

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 25th, 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 June 11th, 2018 meeting.
- IV. Regular Agenda:
 - 1: Rezoning: The Planning & Zoning Commission makes recommendation for approval or denial; appeals may be directed to City Council.
 - A. Z-18-16 Rezoning of Lots 17 - 33, Block 24, Heritage Hills Unit No. 7, in Section 65, Block 9, BS&F Survey, Randall County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Residential District 2 (R-2) to Residential District 3 (R-3). (Vicinity: Kori Dr. & John Thomas St.)
 - B. Z-18-17 Rezoning of Lots 1 thru 3, a portion of Lot 4, a portion of Lot 9, Lots 10 thru 12, and vacated alley, Block 26, San Jacinto Heights Amended, in Section 225, Block 26, A. B. & M. Survey, Potter County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Multiple Family - 2 (MF-2) Neighborhood Service (NS) for an existing free medical clinic. (Vicinity: S. Mississippi St. & S.W. 7th Ave.)
 - 2: Discuss Items for Future Agendas.

SIGNED this 20th 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 11th day of June, 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	9	3
Royce Gooch	Y	9	8
Rob Parker, Chairman	Y	91	76
Rick Thomason	Y	61	50
Bowden Jones	Y	52	40
Dick Ford	Y	36	30
Terry Harman	Y	35	35

PLANNING DEPARTMENT STAFF:
 Sherry Bailey, Senior Planner
 Hannah Green, Recording Secretary

Cody Balzen, Planner I

Chairman Parker opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Sherry Bailey and Cody Balzen 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 23rd, 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: 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)

Sherry Bailey, Senior Planner, gave a brief presentation and concluded 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 approve V-18-02 was made by Commissioner Thomason seconded by Commissioner Gooch, and carried unanimously.

- 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.)

Sherry Bailey, Senior Planner, gave a brief presentation and concluded 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 approve V-18-03 was made by Commissioner Ford, seconded by Commissioner Harman, and carried unanimously.

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

- A. P-18-41 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.)

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 and concluded with a staff recommendation of approval as submitted. City staff and the board discussed any liability involving this case.

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

A motion to approve P-18-41 was made by Commissioner Thomason, seconded by Commissioner Gooch, and carried unanimously.

- 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.)

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 and concluded with a staff recommendation of approval as submitted.

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

A motion to approve P-18-51 was made by Commissioner Ford, seconded by Commissioner Jones, and carried unanimously.

- 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)

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 and concluded with a staff recommendation of approval as submitted.

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

A motion to approve P-18-52 was made by Commissioner Harman, seconded by Commissioner Thomason, and carried unanimously.

- 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.)

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 and concluded with a staff recommendation of approval as submitted.

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

A motion to approve P-18-53 was made by Commissioner Jones, seconded by Commissioner Ford, and carried unanimously.

- 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.)

Cody Balzen, Planner I, presented this item, explaining that a public hearing is required per Texas Local Government Code 212.015(c).

Mr. Balzen gave a brief presentation and concluded with a staff recommendation of approval as submitted.

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

A motion to approve P-18-58 was made by Commissioner Thomason, seconded by Commissioner Harman, and carried unanimously.

- 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.)

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 and concluded with a staff recommendation of approval as submitted.

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

A motion to approve P-18-56 was made by Commissioner Ford, seconded by Commissioner Jones, and carried unanimously.

- 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)

Sherry Bailey, Senior Planner, presented this item, and advised that the applicant is requesting a zone change in order to develop another residential phase of The Colonies subdivision. Ms. Bailey ended the presentation with a staff recommendation of approval as submitted. Commissioner Ford made an observation regarding the plat and zoning procedures.

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

A motion to approve Z-18-11 was made by Commissioner Thomason, seconded by Commissioner Gooch, and carried unanimously.

- 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.)

Sherry Bailey, Senior Planner, presented this item, and advised that the applicant is requesting a zone change in order to continue to provide for more parking for the Wesley. Ms. Bailey ended the presentation with a staff recommendation of approval as submitted.

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

A motion to approve Z-18-12 was made by Commissioner Jones, seconded by Commissioner Harman, and carried unanimously.

- 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)

Sherry Bailey, Senior Planner, presented this item, and advised that the applicant is requesting a zone change in order to build mini-storage on the site. Ms. Bailey ended the presentation with a request that the item be tabled, to be heard at a future meeting at the wishes of the applicant.

A motion to table Z-18-13 was made by Commissioner Harman, seconded by Commissioner Gooch, and carried unanimously.

- 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.)

Sherry Bailey, Senior Planner, presented this item, and advised that the applicant is requesting a zone change in order to operate a crematorium on the property in conjunction with an already operational mortuary business. Ms. Bailey ended the presentation with a staff recommendation of approval as submitted. The city staff and board discussed the item's history further.

Chairman Parker asked if anyone wanted to speak in favor of this item. Eric Shafer, owner of Shafer Mortuary Services, stood in favor of the item, explaining the process they followed and that they continued to follow regarding what was needed to maintain operations on the property.

Chairman Parker asked if anyone wanted to speak against this item. Joel Carver, owner of A to D Mortuary Services, stood to speak against this item, expressing his desire that Shafer Mortuary Services be held to current procedures and that operations be held until the applicant can get official approval to continue.

Tyler Carver, owner of A to D Mortuary Services stood against this item as well to express his desire for the enforcement of the zoning policies, and explained why he wanted the operation to follow the process.

In a rebuttal by Candice Shafer, general manager of Cox Funeral Home, Mrs. Shafer spoke explaining the process they followed in choosing the property and noting they would have followed the procedure had they known the needed process or any changes to it.

Tyler Carver stood to offer a rebuttal to discuss the importance of following the process through.

A motion to approve Z-18-14 was made by Commissioner Ford, seconded by Commissioner Thomason, and carried unanimously.

- 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.)

Cody Balzen, Planner I, presented this item, and advised that the applicant is requesting a zone change in order to develop the property with a restaurant with drive-in service. Mr. Balzen noted that this item was previously acted on by the Planning and Zoning Commission and that City Council had voted to send this zoning request back to the Planning and Zoning Commission for reconsideration. Mr. Balzen also noted that another meeting had been held with the applicant, city planning staff, and some of the concerned neighbors to discuss this item and a submitted petition. Mr. Balzen ended his presentation with staff recommendation of approval as submitted.

Chairman Parker asked if anyone wanted to speak in favor of this item. Rick Crawford, applicant, stood to speak in favor of this item. Mr. Crawford spoke about his plans for the property.

