

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 July 30th, 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 July 23th, 2018 meeting.
- IV. Regular Agenda:
 - 1: Subdivision Plats: The Planning & Zoning Commission has final authority for approval; appeals may be directed to City Council.
 - A. P-18-66 Buffalo Run Unit No. 1, an addition to the City of Amarillo being an unplatted tract of land situated in Section 59, Block 2, AB&M Survey, Potter County, Texas. (1.92 Acres) (Vicinity: Pullman Rd. & Walls Rd.)

Public hearing and consideration of a request for approval of a final plat creating 1 commercial lot 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.
 - 2: Rezoning: The Planning & Zoning Commission makes recommendation for approval or denial; appeals may be directed to City Council.
 - A. Z-18-15 Rezoning of a 5 acre portion of Lot 1, Block 24, Westcliff Park Unit No 51, in Section 25, Block 9, BS&F Survey, Potter County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Planned Development - 55 (PD-55) to Planned Development - 55 Amended (PD-55A)
 - 3: Discuss Items for Future Agendas.

SIGNED this 26th day of July 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 July, 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 | 12 | 3 |
| Royce Gooch | Y | 12 | 11 |
| Rob Parker, Chairman | Y | 94 | 79 |
| Rick Thomason | Y | 64 | 52 |
| Bowden Jones | N | 55 | 42 |
| Dick Ford | Y | 39 | 32 |
| Terry Harman | N | 38 | 37 |

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

Cody Balzen, Planner II

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

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

- IV. Regular Agenda:

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

- A. P-18-65 Heritage Hills Unit No. 10, 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. (13.79 Acres) (Vicinity: Arlo Dr. & Westin Dr.)

Cody Balzen, Planner II, 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 or against this item. No comments were made.

A motion to approve P-18-65 was made by Commissioner Ford, seconded by Commissioner Thomason, and carried unanimously.

- B. P-18-68 Soncy Park Unit No. 19, an addition to the City of Amarillo being an unplatted tract of land in Section 62, Block 9, B.S. & F. Survey, Randall County, Texas. (19.11 Acres) (Vicinity: Soncy Rd. & Anton Kuster 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 or against this item. No comments were made.

A motion to approve P-18-65 was made by Commissioner Thomason, seconded by Commissioner Gooch, and carried unanimously.

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

- A. Z-18-17 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 Residential District-3 (R-3) to Neighborhood Service (NS) for an existing free medical clinic. (Vicinity: S. Mississippi St. and S.W. 7th Ave.)

Sherry Bailey, Senior Planner, presented this item, and advised that the applicant is requesting a zone change from Residential District (R-3) to Neighbor Service (NS) for an existing free medical clinic. Ms. Bailey ended the presentation with a staff recommendation of approval as presented.

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

A motion to approve Z-18-17 was made by Commissioner Thomason, seconded by Commissioner Ford, and carried unanimously.

- B. Z-18-19 Ridgeview Medical Center Unit 26. Rezoning of a 0.83 acre tract of land out of Section 43, Block 9, BS&F Survey, City of Amarillo, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District (A) to General Retail District (GR). (Vicinity: Outlook Dr.)

Chairman Parker noted that this item is withdrawn at the request of the applicant.

- C. Z-18-20 Rezoning of a portion of Block 237, Plemons Addition out of Section 170, Block 2, AB&M Survey, Amarillo, Texas to amend an existing Planned Development District (PD-257) to modify the existing requirements for 1706 S. Polk Street.(Vicinity: 17th Ave. & Polk St.)

Sherry Bailey, Senior Planner, presented this item, and advised that the applicant is requesting a zone change from Planned Development District 257 (PD-257) to amended Planned Development 257 (PD-257) to modify the existing requirements. Ms. Bailey ended the presentation with a staff recommendation of approval as presented.

Melissa Dailey, 601 East 1st in Fort Worth, TX, stood to explain her plans for the rezoning proposal. Ms. Dailey noted the careful and involved restoration of the property, and further explained the uses of the surrounding properties and how this rezoning would work alongside those. Ms. Dailey noted that the uses would be restricted with this amendment. Ms. Dailey then answered a few questions from the board.

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

A motion to approve Z-18-20 was made by Commissioner Thomason, seconded by Commissioner Ford, and carried unanimously.

3: Discuss Items for Future Agendas.

Sherry Bailey, Senior Planner, stood to remind the Board of meeting next week. No further comments were made and the meeting was adjourned at 3:28 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.
- 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 July 23th, 2018 meeting.

IV. Regular Agenda:

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

A. P-18-66 Buffalo Run Unit No. 1, an addition to the City of Amarillo being an unplatted tract of land situated in Section 59, Block 2, AB&M Survey, Potter County, Texas. (1.92 Acres) (Vicinity: Pullman Rd. & Walls Rd.)

DEVELOPER(S): Jim Brewer
 SURVEYOR: OJD Engineering
 R.O.W. WIDTH VARIANCE: Not required
 ALLEY VARIANCE: Not required
 STREET/ALLEY PLANS: Not required
 DRAINAGE REPORT: Required
 WATER PLANS: Required
 SEWER PLANS: Required
 AVIATION CLEAR ZONE EASEMENT: Required

This plat is for the purpose of creating 1 commercial lot 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. Construction plans for streets and water/sewer extensions as well as the drainage study for the site have been approved, and surety has been provided for the public improvements. The plat has been reviewed by the customary City departments and local utility companies and complies with all other Subdivision and Development Ordinance standards.

