

THE CITY OF AMARILLO, TEXAS

Interdepartmental
Office Communication

July 8, 2010

TO: Distribution List

FROM: Planning Department

SUBJECT: Z-10-11 Rezoning of the south 115 ft. of Lot 2, Block 1, Eastridge Unit No. 40, in Section 104, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways to change from Multiple-Family District-1 to Light Commercial (Vicinity: NE 11th Ave & Aster St)

APPLICANT: Cindy Beyer

The Amarillo City Commission, at its meeting of June 29, 2010, approved the above-referenced zoning. The ordinance affecting this change is No. 7221. Copies of the ordinance and vicinity sketch are attached. Please post your records accordingly.



Kelley Shaw, Planning Director

ORDINANCE NO. 7221

AN ORDINANCE OF THE CITY OF AMARILLO, TEXAS: PROVIDING FOR SPECIFIED CHANGES IN THE OFFICIAL ZONING MAP OF THE CITY OF AMARILLO, TEXAS; PROVIDING FOR CHANGE OF USE DISTRICT CLASSIFICATION OF SPECIFIED PROPERTY IN THE VICINITY OF NORTHEAST ELEVENTH AVENUE AND ASTER STREET, POTTER COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission has held public hearings on proposed zoning changes on the property hereinafter described and has filed its final recommendation and report on such proposed zoning changes with the City Commission; and,

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

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF AMARILLO:

SECTION 1. The zoning map of the City of Amarillo adopted by Section 4-10 of the Amarillo Municipal Code and on file in the office of the Planning Director is hereby amended to reflect the following zoning use changes:

Rezoning of the south 115ft. of Lot 2, Block 1, Eastridge Unit No. 40, in Section 104, Block 2, AB&M Survey Potter County, Texas to change from Multiple-Family District 1 to Light Commercial District. (Vicinity: NE 11th Ave. & Aster St.)
APPLICANT: Gerardo Torres

SECTION 2. All ordinances and resolutions or parts thereof that conflict with this ordinance are hereby repealed, to the extent of such conflict.

SECTION 3. In the event this ordinance or any part hereof is found to be invalid, such invalidity shall not affect the remaining portions of the ordinance, and such remaining portions shall continue to be in full force and effect.

SECTION 4. This ordinance shall become effective from and after its date of final passage.

INTRODUCED AND PASSED by the City Commission of the City of Amarillo, Texas, on First Reading on this the 22nd day of June 2010; and PASSED on Second and Final Reading on this the 29th day of June 2010.

Debra McCartt
Debra McCartt, Mayor

ATTEST:

Donna DeRight
Donna DeRight, City Secretary

THE CITY OF AMARILLO, TEXAS

Interdepartmental Memorandum

June 16, 2010

To: Jarrett Atkinson, Interim City Manager

Thru: Vicki Covey, Assistant City Manager *V. Covey*

From: Kelley Shaw, Secretary, Planning & Zoning Commission *K. Shaw*

Subject: Z-10-11 Rezoning of the south 115ft. of Lot 2, Block 1, Eastridge Unit No. 40, in Section 104, Block 2, AB&M Survey Potter County, Texas to change from Multiple-Family District 1 to Light Commercial District. (Vicinity: NE 11th Ave. & Aster St.)
APPLICANT: Gerardo Torres

Vote: 5:0 approval

The above referenced item was recommended for approval by the Amarillo Planning and Zoning Commission at its meeting of June 14, 2010.

The applicant is requesting Light Commercial zoning (LC) in order to provide additional off-street parking for the upcoming expansion of the applicant's nightclub located to the south. As mentioned above, the tract under consideration is currently zoned Multiple-Family District 1 (MF-1). Off-street parking related to the nightclub cannot be located on this tract, whereas associated parking must be located within a zoning district that allows for that use. Therefore, with MF-1 not allowing a nightclub and by default not allowing parking for the nightclub, the applicant has requested a change in zoning.

The applicant met with Planning Department staff regarding the possibility of rezoning all of Lot 2 northward to NE 11th Ave. for the new parking lot. Staff commented that with single-family residences north of this right-of-way, that allowing commercial traffic onto a residential street and possible commercial development in such close proximity to a residential neighborhood is a concern. Staff commented that in terms of planning principles, the multi-family zoning acts as a "buffer" from the more intense commercial uses along Amarillo Blvd. and that such a "buffer" should remain.

