

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 October 8, 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 Sept. 24, 2018 meeting.
- IV. Regular Agenda:
 1. **SUDIVISION PLAT/S:** The Planning & Zoning Commission has final authority for approval; appeals may be directed to City Council.
 - A. P-18-96 Southland Acres Unit No. 6, a Subdivision to the City of Amarillo, being a replat of a portion of Lot 21, Block 1, Southland Acres Unit No.1, in section 145, Block 2, A.B. &M. Survery, Randall County,
APPLICANT/S: Brenda Ramirez
VICINITY: Truman St. & S. Osage St.
 - B. P-18-103 Tascosa Estates Unit No. 15, an addition to the City of Amarillo, being a replat of Lots 9, 10, 11, 12, and 13, Block 10, Tascosa Estates Unit No. 9, in Section 11, Block 9, BS&F Survey, Potter County, Texas.
APPLICANT/S: Stella Ysasaga / NTCS LLC
VICINITY: Ryan Palmer Ln.
 2. **REZONING:** The Planning & Zoning Commission makes recommendation for approval or denial; appeals may be directed to City Council.
 - A. Z-18-24 Rezoning of Lots 5 and 6, Block 35, Miller Heights Unit No.1, in Section 168, Block 2, AB&M Survey plus one-half of all bounding streets, alleys, and public ways to change from Multifamily District 1 to Multifamily District 1 with a Specific Use Permit for placement of a Class B Manufactured Home.
Applicant: Lonnie Gaither
Vicinity: NW 12th Ave. and Adams St.
 - B. Z-18-25 Rezoning Lots 10 thru 12, Block 110, Glenwood Addition Unit No. 1, in Section 154, Block 2, AB&M Survey, Potter County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Manufactured Home District (MH) to Moderate Density District (MD).
Applicant: Collins Family Properties
Vicinity: SE 27th Ave & Roberts St
 - 3: Discuss Items for Future Agendas.

SIGNED this 4th day of October, 2018.



Cris Valverde, Assistant Director
Planning and Development Services

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 24th day of September, 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	16	3
Royce Gooch	Y	17	15
Rob Parker, Chairman	Y	99	83
Rick Thomason	Y	69	57
Bowden Jones	Y	60	47
Dick Ford	Y	44	36
Terry Harman	Y	43	42

PLANNING DEPARTMENT STAFF:

Kelley Shaw, Development Customer Service Coordinator
Andrew Freeman, Director of Planning and Development Services
Cris Valverde, Assistant Director of Planning and Development Services
Leslie Schmidt, Senior Assistant City Attorney
Kyle Schniederjan, City Engineer
Sherry Bailey, Senior Planner
Hannah Green, Recording Secretary

Chairman Parker opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Kelley Shaw and 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 September 10th, 2018 meeting.

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

- IV. Regular Agenda:

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

Kelley Shaw, Development Customer Service Coordinator, presented this item, explaining the staff recommendation of amendments to the current Subdivision Ordinance regulations regarding “partial release” of cash surety. Mr. Shaw noted current challenges and that the amendment, if approved, would allow those who submit a cash surety to request reimbursements, tied to partial completion of public improvements, in a shorter time frame than is currently allowed.

Kyle Schniederjan, City Engineer, also stood to further explain the amendment, giving more detail as to the reasons for the desired change and the process itself. Mr. Schniederjan also stood to answer questions from the Commission. Mr. Shaw and Mr. Schniederjan both stood to answer questions posed by the Commission regarding the details and proposed process change.

Chairman Parker asked if anyone wanted to speak in favor of this item. Joe Shehan, 5809 S. Western, stood to speak in favor of this item. Mr. Shehan also spoke concerning the importance of the wording of the amendment and how it affects the changes. Mr. Shehan emphasized his support for the item while taking questions from the Commission regarding any of his ideas for further clarification in the amendment to make sure the project is completed efficiently.

Kyle Schniederjan stood again to take questions from the Commission. Leslie Schmidt, Senior Assistant City Attorney, stood to take questions from the Commission.

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

A motion to approve this consideration was made by Commissioner Parker, seconded by Commissioner Harman, but failed in a 3-3 vote with Commissioner Thomason, Commissioner Gooch, and Commissioner Bowden against.

2: VACATION: The Planning & Zoning Commission makes recommendation for approval or denial: CITY COUNCIL takes final action.

A. V-18-05 Vacation of a 5 ft. Public Utility Easement in Lot 4, Block 1, Belmont Park Addition Unit No. 1, in Section 157, Block 2, AB&M Survey, Potter County, Texas.

