intersection of Wesley Road and Liberty Circle South.

Proposal

The applicant is requesting a zone change in order to develop another residential phase of The Colonies subdivision

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.

During the site visit, Planning Department staff noticed that – in all directions was undeveloped land except to the north where a church existed. There were a few single family homes under construction farther south along Wesley Road.

This rezoning request is **inconsistent** with the adopted 2010

Comprehensive Future Land Use and Character Map, which designates this area for a future "Suburban Commercial (SC)" land use. This portion of the future land use map adopted in 2010 does not follow along the Neighborhood Unit Concept where Residential uses would be preferred.

The Neighborhood Unit Concept (NUC) is also a key piece of the adopted plan, in which zoning transitions from areas of higher density at section line corners to areas of low density. This concept of development ensures that commercial areas will have less of an impact to residential areas. This concept **does follow** the Neighborhood Unit Concept as this request is inside the square mile where residential uses are highly preferred and located to the center portion of the arterial road (close to S Soncy Rd.) where residential uses are also highly preferred. See NUC below:



DESIRABLE NEIGHBORHOOD 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*)

This location has been zoned Agricultural District (A) since it was annexed in 2003 by Ordinance 6668 (Case A-03-01).

Recommendation

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

Notices have been sent out to 9 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-18-12 Rezoning of Lots 39-46, Block 476, Mirror Addition Unit 1, in Section 155, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to amend Planned Development District -107 to allow offsite parking to Planned Development 107 (PD-107) for Wesley Community Center (vicinity: between Roberts St and Williams St. and SE 15th Ave. and SE 16th Ave.)

APPLICANT: Daryl Furman

Area Characteristics

This section of the City is part of the Barrio Neighborhood. It has a strong sense of history and the cultural diversity of the area. The Wesley Community Center has been an anchor for this neighborhood for many years.

Generations have grown up using the facility and its services. Families have gathered here for numerous events. The Center is truly a part of the community. As the neighborhood has grown, children been born, gotten married and setup their own homes the Wesley Community Center has tried to meet everyone's needs. It too has grown to accommodate the neighborhood. The City of Amarillo Comprehensive Plan Land Use & Community Character chapter calls out for flexible residential districts that provide for non-residential compatibility provisions near residential uses. Allowing the construction originally of the Wesley Community Center and providing for meeting the expanding needs of the Center utilizes the best examples of community neighborhood planning.

Proposal

In order to continue to provide for the neighborhood the Wesley needs to provide more parking. Their existing lot is overflowing. When the property across the street to the north became available the board felt that would be a perfect expansion area. However, that land is zoned Residential-3 (R-3). When it was first established the only way order to allow the Wesley Community Center to be built in the heart of the residential community was to zone the Wesley property Planned Development -107. The only way to allow the parking expansion is to expand the PD designation to include the seven lots intended to be developed as a parking lot.

This change will allow an existing service to meet the needs of the neighborhood in which it has so long been a central fixture. Expanding the site to include the new parking area meets the needs of this neighborhood, continues a local community service and utilizes vacant lots in an infill approach that does not impact the neighborhood.

Design Standards

During site plan review the parking lot will be required to adhere to design, lighting and landscape buffering standards in order to protect the residential character of the neighborhood. Using the compatibility and character emphasis of the Comprehensive Plan where a more neighborhood service use into a residential area. The residential-in-appearance standard is recommended for such use expansions as parking lots.

Notices were sent to 16 surrounding property owners. No comments were received.

Recommendation

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

- C. Z-18-13 Rezoning of Lot 1, Block 1, Fox Hollow Unit No. 2, in Section 160, Block 2, AB&M Survey, Potter County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Agricultural District (A) to Planned Development 389 (PD-389) for Mini-Storage. (2.642 Acres) (Vicinity: Pavillard Dr. & E Saint Francis Ave. (Loop 335))
APPLICANT(S): Karl Christensen

Area Characteristics

Adjacent zoning consists of Agricultural District (A) and Residential District 3 (R-3) to the north, Residential District 1 (R-1) to the south and west, and Agricultural District (A) to the east.

Adjacent land uses consist of General Residential (GR) to the north and east and Suburban Residential (SR) in all other directions.

The applicant's property is located in north Amarillo, near the intersection of East Saint Francis Avenue and Pavillard Drive.

Proposal

The applicant is requesting a zone change in order to build mini-storage on the site. This request would simply create a zoning district that provides a

site plan with design details.

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.

During the site visit, Planning Department staff noticed that – to the north and south across E Saint Francis Avenue were residential uses. Looking to the west was church related uses and the east was an open undeveloped field.

This rezoning request **is consistent** with the adopted 2010 Comprehensive Future Land Use and Character Map, which designates this area for a future "General Commercial (GC)" land use. The Comprehensive Plan states that the character and intensity of this land use category allows "Wide range of commercial retail and service" uses.

The Neighborhood Unit Concept is also a key piece of the adopted plan, in which zoning transitions from areas of higher density at section line corners to areas of low 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 commercial area is along the middle edge of the square mile but the middle edge of this square mile is along a future limited-access freeway with frontage roads corridor (Loop 335) that has not been completed yet (Segment C of the Amarillo Loop Plan).

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*)

This item appeared on the 4/23/18 Planning and Zoning Commission meeting and was tabled after citizen concern over the type of retail uses that Light Commercial (LC) allows for such as a convenience store or truck stop. Thus, staff recommended a PD be used on the property to better define what would be placed on the property despite the property being smaller in size than is required (Minimum 3 acres, applicant only has 2.6 acres) for Mini-Storage Planned Developments. The reason we are bringing this item back is because of Sec. 4-10-103(1) and the exception (10)(b) since it fronts on what is Loop 335 (and it is a section line arterial), which will eventually be a limited access freeway around the city. The requested zoning change would create Planned Development (PD) zoning district for Mini-Storage and simplify further commercial development processes in the area for the future.

Recommendation

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

Notices have been sent out to 15 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.

- D. Z-18-14 Rezoning of Lots 7 - 9, Block 2, Denver Heights Unit No. 1, in Section 138, Block 2, AB&M Survey, Potter County, Texas, plus one half of all bounding streets, alley, and public ways to change from Heavy Commercial

District (HC) to Heavy Commercial District with a Specific Use Permit 194 (HC/S-194) for a crematorium. (0.49 Acres) (Vicinity: S Bivins St. & SE 4th Ave.)

APPLICANT(S): Eric Shafer

Area Characteristics

Adjacent zoning consists of Heavy Commercial District (HC) in all directions except to the south across SE 4th Avenue which is Residential District 3 (R-3).

Adjacent land uses consist of General Commercial (GR) in all directions except General Residential (GR) to the south across SE 4th Avenue.

The applicant's property is located in east central Amarillo, at the intersection of S Bivins Street and SE 4th Avenue.

Proposal

The applicant is requesting a zone change in order to operate a crematorium on the property in conjunction with an already operational mortuary business.

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.

During the site visit, Planning Department staff noticed that – to the north and west were commercial/warehouse uses while to the east were residential uses in a Heavy Commercial (HC) zoning district. Meanwhile, to the south across SE 4th Avenue were single family housing/residential uses.

This rezoning request **is consistent** with the adopted 2010 Comprehensive Future Land Use and Character Map, which designates this area for a future "General Commercial (GC)" land use. The Comprehensive Plan states that the character and intensity of this land use category allows "Wide range of commercial retail and service" uses.

The Neighborhood Unit Concept is also a key piece of the adopted plan, in which zoning transitions from areas of higher density at section line corners to areas of low 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 (Denver Heights Unit No. 1 was platted in January 1907) prior to that concept being adopted in the 1980s.

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*)

This item has an approved site plan from October 19, 2017 (SP-17-57 or ZB1703899) when it was just a mortuary (which is allowed by right in the Heavy Commercial (HC) District). The site plan submittal was an existing building that had a change of use which triggered the need for a site plan application. This site plan meets city standards for the amount of parking spaces, amount of landscaping square footage and frontage trees, on-site dumpster for commercial properties, and provided ADA compliant 6' sidewalks to name a few. The applicants were told at the time after a July

12, 2017 Pre-Application Conference meeting if they were going to expand the business to include a crematorium that a Specific Use Permit would be required on the property to operate that part of their business, thus the reason for this rezoning case.

Now that the use of a crematorium was added, it triggered the requirement for a Specific Use Permit (SUP) to be placed on the property. This SUP process stems back to Early/Mid 2010 when crematoriums were categorized under "Cemetery or Mausoleum" with SIC (Standard Industrial Classification) Code of 6553 in the Zoning Ordinance (Page 19) which requires an SUP to go in HC districts.

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 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.

E. Reconsideration of 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.)

Item was previously acted on by the Planning and Zoning Commission at its scheduled meeting on February 26, 2018. At the scheduled March 6th City Council meeting, residents to the east of the proposed rezoning attended and spoke against the rezoning. City Council voted to send the rezoning request back to the Planning and Zoning Commission for reconsideration and advised the citizens in attendance to attend the rescheduled P&Z meeting as well as meet as a group with the applicant and planning department.

A meeting was held on March 30th with the applicant, city planning staff, and some of the neighbors: Larry & Belinda Winters, Joseph Kutin, and Don Michel. The neighbors submitted a petition against the zoning which included 2000, 2002, 2006, and 2008 S Madison Street addresses. The petition constitutes 9.64% of the total area of the lots within the 200' notification area (does not meet the 20% to require a three-fourths vote by city commission; 4-10-23). Within this petition it was noted that the neighbors had no objection to rezoning the property to a Neighborhood Service District (NS) instead of the proposed General Retail District (GR). The applicant is continuing to seek the original request for rezoning to General Retail District. Notifications have been resent to all property owners within the 200' radius for the new meeting dates. No other comments have been received.

Below is attached the staff summary from the original meeting.

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.

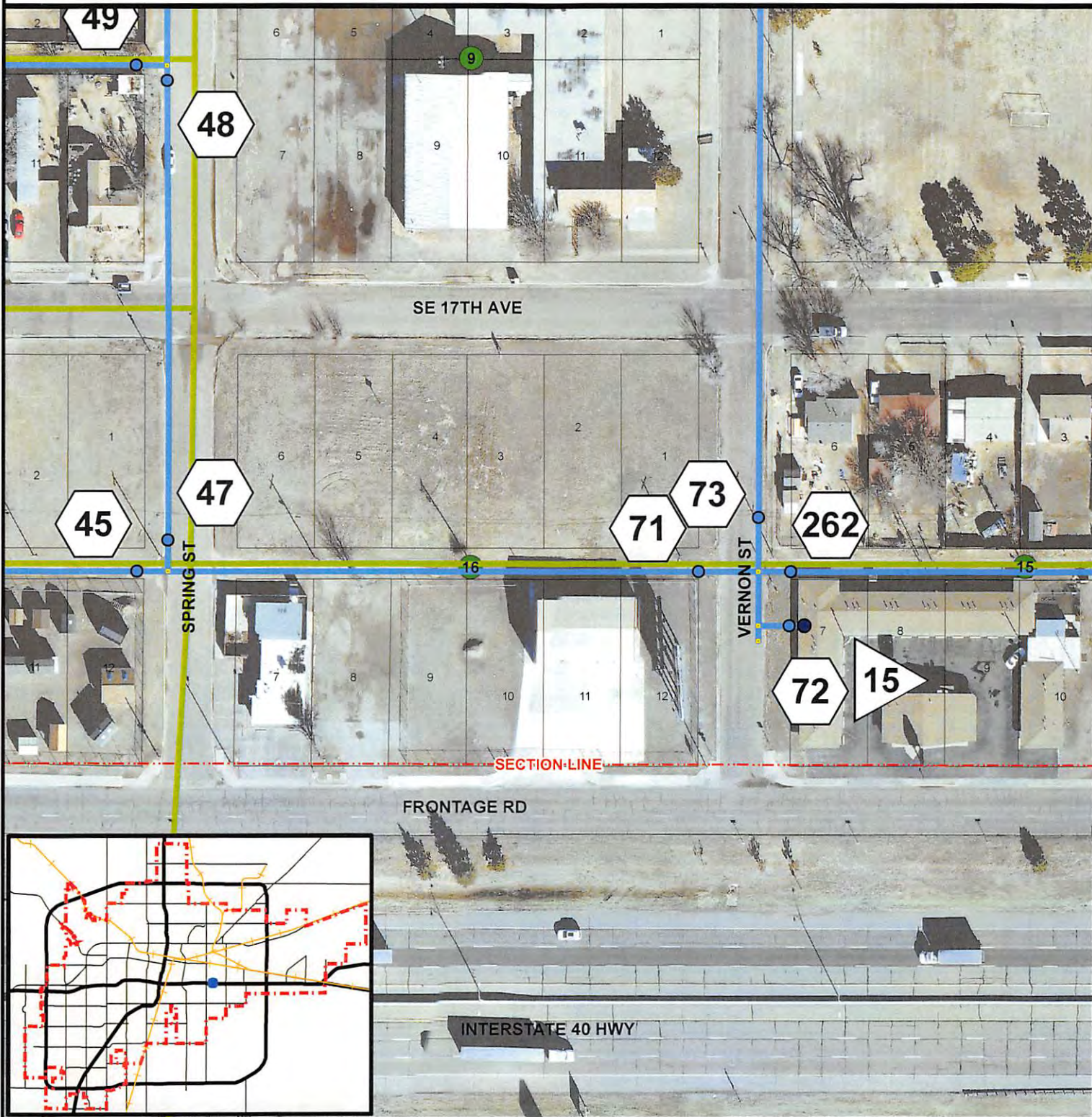
It should also be noted that non-residential development on this property would be required to provide a screening fence from the alley to the east and also meet landscaping requirements which will be reviewed during the site plan process. This type of development will also be unable to utilize the alley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

- 4: Discuss Items for Future Agendas.

Benton Highland Addition Alley Vacation ZB1800574/V-18-02



**CITY OF AMARILLO
PLANNING DEPARTMENT**

Applicant: Furman Land Surveyors
Vicinity: Vernon St. and I-40 Access Road
Case Manager: Sherry L. Bailey

Scale: 1 inch = 90 feet
Date: 4/10/2018



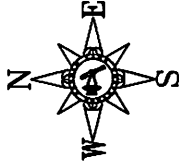
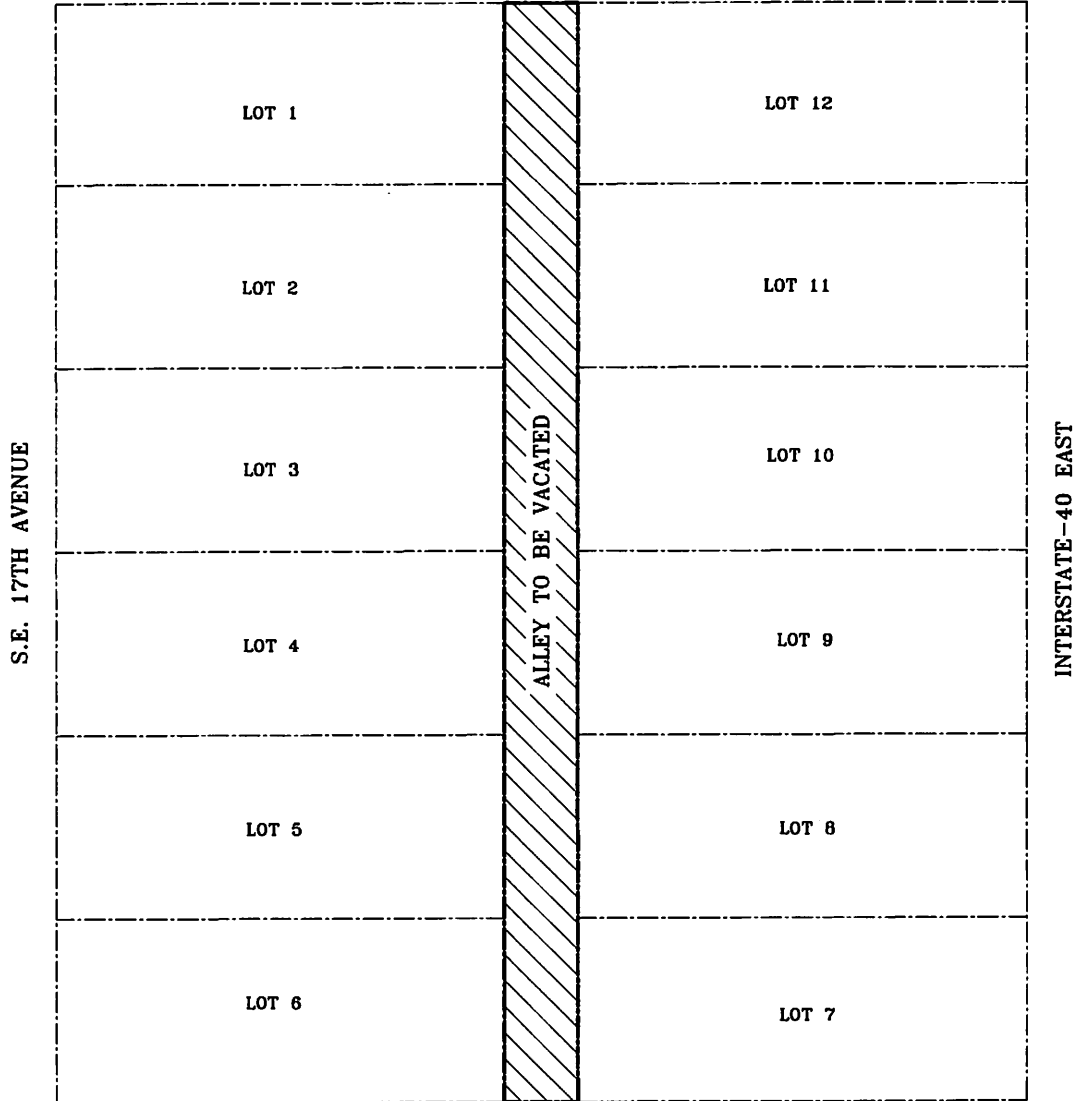


EXHIBIT 1

BLOCK 16
BENTON HIGHLAND ADDITION

SCALE: 1" = 40'


S. VERNON STREET



S. SPRING STREET

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. THIS DOCUMENT HAS BEEN RELEASED BY DARYL R. FURMAN RPLS 5374 FOR REVIEW PURPOSES ONLY.
DATE: 02/26/2018

FURMAN LAND SURVEYORS, INC.

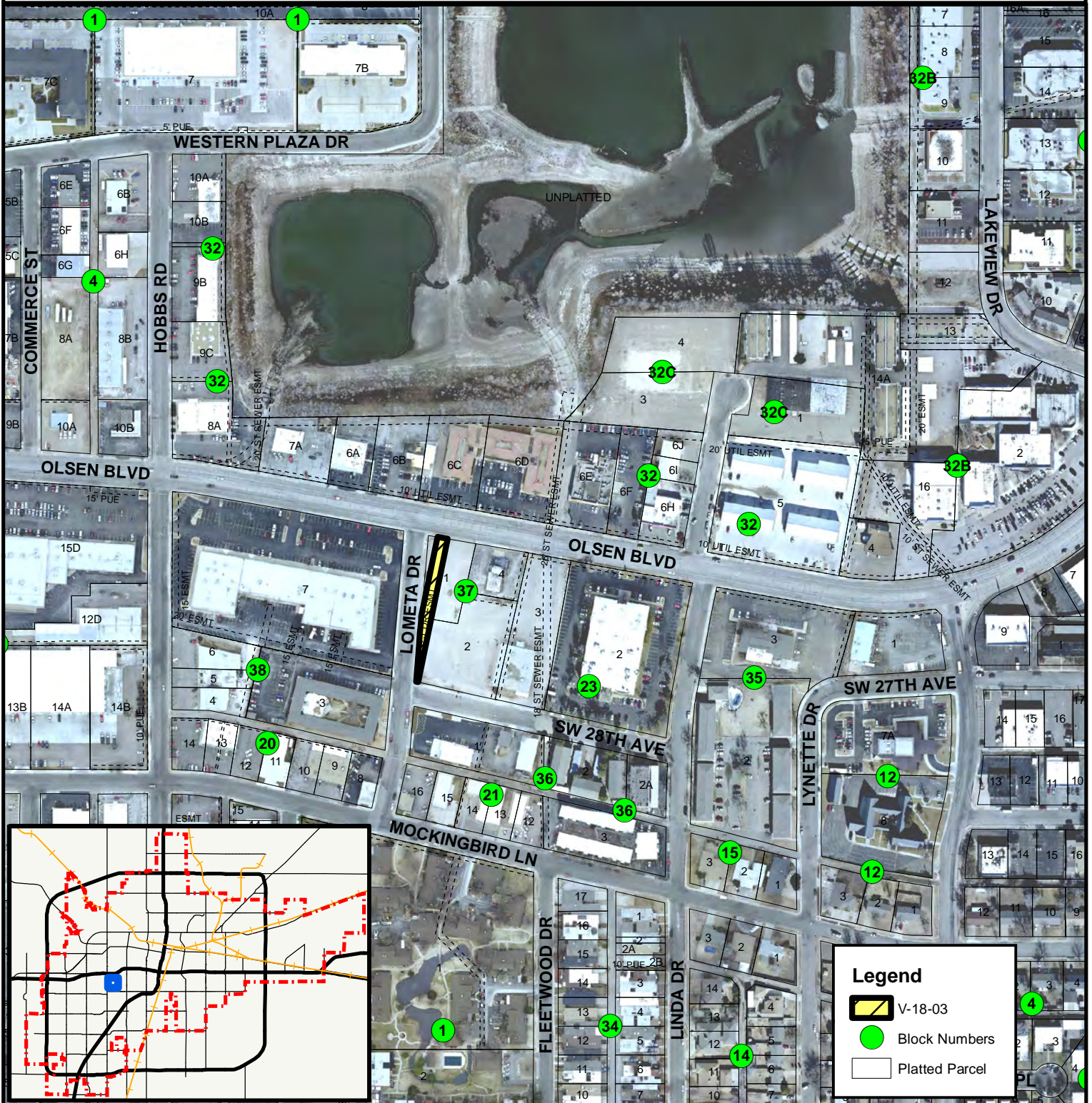


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M.K. McENTIRE, RPLS · KYLE L. BRADY, RPLS
TEXAS FIRM #10092400 & 10092401
P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248
P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1482

PROJECT NO. 1821681-VACATE FILE NO. Q-12
DRAWING NO. P:\SUB 18\POTTER\Q-12\1821681\

CASE V-18-03 VACATION OF 25' DRAINAGE EASEMENT



**CITY OF AMARILLO
PLANNING DEPARTMENT**

V-18-03 Vacation of a 25' Drainage Easement (DE) located on Lots 1 and 2, Block 37, Lawrence Park Unit No. 25, in Section 227, Block 2, AB&M Survey, Potter County, Texas.