Chairman Parker asked if anyone wanted to speak against this item. Joseph Kutin, 2006 South Madison, spoke against this item to further explain why he and the neighboring residents continued to stand in opposition.

Mr. Crawford stood in rebuttal to explain his understanding of the reasons for the residents desiring a change to Neighborhood Service zoning and his plans for fence placement and material.

In a rebuttal by Mr. Kutin, he stood to further explain the discussion of the desires of the neighborhood, their approval if it was a change to Neighborhood Services, and his concerns about the proposed change to General Retail.

A motion to approve Z-18-04 was made by Commissioner Thomason, seconded by Commissioner Ford at a 5-1 vote with Commissioner Jones against.

4: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 4:10 P.M.

Sherry Bailey, Senior Planner
Planning & Zoning Commission

- 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 June 11th, 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. Vacation of E 24' of Taylor St. adjacent to the West line of Lot 3, Block 169, Plemons Add. And the N 15' of SW 13th Ave between B 169 Plemons and B 1 Sanborn Holland's of Block 180 Plemons
APPLICANT(S): Saul Hernandez

The applicant has requested that this item be tabled. He is trying to work out another option.

2. Rezoning: The Planning & Zoning Commission makes recommendation for approval or denial; appeals may be directed to City Council.
 - A. Z-18-16 Rezoning of Lots 17 - 33, Block 24, Heritage Hills Unit No. 7, in Section 65, Block 9, BS&F Survey, Randall County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Residential District 2 (R-2) to Residential District 3 (R-3). (Vicinity: Kori Dr. & John Thomas St.).
APPLICANT: Daryl Furman

Area Characteristics

The adjacent zoning consists of Residential District 3 (R-3) to the north, Agricultural District (A) to the west, and Residential District 2 (R-2) to the east and south.

Adjacent land uses consist of vacant land and residences in all directions with vacant land to be developed with residential subdivision in the future.

The applicant's tract is located in southwest Amarillo.

Proposal

The applicant is requesting the zoning of Lots 17 through 33 of Block 24 in Heritage Hills Unit 7 plat, previously zoned Residential District 2 (R-2), to change to Residential District 3 (R-3), in order to change the setback requirements for the included lots.

Analysis

This tract of land was previously rezoned from Agriculture District (A) to Residential District 2 (R-2) in order to develop the land with a residential subdivision. This rezoning was approved on 9/27/2016.

Because this rezoning is requested to go from one residential district to a different residential district, planning staff has analyzed the differences in standards established in the City of Amarillo's adopted Zoning Ordinance between the R-2 and R-3 zoning districts, and some of these differences are

listed below in the table.

	Residential District 2	Residential District 3
Minimum lot area	6,000sqft	5,000sqft
Minimum lot width	50'	50'
Minimum lot depth	100'	100'
Front yard setback	25'	15'
Maximum lot coverage	45%	65%

This rezoning request is consistent with the adopted 2010 Comprehensive Future Land Use and Character Map, insofar as it is a request for zoning of a residential nature. However, that is where the consistency ends. "Suburban Residential" is the land use/character type identified for this area. This type calls for a higher degree of open space and setbacks; the requested zoning would actually increase the buildable lot coverage and decrease the setback requirements for the associated lots, as well as allowing a 20% increase in density.

The requested zoning would be a logical continuation of the zoning pattern established in this area as most R-2 zoning districts originally established in this location have been rezoned to R-3. This has established some zoning districts that slightly contradict the neighborhood unit concept of stepping down in intensity of land use towards the center of the section from the perimeter [*Comprehensive Plan, Chapter 2, Pg 2.23*]. However, the intent of the developers is to establish a 20' setback through deed restrictions and not build to the maximum extent of the R-3 district's allowed density. The request also does not jeopardize the consistency of a residential area character of the overall development.

Considering the future of State Loop 335 and its impacts on FM 2186/W Hollywood Rd, paired with the proximity to Soncy Rd (an arterial), having a higher density of housing in this area may be appropriate. In addition, this is still at the lower end of the residential density scale, still falling below the Moderate Density (MD) and Multiple Family (MF-1 and MF-2) districts.

As the city continues to grow in a southwesterly direction, future analysis of this general area will need to be done, which may show a need for an amendment to the comprehensive land use of this area.

Based on the above analysis, planning staff believes the requested rezoning seems appropriate for conditions of the area.

Recommendation

Staff **recommends approval** as presented.

Notices have been sent out to 17 property owners within 200 feet regarding this proposed rezoning. At the time of this writing, the Planning Department has received no comments regarding this request, either in favor of or in opposition to the request.

- B. Z-18-17 Rezoning of Lots 1 thru 3, a portion of Lot 4, a portion of Lot 9, Lots 10 thru 12, and vacated alley, Block 26, San Jacinto Heights Amended, in Section 225, Block 26, A. B. & M. Survey, Potter County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Multiple Family - 2 (MF-2) Neighborhood Service (NS) for an existing free medical clinic. (Vicinity: S. Mississippi St. & S.W. 7th Ave.)
 APPLICANT: Heal The City Free Clinic
 SURVEYOR: OJD Land Surveying

Area Characteristics

The adjacent zoning consists of Residential District – 3 (R-3) to the east, west and south with Light Commercial (LC) to the north.

The land use to the west, east and south generally matches the zoning. The anomaly is the old YMCA building which is the structure that the applicant owns.

Proposal

The applicant is a non-profit free clinic know as Heal The City Free Clinic. They work out of this facility and are in the process of remodeling the facility and grounds to meet the long range needs of their clients and the goals of the non-profit. The clinic's mission is to heal the mind, body and soul of their patients. The old YMCA building gives structure to their program and allows them to see over 7,000 patients a year. The non-profit has submitted a replat, and a site plan along with their rezoning application. The rezoning will match the existing building site with the least invasive/most restrictive zoning designation which allows the existing use.

Analysis

When analyzing the request to rezone to Neighborhood Service staff immediately looks at the intent of the applicant. How does their request balance against the factor that this is a residential zone, older but fairly intact but suffering some decline. The fact that this is an existing facility that met neighborhood needs as well as city wide recreational needs is important, but not the only factor. Heal The City Free Clinic is a non-profit that that serves 7,000 patients a year. As such it is not just a neighborhood service facility.

However, the nature of the organization, and the fact that they are a free clinic that services the low income with a continuum of care implies that that 7,000 number may be slightly skewed depending on the tracking method. Also, the 7,000 number is over a year and many of the patients walk, ride the bus or carpool so the traffic impact reasonably is on the lower end.