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

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

A. Z-18-15 Rezoning of a 5 acre portion of Lot 1, Block 24, Westcliff Park Unit No 51, in Section 25, Block 9, BS&F Survey, Potter County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Planned Development - 55 (PD-55) to Planned Development - 55 Amended (PD-55A) (Vicinity: Plum Creek Dr. & Tascosa Rd.)

APPLICANT: Westcliff Realty, LLC (Tractor Supply)
 SURVEYOR: Furman Land Surveying

Area Characteristics

The adjacent zoning consists of Planned Development – 55 (PD-55) to the north, east and west with Residential District – 1 (R-1) to the south.

The land use to the west, east and east is a mixture of commercial offices and churches with single family residential to the west.

Proposal

The applicant is wanting to rezone the property by amending the planned

development master plan to allow a heavy commercial farm and home supply with outdoor storage (Tractor Supply) The original Master Plan shows this area as multiple family. However, the master plan for this Planned Development has been amended over 25 times since its creation in 1981.

Analysis

When a rezoning request is received staff immediately turns to the 2010 City of Amarillo adopted Comprehensive Plan. The area in question is identified as a Business Park development area. That would include office, medical and technology/research uses. There is also room for limited light industrial uses, i.e. warehousing/distribution, but they must be well screened and in buildings with enhanced architectural design. There is also room for limited retail commercial to serve the local business park workers and visitors. Given the nature of Tractor Supply a case could be made for using the light industrial use designation and the screening and landscape requirements. When staff talked with the applicant's representatives they agreed to move the front exterior sales display area to the side of the business and to place it in the enclosed merchandise area. If the Commission reviews the site plan and landscape plan you will see where the applicant has included a landscape plan that screens the industrial look of the building and provides a pleasing green buffer area to the road. This proposal will effectively soften the more utilitarian look of the store and present a neighborhood pleasing approach to the facility.

Directly to the south of this lot the Future Land Use Map has the corner between Plum Creek Dr. and Tascosa Rd. as a General Commercial use. That accommodates a wide range of commercial, retail and service uses at varying levels of intensity and scale. The proposed Tractor Supply request being directly next door it becomes a logical extension of the commercial and light industrial uses that can reasonably fit within this area with accommodations for the Outdoor sales area being moved to the side enclosure and the landscape buffer.

With the Planned Development-55 zoning amendment request process it allows the Planning Commission to recommend approval based on the accommodations the applicant is willing to make to meet the intent of the City's Comprehensive Plan.

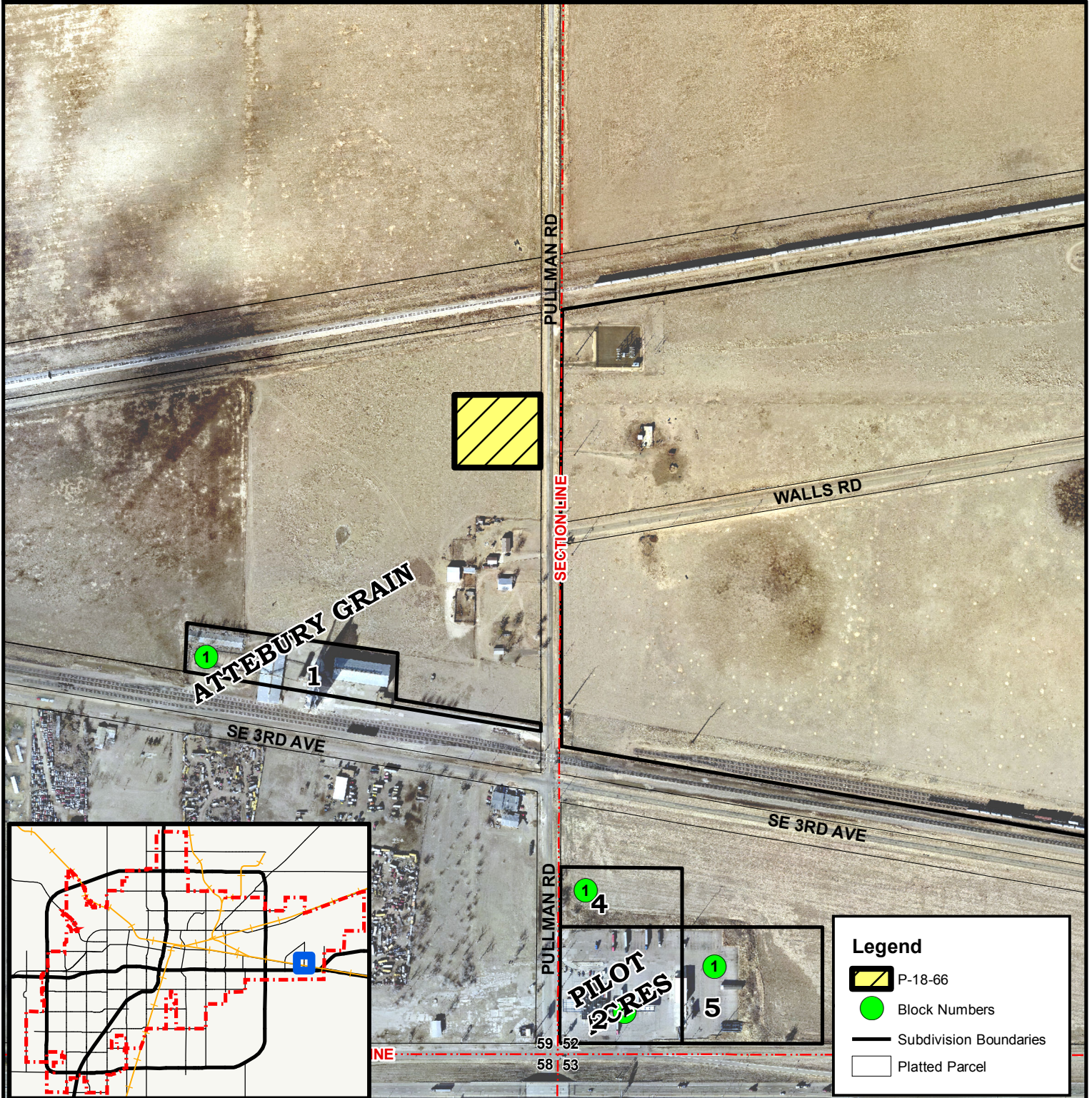
Recommendation

After review by city staff and considering the accommodations made by the applicant, Planning staff believes the applicant's request is appropriate and **recommends approval** as proposed.





