



Planning and Zoning Commission Regular Meeting

November 6, 2023

3:00 PM

Third Floor of City Hall - City Council Chambers
601 S. Buchanan, St.
Amarillo, TX 79101

AGENDA

1. **Call to order and establish a quorum is present.**
2. **Public Comment** Citizens who desire to address the Planning and Zoning Commission with regard to items on the agenda and items related to City Business will be received at this time.
3. **Planning and Zoning Commission will discuss or receive reports on the following current matters or projects.**
 - 3.A. Review agenda items for regular meeting and attachments;
 - 3.B. Announcements;
 - 3.C. Request future agenda items or updates from staff;
4. **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.
 - 4.A. Consider approval of the minutes from the October 16, 2023 regular meeting of the Planning and Zoning Commission.
5. **Regular Agenda**
 - 5.A. Public Hearing and Consideration of P-23-127 Mesquite Acres Unit No. 8
A suburban subdivision to the City of Amarillo, being a replat of a portion of Lot 5-B, Block 2, Mesquite Acres Subdivision Unit No. 3, in Section 14, Block 9, BS&F Survey, Potter County, Texas. (VICINITY: W. Yucca Ave. and Quarry St.; APPLICANT/S: Atlas Land Surveying LLC for Blake Watkins)
 - 5.B. Public Hearing and Consideration of P-23-129 Merrit Estates Unit No. 4
A suburban subdivision to the City of Amarillo, being a replat of Lots 18A and 18B, Block 1, Merrit Estates Unit No. 3, in Section 152, Block 2, AB&M Survey, Randall County, Texas (VICINITY: Meritta Ln. and Tradewind St.; APPLICANT/S: Furman Land Surveyors, Inc. for James Del Vecchio)

5.C. Consideration of P-23-134 Highway 136 Unit No. 3

A suburban subdivision to the City of Amarillo, being an unplatted tract of land, in Section 95, Block 2, AB&M Survey, Potter County, Texas. (VICINITY: State Hwy. 136 and Crawford Rd.; APPLICANT/S: Franchesca Morris).

5.D. Public Hearing and Consideration of V-23-10

Vacation of the remaining 4,150 square foot portion of the 20-foot-wide public alley, in Block 1 of Western Plateau Addition Unit No. 1, an addition to the City of Amarillo, in Section 6, Block 9, BS&F Survey, Randall County, Texas. (VICINITY: SW 47th Ave. and Western St.; APPLICANT/S: Furman Land Surveyors Inc. for St. Stephen United Methodist Church)

5.E. Public Hearing and Consideration of Z-23-15

Rezoning of a 16.07 acre tract of unplatted land, in Section 2, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Agricultural District to Residential District 3. (VICINITY: Sundown Ln. and Western St.; APPLICANT/S: Furman Land Surveyors, Inc. for P Dub Land Holdings, LTD)

5.F. Public Hearing and Consideration of ZT-23-02

An amendment to Section 4-10-211 of the City of Amarillo Zoning Ordinance regarding Vehicle Parking Regulations, within Division 4: Vehicle Parking and Loading, of Article V: Supplemental Regulations, for the addition of subsections to be titled "(5) Reduction for Infill Development", "(6) Reduction for Adaptive Reuse", and "(7) Administrative Adjustments".

5.G. Consideration of V-23-11

Vacation of the 20-foot-wide public alley located in Block 83 of Plemons's Addition, an addition to the City of Amarillo, in Section 170, Block 2, AB&M Survey, Potter County, Texas. (VICINITY: SE 7th Ave. and S. Buchanan St.; APPLICANT/S: City of Amarillo)

6. Adjourn

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.

In the event of a lack of quorum to convene or continue the meeting described above, then this matter will automatically be carried forward to the agenda of the next regularly scheduled meeting of the Commission and succeeding meetings as necessary.

Amarillo City Hall is accessible to individuals with disabilities through its main entry on the south side (601 S. Buchanan) 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 806-378-3013 or the City TDD number at 378-4229.

Posted this 1st day of November 2023.

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

On the 16th day of October 2023, the Amarillo Planning and Zoning Commission met in a regular session at 3:00 PM in the City Council Chambers on the third floor of City Hall, 601 S. Buchanan St., Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Renee Whitaker, Vice Chairwoman	Y	66	64
Royce Gooch, Chairman	Y	133	128
Jason Ault	Y	112	88
Fred Griffin	Y	66	65
Cindi Bulla	N	42	33
Jeff Perkins	N	42	28
Lex Graham	N	18	14

CITY STAFF:

Emily Koller, Director of Planning
Cody Balzen, Principal Planner
Brady Kendrick, Senior Planner
Leslie Spear-Schmidt, Senior Assistant City Attorney
Jenine Cruz, Recording Secretary
Ella Ward, Planning Technician

1. Call to order and establish a quorum is present.

Chairman Royce Gooch opened the meeting at 3:00 PM, established a quorum, and conducted the consideration of the following items in the order presented.

2. Public Comment

Chairman Royce Gooch asked if anyone wanted to speak for public comment.

No public comments were made.

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

A. Review agenda items for regular meeting and attachments;

No comments were made by the Commissioners.

B. Discuss potential amendments to Zoning Code Vehicle Parking Regulations Section 4-10-211;

Emily Koller, Director of Planning presented a potential amendment to the Zoning Code Vehicle Parking Regulations Section 4-10-211. Ms. Koller stated it will be presented for consideration to P&Z at their first meeting in November, then it will go to City Council on the November 14 and December 12, 2023 meetings.

Chairman Royce Gooch asked if staff anticipates any push back from existing businesses which had to meet the requirements at the time they developed, since this will allow new developments to have the opportunity to reduce parking counts.

Ms. Koller replied that the neighborhoods which could benefit from this amendment have typically not seen a lot of activity in the area.

Cody Balzen, Principal Planner, stated that those businesses which already exist could also benefit from this amendment if they were considering expansion and the count requirements had previously hindered this in the past.

C. Request future agenda items or updates from staff;

Brady Kendrick, Senior Planner, updated the Commission on the ability of a previously considered carport SUP application to be considered through an ADA exemption.

No requests were made by the Commission for future agenda items.

4. Consent Agenda

A. Consider approval of the minutes from the October 2, 2023, regular meeting of the Planning and Zoning Commission.

A motion to approve the Consent Agenda was made by Vice Chairwoman Renee Whitaker and seconded by Commissioner Fred Griffin.

Motion passed unanimously.

5. Regular Agenda

A. Consideration of P-23-118 Mesquite Ridge West Unit No. 1

Brady Kendrick, Senior Planner, presented the item and gave a staff recommendation of approval of the plat as presented.

Vice Chairwoman Renee Whitaker asked if they had accepted public improvements already or if surety was provided.

Mr. Kendrick replied that they have provided surety.

Chairman Royce Gooch asked if anyone from the audience wanted to speak on the item.

Item 4.A

No public comments were made.

A motion to approve the item as presented was made by Commissioner Jason Ault and seconded by Vice Chairwoman Renee Whitaker.

Motion passed unanimously.

B. Public Hearing and Consideration of P-23-119 Mesquite Ridge Unit No. 2

Brady Kendrick, Senior Planner, presented the item and gave a staff recommendation of approval of the replat as presented.

Chairman Royce Gooch called the public hearing on the item.

No public comments were made.

A motion to approve the item as presented was made by Commissioner Fred Griffin and seconded by Commissioner Jason Ault.

Motion passed unanimously.

C. Consideration of P-23-120 Fox Hollow Unit No. 7

Brady Kendrick, Senior Planner, presented the item and gave a staff recommendation of approval of the plat as presented with a lot depth variance, pending the acceptance of the public improvements or surety being provided prior to the plat expiration.

Commissioner Fred Griffin asked if the residents have access to Loop 335.

Mr. Kendrick replied they currently must go west to Pavillard Drive then south to Loop 335.

Chairman Royce Gooch asked if anyone from the audience wanted to speak on the item.

No public comments were made.

A motion to approve the item with lot depth variance, pending the acceptance of public improvements or surety being provided prior to the plat expiration, was made by Commissioner Jason Ault and seconded by Vice Chairwoman Renee Whitaker.

Motion passed unanimously.

D. Public Hearing and Consideration of P-23-121 Sagebrush Acres Unit No. 2

Brady Kendrick, Senior Planner, presented the item and gave a staff recommendation of approval of the plat as presented with a lot area variance, pending approval of the lot area variance by the Amarillo Area Public Health District and the return of corrected originals prior to the plat expiration.

Commissioner Fred Griffin asked if the City would annex in this location in the future.

Mr. Kendrick replied that it is highly unlikely since the State took away the ability for the City to involuntarily annex properties in 2019.

Chairman Royce Gooch called a public hearing on the item.

No public comments were made.

Item 4.A

A motion to approve the item as presented with a lot area variance, pending approval of the lot area variance by the Amarillo Area Public Health District and the return of corrected originals prior to the plat expiration, was made by Vice Chairwoman Renee Whitaker and seconded by Commissioner Fred Griffin.

Motion passed unanimously.

E. Consideration of P-23-124 Beacon Pointe Unit No. 1

Brady Kendrick, Senior Planner, presented the item and gave a staff recommendation of approval of the plat as presented with the lot depth variance.

No Commissioner comments were made.

Chairman Royce Gooch asked if anyone from the audience wanted to speak on the item.

No public comments were made.

A motion to approve this item with the lot depth variance was made by Commissioner Fred Griffin and seconded by Vice Chairwoman Renee Whitaker.

Motion passed unanimously.

F. Consideration of PP-23-04 Canyon Ridge Unit 8 Preliminary Plan Alley Waiver

Brady Kendrick, Senior Planner, presented the item and gave a staff recommendation of approval of the alley waiver as presented.

Chairman Royce Gooch asked if anyone from the audience wanted to speak on the item.

No public comments were made.

A motion to approve the alley waiver as presented was made by Commissioner Jason Ault and seconded by Commissioner Fred Griffin.

Motion passed unanimously.

6. Adjourn

The meeting adjourned at 3:45 PM.

Emily Koller, AICP
Director of Planning



Planning and Zoning Commission Regular Meeting

November 6, 2023

3:00 PM

Third Floor of City Hall - City Council Chambers

601 S. Buchanan, St.

Amarillo, TX 79101

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 - 4.A. Consider approval of the minutes from the October 16, 2023 regular meeting of the Planning and Zoning Commission.
5. **Regular Agenda**
 - 5.A. **Public Hearing and Consideration of P-23-127 Mesquite Acres Unit No. 8**

A suburban subdivision to the City of Amarillo, being a replat of a portion of Lot 5-B, Block 2, Mesquite Acres Subdivision Unit No. 3, in Section 14, Block 9, BS&F Survey, Potter County, Texas. (VICINITY: W. Yucca Ave. and Quarry St.; APPLICANT: Atlas Land Surveying LLC for Blake Watkins)

Purpose: This plat is for the purpose of creating two lots from a portion of an existing platted lot. Consideration by the Planning and Zoning Commission is required as the plat is considered a residential replat.