The northern half of this block fronts on 6th Ave. in the heart of the Route 66 commercial area. The traffic generated along 6th Ave. and to an extent on the side streets has contributed to the decline of the residential neighborhood in this area of town. The intent of the applicant is to remodel and upgrade the existing facility and construct a landscaped parking area to the east of the building which will better accommodate the parking needs of the clinic and help mitigate the impact of the facility on the neighborhood. The upgrade to the facility will also contribute to the revitalization of the area and the stabilization of the neighborhood. Both of those factors are significant Future Land Use and Character elements and weight heavily when considering requests to rezone an area.

Also, in this case the Future Land Use Map shows the area of commercial use immediately adjacent to this area of residential use and this facility is on the edge of that residential use. As such, the normal blending that occurs at the edges plus the other factors just mentioned makes this request in keeping with the Comprehensive Plan.

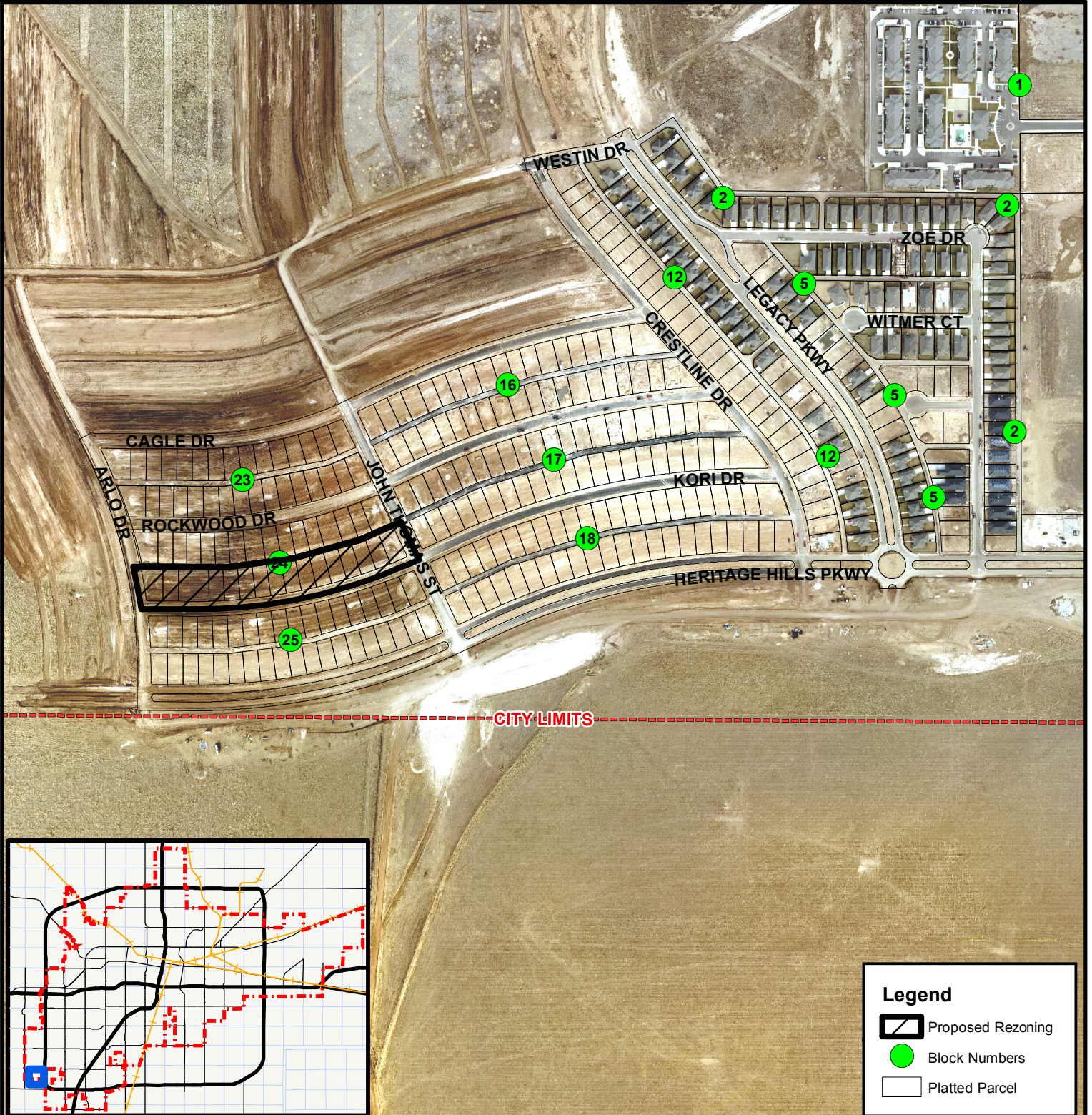
Recommendation

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




Notices have been sent out to 29 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.

3: Discuss Items for Future Agendas.

**CASE Z-18-16
REZONING FROM RESIDENTIAL 2 DISTRICT (R-2) TO RESIDENTIAL 3 DISTRICT (R-3)**



Legend

-  Proposed Rezoning
-  Block Numbers
-  Platted Parcel

**CITY OF AMARILLO
PLANNING DEPARTMENT**

Z-18-16 Rezoning of Lots 17 - 33, Block 24, Heritage Hills Unit No. 7, in Section 65, Block 9, BS&F Survey, Randall County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Residential District 2 (R-2) to Residential District 3 (R-3).