Applicant: Lisa Hayes-Burt

Vicinity: Lometa Dr. & Olsen Blvd

Case Manager: Jeffrey English

Scale: 1 inch = 333 feet
Date: 5/17/2018



LAWRENCE PARK-UNIT NO. 11

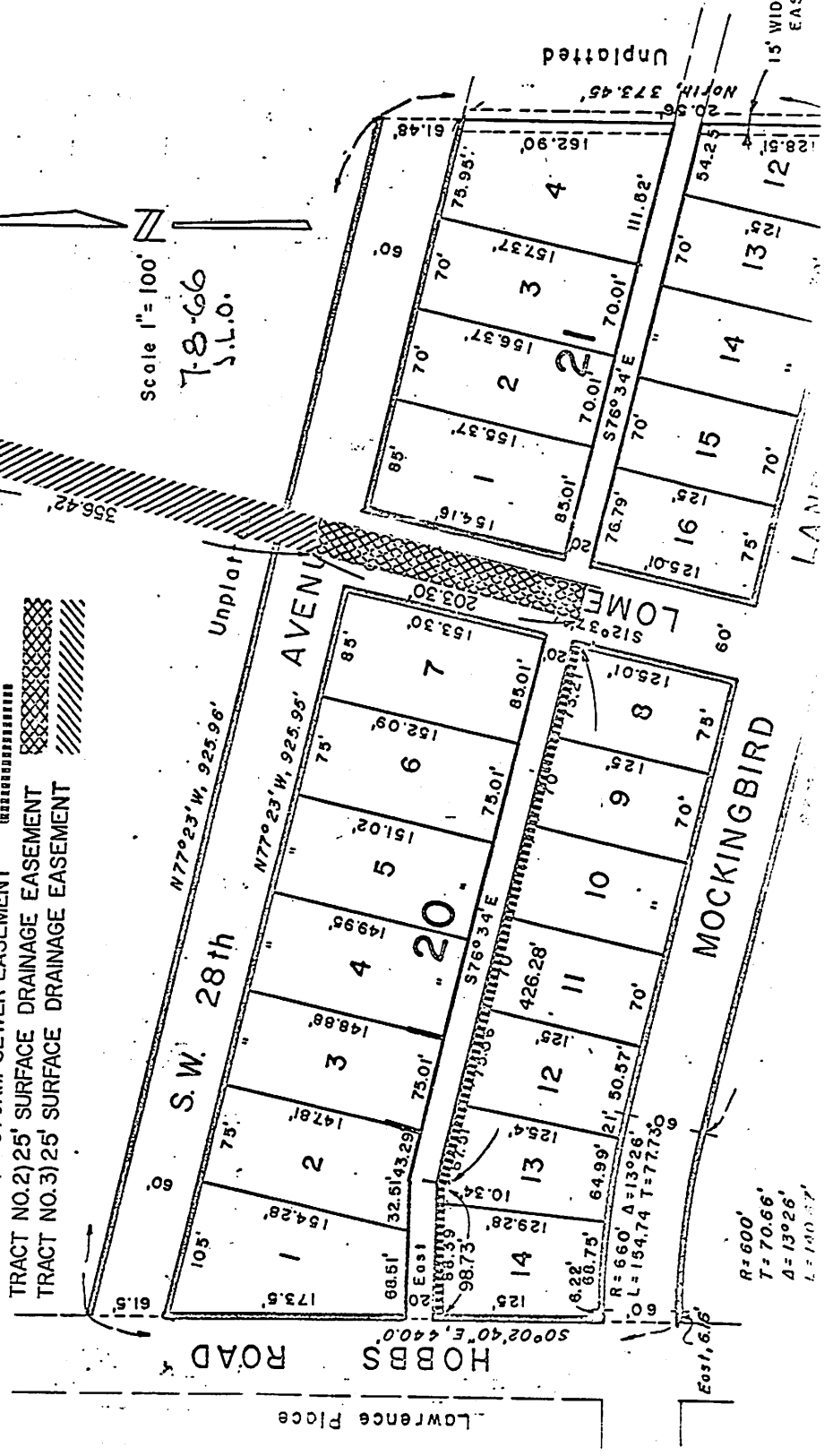
John Farrell & Lonnie Smith

LEGEND

- TRACT NO. 1) 5' STORM SEWER EASEMENT
- TRACT NO. 2) 25' SURFACE DRAINAGE EASEMENT
- TRACT NO. 3) 25' SURFACE DRAINAGE EASEMENT

Scale 1" = 100'

7-8-66
J.L.O.



R=600'
T=70.66'
Δ=13°26'
L=140.87'

15' WIDE STORM SEWER EASEMENT

LANE

Unplatted

Unplat

S.W. 28th

MOCKINGBIRD

HOBBS ROAD

Lawrence Place

DRAINAGE EASEMENT

THE STATE OF TEXAS X
X KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF POTTER X

THAT we, LONNIE SMITH and JOHN FARRELL, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of One Dollar (\$1.00) cash to Grantors in hand paid by the City of Amarillo, the receipt of which is hereby acknowledged, and the further consideration of the benefits to be derived by Grantors from the placing of drainage facilities through the premises hereinafter described, have this day Granted and Conveyed, and by these presents do hereby Grant and Convey unto the City of Amarillo, a municipal corporation situated in Potter and Randall Counties, Texas, an easement to construct, re-construct and perpetually maintain drainage facilities in, upon and across the following described land, to-wit:

All that certain tract, piece or parcel of land, lying and being situated in the County of Potter, State of Texas, described as follows:

A tract of land out of Section 227, Block 2, AB&M Survey, Potter & Randall Counties, Texas described as follows:

BEGINNING at the Northeast corner of Lot 8, Block 20, Lawrence Park Unit No. 11, thence South 76° 34' East, 17.5 ft. to a point for the Southwest and beginning corner of this Easement;

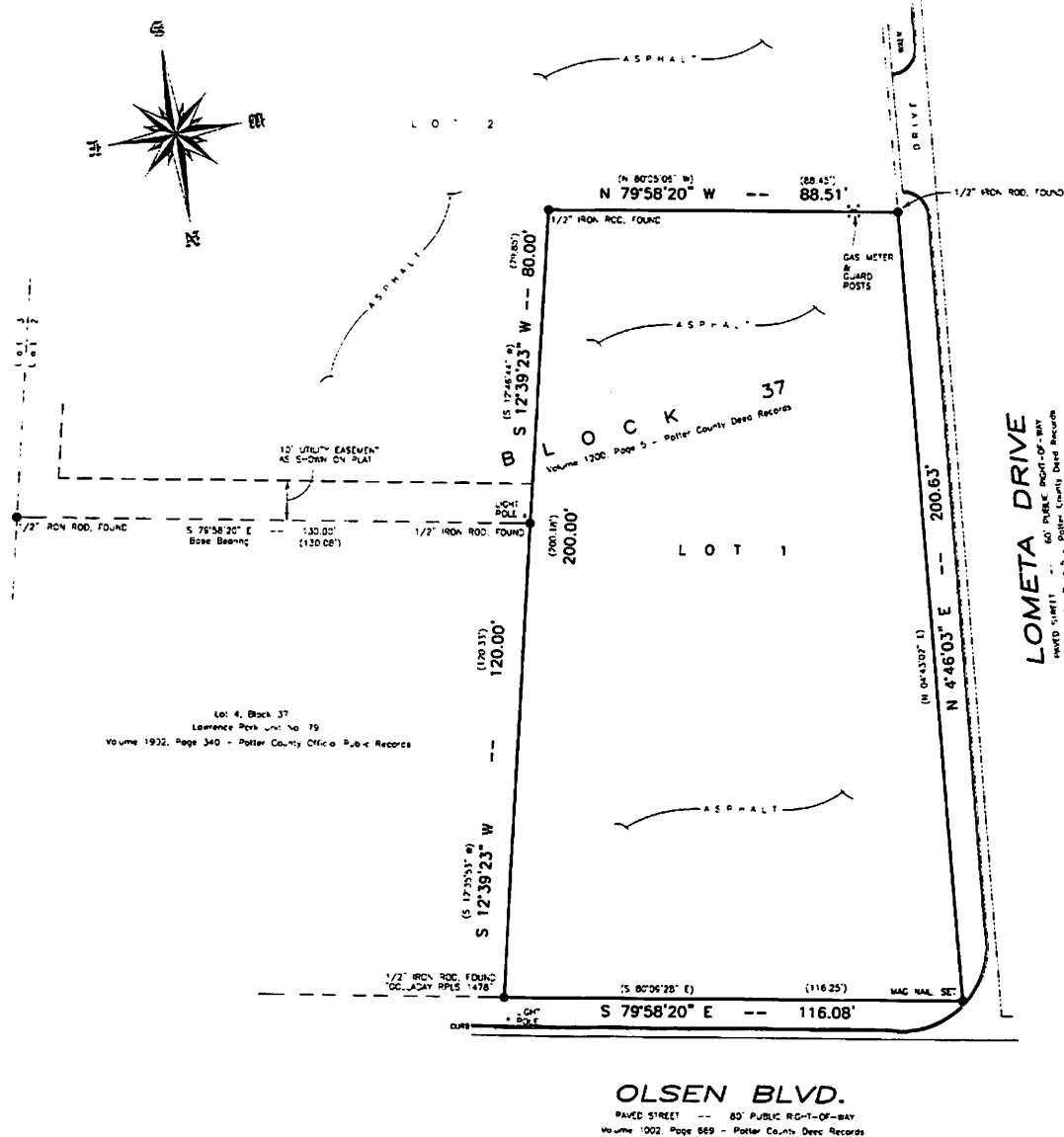
THENCE North 12° 37' East, 203.30 ft. to a point,

THENCE South 77° 23' East, 25 ft. to a point;

THENCE South 12° 37' West, 203.66 ft. to a point;

THENCE North 76° 34' West, 25 ft. to the beginning point of this easement.

TO HAVE AND TO HOLD the same perpetually to the City of Amarillo, its successors and assigns, together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing and maintaining said drainage facilities; all upon the condition that the City of Amarillo will at all times after doing any work in connection with the construction or repair of said drainage facilities restore the surface of said premises to the condition in which the same was found before such



Description:

Lot No 1, Block No. 37, LAWRENCE PARK UNIT No. 25, an Addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 1200, Page 5, of the Deed Records of Potter County, Texas.

Certification:

To J. Gout

The undersigned does hereby certify that this plat of survey of the property described hereon represents the results of a survey made on the ground under my direction and supervision this 28th day of June, 2009. This certification expressed or implied hereon applies only to the individuals explicitly listed above, and no other parties.

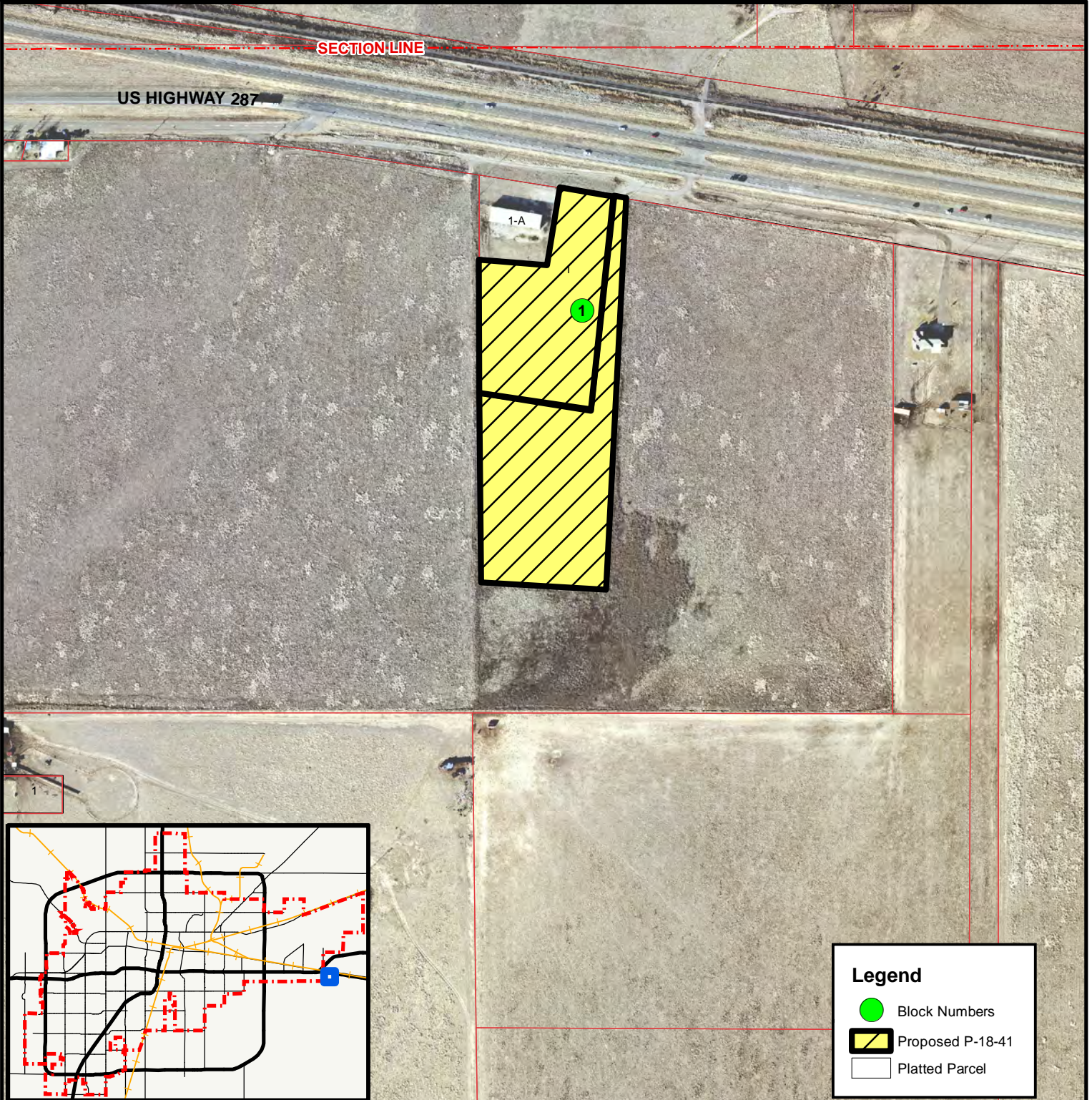
Notes:

- () = Measured and/or calculated data based on field observations.
- This Survey may not reflect all items and conditions that are contained in the covenants and/or restrictions that affect this property.
- Records research performed with this survey was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
- = Monuments found and/or set as noted.
- Portions of this plat are exaggerated for clarity.
- Only those easements furnished to the surveyor are shown hereon.

David Miller, R.P.L.S.
Registration No. 5437

David Miller Surveying, PLLC
P.O. Box 51944 • Amarillo, Texas • 79135
806-236-4621 • Fax - 806-358-8949 • ampls@att.net

**CASE P-18-41
Blair Addition Unit No. 3**



**CITY OF AMARILLO
PLANNING DEPARTMENT**

P-18-41 Blair Addition Unit No. 3, a suburban subdivision to the City of Amarillo, being a replat of a portion of Lot 1-A, Block 1, Blair Addition Unit No. 2, and an unplatted tract of land in Section 36, Block 2, AB&M Survey, Potter County, Texas.

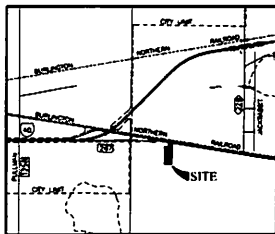
Developer: Chuck Blair

Surveyor: Daryl Furman

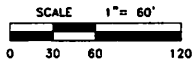
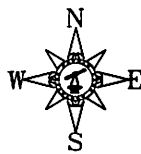
Case Manager: Jeffrey English

Scale: 1 inch = 375 feet
Date: 4/24/2018

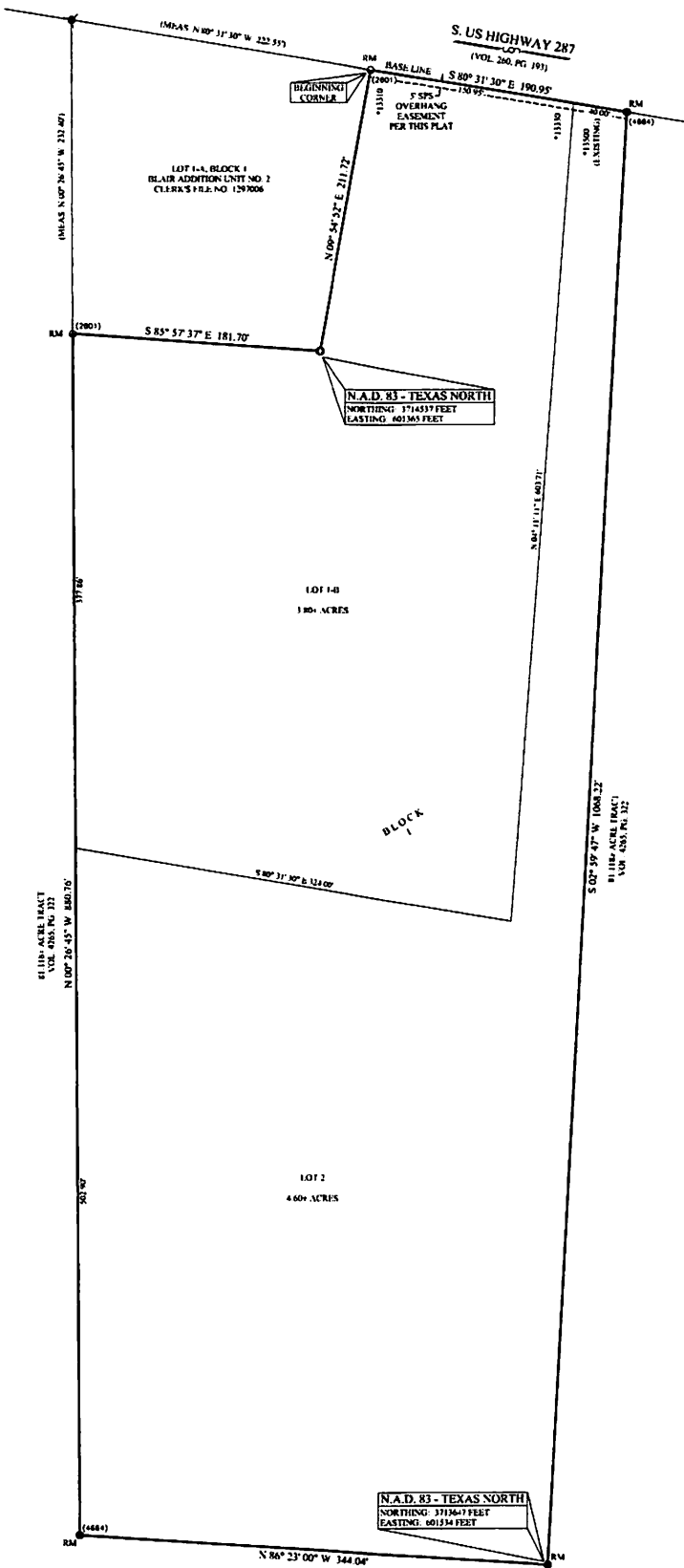




VICINITY MAP
NOT TO SCALE



- LEGEND:**
- STEEL FENCE POST FND
 - 1/2" IRON ROD W CAP FND
 - 3/8" IRON ROD W CAP FND
 - 1/8" IRON ROD FND
 - RM RECORD MONUMENT
 - (XXXX) NAME OR NUMBER IN () INDICATES MONUMENT ORIGIN
 - XXXXX ADDRESS PROVIDED BY CITY OF AMARILLO SUBJECT TO CHANGE WITHOUT NOTICE



NOTES

- 1) THIS PLAT IS WITHIN THE CITY OF AMARILLO ET.
- 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48173C000C, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSIDERED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
- 3) THIS IS HEREBY CREATED BY THIS PLAT A SANITARY CONTROL EASEMENT AROUND EACH APPROVED WATER WELL LOCATION WITH A 100-FOOT RADIUS WITHIN WHICH NO SUB-SURFACE SEWERAGE SYSTEM MAY BE CONSTRUCTED CONVERSELY, NO WATER WELL LOCATION WILL BE APPROVED THAT IS CLOSER THAN 100 FEET TO A SUB-SURFACE SEWERAGE SYSTEM. WATER WELL LOCATIONS WILL BE MADE ON AN INDIVIDUAL BASIS THIS EASEMENT IS FOR THE SOLE PURPOSE OF SANITARY CONTROL, AND DOES NOT PROHIBIT BUILDING ENCREASMENTS, LOCATIONS OF EXISTING WATER WELLS AND SEWERAGE SYSTEMS OR ADJACENT TO THIS PROPERTY ARE UNKNOWN AND THEREFORE CANNOT BE SHOWN ON THIS SURVEY PLAT
- 4) THIS PLAT IS IN ACCORDANCE WITH AVIATION HEIGHT RESTRICTIONS THEREFORE AN AVIATION CLEAR ZONE EASEMENT WITH A MAXIMUM BUILDING HEIGHT OF 3.155 FEET W.S.L. HAS BEEN FILED IN ACCORDANCE WITH THIS PLAT.