Notices have been sent out to 11 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 P-18-66
BUFFALO RUN UNIT NO. 1**



Legend

-  P-18-66
-  Block Numbers
-  Subdivision Boundaries
-  Platted Parcel

**CITY OF AMARILLO
PLANNING DEPARTMENT**

Buffalo Run Unit No. 1, an addition to the City of Amarillo being an unplatted tract of land situated in Section 59, Block 2, A.B.&M. Survey, Potter County, Texas.

**Scale: 1 inch = 500 feet
Date: 6/14/2018**

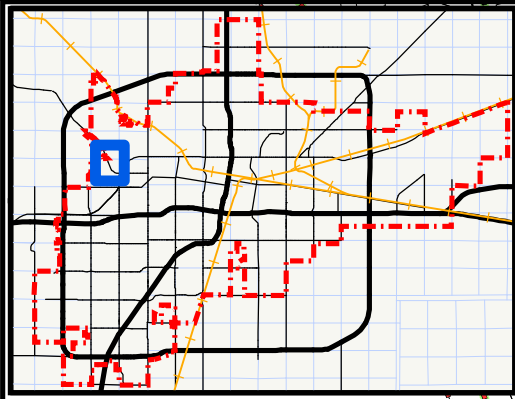


Developer: Jim Brewer

Surveyor: OJD Engineering

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.