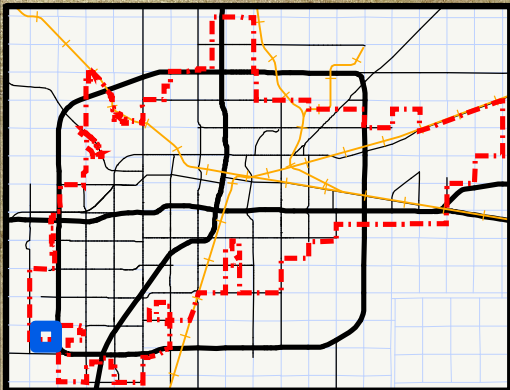
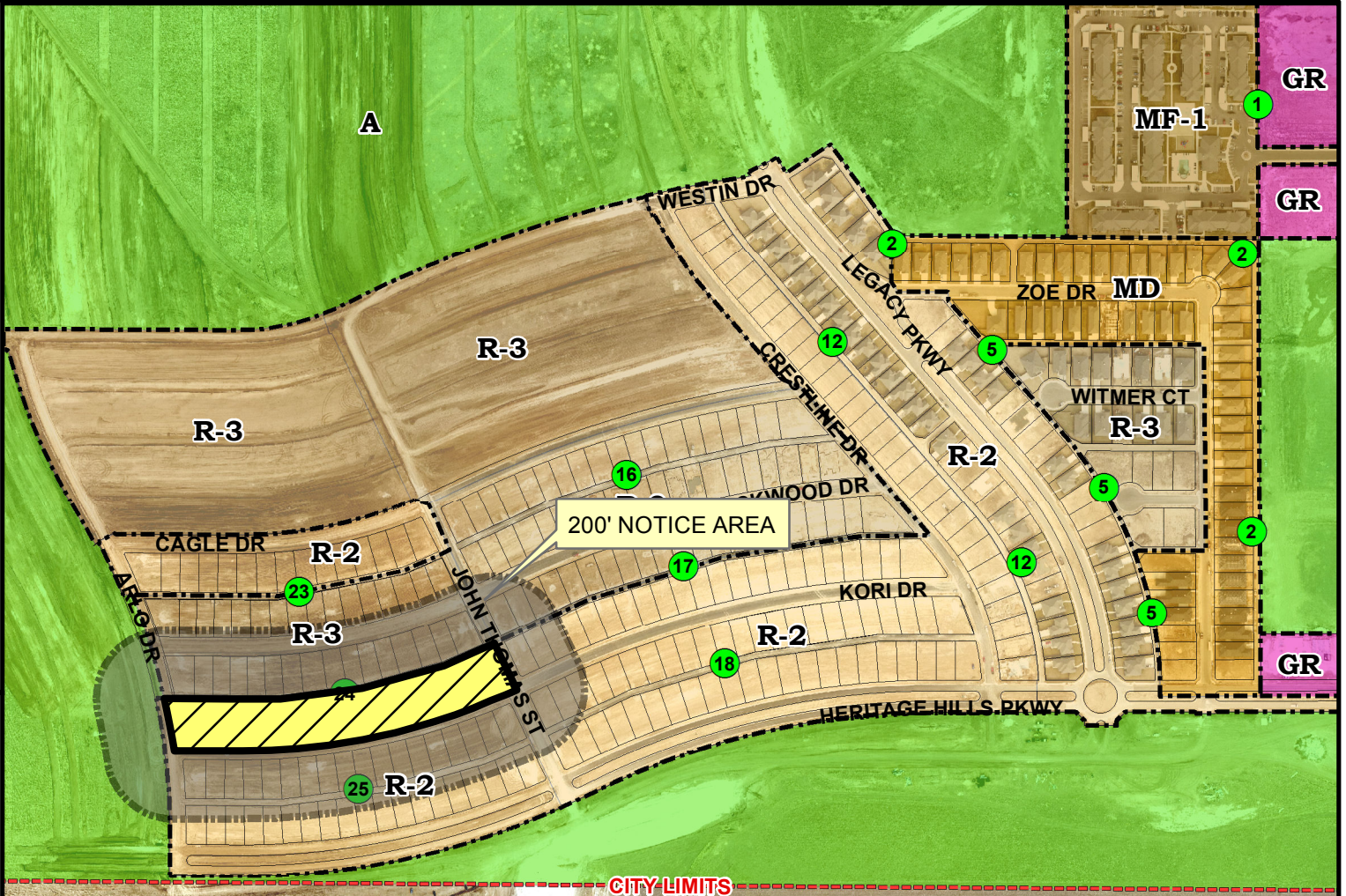
Scale: 1 inch = 500 feet
Date: 5/31/2018



Applicants: Betenbough, PEGA, and N&B Properties

Vicinity: Kori Dr. & John Thomas St.
Case Manager: Cody Balzen

**CASE Z-18-16
REZONING FROM RESIDENTIAL 2 DISTRICT (R-2) TO RESIDENTIAL 3 DISTRICT (R-3)**



Legend

- Z-18-16
- 200ft Notice Area
- Block Numbers
- Platted Parcel
- Zoning Boundary
- A
- GR
- MD
- MF-1
- R-2
- R-3