DESCRIPTION:

An 8.40+- acre tract of land out of Section 36, Block 5, A.D. & M. Survey, Potter County, Texas, further being a portion of that certain 9.42 acre tract of land being described in that certain instrument recorded under Clerk's File No. 123194 of the Official Public Records of Potter County, Texas, and a portion of Lot 1, Block 1, Blair Addition Unit No. 1, a suburban subdivision to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded under Clerk's File No. 1297006 of the Official Public Records of Potter County, Texas, same being the Northwest corner of this tract of land, from whence a 3/8 inch iron rod found at the Northwest corner of said Blair Addition Unit No. 2 bears N. 80° 31' 30" W., 222.55 feet;

BEGINNING at a 1/2 inch iron rod with cap (2601) found in the South Right-of-Way line of U.S. Highway 287 as monumented on the ground at the Northeast corner of Blair Addition Unit No. 2, a suburban subdivision to the City of Amarillo, Potter County, Texas according to the map or plat thereof recorded under Clerk's File No. 1297006 of the Official Public Records of Potter County, Texas, same being the Northwest corner of this tract of land, from whence a 3/8 inch iron rod found at the Northwest corner of said Blair Addition Unit No. 2 bears N. 80° 31' 30" W., 222.55 feet;

THENCE S. 80° 31' 30" E. (Base line), 190.95 feet along said South Right-of-Way line of U.S. Highway 287 as monumented on the ground to a 3/8 inch iron rod with cap (4664) found at the Northeast corner of said 9.42 acre tract of land, same being the Northeast corner of this tract of land;

THENCE S. 02° 59' 47" W., 1068.22 feet along the East line of said 9.42 acre tract of land to a 3/8 inch iron rod with cap (4664) found at the Southeast corner of said 9.42 acre tract of land, same being the Southeast corner of this tract of land;

THENCE N. 80° 23' 00" W., 344.04 feet along the South line of said 9.42 acre tract of land to a 3/8 inch iron rod with cap (4664) found at the Southwest corner of said 9.42 acre tract of land, same being the Southwest corner of this tract of land;

THENCE N. 00° 26' 45" W., 830.76 feet along the West line of said 9.42 acre tract of land to a 1/2 inch iron rod with cap (2601) found at the Southwest corner of said Blair Addition Unit No. 2, same being the most West Northwest corner of this tract of land;

THENCE S. 85° 57' 37" E., 181.70 feet along the South line of said Blair Addition Unit No. 2 to a steel fence post found at the Southeast corner of said Blair Addition Unit No. 2, same being an interior corner of this tract of land;

THENCE N. 09° 54' 53" E., 211.72 feet along the East line of said Blair Addition Unit No. 2 to the POINT OF BEGINNING and containing 8.40 acres of land, more or less.

OWNERS ACKNOWLEDGMENT

THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS
COUNTY OF POTTER

THAT THE UNDERSIGNED, CHUCK BLAIR, BEING THE PRESENT OWNER OF THE LAND SHOWN AND DESCRIBED IN THIS MAP AND PLAT HAVE CALLED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS BLAIR ADDITION UNIT NO. 2, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LOTS AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS _____ DAY OF _____, 2018.

CHUCK BLAIR
P.O. BOX 477
HILLSBORO, TEXAS 76641

ATTEST

THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS
COUNTY OF BANDALL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHUCK BLAIR.
THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC, STATE OF TEXAS

BLAIR ADDITION UNIT NO. 3

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, BEING A REPLAT OF A PORTION OF LOT 1-A, BLOCK 1, BLAIR ADDITION UNIT NO. 2 AND AN UNPLATTED TRACT OF LAND IN SECTION 36, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS 8.40+ ACRES

CURTICAL

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 7TH DAY OF MARCH, 2018.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE; THIS DOCUMENT HAS BEEN RELEASED BY DANIEL R. FURMAN, RPLS 5134 FOR REVIEW PURPOSES ONLY.

DANIEL R. FURMAN, RPLS 5134
4165TH RD PROFESSIONAL LAND SURVEYOR

GRANTEE'S ADDRESS
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

FILED OF RECORD

(DAY)

POTTER
(COUNTY)

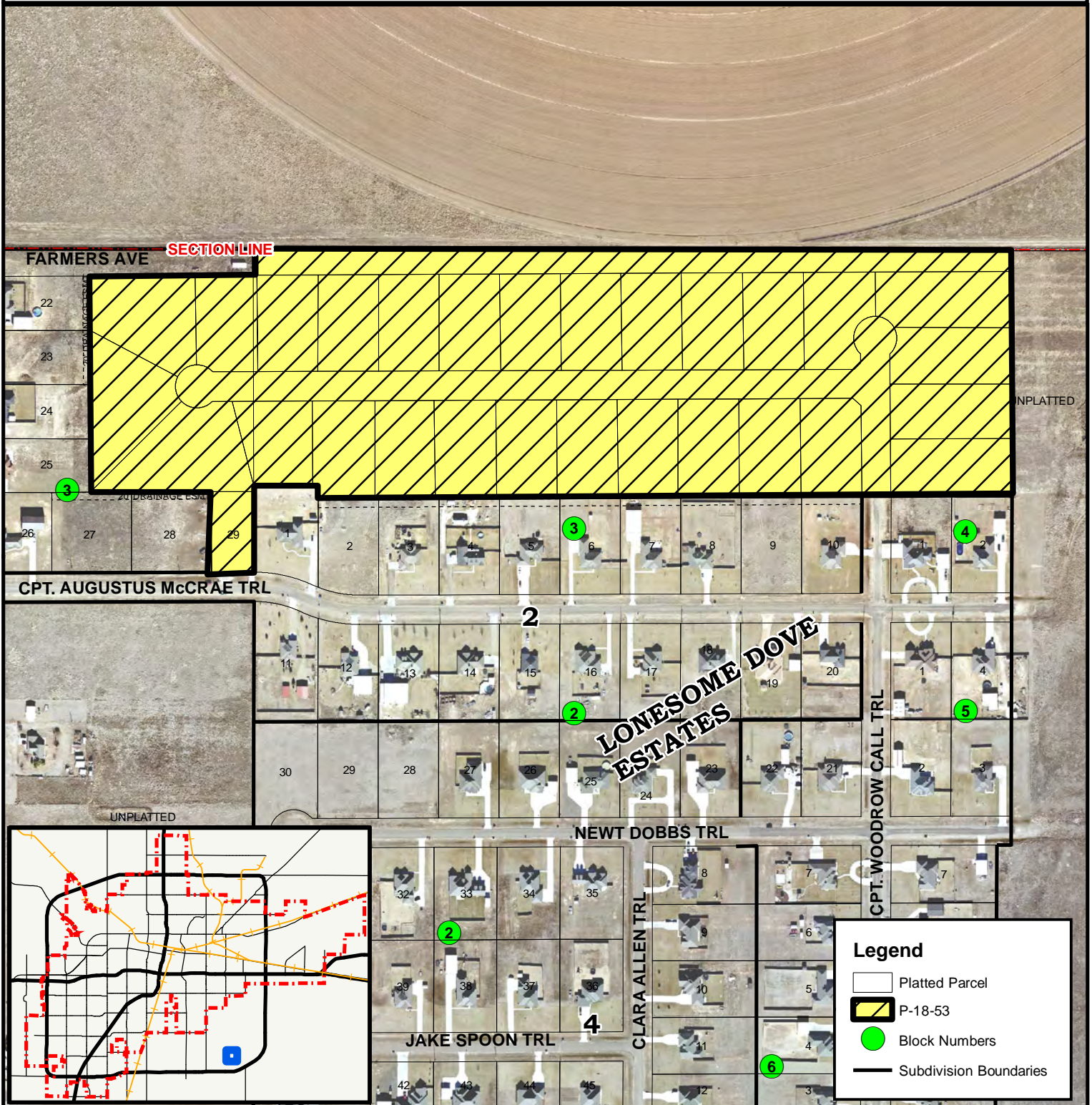
CLERK'S DOCUMENT NO.

FURMAN LAND SURVEYORS, INC.
SURVEYING - MAPPING - CONSULTING
TEXAS - OKLAHOMA - NEW MEXICO
KANSAS - COLORADO

DANIEL R. FURMAN, RPLS - DANIEL R. FURMAN, RPLS - DONALD R. FURMAN, RPLS
CASEY A. MANN, RPLS - LONDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS - MOAH C. HUNTINGTON, RPLS
M.K. MCENTIRE, RPLS - RYLEE L. BRADY, RPLS
TEXAS FROM 000920048 - 10092001
P.O. BOX 1110, AMARILLO, TEXAS 79103 - (806) 371-2120 FAX: (806) 371-2120
P.O. BOX 606, DUMAS, TEXAS 75846 - (806) 924-1261 FAX: (806) 924-1261

PROJECT NO. 1821856P FILE NO. W-13
DRAWING NO. P-18A, POTTER, W-13P, 1821856P, 1821856P

CASE P-18-51 LONESOME DOVE ESTATES UNIT NO. 9 PLAT



**CITY OF AMARILLO
PLANNING DEPARTMENT**

P-18-51 Lonesome Dove Estates Unit No. 9, 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. (38.35 Acres) (Vicinity: Cpt. Woodrow Call Trl. & Cpt. Augustus McCrae Trl.)

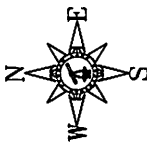
Scale: 1 inch = 375 feet
Date: 5/24/2018



Developer: Robert Wilkinson

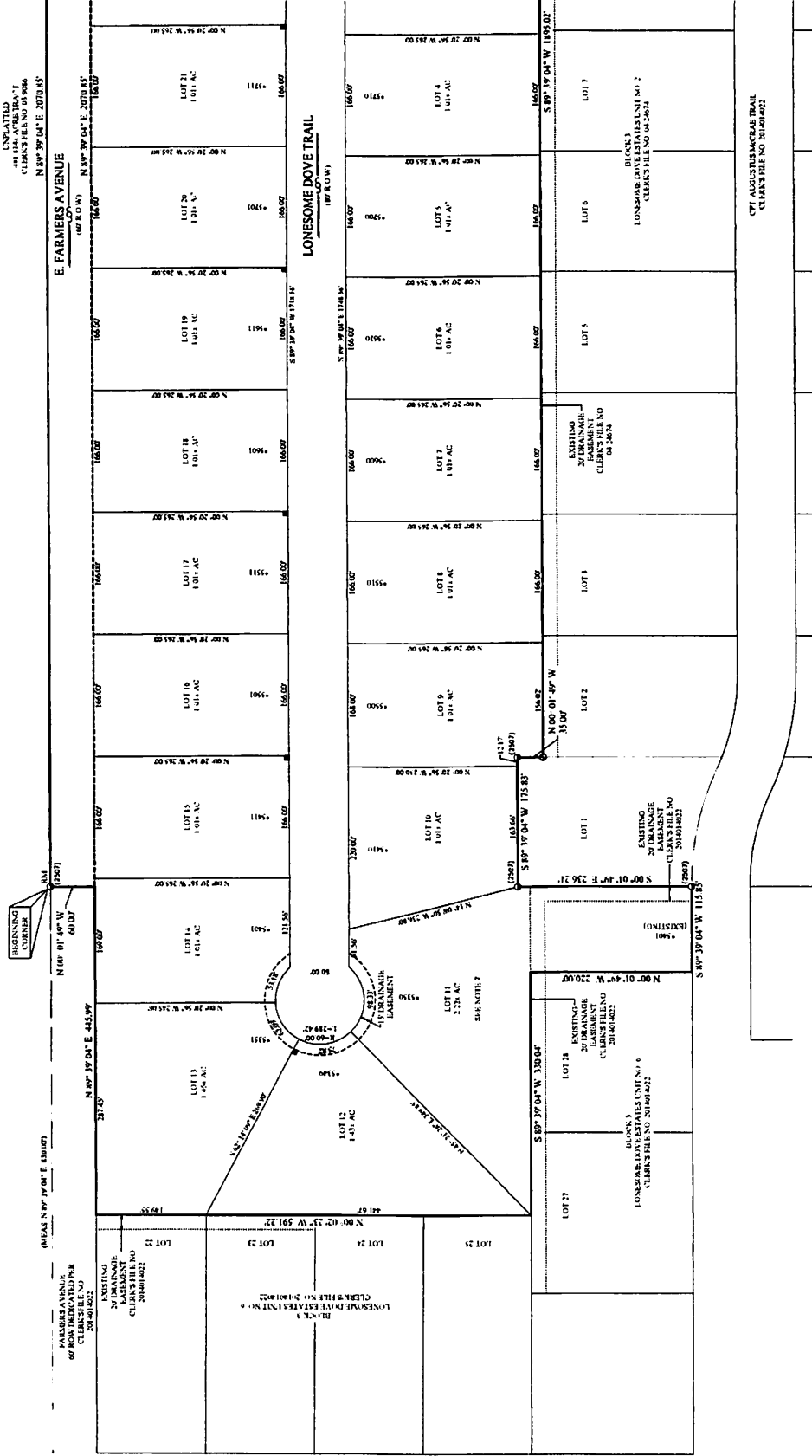
Surveyor: Daryl Furman

Case Manager: Jeffrey English



SCALE 1" = 100'

- LEGEND:**
- 1" IRON ROD IN CAP STAMPED "FURMAN SPTS"
 - 1" IRON ROD IN CAP END
 - 1" IRON ROD END
 - ADDRESS SPECIFIED BY CITY OF AMARILLO SUBJECT TO CHANGE WITHOUT NOTICE
 - *XXXX NAME OR NUMBER (N, S, E, W)
 - (XXX) INDICATE IMPROVEMENT ORIGIN
 - ASPECT MARKING
 - ADJACENT PROPERTY



SHEET 1 OF 1

FURMAN LAND SURVEYORS, INC.

SURVEYING · MAPPING · CONSULTING
TEXAS · KANSAS · OKLAHOMA

CAROL A. FURMAN, D.L. DANIEL, FURMAN, DONALD & FURMAN, D.L.
CARY A. HARRIS, FURMAN, LINDA H. STOKES, S.P.L.S.
DEBRA L. HARRIS, FURMAN, KYLE J. HARRIS, D.L.S.
M. K. HARRIS, FURMAN, KYLE J. HARRIS, D.L.S.
LINDA H. STOKES, FURMAN, DONALD & FURMAN, D.L.
FURMAN, DONALD & FURMAN, D.L.
PROJECT NO. F-1517812 FILE NO. R-17
DRAWING NO. F-1517812 SUB 15 RANDALL R-17-1517812

**LONESOME DOVE ESTATES
UNIT NO. 9**

A SUBURBAN SUBDIVISION TO
THE CITY OF AMARILLO,
BEING A PORTION OF
LONESOME DOVE ESTATES UNIT NO. 6
AND AN UNPLATTED
TRACT OF LAND SITUATED IN
SECTION 111, BLOCK 2,
A. B. & M. SURVEY,
RANDALL COUNTY, TEXAS
38.31 ACRES

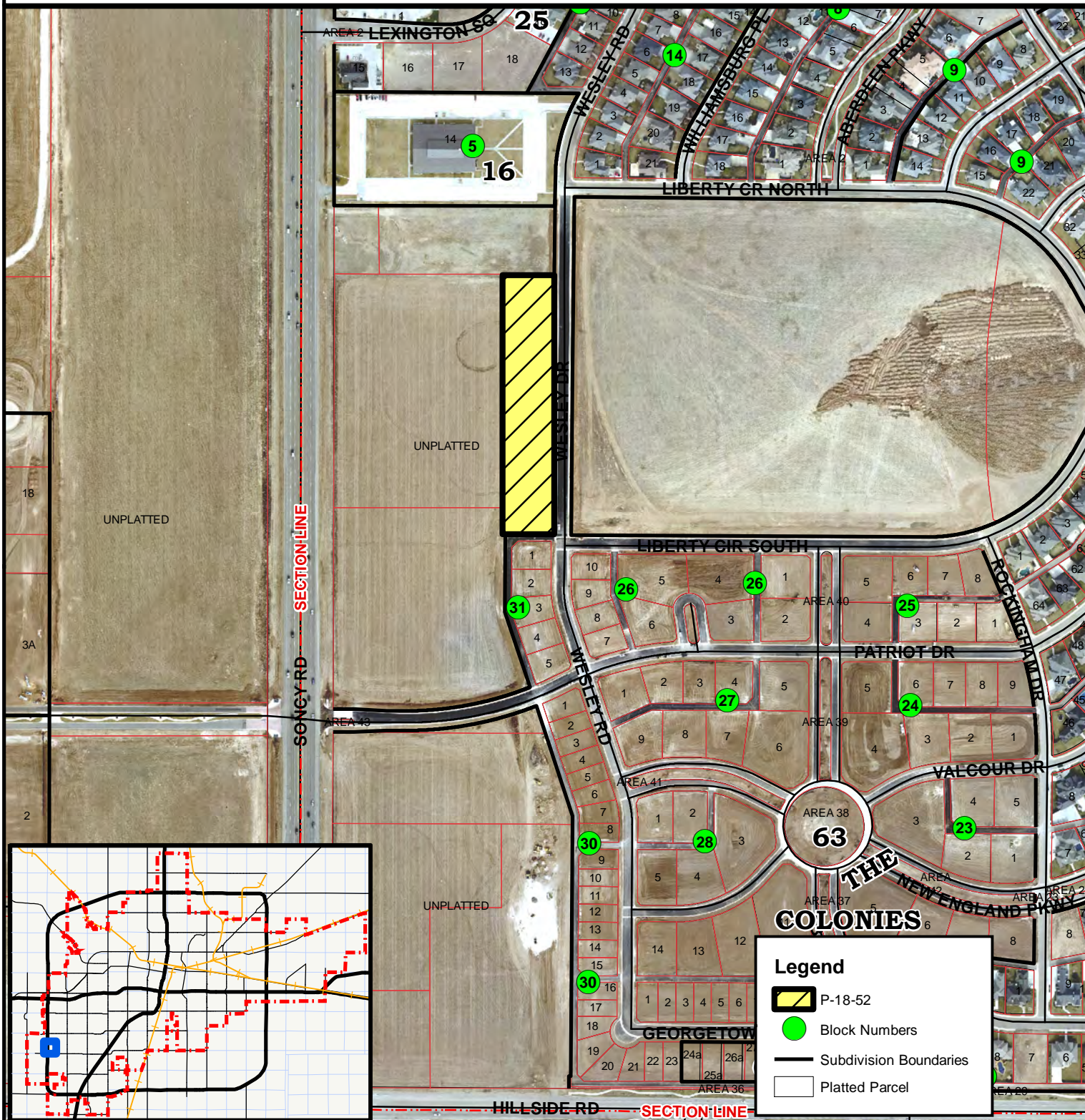
CERTIFICATE

I, THE SURVEYOR, HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORD AS FILED IN THE PUBLIC OFFICE OF THE COUNTY OF RANDALL, TEXAS, AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORD AS FILED IN THE PUBLIC OFFICE OF THE COUNTY OF RANDALL, TEXAS, AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORD AS FILED IN THE PUBLIC OFFICE OF THE COUNTY OF RANDALL, TEXAS.

AT ALL PERTINENT CORNERS AND POINTS OF BEGINNING, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, THIS DOCUMENT HAS BEEN RELEASSED BY THE SURVEYOR TO THE APPLICANT FOR THE PURPOSES INDICATED.

DARRELL R. FURMAN, R.P.L.S. 374
REGISTERED PROFESSIONAL LAND SURVEYOR

CASE P-18-52 THE COLONIES UNIT NO. 70 PLAT



**CITY OF AMARILLO
PLANNING DEPARTMENT**

Scale: 1 inch = 417 feet
Date: 5/24/2018



P-18-52 The Colonies Unit No. 70, an addition to the City of Amarillo, being an unplatted tract of land in Section 40, Block 9, BS&F Survey, Randall County, Texas.

Applicant: Matt Griffith

Vicinity: Wesley Rd. & S Liberty Cir.

Case Manager: Jeffrey English

Notes

- This plat does not lie within the Extrajurisdiction of the City of Amarillo, Texas.
- This plat does not lie within flood hazard area zone "AE", according to the Federal Emergency Management Agency's Flood Insurance Rate Map, Community Panel No. 4538 C 0073E, dated June 04, 2010 nor does this plat lie within the City of Amarillo's base flood elevation zone "AE" as shown on the Flood Damage Prevention Ordinance, Chapter Flood Hazard Information, adopted for the sole purpose of flood damage prevention. Flood insurance is required for the subject property. Flood hazard areas are approximate only located from small scale FEMA Maps and should not be construed as a flood elevation study by this firm. Many areas are subject to flooding but are not necessarily in flood hazard area zones "AE" as shown on the referred FEMA/FIRM, which designates approximate flood hazard area zones. Said flood maps do not represent a detailed flood study.
- Property distances and/or bearings are shown as measured or held with this survey. Plat and/or deed calls are shown within parentheses when differing from measured distances and/or bearings and not within the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (663.15).

- Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.
- Decedent's Public Heirs:
 - 7,777 square feet of public utility easements are dedicated by this plat.
 - 7,777 square feet of public utility easements are dedicated by this plat.

Dedication

The State of Texas §
County of Randall §
Know all men by these presents

That, **Rockrose Development, LLC**, acting through its Vice-President, **Matt Griffith**, being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **The Colonies Unit No. 70** an addition to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements, unless noted as existing with the recording/information shown.

Executed this _____ day of _____, 2018

Matt Griffith, Vice-President
Rockrose Development, LLC
7630 Hillside Road Suite 300
Amarillo, Texas 79119
(808) 351-2525

Notary Attest

State of Texas §
County of Randall §

Before me, the undersigned authority on this day personally appeared **Matt Griffith**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration herein expressed.

