

## PUBLIC NOTICE OF MEETING

**NOTICE** is hereby given that the Planning and Zoning Commission of the City of Amarillo, Texas, will meet in a **WORK SESSION AT 2:45 PM** and will hold their regularly scheduled public meeting at 3:00 PM on the Third Floor of City Hall, in the City Council Chambers, 509 Southeast 7<sup>th</sup> Avenue, Amarillo, Texas, on August 27<sup>th</sup>, 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 Aug. 13<sup>th</sup>, 2018 meeting.

- IV. Regular Agenda:

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

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.

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

- A. P-18-90 Riverroad Gardens Unit No. 31, an addition to the City of Amarillo, being a replat of a portion of Lot 1, Block 2, Riverroad Gardens Unit No. 4, in Section 161, Block 2, AB&M Survey, Potter County, Texas. (0.63 Acres) (Vicinity: Gallardia Dr. & Bluebonnet Dr.)

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

- B. P-18-78 Wildflower Village at Four Corners Unit 2, An addition to the City of Amarillo, being an unplatted tract of land in Sections 62 and 63, Block 1 T.T. R.R. Co. Survey, Randall Co, Texas.

Consideration of a request for approval of a final plat creating 11 commercial lots from a previously unplatted tract of land. Public improvements were needed for this project mandating the plat be required

to go to the Planning and Zoning Commission for consideration.

- C. P-18-86 Arrowhead Addition Unit No. 11, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 149, Block 2, A.B.&M. Survey, Randall County, Texas.

Consideration of a request for approval of a final plat creating 1 lot from a previously unplatted tract of land. Public dedication was needed for this project mandating the plat be required to go to the Planning and Zoning Commission for consideration.

- 3: Rezoning: The Planning & Zoning Commission makes recommendation for approval or denial; appeals may be directed to City Council.
- A. Z-18-19 Ridgeview Medical Center Unit 26. Rezoning of a 3.82 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)

- 4: Discuss Items for Future Agendas.

SIGNED this 23<sup>rd</sup> 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. 7<sup>th</sup> Avenue) of the building. An access ramp leading to the main entry is located at the southwest corner of the building. Parking spaces for individuals with disabilities are available in the south parking lot. City Hall is equipped with restroom facilities, communications equipment and elevators that are accessible. Individuals with disabilities who require special accommodations or a sign language interpreter must contact the City Secretary's Office 48 hours prior to meeting time by telephoning 378-3014 or the City TDD number at 378-4229.*

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

On the 13<sup>th</sup> day of August, 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	14	3
Royce Gooch	Y	14	13
Rob Parker, Chairman	Y	96	81
Rick Thomason	Y	66	54
Bowden Jones	Y	57	44
Dick Ford	N	41	33
Terry Harman	Y	40	39

PLANNING DEPARTMENT STAFF:

Kelly Shaw, Development Services Coordinator  
Andrew Freeman, Director of Planning and Development Services  
Cris Valverde, Assistant Director of Planning and Development Services  
Sherry Bailey, Senior Planner  
Cody Balzen, Planner II  
Hannah Green, Recording Secretary

Chairman Parker opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Sherry Bailey and 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 July 30<sup>th</sup>, 2018 meeting.

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

- IV. Regular Agenda:

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

Kelly Shaw, Development Service Coordinator, discussed with the Board a possible amendment to Section 4-6-59(d)(1)(2) of the Subdivision Ordinance. Mr. Shaw discussed partial release (70 percent) of cash sureties deposited prior to construction. Mr. Shaw stated that upon certification of the engineer of record that details the amount of and value of work completed and for public improvements installed per City standards and specifications, a partial release can occur.

Mr. Shaw then entertained questions posed by the Board.

- 2: Subdivision Plats: The Planning and 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.)

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-18-82 was made by Commissioner Harman, seconded by Commissioner Thomason, and carried unanimously.

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

- A. Z-18-17 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), Neighborhood Service District (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.)

Sherry Bailey, Senior Planner, presented this item, and advised that the applicant is requesting a zone change Residential District 3 (R-3) and Light Commercial (LC) to Neighborhood Service (NS) for an existing free medical clinic. The rezoning will match the existing building site with the least invasive/most restrictive zoning designation that allows the existing use (Heal the City Community Clinic). 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-18-17 was made by Commissioner Thomason, seconded by Commissioner Gooch, and carried unanimously.

- 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.)

Sherry Bailey, Senior Planner, presented this item, and advised that the applicant is requesting a zone change from Residential District 1 (R-1) to Residential District 2 (R-2) to accommodate an alley on the north side of the proposed five lots and on the east side of the lots. The alley design will allow appropriate through access. 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-18-21 was made by Commissioner Harman, seconded by Commissioner Jones, and carried unanimously.

- C. Z-18-22 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.)

Sherry Bailey, Senior Planner, presented this item, and advised that the applicant is requesting a zone change from General Retail District (GR) to General Retail with Specific Use Permit 195 (GR/SUP 195) to allow the development of a Veterinary Clinic with indoor kennel areas and a small outdoor exercise yard. Ms. Bailey ended the presentation with a staff recommendation of approval.

Chairman Parker asked if anyone wanted to speak in favor. Zane Oliver, 4508 Greenwich Place, stood to speak in favor of this item and to take questions from the Board.

Chairman Parker asked if anyone wanted to speak in favor. No comments were made.

A motion to approve Z-18-22 was made by Commissioner Thomason, seconded by Commissioner Harman, and carried unanimously.

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

Andrew Freeman presented this item asking for volunteers interested in serving on the Downtown Plans Review Committee. Mr. Freeman asked for two volunteers from the Planning and Zoning Commission to serve on the Downtown Plans Review Committee. Commissioner Gooch and Parker volunteered to serve on the committee.

5: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:44 P.M.

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Cris Valverde, Assistant Director of Planning  
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 Aug. 13th, 2018 meeting.

IV. Regular Agenda:

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

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.

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

- A. P-18-90 Riverroad Gardens Unit No. 31, an addition to the City of Amarillo, being a replat of a portion of Lot 1, Block 2, Riverroad Gardens Unit No. 4, in Section 161, Block 2, AB&M Survey, Potter County, Texas. (0.63 Acres) (Vicinity: Gallardia Dr. & Bluebonnet Dr.)  
DEVELOPER(S): Patricia Crafton  
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 one (1) residential lot (Zoned: Residential District 3 (R-3)) from a portion of one previously platted lot. Because a residential replat requires a public hearing and notifications to be sent to all property owners within the original subdivision and within 200' of the replat (Texas Local Government Code 212.015(c)), this application requires action from the Planning and Zoning Commission. This replat is located within the city limits of the City of Amarillo. It has been reviewed by the customary City departments and local utility companies and complies with the Subdivision and Development Ordinance.

Two (2) notices were sent out and no comments have been received either in favor or opposition to this item.

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

- B. P-18-78 Wildflower Village at Four Corners Unit 2, An addition to the City of Amarillo, being an unplatted tract of land in Sections 62 and 63, Block 1 T.T.

