

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 August 13th, 2018. The subjects to be considered at this meeting are as follows:

WORK SESSION

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

1. Update on reorganization of the Planning Department, now titled the Planning & Development Services Department
2. 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 30th, 2018 meeting.
- IV. Regular Agenda:
 - 1: Consideration of Subdivision Ordinance Amendment, Section 4-6-59 (d) (1) (2) dealing with partial release.
 - 2: Subdivision Plats: The Planning & Zoning Commission has final authority for approval; appeals may be directed to City Council.
 - A. P-18-82 Denver Heights Unit No. 3, an addition to the City of Amarillo, being a replat of the north half of Lot 10 and all of Lots 11 & 12, Block 19, Denver Heights Addition Unit 1, in Section 138, Block 2, AB&M Survey, Potter County, Texas. (0.4 Acres) (Vicinity: SE 6th Ave. & S Osage St.)

Public hearing and consideration of a request for approval of a residential replat creating 1 residential lot from 2 ½ previously platted lots. 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-18-17 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) and Light Commercial to (LC) to Neighborhood Service (NS) for an existing free medical clinic. (Vicinity: S. Mississippi St. and S.W. 7th Ave.)
 - B. Z-18-21 Rezoning of City View Estates Unit 18, Section 231, Block 2, AB&M Survey, Randall County, Texas to change from Residential

District-1 (R-1) to Residential District-2 (R-2). (Vicinity: S. Western St. & Knoll Dr.)

C. Rezoning of Lot 10, Block 13, of Quail Creek Unit No. 24, Amended, an addition to the City of Amarillo, Potter County, in Section 25, Block 9, BS&F Survey, to change from General Retail Zoning District (GR) to General Retail- Specific Use Permit 195 (GR/SUP 195) (Vicinity: Plum Creek Dr. & Wal-Mart Private Dr.)

4: Discussion and Selection of Board Members to serve on Downtown Plans Review Committee

5: Discuss Items for Future Agendas.

SIGNED this 9th day of August, 2018.



Cris Valverde, Assistant Director of Planning
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 30th day of July, 2018, the Amarillo Planning and Zoning Commission met in a work session at 2:50 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	13	3
Royce Gooch	Y	13	12
Rob Parker, Chairman	Y	95	80
Rick Thomason	Y	65	53
Bowden Jones	Y	56	43
Dick Ford	Y	40	33
Terry Harman	Y	39	38

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 23rd, 2018 meeting.

A motion to approve the consent agenda was made by Commissioner Thomason seconded by Commissioner Gooch, and carried 5-0 with Commissioner Harman abstained due to absence from the 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.)

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-18-66 was made by Commissioner Thomason, seconded by Commissioner Harman, and carried unanimously.

1: 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)

Sherry Bailey, Senior Planner, presented this item, and advised that the applicant is requesting a zone change from Planned Development 55 (PD-55) to Planned Development 55 Amended (PD-55A) to allow a heavy commercial farm and home supply with outdoor storage (Tractor Supply). Ms. Bailey ended the presentation with a staff recommendation of approval.

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

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

2: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:12 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 30th, 2018 meeting.

IV. Regular Agenda:

- 1: Consideration of Subdivision Ordinance Amendment, Section 4-6-59 (d) (1) (2) dealing with partial release.

City Staff will give a brief presentation on recommended amendments to current Subdivision Ordinance regarding "partial release" of cash surety. Currently, before a subdivision that requires public improvements can be platted, developers must install the public improvements (roadways, water, sewer) or submit an acceptable form of "surety" (performance bond, trust agreement, letter of credit, or cash deposit) to the City. The surety option allows the improvements to be deferred until after Final Plat approval. The ordinance amendments, if approved, would allow those who submit a cash surety to request reimbursements, tied to partial completion of improvements, in a shorter timeframe than is currently allowed.

- Chapter 4-6, Section 4-6-59
 - Partial Release Amendments: COA Subdivision Ordinance, Section 4-6-59 (d) (new 1) (new 2)

(d) *Partial Release.* As portions of the public improvements are completed in accordance with the City of Amarillo regulations, and the approved public improvement plans, the developer may make application to the City Engineer to reduce the amount of the original letter of credit, bond or cash escrow. If the City Engineer is satisfied that such portion of the improvements has been completed in accordance with city policies, he may cause the amount of the letter of credit, bond or cash escrow to be reduced by such amount that he deems appropriate, so that the remaining amount of the letter of credit or bond or cash escrow adequately insures the completion of the remaining public improvements.

- (1) Public improvements secured with a letter of credit, bond, or cash, and deemed completed and available for partial release will have passed all testing requirements of the applicable portions of the City of Amarillo's technical specifications. The value of completed improvements available for partial release will be the total value of the public improvement outlined in the development agreement minus any associated appurtenances required to insure the completion of the remaining related public improvements. Developer's application for release must provide a detailed estimate of costs related to the completed improvement certified by the Engineer of record for review by the City Engineer.
- (2) For public improvements secured with the cash escrow option before construction begins, a developer may request a partial release of the cash surety through a formal written request to the City Engineer. The request shall include certification by the projects engineer of record of the amount and value of the work completed on the project. The release of funds will be based on the level of detail and amounts provided in the schedule of values identified within the executed Developer Agreement. An amount equal to 30% of the partial release request will be retained until such time the improvements have passed all testing requirements and are considered acceptable by the City Engineer. The frequency of this type of partial release request must meet appropriate guidelines as establish by the City Engineer.

(3) (1)
(4) (3) The Assistant City Manager of Development Services and other necessary City officials shall execute any documents necessary to cause release of any portion of the security in accordance with this provision, provided that all such documents shall be subject to approval by the City Attorney.

(4) (2)
(2) (4) No partial release shall be granted where any substantial part of work performed prior to the date of the application fails to meet City standards and specifications for any release other than incompleteness.

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

A. P-18-82 Denver Heights Unit No. 3, an addition to the City of Amarillo, being a replat of the north half of Lot 10 and all of Lots 11 & 12, Block 19, Denver Heights Addition Unit 1, in Section 138, Block 2, AB&M Survey, Potter County, Texas. (0.4 Acres) (Vicinity: SE 6th Ave. & S Osage St.)

DEVELOPER(S): Romelia Vargas
SURVEYOR: Cornerstone Land Surveying
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 1 residential lot from 2 ½ previously platted lots. This replat is located within Residential District 1 (R-1) zoning. Residential replats are required to go before the Planning and Zoning Commission per Texas Local Government Code 212.015(c). 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.

3: 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) and Light Commercial to (LC) to Neighborhood Service (NS) for an existing free medical clinic. (Vicinity: S. Mississippi St. and S.W. 7th Ave.)
APPLICANT: Heal The City Free Clinic
SURVEYOR: OJD Land Surveying

Clarification

This item was on the Planning & Zoning agenda last month, and P&Z voted to recommend approval of the item. However, the advertised zoning changes inadvertently left out the change from Light Commercial to Neighborhood Service out of Lot 4 on the top right. This necessitated bringing back the item for P&Z action before moving the corrected version to council.

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 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.

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.

B. Z-18-21 Rezoning of City View Estates Unit 18, Section 231, Block 2, AB&M Survey, Randall County, Texas to change from Residential District-1 (R-1) to Residential District-2 (R-2). (Vicinity: S. Western St. & Knoll Dr.)

APPLICANT: Perfecto Mancha III

AGENT: OJD Engineering. LP

Area Characteristics

There is Residential District – 1 (R-1) zoning to the north, east and west of the applicant's property, with Residential District – 2 (R-2) to the south.

Land use is consistent with the zoning in that single family residential is to the north, south, east and west.

The Future Land Use has this area as General Residential and Suburban Residential. Both designations encourage single family homes with some

open space associated with the home. The General Residential land use which is directly south of the property in question does accommodate mixed housing types with a denser footprint.

Proposal

The applicant is requesting to rezone his property to Residential District – 2 in order to accommodate an alley on the north side of his proposed five lots and on the east side of the lots. The alley design will allow a trash truck to enter and exit safely.

Analysis

The applicant originally intended to have five lots in the R-1 zoning, all fronting on Knoll Dr. However, because the site is smaller in nature and will be the first residential development on this large northeastern site there are no existing allies to connect to for utility and trash service. The applicant then needed to not only provide an alley as required by the City's Subdivision Ordinance, but that alley had to have access for straight through trash truck passage. The design that met the requirements was across the rear of the lots and down the eastern side. This required a shift in lot size from the original 60 ft. frontage per lot to a smaller 53 to 58 ft. lot size. That shift now requires the rezoning to R-2 which allows a 50 ft. frontage lot size. The R-2 zoning is the predominate zoning for the existing platted home lot sizes to the south and further to the east. The extension of R-2 to the north is in keeping with how the residential subdivision have been developing in this area.

Recommendation

Staff recommends approval of the application.

- C. Rezoning of Lot 10, Block 13, of Quail Creek Unit No. 24, Amended, an addition to the City of Amarillo, Potter County, in Section 25, Block 9, BS&F Survey, to change from General Retail Zoning District (GR) to General Retail- Specific Use Permit 195 (GR/SUP 195) (Vicinity: Plum Creek Dr. & Wal-Mart Private Dr.)

APPLICANT: Happy Horizons, Inc.

AGENT: Zane Oliver

SURVEYOR: Robert Keys & Associates

Area Characteristics

Zoning with the area is General Retail with Multifamily – 1 (MF-1) to the north. Land use is marked by a Wal-Mart and Lowes to the south, a Toot 'n Totum and a Boy Scout Council Building to the east, an apartment complex and a bank to the north, and a self storage complex to the west.

The area is in a fairly new development area with large undeveloped areas to both the west and east. This area will continue to develop both physically and from a neighborhood character stand point so the application before P&Z was examined by staff with that knowledge in mind.