Analysis: The plat has been reviewed by the customary city departments and local utility companies and was found to comply with Subdivision and Development Ordinance standards with the exception of corrected originals not yet being received.

Public Notices: Public notices were sent as required by State Law, and no comments have been received as of this writing.

Recommendation: Considering the just mentioned, Staff recommends approval of the plat as presented pending the return of corrected originals prior to the plat's expiration.

5.B. Public Hearing and Consideration of P-23-129 Merrit Estates Unit No. 4

A suburban subdivision to the City of Amarillo, being a replat of Lots 18A and 18B, Block 1, Merrit Estates Unit No. 3, in Section 152, Block 2, AB&M Survey, Randall County, Texas (VICINITY: Meritta Ln. and Tradewind St.; APPLICANT: Furman Land Surveyors, Inc. for James Del Vecchio)

Purpose: This plat is for the purpose of replatting two lots into a single lot. Consideration by the Planning and Zoning Commission is required as the plat is considered a residential replat.

Analysis: The plat has been reviewed by the customary city departments and local utility companies and was found to comply with all Subdivision and Development Ordinance standards with the exception of corrected originals not yet being received.

Public Notices: Public notices were sent as required by State Law, and no comments have been received as of this writing.

Recommendation: Considering the just mentioned, Staff recommends approval of the plat as presented pending the return of corrected originals prior to the plat's expiration.

5.C. Consideration of P-23-134 Highway 136 Unit No. 3

A suburban subdivision to the City of Amarillo, being an unplatted tract of land, in Section 95, Block 2, AB&M Survey, Potter County, Texas. (VICINIYT: State Hwy. 136 and Crawford Rd.; APPLICANT/S: Franchesca Morris).

Purpose: This plat is for the purpose of creating a residential lot in the City's ETJ in order for the applicant to obtain a septic system permit. The plat requires consideration by the Planning and Zoning Commission as a lot width variance is being required for the lot.

Analysis: The plat has been reviewed by the customary city departments and local utility companies and was found to meet Subdivision and Development Ordinance standards with the exception of the minimum lot width for which the variance is being requested and corrected originals not yet being received.

Lots in the ETJ that front upon designated arterial roadways are required to have a minimum lot width of 150 feet typically. In this instance, the lot is 125 feet wide. The purpose of the requirement is to promote safe driveway spacing on

roadways that typically feature higher volumes of traffic and speed limits. Regarding the lot in question, Staff is of the opinion that the requested variance is appropriate and would not result in detrimental impacts for the following reasons:

- The lot is already developed and utilizes existing driveway approaches, and if approved, the plat would not create the need for additional driveway approaches.
- The lot is “landlocked” in terms of property ownership and the applicant is not able to acquire additional property to make the lot wider.
- Approaches on Highway 136 are regulated by TxDot and they have stated that additional approaches would not be granted even if this plat was approved. The lot already has access to Highway 136.

Recommendation: Considering the just mentioned, Staff recommends approval of the plat as presented with a lot width variance, pending the return of corrected originals prior to the plat’s expiration.

5.D. Public Hearing and Consideration of V-23-10

Vacation of the remaining 4,150 square foot portion of the 20-foot-wide public alley, in Block 1 of Western Plateau Addition Unit No. 1, an addition to the City of Amarillo, in Section 6, Block 9, BS&F Survey, Randall County, Texas. (VICINITY: SW 47th Ave. and Western St.; APPLICANT: Furman Land Surveyors Inc. for St. Stephen United Methodist Church)

Purpose: The applicant is requesting abandonment of the remaining portion of the noted alley to create a unified development site for a parking lot expansion for the church that is located on the same block.

Analysis: The request was reviewed by applicable city departments and local utility companies, and since utility infrastructure is present in the alley for both the City and franchise utility companies, a public utility easement was requested to be retained over the area of abandonment. If approved, a public utility easement will be dedicated over the area proposed for vacation. No other comments were expressed regarding the proposed vacation.

As with any request to vacate public right-of-way, an applicant is required to either pay fair market value to acquire the alleyway, dedicate an area of equal or greater value, pay only the higher cost of the fair market value or the relocation cost, or complete a combination of these requirements.

In this instance, the applicant is dedicating a public utility easement over the area proposed for vacation and as such, no fair market value payment is required.

Public Notices: Public notices were sent, and no comments have been received as of this writing.

Recommendation: Considering the just mentioned, Staff recommends approval of the vacation as presented.

5.E. Public Hearing and Consideration of Z-23-15

Rezoning of a 16.07 acre tract of unplatted land, in Section 2, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Agricultural District to Residential District 3. (VICINITY: Sundown Ln. and Western St.; APPLICANT: Furman Land Surveyors, Inc. for P Dub Land Holdings, LTD)

Purpose: The applicant is requesting this change in zoning to develop the second phase of the Beacon Pointe subdivision with single-family detached homes.

Future Land Use Map: The request would not conform with the Future Land Use Map category of "Rural" for the tract in question.

Neighborhood Unit Concept: Staff is of the opinion that the request would conform with the Neighborhood Unit Concept of Development.

Additional Analysis: The applicant's request would conform with the approved preliminary plan for the Beacon Pointe subdivision. Regarding the Future Land Use Map, at the time of the map's adoption, property in this area had not been annexed into the City. Given the recent annexations of property in this area, development patterns have changed since the map's adoption which in Staff's opinion makes the deviation warranted. Staff also notes that the applicant's proposed development pattern would be in character with similar subdivisions in Amarillo. Given the above, Staff is of the opinion that the request is appropriate and in character with the surrounding area.

Public Notices: Notices were sent as required by State Law, and as of this writing, no comments have been received on the request.

Recommendation: Considering the just mentioned, Staff recommends approval of the rezoning request as submitted.

5.F. Public Hearing and Consideration of ZT-23-02

An amendment to Section 4-10-211 of the City of Amarillo Zoning Ordinance regarding Vehicle Parking Regulations, within Division 4: Vehicle Parking and Loading, of Article V: Supplemental Regulations, for the addition of subsections to be titled "(5) Reduction for Infill Development", "(6) Reduction for Adaptive Reuse", and "(7) Administrative Adjustments".

Purpose: This item considers amendments to the regulation text of 4-10-211 "Vehicle Parking Regulations" of the City of Amarillo Zoning Ordinance. The amendment would effectively add the following underlined text to this section.

Sec. 4-10-211. – Vehicle parking regulations.

[TEXT UNCHANGED]

(1 – 4) [TEXT UNCHANGED]

(5) Reduction for Infill Development.

To encourage the development or redevelopment of Infill Lots in the O-1, O-2, NS, GR, LC, HC, and I-1 Districts, the Applicant may elect to reduce the

minimum number of Off-Street Parking Spaces required by Sec. 4-10-211 (2) by 20%.

(6) Reduction for Adaptive Reuse.

To encourage reinvestment in established neighborhoods, promote neighborhood preservation, and revitalize neighborhoods, the incentives specified in this subsection apply for the Adaptive Reuse of Eligible Buildings located in an adopted Neighborhood Plan area on Historic Route 66 and on the SW 6th Avenue Corridor between S Buchanan Street and S Western Street.

a. Eligible Buildings.

1. To be eligible for an Adaptive Reuse parking reduction, a Building shall be located on a Lot within the boundaries of an adopted Neighborhood Plan area and be one of the following:

(a) At least 20 years old; or

(b) A Dangerous Structure, as defined in Chapter 4-3, Sec. 4-3-3, Abatement of substandard structures; or

(c) A vacant building that has not been occupied for more than 3 years.

2. To be eligible for an Adaptive Reuse parking reduction, any Building that meets the requirements in paragraph (6)a., above, may not be expanded by more than 50% of its current Floor Area.

b. Additional locations for off-street parking.

1. Required parking may be located on-site or off-site as specified in Sec. 4-10-211, except that off-site parking for an Adaptive Reuse may be located on a Lot that is not immediately adjacent if:

(a) The off-site parking area is located within 1,320 feet of the Eligible Building, measured from the nearest point of entrance to the off-site parking area to the nearest entrance of the Eligible Building by following the shortest route of ordinary pedestrian travel along a public Street or Alley; and

(b) The use of the off-site parking area by the Land and Building Use(s) of the Eligible Building does not reduce required parking for any other Use below that is required by this division.

2. If the Eligible Building is located within 1,320 feet of a public parking lot or public Parking Structure, any parking spaces in excess of those already dedicated for other Land and Building Uses may be counted for up to 50% of the required number of Off-Street Parking Spaces for the Use(s) of the Eligible Building.

3. Staff will maintain a record of parking space allocations for individual Land and Building Uses in off-site and public parking areas.

c. Reduction in required number of Off-Street Parking Spaces. The minimum number of Off-Street Parking Spaces required by 4-10-211(1) & (2) for the Adaptive Reuse of an Eligible Building may be reduced by 50%.

(7) Administrative Adjustments.

a. The Planning Director may adjust the minimum or maximum number of Off-Street Parking Spaces required by up to 25% for any proposed new development, redevelopment, or change of Land or Building Use.

b. For proposed new development, redevelopment, or change of Land and Building Use, the Applicant shall, as part of the Site Plan Application

demonstrate the need for the administrative adjustment by submitting a parking demand forecast demonstrating the appropriate minimum off-street parking space requirement for the proposed use. The parking demand forecast may be prepared by any design professional such as an architect, professional engineer, or transportation planner.

1. The professional engineer or transportation planner shall provide documentation verifying parking demand based on:

(a) Relevant data for the proposed Building Use, if available, such as number of employees, hours of operation, and number and frequency of customer or client visits; and/or

(b) Actual parking counts for Building Uses or combinations of these Uses that are the same or comparable to the proposed Use(s) in terms of density, scale, bulk, area, type of activity, and location; and/or

(c) Data from the Institute of Transportation Engineers (ITE), Center for Neighborhood Technology (CNT), Urban Land Institute, or another generally accepted resource for parking demand data.

c. Any reduction in the required number of parking spaces shall be only for the amount that the Applicant is physically unable to provide.

d. An Administrative Adjustment under this subsection may be approved in addition to a 20% reduction for infill development under subsection 5 or a 50% reduction for adaptive reuse under subsection 6.

e. With the approval of the Traffic Engineer, parking spaces described under subsection (3)f. may be counted toward the required number of off-street parking spaces when located along a road designated as Local by the latest adopted thoroughfare map and associated with a project claiming reduced parking under subsection 6.