R.R. Co. Survey, Randall Co, Texas.  
DEVELOPER(S): HAS Texas Investments, LLC  
SURVEYOR: Geospatial Data, Inc.  
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 11 commercial lots from a previously unplatted tract of land. Public improvements were needed for this project mandating the plat be required to go to the Planning and Zoning Commission for consideration.

- C. P-18-86 Arrowhead Addition Unit No. 11, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 149, Block 2, A.B.&M. Survey, Randall County, Texas.

This plat is for the purpose of creating 1 lot from a previously unplatted tract of land. Public dedication was needed for this project mandating the plat be required to go to the Planning and Zoning Commission for consideration.

- 3: Rezoning: The Planning & Zoning Commission makes recommendation for approval or denial; appeals may be directed to City Council.
- A. Z-18-19 Ridgeview Medical Center Unit 26 Rezoning of a 3.82 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. & Research St.)  
APPLICANT: Ryan Mauldin

#### **Area Characteristics**

The adjacent zoning is Office District 2 to the east, Planned Development District 149 to the north and Agricultural District to the west and south.

Texas Tech University's Amarillo Campus is to the north and is the only developed land adjacent to the applicant's property.

#### **Proposal**

The applicant is requesting General Retail District zoning to provide for retail and office related land uses within the site.

#### **Analysis**

In reviewing each rezoning request, staff first researches the City of Amarillo's Comprehensive Plan in order to determine compliance. Staff also looks at the Future Land Use and Character Map to determine if the intended zoning classification is consistent with recommended land uses.

The Comprehensive Plan's Future Land Use Map recommends this area develop with Business Park related activities. Business Park development types and characteristics are best described as follows:

#### **Development types:**

Primarily office, medical, and technology/research uses

Possibility of well screened and architecturally enhanced light industrial uses (warehousing/distribution)

Retail (secondary to primary office focus and those that serve area employees and visitors)

Public and/or Institutional uses as well as public parks and spaces

**Characteristics:**

Suburban campus style setting with reduced site coverage, increased open space (typically 30 percent), and enhanced building design.

Extensive landscaping of Business Park perimeter, entry points, key intersections, and internal focal points.

Inclusions of private covenants that exceed City developments standards geared towards developing a highly attractive business investment environment.

The least intensive zoning district that would allow the proposed land uses is General Retail District. Additional land uses allowed by right beyond those proposed by the applicant in a General Retail zoning district include a liquor store, tattoo shop, cleaning or laundry self-service shop, auto laundry, and auto parts sales and service among others.

With exception of office related land uses, a majority of uses allowed outright could be considered more General or Suburban Commercial in character and are typically located along arterial rights-of-ways and/or at arterial intersections whereas such uses have higher external impacts (traffic, noise, and/or lighting) that are better suited adjacent to such. An example of such a land use is the convenience store located at the southwest of Outlook Dr. and Coulter St.

During discussions with the applicant, staff is of the understanding that the eastern 2.32 acres of the site is to develop with a restaurant with office/service related land uses planned for the western 1.5 acres. As such, the applicant proposes to extend existing retail zoning westward approximately 550ft to allow for all planned uses. Considering this, staff does have some concern with the extent (550ft.) of retail encroachment westward into an area designated and/or designed for less intense type land uses.

Staff is of the opinion that such extensive encroachment westward of uses not in line with Business Park types of development should be avoided. Taking this and the applicant's plan for office/service uses on the western portion of the site, staff would recommend a "transitional" zoning district for the western 1.5 acres of the applicant's site. Such a "transitional" zoning would be Office 1 or Neighborhood Service districts. The just mentioned zoning districts could act as a buffer to more typical Business Park development that occurs to the west and south of the applicant's site and set a defined delineating point or limits of retail activities along Outlook Dr.

Neighborhood Service District zoning allows most of the retail and service uses allowed in a General Retail District yet are uses that are less intense in nature and more service oriented. Office District 1 allows for medical, professional, and business offices and low impact non-residential land uses (bank, photographer studio, daycare, among others).

Either "transitional" zoning just mentioned does not allow for uses typically considered inappropriate for the area (automotive service uses or a lounge). Therefore, encouragement of small service type uses allowed in either district with an emphasis on meeting the local population's needs is in staff's opinion more appropriate.

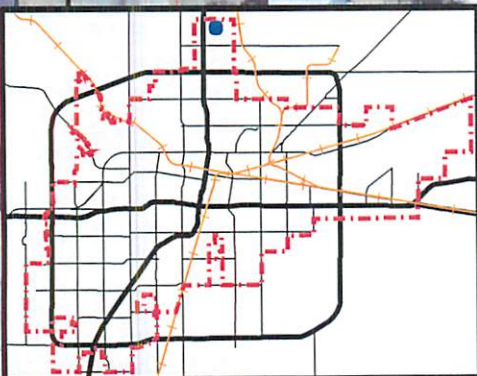
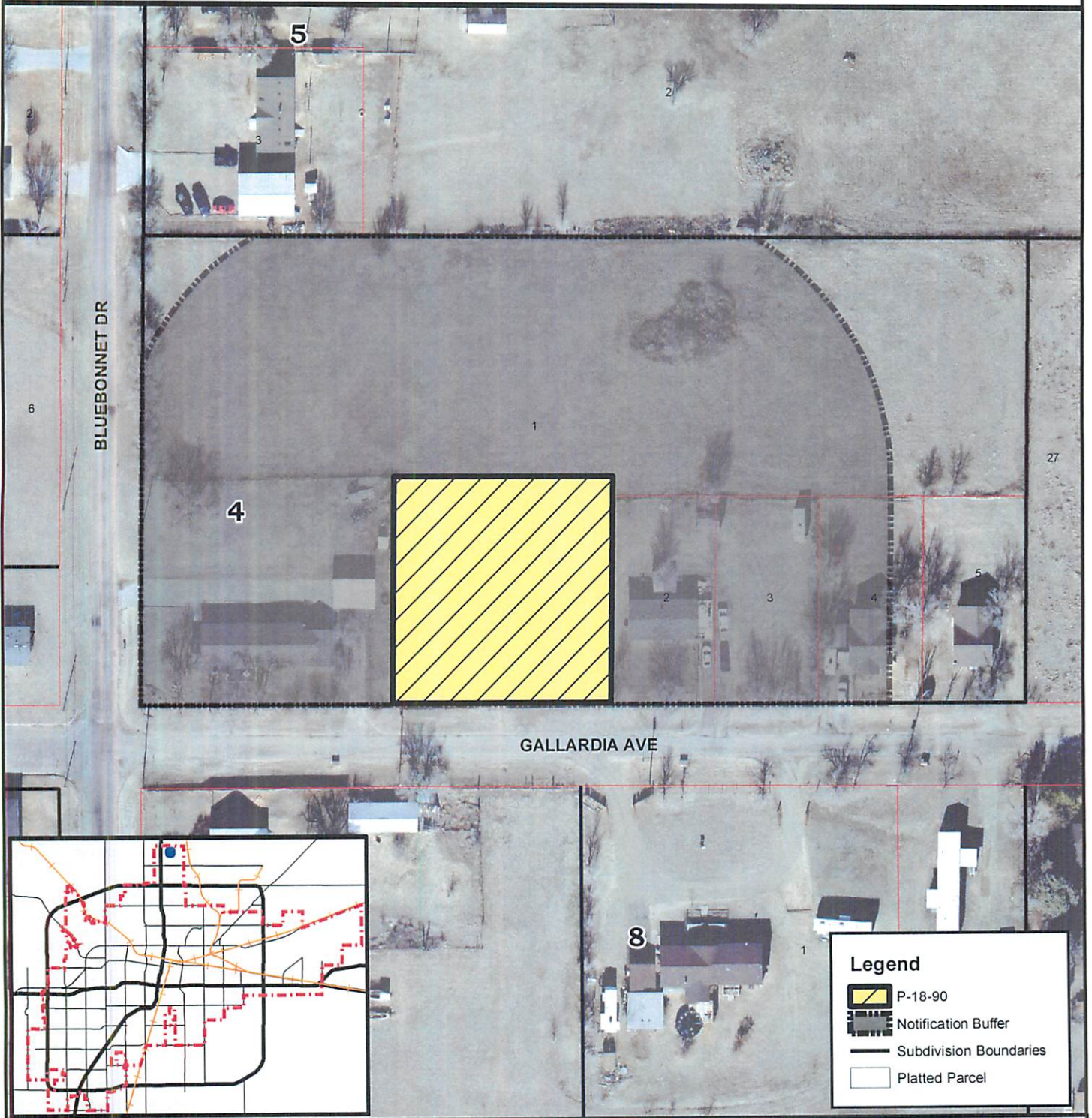
**Recommendation**