Proposal

The applicant is requesting to develop the site as a Veterinary Clinic with indoor kennel areas and a small outdoor exercise yard which will be staffed whenever a animal is outside. General Retail zoning allows this use only with the approval of a Specific Use Permit. The applicant is requesting that approval and recommendation from the Planning & Zoning Commission.

Analysis

The intersection of Tascosa Rd. and Plum Creek Drive, two arterials, has been the recipient of intense pressure to develop commercially over the past few years. However, care has been taken to balance that development where possible with landscaping and positive architectural design features. The application before Planning & Zoning was reviewed by staff with the intent to ensure the continuation of that positive development approach. The applicant's accompanying site plan provides elevations that show a low profile predominantly brick veneer building with earth tones and restrained signage with a monument sign as the identifying feature. The landscaping plan indicates the site landscaping, parking lot trees and street trees meet the city requirements multiple times over. The 6 ft. board on board fence that encloses the exercise area will protect the exercising animals and buffer the adjoining Walmart parking area. Care has been taken to surpass the city

standards whenever possible. There are existing sidewalks and an existing bus stop shelter and bench that will be relocated further to the west.

The applicant anticipates the number of employees to average around 25. Work hours Monday through Friday will be 7 am to 7 pm, Saturday will be 8 am to 5 pm. And there will be no public open hours on Sunday.

Examining the intent of the Specific Use Permit requirement to allow a use that marginally would be allowed with appropriate mitigations the applicant has taken care to provide a design for a compatible use that fits well within the zoning code intentions. The applicant provided an appraisal as required by the ordinance that indicates the appraiser felt there would not be any negative marketability effects to the area from allowing the application as presented.

Recommendation

The requirements called out in the Specific Use Permit section of the Zoning Code allow the City Council to require any additional items to a Specific Use Permit request that it deems necessary to ensure that no undesirable effects will result from approving the SUP. In reviewing the proposal before Planning & Zoning staff believes the application addresses any concerns that might be forthcoming and **recommends that P&Z vote to approve the application and recommend approval by the City Council.**

- 4: Discussion and Selection of Board Members to serve on Downtown Plans Review Committee

- 5: Discuss Items for Future Agendas.

City of Amarillo Code of Ordinances: Subdivision Ordinance, Chapter 4-6

- Chapter 4-6, Section 4-6-59

- Partial Release Amendments: COA Subdivision Ordinance, Section 4-6-59 (d) (new 1) (new 2)

(d) *Partial Release.* As portions of the public improvements are completed in accordance with the City of Amarillo regulations, and the approved public improvement plans, the developer may make application to the City Engineer to reduce the amount of the original letter of credit, bond or cash escrow. If the City Engineer is satisfied that such portion of the improvements has been completed in accordance with city policies, he may cause the amount of the letter of credit, bond or cash escrow to be reduced by such amount that he deems appropriate, so that the remaining amount of the letter of credit or bond or cash escrow adequately insures the completion of the remaining public improvements.

- (1) Public improvements secured with a letter of credit, bond, or cash, and deemed completed and available for partial release will have passed all testing requirements of the applicable portions of the City of Amarillo's technical specifications. The value of completed improvements available for partial release will be the total value of the public improvement outlined in the development agreement minus any associated appurtenances required to insure the completion of the remaining related public improvements. Developer's application for release must provide a detailed estimate of costs related to the completed improvement certified by the Engineer of record for review by the City Engineer.
- (2) For public improvements secured with the cash escrow option before construction begins, a developer may request a partial release of the cash surety through a formal written request to the City Engineer. The request shall include certification by the projects engineer of record of the amount and value of the work completed on the project. The release of funds will be based on the level of detail and amounts provided in the schedule of values identified within the executed Developer Agreement. An amount equal to 30% of the partial release request will be retained until such time the improvements have passed all testing requirements and are considered acceptable by the City Engineer. The frequency of this type of partial release request must meet appropriate guidelines as establish by the City Engineer.

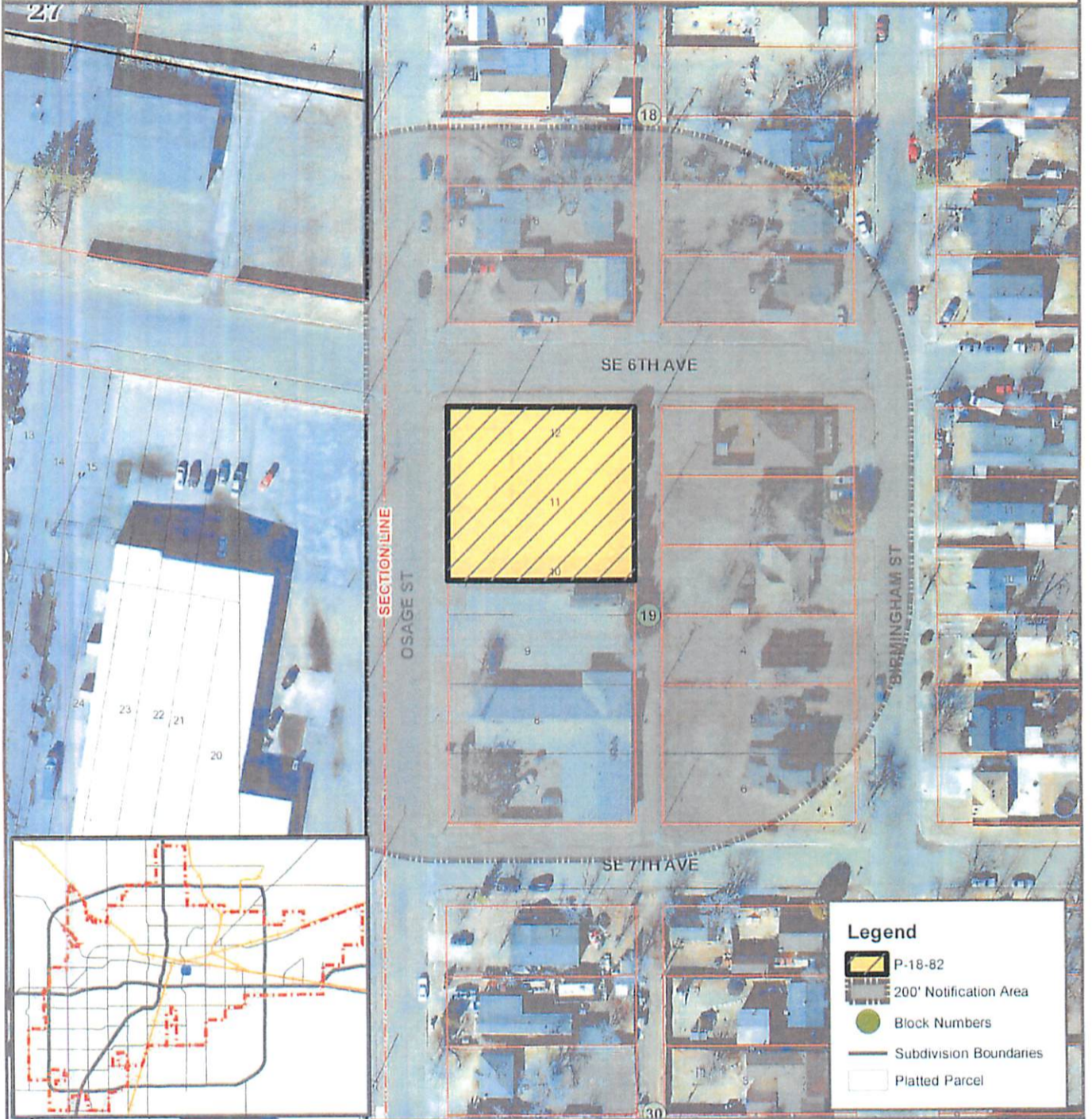
(3) (1)

- (4) (3) The Assistant City Manager of Development Services and other necessary City officials shall execute any documents necessary to cause release of any portion of the security in accordance with this provision, provided that all such documents shall be subject to approval by the City Attorney.

(4) (2)

- (2) (4) No partial release shall be granted where any substantial part of work performed prior to the date of the application fails to meet City standards and specifications for any release other than incompleteness.