Current regulations do not allow for adjustments in the required number of off-street parking spaces to be provided for new developments, redevelopments, or changes of use. The proposed amendment would allow for adjustments to the number of off-street parking spaces when the development or redevelopment is associated with infill or adaptive reuse. It also allows for an administrative adjustment when the applicant is able to demonstrate a need for such adjustment through a parking demand forecast.

Staff is of the opinion that this amendment is in line with City Council Priorities, follows citizen direction received from the City Plan - Vision 2045 outreach process, and offers structure to an area of the ordinance that has been identified as a restrictive point for development or redevelopment.

Public Notice: Notification of the public hearing was posted in the general circulation newspaper in accordance with state law.

Recommendation: Staff recommends approval of the item as presented.

5.G. Consideration of V-23-11

Vacation of the 20-foot-wide public alley located in Block 83 of Plemons's

Addition, an addition to the City of Amarillo, in Section 170, Block 2, AB&M Survey, Potter County, Texas. (VICINITY: SE 7th Ave. and S. Buchanan St.; APPLICANT/S: City of Amarillo)

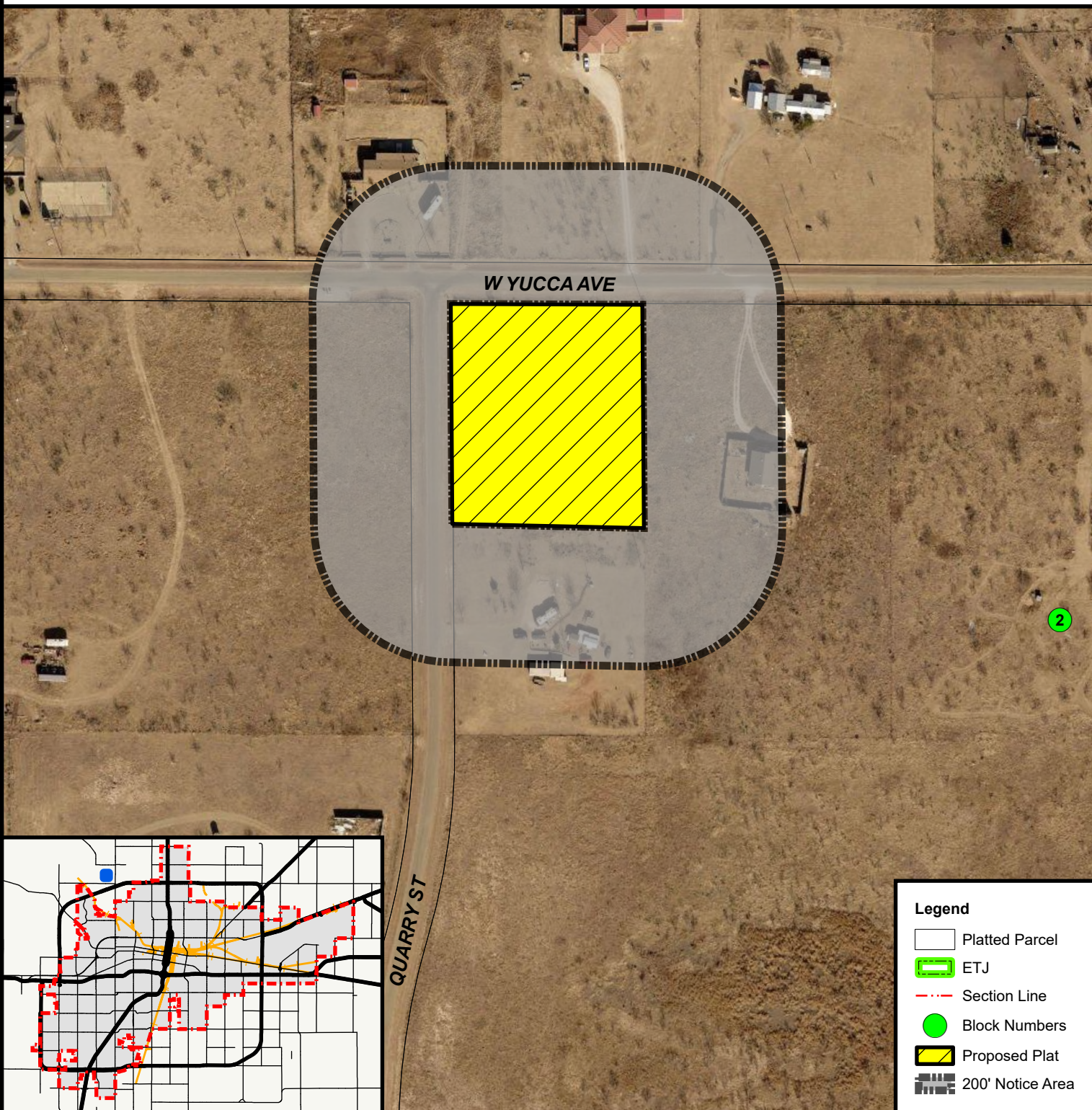
Purpose: The City is proposing abandonment of the alley in this block since it was discovered that the alley was not vacated prior to the construction of the City owned parking garage.

Analysis: At the time of the construction of the City parking garage, utilities and services previously located within the alley were relocated. The alley no longer serves a public purpose, and if approved, the vacation would not result in any detrimental impacts to other property owners in the area.

Recommendation: Considering the just mentioned, Staff recommends approval of the vacation request as presented.

6. Adjourn

Mesquite Acres Subdivision Unit No. 8



Legend

-  Platted Parcel
-  ETJ
-  Section Line
-  Block Numbers
-  Proposed Plat
-  200' Notice Area

CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1 inch = 200 Feet
Date: 10/13/2023
Case No: P-23-127



Mesquite Acres Subdivision Unit No. 8 a suburban subdivision to the City of Amarillo, being a replat of a portion of Lot 5-B, Block 2, Mesquite Acres Subdivision Unit No. 3 situated in Section 14, Block 9, BS&F Survey Potter County, Texas

Vicinity: W Yucca Ave & Quarry St

Applicant: Blake Watkins

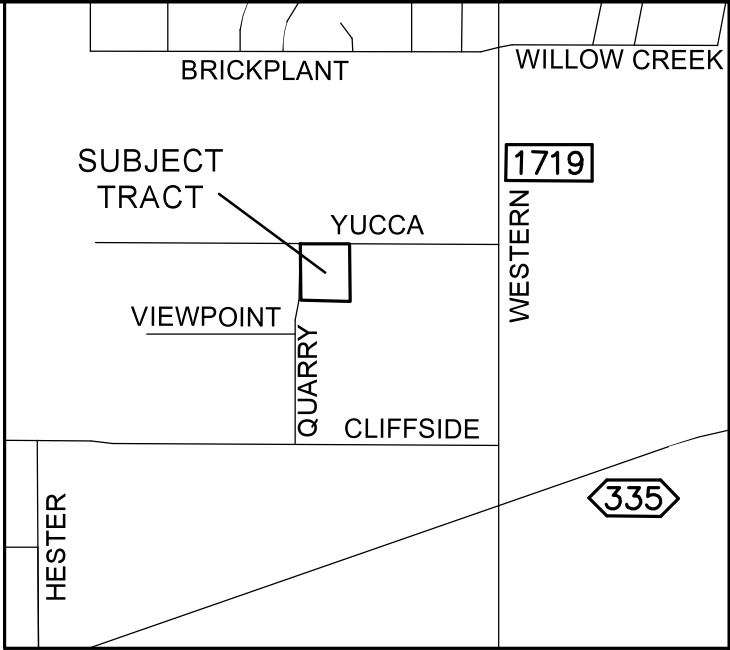
AP: K-7

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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.

MESQUITE ACRES SUBDIVISION UNIT No. 8

A URBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING A REPLAT OF A PORTION OF LOT 5-B, BLOCK 2,
MESQUITE ACRES SUBDIVISION UNIT No. 3
SITUATED IN SECTION 14, BLOCK 9, B.S. & F. SURVEY,
POTTER COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE

BEGINNING
CORNER

1/2" IRON ROD, FOUND
N: 3744149.1
E: 538775.1

W YUCCA AVENUE

60' RIGHT-OF-WAY
Volume 1429, Page 18 - Potter County Official Public Records

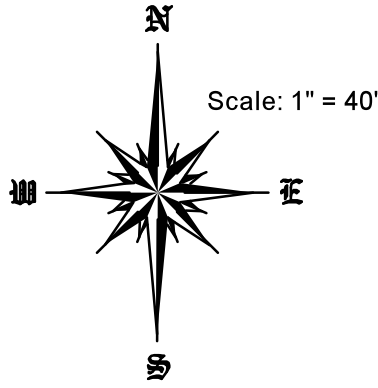
(S 89°47' E) (276.53')
S 89°46'09" E -- 276.53'

10' EASEMENT TO SOUTHWESTERN
PUBLIC SERVICE COMPANY
Volume 3160, Page 476

3/8" IRON ROD, FOUND
"HBD RPLS 4664"
N 00°24'05" W - 3.0'

"X" IN CONCRETE, FOUND

2.03 ACRES



OWNER'S ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF POTTER §

KNOWN ALL MEN BY THESE PRESENTS
THAT THE UNDERSIGNED, BLAKE WATKINS FOR STUD HOMES, LLC DBA 111 HOMES,
BEING THE PRESENT OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS MAP OR
PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND
DESIGNATED AS MESQUITE ACRES SUBDIVISION UNIT NO. 8, AN URBAN SUBDIVISION TO
THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, AND DOES DECLARE THAT ALL
STREETS, LANES, AND EASEMENTS SHOWN UPON SUCH MAP OR PLAT ARE DEDICATED
TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS UNLESS NOTED AS EXISTING
WITH THE RECORDING INFORMATION SHOWN.

EXECUTED THIS ____DAY OF _____, 2023.