Given the above analysis, it is staff's opinion that in order to be more consistent with the Comprehensive Plan's Future Land Use Map and mitigate any negative impacts on both existing and future office related uses westward, separating the applicant's site into two zoning classifications as mentioned previously is more appropriate. Therefore, staff recommends approval with the recommended change to the applicant's initial request of General Retail for the entire tract.

Notices have been sent out to six 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.



**CASE P-18-90  
RIVERROAD GARDENS UNIT NO. 31**



**Legend**

- P-18-90
- Notification Buffer
- Subdivision Boundaries
- Platted Parcel

**CITY OF AMARILLO  
PLANNING DEPARTMENT**

***Riverroad Gardens Unit No. 31, an addition to the City of Amarillo, being a replat of a portion of Lot 1, Block 2, Riverroad Gardens Unit No. 4, in Section 161, Block 2, AB&M Survey, Potter County, Texas.***

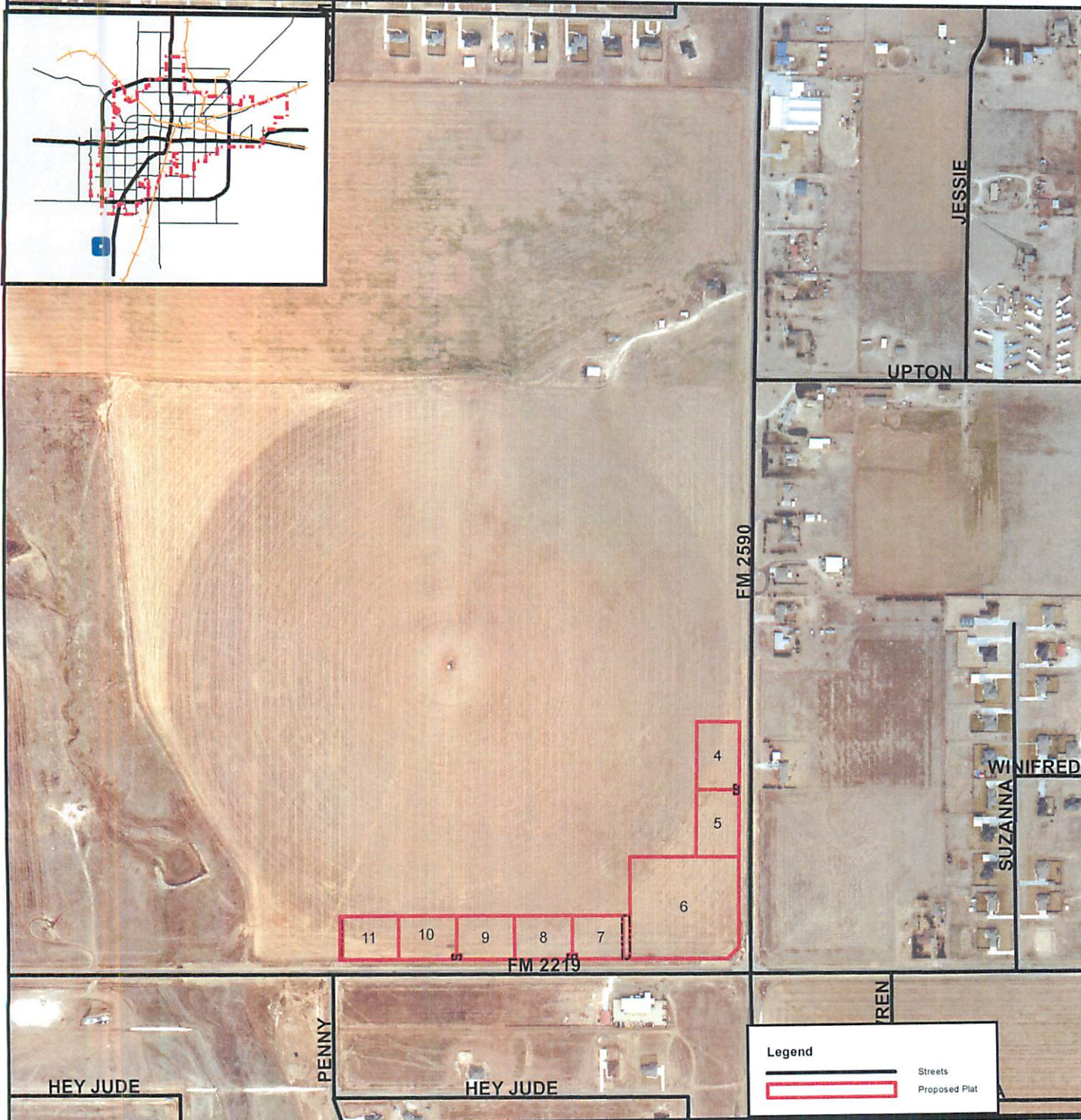
**Scale: 1 inch = 100 feet**  
**Date: 8/9/2018**



**Developer: Patricia Crafton**  
**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 FILE NO. P-18-78  
WILDFLOWER VILLAGE AT FOUR CORNERS UNIT NO. 2**