Z-18-15 AREA ZONING

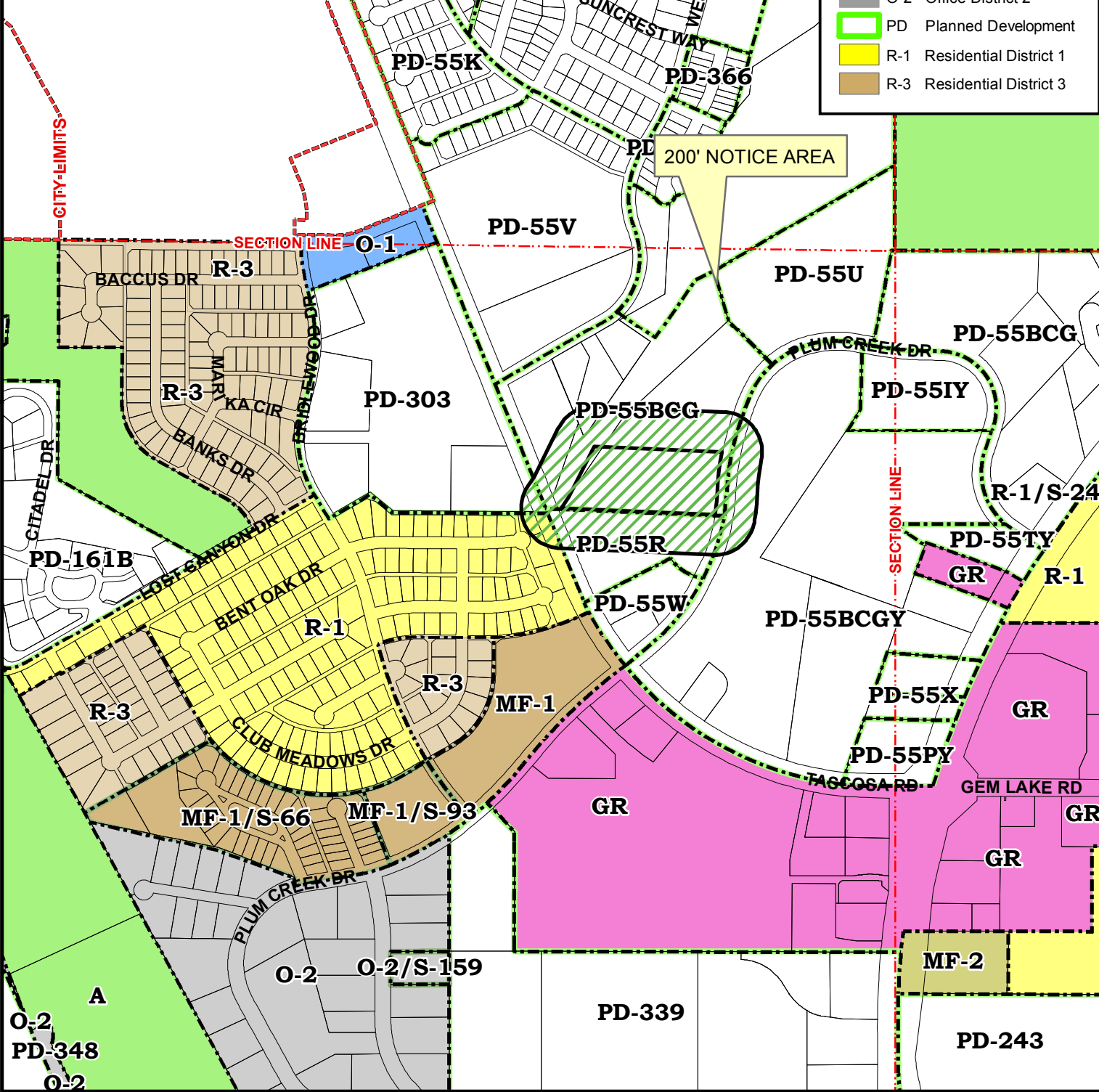


Legend

- Platted Parcel selection
- Platted Parcel
- Zoning Boundary

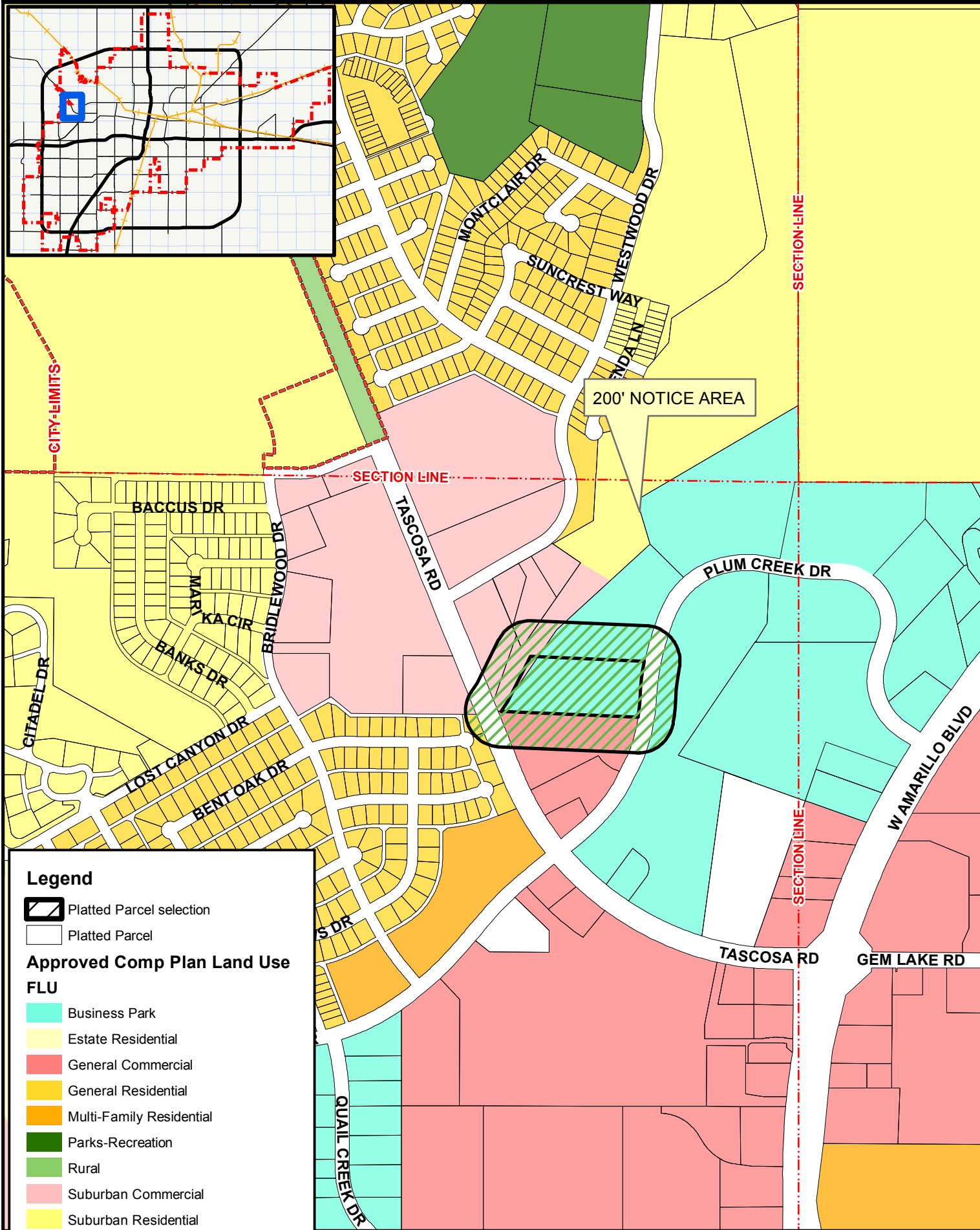
Zoning Classifications

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



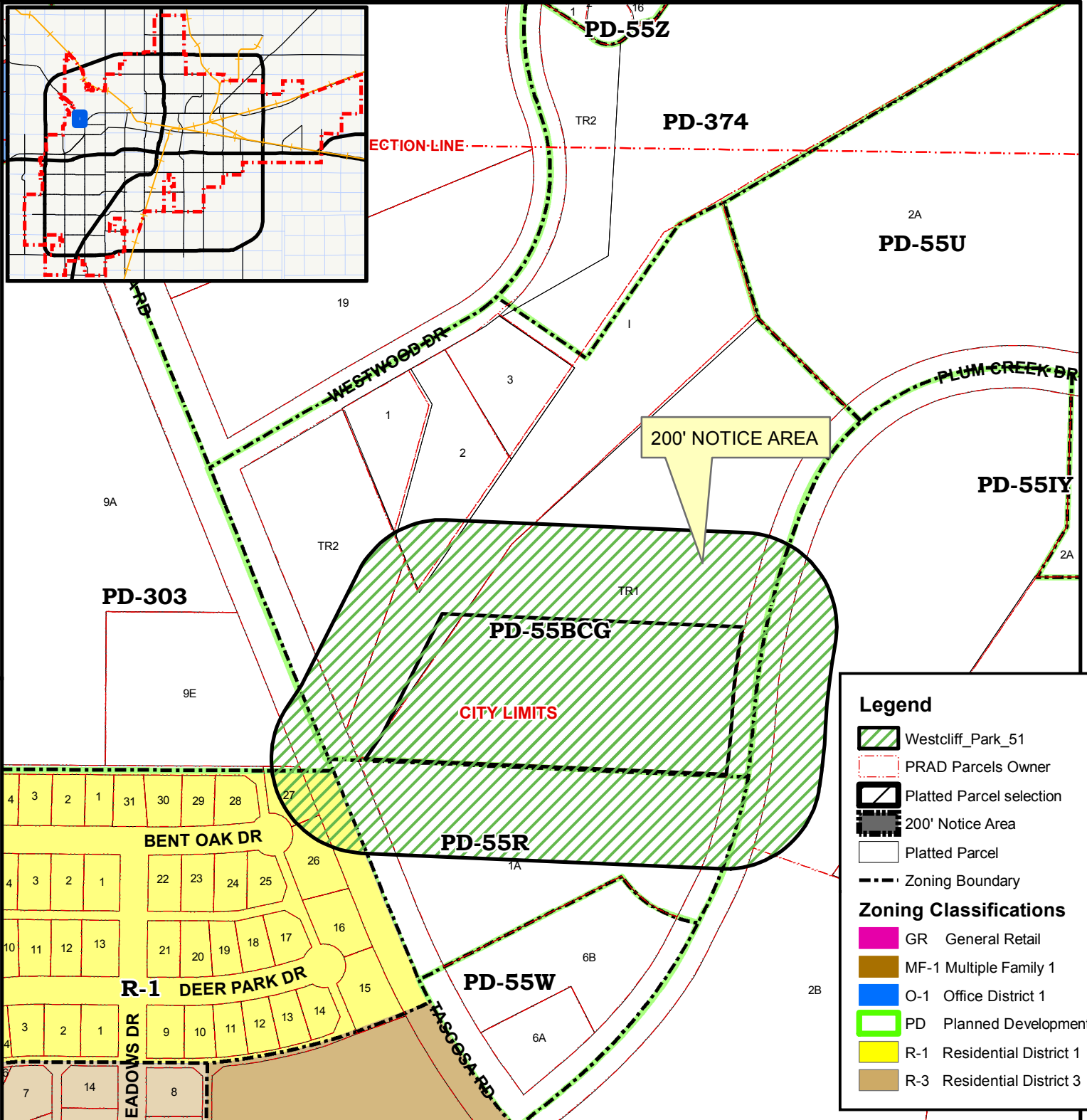
DISCLAIMER: The City of Amarillo is providing this information as a public service. The information shown is for information purposes only and except where noted, all of the data or features shown or depicted on this map is not to be construed or interpreted as accurate and/or reliable; the City of Amarillo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

Z-18-15 FUTURE LAND USE



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-18-15 PROPERTY OWNER NOTICES



Legend

- Westcliff_Park_51
- PRAD Parcels Owner
- Platted Parcel selection
- 200' Notice Area
- Platted Parcel
- Zoning Boundary

Zoning Classifications

- GR General Retail
- MF-1 Multiple Family 1
- O-1 Office District 1
- PD Planned Development
- R-1 Residential District 1
- R-3 Residential District 3

