

THE CITY OF AMARILLO, TEXAS

Interdepartmental
Office Communication

May 1, 2015

TO: Final Distribution

FROM: Planning Department

SUBJECT: Z-15-08 Rezoning of a 77.49 acre tract of land in Section 63, Block 9, BS&F Survey, Randall County, Texas, to change from Planned Development District 373 to amended Planned Development District 373A for allowing one, on-premise, primary use sales and service business per designated area only within areas A1 through A4. (Vicinity: Hillside Rd & Time Square Blvd)

APPLICANT: Perry Williams

The Amarillo City Council, at its meeting of April 28, 2015, approved the above-referenced zoning. The ordinance affecting this change is No. 7526. Copies of the ordinance and vicinity sketch are attached. Please post your records accordingly.



Kelley Shaw, Planning Director

ORDINANCE NO. 7526

COPY

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 HILLSIDE ROAD AND TIME SQUARE BOULEVARD, RANDALL 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 Council; and,

WHEREAS, the City Council 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 COUNCIL 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:

Planned Development District 373 is amended to Amended Planned Development District 373A for allowing one, on premise, primary use sales and service business per designated area only within areas A1 through A4.

SECTION 2. The zoning change approved in SECTION 1 shall be conducted in accordance with the applicable site plan and/or development standards document submitted.

SECTION 3. The Director of Planning is authorized to make corrections and minor changes to the site plan or development documents to the extent that such does not materially alter the nature, scope, or intent of the approval granted by this ordinance.

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 All ordinances and resolutions or parts thereof that conflict with this ordinance are hereby repealed, to the extent of such conflict.

SECTION 5. 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.

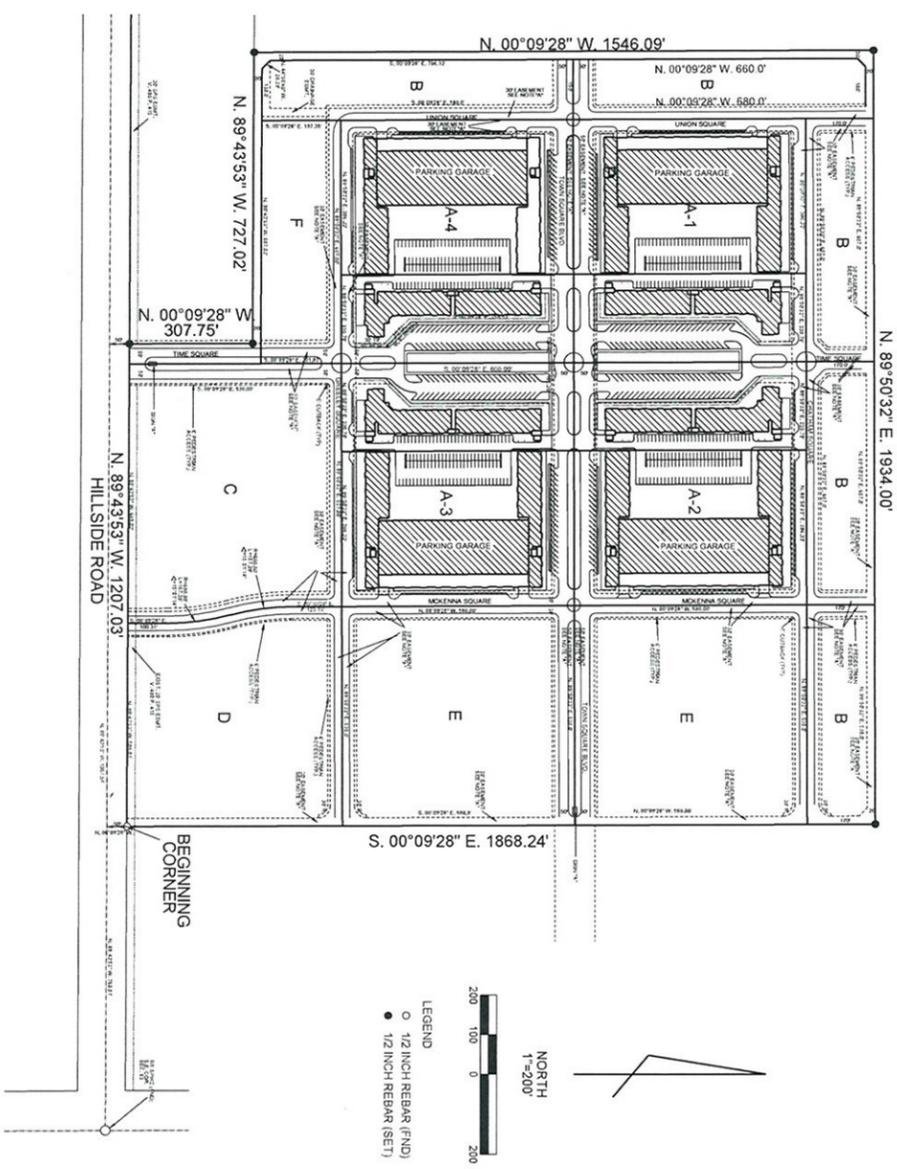
SECTION 6. This ordinance shall become effective from and after its date of final passage.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this the 21 day of April 2015 and PASSED on Second and Final Reading on this the 28 day of April 2015.