**CITY OF AMARILLO  
PLANNING DEPARTMENT**

**Scale: 1 inch = 625 feet**  
**Date: 8/23/2018**

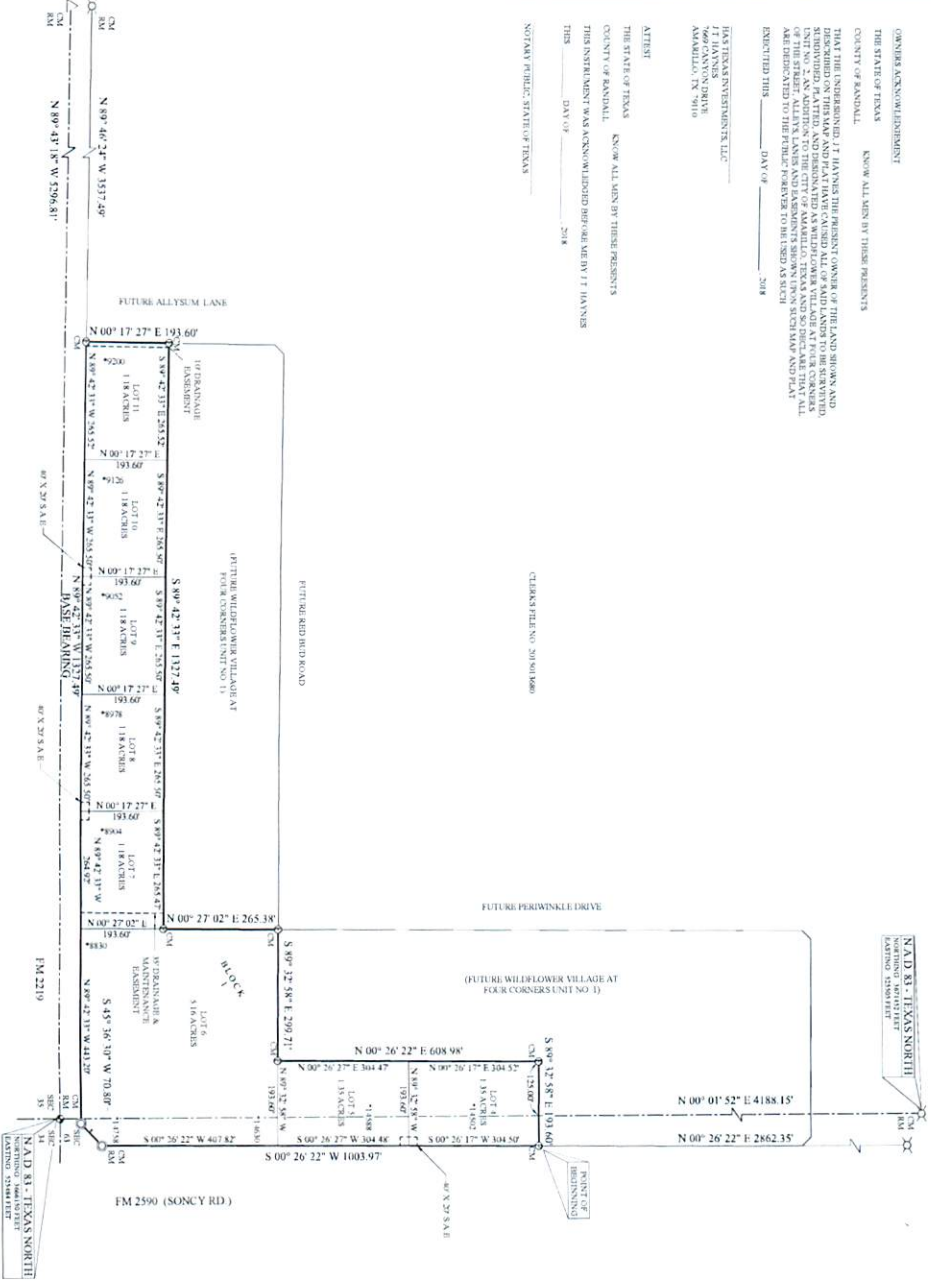


*An addition to the City of Amarillo being  
an unplatted tract of land in  
sections 62 and 63, block 1  
T.T.R.R. Co. Survey,  
Randall County, Texas.  
Surveyor: M.K. McEntire R.P.L.S.*

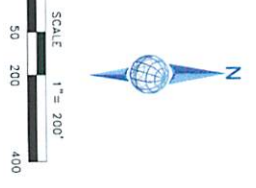
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- LEGEND**
- 12" IRON BORED W/ CAP
  - 12" IRON ROD W/ CAP END
  - 12" IRON ROD END
  - 4" SET IN CONCRETE
  - 4" X 2" SHIMMED ACCESS EXHIBIT
  - APPROVED BY CITY OF AMARILLO SUBJECT TO CHANGE WITHIN 180 DAYS
  - 4" X 2" SHIMMED ACCESS EXHIBIT
  - APPROVED BY CITY OF AMARILLO SUBJECT TO CHANGE WITHIN 180 DAYS
  - 4" X 2" SHIMMED ACCESS EXHIBIT
  - APPROVED BY CITY OF AMARILLO SUBJECT TO CHANGE WITHIN 180 DAYS



NAD 83 - TEXAS NORTH  
 HORIZONTAL DATUM  
 NAD 83 - TEXAS NORTH  
 VERTICAL DATUM



OWNER: AKSON HOLDINGS  
 THE STATE OF TEXAS  
 COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, I, HAVING THE PRESENT OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAN HAVE CAUSED ALL OF SAID INSTRUMENTS TO BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF RANDALL, TEXAS, AND HEREBY CERTIFY THAT THE INSTRUMENTS SO RECORDED ARE TRUE AND CORRECT COPIES OF THE ORIGINAL INSTRUMENTS AND THAT ALL OF SAID INSTRUMENTS HAVE BEEN RECORDED IN THE PUBLIC RECORDS TO BE USED AS SUCH.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018

DAY: EMANUEL ESTRELLA  
 J. J. HAYNES  
 6666 CANTON DRIVE  
 AMARILLO, TX 79109

ATTEST:  
 THE STATE OF TEXAS  
 COUNTY OF RANDALL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY J. J. HAYNES  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018

NOTARY PUBLIC, STATE OF TEXAS

QUANTITIES ADDRESS  
 CITY OF AMARILLO  
 AMARILLO, TEXAS 79101  
 RANDALL COUNTY ROAD DEPT  
 BOX 80 HIGHTWAY 66  
 CANTON, TEXAS 79103

APPROVAL  
 APPROVED BY THE PLANNING AND ZONING COMMISSION OF  
 THE CITY OF AMARILLO TEXAS  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018

APPROVAL  
 APPROVED BY THE PUBLIC HEALTH DEPARTMENT  
 OF THE CITY OF AMARILLO TEXAS  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018

HEAD OF BOARD  
 (NAME)  
 RANDALL  
 COUNTY

CLERK'S FILE NO.