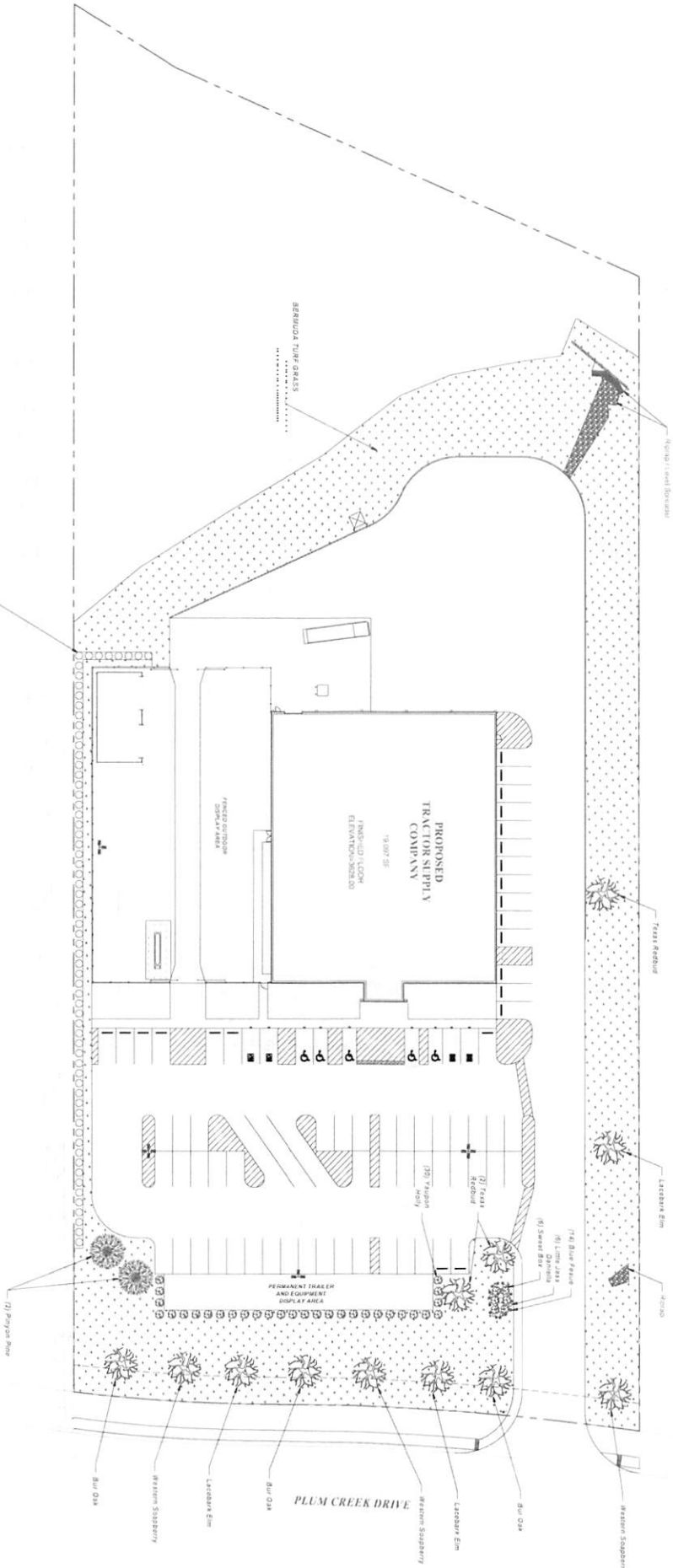
CITY OF AMARILLO PLANNING DEPARTMENT

AP:

Scale: 1 inch = 290 feet
Date: 7/11/2018



Rezoning of a 5 acre portion of Lot 1, Block 24, Westcliff Park Unit No 51, in Section 25, Block 9, BS&F Survey, Potter County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Planned Development (PD-55) to Planned Development Amended (PD-55-A)



PREPARED BY
SEB
 15110 N. DALLAS PARKWAY
 SUITE 370
 DALLAS, TX 75248
 (214) 878-8888
 REGISTRATION NO. -12384
 REGISTERED ARCHT.

JM AMARILLO, LTD
 808 AVENUE U
 MARBLE FALLS, TX 78654
 (800) 693-9344

INCLUSIVE NOTES
 1. ALL VEG. AND PLANT MATERIAL TO BE DELIVERED TO SITE AND PLANTED BY THE CONTRACTOR. ALL PLANT MATERIAL TO BE SPECIALLY GROWN AND CONDITIONED FOR THE CLIMATE OF THE PROJECT. ALL PLANT MATERIAL TO BE SPECIALLY GROWN AND CONDITIONED FOR THE CLIMATE OF THE PROJECT. ALL PLANT MATERIAL TO BE SPECIALLY GROWN AND CONDITIONED FOR THE CLIMATE OF THE PROJECT.

LANDSCAPING NOTES

1. LANDSCAPING CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
2. LANDSCAPING CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES.
3. ALL PLANT MATERIAL SHALL BE SPECIALLY GROWN AND CONDITIONED FOR THE CLIMATE OF THE PROJECT.
4. ALL PLANT MATERIAL SHALL BE SPECIALLY GROWN AND CONDITIONED FOR THE CLIMATE OF THE PROJECT.
5. ALL PLANT MATERIAL SHALL BE SPECIALLY GROWN AND CONDITIONED FOR THE CLIMATE OF THE PROJECT.
6. ALL PLANT MATERIAL SHALL BE SPECIALLY GROWN AND CONDITIONED FOR THE CLIMATE OF THE PROJECT.
7. ALL PLANT MATERIAL SHALL BE SPECIALLY GROWN AND CONDITIONED FOR THE CLIMATE OF THE PROJECT.
8. ALL PLANT MATERIAL SHALL BE SPECIALLY GROWN AND CONDITIONED FOR THE CLIMATE OF THE PROJECT.
9. ALL PLANT MATERIAL SHALL BE SPECIALLY GROWN AND CONDITIONED FOR THE CLIMATE OF THE PROJECT.
10. ALL PLANT MATERIAL SHALL BE SPECIALLY GROWN AND CONDITIONED FOR THE CLIMATE OF THE PROJECT.

LANDSCAPE ORDINANCE COMPLIANCE SCHEDULE

| LANDSCAPING REQUIREMENTS | DATE |
|---|-----------|
| TOTAL LOT AREA | 19,520 SF |
| TOTAL REQUIRED PAVING | 1,970 SF |
| TOTAL REQUIRED LANDSCAPED AREA | 17,550 SF |
| TOTAL AREA OF EXISTING LANDSCAPED AREAS | 2,500 SF |
| TOTAL AREA OF NEW LANDSCAPED AREAS | 15,050 SF |
| TOTAL NUMBER OF TREES REQUIRED PER PARCEL | 15 |
| TOTAL NUMBER OF TREES PROVIDED PER PARCEL | 15 |
| TOTAL NUMBER OF TREES PROVIDED PER PARCEL | 15 |

POINTS ARE AMARILLO FOR THE FOLLOWING ITEMS

| REQUIREMENTS | POINTS |
|---|--------|
| LANDSCAPED AREA | 15 |
| TOTAL NUMBER OF TREES PROVIDED PER PARCEL | 15 |
| TOTAL NUMBER OF TREES PROVIDED PER PARCEL | 15 |

PLANT LIST

| COMMON NAME | SCIENTIFIC NAME | SIZE | QUANTITY |
|------------------|-----------------------|------|----------|
| Big Oak | Quercus macrocarpa | 7' | 1 |
| Western Sycamore | Platanus occidentalis | 7' | 3 |
| Big Oak | Quercus macrocarpa | 7' | 2 |
| Western Sycamore | Platanus occidentalis | 7' | 3 |
| Big Oak | Quercus macrocarpa | 7' | 2 |
| Western Sycamore | Platanus occidentalis | 7' | 3 |
| Big Oak | Quercus macrocarpa | 7' | 2 |
| Western Sycamore | Platanus occidentalis | 7' | 3 |
| Big Oak | Quercus macrocarpa | 7' | 2 |
| Western Sycamore | Platanus occidentalis | 7' | 3 |

TRACTOR SUPPLY COMPANY
 AMARILLO TEXAS

LANDSCAPING PLAN

DATE: 12/26/2013
SCALE: 1/4" = 1'-0"
PROJECT NO.: 13-12384
REVISION: 1
BY: C-111
CHECKED BY: J.M.A.