Sherry Bailey, Senior Planner, presented this item, and advised that the applicant is requesting a vacation of a 5ft. Public Utility Easement.

Ms. Bailey ended the presentation with a staff recommendation of approval of the request.

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

A motion to approve V-18-05 was made by Commissioner Ford, seconded by Commissioner Bowden, and carried unanimously.

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

A. Z-18-24 Rezoning of Lots 5 and 6, Block 35, Miller Heights Unit No.1, in Section 168, Block 2, AB&M Survey plus one-half of all bounding streets, alleys, and public ways to change from Multiple-Family District 1 (MF-1) to Multiple-Family District 1 (MF-1/SUP 197) with a Specific Use Permit for placement of a Class B Manufactured Home.

Sherry Bailey, Senior Planner, presented this item, and advised that the applicant is requesting to move an existing manufactured home; however the required appraisal has not been obtained at this time. Ms. Bailey ended the presentation with a staff recommendation of tabling the item until the October 8, 2018 meeting.

A motion to recommend tabling Z-18-24 to a future meeting was made by Commissioner Ford, seconded by Commissioner Harman, and carried unanimously

4: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:53 P.M.

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.
- 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 Sept. 25, 2018 meeting.

IV. Regular Agenda:

1. **SUDIVISION PLAT/S:** The Planning & Zoning Commission has final authority for approval; appeals may be directed to City Council.

- A. P-18-96 Southland Acres Unit No. 6, a Subdivision to the City of Amarillo, being a replat of a portion of Lot 21, Block 1, Southland Acres Unit No.1, in section 145, Block 2, A.B. &M. Survey, Randall County,
 APPLICANT/S: Brenda Ramirez
 VICINITY: Truman St. & S. Osage St.

Consideration of a request for approval of a residential replat which requires a public hearing and notifications to be sent to all property owners within 200' of the replat (Texas Local Government Code 212.015(c)). This application requires action from the Planning and Zoning Commission.

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

- B. P-18-103 Tascosa Estates Unit No. 15, an addition to the City of Amarillo, being a replat of Lots 9, 10, 11, 12, and 13, Block 10, Tascosa Estates Unit No. 9, in Section 11, Block 9, BS&F Survey, Potter County, Texas.
 APPLICANT/S: Stella Ysasaga / NTCS LLC
 VICINITY: Ryan Palmer Ln.

This item is considered a Residential Replat which requires notices to property owners be sent and allowance for public comment. This item has been through our review process, and needed corrections have been sent to the surveyor. At the time of this writing no final documents have been submitted.

Planning staff recommends **tabling** this item until the next meeting, 10/22/2018, but allowing any public comments to be made at this meeting. Typical notification is being sent for the next scheduled meeting date.

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

- A. Z-18-24 Rezoning of Lots 5 and 6, Block 35, Miller Heights Unit No.1, in Section 168, Block 2, AB&M Survey plus one-half of all bounding streets, alleys, and public ways to change from Multiple-Family District 1 (MF-1) to Multiple-Family District 1 (MF-1/SUP 197) with a Specific Use Permit for placement of a Class B Manufactured Home.
 Applicant: Lonnie (Luv) Gaither
 Vicinity: NW 12th Ave. and Adams St.

This item was tabled at the September 24, 2018 meeting to the October 8, 2018 for consideration due to the fact that the applicant has not submitted the typically required real estate appraisal letter needed for a Specific Use Permit request.

Area Characteristics

Adjacent zoning consists of Multi-Family District 1 (MF-1) in all directions and which allows the placement of manufactured home through provided a Specific Use Permit is approved.

Proposal

The applicant is requesting to move an existing manufactured home from 24th Avenue to this site since she has sold the 24th Ave. lot. This is a Class B Manufactured Home which was built after 1976 and meets the constructions standards established at that time, but is six years old or less and meets the installation requirements of Zoning Code 4-10-87 Manufactured Home Standards. The applicant has provided an appraisal which indicates that the requested manufactured home will not have a detrimental effect on the surrounding residential area.

Analysis

In reviewing each Specific Use Permit request, staff reviews the Zoning Code requirements for a Specific Use Permit in order to determine if the applicant has met the application requirements. Staff then looks to the City of Amarillo Comprehensive Plan in order to determine the land use recommendations for this area as it pertains to additional land uses within Multiple-Family Residential District-1..