**CASE P-18-82
DENVER HEIGHTS UNIT NO. 3**



**CITY OF AMARILLO
PLANNING DEPARTMENT**

Scale: 1 inch = 100 feet
Date: 7/26/2018

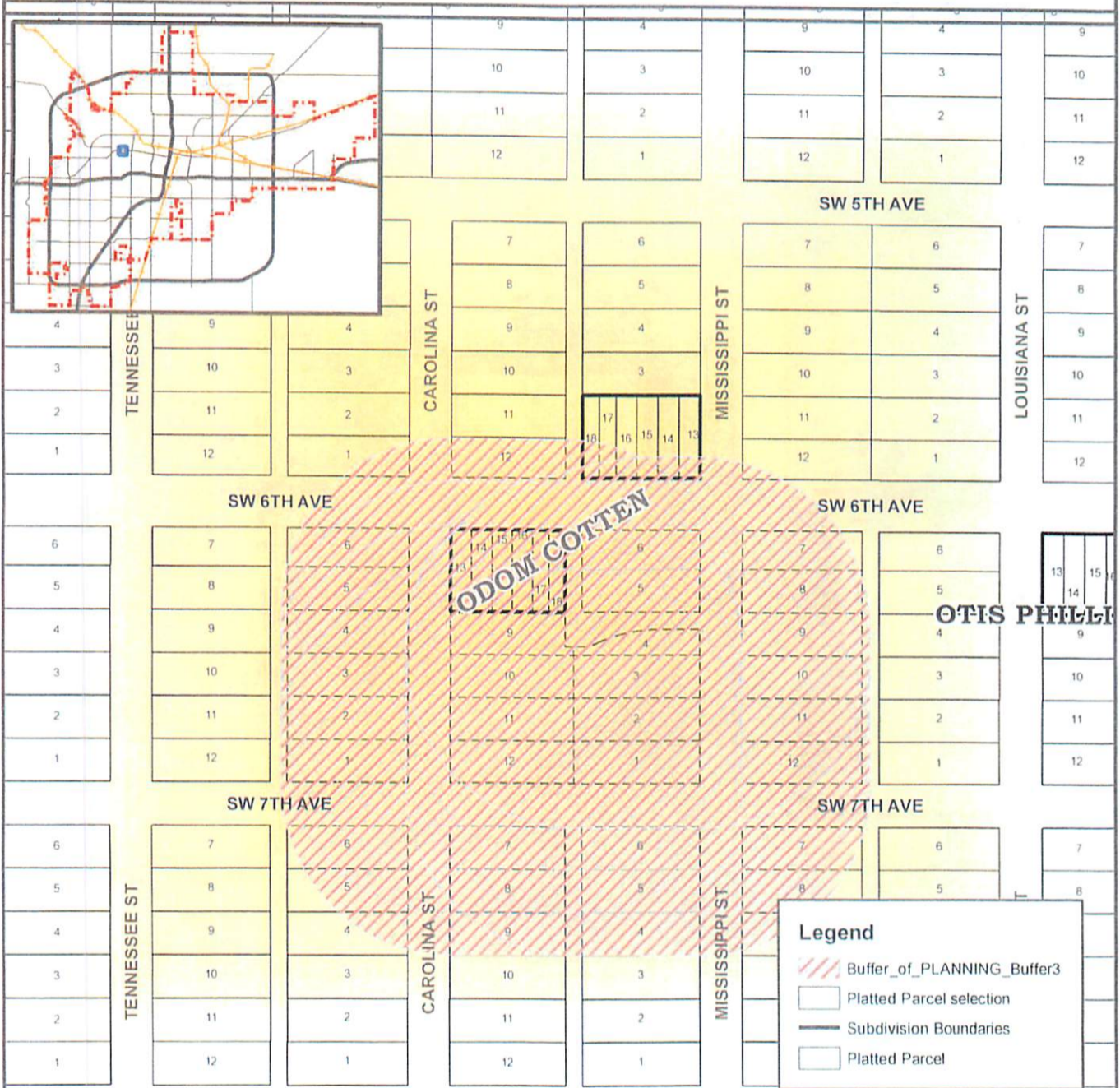


Denver Heights Unit No. 3, an addition to the City of Amarillo, being a replat of the north half of Lot 10 and all of Lots 11 & 12, Block 19, Denver Heights Addition Unit 1, in Section 138, Block 2, AB&M Survey, Potter County, Texas.

*Developer: Romelia Vargas
Surveyor: Cornerstone Land Surveying*

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-18-17
REZONING FROM RESIDENTIAL DISTRICT- 3 (R-3)
TO NEIGHBORHOOD SERVICE DISTRICT (NS)
HEAL THE CITY FREE CLINIC



CITY OF AMARILLO
PLANNING DEPARTMENT

Scale: 1 inch = 167 feet
 Date: 6/20/2018

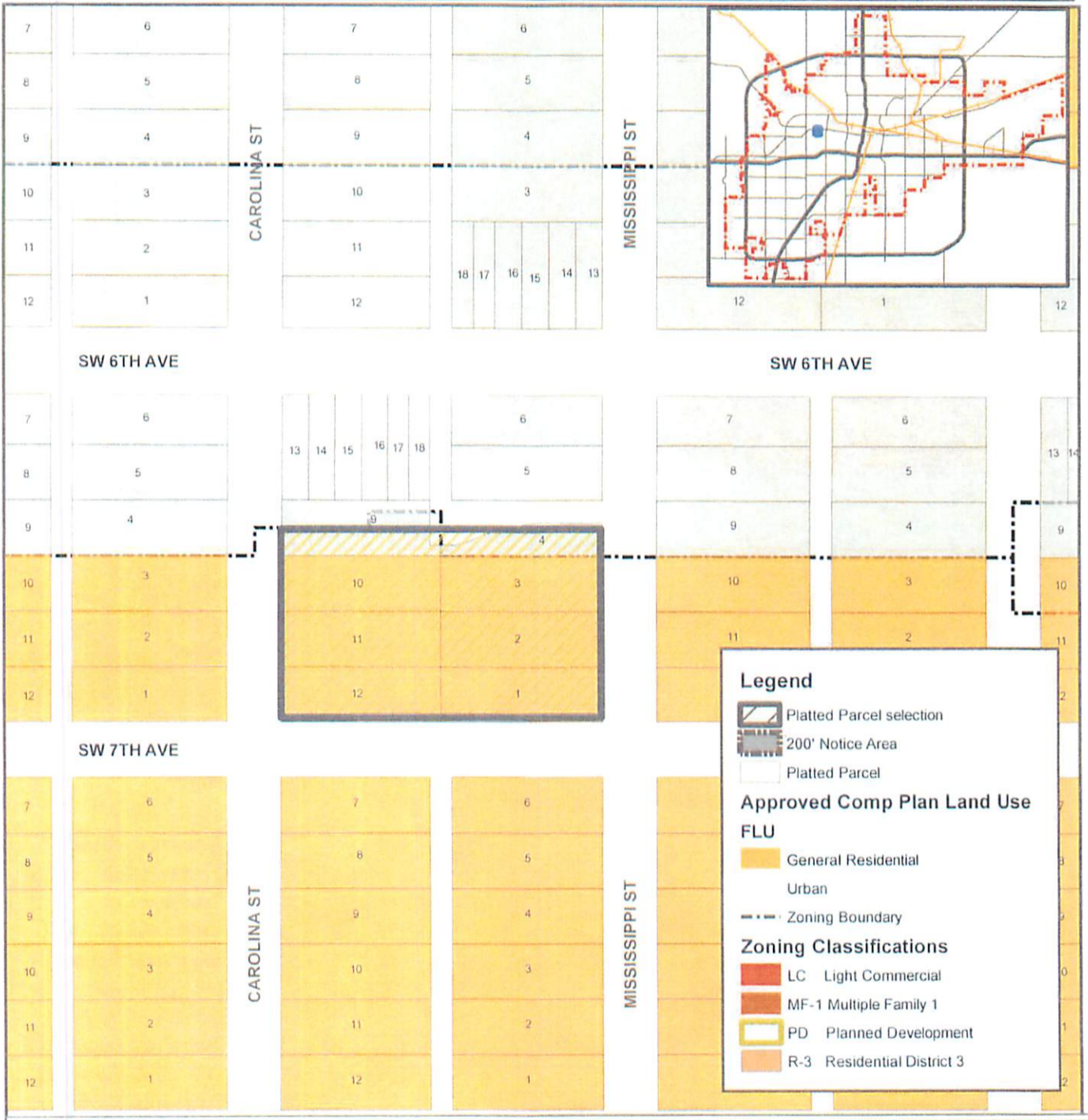


Rezoning of Lots 1 thru 3, a portion of Lot 4, a portion of Lot 9, Lots 10 thru 12, and vacated alley, Block 26, San Jacinto Heights Amended, in Section 225, Block 26, A. B. & M. Survey, Potter County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Multiple Family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

APPLICANT: Heal The City Free Clinic
 AGENT: OJD Engineering, LTD.

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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