**CITY OF AMARILLO
PLANNING DEPARTMENT**

Scale: 1 inch = 500 feet
Date: 5/31/2018



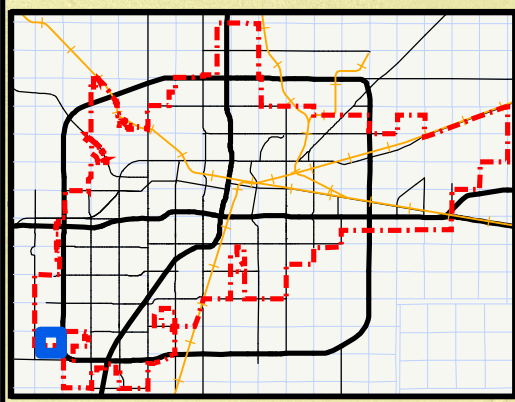
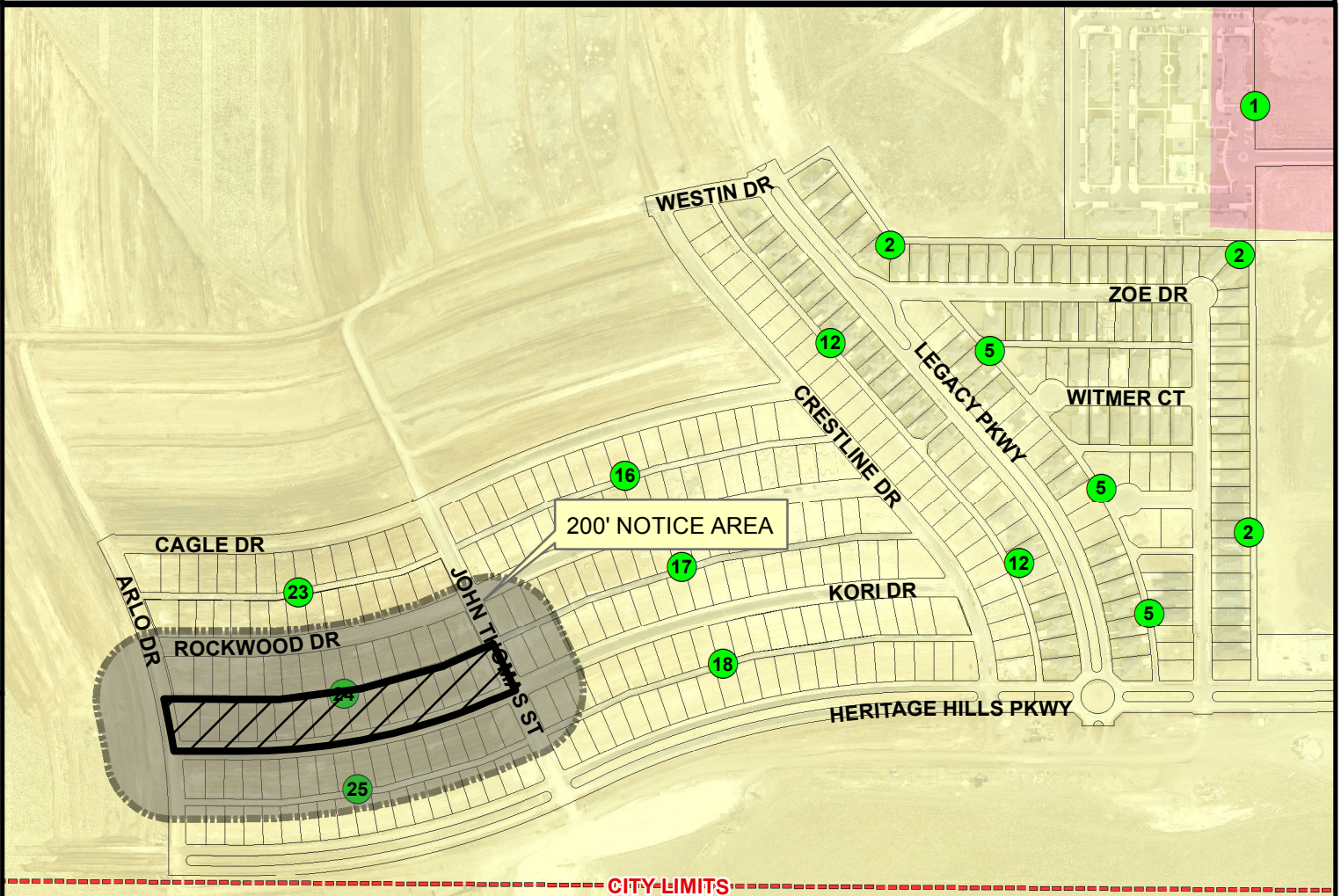
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Applicants: Betenbough, PEGA, and N&B Properties





Vicinity: Kori Dr. & John Thomas St.
Case Manager: Cody Balzen

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

**CASE Z-18-16
REZONING FROM RESIDENTIAL 2 DISTRICT (R-2) TO RESIDENTIAL 3 DISTRICT (R-3)**






Legend

-  Z-18-16
-  200ft Notice Area
-  Block Numbers
-  Platted Parcel

Approved Comp Plan Land Use

FLU

-  Estate Residential
-  Rural
-  Suburban Commercial

**CITY OF AMARILLO
PLANNING DEPARTMENT**

Z-18-16 Rezoning of Lots 17 - 33, Block 24, Heritage Hills Unit No. 7, in Section 65, Block 9, BS&F Survey, Randall County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Residential District 2 (R-2) to Residential District 3 (R-3).

Applicants: Betenbough, PEGA, and N&B Properties

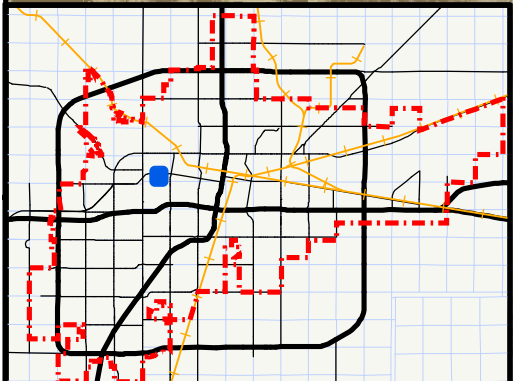
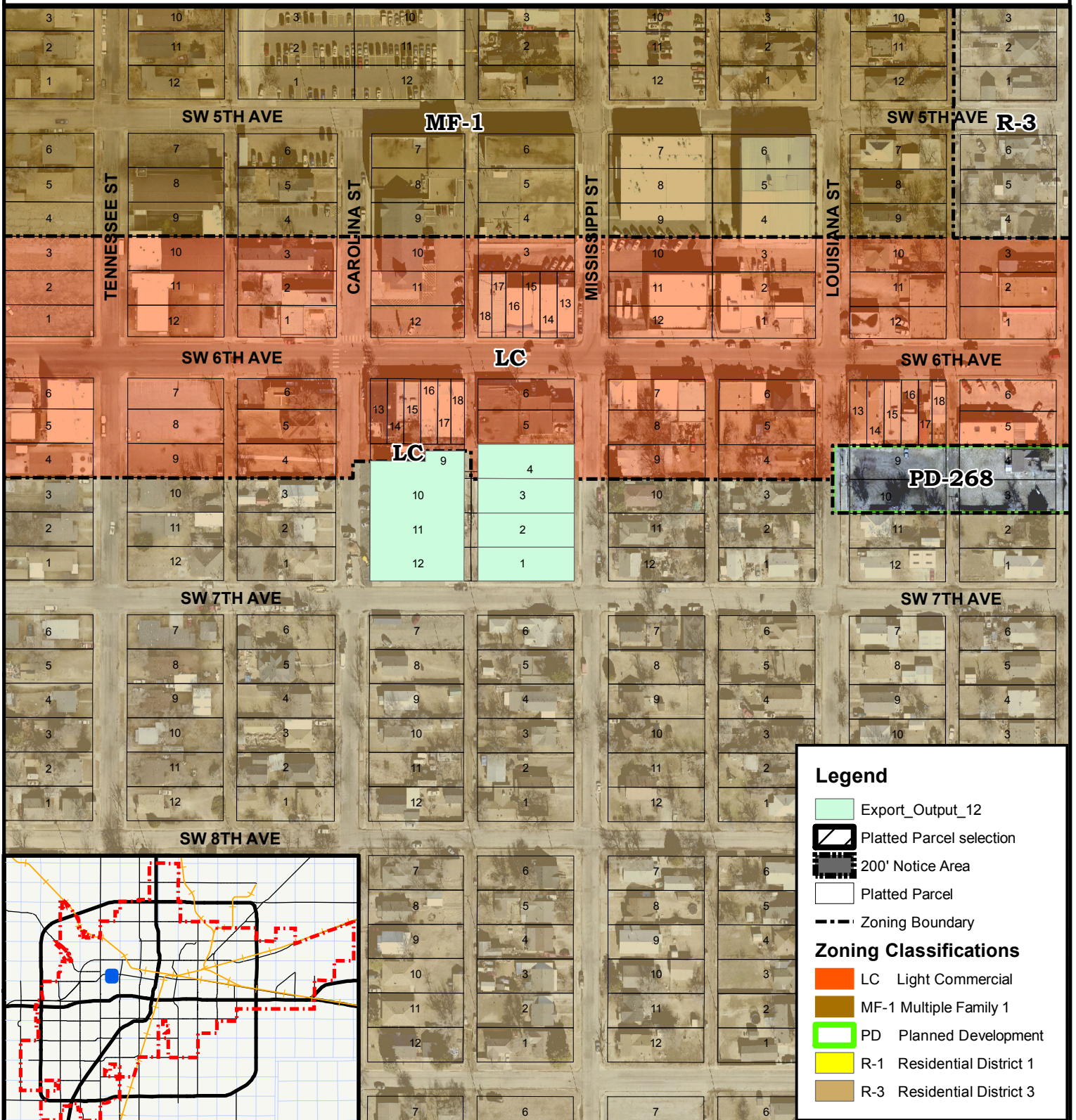
**Vicinity: Kori Dr. & John Thomas St.
Case Manager: Cody Balzen**