1) THIS PLAT IS WITHIN THE CITY OF AMARILLO ET  
 2) PORTIONS OF THIS PLAT ARE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48489020E & 48487020E, DATED JUNE 1, 2006, USE OF THESE MAPS MUST NOT BE CONSIDERED AS A SPECIFIC SITE FLOOD HAZARD DETERMINATION FOR THIS PROJECT.  
 3) THE AREA OF PUBLIC RIGHT-OF-WAY BEING DEMONSTRATED BY THIS PLAN IS APPROXIMATELY 10,114.89 FT IN THE EASMENTS  
 4) THERE IS HEREBY CREATED BY THIS PLAN A SANITARY CONTROL EASMENT AROUND EACH APPROVED WATER WELL LOCATION WITH A 100-FOOT RADIUS WITHIN WHICH NO SURFACE SEWERAGE SYSTEM MAY BE CONSTRUCTED, CONVEYED, OR WATER SUPPLY SYSTEM WATER WELL APPROVED SHALL BE MADE ON AN INDIVIDUAL BASIS THIS EASMENT IS FOR THE SOLE PURPOSE OF SANITARY CONTROL, AND DOES NOT PROHIBIT BUILDING ENCROACHMENTS, LOCATIONS OF EXISTING WATER WELLS AND SEWERAGE SYSTEMS OR ANY OTHER USES CONSISTENT WITH THE EASMENTS AND THEREFORE CANNOT BE SHOWN ON THIS SURVEY PLAN.

**DESCRIPTION:**

A 13.77 +/- acre tract of land out of Sections 62 and 63 Block 1, T.1 R.R. Co. Survey, Randall County, Texas Public Records of Randall County, Texas, said 13.77 +/- acre tract of land having been conveyed to the ground June 26, 2018 by Geospatial Data, Inc. and being described by metes and bounds as follows:

Point of Beginning is a 1/2 inch iron rod with cap stamped "TURKMAN RPLS" found for the most Easterly Southeast corner of "Village at Four Corners, Unit No. 1, being simultaneously filed for record for the Southeast corner of said Wildflower Village Unit No. 1 as called for in the instrument as recorded under Clerk's File No. 2015015689, Official Public Records of Randall County, Texas bears N. 00° 26' 22" E., - 2862.35 feet.

THENCE S. 00° 26' 22" W., for a distance of 1010.80 along said West Right-of-Way line of FM 2590 to a brass R.O.W. monument found for the most Easterly Southeast corner of this tract.

THENCE S. 45° 36' 36" W., for a distance of 70.80 feet to a brass Right-of-Way monument found in the North R.O.W. line of F.M. Highway 2219 as filed for record in Volume 180, Page 286, Deed Records of Randall County, Texas.

THENCE N. 89° 42' 31" W., (base line) on said North R.O.W. line of F.M. Highway 2219 for a total distance of 1070.14 feet to a 1/2 inch iron rod with cap stamped "TURKMAN RPLS" found for the Southeast corner of said Wildflower Village Unit No. 1 as called for in the instrument as recorded under Clerk's File No. 2015015689, Official Public Records of Randall County, Texas bears N. 89° 42' 31" W., - 3537.49 feet.

THENCE N. 00° 17' 27" E., for a distance of 193.60 feet to a 1/2 inch iron rod with cap stamped "TURKMAN RPLS" found for the most Southerly Northwest corner of this tract.

THENCE S. 89° 42' 31" E., for a distance of 1327.49 feet to a 1/2 inch iron rod with cap stamped "TURKMAN RPLS" found for an interior corner of this tract.

THENCE N. 00° 27' 02" E., for a distance of 265.18 feet to a 1/2 inch iron rod with cap stamped "TURKMAN RPLS" found.

THENCE S. 89° 32' 58" E., for a distance of 299.71 feet to a 1/2 inch iron rod with cap stamped "TURKMAN RPLS" found for an interior corner of this tract.

THENCE N. 00° 26' 22" E., for a distance of 608.98 feet to a 1/2 inch iron rod with cap stamped "TURKMAN RPLS" found for the Northwest corner of this tract.

THENCE S. 89° 32' 58" E., at a distance of 125.00 feet pass the common line of said Sections 62, and 63 continue on for a total distance of 193.60 feet to the Point of Beginning.

Said tract contains 13.77 acre of land, more or less.

**WILDFLOWER VILLAGE AT FOUR CORNERS UNIT NO. 2**

AN INSTRUMENT TO THE CITY OF AMARILLO BEING A PLAT ATTACHED TO THIS INSTRUMENT IN SECTIONS 62 AND 63 BLOCK 1 IN SURVEY 62 AND 63 BLOCK 1 RANDALL COUNTY TEXAS 11.77 ACRES