Characteristics:

Multiple Family Residential primarily calls for residential areas with less openness and separation between dwellings and a more varied housing type intermixed within the district. Single Family, Duplex and Apartments along with manufactured homes come together in this district to meet the housing needs identified in this area of town. The challenge in this zone is to enhance neighborhood quality and sustainability in the older more challenged area of town. In the northern area of Amarillo, the Neighborhood Unit Concept so prevalent in other residential areas of Amarillo is not a strong concept. In the area where the applicant has requested establishing the Specific Use Permit there is a site built home on the northern corner of the block and a site built home on the southern corner of the block. There are no homes in the block across the street, however on the backside of this block there are two existing manufactured homes that have been established for a number of years. As indicated in the Amarillo Comprehensive Plan the most serious housing problems in Amarillo are concentrated in residential areas interspersed with nonresidential uses and containing a large amount of undeveloped land.

Recommendation

The applicant has met the requirements of the Specific Use Permit and the area in question includes other manufactured homes of similar character. Staff recommends the approval of the Specific Use Permit for a placement of a manufactured home on the site.

Notices have been sent out to eighteen 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.

- B. Z-18-25 Rezoning Lots 10 thru 12, Block 110, Glenwood Addition Unit No. 1, in Section 154, Block 2, AB&M Survey, Potter County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Manufactured Home District to Moderate Density District.

Applicant: Collins Family Properties
Vicinity: SE 27th Ave & Roberts St

Area Characteristics

Adjacent zoning consists of Manufactured Home District to the north and west and Heavy Commercial to the south and east.

Adjacent land uses consist of single-family detached homes to the north, west, and south, and vacant land to the east.

Proposal

The applicants build modest, well built affordable housing and have received Community Development Block Grant (CDBG) funding to build three duplexes on the above-mentioned lots. The applicant's lots are within the Barrio Neighborhood and in an area with a need for affordable housing to replace an aging deteriorating housing stock.

The present zoning, Manufactured Home District does not allow for duplex construction.

Analysis

The applicant originally requested Heavy Commercial which would allow for duplex construction. Rezoning the applicant's three lots to Heavy Commercial zoning would typically be considered a logical continuation of existing Heavy Commercial zoning located to the east and south.

That said, considering that either residential zoning and/or development is found immediately to north, west, and south, staff was of the opinion, that protection of the residential zoning and/or land uses is key. To this end, staff recommended that Moderate Density District zoning, rather than expanding Heavy Commercial zoning be considered.

Both zonings (Heavy Commercial and Moderate Density) allow for the proposed residential product (duplex), yet staff believes that Moderate Density zoning maintains the residential character and predominate development pattern of the area in a manner that mitigates any negative impacts on surrounding residences from uses allowed outright within a Heavy Commercial District.

Furthering staff's recommendation of Moderate Density zoning is with much of the area zoned Heavy Commercial adjacent to the applicant's site developed with single-family residences, the Barrio Neighborhood Plan has identified this area as being in need of rezoning to a district that better reflects existing residential land uses as well as the Comprehensive Plan's Future Land Use Map land use recommendation of General Residential.

Staff visited with the applicants and presented Moderate Density District as an alternative zoning designation and reasoning for such. The applicant's were amenable to the change and is the reasoning for the request as presented. proposed future rezoning.

Recommendation

Considering the above, staff is of the opinion that Moderate Density zoning as presented is appropriate and recommends approval as presented.