Paul Harpole, Mayor

ATTEST:

Frances Hibbs, City Secretary



DESCRIPTION:

A 77.49 ACRE TRACT OF LAND BEING ALL OF TOWN SQUARE UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO RANDALL COUNTY TEXAS FILED FOR RECORD UNDER CLERK'S FILE NO. 200207713, RANDALL COUNTY, TEXAS AND AN UNPLATTED TRACT OF LAND IN SECTION 63, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS, SAID 77.49 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 63, THENCE N. 89°43'53" W. A DISTANCE OF 760.51 FEET, THENCE N. 00°09'28" W. A DISTANCE OF 50.00 FEET TO A 1/2" INCH REBAR FOUND WITH CAP STAMPED "HH RPLS 5377" FOR THE SOUTHEAST AND BEGINNING CORNER OF THIS TRACT BEING IN THE NORTH LINE OF HILLSIDE ROAD.

THENCE N. 89°43'53" W. A DISTANCE OF 1207.03 FEET, ALONG SAID NORTH-RIGHT-OF-WAY LINE OF HILLSIDE ROAD TO A 1/2" INCH REBAR SET WITH CAP STAMPED "HH RPLS 5377" FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT.

THENCE N. 00°09'28" W. A DISTANCE OF 307.75 FEET TO A 1/2" INCH REBAR SET WITH CAP STAMPED "HH RPLS 5377" FOR AN INTERIOR CORNER.

THENCE N. 89°43'53" W. A DISTANCE OF 727.02 FEET TO A 1/2" INCH REBAR SET WITH CAP STAMPED "HH RPLS 5377" FOR THE MOST NORTHERLY SOUTHWEST CORNER OF THIS TRACT.

THENCE N. 00°09'28" W. A DISTANCE OF 1946.09 FEET TO A 1/2" INCH REBAR SET WITH CAP STAMPED "HH RPLS 5377" FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE S. 89°43'53" E. A DISTANCE OF 1934.00 FEET TO A 1/2" INCH REBAR SET WITH CAP STAMPED "HH RPLS 5377" FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S. 00°09'28" E. A DISTANCE OF 1868.24 FEET TO THE PLACE OF BEGINNING.

NOTE:
SHARED PARKING FOR ALL USES WITHIN THE PLANNED DEVELOPMENT IS TO BE PROVIDED. IN NO CASE SHALL THE COMBINED REQUIRED PARKING TOTALS FOR ALL PLANNED USES EXCEEDED THE TOTAL NUMBER OF PARKING SPACES PROVIDED.

PLANNED DEVELOPMENT DISTRICT
PD- 373A
Recommended by
AMARILLO P&Z COMMISSION
Date 4-13-15
ORDINANCE 7526
PASSED BY CITY COUNCIL
1st Reading: 4-21-15
2nd Reading: 4-28-15

DEVELOPER: P DUB INVESTMENTS LTD.
PERRY WILLIAMS, PRESIDENT
P.O. BOX 30206
AMARILLO, TEXAS 79130
(806) 373-5820

W GROUP HOLDINGS LLC
PERRY WILLIAMS, PRESIDENT
P.O. BOX 30206
AMARILLO, TEXAS 79130
(806) 373-5800

FBR LAND CO. LLC
MICHAEL BUCCICOLA, MANAGER
118 N. LAMAR STREET
AMARILLO, TEXAS 79106
(806) 373-2134

AGENT: THOMAS-ISRAEL CONSULTING ENGINEERS
517 N. POLK STREET
AMARILLO, TEXAS 79107
(806) 358-4829
FAX (806) 358-4820
E-MAIL: tiengsur@thomasandisrael.com