**Scale: 1 inch = 500 feet
Date: 5/31/2018**



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.

ZONING CASE Z-18-17 HEAL THE CITY FREE CLINIC



Legend

- Export_Output_12
- Platted Parcel selection
- 200' Notice Area
- Platted Parcel
- Zoning Boundary

Zoning Classifications

- LC Light Commercial
- MF-1 Multiple Family 1
- PD Planned Development
- R-1 Residential District 1
- R-3 Residential District 3

CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1 inch = 197 feet
Date: 6/20/2018



Rezoning of Lots 1 thru 3, a portion of Lot 4, a portion of Lot 9, Lots 10 thru 12, and vacated alley, Block 26, San Jacinto Heights Amended, in Section 225, Block 26, A. B. & M. Survey, Potter County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Multiple Family - 2 (MF-2) Neighborhood Service (NS) for an existing free medical clinic.

AGENT: OJD Engineering

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CASE Z-18-17 FUTURE LAND USE



CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1 inch = 125 feet
Date: 6/13/2018



Z-18-17
Rezoning of Lots 1 thru 3, a portion of Lot 4, a portion of Lot 9, Lots 10 thru 12, and vacated alley, Block 26, San Jacinto Heights Amended, in Section 225, Block 26, A. B. & M. Survey, Potter County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Multiple Family - 2 (MF-2) to Neighborhood Service (NS) for an existing free medical clinic.

APPLICANT: Heal The City Free Clinic
AGENT: OJD Engineering, LP

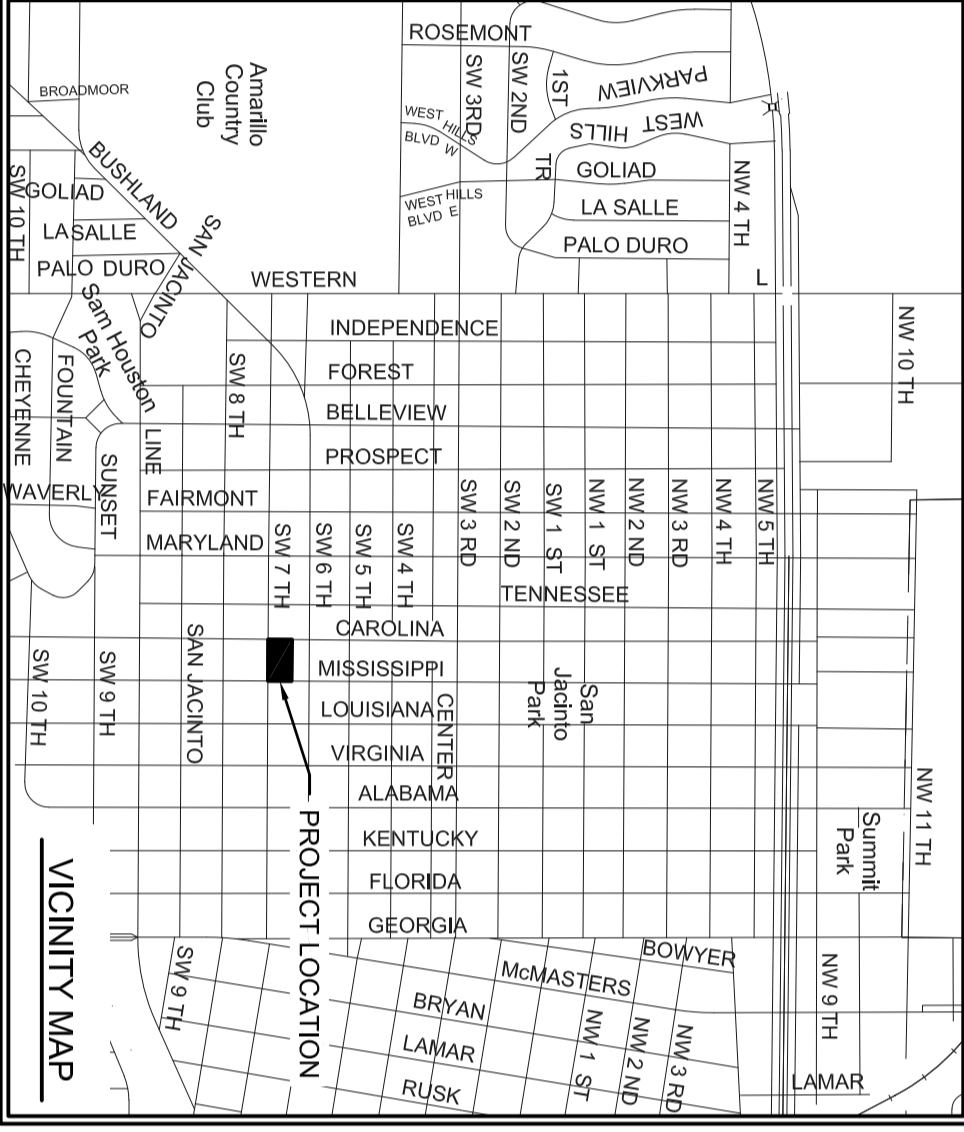
LEGAL DESCRIPTION
SAN JACINTO HEIGHTS UNIT NO. 7 LOTS 1-4, PART OF 9, 10-12, BLOCK 26

FLOOD ZONE
ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4837300330C, EFFECTIVE DATE OF JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AS SHOWN THEREON. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE FEMA MAP UPON WHICH THIS OPINION IS BASED.