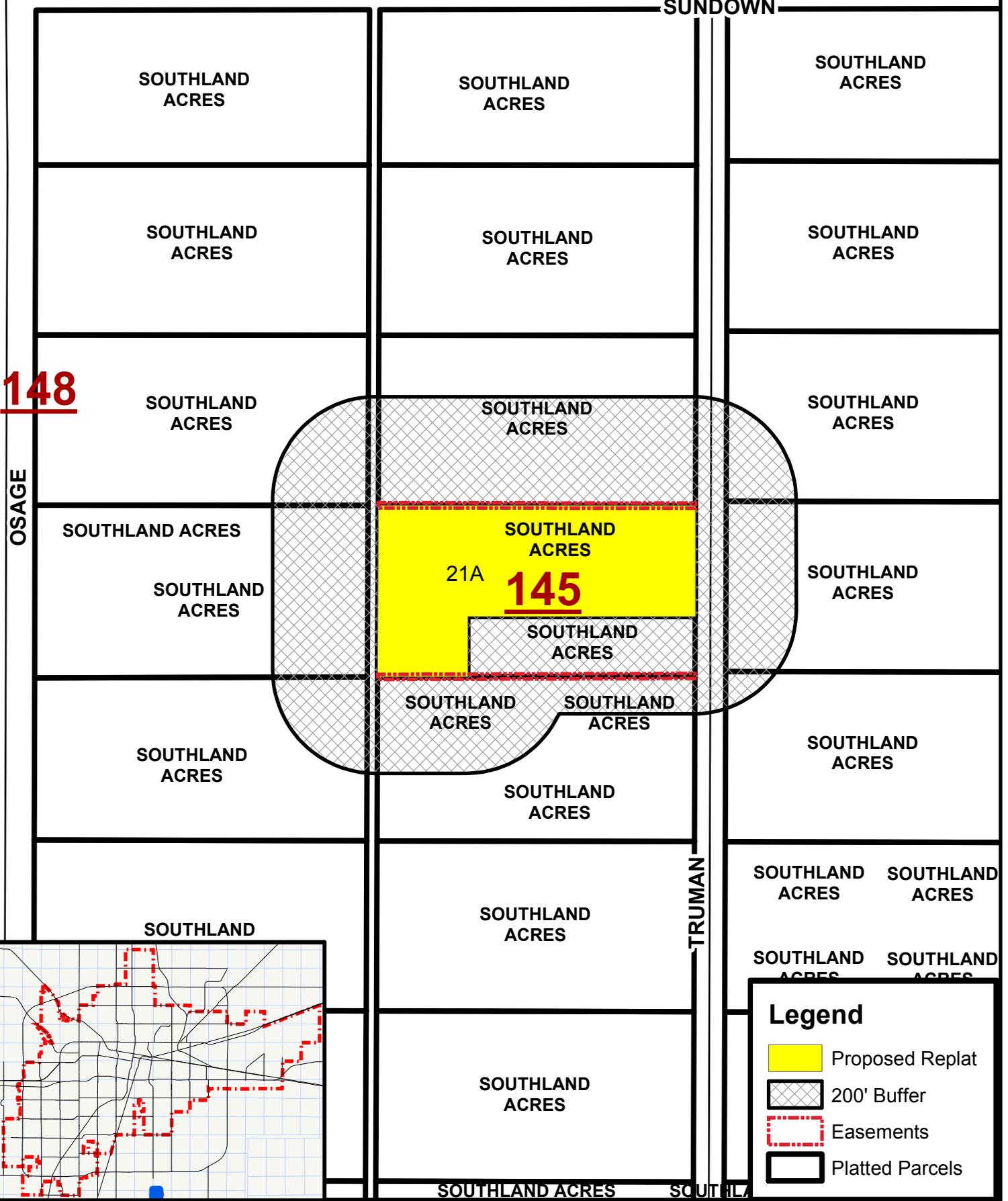
Notices have been sent out to twenty-four property owners within 200 feet regarding this proposed rezoning. At the time of this writing, the Planning Department has not received any comments regarding this request.

3. Discuss Items for Future Agendas.

Proposed Replat of Southland Acres Unit No 6 P-18-96

149 SECT 144
A B & M

144 SECT 144
A B & M



Legend

- Proposed Replat
- 200' Buffer
- Easements
- Platted Parcels

**CITY OF AMARILLO
PLANNING DEPARTMENT**

P-18-96. Southland Acres Unit No. 6,
a Subdivision to the City of Amarillo,
being a replat of a portion of Lot 21,
Block 1, Southland Acres Unit No.1,
in section 145, Block 2, A.B. &M. Survey,
Randall County, Texas.

Scale: 1:3000
Date: 09-20-2018
Case No: P-18-96

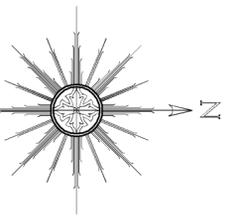
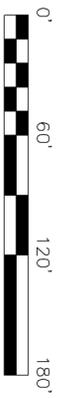


Developer: Brenda Ramirez
Surveyor: David G. Miller R.P.L.S., Atlas land
Surveying, LLC

Vicinity: Truman St. & S Osage St. AP: P19

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.

* = ADDRESS ASSIGNED BY THE CITY OF AMARILLO
(SUBJECT TO CHANGE WITHOUT NOTICE)



Scale: 1" = 60'

SOUTHLAND ACRES UNIT No. 6

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING A REPLAT OF A PORTION OF LOT 21, BLOCK 1, SOUTHLAND ACRES UNIT No. 1,
IN SECTION 145, BLOCK 2, A. B. & M. SURVEY, RANDALL COUNTY, TEXAS

3.526 ACRES

LOT 22
BLOCK 1

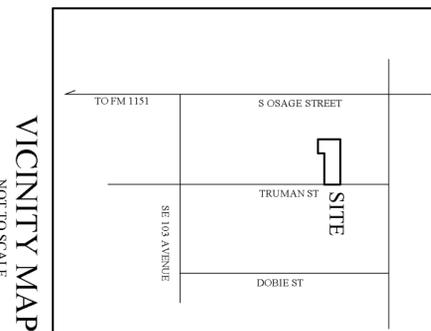
SOUTHLAND ACRES - UNIT No. 1
Volume 674, Page 337 - Randall County Deed Records