BLAKE WATKINS
STUD HOMES, LLC DBA 111 HOMES
19947 PRAIRIE WIND ROAD
AMARILLO, TEXAS 79124

ATTEST

STATE OF _____ TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BLAKE
WATKINS FOR STUD HOMES, LLC DBA 111 HOMES, 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 THEREIN
EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE ____DAY OF _____, 2023.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

DESCRIPTION

A 2.03 acre tract of land as conveyed in Warranty Deed recorded under Clerk's File
No. 2023OPR0011428, Official Public Records of Potter County, Texas, same being a
portion of Lot 5-B, Block 2, Mesquite Acres Subdivision Unit No. 3, according to the
map or plat thereof, recorded under Volume 1896, Page 270, Official Public Records
of Potter County, Texas, situated in Section 14, Block 9, B.S. & F. Survey, Potter
County, Texas, said 2.03 acre tract of land being described by metes and bounds as
follows:

BEGINNING at a 1/2 inch iron rod found for the Northwest corner of said Lot 5-B;

THENCE South 89 degrees 46 minutes 09 seconds East, along the North line of said
Lot 5-B, a distance of 276.53 feet to an X in concrete found, the Northeast corner of
this tract of land;

THENCE South 00 degrees 24 minutes 05 seconds East, a distance of 322.67 feet to
a 3/8 inch iron rod with cap stamped "RPLS 4664" found, the Southeast corner of this
tract of land;

THENCE North 88 degrees 45 minutes 32 seconds West, a distance of 276.64 feet
to a 3/8 inch iron rod with cap stamped "RPLS 4664" found in the West line of said Lot
5-B, The Southwest corner of this tract of land;

THENCE North 00 degrees 24 minutes 00 seconds West (Base bearing) along the
West line of said Lot 5-B, a distance of 317.79 feet to the BEGINNING CORNER.

NOTES

1. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No.
48375C0369C, 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 E.T.J. OF THE CITY OF AMARILLO.
3. COORDINATES AND BEARINGS SHOWN ARE REFERENCED 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 FEET (PRIVATE WELL) /
150 FEET (PUBLIC WELL) RADIUS WITHIN WHICH NO SUB-SURFACE SEWERAGE SYSTEM
MAY BE CONSTRUCTED. CONVERSELY NO WATER WELL LOCATION WILL BE APPROVED
THAT IS CLOSER THAN 100 FEET (PRIVATE WELL) / 150 FEET (PUBLIC WELL) TO A
SUB-SURFACE SEWAGE SYSTEM. WATER WELL LOCATION WILL BE MADE ON AN
INDIVIDUAL LOT BASIS. THE EASEMENT IS FOR THE SOLE PURPOSE OF SANITARY
CONTROL AND DOES NOT PROHIBIT BUILDING ENCROACHMENTS. LOCATIONS OF
EXISTING WATER WELLS AND SEWAGE SYSTEMS ON OR ADJACENT TO THIS PROPERTY
ARE UNKNOWN AND THEREFORE CANNOT BE SHOWN ON THIS 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
PERIMETER SURVEY STAKED ON THE GROUND BY ME OR BY
OTHERS UNDER MY DIRECT SUPERVISION ON THE 20TH DAY OF
SEPTEMBER, 2023.
"Preliminary, this document shall not be recorded for any
purpose and shall not be used or viewed or relied upon as a
final survey document"

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

ATLAS
LAND SURVEYING llc
705 N Taylor Suite B * Amarillo, Texas * 79107
P.O. Box 51954 * Amarillo, Texas * 79159
806-654-0298
Firm # 10194242

QUARRY STREET

60' RIGHT-OF-WAY
Volume 1896, Page 270 - Potter County Official Public Records

Base Bearing
N 00°24'00" W -- 317.79' (317.74')

158.90'

* XXXX

L O T 5-C
1.02 Acres

S 89°15'50" E -- 276.58'

B L O C K 2

158.89'

* XXXX

L O T 5-D
1.01 Acres

N 88°45'32" W -- 276.64'
(N 88°29'18" W) (276.63')

GENERAL WARRANTY DEED
Clerk's File No. 2020OPR0000554 - Potter County Official Public Records

APPROVAL

APPROVED BY THE DESIGNATED OFFICIAL OF THE CITY
OF AMARILLO, TEXAS

THIS ____DAY OF _____, 2023.

OFFICIAL

APPROVED BY THE AMARILLO AREA PUBLIC HEALTH DISTRICT

THIS ____DAY OF _____, 2023.

HEALTH OFFICIAL

FILED OF RECORD

DATE _____ POTTER COUNTY

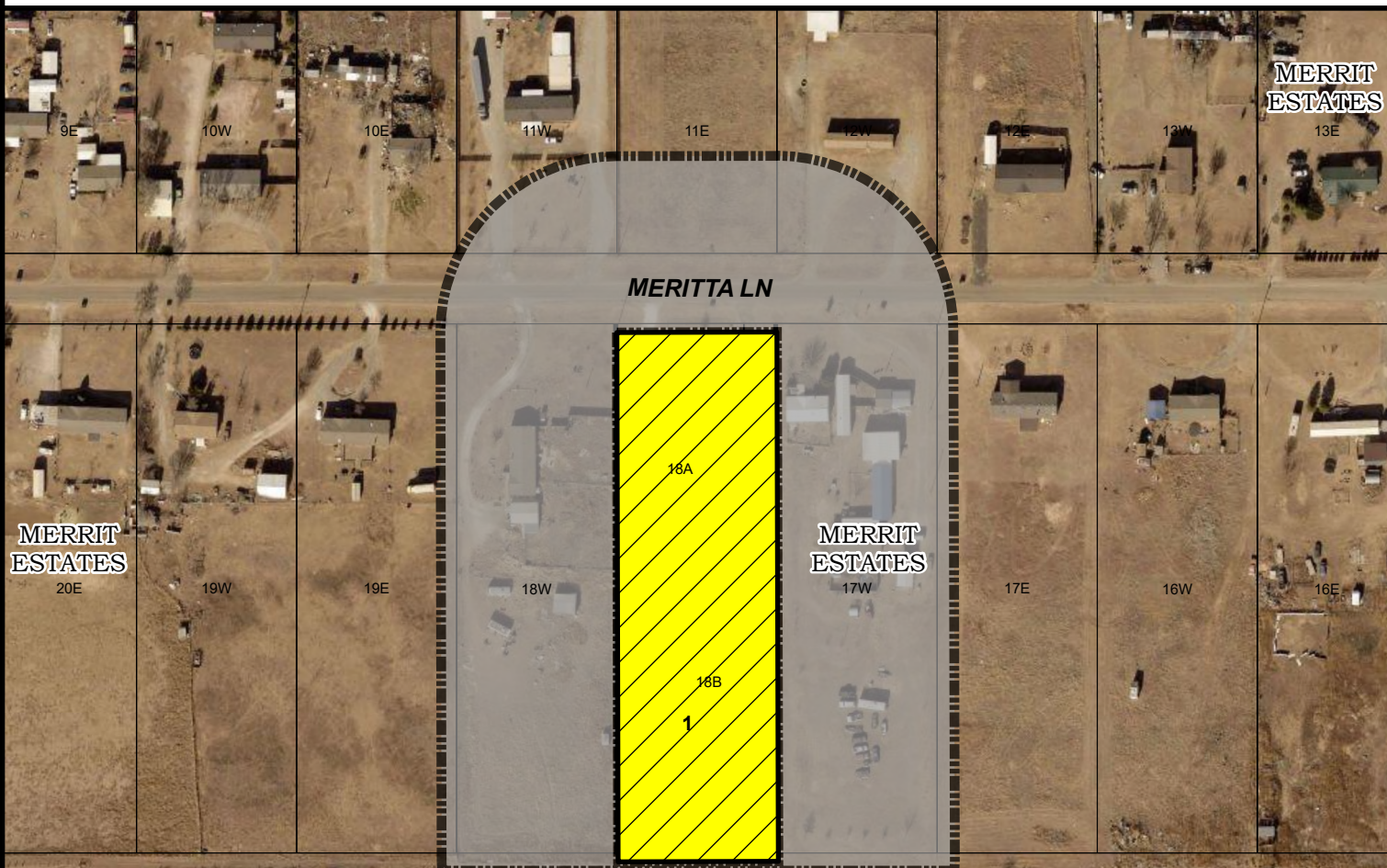
COUNTY CLERK FILE NUMBER

GRANTEE'S ADDRESS

CITY OF AMARILLO
601 S BUCHANAN STREET
AMARILLO, TEXAS 79101

POTTER COUNTY ROAD AND
BRIDGE DEPARTMENT
2419 WILLOW CREEK DRIVE
AMARILLO, TEXAS 79108

Merrit Estates Unit No. 4



CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1 inch = 200 Feet
Date: 10/13/2023
Case No: P-23-129



Merrit Estates Unit No. 4 a suburban subdivision to the City of Amarillo, being a replat of Lots 18A & 18B, Block 1 Merrit Estates Unit No. 3 in Section 152, Block 2 AB&M Survey, Randall County, Texas

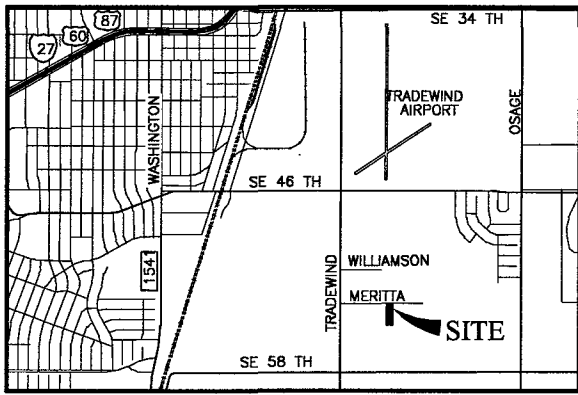
Vicinity: Meritta Ln & Tradewind

Applicant: James Del Vecchio

AP: O-15

Page 17 of 28

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.