EXISTING ZONING: AGRICULTURE
PROPOSED ZONING: PLANNED DEVELOPMENT FOR MIXED USE (MULTIFAMILY/RETAIL/OFFICE) COMMERCIAL

LEGEND
○ 1/2 INCH REBAR (FND)
● 1/2 INCH REBAR (SET)

200 100 0 200
1"=200'
NORTH

1. LAND USE: MIXED USE

AREA "A-1 THRU A-4" - ALL USES ALLOWED UNDER GENERAL RETAIL ZONING DISTRICT

1. FIRST FLOOR - RETAIL/MULTI-FAMILY
2. SECOND FLOOR AND ABOVE - MULTI-FAMILY
3. MAXIMUM OVERALL BUILDING HEIGHT - 90 FEET.
4. MAXIMUM LOT COVERAGE - 65%
5. MAXIMUM LOT AREA - 5,000 SQUARE FEET
6. MAXIMUM LOT AREA - 5.0 ACRES
7. ONE BAR OR FAVEN WILL BE ALLOWED ON THE FIRST FLOOR PER EACH DESIGNATED AREA "A-1 THRU A-4"

AREA "B" - ALL USES ALLOWED UNDER GENERAL RETAIL ZONING DISTRICT

1. FIRST FLOOR - RETAIL
2. SECOND AND ABOVE - MULTI-FAMILY
3. MAXIMUM OVERALL BUILDING HEIGHT - 50 FEET.
4. MAXIMUM LOT COVERAGE - 70%
5. OFF STREET PARKING TO FOLLOW CITY OF AMARILLO PARKING MANUAL
6. MAXIMUM LOT AREA - 2.87 ACRES

AREA "C" - ALL USES ALLOWED UNDER GENERAL RETAIL ZONING DISTRICT

1. OFF STREET PARKING TO FOLLOW CITY OF AMARILLO PARKING MANUAL
2. MAXIMUM OVERALL BUILDING HEIGHT - 55 FEET
3. MAXIMUM LOT COVERAGE - 65%
4. MAXIMUM LOT AREA - 7.65 ACRES

AREA "D" - ALL USES ALLOWED UNDER GENERAL RETAIL ZONING DISTRICT

1. ALL USES UNDER GENERAL RETAIL ZONING DISTRICT PLUS THE FOLLOWING COMMERCIAL USES: TRADE SCHOOL, LIGHT AUTO REPAIR, MINI STORAGE WAREHOUSE, RESTAURANT, OR STORAGE OF VEHICLES OR VEHICLE PARTS ASSOCIATED WITH AUTOMOTIVE REPAIR USES IS ALLOWED.
2. MAXIMUM OVERALL BUILDING HEIGHT - 210 FEET
3. OFF STREET PARKING TO FOLLOW STANDARD CITY OF AMARILLO PARKING MANUAL
4. MAXIMUM LOT AREA - 7.32 ACRE

AREA "E" - ALL USES ALLOWED UNDER GENERAL RETAIL ZONING DISTRICT

1. MAXIMUM OVERALL BUILDING HEIGHT - 50 FEET.
2. MAXIMUM LOT COVERAGE - 70%
3. OFF STREET PARKING TO FOLLOW CITY OF AMARILLO PARKING MANUAL
4. MAXIMUM LOT AREA - 2.78 ACRES