5/8" IRON ROD, SET
(1/2" IRON ROD FOUND)

5' EXISTING EASEMENT ON EACH LOT
Volume 674, Page 337
Randall County Deed Records

POINT OF BEGINNING
N: 3682488.90
E: 563905.39

1/2" IRON ROD, FOUND



VICINITY MAP
NOT TO SCALE

DESCRIPTION

A 3.526 ACRE TRACT OF LAND BEING A PORTION OF LOT 21, BLOCK 1, SOUTHLAND ACRES UNIT No. 1, A SUBURBAN SUBDIVISION IN SECTION 145, BLOCK 2, A. B. & M. SURVEY, RANDALL COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF OF RECORD IN VOLUME 674, PAGE 377 OF THE DEED RECORDS OF RANDALL COUNTY, TEXAS, SAID 3.526 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 21;

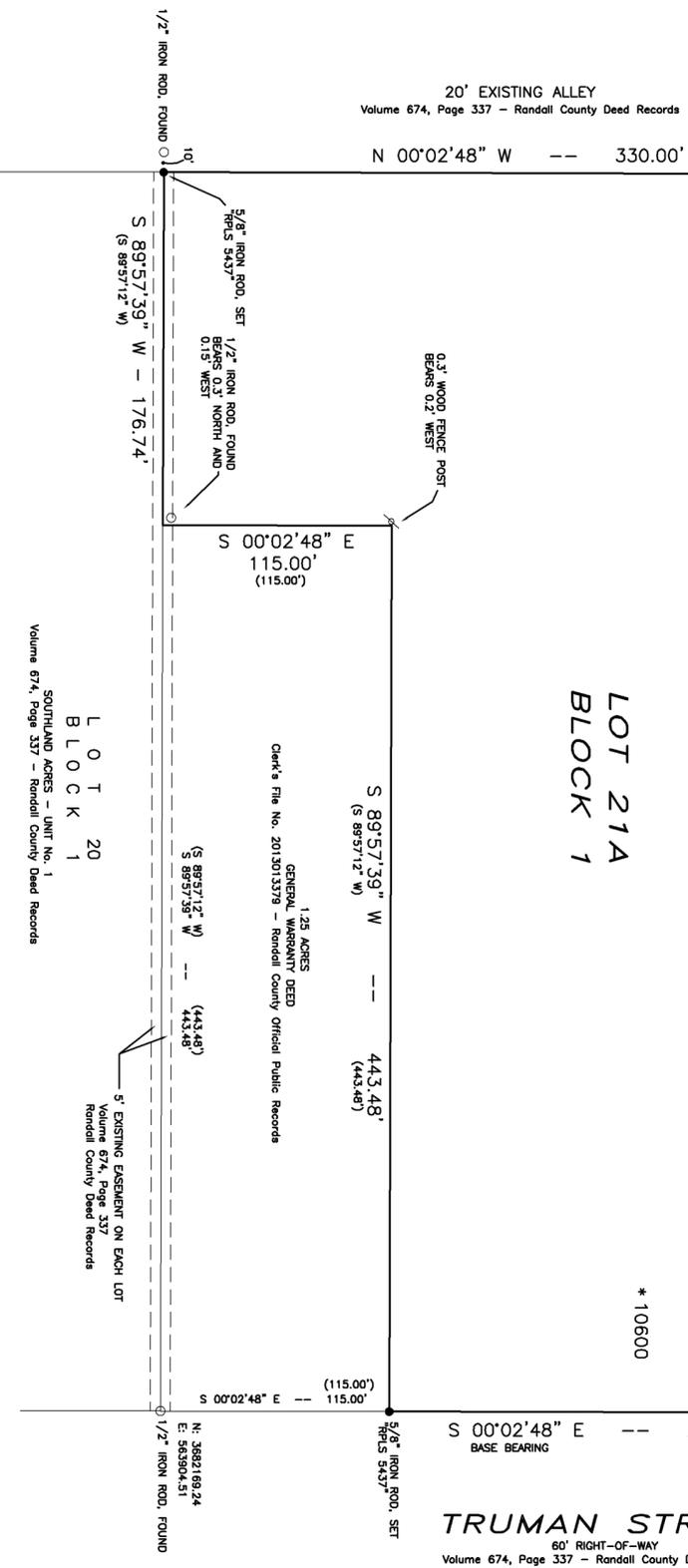
THENCE SOUTH 00 DEGREES 02 MINUTES 48 SECONDS EAST (BASE BEARING), ALONG THE EAST LINE OF SAID LOT 21, A DISTANCE OF 214.74 FEET TO A 5/8 INCH IRON ROD TRUS 5457 SET; THE EAST SOUTHEAST CORNER OF THIS TRACT OF LAND BEING THE NORTHEAST CORNER OF A 1.29 ACRE TRACT OF LAND RECORDED UNDER CLERK'S FILE NUMBER 2013013379 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 57 MINUTES 39 SECONDS WEST ALONG THE NORTH LINE OF SAID 1.29 ACRE TRACT OF LAND, A DISTANCE OF 443.48 FEET TO THE NORTHWEST CORNER OF SAID 1.29 ACRE TRACT OF LAND, A DISTANCE OF 115.00 FEET TO THE WEST LINE OF SAID 1.29 ACRE TRACT OF LAND, A DISTANCE OF 115.00 FEET TO THE SOUTHWEST CORNER OF SAID 1.29 ACRE TRACT OF LAND, WHENCE A 0.3 WIDE WOOD FENCE POST BEARS WEST, 0.2 WEST 0.15;