19170 N. DALLAS PARKWAY
SUITE 370
DALLAS, TX 75248
214-676-6958
REGISTRATION NO. F-12984
PROVIDED FOR

JW AMARILLO I, LTD

800 AVENUE U
MARBLE FALLS, TX 78644
(800) 603-9344

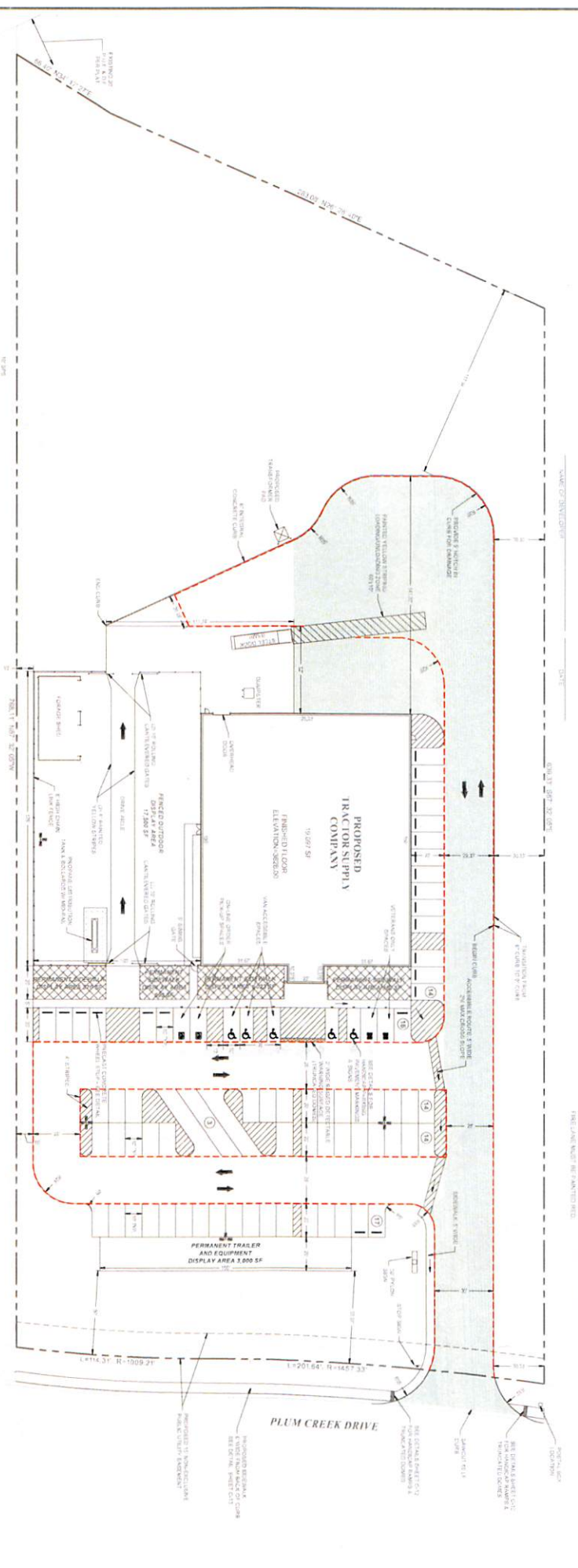
PROJECT FILES

1. SITE PLAN
2. FLOOR PLAN
3. ELEVATION SHEETS
4. SPECIFICATIONS
5. CONTRACT DOCUMENTS
6. PERMITS
7. AS-BUILT DRAWINGS
8. PHOTOGRAPHS
9. SURVEY DATA
10. UTILITIES RECORDS

LEGEND

- PROPOSED LOT
- EXISTING LOT
- PROPOSED SIDEWALK
- PROPOSED FENCE
- PROPOSED LIGHT POLE & FIXTURES
- PROPOSED SIGN
- PROPOSED SIGN AREA FROM ILLUSTRATIVE PURPOSES ONLY
- LIGHT FIXTURES
- HEAVY DUTY PARKING
- HEAVY DUTY PARKING SIGN AREA
- FIRE LANE
- ALL CURBS AND CURB RIMS SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB. NO PARKING CURB AND CURB RIMS SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
- ALL AREAS SHOWN IN CONSTRUCTION SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB. NO PARKING CURB AND CURB RIMS SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
- ALL AREAS SHOWN IN CONSTRUCTION SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB. NO PARKING CURB AND CURB RIMS SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
- ALL AREAS SHOWN IN CONSTRUCTION SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB. NO PARKING CURB AND CURB RIMS SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.