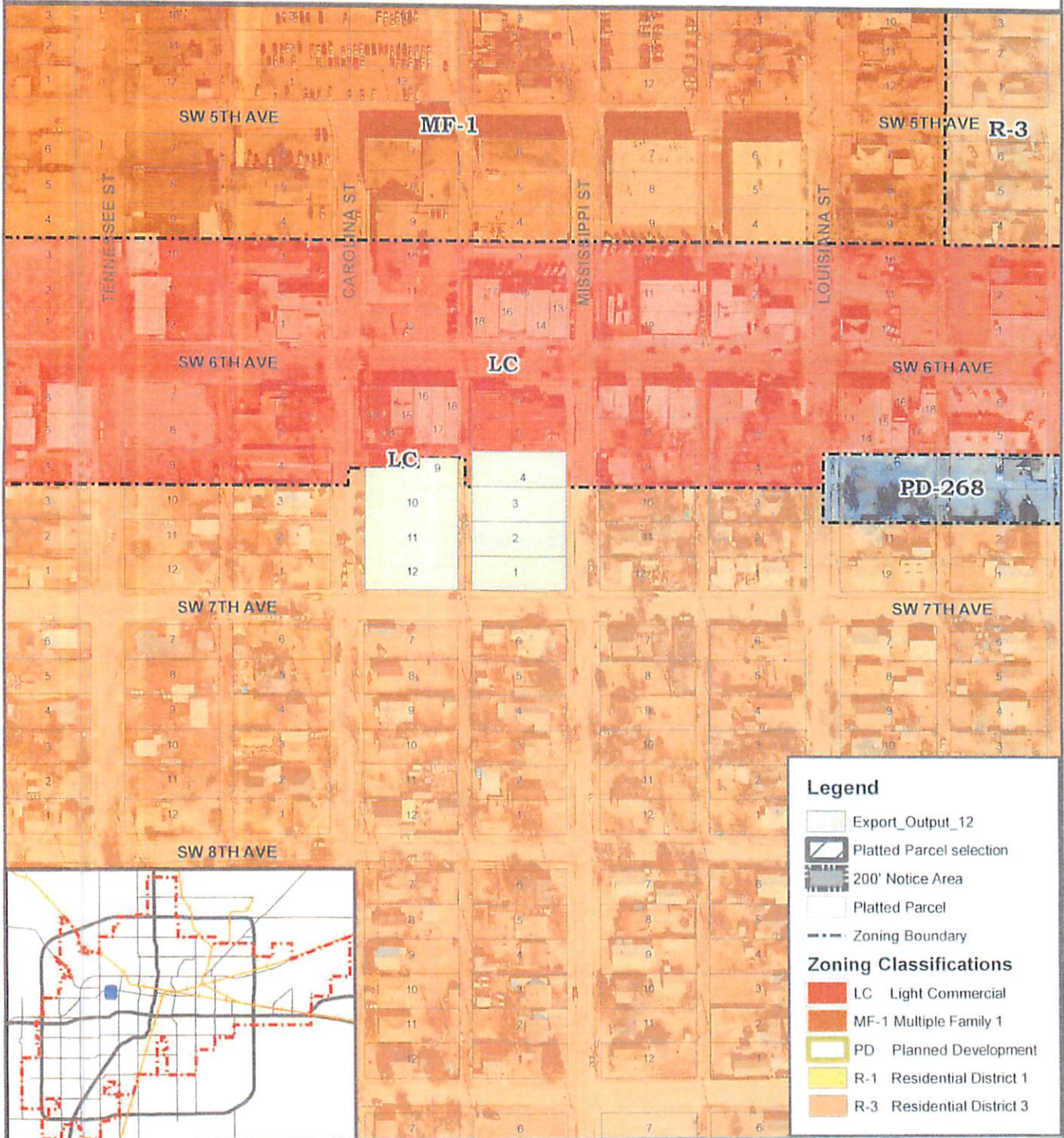


Z-18-17
Rezoning of Lots 1 thru 3, a portion of Lot 4, a portion of Lot 9, Lots 10 thru 12, and vacated alley, Block 26, San Jacinto Heights Amended, in Section 225, Block 26, A. B. & M. Survey, Potter County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Multiple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

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

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



**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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Scale: 1 inch = 332 feet
Date: 7/26/2018

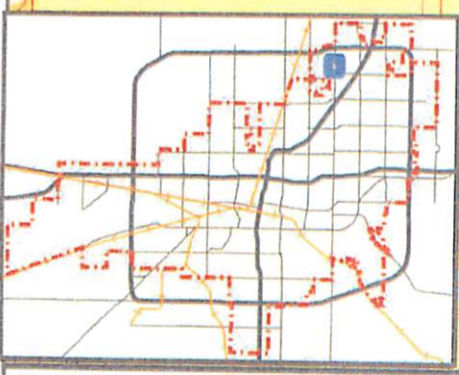
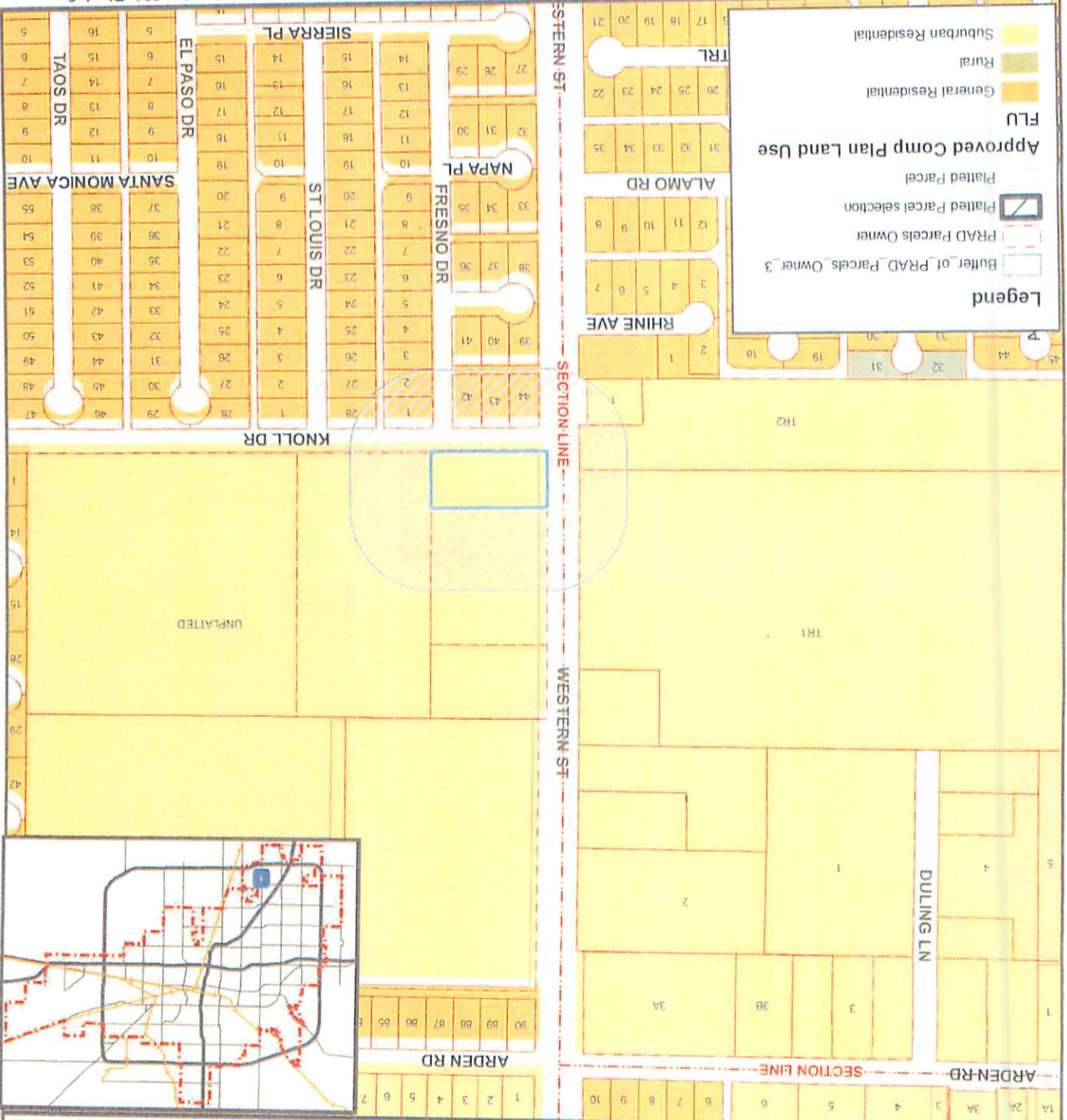
Applicant: Perfecto Mancha III
Agent: OJD Engineering, LP

CITY OF AMARILLO PLANNING DEPARTMENT

Rezoning of City View Estates Unit 18, Section 231, Block 2, AB&M Survey, Randall County, Texas to change from Residential District-1 (R-1) to Residential District-2 (R-2).

Legend

- Suburban Residential
- Rural
- General Residential
- FLU
- Approved Comp Plan Land Use
- Platted Parcel
- Platted Parcel selection
- PRAD Parcels Owner
- Buffer of PRAD Parcels Owner 3



CASE Z-18-21
FUTURE LAND USE

CASE Z-18-21
SURROUNDING PROPERTY OWNERS





Scale: 1 inch = 332 feet
Date: 7/26/2018

CITY OF AMARILLO PLANNING DEPARTMENT

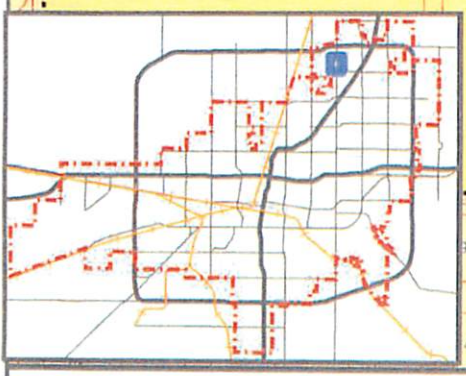
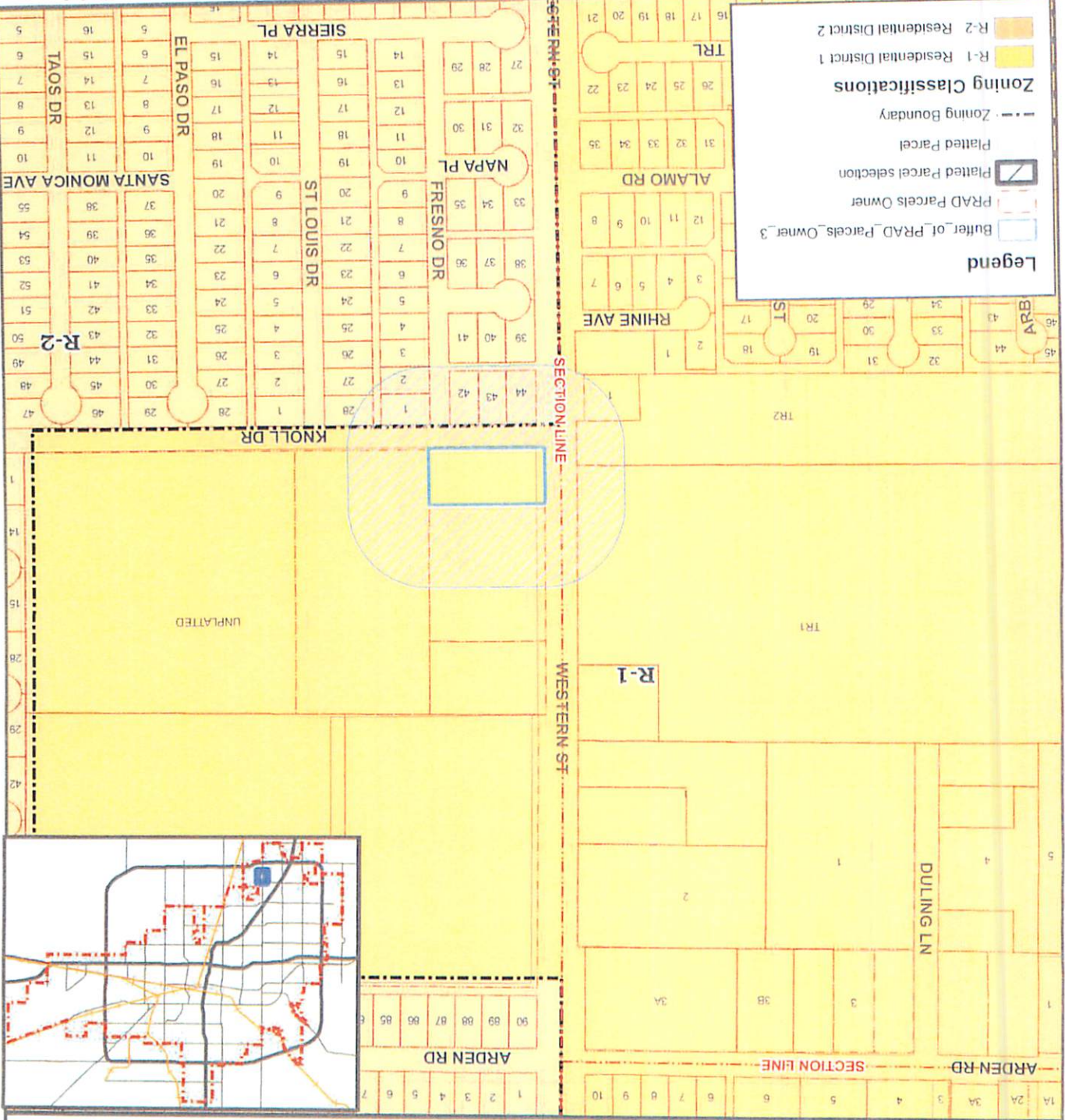
Rezoning of City View Estates Unit 18, Section 231, Block 2,
AB&M Survey, Randall County, Texas to change from
Residential District-1 (R-1) to Residential District-2 (R-2).
Applicant: Perfecto Mancha III
Agent: OJD Engineering, LP