THENCE SOUTH 00 DEGREES 02 MINUTES 48 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 21, A DISTANCE OF 176.74 FEET TO A 5/8 INCH IRON ROD TRUS 5457 SET; THE SOUTHWEST CORNER OF SAID LOT 21;

THENCE NORTH 00 DEGREES 02 MINUTES 48 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 21, A DISTANCE OF 330.00 FEET TO A 5/8 INCH IRON ROD TRUS 5457 SET; THE NORTHWEST CORNER OF SAID LOT 21;

THENCE NORTH 89 DEGREES 59 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 21, A DISTANCE OF 620.22 FEET TO THE POINT OF BEGINNING.



OWNER'S ACKNOWLEDGEMENT

THAT THE UNDERSIGNED, BRENDA RAMIREZ, BEING THE PRESENT OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS MAP OR PLAT HAVE CAUSED ALL OF SAID LANDS TO BE RESURVEYED, RESUBDIVIDED, REPLATTED AND DESIGNATED AS SOUTH ACRES UNIT No. 6, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS, AND DOES DECLARE THAT ALL EASEMENTS SHOWN UPON SUCH MAP OR PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS UNLESS NOTES AS EXISTING WITH THE RECORDING INFORMATION SHOWN.

EXECUTED THIS _____ DAY OF _____, 2018.

BRENDA RAMIREZ
2906 TRIGG STREET
AMARILLO, TEXAS 79103

ATTEST

STATE OF _____ KNOWN ALL MEN BY THESE PRESENTS

COUNTY OF _____

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

NOTES

1. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48381 00235E, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE AS SHOWN THEREON. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.
2. THIS PLAT IS WITHIN THE AMARILLO E.T.J.
3. COORDINATES SHOWN ARE RELATIVE TO TEXAS COORDINATE SYSTEM, NORTH ZONE, NAD 1983. SITE C.S.F. = 1.00025
4. THERE IS HEREBY CREATED BY THIS PLAT A SANITARY CONTROL EASEMENT AROUND EACH APPROVED WATER WELL LOCATION WITH A 100 FOOT RADIUS WITHIN WHICH NO SUB-SURFACE SEWERAGE SYSTEM WILL BE APPROVED THAT IS CLOSER THAN 100 FEET TO A SUB-SURFACE SEWERAGE SYSTEM. WATER WELL LOCATION WILL BE MADE ON AN INDIVIDUAL BASIS. THIS EASEMENT IS FOR THE SOLE PURPOSE OF SANITARY CONTROL AND DOES NOT PROHIBIT BUILDING ENCROACHMENTS. LOCATIONS OF EXISTING WATER WELLS AND SEWERAGE SYSTEMS OR ADJACENT TO THIS PROPERTY ARE UNKNOWN AND THEREFORE CANNOT BE SHOWN ON THIS SURVEY PLAT.

CERTIFICATE

I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IN MY PROFESSIONAL OPINION; AND THAT IT WAS PREPARED FROM A PERMETER SURVEY STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 25TH DAY OF AUGUST, 2018.



DAVID G. MILLER, R.P.L.S. 5437
REGISTERED PROFESSIONAL LAND SURVEYOR

Atlas Land Surveying, Ilc
811 SW 8th Avenue, Amarillo, Texas 79101
Firm Registration No. 00194242

APPROVAL

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

THIS _____ DAY OF _____, 2018.