DEVELOPMENT AREA & ZONING
PROPOSED AREA TO BE DEVELOPED CONTAINS 1.22 AC. (53,143 SQ. FT.)
THE PROPERTY IS ZONED RESIDENTIAL DISTRICT (R-3) AND SHALL ZONE TO NEIGHBORHOOD SERVICES (NS).

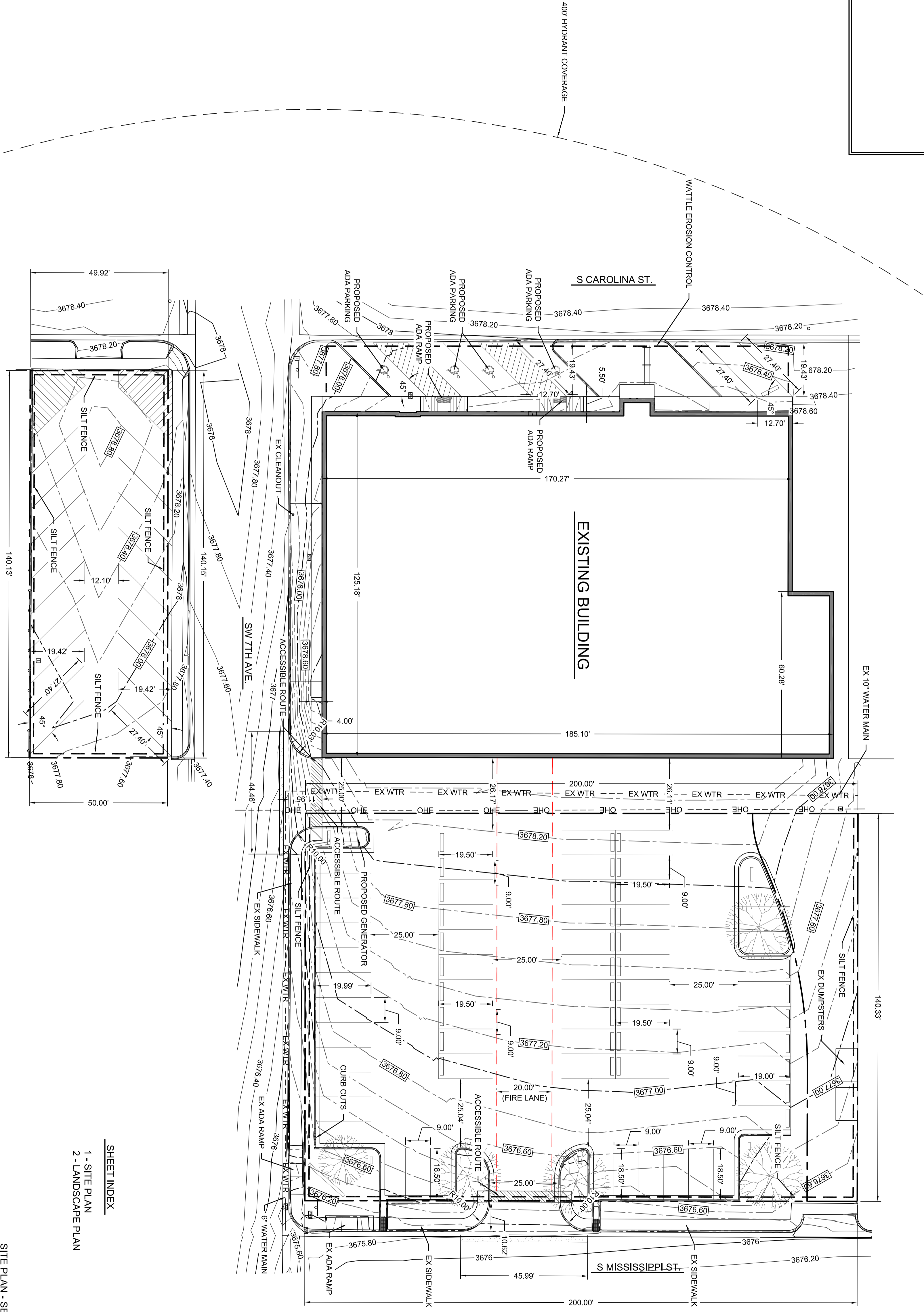
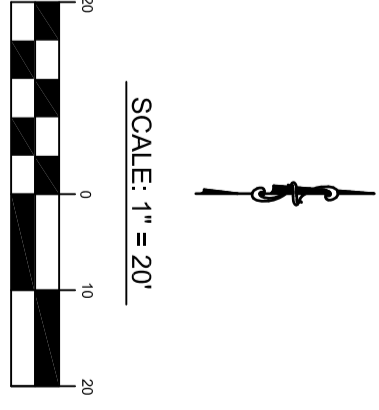
PARKING REQUIREMENTS
4-10-21-1-2-C
ONE (1) SPACE FOR EACH THREE HUNDRED (300) SQUARE FEET OF FLOOR AREA
TOTAL SPACES REQUIRED - 75
TOTAL SPACES PROVIDED - 76
ADA SPACES REQUIRED - 4
ADA SPACES PROVIDED - 4 (2 VAN ACCESSIBLE)

BUILDING INFORMATION
22,276 SF
CLINIC OR DOCTORS' OFFICE



LEGEND

- UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING ASPHALT PAVING ELEV.
- EXISTING BACK OF CURB ELEV.
- PROPOSED LANDDOWN CURB ELEV.
- EXISTING CONTOUR ELEV.
- PROPOSED CONTOUR ELEV.
- POINT DESCRIPTION
- POINT NUMBER
- POINT ELEVATION
- OVERHEAD ELECTRIC
- PROPERTY LINE
- EXISTING WATER MAIN



SHEET INDEX
1 - SITE PLAN
2 - LANDSCAPE PLAN

SITE PLAN - SECOND SUBMITTAL

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF LUCAS JOHNSON, P.E. 112981 ON MAY 31, 2018. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

Project No. 06291118
Drawn By: EBJ
Checked By: LAJ
Scale: H: 1" = 20'