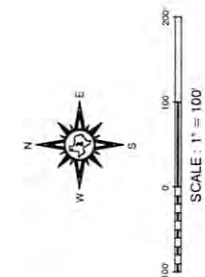
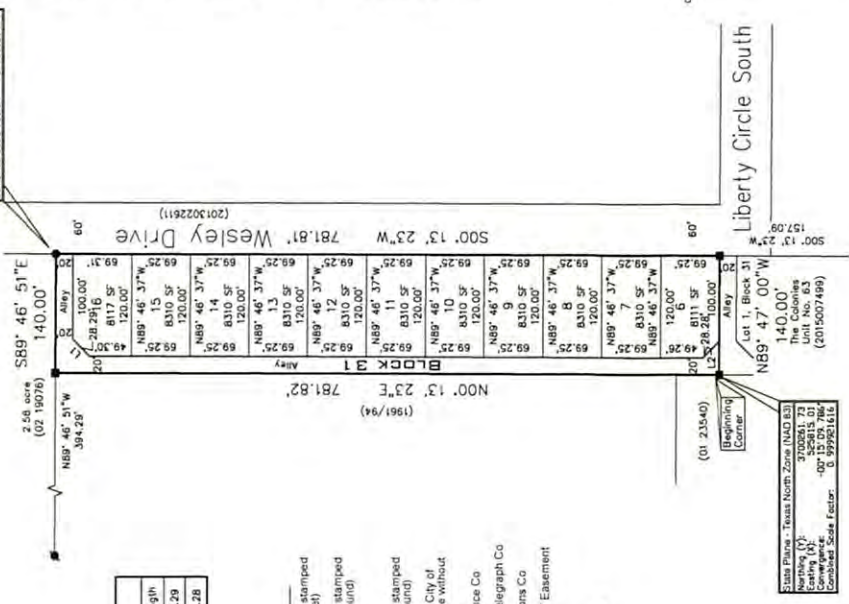
Given under my hand and seal of office this ___ day of _____, 2018



Notary Public in and For the State of Texas
My commission expires _____

Grantor's Address:
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

State Plane - Texas North Zone (NAD 83)
Northing (N): 3701947.13
Easting (E): -00737.08, 786.4
Combined Scale Factor: 0.999991444



Description

A 2.51 acre tract of land being a portion of a tract of land described in that certain Special Warranty Deed recorded in Volume 1961, Page 94 of the Official Public Records of Randall County, Texas, and a portion of a tract of land described in that certain Special Warranty Deed recorded under Clerk's File No. 01-23540 of the Official Public Records of Randall County, Texas, situated in Section 40, Block 9, B, S, & F Survey, Amarillo, Randall County, Texas, and said tract of land being further described by metes and bounds as follows:

BEGINNING at a 3/8 iron rebar with a cap stamped "KEYS R P L S 2507" set at the northwest corner of The Colonies Unit No. 63, an addition to the City of Amarillo, according to the recorded map or plat thereof, of record under Clerk's File No. 2015007469 of the Official Public Records of Randall County, Texas, same being the southwest corner of the tract of land.

Thence N. 00° 13' 23" E. (Directional Control Record, Plat "The Colonies Unit 63") 781.81 feet to a 3/8 iron rebar with a cap stamped "KEYS R P L S 2507" set at the northwest corner of this tract of land, from whence a 1/2 iron rebar with a cap stamped "KEYS R P L S 2507" found at the southwest corner of a 2.58 acre tract of land described in that certain Gift Deed recorded under Clerk's File No. 02-19676 of the Official Public Records of Randall County, Texas, bears N. 89° 46' 51" W., 394.29 feet.

Thence S. 89° 46' 51" E., 140.00 feet along the south line of said a 2.58 acre tract of land, from whence a 3/8 iron rebar with a cap stamped "KEYS R P L S 2507" found at the southeast corner of said 2.58 acre tract of land.

Thence S. 00° 13' 23" W., 781.81 feet along the west right-of-way line of Wesley Drive as dedicated by The Colonies Unit No. 63, an addition to the City of Amarillo, according to the recorded map or plat thereof, of record under Clerk's File No. 2013022511 of the Official Public Records of Randall County, Texas, to a 3/8 iron rebar with a cap stamped "KEYS R P L S 2507" set at the southeast corner of this tract of land, same being the most northerly northeast corner of said The Colonies Unit No. 63, from whence a 3/8 iron rebar with a cap stamped "KEYS R P L S 2507" found bears S. 00° 13' 23" W., 157.09 feet.

Thence N. 89° 47' 00" W., 140.00 feet along the north line of said The Colonies Unit No. 63 to the **POINT OF BEGINNING**.

Approval

Approved by Designated City Official for the City of Amarillo, Texas, this _____ day of _____, 2018.

Designated City Official

Certificate

I do hereby certify that this plat is true and correct to the best of my knowledge, information and belief, and in my professional opinion, and that it was prepared from a plat or map of the land shown and described hereon by me or by others under my direct supervision on the 16th day of April, 2018.

Robert Ed Keys, Notary Public in and For the State of Texas
Registered Professional Land Surveyor
Job #180408

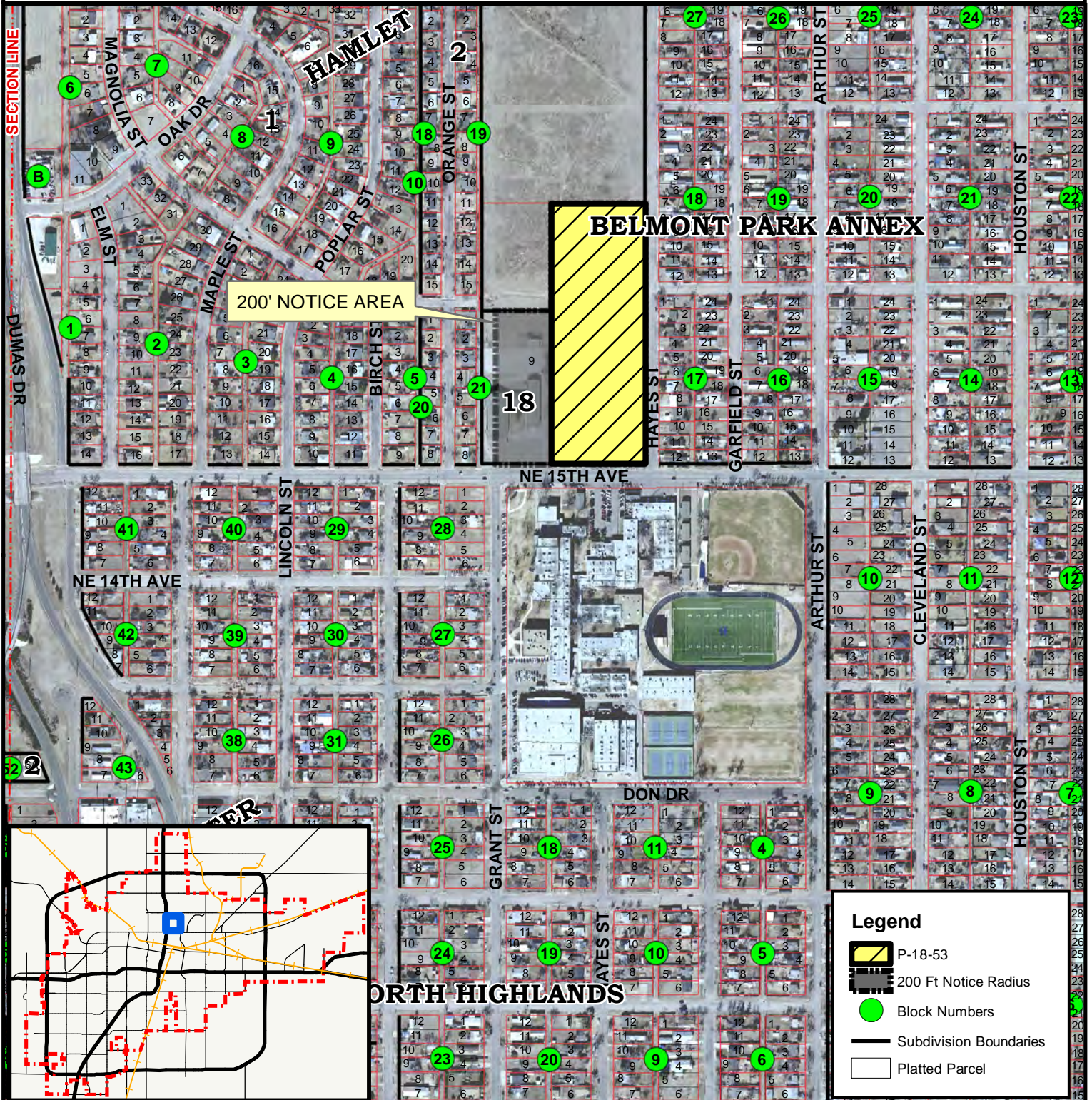
The Colonies Unit No. 70

An addition to the City of Amarillo being an unplatted tract of land out of Section 40, Block 9, B, S, & F Survey, Randall County, Texas 2.51+ Acres



Filed of Record: _____
date _____
Randall county
County Clerk File No. _____

CASE P-18-53 HAMLET ADDITION UNIT NO. 21 RESIDENTIAL REPLAT (ZONED R-3)

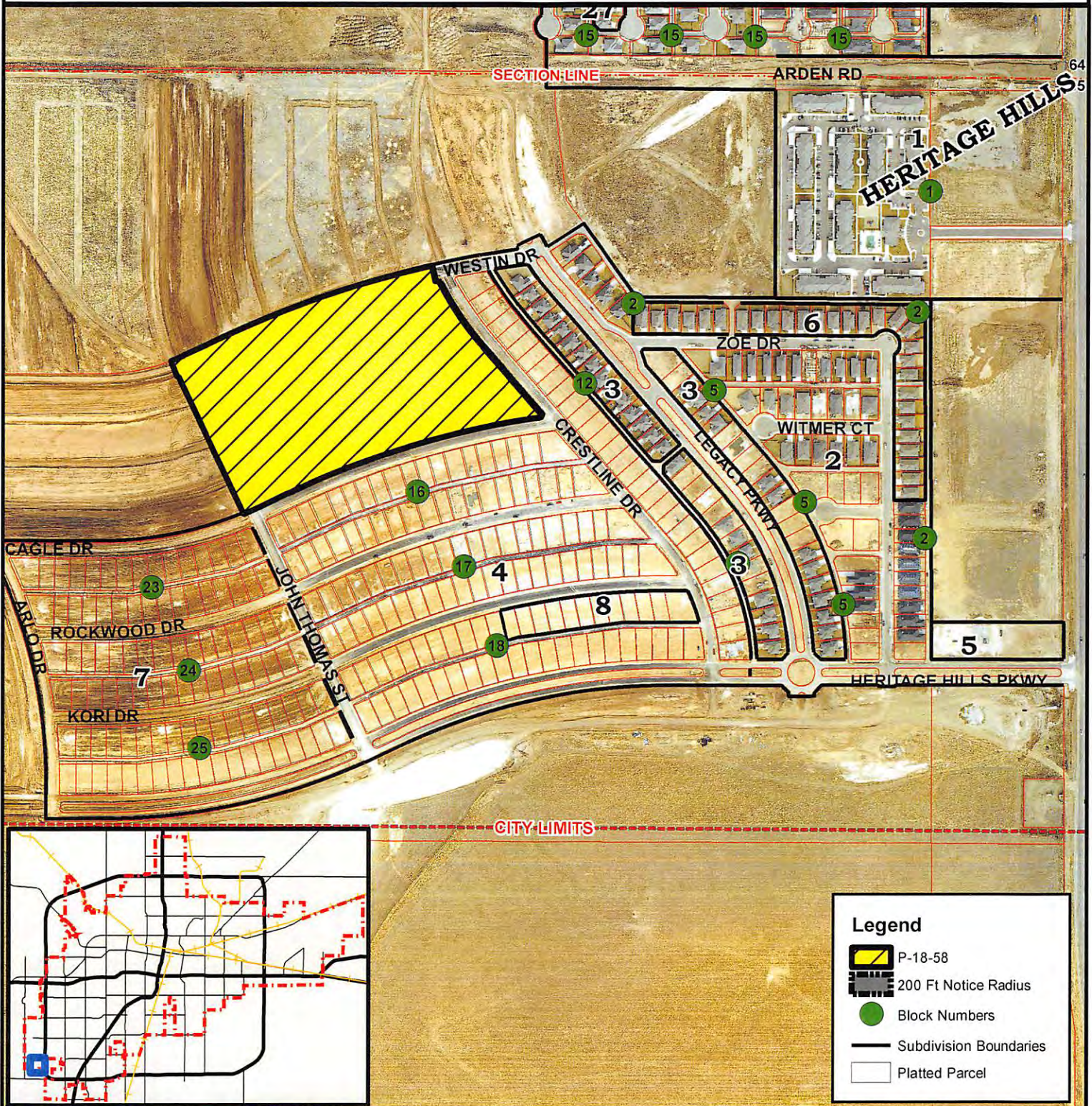


**CITY OF AMARILLO
PLANNING DEPARTMENT**






Scale: 1 inch = 491 feet
Date: 5/17/2018



**CASE P-18-58
HERITAGE HILLS UNIT NO. 9**



Legend

-  P-18-58
-  200 Ft Notice Radius
-  Block Numbers
-  Subdivision Boundaries
-  Platted Parcel

**CITY OF AMARILLO
PLANNING DEPARTMENT**

Heritage Hills Unit No. 9, an addition to the City of Amarillo being an unplatted tract of land situated in Section 65, Block 9, B.S. & F. Survey, Randall County, Texas.

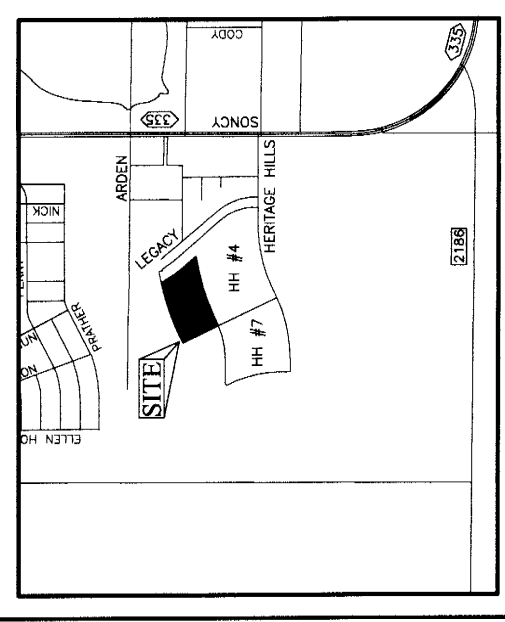
**Scale: 1 inch = 500 feet
Date: 5/29/2018**



Developer: PEGA Development

Surveyor: Daryl Furman

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.



- LEGEND:
- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
 - 1/2" IRON ROD W/CAP FND
 - ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
 - 6X6' XCEL SUDDENLINK AND AT&T EASEMENT
 - *XXXX
 - UNPLATTED

OWNERS ACKNOWLEDGEMENT
THE STATE OF TEXAS
COUNTY OF RANDALL

THAT THE UNDERSIGNED, SETH WILLIAMS, FOR PEGA DEVELOPMENT LLC, BEING THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS SHOWN ON THIS MAP AND PLAT, AND TO BE RECORDED IN THE PUBLIC RECORDS AND SO DECLARE THAT ALL OF THE STREETS, ALLEYS, AND EASEMENTS SHOWN ON THIS MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS _____ DAY OF _____, 2018.

SETH WILLIAMS FOR
PEGA DEVELOPMENT, LLC
P.O. BOX 30206
AMARILLO, TEXAS 79120

ATTEST
THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS
KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SETH WILLIAMS,
THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC, STATE OF TEXAS

- NOTES:
- THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.
 - THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 483810065E, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
 - THE AREA OF THE PUBLIC RIGHT-OF-WAY IN STREETS AND ALLEYS BEING DEDICATED BY THIS PLAT IS 189,050.52 FT. IN THE STREETS AND ALLEYS AND 1,124.50 FT. IN THE EASEMENTS.
 - SIDE LOT LINES ARE PERPENDICULAR OR RADIAL TO FRONT OF LOT.

DESCRIPTION

A 14.97± acre tract of land situated in Section 65, Block 9, B.S. & F. Survey, Randall County, Texas and being a portion of a 590.9343 acre tract of land as described in that certain instrument of conveyance recorded under Clerk's File No. 2012013183 of the Official Public Records of Randall County, Texas, said 14.97± acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on July 19, 2017 and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "FURMAN RPLS", set in the North Right-of-Way line of Westin Drive in Heritage Hills Unit No. 4, an addition to the City of Amarillo, Randall County, according to the map or plat thereof recorded under Clerk's File No. 2016013683 of the Official Public Records of Randall County, Texas, for the Northeast corner of this tract of land;

THENCE South 13° 01' 05" East, 60.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the South Right-of-Way line of said Westin Drive, at the beginning of a curve to the right whose center point bears South 12° 55' 39" East, 3790.00 feet;

THENCE Northeast along said curve to the right, an arc distance of 8.80 feet with a long chord bearing North 77° 08' 20" East, 8.80 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the end of said curve;

THENCE South 64° 45' 06" East, 6.16 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the West Right-of-Way line of Crestline Drive in said Heritage Hills Unit No. 4, at the beginning of a curve to the left whose center point bears North 63° 17' 27" East, 1145.00 feet;

THENCE Southeast along said curve to the left, an arc distance of 287.89 feet with a long chord bearing South 33° 54' 43" East, 287.13 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the end of said curve in the West Right-of-Way line of said Crestline Drive;

THENCE South 41° 06' 54" East, 325.21 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the West Right-of-Way line of said Crestline Drive for the most East Southeast corner of this tract;

THENCE South 20° 19' 50" West, 8.78 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the North Right-of-Way line of Cagle Drive in said Heritage Hills Unit No. 4, at the beginning of a curve to the left whose center point bears South 08° 13' 27" East, 3235.00 feet, for the most South Southeast corner of this tract;

THENCE Southwesterly along said curve to the left, an arc distance of 967.10 feet with a long chord bearing South 73° 12' 42" West, 963.50 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the end of said curve;

THENCE South 64° 38' 51" West, 109.82 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the North Right-of-Way line of said Cagle Drive;

THENCE South 64° 40' 05" West, 64.96 feet along said North Right-of-Way line to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the most Westerly Northwest corner of aforementioned Heritage Hills Unit No. 4, same being the Southwest corner of this tract;

THENCE North 25° 36' 25" West, 551.98 feet along the east line of a 13.79± acre tract of land surveyed simultaneously to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 68° 25' 41" West, 7.33 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set, same being a point on a east line of a 13.79± acre tract of land surveyed simultaneously;

THENCE North 21° 03' 48" West, 60.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the beginning of a curve to the left whose center point bears North 21° 03' 48" West, 710.00 feet, for the Northwest corner of this tract, same being the Northeast corner of a 13.79± acre tract of land surveyed simultaneously;

THENCE Northeast along said curve to the left, an arc distance of 52.06 feet with a long chord bearing North 66° 50' 09" East, 52.05 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the end of said curve;

THENCE North 64° 44' 07" East, 131.65 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the beginning of a curve to the right whose center point bears South 25° 15' 53" East, 3850.00 feet;

THENCE Northeast along said curve to the right, an arc distance of 828.91 feet with a long chord bearing North 70° 54' 11" East, 827.31 feet to the PLACE OF BEGINNING and containing a computed area of 14.97 acres of land, more or less.

(Description per instrument recorded under Clerk's File No. 2017013757 of the Official Public Records of Randall County, Texas.)



Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	931.56	3350.00'	N 72° 42' 06" E	928.56
C2	924.75	3370.00'	S 72° 35' 47" W	921.85

Line Table

Line #	Length	Direction
L1	7.05'	N 19° 33' 51" E
L2	191.77'	S 77° 48' 23" W
L3	461.14'	S 71° 11' 28" W
L4	308.50'	S 64° 44' 07" W
L5	307.26'	N 64° 44' 07" E
L6	458.86'	N 71° 11' 28" E
L7	198.24'	N 77° 48' 23" E
L8	7.09'	N 70° 26' 09" W
L9	7.05'	N 19° 33' 51" E
L10	120.56'	S 64° 44' 07" W
L11	120.44'	N 64° 44' 07" E
L12	7.07'	N 70° 20' 35" W

HERITAGE HILLS
UNIT NO. 9
AN ADDITION TO
THE CITY OF AMARILLO, BEING
AN UNPLATTED TRACT OF LAND
SITUATED IN SECTION 65,
BLOCK 9, B.S.&F. SURVEY
RANDALL COUNTY, TEXAS
14.97± ACRES

FURMAN LAND SURVEYORS, INC.
SURVEYING · MAPPING · CONSULTING
TEXAS · OKLAHOMA · NEW MEXICO
KANSAS · COLORADO

DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS
CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS · KYLE L. BRADY, SIT

TEXAS FIRM # 0092400 & 10092401
P.O. BOX 1416, AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248
P.O. BOX 466, DUMAS, TEXAS 79022 · (806) 934-1403 · FAX (806) 934-1482

PROJECT NO. 1720794P FILE NO. H-17
DRAWING NO. P-17-RANDALL-H-17-1720794

CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 19TH DAY OF JULY, 2017.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. THIS DOCUMENT HAS BEEN RELEASED BY DARYL R. FURMAN RPLS 5374 FOR REVIEW PURPOSES ONLY

DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

APPROVED BY THE PLANNING AND ZONING COMMISSION
OF THE CITY OF AMARILLO, TEXAS.

ON THIS _____ DAY OF _____, 2018.