CHAIRMAN

APPROVED BY THE BI-CITY COUNTY HEALTH DEPARTMENT

THIS _____ DAY OF _____, 2018.

OFFICIAL

GRANTEE'S ADDRESS

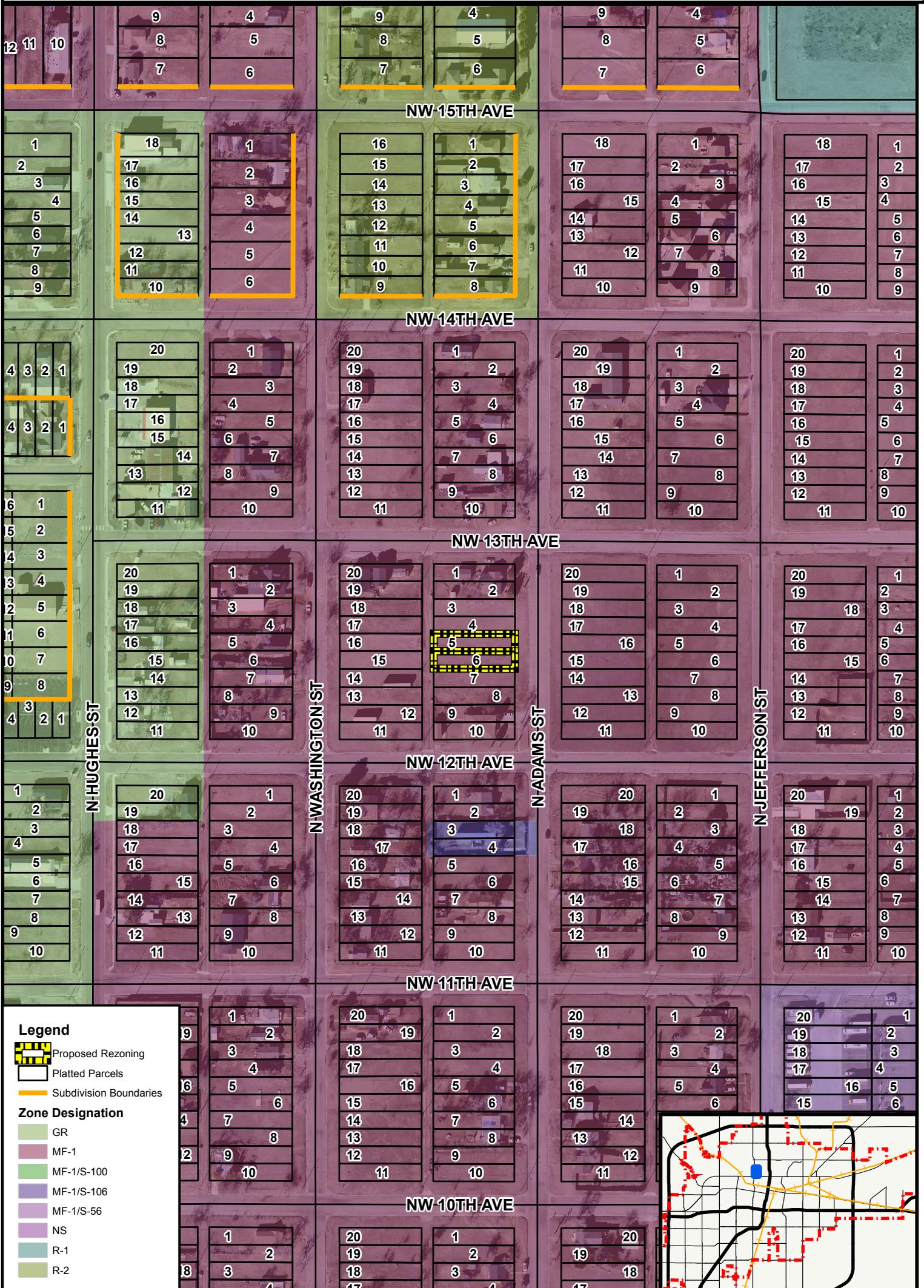
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971
RANDALL COUNTY ROAD DEPARTMENT
P.O. BOX 1339
CANTON, TEXAS 79015

COUNTY CLERK FILE NUMBER

FILED OF RECORD

DATE _____ COUNTY RANDALL

1211 N Adams Current Zoning



CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1 inch = 200 feet
 Date: 10/3/2018
 Case No: Z-18-24