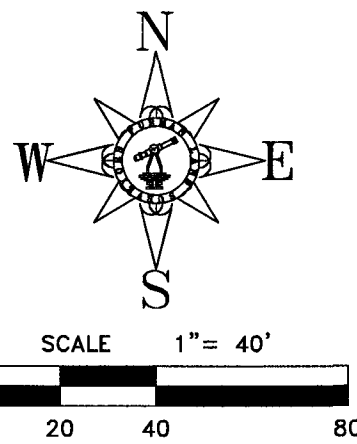


VICINITY MAP

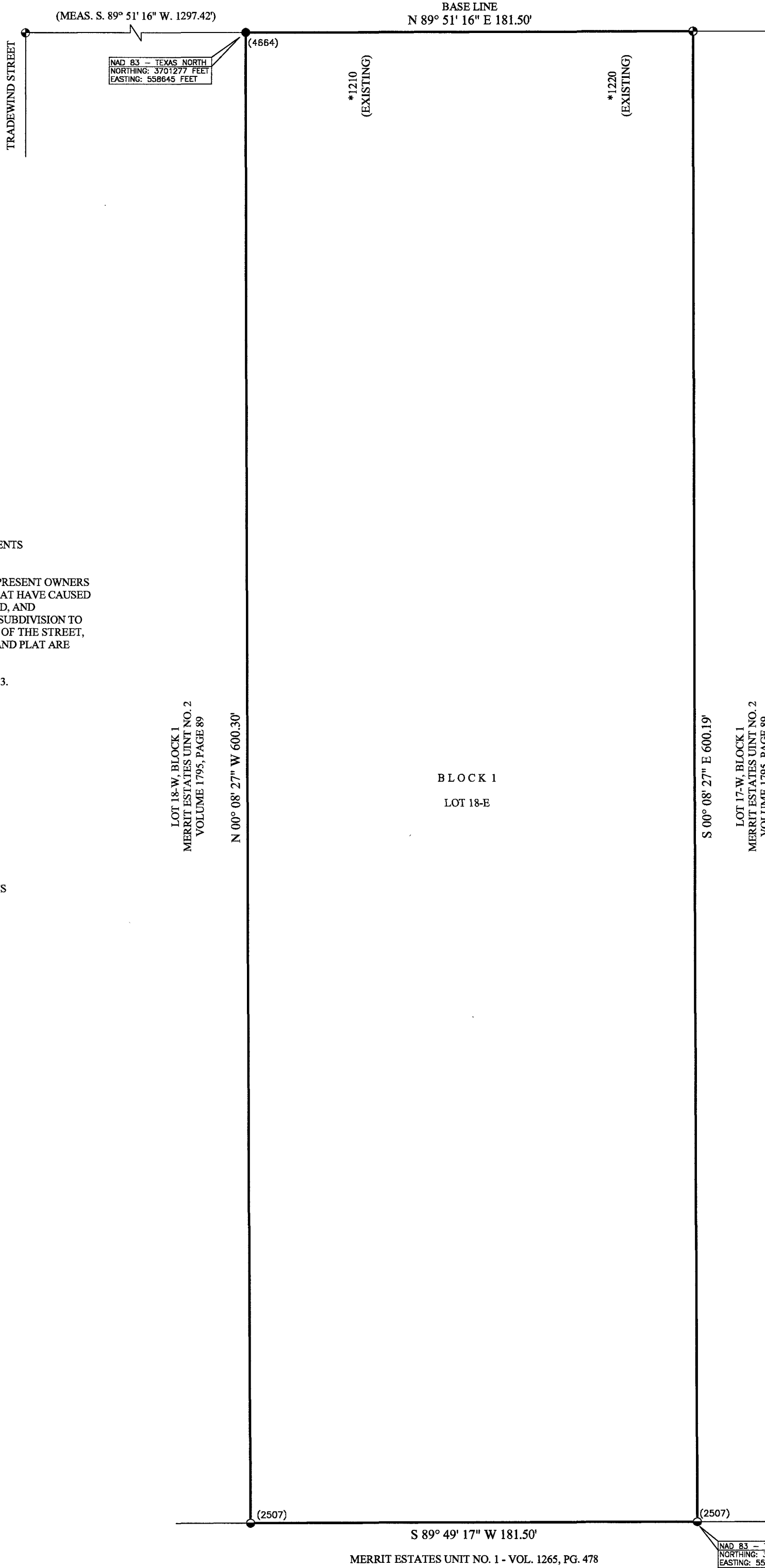
NOT TO SCALE

LEGEND:

- 1/2" IRON ROD W/CAP FND
- 1/2" IRON ROD FND
- 3/8" IRON ROD W/CAP FND
- (xxxx) NAME OR NUMBER IN () INDICATES MONUMENT ORIGIN
- *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE)



MERITTA LANE
(80' R.O.W. - VOL. 1265, PG. 478)



NOTES

- THIS PLAT IS WITHIN THE ETJ OF THE CITY OF AMARILLO.
- THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48381C0090E, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS **MUST NOT BE** CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
- 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 MAY BE CONSTRUCTED. CONVERSELY, NO WATER WELL LOCATION 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.
- THIS PLAT IS SUBJECT TO AVIATION HEIGHT RESTRICTIONS PER AN AVIATION CLEAR ZONE EASEMENT WITH A MAXIMUM BUILDING HEIGHT OF 4,400' M.S.L. AS RECORDED UNDER CLERK'S FILE NO. 2022005434.

DESCRIPTION

ALL OF LOT 18A AND LOT 18B, BLOCK 1, MERRIT ESTATES UNIT NO. 3, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, IN SECTION 152, BLOCK 2, A.B.&M. SURVEY, RANDALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER CLERK'S FILE NO. 2022001455 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS.

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS
THAT THE UNDERSIGNED, JAMES DEL VECCHIO, BEING THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS MERRIT ESTATES UNIT NO. 4, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS _____ DAY OF _____, 2023.

JAMES DEL VECCHIO
1210 MERITTA LANE
AMARILLO, TEXAS 79118

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
BY JAMES DEL VECCHIO.

THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS

APPROVAL

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

ON THIS _____ DAY OF _____, 2023.

CHAIRMAN

APPROVAL

APPROVED BY THE AMARILLO AREA PUBLIC HEALTH DISTRICT

ON THIS _____ DAY OF _____, 2023.

HEALTH OFFICER

MERRIT ESTATES UNIT NO. 4

A SUBURBAN SUBDIVISION TO
THE CITY OF AMARILLO,
BEING A REPLAT OF LOTS 18A & 18B, BLOCK 1
MERRIT ESTATES UNIT NO. 3
IN SECTION 152, BLOCK 2
A.B. & M. SURVEY
RANDALL COUNTY, TEXAS
2.50± ACRES

CERTIFICATE

I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 20TH DAY OF OCTOBER, 2023.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. THIS DOCUMENT HAS BEEN RELEASED BY DARYL R. FURMAN RPLS 5374 FOR REVIEW PURPOSES ONLY

DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

GRANTEE'S ADDRESS:
CITY OF AMARILLO
601 S. BUCHANAN ST.
AMARILLO, TEXAS 79101

RANDALL COUNTY ROAD DEPT.
301 W. HIGHWAY 60
CANYON, TEXAS 79015

FILED OF RECORD

(DATE)

RANDALL
(COUNTY)

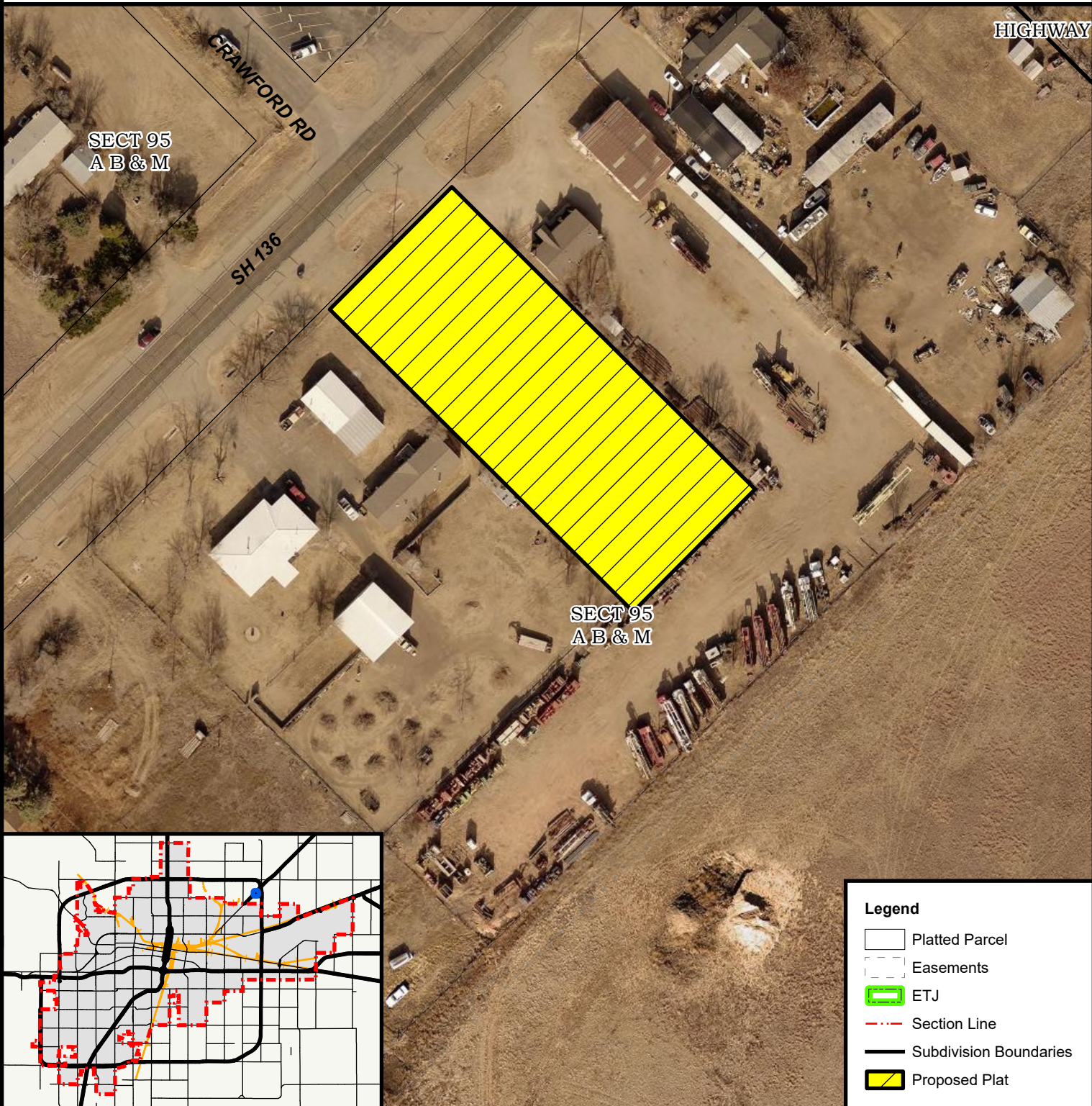
CLERK'S FILE NO.