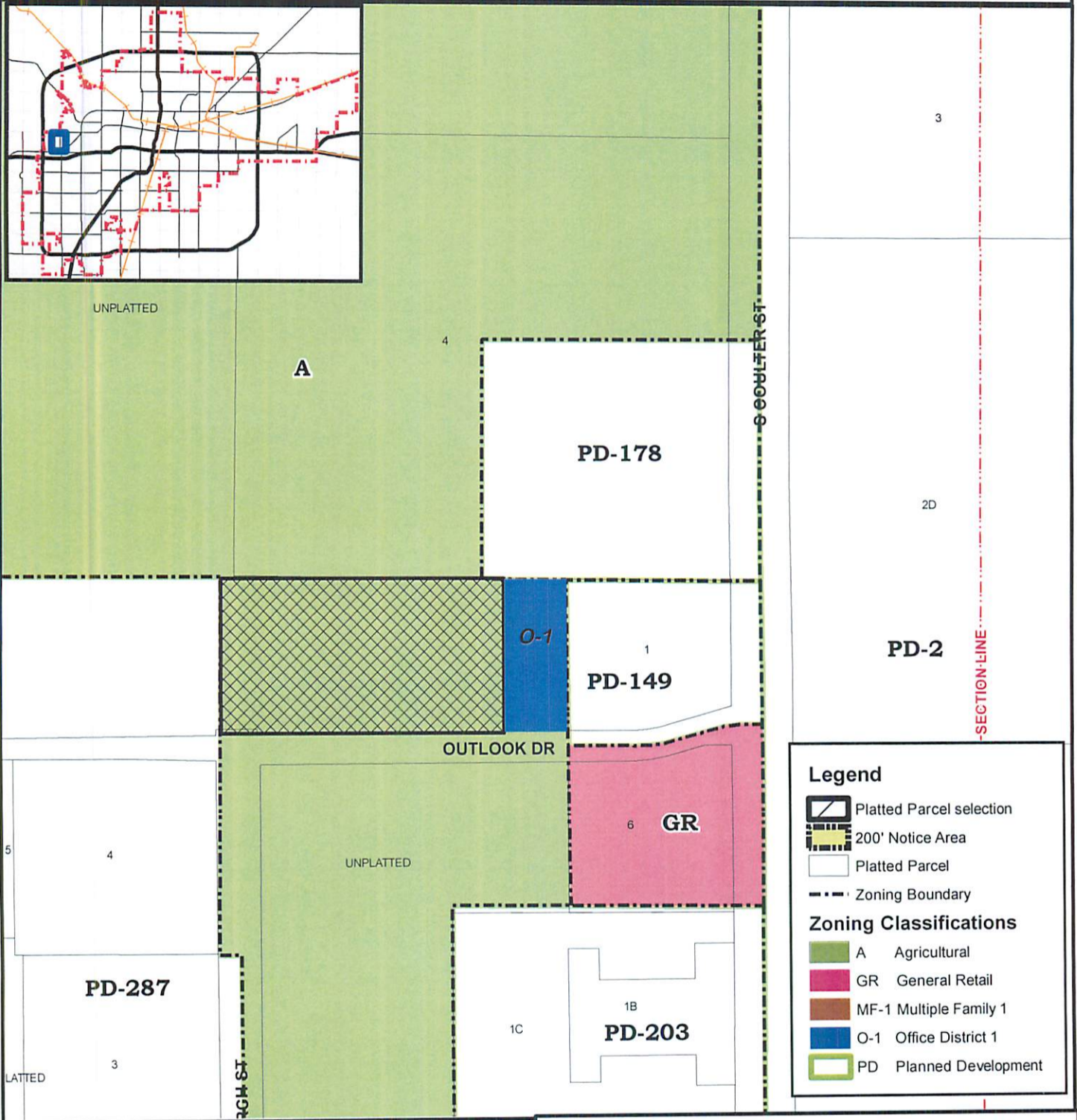


Surveying & GIS Division  
 M. K. McElrath, RPLS, Keith C. Hargrove, RPLS  
 3501 S. Georgia, Suite A  
 Amarillo, Texas 79109  
 Phone: 800.407.3177  
 Fax: 806.431.0400  
 Email: info@geospatialdata.com

PROJECT NO. ETR-020 FILE NO. 142  
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**CERTIFICATE:**  
 I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR IN THE STATE OF TEXAS, HAVE EXAMINED THE ORIGINAL INSTRUMENT AND THE INSTRUMENT AS RECORDED IN THE PUBLIC RECORDS OF RANDALL COUNTY, TEXAS, AND HAVE FOUND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT AND THAT THE SAME HAS BEEN RECORDED IN THE PUBLIC RECORDS TO BE USED AS SUCH.

**CASE Z-18-19  
EXISTING ZONING**



**CITY OF AMARILLO  
PLANNING DEPARTMENT**

Scale: 1 inch = 273 feet  
Date: 8/24/2018



Ridgeview Medical Center Unit 26. Rezoning of a 3.82 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)

Applicant: Ryan Mauldin

Vicinity: Outlook Dr. & Research St.

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-18-19  
PROPERTY OWNER NOTIFICATION**



4  
**TEXAS TECH UNIVERSITY**  
1400 COULTER ST  
1400 WALLACE BLVD

UNPLATTED

**MEDICAL DEVELOPMENT III LTD**  
1800 S WASHINGTON ST STE 215

UNPLATTED

OUTLOOK DR

COULTER ST

2D

1

4

UNPLATTED








6

1A

1B

1C

**Legend**

-  Buffer\_of\_1800washington
-  1800washington
-  Buffer\_of\_200'\_Notice\_Area\_2
-  PRAD Parcels Owner
-  Platted Parcel selection
-  200' Notice Area
-  Platted Parcel

**CITY OF AMARILLO  
PLANNING DEPARTMENT**

**Scale:** 1 inch = 213 feet  
**Date:** 8/14/2018



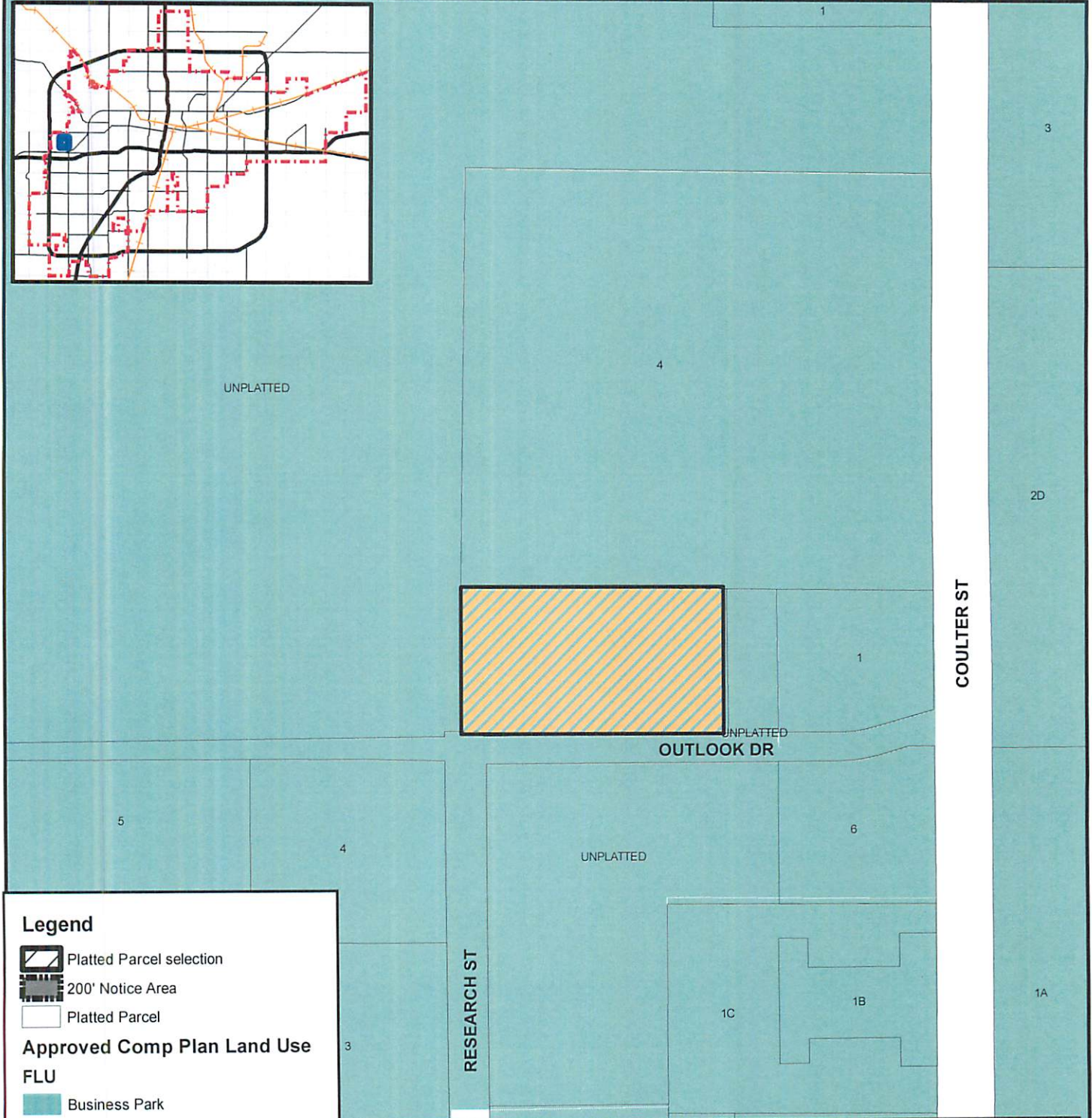
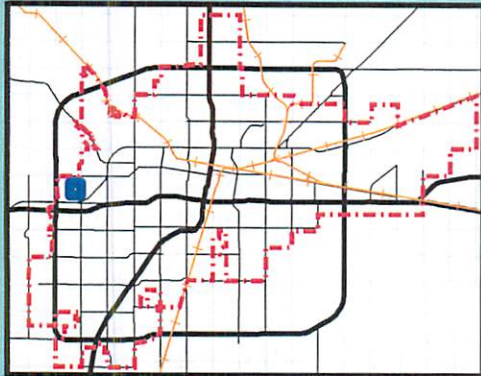
**Ridgeview Medical Center Unit 26. Rezoning of a 3.82 acre tract of land out of Section 43, Block 9, BS&F Survey, City of Amarillo, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District (A) to General Retail District (GR)**