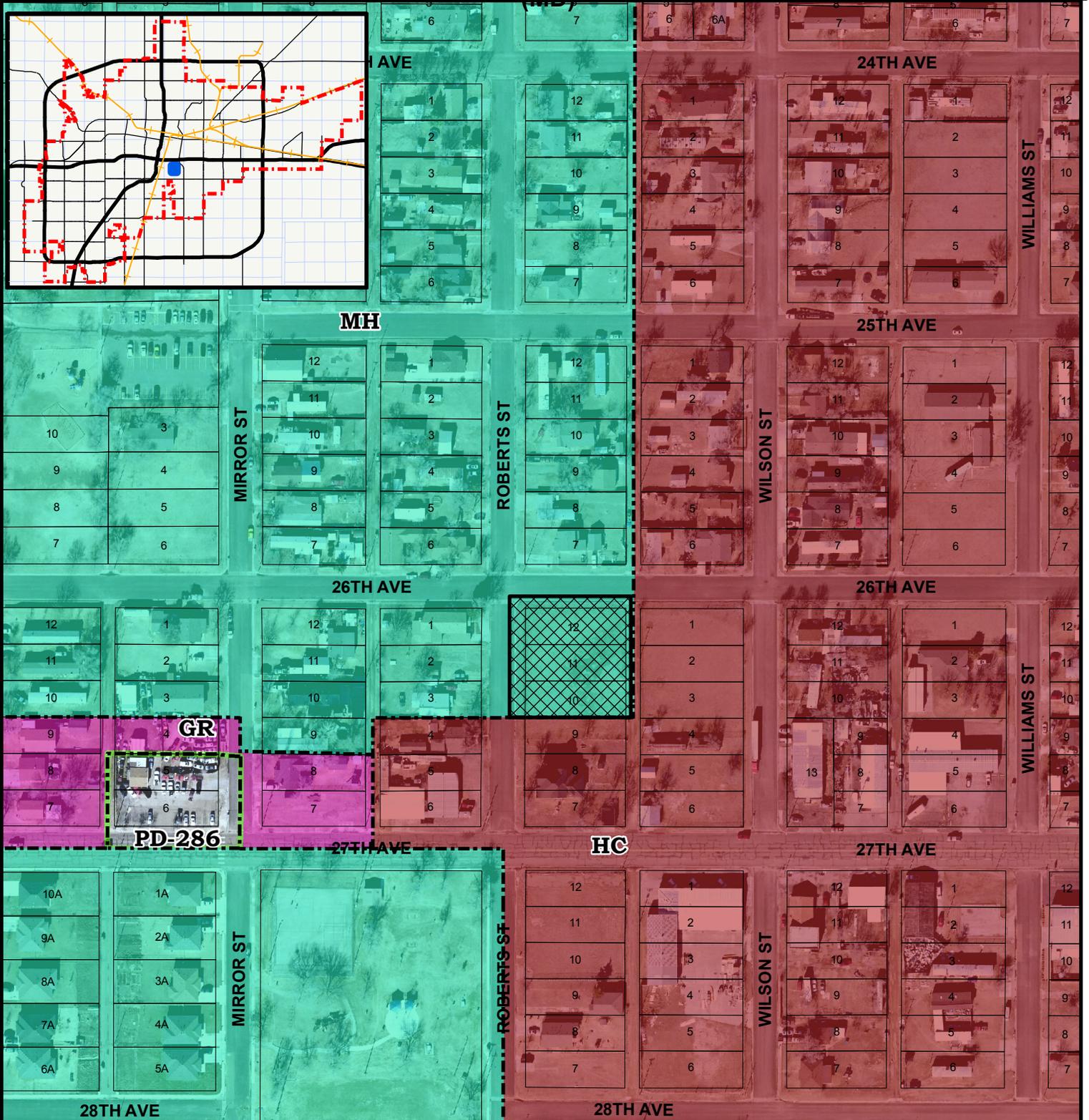
Rezoning of Lots 5 & 6, Block 35,
 of Miller Heights Unit 1, an addition
 to the City of Amarillo, Potter County,
 in Section 168, Block 2, AB&M Survey
 to change from Multifamily-1 (MF-1) to
 Multifamily-1/Specific Use Permit 197 (MF-1/SUP 197)

Vicinity: N. Adams St. & NW 12 Ave.

Applicant: Lonnie Gaither

AP: N10

REZONING LOTS 10 THRU 12 BLOCK 110, GLENWOOD ADDITION UNIT 1 MANUFACTURED HOME DISTRICT (MH) TO MODERATE DENSITY DISTRICT (MD)



CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1 inch = 187 feet
Date: 10/4/2018



Rezoning Lots 10 thru 12, Block 110, Glenwood Addition Unit No. 1, in Section 154, Block 2, AB&M Survey, Potter County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Manufactured Home District to Moderate Density District.

Applicant: Collins Family Properties