DISCLAIMER: The City of Amarillo is providing this information as a public service. The information shown is for informational 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.

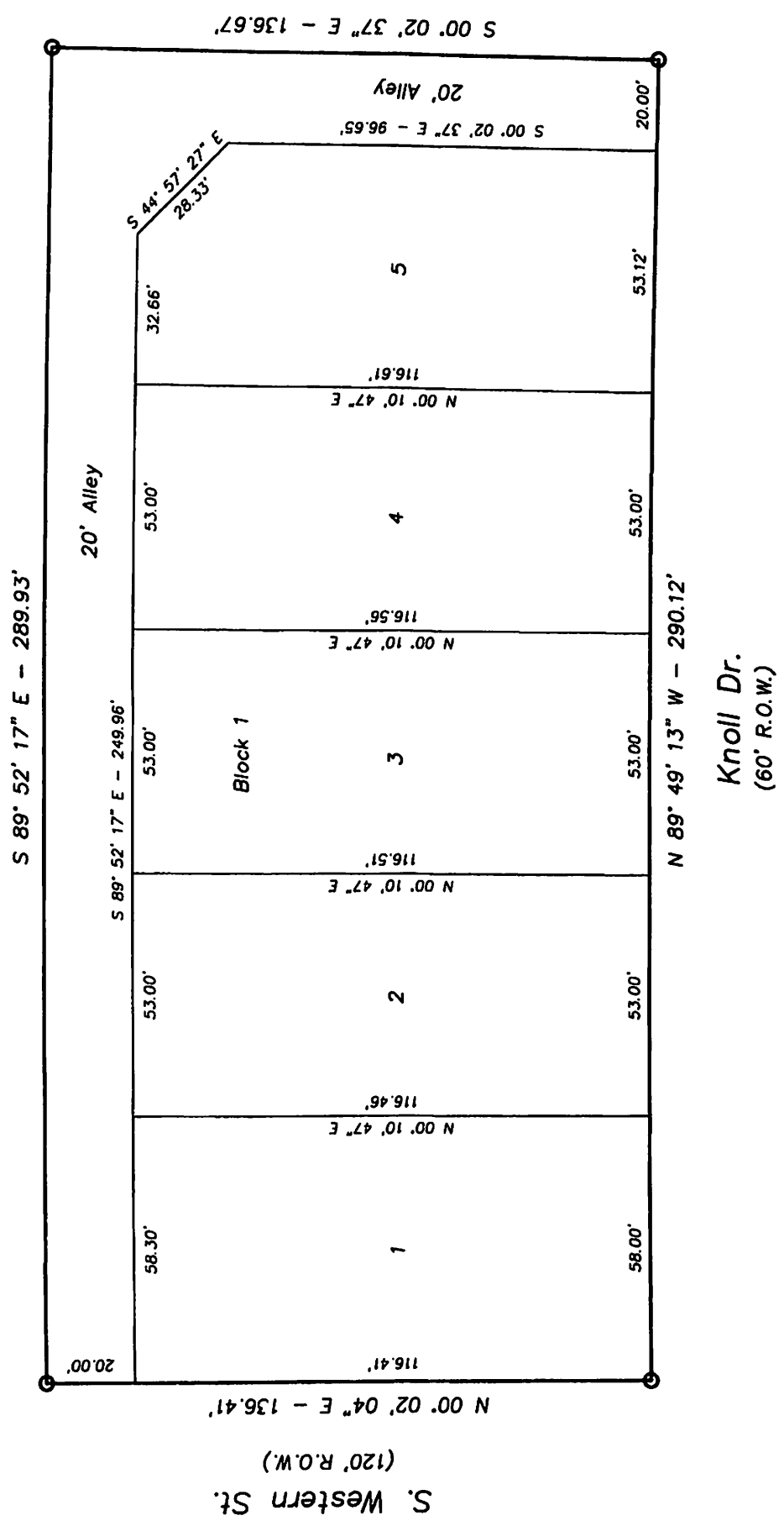
Legend

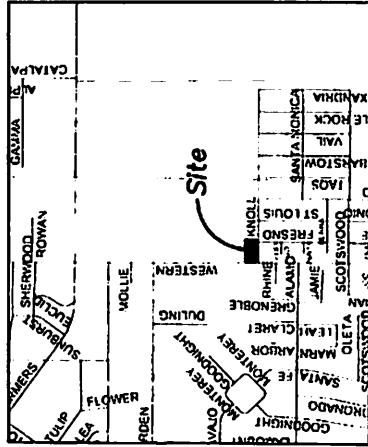
- Buffer of PRAD_Parcels_Owner_3
- PRAD Parcels Owner
- Platted Parcel selection
- Platted Parcel
- Zoning Boundary
- R-1 Residential District 1
- R-2 Residential District 2

Zoning Classifications

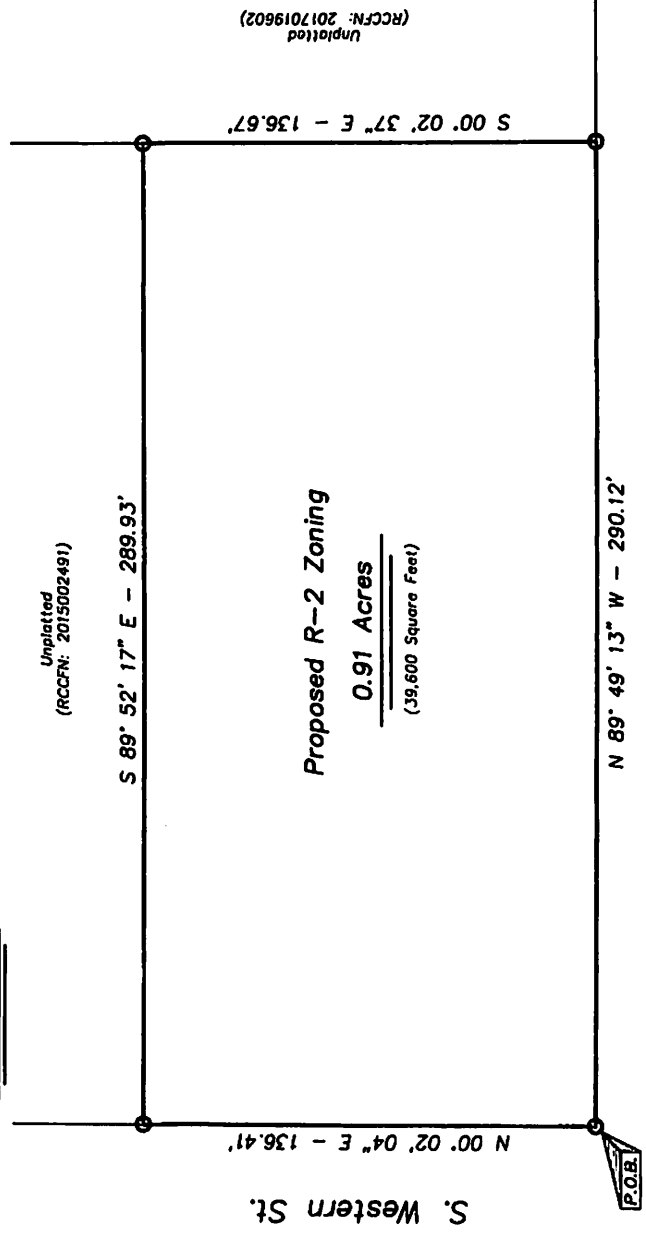


CASE Z-18-21 SURROUNDING PROPERTY OWNER NOTICES





Vicinity Map



Unplatted
(RCCFN: 2015002491)

Proposed R-2 Zoning

0.91 Acres
(39,600 Square Feet)

Knoll Dr.