FURMAN LAND SURVEYORS, INC.
SURVEYING · MAPPING · CONSULTING
TEXAS · OKLAHOMA · NEW MEXICO
KANSAS · COLORADO

DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS
CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS · KYLE L. BRADY, RPLS
M. CHASE ROME, RPLS · LEONARD A. MC LAUGHLIN, SIT
TEXAS FIRM #10092400 & 10092401
P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248
P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1482

PROJECT NO. 2332760 FILE NO. 0-15
DRAWING NO. P\SUB 23\RANDALL\0-15\2332760\2332760

Highway 136 Unit No. 3



CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1 inch = 100 Feet
Date: 10/13/2023
Case No: P-23-134



Highway 136 Unit No. 3 a suburban subdivision to the City of Amarillo, situated in Section 95, Block 2, AB&M Survey Potter County, Texas

Vicinity: State Highway 136 & Crawford

Applicant: Franchesaa Morris

AP: S-8

Page 10 of 28

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.

HIGHWAY 136 UNIT NO. 3
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
SITUATED IN SECTION 95, BLOCK 2, A.B.&M. SURVEY
POTTER COUNTY, TEXAS
0.889 Acres

DEDICATION

State of Texas)(Know all men by these presents
County of Potter)(

That Francesca R. Morris, the owner of the land shown and described on this plat have caused all of said land to be surveyed, subdivided and designated as HIGHWAY 136 UNIT NO. 3, a suburban subdivision to the City of Amarillo, lying in Section 95, Block 2, A.B. & M. Survey, Potter County, Texas, and do declare that all streets and easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as streets and easements.

Executed this _____ Day of _____, 2023

Francesca R. Morris
2755 County Road 1600
Alba, Texas 75410

ATTEST

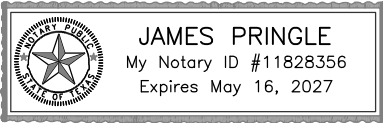
State of Texas
County of Potter

Before me the undersigned authority on this day personally appeared Trent Morgan, known to be the person whose name is subscribed to the foregoing instrument, and acknowledgment to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and Seal of Office

On This _____ Day of _____, 2023

Notary Public State of Texas



APPROVAL

Approved by the Planning and Zoning Commission of the City of Amarillo, Texas
on this _____ day of _____, 2023

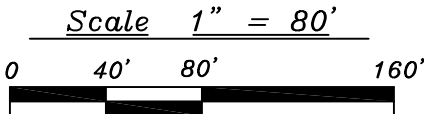
Chairman

APPROVAL

Approved by the Amarillo Area Public Health District.

Health Officer

Date

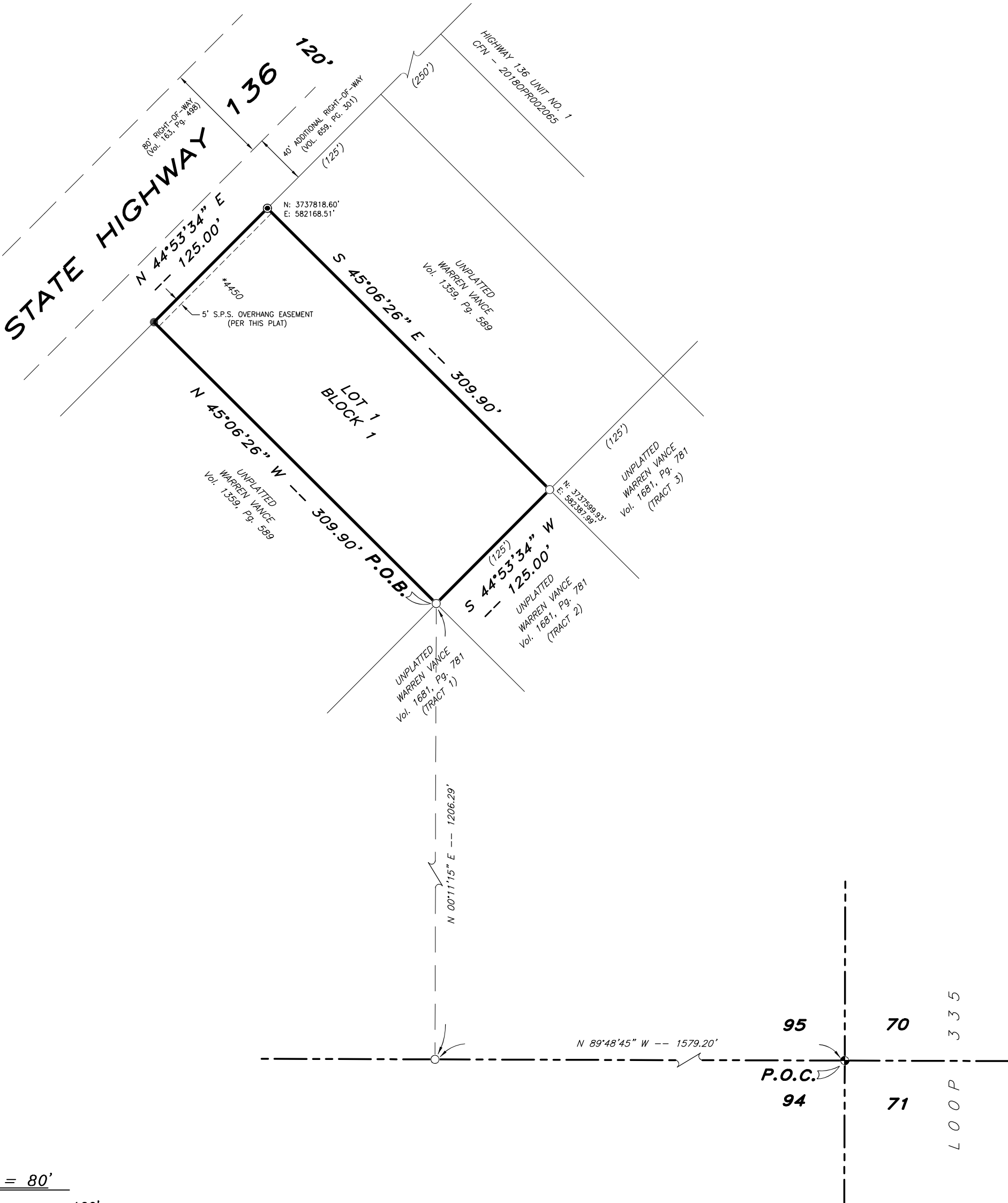


LEGEND

- = 3/8" Iron Rod w/ cap marked "HBD"
- ⊙ = 1/2" Iron Pipe found
- ⦿ = MAG Nail set with HBD washer
- = Calculated Position
- () = Record Data
- * = Address ranges assigned by the City of Amarillo (Subject to change without notice)

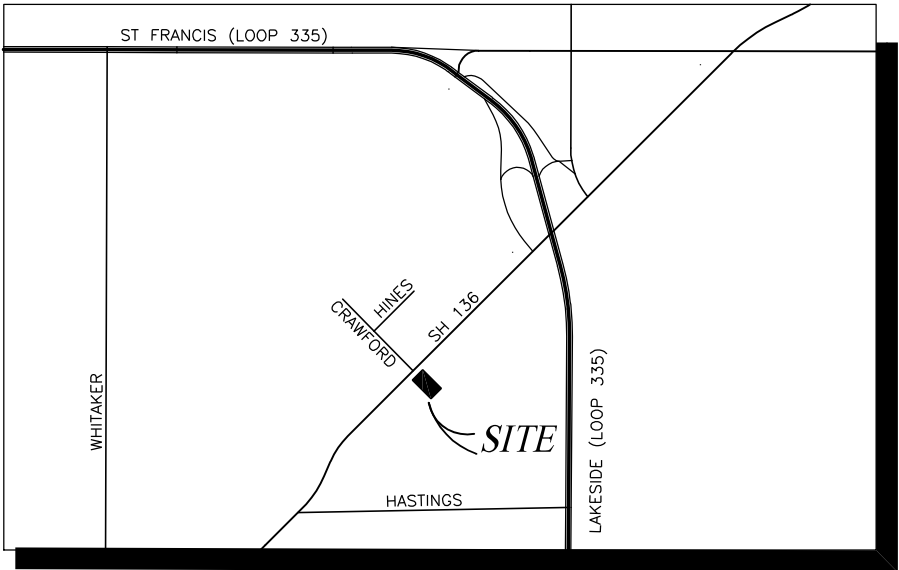
GRANTEES ADDRESS:
Potter County Road & Bridge Department
2419 E. Willow Creek
Amarillo, Texas 79108

GRANTEES ADDRESS:
City of Amarillo
601 S. Buchanan
Amarillo, Texas 79101



NOTES:

- This plat does lie within the E.T.J. of the City of Amarillo.
- According to F.E.M.A. Flood Insurance Rate Map Community Panel No. 48375C0425C, effective date June 4th 2010, this property does not lie in a special flood hazard area or within the City of Amarillo Base Flood according to the flood 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.
- Bearings and Coordinates referenced to the State Plane Coordinate System, Texas North Zone (4201), NAD 83. Distances shown on plat are surface distances.
- There is hereby created by this plat a Sanitary Control Easement around each approved water well location with a 100 feet(Private Well)/150 feet (Public Well) radius within which no sub-surface Sewage Systems may be constructed. Conversely no water well location will be approved that is closer than 100 feet (Private Well)/150 feet (Public Well) to a sub-surface sewage system. This Sanitary Easement will extend into adjacent lots. Water Well locations will be made on an individual lot basis. This easement is for the sole purpose of Sanitary Control and does not prohibit building encroachments. Location of existing water wells and sewage systems on or adjacent to this property are unknown and therefore cannot be shown on this plat.



VICINITY MAP - NOT TO SCALE

PROPERTY DESCRIPTION:

A 0.889 acre tract of unplatted land situated in Section 95, Block 2, A.B.&M. Survey Potter County, Texas, said 0.889 acre tract being the same tract as described in that Distribution Deed to Francesca R. Morris filed for record under Clerk's File No. 2023OPR0007383 of the Official Public Records of Potter County, Texas, said 0.889 acre tract being further described by metes and bounds as follows:
COMMENCING at a MAG Nail with washer stamped "HBD RPLS 4664" set for the Southeast corner of said Section 95;
THENCE North 89°48'45" West (Bearings relative to the State Plane Coordinate System, Texas North Zone (4201), NAD 83. Distances reflect surface values.) along the South line of said Section 95, a distance of 1579.20 feet to a point;
THENCE North 00°11'15" East, a distance of 1206.29 feet to a point being the **POINT OF BEGINNING** of this described tract of land;
THENCE North 45°06'26" West, a distance of 309.90 feet to a 3/8 inch iron rod with cap stamped "HBD RPLS 4664" set in the Southern Right-of-Way of State Highway 136;
THENCE North 44°53'34" East along the South Right-of-Way of State Highway 136, a distance of 125.00 feet to a 1/2 inch iron pipe found;
THENCE South 45°06'26" East, a distance of 309.90 feet to a point;
THENCE South 44°53'34" West, a distance of 125.00 feet to the **POINT OF BEGINNING**.
Said tract contains a computed area of 0.889 acres of land.