CHAIRMAN _____

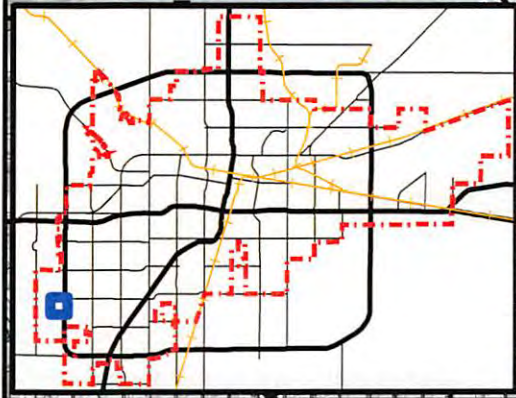
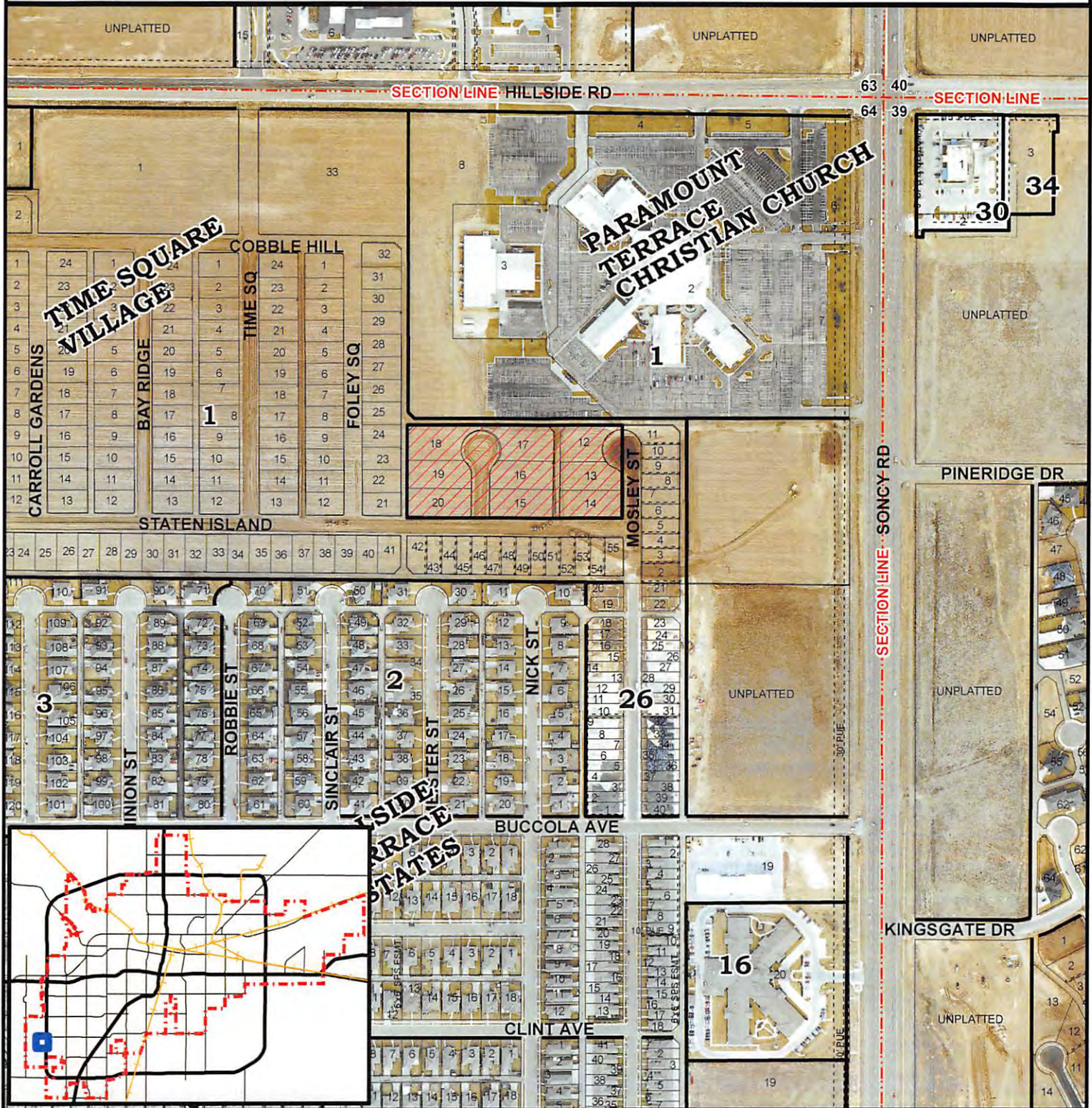
GRANTEES ADDRESS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

FILED OF RECORD _____ (DATE)

RANDALL (COUNTY)

CLERK'S DOCUMENT NO. _____

CASE P-18-56 TIME SQUARE UNIT 2



**CITY OF AMARILLO
PLANNING DEPARTMENT**

Time Square Village Unit 2, a replat of Lots 12, 13, 14, 15, 16, 17, 18, 19 and 20, Block 2, Time Square Village Unit No. 1 in Section 64, Block 9, B.S.&F. Survey Randall County, Texas

Developer: BH Homes

Surveyor: Furman Land Surveying

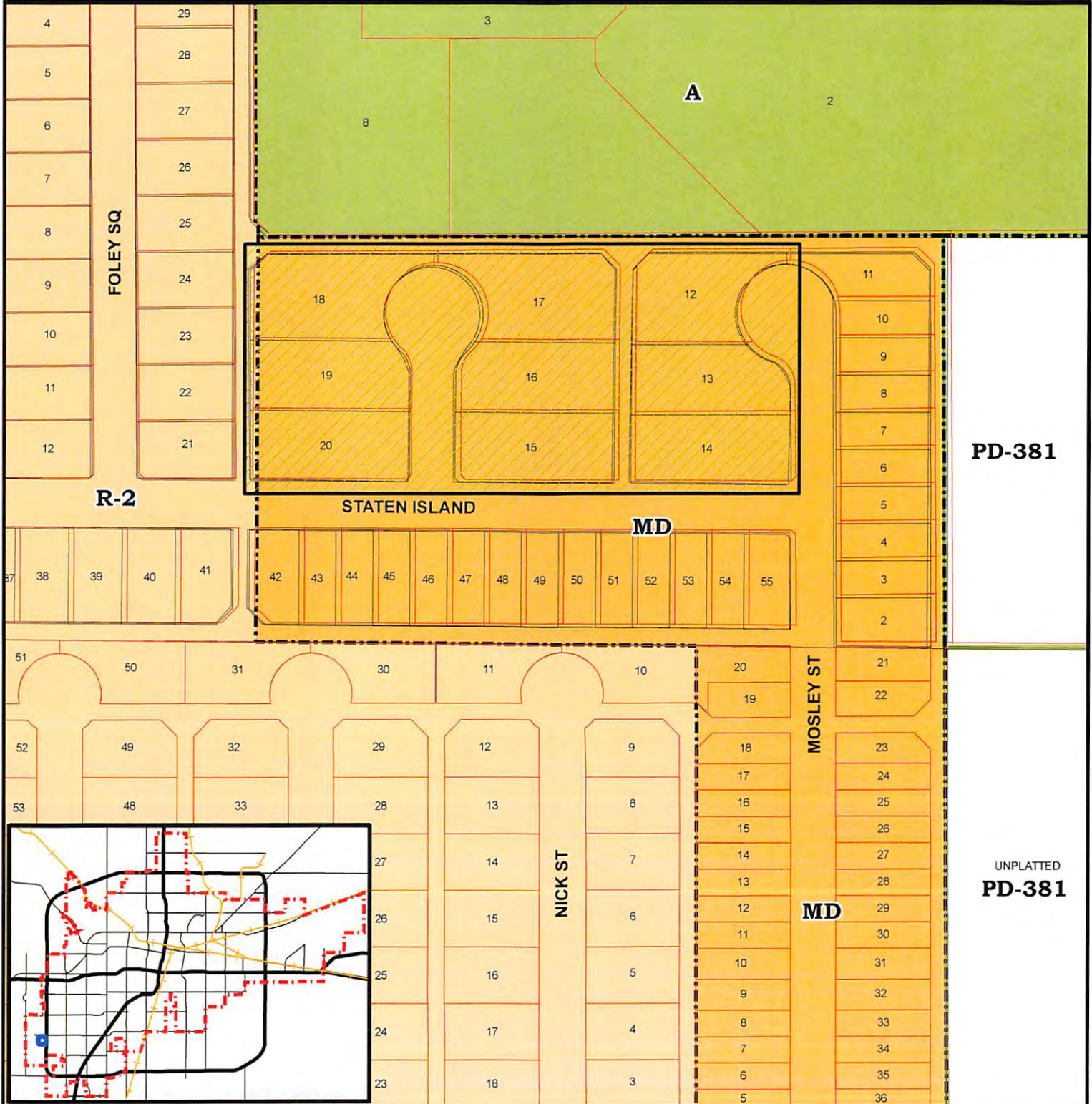
Scale: 1 inch = 417 feet
Date: 5/23/2018



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 P-18-56

REPLAT OF LOTS 12,13,14,15,16,17,18,19 & 20 TIME SQUARE VILLAGE UNIT NO. 1



**CITY OF AMARILLO
PLANNING DEPARTMENT**

Time Square Village Unit 2, a replat of Lots 12, 13, 14, 15, 16, 17, 18, 19 and 20, Block 2, Time Square Village Unit No. 1 in Section 64, Block 9, B.S.&F. Survey Randall County, Texas

Developer: BH Homes

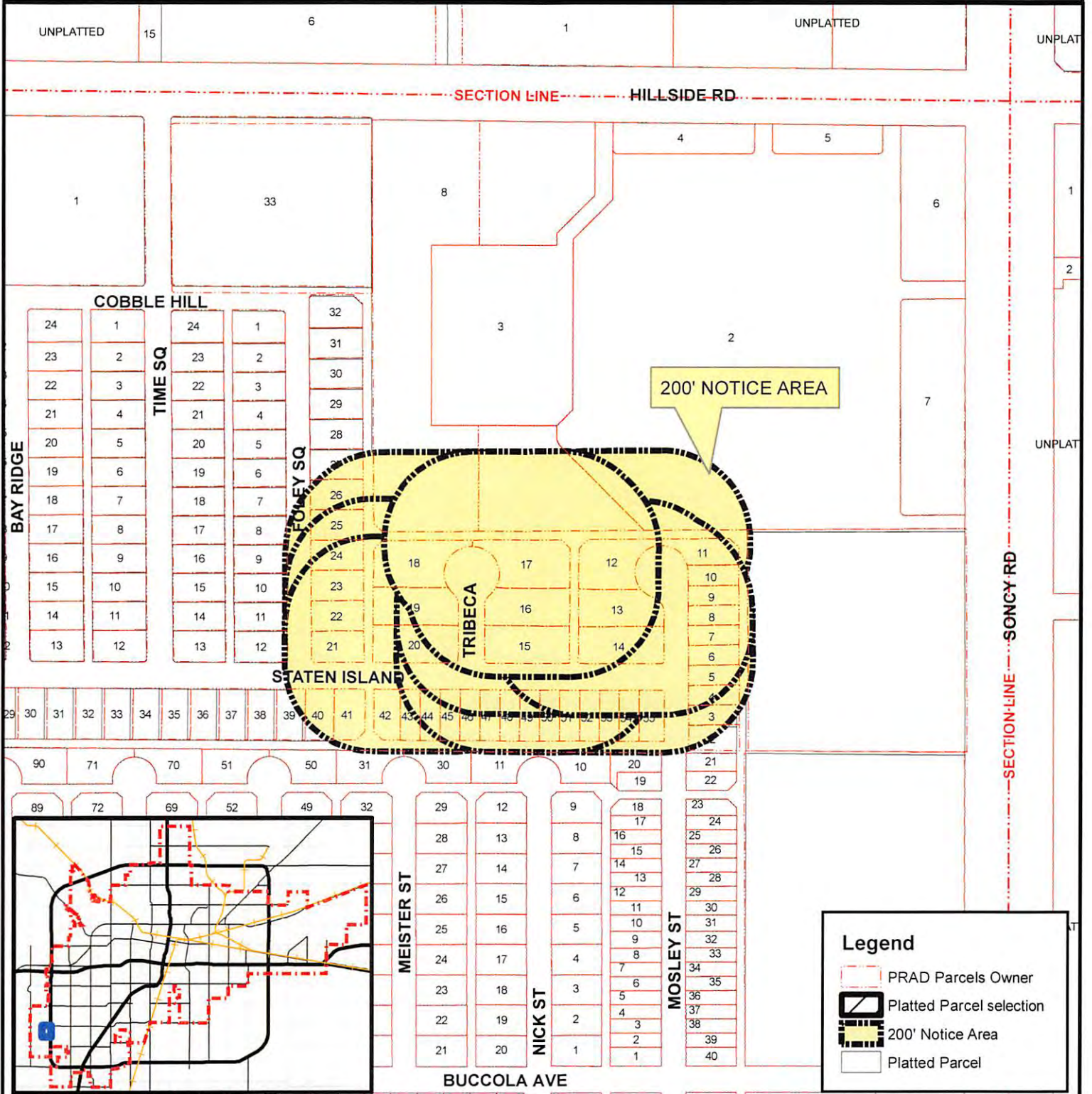
Surveyor: Furman Land Surveying

Case Manager:

Scale: 1 inch = 167 feet
Date: 5/24/2018



CASE Z-18-56 PROPERTY OWNER NOTICES



CITY OF AMARILLO PLANNING DEPARTMENT

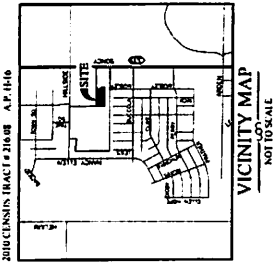
Scale: 1 inch = 309 feet
Date: 5/23/2018



Time Square Village Unit 2, a replat of Lots 12, 13, 14, 15, 16, 17, 18, 19 and 20, Block 2, Time Square Village Unit No. 1 in Section 64, Block 9, B.S.&F. Survey Randall County, Texas

Applicant: BH Homes
Surveyor: Furman Land Surveying

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- LEGEND:**
- LOT (THIS SURVEY IS NOT A MAP OF AMARILLO SUBJECT TO CHANGE WITHOUT NOTICE)
 - NEW KELL SUBDIVISION AND ARIET EASTMENT

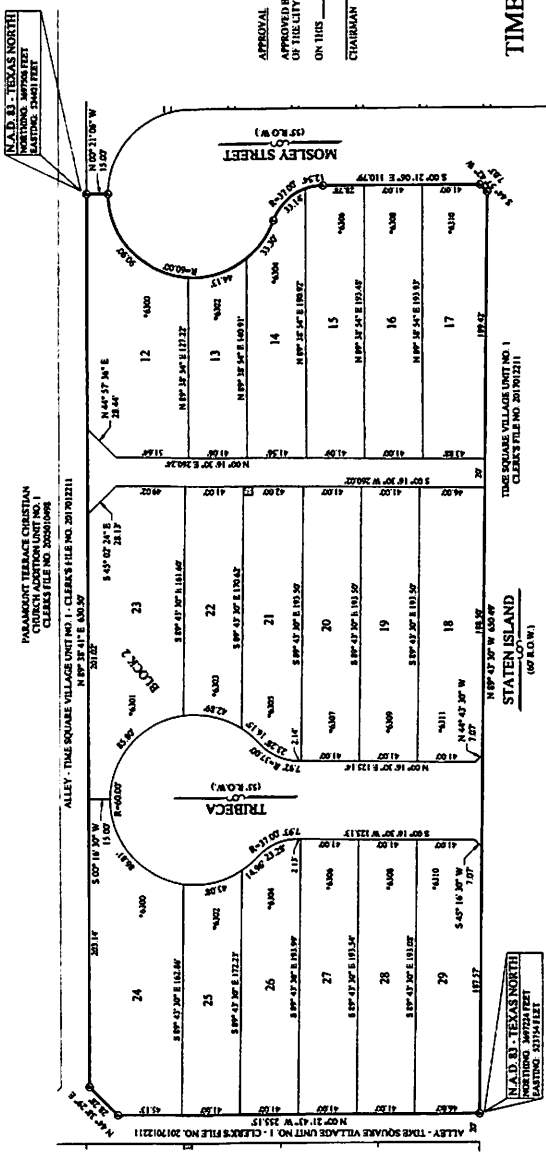
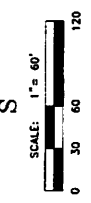
AREA MAP
SCALE 1" = 500'

NOTES:

- 1) THIS PLAN IS WITHIN THE AMARILLO CITY LIMITS.
- 2) THIS PLAN DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 481000480, DATED 05/25/17. THE FLOOD HAZARD ZONE HAS NOT BE CONSIDERED AS A SPECIFIC SITE FLOOD HAZARD BY THIS SURVEYOR.
- 3) NEAR LOT LINES ARE PERPENDICULAR TO FRONT OF LOT.

DESCRIPTION:

ALL OF LOTS 12, 13, 14, 15, 16, 17, 18, 19, AND 20, BLOCK 2, TIME SQUARE VILLAGE UNIT NO. 1, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED UNDER CLERK'S FILE NO. 201701211 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS.



TIME SQUARE VILLAGE UNIT NO. 2

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF TIME SQUARE VILLAGE UNIT NO. 1 IN SECTION 64, BLOCK 2, B.S.#F. SURVEY RANDALL COUNTY, TEXAS 0.66+ ACRES

FURMAN LAND SURVEYORS, INC.
SURVEYING - MAPPING - CONSULTING
TEXAS - OKLAHOMA - NEW MEXICO

DAVE L. FURMAN, PLS. DONALD E. FURMAN, PLS.
HEATHER L. WILSON, PLS. KYLE J. BRADY, JT.
TEXAS REG.# 00002004 & 000001
P.O. BOX 1080, AMARILLO, TEXAS 79101-1080, (806) 374-3729
P.O. BOX 600, GARDEN CITY, TEXAS 75646, (806) 424-2127
FURNAS COUNTY REG.# 00115
DRAWING NO. FLS-210 (A) DATED 04/11/18 (A) 180218(A)

CERTIFICATE:

I, DO HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERIMETER SURVEY CONDUCTED BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION AND THE CORRECTIONS INDICATED AT ALL PERIMETER CORNERS ON THIS 13TH DAY OF MAY, 2018.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. THIS DOCUMENT HAS BEEN RELEASED BY DAVID L. FURMAN, PLS. 3374 FOR REVIEW PURPOSES ONLY.

DAVID L. FURMAN, PLS. 3374
REGISTERED PROFESSIONAL LAND SURVEYOR

OWNERS ACKNOWLEDGEMENT:

I, KNOW ALL MEN BY THESE PRESENTS THE STATE OF TEXAS COUNTY OF RANDALL

NOAH WILLIAMS FOR HIMSELF, HIS HEIRS, SUCCESSORS AND ASSIGNS AND ALL WHOM HE MAY BE BOUND BY THESE PRESENTS TO SURE AND SURETY IN CONNECTION WITH HIS MAP AND PLAN FOR THE TIME SQUARE VILLAGE UNIT NO. 2, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREETS, ALLEYS, LOTS AND EASEMENTS SHOWN UPON SUCH MAP AND PLAN ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EVALUATED THIS _____ DAY OF _____, 2018.

NOTARY ACKNOWLEDGEMENT:

I, KNOW ALL MEN BY THESE PRESENTS THE STATE OF TEXAS COUNTY OF RANDALL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY NOAH WILLIAMS THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC, STATE OF TEXAS

FILED OF RECORD _____

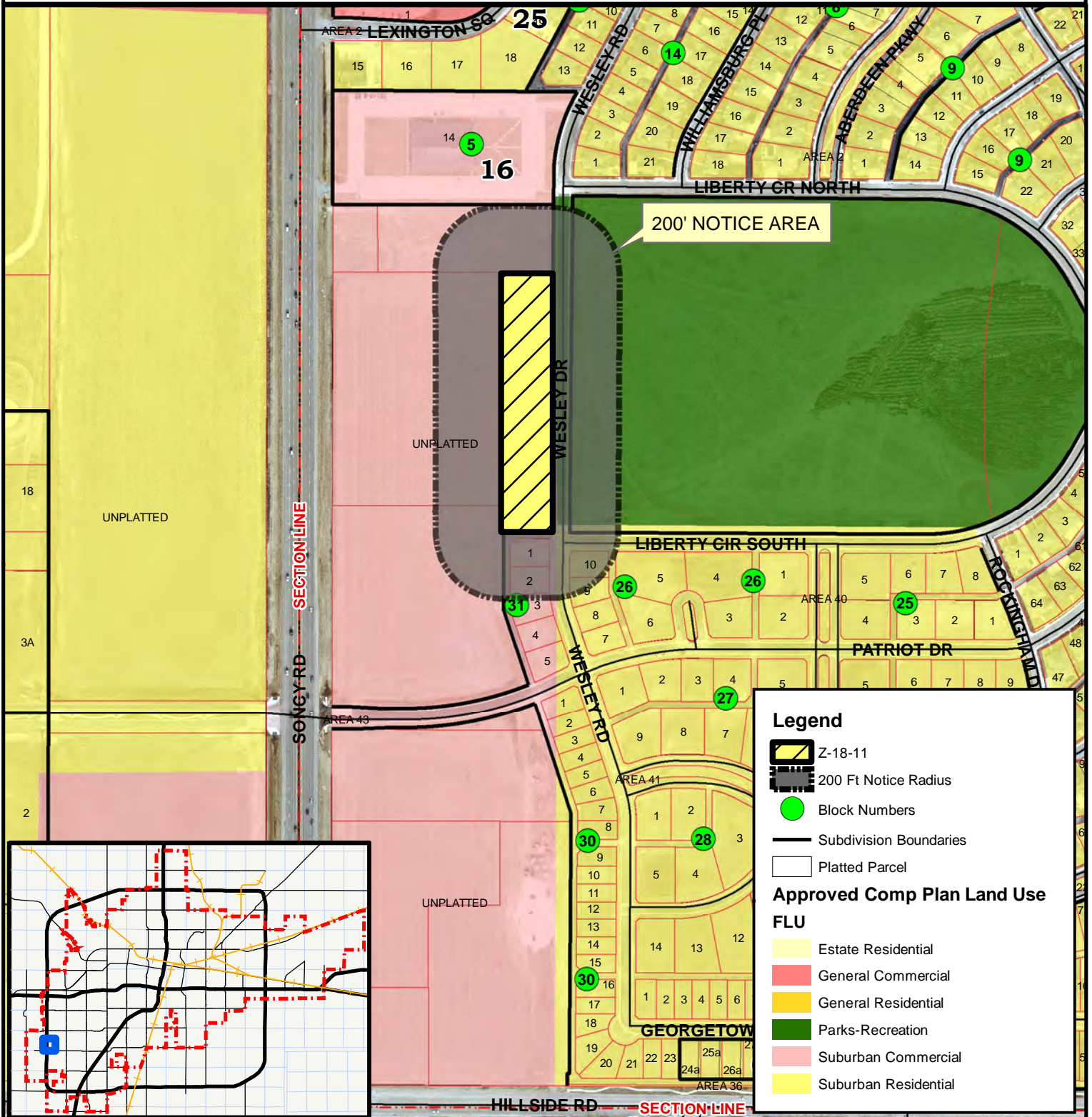
(DATE) _____

CITY OF AMARILLO (COUNTY)