S. Western St.

N 89° 49' 13" W - 290.12'

S 00° 02' 37" E - 136.67'

(RCCFN: 2017019602)
Unplatted

P.O.B. = Point of Beginning

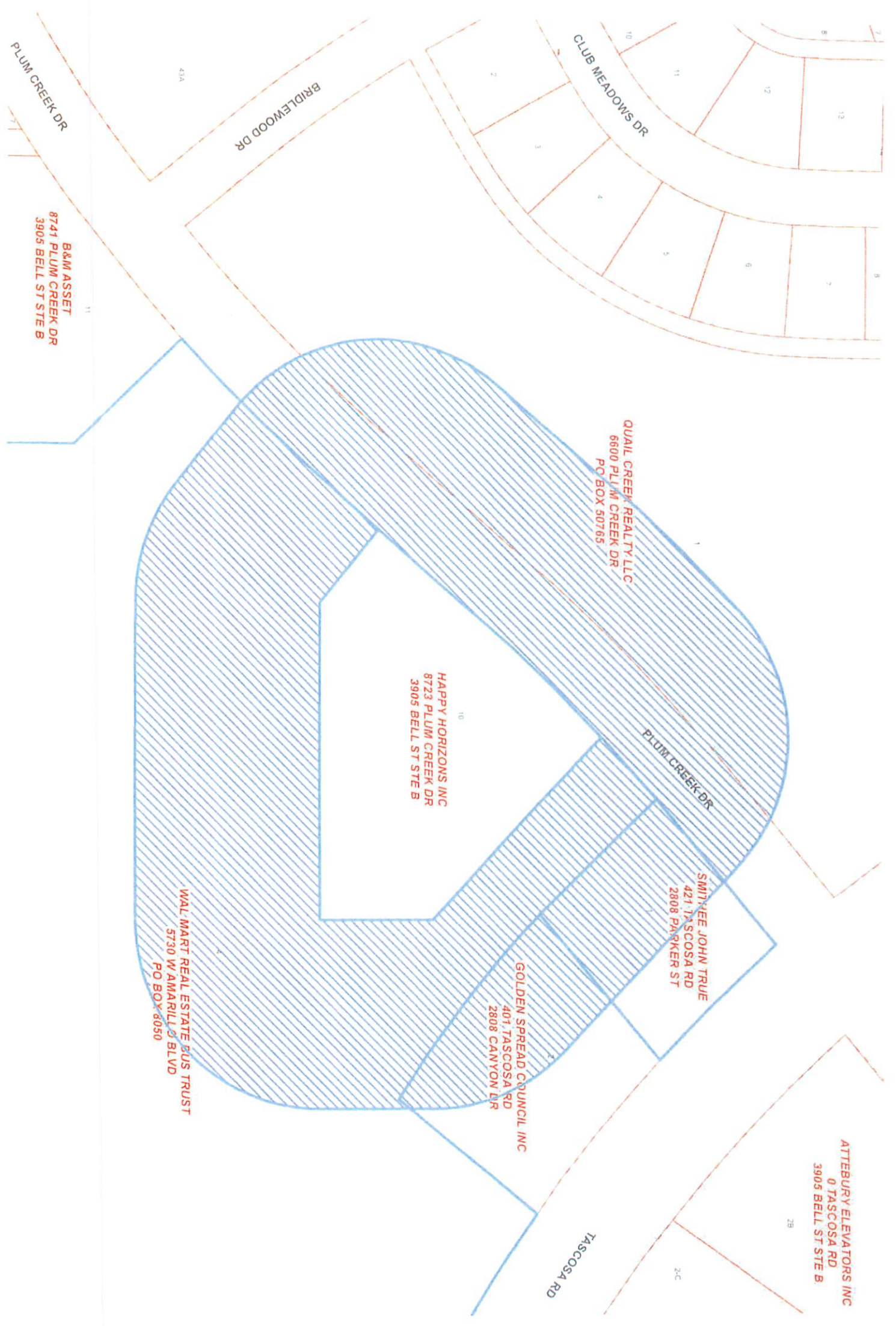
○ = 1/2" iron rod found

Bearings are based on the U.S. State Plane Coordinate System of 1983 - Texas North Zone 4201

Distances shown are ground distances.

Grid to ground scale factor: 1.000230

Proposed R-2 Zoning - 0.91 Acres
Section 231, Block 2,
A. B. & M. Survey, Randall County, Texas



QUAIL CREEK REALTY LLC
6600 PLUM CREEK DR
PO BOX 50765

HAPPY HORIZONS INC
8723 PLUM CREEK DR
3905 BELL ST STE B

SMITH/LEE JOHN TRUE
421 TASCOSA RD
2808 PARKER ST

GOLDEN SPREAD COUNCIL INC
401 TASCOSA RD
2808 CANYON DR

WAL-MART REAL ESTATE BUS TRUST
5730 W AMARILLO BLVD
PO BOX 8050

ATTEBURY ELEVATORS INC
0 TASCOSA RD
3905 BELL ST STE B

PLUM CREEK DR

BRIDLEWOOD DR

CLUB MEADOWS DR

PLUM CREEK DR

TASCOSA RD

B&M ASSET
8741 PLUM CREEK DR
3905 BELL ST STE B

43A

11

10

4

7

2B

2-C

7

12

12

7

6

5

4

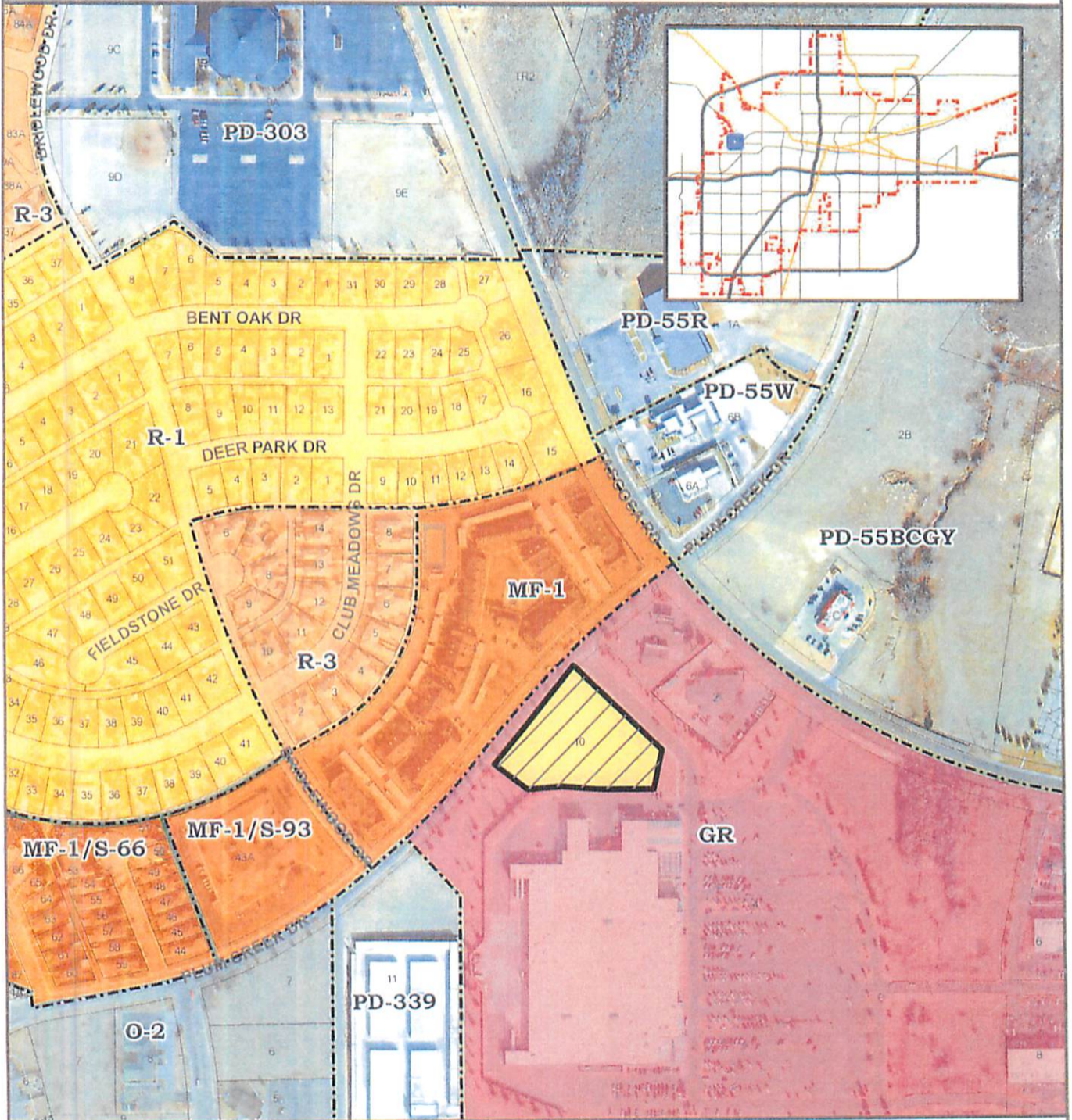
3

2

10

11

CASE Z-18-22
REZONING FROM GENERAL RETAIL (GR) TO GENERAL RETAIL SPECIFIC USE PERMIT 195 (GR/S-195) FOR A VETERINARIAN CLINIC



**CITY OF AMARILLO
 PLANNING DEPARTMENT**

Scale: 1 inch = 342 feet
Date: 7/27/2018



Rezoning of Lot 10, Block 13, of Quail Creek Unit No. 24, Amended, an addition to the City of Amarillo, Potter County, in Section 25, Block 9, BS&F Survey, to change from General Retail Zoning District (GR) to General Retail- Specific Use Permit 195 (GR/SUP 195)

Applicant: Happy Horizons, Inc.
Agent: Robert Keys & Associates
Vicinity: Plum Creek Dr. & Tascosa Rd.