CERTIFICATION:

I, K.C. Brown, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared by me from a perimeter survey and staked on the ground by me or by others under my direct supervision.

This _____ Day of _____, 2023

K.C. Brown, RPLS
Texas Reg. No. 4664



"PRELIMINARY PLAT"
HIGHWAY 136
UNIT NO. 3

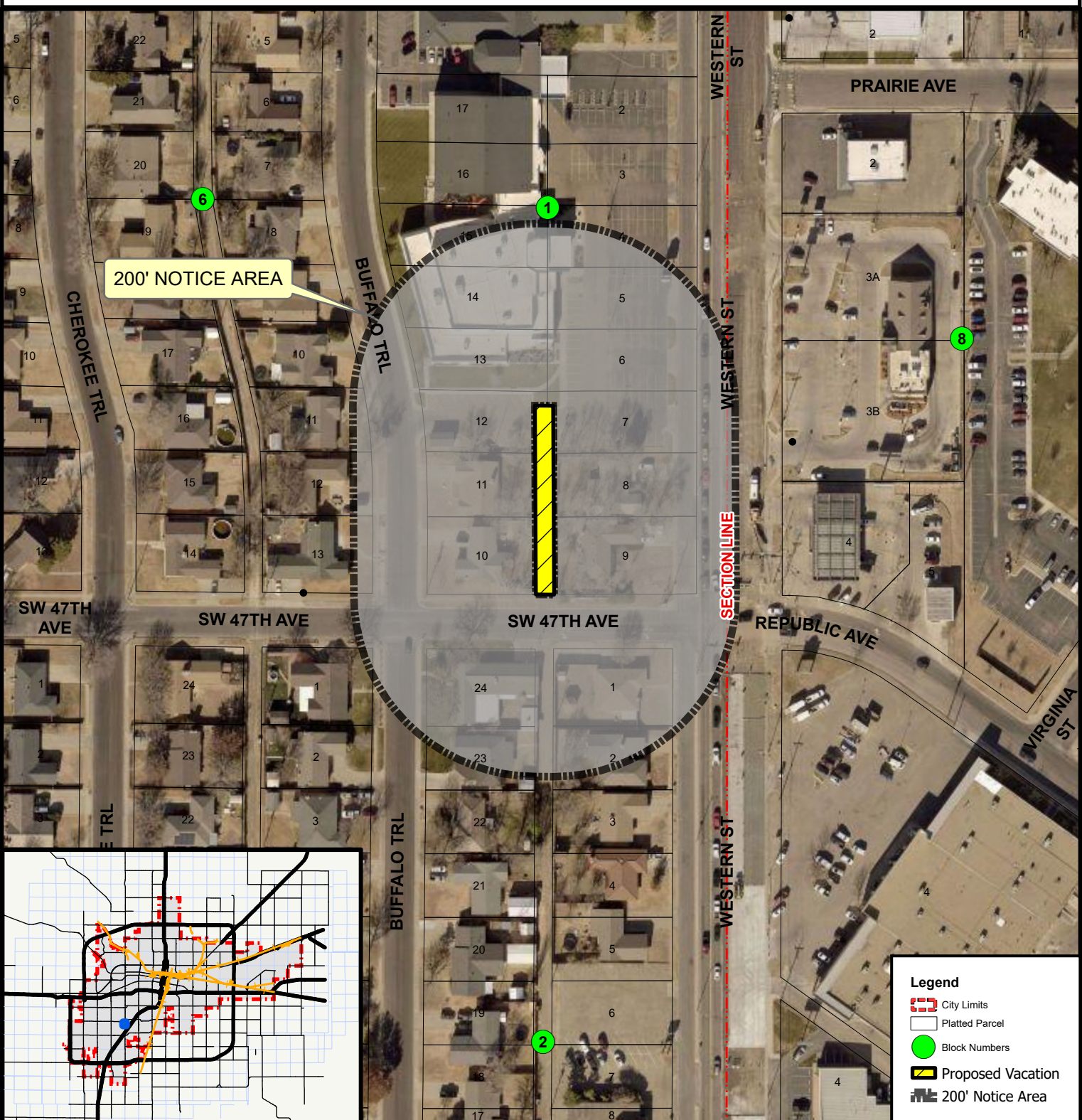
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
SITUATED IN SECTION 95, BLOCK 2, A.B.&M. SURVEY,
POTTER COUNTY, TEXAS
0.889 Acres



Sheet: 1 of 1 | Plat No. A14132 | Drawn By: B. Brown

AMARILLO
4713 S. Western St.
Amarillo, Texas 79109
(806) 352-1007
Texas Firm No. 10027300
info@hbdsurveyors.us
HEREFORD
235 E. 2nd St.
Hereford, Texas 79045
(806) 364-6084
Texas Firm No. 10027301

CASE V-23-10 SUBDIVISION VACATION



CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1 inch = 150 feet
Date: 10/16/2023
Case No: V-23-10

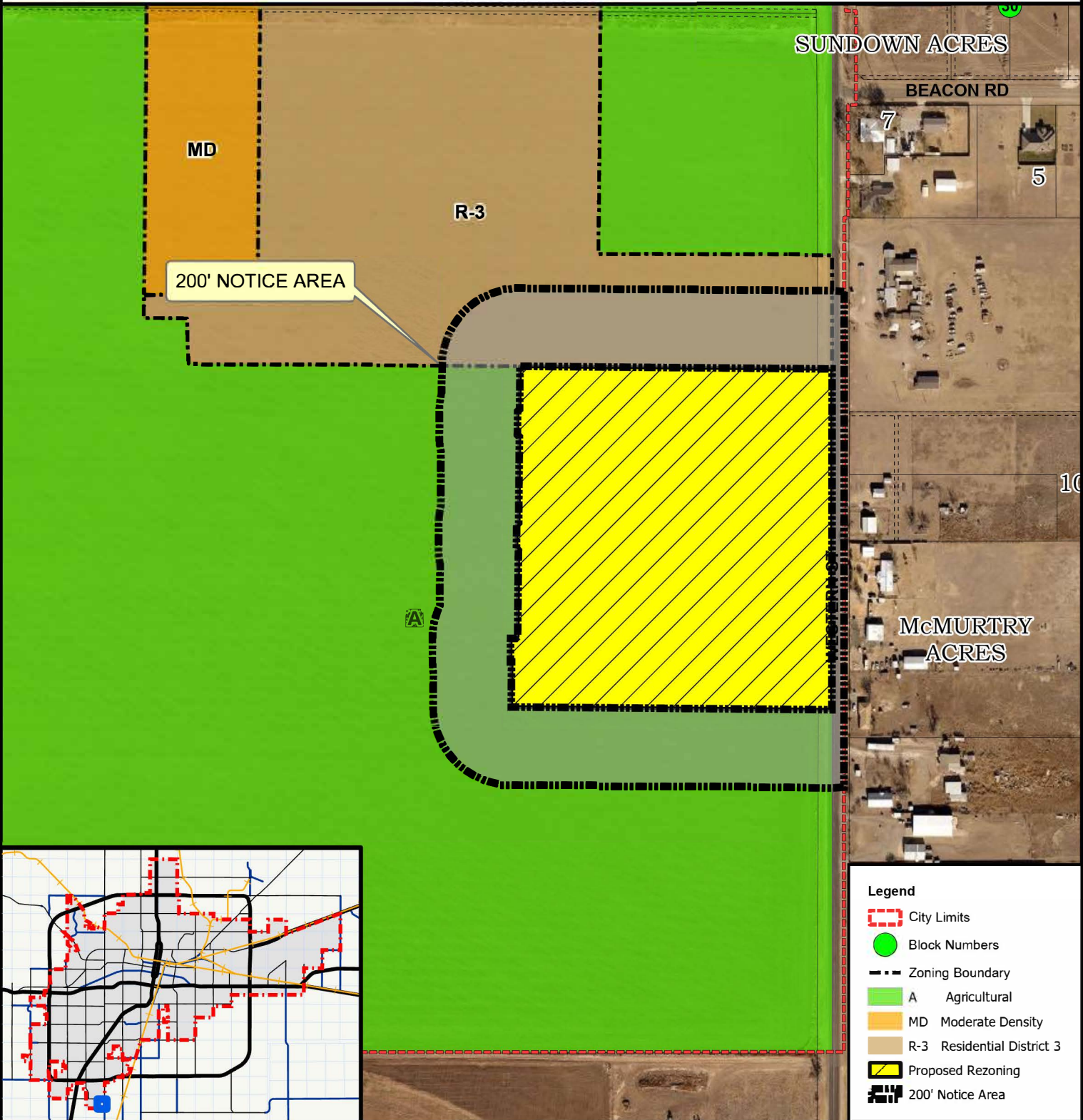


Vacation of the remaining 4,150 square feet of a 20' wide public alley in Block 1, Western Plateau Unit No. 1, an addition to the City of Amarillo, in Section 6, Block 9, BS&F Survey, Randall County, Texas.

Applicant: St. Stephen United Methodist Church

Vicinity: SW 47th Ave. and Western. St

REZONING FROM A to R-3



CITY OF AMARILLO PLANNING DEPARTMENT

Scale 1 inch = 350 Feet
Date: 10/23/2023
Case No: Z-23-15



Z-23-15 Rezoning of a 16.07 acre tract of unplatted land, in Section 2, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Agricultural District to Residential District 3.