CLERK'S DOCUMENT NO. _____

GRANTEE'S ADDRESS:
CITY OF AMARILLO
P.O. BOX 1071
AMARILLO, TEXAS 79108-1071

CASE Z-18-11 REZONING FROM AGRICULTURAL DISTRICT (A) TO RESIDENTIAL DISTRICT 2 (R-2)



Legend

- Z-18-11
- 200 Ft Notice Radius
- Block Numbers
- Subdivision Boundaries
- Platted Parcel

**Approved Comp Plan Land Use
FLU**

- Estate Residential
- General Commercial
- General Residential
- Parks-Recreation
- Suburban Commercial
- Suburban Residential

CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1 inch = 417 feet
Date: 4/26/2018

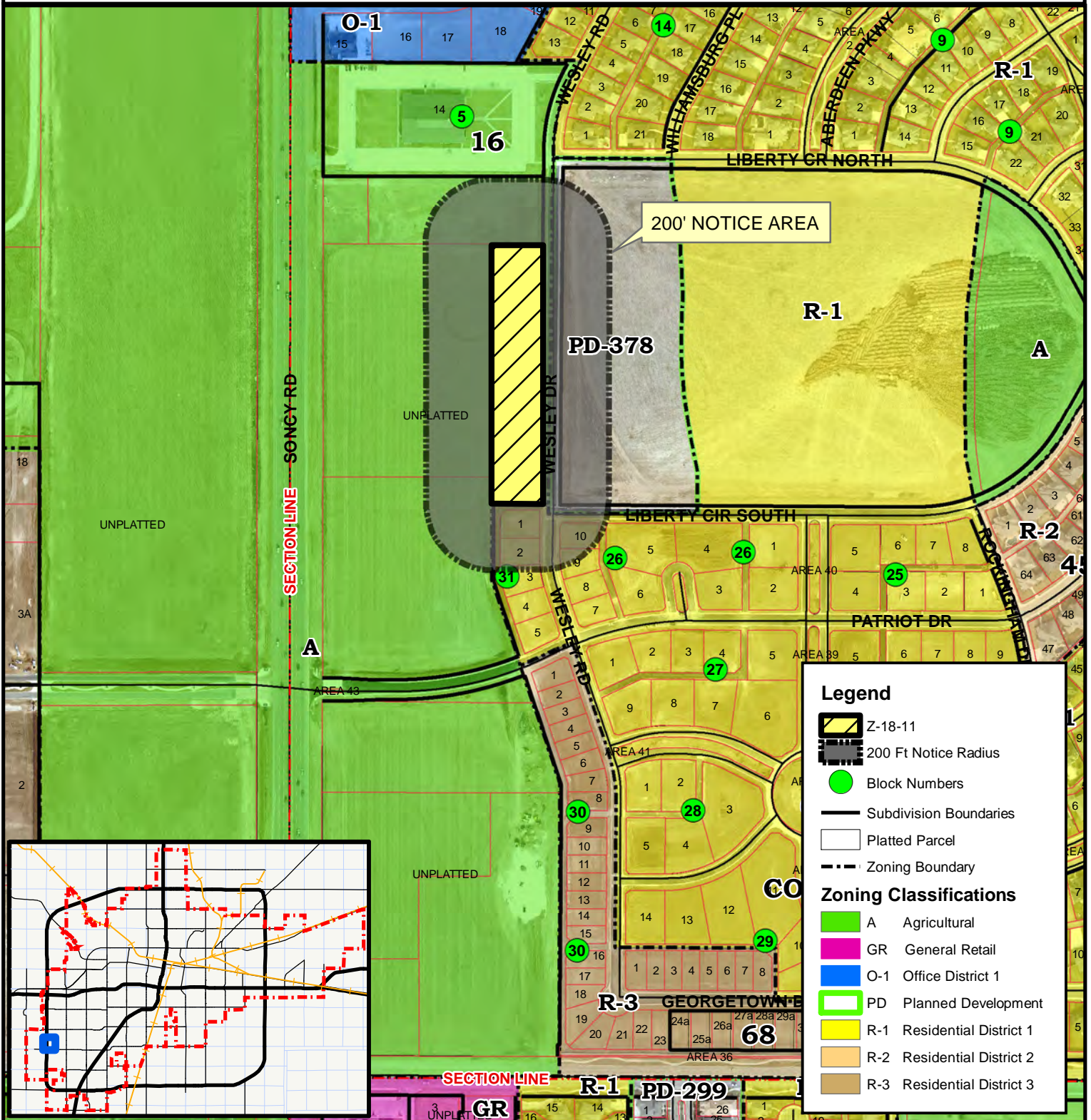


Z-18-11 Rezoning of The Colonies Unit No. 70, in Section 40, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and publicways to change from Agricultural District (A) to Residential District 2 (R-2).

Applicant: Matt Griffith
Vicinity: Wesley Rd. & S Liberty Cir.
Case Manager: Jeffrey English

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CASE Z-18-11 REZONING FROM AGRICULTURAL DISTRICT (A) TO RESIDENTIAL DISTRICT 2 (R-2)

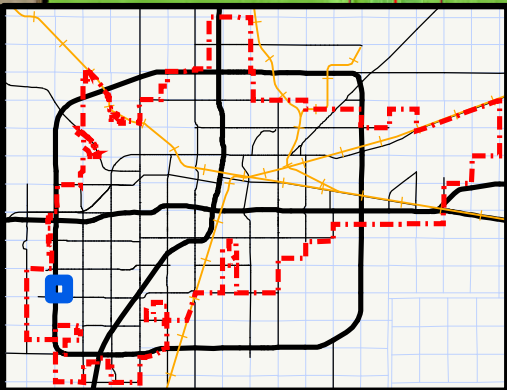


Legend

- Z-18-11
- 200 Ft Notice Radius
- Block Numbers
- Subdivision Boundaries
- Platted Parcel
- Zoning Boundary


Zoning Classifications

- A Agricultural
- GR General Retail
- O-1 Office District 1
- PD Planned Development
- R-1 Residential District 1
- R-2 Residential District 2
- R-3 Residential District 3



**CITY OF AMARILLO
PLANNING DEPARTMENT**

Scale: 1 inch = 417 feet
Date: 4/26/2018



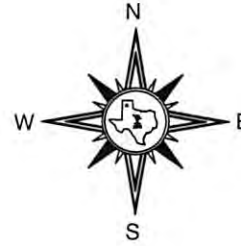
Z-18-11 Rezoning of The Colonies Unit No. 70, in Section 40, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and publicways to change from Agricultural District (A) to Residential District 2 (R-2).

Applicant: Matt Griffith
Vicinity: Wesley Rd. & S Liberty Cir.
Case Manager: Jeffrey English

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Exhibit "B"

2.58 acre
GD (02 19076) S89° 46' 51"E
140.00'



SCALE : 1" = 100'

78.12 acre
SWD (1961/94)
(Directional Control—"The Colonies Unit 63")
N00° 13' 23"E 781.82'

R-2 Zoning
2.51 Acres

S00° 13' 23"W 781.81'

Wesley Road

The Colonies Unit No. (2013022611)

Lot 2, Block 35, The Colonies Unit No. 67 (2017005101)

**Robert
E. Keys**

Digitally signed by Robert E. Keys
DN: cn=Robert E. Keys, o=Robert
Keys and Associates, ou,
email=rkeys@keyssurveying.com,
c=US
Date: 2018.04.27 10:32:15 -05'00'



39.06 acres
SWD (01 23540)

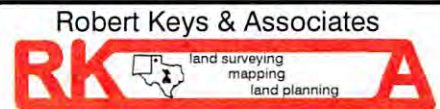
Beginning
Corner

N89° 47' 00"W
140.00'

The Colonies Unit No. 63
(2015007499)

**Proposed:
The Colonies Unit 70
Zoning**

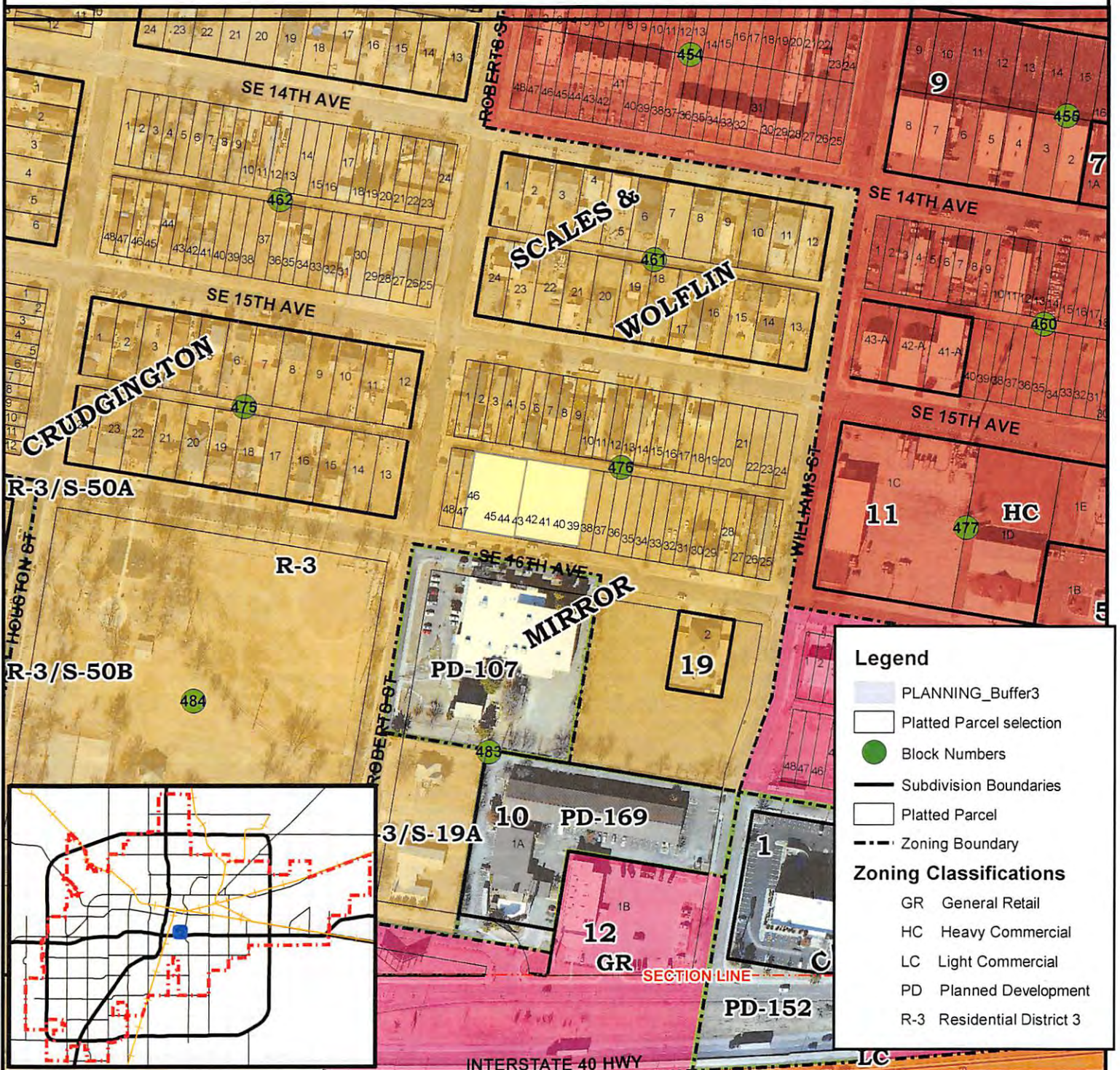
Section 40, Block 9, B.S. & F. Survey,
Randall County, Texas



(806)352-1782 Email: rka@keyssurveying.com
7106 S. Bell Street, Amarillo, Texas 79109-7003
Firm No. 10034400 www.keyssurveying.com

Prepared: 04/09/2018
Revised: 04/27/2018

**CASE Z-18-12
 REZONING FROM R-3 RESIDENTIAL
 ZONING TO PLANNED DEVELOPMENT -107
 (PD- 107) INCORPORATED INTO THE
 EXISTING PD-107 FOR WESLEY COMMUNITY CENTER**



Legend

- PLANNING_Buffer3
- Platted Parcel selection
- Block Numbers
- Subdivision Boundaries
- Platted Parcel
- Zoning Boundary

Zoning Classifications

- GR General Retail
- HC Heavy Commercial
- LC Light Commercial
- PD Planned Development
- R-3 Residential District 3



**CITY OF AMARILLO
 PLANNING DEPARTMENT**

**Scale: 1 inch = 250 feet
 Date: 6/7/2018**

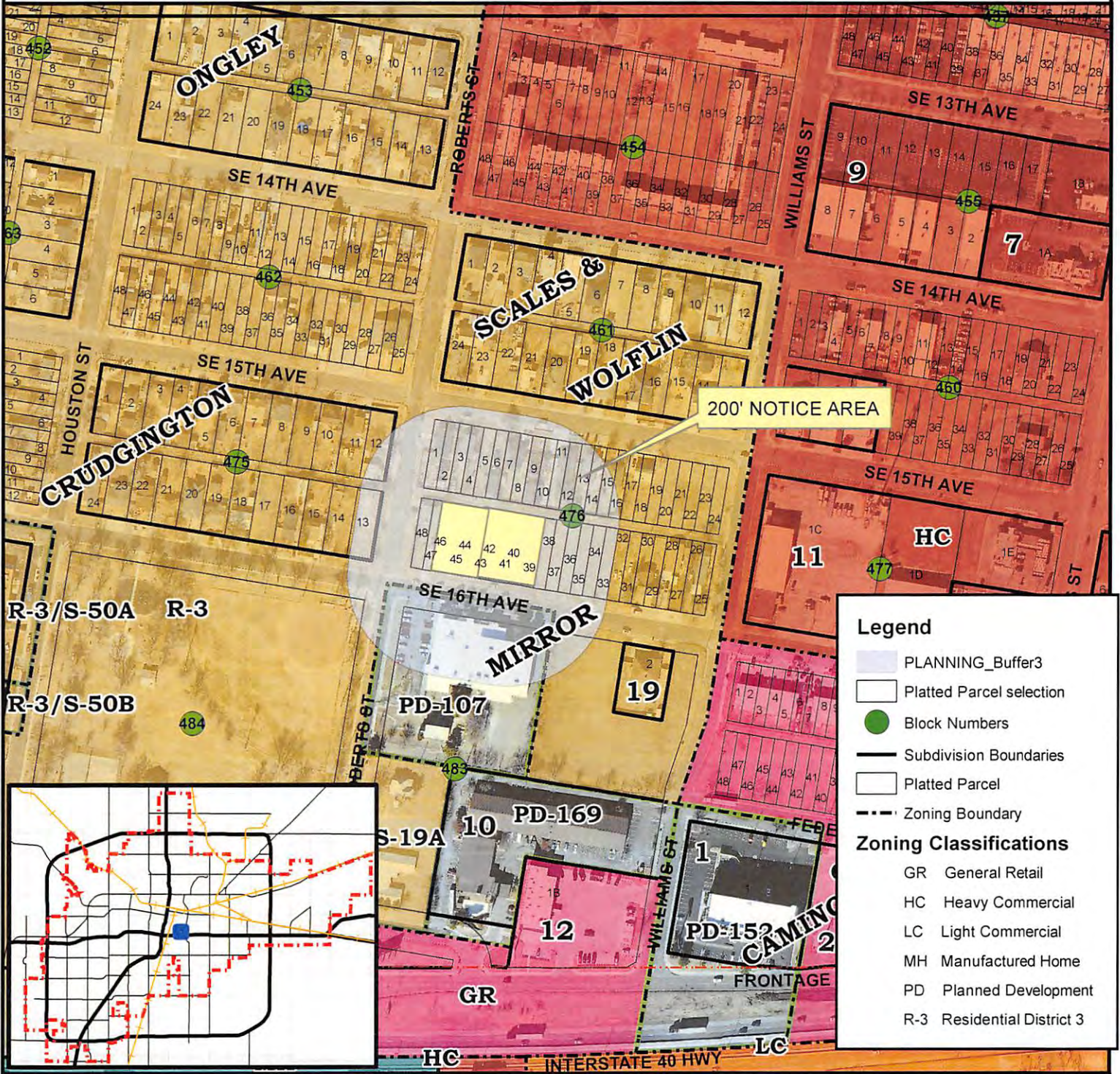


Rezoning of Lots 39 to 43, Block 476, Mirror Addition Unit 1, in Section 155, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public way to amend the Planned Development District PD-107 to add five lots presently zoned Residential -3 (R-3) in order to allow off site parking for the Wesley Community Center.

**Applicant: Wesley Community Center
 Agent: Furman Land Surveyors**

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**CASE Z-18-12
 REZONING FROM R-3 RESIDENTIAL
 ZONING TO PLANNED DEVELOPMENT -107
 (PD- 107) INCORPORATED INTO THE
 EXISTING PD-107 FOR WESLEY COMMUNITY CENTER**



Legend

- PLANNING_Buffer3
- Platted Parcel selection
- Block Numbers
- Subdivision Boundaries
- Platted Parcel
- Zoning Boundary

Zoning Classifications

- GR General Retail
- HC Heavy Commercial
- LC Light Commercial
- MH Manufactured Home
- PD Planned Development
- R-3 Residential District 3

**CITY OF AMARILLO
 PLANNING DEPARTMENT**

Scale: 1 inch = 282 feet
Date: 6/7/2018



Rezoning of Lots 39 to 43, Block 476, Mirror Addition Unit 1, in Section 155, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public way to amend the Planned Development District PD-107 to add five lots presently zoned Residential -3 (R-3) in order to allow off site parking for the Wesley Community Center.

Applicant: Wesley Community Center
Agent: Furman Land Surveyors

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**FUTURE LAND USE FOR CASE Z-18-12
REZONING FROM R-3 RESIDENTIAL
ZONING TO PLANNED DEVELOPMENT -107
(PD- 107) INCORPORATED INTO THE
EXISTING PD-107 FOR WESLEY COMMUNITY CENTER**



**CITY OF AMARILLO
PLANNING DEPARTMENT**

**Scale: 1 inch = 250 feet
Date: 6/7/2018**

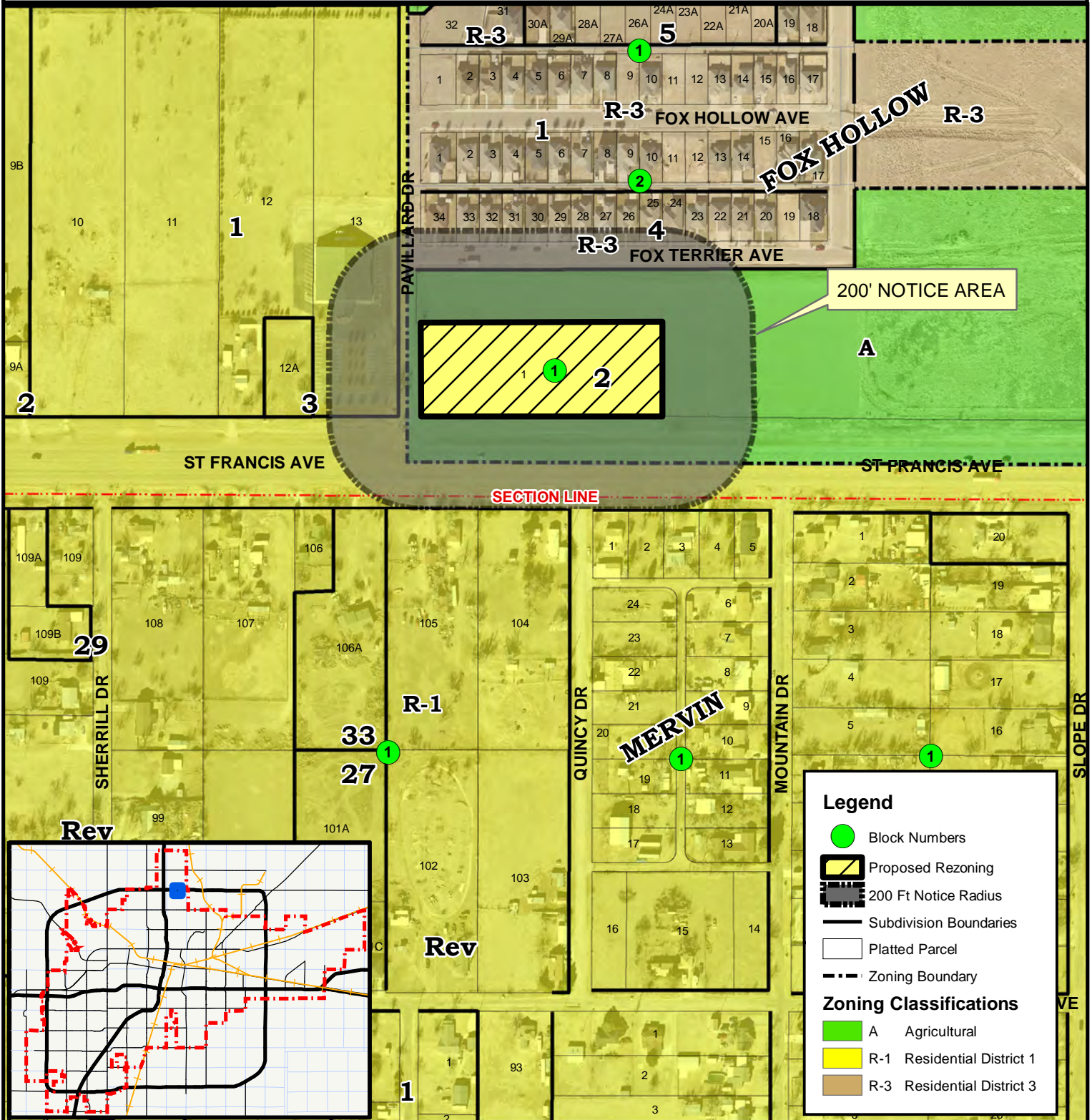


Rezoning of Lots 39 to 43, Block 476, Mirror Addition Unit 1, in Seccion 155, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public way to amend the Planned Development District PD-107 to add five lots presently zoned Residential -3 (R-3) in order to allow off site parking for the Wesley Community Center.