- ### NOTES
1. ALL CURBS AND CURB RIMS SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB. NO PARKING CURB AND CURB RIMS SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
 2. ALL AREAS SHOWN IN CONSTRUCTION SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB. NO PARKING CURB AND CURB RIMS SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
 3. ALL AREAS SHOWN IN CONSTRUCTION SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB. NO PARKING CURB AND CURB RIMS SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
 4. ALL AREAS SHOWN IN CONSTRUCTION SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB. NO PARKING CURB AND CURB RIMS SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
 5. ALL AREAS SHOWN IN CONSTRUCTION SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB. NO PARKING CURB AND CURB RIMS SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
 6. ALL AREAS SHOWN IN CONSTRUCTION SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB. NO PARKING CURB AND CURB RIMS SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
 7. ALL AREAS SHOWN IN CONSTRUCTION SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB. NO PARKING CURB AND CURB RIMS SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
 8. ALL AREAS SHOWN IN CONSTRUCTION SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB. NO PARKING CURB AND CURB RIMS SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
 9. ALL AREAS SHOWN IN CONSTRUCTION SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB. NO PARKING CURB AND CURB RIMS SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
 10. ALL AREAS SHOWN IN CONSTRUCTION SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB. NO PARKING CURB AND CURB RIMS SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
 11. ALL AREAS SHOWN IN CONSTRUCTION SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB. NO PARKING CURB AND CURB RIMS SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
 12. ALL AREAS SHOWN IN CONSTRUCTION SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB. NO PARKING CURB AND CURB RIMS SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
 13. ALL AREAS SHOWN IN CONSTRUCTION SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB. NO PARKING CURB AND CURB RIMS SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
 14. ALL AREAS SHOWN IN CONSTRUCTION SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB. NO PARKING CURB AND CURB RIMS SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
 15. ALL AREAS SHOWN IN CONSTRUCTION SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB. NO PARKING CURB AND CURB RIMS SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
 16. ALL AREAS SHOWN IN CONSTRUCTION SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB. NO PARKING CURB AND CURB RIMS SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
 17. ALL AREAS SHOWN IN CONSTRUCTION SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB. NO PARKING CURB AND CURB RIMS SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
 18. ALL AREAS SHOWN IN CONSTRUCTION SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB. NO PARKING CURB AND CURB RIMS SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
 19. ALL AREAS SHOWN IN CONSTRUCTION SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB. NO PARKING CURB AND CURB RIMS SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
 20. ALL AREAS SHOWN IN CONSTRUCTION SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB. NO PARKING CURB AND CURB RIMS SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.



NOTES

1. THE PROPOSED LOT LINES SHOWN ARE BASED ON THE SURVEY DATA AND SHALL BE VERIFIED BY THE DEVELOPER.
2. THE PROPOSED LOT LINES SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
3. THE PROPOSED LOT LINES SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
4. THE PROPOSED LOT LINES SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
5. THE PROPOSED LOT LINES SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
6. THE PROPOSED LOT LINES SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
7. THE PROPOSED LOT LINES SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
8. THE PROPOSED LOT LINES SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
9. THE PROPOSED LOT LINES SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
10. THE PROPOSED LOT LINES SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
11. THE PROPOSED LOT LINES SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
12. THE PROPOSED LOT LINES SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
13. THE PROPOSED LOT LINES SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
14. THE PROPOSED LOT LINES SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
15. THE PROPOSED LOT LINES SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
16. THE PROPOSED LOT LINES SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
17. THE PROPOSED LOT LINES SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
18. THE PROPOSED LOT LINES SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
19. THE PROPOSED LOT LINES SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.
20. THE PROPOSED LOT LINES SHALL BE MAINTAINED WITH EQUAL TO EXISTING LETTERING TO THE TOP OF CURB.

SITE DATA SUMMARY

| ITEM | DESCRIPTION | QUANTITY | REMARKS |
|------|--------------|----------|---------|
| 1 | PROPOSED LOT | 1 | |
| 2 | PROPOSED LOT | 1 | |
| 3 | PROPOSED LOT | 1 | |
| 4 | PROPOSED LOT | 1 | |
| 5 | PROPOSED LOT | 1 | |
| 6 | PROPOSED LOT | 1 | |
| 7 | PROPOSED LOT | 1 | |
| 8 | PROPOSED LOT | 1 | |
| 9 | PROPOSED LOT | 1 | |
| 10 | PROPOSED LOT | 1 | |
| 11 | PROPOSED LOT | 1 | |
| 12 | PROPOSED LOT | 1 | |
| 13 | PROPOSED LOT | 1 | |
| 14 | PROPOSED LOT | 1 | |
| 15 | PROPOSED LOT | 1 | |
| 16 | PROPOSED LOT | 1 | |
| 17 | PROPOSED LOT | 1 | |

PARKING SUMMARY

| ITEM | DESCRIPTION | QUANTITY | REMARKS |
|------|-------------------|----------|---------|
| 1 | REGULAR SPACES | 12 | |
| 2 | HEAVY DUTY SPACES | 5 | |
| 3 | TOTAL SPACES | 17 | |

TRACTOR SUPPLY COMPANY

AMARILLO TEXAS

| NO. | DATE | REVISION / DESCRIPTION |
|-----|------|------------------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |
| 11 | | |
| 12 | | |
| 13 | | |
| 14 | | |
| 15 | | |
| 16 | | |
| 17 | | |
| 18 | | |
| 19 | | |
| 20 | | |

SITE PLAN

| PROJECT NUMBER | SCALE |
|----------------|------------------------|
| 214-676-6958 | 1" = 40' |
| DRAWN BY | CHECKED BY |
| [Signature] | [Signature] |
| DATE | PROJECT |
| 08/20/2024 | TRACTOR SUPPLY COMPANY |
| SCALE | CAD |
| 1" = 40' | [Signature] |
| COMPILED BY | DATE |
| [Signature] | 08/20/2024 |