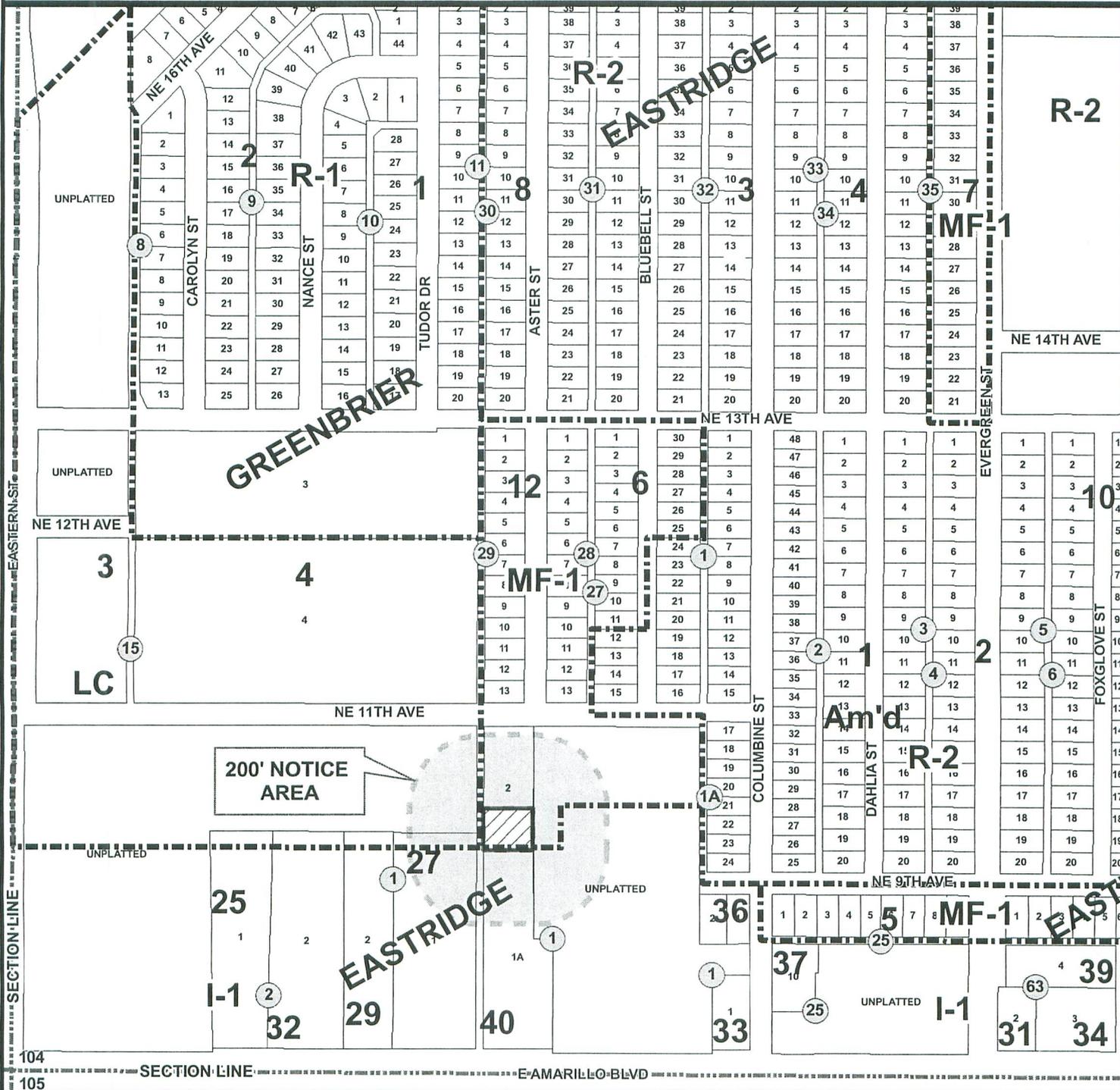
However, when analyzing the area's zoning pattern, staff acknowledges that allowing a portion of the lot to be rezoned that would match the most northern boundary of the commercial zoning to the east, should not create any detrimental impacts on the residences to the north. The applicant recognized staff's concerns and agreed to propose the request as now submitted.

It is the Planning Commission's opinion that retaining approximately 220ft. of land zoned MF-1 north of the proposed parking lot will continue to provide an opportunity for multi-family uses that once developed, should lessen any negative impacts to the residential neighborhood from commercial land uses along Amarillo Blvd.

Considering the above, Commissioners are in agreement with staff's analysis and believe that the applicant's request is appropriate and if approved, would represent an acceptable expansion of the existing Light Commercial zoning eastward. Therefore, Commissioners recommend approval of this item as presented.

Notices have been sent out to 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. An update will be provided at the City Commission meeting should there be any change.

Rezoning from MF-1 to LC



**CITY OF AMARILLO
PLANNING DEPARTMENT**

Scale: 1" = 400'
Date: 6-1-10
Case No: Z-10-11



Rezoning of the south 115' of Lot 2, Block 1, Eastridge Unit #40 in Section 104, Block 2, AB&M Survey, Potter County, TX to change from Multiple Family District-1 to Light Commercial District

Vicinity: NE 11th Ave. & Aster St.

Applicant: Gerardo Torres

AP#: R-10

KC