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1C Vicinity Map

General Site Data

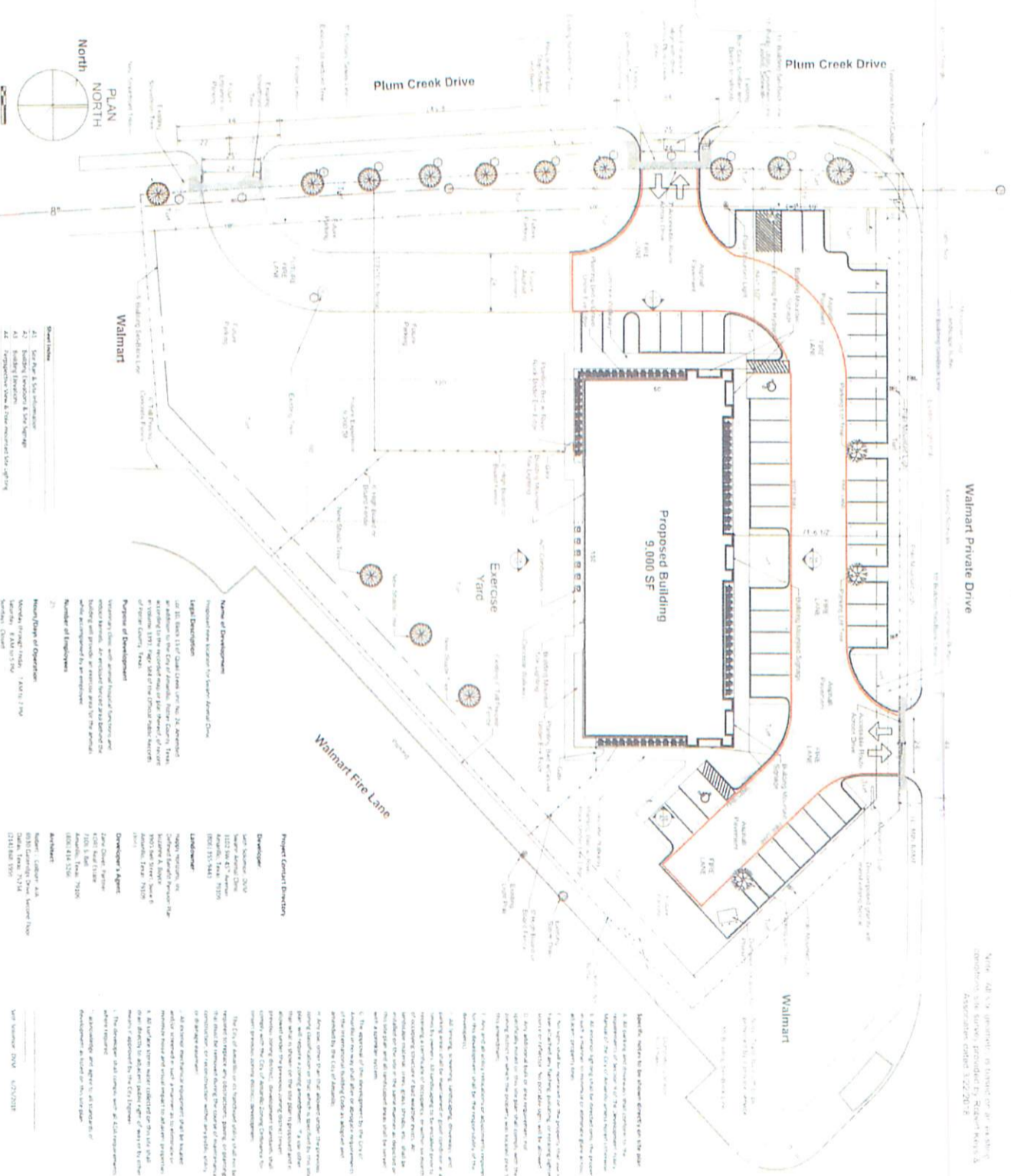
Category	Value	Notes
Lot Area	1.27	Acres
Proposed Building Area	9,000	SF
Proposed Parking Area	112	Spaces
Proposed Driveway Area	1,200	SF
Proposed Landscaping Area	1,200	SF
Proposed Exercise Yard Area	1,200	SF
Proposed Fire Lane Area	1,200	SF
Proposed Fencing Area	1,200	SF
Proposed Signage Area	1,200	SF
Proposed Utility Area	1,200	SF
Proposed Stormwater Management Area	1,200	SF
Proposed Security Area	1,200	SF
Proposed Other Area	1,200	SF

1B General Site Data Table

Landscape Schedule

Item	Quantity	Notes
1.00' x 1.00' x 1.00' Tree	100	Plant in 1/2" x 1/2" x 1/2" hole
2.00' x 2.00' x 2.00' Tree	50	Plant in 1/2" x 1/2" x 1/2" hole
3.00' x 3.00' x 3.00' Tree	25	Plant in 1/2" x 1/2" x 1/2" hole
4.00' x 4.00' x 4.00' Tree	10	Plant in 1/2" x 1/2" x 1/2" hole
5.00' x 5.00' x 5.00' Tree	5	Plant in 1/2" x 1/2" x 1/2" hole
6.00' x 6.00' x 6.00' Tree	2	Plant in 1/2" x 1/2" x 1/2" hole
7.00' x 7.00' x 7.00' Tree	1	Plant in 1/2" x 1/2" x 1/2" hole
8.00' x 8.00' x 8.00' Tree	1	Plant in 1/2" x 1/2" x 1/2" hole
9.00' x 9.00' x 9.00' Tree	1	Plant in 1/2" x 1/2" x 1/2" hole
10.00' x 10.00' x 10.00' Tree	1	Plant in 1/2" x 1/2" x 1/2" hole
11.00' x 11.00' x 11.00' Tree	1	Plant in 1/2" x 1/2" x 1/2" hole
12.00' x 12.00' x 12.00' Tree	1	Plant in 1/2" x 1/2" x 1/2" hole
13.00' x 13.00' x 13.00' Tree	1	Plant in 1/2" x 1/2" x 1/2" hole
14.00' x 14.00' x 14.00' Tree	1	Plant in 1/2" x 1/2" x 1/2" hole
15.00' x 15.00' x 15.00' Tree	1	Plant in 1/2" x 1/2" x 1/2" hole
16.00' x 16.00' x 16.00' Tree	1	Plant in 1/2" x 1/2" x 1/2" hole
17.00' x 17.00' x 17.00' Tree	1	Plant in 1/2" x 1/2" x 1/2" hole
18.00' x 18.00' x 18.00' Tree	1	Plant in 1/2" x 1/2" x 1/2" hole
19.00' x 19.00' x 19.00' Tree	1	Plant in 1/2" x 1/2" x 1/2" hole
20.00' x 20.00' x 20.00' Tree	1	Plant in 1/2" x 1/2" x 1/2" hole

1A Landscape Schedule



1A Site Plan

3A Sheet Index

4A Development Information

4A Contact Directory

5A Specific Notes

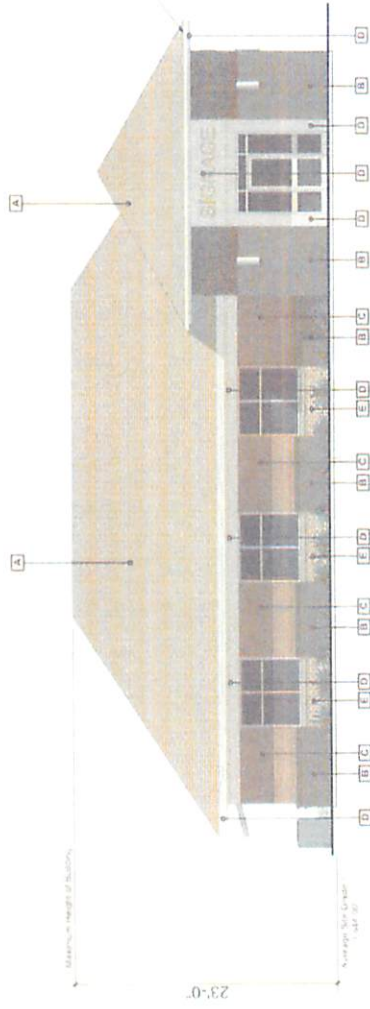
Notes:

1. All dimensions are in feet and inches.
2. All dimensions are rounded to the nearest 1/4" or 1/2".
3. All dimensions are subject to change without notice.
4. All dimensions are subject to the City of Swann's requirements.
5. All dimensions are subject to the City of Swann's zoning code.
6. All dimensions are subject to the City of Swann's subdivision ordinance.
7. All dimensions are subject to the City of Swann's fire code.
8. All dimensions are subject to the City of Swann's building code.
9. All dimensions are subject to the City of Swann's health code.
10. All dimensions are subject to the City of Swann's safety code.
11. All dimensions are subject to the City of Swann's utility code.
12. All dimensions are subject to the City of Swann's environmental code.
13. All dimensions are subject to the City of Swann's transportation code.
14. All dimensions are subject to the City of Swann's public works code.
15. All dimensions are subject to the City of Swann's general code.
16. All dimensions are subject to the City of Swann's code of ordinances.
17. All dimensions are subject to the City of Swann's charter.
18. All dimensions are subject to the City of Swann's constitution.
19. All dimensions are subject to the City of Swann's laws.
20. All dimensions are subject to the City of Swann's regulations.
21. All dimensions are subject to the City of Swann's rules.
22. All dimensions are subject to the City of Swann's policies.
23. All dimensions are subject to the City of Swann's procedures.
24. All dimensions are subject to the City of Swann's practices.
25. All dimensions are subject to the City of Swann's customs.
26. All dimensions are subject to the City of Swann's traditions.
27. All dimensions are subject to the City of Swann's customs and traditions.
28. All dimensions are subject to the City of Swann's customs and traditions.
29. All dimensions are subject to the City of Swann's customs and traditions.
30. All dimensions are subject to the City of Swann's customs and traditions.