VICINITY: Sundown Ln. and Western St.
APPLICANT: Furman Land Surveyors, Inc. for P Dub Land Holdings, LTD

AP: K-19

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF AMARILLO, TEXAS, AMENDING THE CITY OF AMARILLO MUNICIPAL CODE, CHAPTER 4-10, ZONING, ARTICLE V, SUPPLEMENTAL REGULATIONS, DIVISION 4, VEHICLE PARKING AND LOADING, SECTION 4-10-211, ADDING SECTION 4-10-211(5) REDUCTION FOR INFILL DEVELOPMENT, 211(6), REDUCTION FOR REDAPTIVE REUSE, AND 211(7), ADMINISTRATIVE ADJUSTMENTS; PROVIDING FOR A CRIMINAL OFFENSE AND PENALTY; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City Council has presented evidence regarding a need to reduce parking in areas of infill development to better service those specific areas in the City of Amarillo effected;

WHEREAS, the City Council further has shown that specific areas in the City may also be better served by readapting the use of parking to benefit the citizens in those areas;

WHEREAS, to adjust parking needs for applicants with projects of development, redevelopment, or change of use in property, the City Council has presented a desire to have procedures with specific requirements for administrative approval once qualified;

WHEREAS, the City Council adopted the “Amarillo Comprehensive Plan” on October 12, 2010, which established guidelines in the future development of the community for the purpose of promoting the health, safety, and welfare of its citizens;

WHEREAS, the Amarillo Municipal Code established zoning districts and regulations in accordance with such land use plan, and proposed changes must be submitted to the Planning and Zoning Commission;

WHEREAS, after a public hearing before the Planning and Zoning Commission for proposed zoning ordinance changes, the Commission filed its final recommendation and report on such proposed zoning changes to the City Council;

WHEREAS, the City Council has considered the final recommendation and report of the Planning and Zoning Commission and has held a public hearing on such proposed zoning changes, all as required by law;

WHEREAS, the City Council further determined that the request to amend the Zoning Ordinance is herein consistent with the goals, policies, and future land use map of the Comprehensive Plan for the City of Amarillo, Texas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMARILLO, TEXAS:

SECTION 1: All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2: the City of Amarillo Municipal Code at Chapter 4-10, Zoning, Article V, Supplemental Regulations, Division 4, Vehicle Parking and Loading, Section 4-10-211, is amended to add the following subsections:

Sec. 4-10-211. – Vehicle parking regulations.

[TEXT UNCHANGED]

(1 – 4) [TEXT UNCHANGED]

(5) Reduction for Infill Development.

To encourage the Development or redevelopment of Infill Lots in the O-1, O-2, NS, GR, LC, HC, and I-1 Districts, the Applicant may elect to reduce the minimum number of Off-Street Parking Spaces required by Sec. 4-10-211 (2) by 20%.

(6) Reduction for Adaptive Reuse.

To encourage reinvestment in established neighborhoods, promote neighborhood preservation, and revitalize neighborhoods, the incentives specified in this subsection apply for the Adaptive Reuse of Eligible Buildings located in an adopted Neighborhood Plan area on Historic Route 66 and on the SW 6th Avenue Corridor between S Buchanan Street and S Western Street.

a. Eligible Buildings.

1. To be eligible for an Adaptive Reuse parking reduction, a Building shall be located on a Lot within the boundaries of an adopted Neighborhood Plan area and be one of the following:

- (a) At least 20 years old; or
- (b) A Dangerous Structure, as defined in Chapter 4-3, Sec. 4-3-3, Abatement of substandard structures; or
- (c) A vacant building that has not been occupied for more than 3 years.

2. To be eligible for an Adaptive Reuse parking reduction, any Building that meets the requirements in paragraph (6)a., above, may not be expanded by more than 50% of its current Floor Area.

b. Additional locations for off-street parking.

1. Required parking may be located on-site or off-site as specified in Sec. 4-10-211, except that off-site parking for an Adaptive Reuse may be located on a Lot that is not immediately adjacent if:

- (a) The off-site parking area is located within 1,320 feet of the Eligible Building, measured from the nearest point of entrance to the off-site parking area to the nearest entrance of the Eligible Building by following the shortest route of ordinary pedestrian travel along a public Street or Alley; and
- (b) The use of the off-site parking area by the Land and Building Use(s) of the Eligible Building does not reduce required parking for any other Use below that is required by this division.

2. If the Eligible Building is located within 1,320 feet of a public parking lot or public Parking Structure, any parking spaces in excess of those already dedicated for other Land and Building Uses may be counted for up to 50% of the required number of Off-Street Parking Spaces for the Use(s) of the Eligible Building.

3. Staff will maintain a record of parking space allocations for individual Land and Building Uses in off-site and public parking areas.

c. Reduction in required number of Off-Street Parking Spaces. The minimum number of Off-Street Parking Spaces required by 4-10-211(1) & (2) for the Adaptive Reuse of an Eligible Building may be reduced by 50%.

(7) Administrative Adjustments.

a. The Planning Director may adjust the minimum or maximum number of Off-Street Parking Spaces required by up to 25% for any proposed new development, redevelopment, or change of Land or Building Use.

b. For proposed new development, redevelopment, or change of Land and Building Use, the Applicant shall, as part of the Site Plan Application demonstrate the need for the administrative adjustment by submitting a parking demand forecast demonstrating the appropriate minimum off-street parking space requirement for the proposed use. The parking demand forecast may be prepared by any design professional such as an architect, professional engineer, or transportation planner.

1. The professional engineer or transportation planner shall provide documentation verifying parking demand based on:

(a) Relevant data for the proposed Building Use, if available, such as number of employees, hours of operation, and number and frequency of customer or client visits; and/or

(b) Actual parking counts for Building Uses or combinations of these Uses that are the same or comparable to the proposed Use(s) in terms of density, scale, bulk, area, type of activity, and location; and/or

(c) Data from the Institute of Transportation Engineers (ITE), Center for Neighborhood Technology (CNT), Urban Land Institute, or another generally accepted resource for parking demand data.

c. Any reduction in the required number of parking spaces shall be only for the amount that the Applicant is physically unable to provide.

d. An Administrative Adjustment under this subsection may be approved in addition to a 20% reduction for infill development under subsection 5 or a 50% reduction for adaptive reuse under subsection 6.

e. With the approval of the Traffic Engineer, parking spaces described under subsection (3)f. may be counted toward the required number of off-street parking spaces when located along a road designated as Local by the latest adopted thoroughfare map and associated with a project claiming reduced parking under subsection 6.

SECTION 3. Penalty. Any person who violates any provisions of this chapter commits a criminal offense, a misdemeanor, and shall be subject to a fine upon conviction as provided for in Section 4-10-4 of the Amarillo Municipal Code. Each day of such violation shall constitute a separate offense.

SECTION 4. Repealer. All ordinances and resolutions or parts thereof that conflict with this Ordinance are hereby repealed, to the extent of such conflict.

SECTION 5. Severability. The terms and provisions of this Ordinance shall be deemed to be severable in that, if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

SECTION 6. Publishing and Effective Date. This Ordinance shall be published and become effective according to law.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this the ____ day of _____, 2023 and PASSED on Second and Final Reading on this the _____ day of _____, 2023.

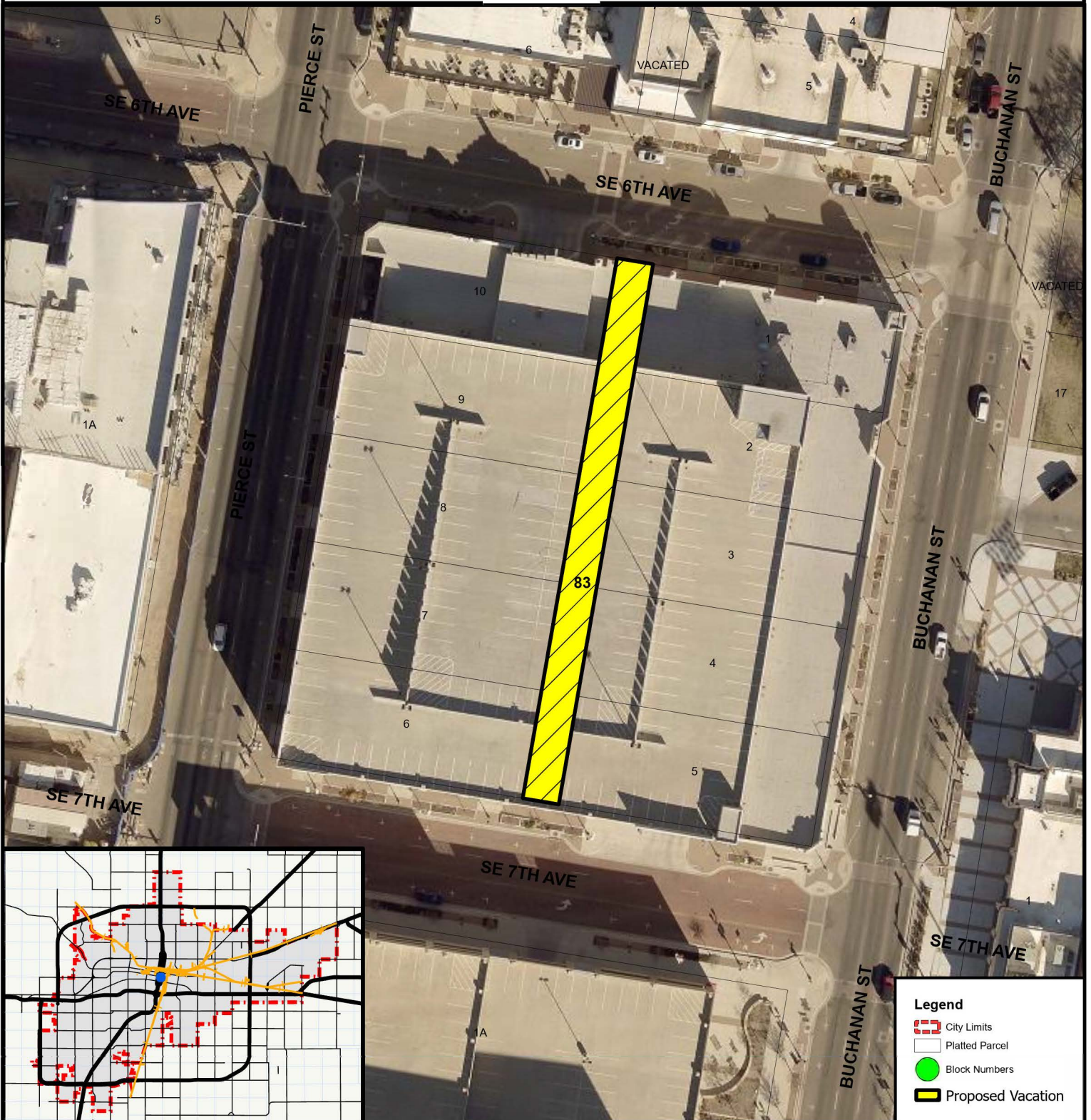
Cole Stanley, Mayor

ATTEST:

Stephanie Coggins, City Secretary

APPROVED AS TO FORM:

Bryan McWilliams, City Attorney



CITY OF AMARILLO PLANNING DEPARTMENT

Vacation of the 20 foot wide public alley in Block 83 of Plemons's Addition, in Section 170, Block 2, AB&M Survey, Potter County, Texas.

Applicant: City of Amarillo

Vicinity: SE 7th and S Buchanan St.

Scale: 1 inch = 75 feet
Date: 10/30/2023
Case No: V-23-11



AP: N-12