Applicant: Wesley Community Center

Agent: Furman Land Surveyors

**CASE Z-18-13
 REZONING FROM AGRICULTURAL DISTRICT (A)
 TO PLANNED DEVELOPMENT DISTRICT 389 (PD-389) FOR MINI STORAGE**



**CITY OF AMARILLO
 PLANNING DEPARTMENT**

Scale: 1 inch = 300 feet
Date: 5/17/2018



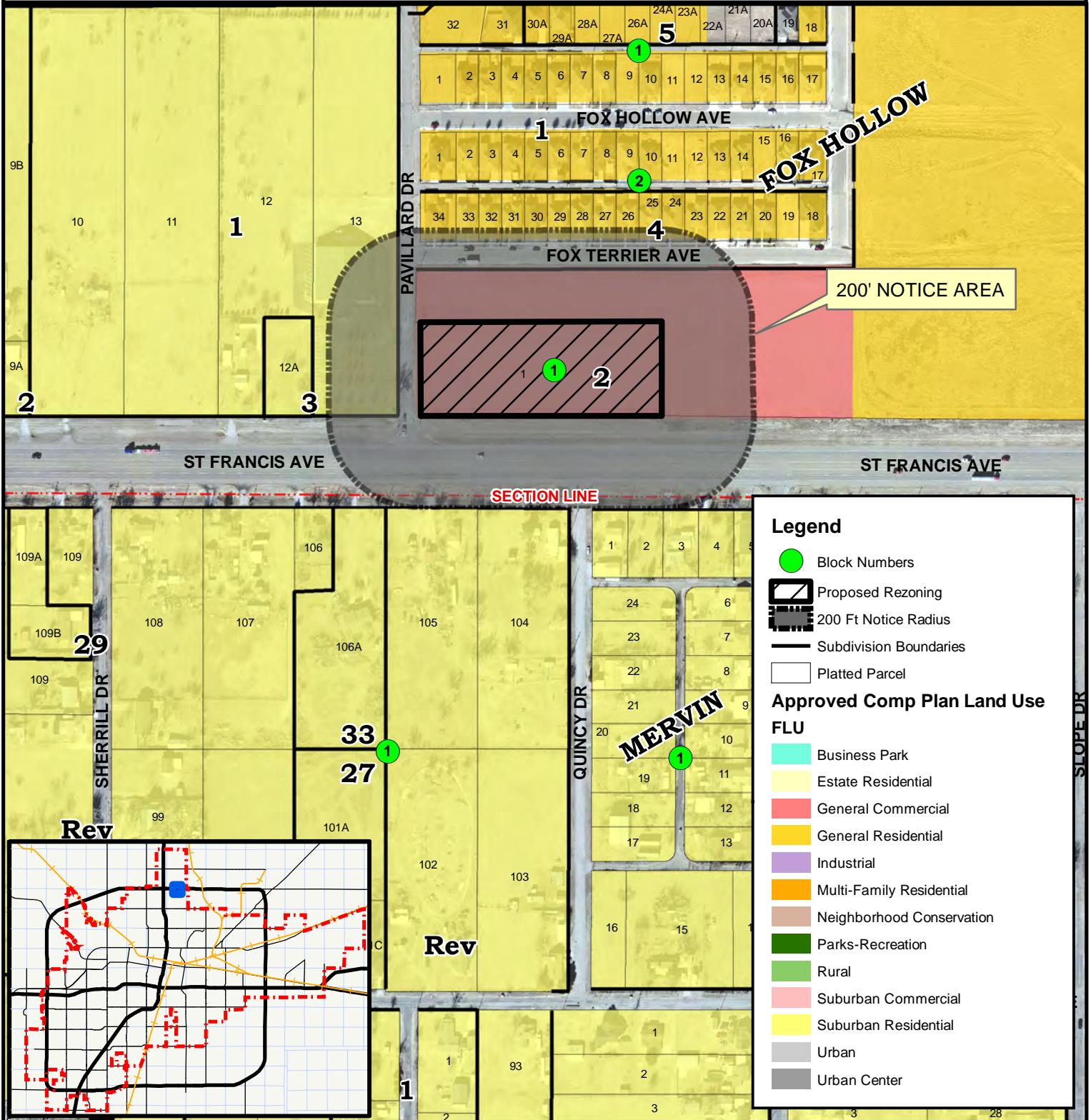
Rezoning of Lot 1, Block 1, Fox Hollow Unit No. 2, in Section 160, Block 2, AB&M Survey, Potter County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Agricultural District (A) to Planned Development 389 (PD-389) for Mini Storage.

Applicant: Karl Christensen

Vicinity: E Saint Frances Ave. & Pavillard Dr.

Case Manager: Jeffrey English

**CASE Z-18-13
 REZONING FROM AGRICULTURAL DISTRICT (A)
 TO PLANNED DEVELOPMENT DISTRICT 389 (PD-389) FOR MINI STORAGE**



Legend

- Block Numbers
- Proposed Rezoning
- 200 Ft Notice Radius
- Subdivision Boundaries
- Platted Parcel

Approved Comp Plan Land Use

FLU

- Business Park
- Estate Residential
- General Commercial
- General Residential
- Industrial
- Multi-Family Residential
- Neighborhood Conservation
- Parks-Recreation
- Rural
- Suburban Commercial
- Suburban Residential
- Urban
- Urban Center

**CITY OF AMARILLO
 PLANNING DEPARTMENT**

Scale: 1 inch = 300 feet
Date: 5/17/2018

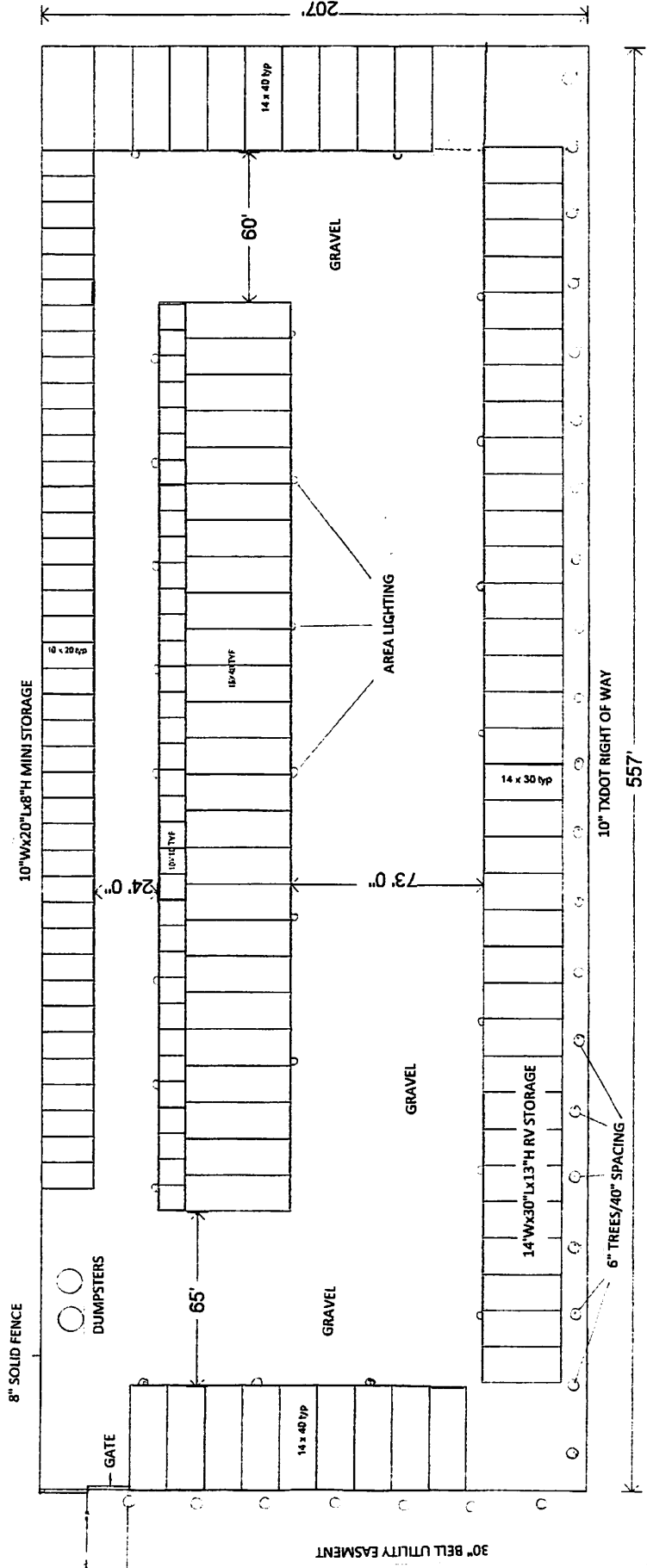


Rezoning of Lot 1, Block 1, Fox Hollow Unit No. 2, in Section 160, Block 2, AB&M Survey, Potter County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Agricultural District (A) to Planned Development 389 (PD-389) for Mini Storage.

Applicant: Karl Christensen
Vicinity: E Saint Frances Ave. & Pavillard Dr.
Case Manager: Jeffrey English

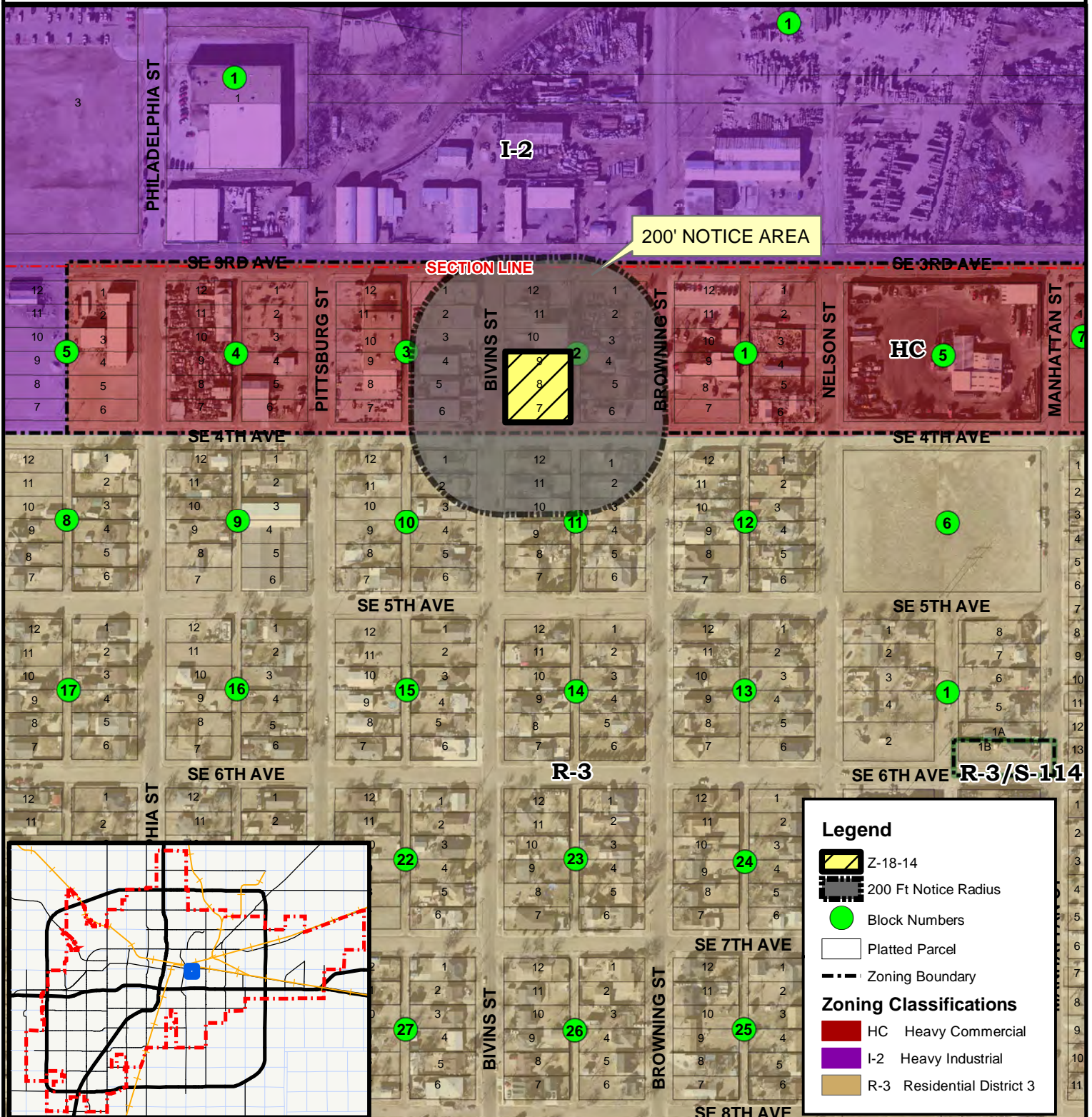
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FOX TERRIER AVE.



LOOP 335

**CASE Z-18-14
REZONING FROM HEAVY COMMERCIAL (HC) TO HC WITH SPECIFIC USE PERMIT 194 (HC/S-194)
FOR A CREMATORIUM**



**CITY OF AMARILLO
PLANNING DEPARTMENT**

Scale: 1 inch = 292 feet
Date: 5/17/2018



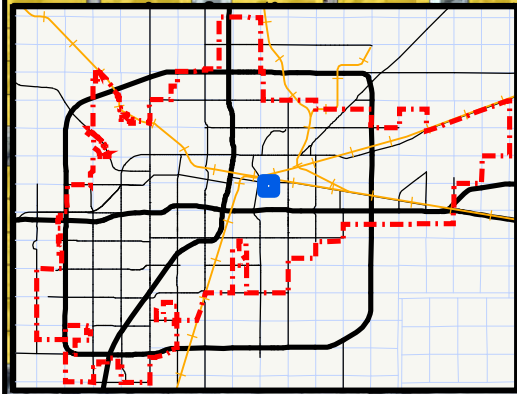
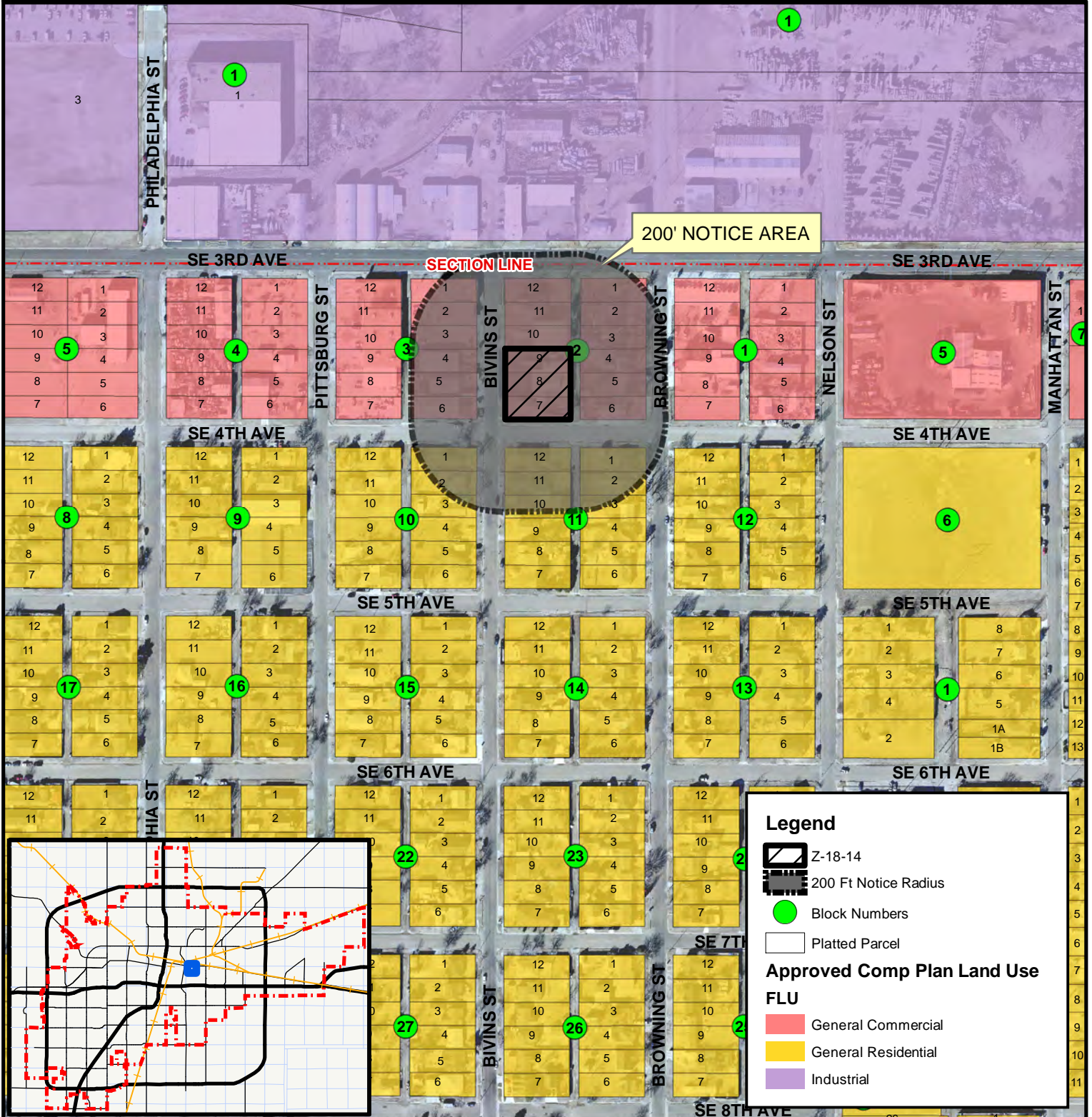
Z-18-14 Rezoning of Lots 7 - 9, Block 2, Denver Heights Unit No. 1, in Section 138, Block 2, AB&M Survey, Potter County, Texas, plus one half of all bounding streets, alley, and public ways to change from Heavy Commercial District (HC) to Heavy Commercial District with a Specific Use Permit 194 (HC/S-194) for a crematorium.

Applicant: Eric & Candice Shafer

Vicinity: S Bivins St. & SE 4th Ave
Case Manager: Jeffrey English

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**CASE Z-18-14
REZONING FROM HEAVY COMMERCIAL (HC) TO HC WITH SPECIFIC USE PERMIT 194 (HC/S-194)
FOR A CREMATORIUM**



Legend

- Z-18-14
- 200 Ft Notice Radius
- Block Numbers
- Platted Parcel

Approved Comp Plan Land Use

FLU

- General Commercial
- General Residential
- Industrial

**CITY OF AMARILLO
PLANNING DEPARTMENT**

Scale: 1 inch = 292 feet
Date: 5/17/2018



Z-18-14 Rezoning of Lots 7 - 9, Block 2, Denver Heights Unit No. 1, in Section 138, Block 2, AB&M Survey, Potter County, Texas, plus one half of all bounding streets, alley, and public ways to change from Heavy Commercial District (HC) to Heavy Commercial District with a Specific Use Permit 194 (HC/S-194) for a crematorium.

Applicant: Eric & Candice Shafer
Vicinity: S Bivins St. & SE 4th Ave
Case Manager: Jeffrey English

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These plans are to be used in accordance with the provisions of the Texas State Board of Architecture. The architect shall be responsible for the accuracy of the information provided on these plans. The architect shall not be responsible for the accuracy of the information provided by others.