Sheets: 1

HEAL THE CITY

SITE PLAN - SECOND SUBMITTAL

OJD Engineering, L.P.
The Benchmark

Wellington | Amarillo | Wolfforth
www.OJDEngineering.com

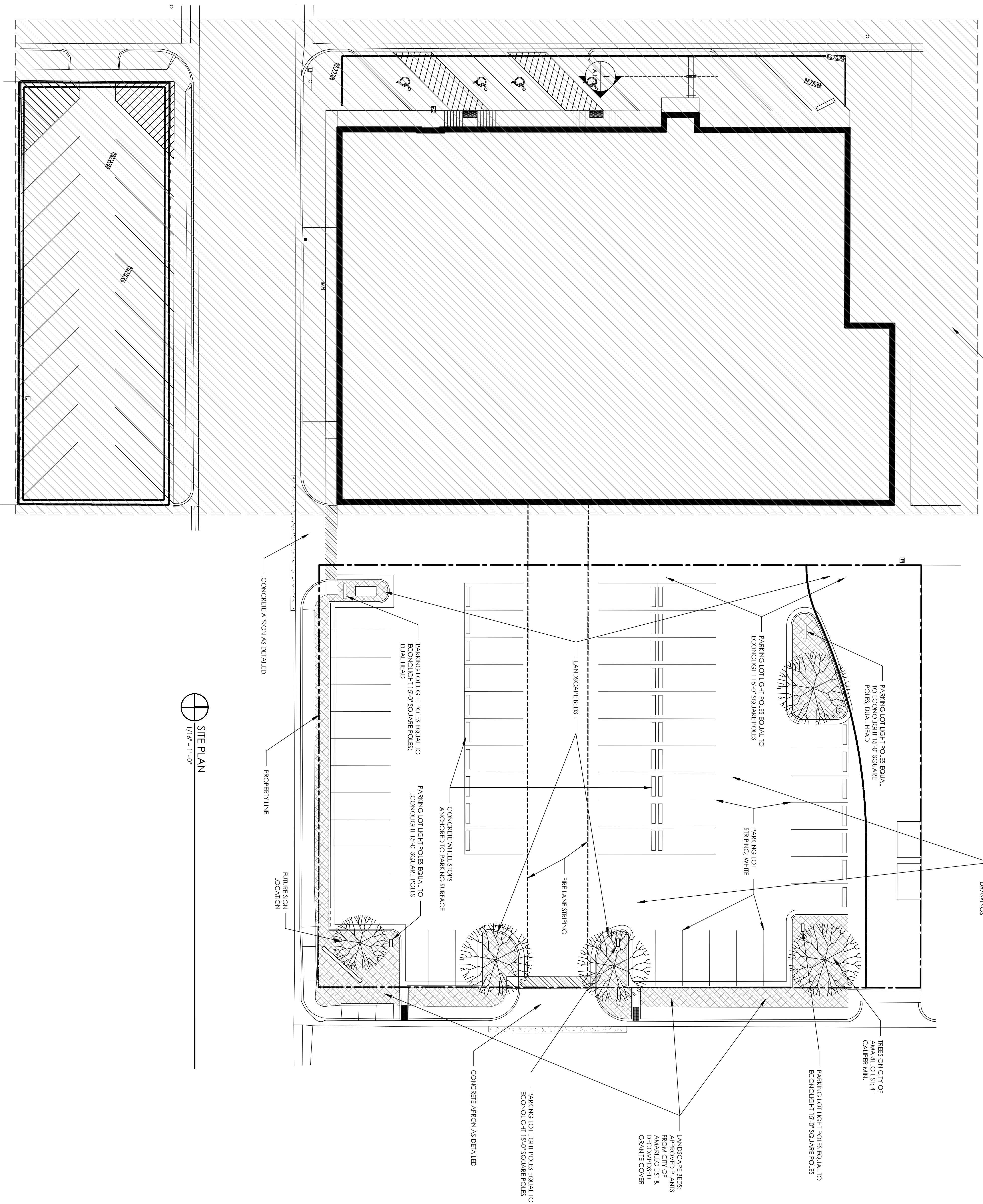
F-4983

WELLINGTON
P.O. Box 543
Wellington, TX 79095
(806) 447-2503

AMARILLO
2420 Lakeview Drive
Amarillo, TX 79109
(806) 352-7117

WOLFFORTH
328 E. Hwy 62, Unit No. 1
Wolfforth, TX 79082
(806) 791-2300

HATCHED AREA INDICATES
PREVIOUS PROJECT: PERMIT
#791604353



⊕ SITE PLAN
1/16" = 1'-0"

GENERAL NOTES

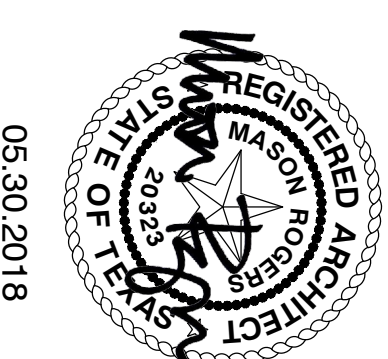
1. REPAIR ANY ADJACENT PROPERTY TO EXISTING CONDITION IF DAMAGED DURING CONSTRUCTION.
2. FIELD VERIFY ALL DIMENSIONS BEFORE STARTING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. VERIFY LOCATIONS AND SPECIFICATIONS FOR ANY SITE MECHANICAL, ELECTRICAL, COMMUNICATION SERVICES WITH PROJECT ENGINEERS.
4. PROVIDE TYPICAL EXPANSION JOINT BETWEEN BUILDING AND OTHER ADJACENT CONCRETE WORK.
5. NO NEW SIDEWALKS SHALL EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND NO CROSS SLOPE SHALL EXCEED 2%. VERIFY EXISTING GRADES BEFORE INSTALLATION OF NEW SIDEWALK.
6. VERIFY SIZE AND LOCATION OF CONSTRUCTION SIGN AND CONSTRUCTION FENCE WITH OWNER AND ARCHITECT.

LANDSCAPE POINTS

- 1 (15 POINTS)
- 2 (12 POINTS)
- 7 (15 POINTS)

TOTAL = 22 POINTS

**BUILDING RENOVATIONS FOR
HEAL THE CITY FREE CLINIC**
609 S. CAROLINA ST.
AMARILLO, TX 79106



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PROJECT #: 15-022
DATE: 30 MAY 2018
REVISION:

DRAWING TITLE
LANDSCAPE PLAN

L100