**Owner Agent: OJD Engineering**




**Vicinity: S. Coulter & Outlook Dr.**

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**CASE Z-18-19  
FUTURE LAND USE**




**Legend**

-  Platted Parcel selection
-  200' Notice Area
-  Platted Parcel

**Approved Comp Plan Land Use**

FLU

-  Business Park

**CITY OF AMARILLO  
PLANNING DEPARTMENT**

**Scale:** 1 inch = 292 feet  
**Date:** 8/14/2018



Ridgeview Medical Center Unit 26. Rezoning of a 3.82 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)

**Owner Agent:** OJD Engineering

**Vicinity:** S. Coulter & Outlook Dr.

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Unplatted  
(PCCFN: 2015088490)

Lot 4, Block 4  
Ridgeview Medical Center  
Unit No. 18  
(Vol. 3049, Pg. 77)

N 89° 54' 51" E - 554.88'

Unplatted

N 00° 05' 28" W - 300.01'

3.82 Acres  
(166,467 Square Feet)

S 89° 54' 51" W - 554.88'

Outlook Drive  
(60' R.O.W.)

Research Drive  
(80' R.O.W.)

A 3.82 acres tract of land out of  
Section 43, Block 9, B. S. & F. Survey,  
City of Amarillo, Potter County, Texas

S 00° 05' 28" E - 300.01'

Lot 2, Block 4  
Ridgeview Medical Center  
Unit No. 25  
(PCCFN: 20180PR0002067)

Scale: 1" = 60'



P.O.B. = Point of Beginning

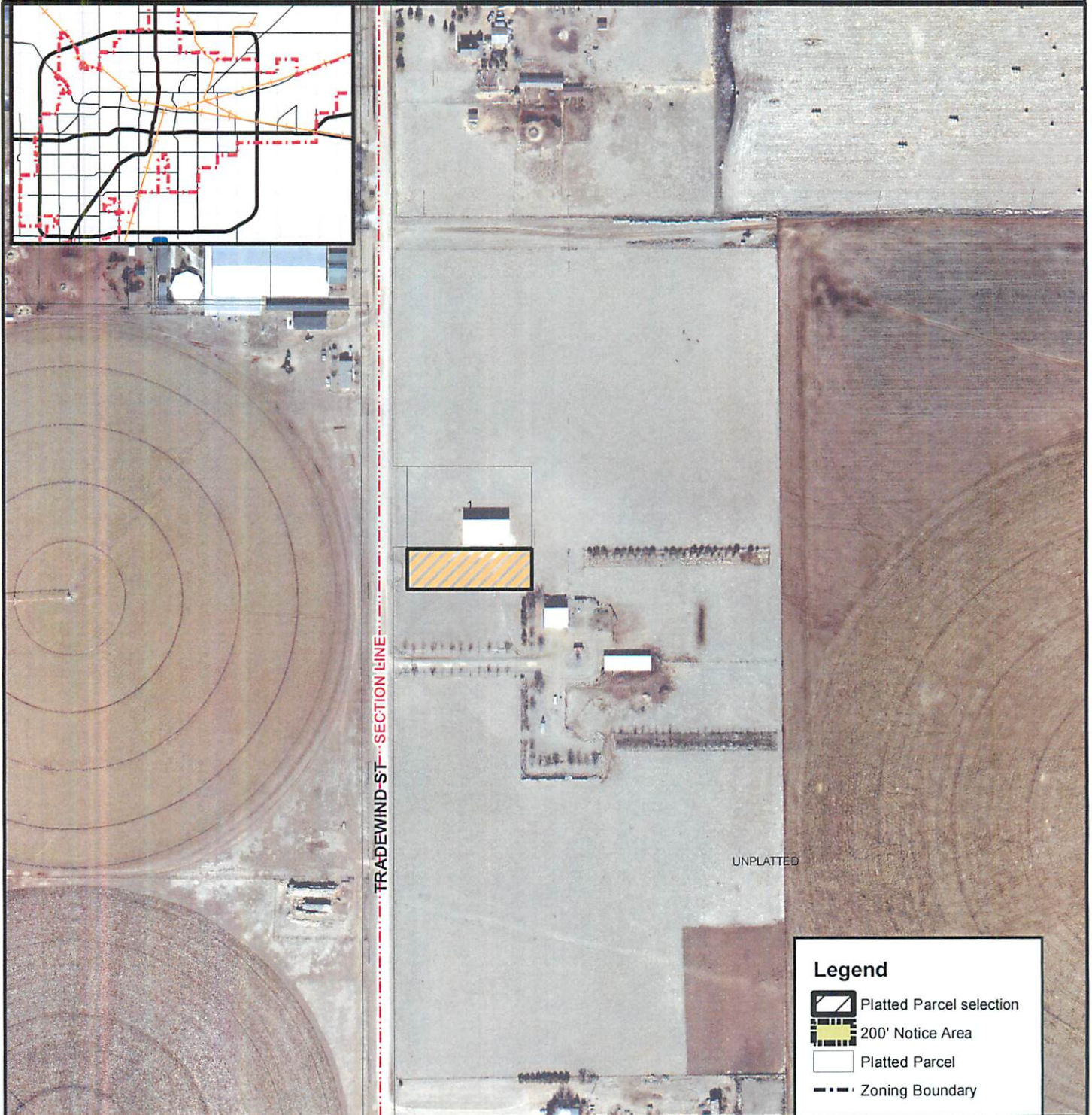
○ = 1/2" iron rod found

⊙ = 1/2" iron rod found with a cap





⊠ = 1/2" iron rod found with Furman cap

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: 1.0002507

P-18-86  
 ARROWHEAD ADDITION UNIT 11



**Legend**

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

**CITY OF AMARILLO  
 PLANNING DEPARTMENT**

Scale: 1 inch = 296 feet  
 Date: 8/23/2018



Arrowhead Addition Unit No. 11, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 149, Block 2, A.B.&M. Survey, Randall County, Texas.

Owner: Charles Ham  
 Surveyor: Robert Keys

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.