Eric Shafer
 307 S. Bivins
 Amarillo, Texas 79102
 (806) 384-8489



Soil Expires On: 02.28.18
 Seal Date: 11.15.17

Owner/Developer:
Shafer Mortuary Services
 c/o Eric Shafer
 307 S. Bivins
 Amarillo, Texas 79104
 (806) 384-8489

Renovations
 for
Shafer Mortuary Services Facility
 307 to 311 S. Bivins Street
 Amarillo, Texas



REVISED BY:	Date:
1. Per City Comments	10/19/17
Drawn by: Eric Shafer	
Checked by: Eric Shafer	
Date: 08.23.17	
Sheet: C1.1	

sheet index
 C1.1 - Site Plan
 A1.1 - Floor Plan

general notes
 All lots and buildings have the same owner.
 All work shall be done in accordance with all applicable codes and ordinances.
 Zoning - Heavy Commercial (HC) - MIXED (MIX)
 Proposed Use - Mortuary Services

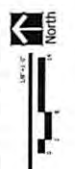
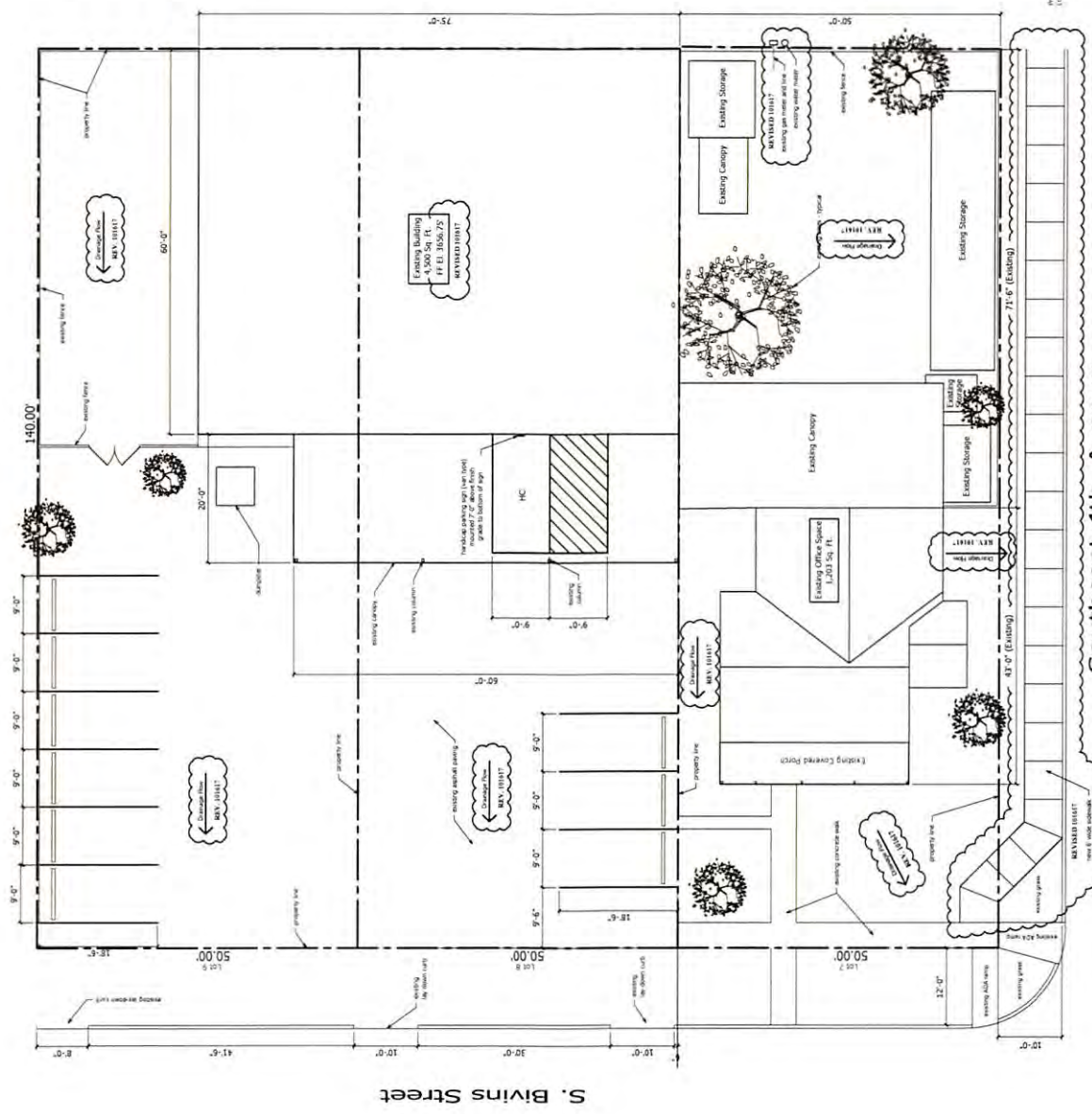
Property Area - 21,000 SF = 0.48 Acres
 Legal Description - Denver Heights, Block 2, Lots 7, 8, & 9

parking calculations
 Storage - 2,642 Sq. Ft. / 1000 = 2.6 spaces
 Other Use - 2,054 Sq. Ft. / 500 = 4.1 spaces
 Office - 1,203 Sq. Ft. / 100 = 1.2 spaces
 Total - 9.9 spaces required - 10 spaces shown

APPROVED
 10/19/17
D. Stark
 AIA #0999, AEP, CH1-A
 Planning Director



Vicinity Map
 North



North

Site Plan

Southeast 4th. Avenue

North

2045 Sprint Boulevard
Apopka, FL 32703
407-886-5533 tel
407-886-5990 fax
800-327-2831

March 4, 2016

Mr. Eric Shafer
Shafer Mortuary Services
6866 Business Park Dr.
Amarillo, TX 79110

Dear Eric,

As a follow-up to our telephone conversation, this letter will review some facts regarding the common placement of cremation equipment within a funeral related facility.

Matthews Cremation Division has been designing, manufacturing and installing combustion systems for a broad range of industries for over 69 years. We are recognized as the leader in cremation equipment, with over 4,500 installations throughout the United States and 50 countries. Our designs have been granted U.S. patents, and have been adopted as industry standards for quality and performance. In addition, we are the largest service and repair organization, servicing all brands of cremation equipment.

Our company has been involved with the various fields of combustion for many years, and directly related to the cremation industry for over 52 years. We are a member in good standing with the Cremation Association of North America, and became its first supplier member approximately 40 years ago.

As the largest manufacturer of cremation equipment, our company annually markets over 70% of our production to the funeral industry. Most funeral establishments are located in residential communities and/or light commercial areas, since they are there to serve the local population. The cremation equipment is installed within the funeral home and is generally considered by most zoning regulations to be an extension of existing business and/or services.

The equipment operates without smoke or odor, and each and every installation must be permitted by the environmental authorities for the city, state or province in which it is installed. The equipment we manufacture is Underwriters Laboratories (UL) listed, confirming maximum safety of both equipment and personnel.

In addition, in Canada our equipment is built to the standards of the Canadian Gas Association (CGA), and is inspected and approved by them for safety of both the electrical and gas control systems.

Each model manufactured by our company is tested by an independent testing laboratory against standards set forth by the federal government. Our equipment's emission levels are substantially lower than the allowable standards to ensure environmental quality. Residents of the area will not be aware the equipment is operating.

The Standard of Excellence in Cremation Solutions

Mr. Eric Shafer
Shafer Mortuary Services
March 4, 2016
Page 2

All machinery that performs combustion, whether automobiles or furnaces of any type (fireplaces or crematories), gives off byproducts referred to as *particulate matter*. Because of our equipment's high quality standards, these byproducts are not visible, nor is there an odor of the material being combusted. At the present time there are over ninety (90) of our cremators operating within the State of Texas. Each has been approved and permitted by the Texas Commission on Environmental Quality.


The equipment operates automatically and has built-in pollution detection equipment that constantly supervises the operation, safeguarding against pollution and environmental impact. Cycle time is approximately two hours. When this cycle time is multiplied by the annual frequency of use, the actual hours of operation become insignificant.

The present rate of cremation in this country is approximately 45% and 38% in Texas. It is of vital importance that these services be locally available to residents of the community, to help minimize cost to them and fulfilling their demands.

I appreciate your interest and concern regarding the basic information surrounding the installation of cremation equipment. Please feel free to distribute this letter of information to any individuals and/or group that might have interest.

Should you or others require additional information or have questions about anything in this letter, please call me using our toll-free number: 800-327-2831.

Yours very truly,

A handwritten signature in black ink that reads "Stephen A. Talley". The signature is written in a cursive style with a large, looped "S" at the beginning and a long, sweeping underline.

Stephen A. Talley
Senior Sales Representative



A to D
Mortuary Service, LLC

CARE CENTER

Phone: 806-353-4944 ◆ Fax: 806-373-5272 ◆ atodmortuary@yahoo.com

Joel Carver
A to D Mortuary Service
808 S Johnson St
Amarillo, TX 79101
June 7, 2018

ATTN: Sherry Bailey
Planning & Zoning Department, City of Amarillo
Amarillo, TX 79101

Ms. Bailey,

My sons and I own and operate A to D Mortuary. A to D Mortuary has served the citizens of Amarillo and the Panhandle region with dignity for more than 20 years. We operate our mortuary service and crematory in accordance with the laws and ordinances established by our City officials. It has come to our attention that the City of Amarillo has changed its policy regarding the operation of crematories within city limits. The purpose of this letter is to address this change in policy.

On more than one occasion, A to D Mortuary has attempted to obtain the proper permission and permits necessary to operate our business, including our crematory, in one building. In 2008, we sought approval from the City of Amarillo to provide crematory and mortuary services at our current address of 808 South Johnson Street. After multiple meetings and conferences, we were given verbal approval from the City of Amarillo, the Fire Marshall, and the City Health Department to operate a crematory at 808 South Johnson. We purchased a crematory in early 2009. As we were nearing completion of the installation at 808 South Johnson, an official from the City of Amarillo demanded we immediately cease installation of the crematory. He told us we had to move our crematory outside of the city limits because Amarillo zoning laws did not allow for a crematory inside city limits. In compliance with these instructions, we paid to have the crematory moved outside of city limits and have incurred the additional expense of operating the crematory at a secondary location for the past 9 years. In 2016, we again sought permission from the City of Amarillo to operate a crematory in Amarillo. Once again, we were told by city officials that Amarillo zoning laws did not allow for a crematory inside city limits. We are familiar with the special use permit process as we have been through it on five different occasions with four different cities since 2008, including Amarillo, Mesquite and Irving, Texas.

The City of Amarillo has knowingly allowed Schafer Mortuary to operate a crematory within the city limits without the proper special use permit since November of 2017. Although the City gave



A to D

Mortuary Service, LLC

CARE CENTER

Phone: 806-353-4944 ◆ Fax: 806-373-5272 ◆ atodmortuary@yahoo.com

Schafer Mortuary permission to proceed with the mortuary and issued them an occupation permit, the City told them the crematory could be approved at a future date only if they obtained a special use permit. Despite the fact that Schafer Mortuary has not obtained a special use permit, the City has knowingly permitted them to operate the crematory for the past eight months in violation of the City's zoning laws.

Allowing Schafer Mortuary to operate a crematory without the proper permits in violation of zoning laws when others, including A to D Mortuary, have been denied the opportunity to operate within city limits is unreasonable and prejudicial. Our operating costs have been increased by tens of thousands of dollars as we have been required to operate at two locations because the City has repeatedly prevented us from operating a crematory in the City. The City has given Schafer Mortuary an unfair competitive advantage over other local funeral and mortuary businesses by allowing them to operate all facets of their business, including the crematory, in one building situated inside city limits.

We request the City not allow Schafer Mortuary to operate its crematory at its current location unless and until a special use permit is issued, just as the City required A to D Mortuary to do on two prior occasions. If the City chooses to issue a special use permit to Schafer Mortuary, then we ask that all other qualified businesses be permitted to operate a crematory within city limits in like-zoned areas. Further, we ask that the City establish the specific zoning, fire, health and safety requirements with which other funeral and mortuary businesses will be required to comply in order to operate a crematory inside city limits. The City of Amarillo should establish and enforce zoning laws in an even-handed manner so that all funeral and mortuary businesses may operate on a level playing field.

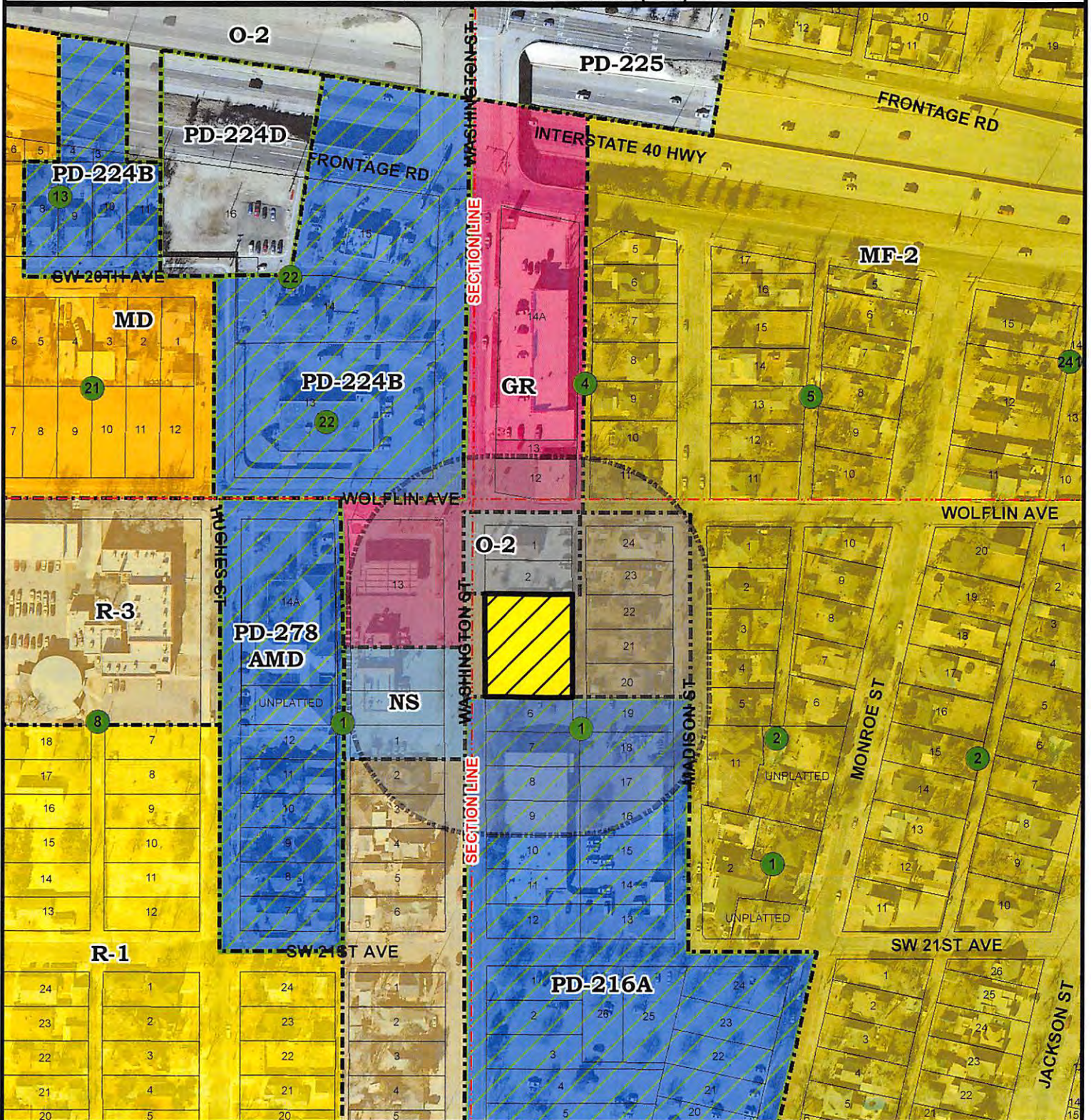
We understand a meeting will be held at City Hall on Monday, June 11, 2018, to consider whether Schafer Mortuary may continue the special use permit process and continue operating its crematory in the city limits. We request the opportunity to address the decision makers during this meeting. It is clear the City is setting a precedent and a pathway for funeral and mortuary businesses to follow from this point forward, and we would appreciate the opportunity to provide our insights.

Thank you for your attention to this matter, and I look forward to seeing you on Monday.

Joel Carver,
A to D Mortuary Service

Cc: Floyd Hartman

**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).

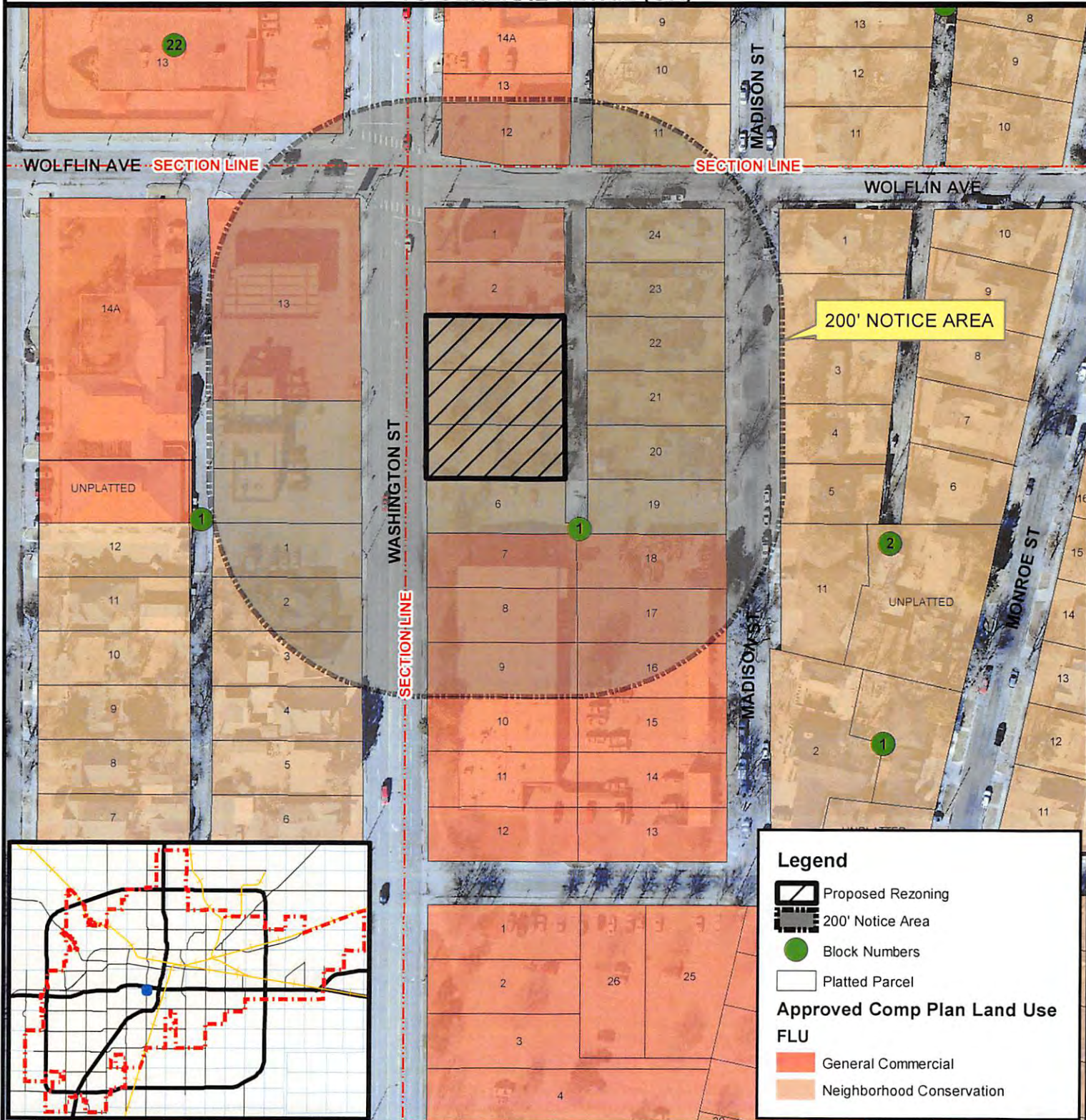
Scale: 1 inch = 200 feet
Date: 2/23/2018



Applicant: Daryl Furman

Vicinity: S Washington St & Wolflin Ave.

**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**

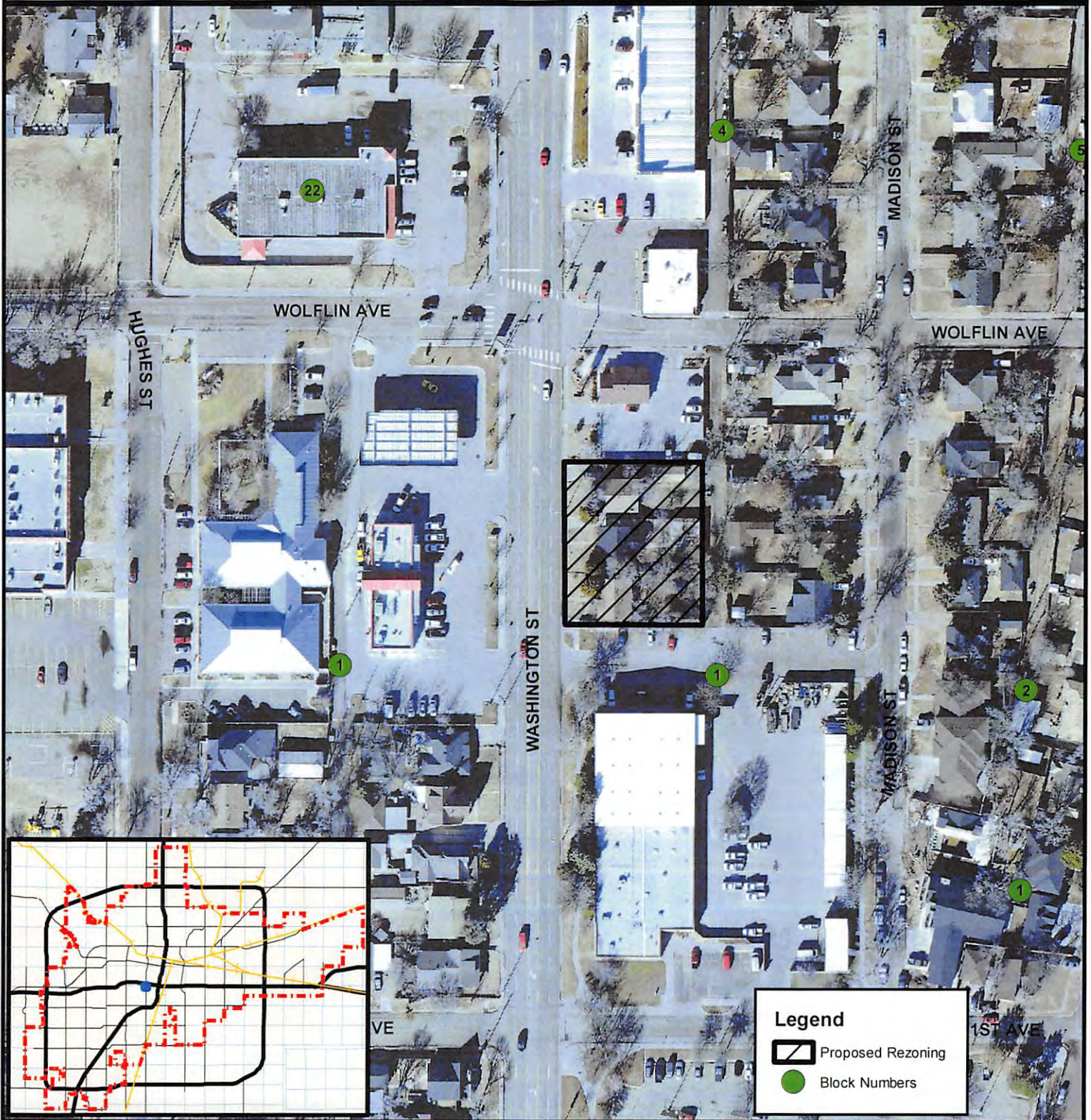
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Scale: 1 inch = 126 feet
Date: 2/13/2018

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

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