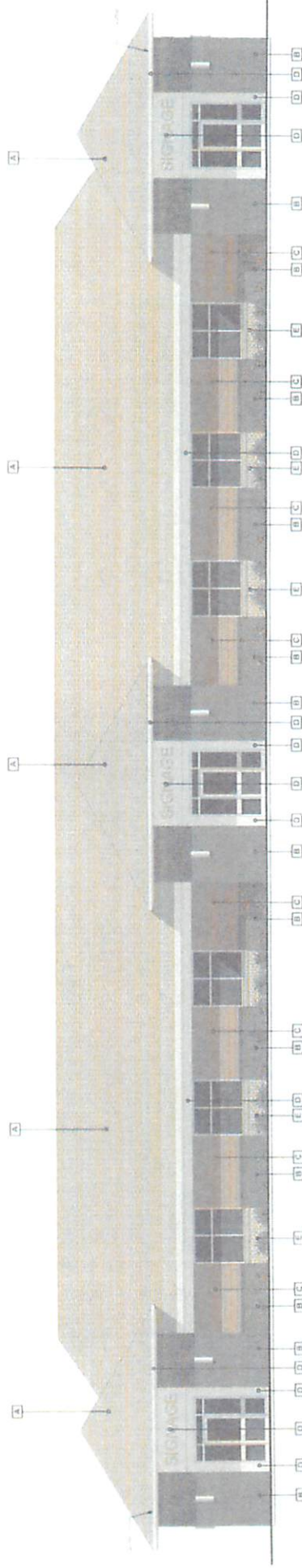
A1

Average Site Grade Notes	
Surfbase corner grade	1.547' Approximately
Normalbase corner grade	1.531' Approximately
Normalbase corner grade	1.547' Approximately
Assumed Site Average Grade	1.544'
Assumed Floor slab elevation	1.544' ±
Maximum building height above	23.07' Street Elevation
Proposed building height	23.07' Above Site Average Grade

1D Average Site Grade Notes



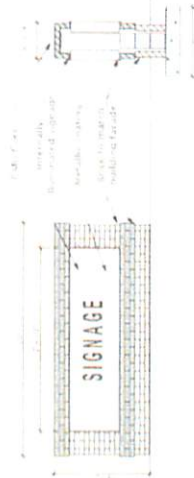
1B East Elevation



1A North Elevation

Material	Color / Finish
A	1/2" Tab Shingles - Stone - Canyon - Stonehouse
B	Brick Veneer - 4" x 8" - Texas Alice
C	Paint - Warm Stone - SW 7012
D	Paint - Dove White - SW 8345
E	Brick Veneer - 4" x 8" - Dove Gray

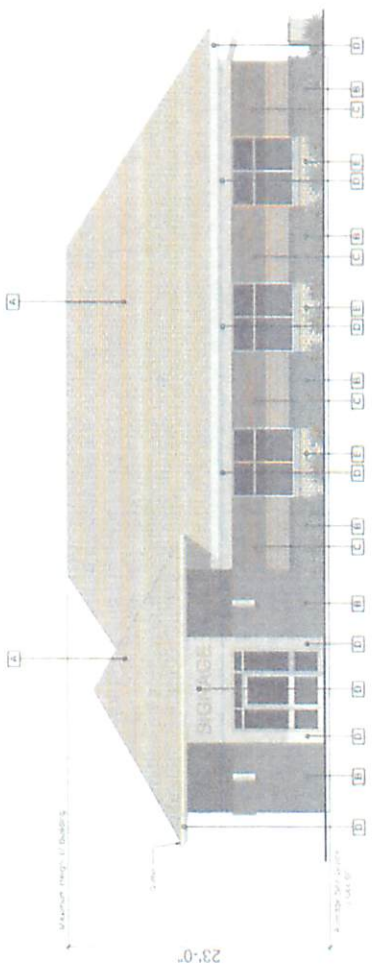
4C Exterior Color & Material Key



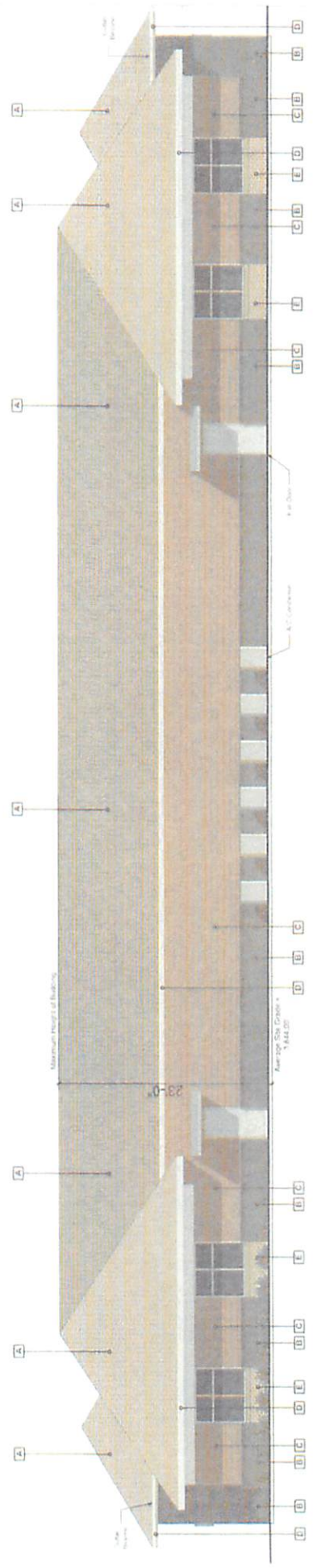
2A Signage Details

A	3-Tab Shingles - Owens Corning - 20 Year
B	Brick Veneer - A, D, E - Texas Army
C	Paint - Warm Stone - SW 7032
D	Paint - Dove White - 211 6148
E	Brick Veneer - A, D, E - Dove Gray

4C Exterior Color & Material Key



1C West Elevation



1A South Elevation

Proposed Swann
Veterinary Clinic

1221 Evans Creek Drive
Amherst, Boston County, Texas
SAP Application

Wall-mounted
Decorative
Light Typical

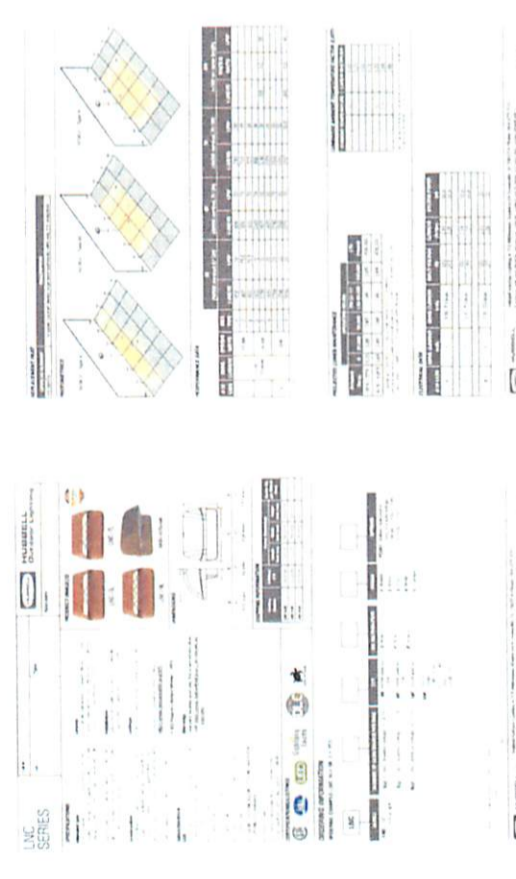


1C Perspective View

3A Proposed Pole-mounted Site Lighting



1A Proposed Building-mounted Site Lighting





July 10, 2018

City Of Amarillo Planning Department
C/o Ms. Sherry Bailey
P.O. Box 1971
Amarillo, Texas 79105

RE: Evaluation Analysis of precise location, function and characteristics of the proposed zoning change of 8723 Plum Creek Drive, Amarillo, Texas. It is legally described as Lot 10, Block 13, Quail Creek #24 Amended, Potter County, Texas

Dear Ms. Bailey;

In compliance with the requirements promulgated by the City of Amarillo Planning Department pertinent to a "GR" General Retail zoning with a specific use for an Animal Clinic with Exercise Yard, the undersigned appraiser has made an on-site inspection of referenced real estate and neighborhood surrounding this property.

The present zoning of the subject is "GR" General Retail. It is a corner, irregular lot containing a reported 80,317 square feet with some 326.92' of frontage along Plum Creek Drive which is an asphalt paved street with concrete curb and gutter. This site also has some 266.18' of frontage along the Walmart Private drive which is an asphalt paved street with concrete curb and gutter. It is not located in a HUD flood zone.

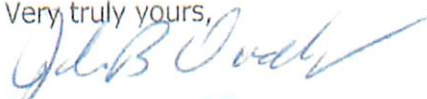
NEIGHBORHOOD DESCRIPTION

The Quail Creek neighborhood is located approximately 4 miles west of the downtown business district of Amarillo. The neighborhood is bounded by Tascosa Rd on the north, Amarillo Boulevard on the east, Southwest 9th Avenue on the south and Coulter Street on the west. For the most part the area is residential with some commercial retail establishments along Tascosa Rd and Amarillo Boulevard and some medical offices along Southwest 9th and Plum Creek Drive. Homes range in age from new to 45 years and residential values range from \$135,000. to over \$1,000,000. This site backs up to Walmart Shopping Center and there are retail businesses to the north. Located west of the subject site is an apartment complex.

It is my opinion that to change the present zoning from "GR" General Retail to General Retail with a "Specific Use" for the site to be used for an Animal Clinic with exercise yard will not adversely affect the marketability of the surrounding properties.

I trust this manner of reporting is satisfactory to the Departments requirements.

Very truly yours,

A handwritten signature in blue ink, appearing to read "John B. Dudley". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

John B. Dudley SRA