**Notes**

- 1.) This plat does lie within the Extrajurisdiction of the City of Amarillo, Texas
- 2.) This plat does not lie within flood hazard area zone "AE", according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C0230E, dated June 04, 2010 nor does this plat lie within the City of Amarillo's base flood, according to the flood damage mitigation chapter of the flood damage mitigation plan. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required. Property owners should refer to the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) and the Flood Insurance Study (FIS) for the flood hazard area zones "AE" as shown on the referred F.E.M.A./F.I.R.M. which designates approximate flood hazard area zones. Said flood maps do not represent a detailed flood study.
- 3.) Property distances and/or bearings are shown as measured or held with this survey. Plat and/or deed calls are shown within parentheses when differing from measured distances and/or bearings and not within the Texas and/or of the Professional Land Surveying General Rules of Procedures and Practices regarding Precision (693.15).
- 4.) Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise
- 5.) There is hereby created by this plat a sanitary control easement around each approved water well location with a 150 foot radius within which no sub-surface sewerage systems may be constructed. Conversely no water well location will be approved that is closer than 150 feet to a sub-surface sewerage system. Water well locations will be made on an individual basis. This easement is for the sole purpose of sanitary control and does not prohibit building construction or other uses. The location of the well is shown on the plat and the location of the property are unknown and therefore cannot be shown on this survey plat.

**Dedication**

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

That, **Charles Edward Ham**, being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Arrowhead Addition Unit No. 11** a suburban subdivision to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements, unless noted as existing with the recording information shown.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Charles Edward Ham,  
9101 Tradewind Street  
Amarillo, Texas 79118  
(806) 384-5801

**Notary Attest**

State of Texas §  
County of Randall §

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

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2018.



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

Grantors Address:  
City of Amarillo,  
P.O. Box 1971 79105-1971  
Amarillo, Texas

**Description**  
A 1.693 acre tract of land being a portion of a 13.30 acre tract of land described in that certain Warranty Deed recorded in Volume 997, Page 420 of the Deed Records of Randall County, Texas, situated in Section 149, Block 2, A.B. & M. Survey, Randall County, Texas, surveyed on the ground by Robert Keys and Associates on these 10th & 19th days of July, 2018, and said tract of land being further described by metes and bounds as follows.

Commencing at the northwest of a 1.211 acre tract of land described in that certain Warranty Deed recorded under Clerk's File No. 2007012124 of the Official Public Records of Randall County, Texas, from whence a 3/8 inch iron rebar, found for reference, bears N. 89° 54' 47" E., 40.85 feet.

Thence S. 00° 10' 54" E., 118.67 feet along the west line of said Section 149 to the southwest corner of said 1.211 acre tract of land, from whence a 3/8 inch iron rebar with a cap stamped "HBD" found for reference, bears N. 89° 55' 15" E., 40.73 feet.

Thence S. 00° 10' 54" E., 49.21 feet along the west line of said Section 149 to the northwest and **BEGINNING CORNER** of this tract of land, from whence the Northwest Corner of said Section 149 bears N. 00° 10' 54" W., 1369.98 feet (previous deed).

Thence N. 89° 53' 45" E., (Directional Control GPS Observation WGS-84), at 40.43 feet pass a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set for reference, a total distance of 444.43 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the northeast corner of this tract of land, from whence a 3/8 inch iron rebar with a cap stamped "HBD" found at the southeast corner of said 1.211 acre tract of land bears N. 00° 10' 54" W., 49.02 feet.

Thence S. 00° 10' 54" E., 165.00 feet to 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the southeast corner of this tract of land, from whence a 1/2 inch iron rebar, found at the southeast corner of said 13.30 acre tract of land bears S. 00° 10' 54" E., 165.00 feet and N. 89° 53' 45" E., 281.39 feet.

Thence S. 89° 53' 45" W., at 404.43 feet pass a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507" set for reference, a total distance of 444.43 feet to the northeast corner of this tract of land, from whence a 3/8 inch iron rebar with a cap stamped "HBD" found at the southwest of said 13.30 acre tract of land bears S. 89° 53' 45" W., 4.65 feet from the southwest of said 13.30 acre tract of land.

Thence N. 00° 10' 54" W., 165.00 feet along the west line of said Section 149 to the **POINT OF BEGINNING**.

**Approval**

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Chairman \_\_\_\_\_

**Certificate**

I do hereby certify that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion, and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 10th and 16th days of July, 2018.



Registered Professional Land Surveyor  
Job No. 180705

**Approval**

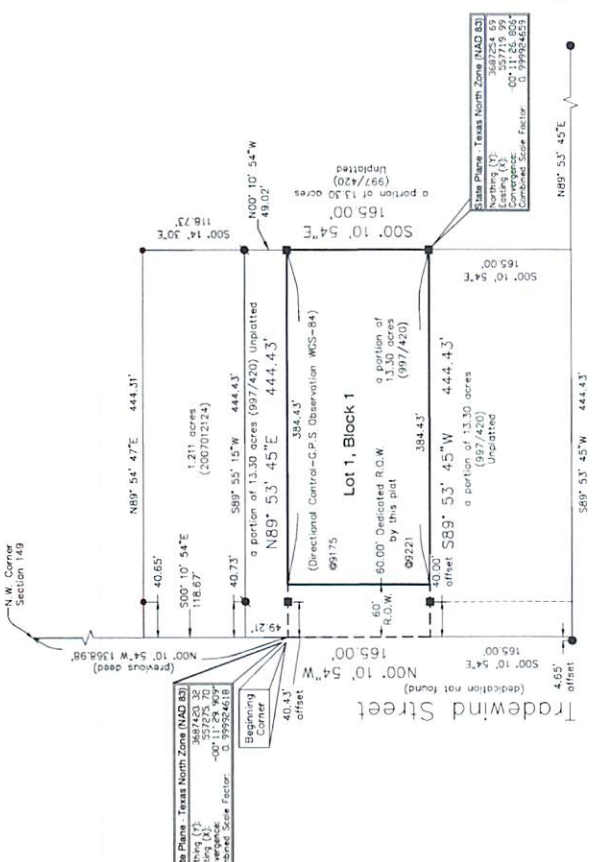
Approved by the Bi-City-County Health Department

Health Official \_\_\_\_\_ Date \_\_\_\_\_

Filed of Record: \_\_\_\_\_

date \_\_\_\_\_ County Clerk Title No. \_\_\_\_\_

County Clerk Title No. \_\_\_\_\_



**Legend :**

- = 3/8" iron rebar with a cap stamped "KEYS R.P.L.S. 2507" (set)
- = 3/8" iron rebar with a cap stamped "HBD" (found)
- = 1/2" iron rebar (found)
- = 3/8" iron rebar (found)
- ⓪:1234 = Address assigned by the City of Amarillo (subject to change without notice)
- SPS =Southwestern Public Service Co
- AT&T =American Telephone & Telegraph Co
- SUD =Suddenlink Communications Co
- P.U.E = Public Utility Easement
- (/ /) = Instrument recording in County Clerk's Office

**Arrowhead Addition  
Unit No. 11**

A Suburban Subdivision to the City of Amarillo being an unplatted tract of land out of Section 149, Block 2, A. B. & M. Survey, Randall County, Texas 1.693± Acres

Robert Keys & Associates