2. PUBLIC INGRESS/EGRESS ACCESS EASEMENTS, COMMON AREAS AND PUBLIC UTILITY EASEMENTS:

A. ALL PUBLIC INGRESS/EGRESS ACCESS EASEMENTS, COMMON AREAS AND UTILITY EASEMENTS WILL BE AVAILABLE TO THE CITY OF AMARILLO AND FRANCHISED UTILITY COMPANIES FOR SERVICE VEHICLES, FOR LOCATION AND SERVICE OF PUBLIC UTILITIES. FOR SURFACE DRAINAGE FOR ACCESS BY CITY POLICE AND THE DEPARTMENT VEHICLES AND FOR ANY OTHER ACCESS UNDERSTOOD THAT THE MAINTENANCE AND CARE OF PUBLIC INGRESS/EGRESS EASEMENTS AND PUBLIC UTILITY EASEMENTS IN THIS PLANNED DEVELOPMENT IS THE RESPONSIBILITY OF ALL CURRENT AND FUTURE LANDOWNERS OF ANY LOTS IN THE PLANNED DEVELOPMENT AND NOT THE CITY OF AMARILLO. ALL PUBLIC INGRESS/EGRESS ACCESS EASEMENTS AND COMMON AREAS WILL BE RESTRICTED TO THE CITY OF AMARILLO SPECIFICATIONS GOVERNING MATERIALS AND CONSTRUCTION PROCEDURES AND ARE TO REMAIN OPEN AND UNRESTRICTED AT ALL TIMES.

3. SCREENING - FENCING - LANDSCAPING:

A. ALL SCREENING, FENCING AND LANDSCAPING WILL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES BY OWNERS.
B. ALL AREAS NOT COVERED BY BUILDINGS, WALLS, STREETS, PARKING AREAS, ACCESS EASEMENTS, ETC. SHALL BE LANDSCAPED.
C. LANDSCAPING SHALL COMPLY WITH CITY OF AMARILLO ORDINANCE.

4. REFUSE COLLECTION:

A. REFUSE COLLECTION SHALL BE PROVIDED BY A PRIVATE COLLECTOR

6. ROOF DRAINAGE:

A. ALL ROOF DRAINAGE SHALL BE ACCOMMODATED ON SIDE SO THAT NO ROOF DRAINAGE WATER WILL BE TRANSFERRED ACROSS PROPERTY LINES OR DISCHARGED UPON ADJACENT PROPERTY, GUTTERS AND OTHER FACILITIES CONSTRUCTED TO CARRY ALL ROOF RUN-OFF.

NOTE:

NOTE "A"
PUBLIC INGRESS/EGRESS EASEMENT AND UTILITY EASEMENT (SIDE AS INDICATED)
A. 6' PEDESTRIAN ACCESS EASEMENT ALONG EACH PUBLIC INGRESS/EGRESS EASEMENT.
SIGNAGE:
SIGN "A" - MONUMENT MULTI-TENANT BUSINESS SIGN NOT TO EXCEED 30 FOOT IN HEIGHT
EACH LOT WILL BE ALLOWED 2 MONUMENT BUSINESS SIGNS NOT TO EXCEED 12 FOOT IN HEIGHT.
ALL OTHER SIGN STANDARDS NOT DEFINED SHALL COMPLY WITH GENERAL RETAIL DISTRICT SIGN STANDARDS.

7. FIRE LANES:

A. PUBLIC INGRESS/EGRESS ACCESS EASEMENTS ARE DESIGNATED FOR USE AS FIRE LANES TO ALLOW ACCESS TO SITE FOR EMERGENCY SERVICE VEHICLES.

8. UTILITIES:

A. ALL UTILITIES SHALL BE LOCATED UNDER GROUND IN PUBLIC INGRESS/EGRESS ACCESS AND UTILITY EASEMENTS PROVIDED TO ACCOMMODATE SAME. REFER TO THE APPROVED PLAT FOR ADDITIONAL EASEMENT LOCATIONS.
B. ANY AND ALL RELOCATION OF EXISTING UTILITY LINES OR SERVICE WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
C. CITY WATER METERS WILL BE OWNED, INSTALLED AND MAINTAINED BY THE CITY OF AMARILLO.

9. STRUCTURES:

A. ALL STRUCTURES SHALL COMPLY WITH REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND IRC AS ADOPTED AND AMENDED AND INTERPRETED BY THE CITY OF AMARILLO.
B. ALL STRUCTURES CONSTRUCTED SHALL COMPLY WITH THE CITY OF AMARILLO STORM WATER MANAGEMENT CRITERIA PARKING AND DRIVEWAYS:

A. ALL PARKING AND DRIVEWAYS SHALL CONFORM TO THE DRIVEWAY AND PARKING MANUAL OF THE CITY OF AMARILLO.

11. LIGHTING (EXTERIOR):

A. NO FLASHING, ROTATING OR PULSATING LIGHT SOURCE OR REFLECTOR WILL BE OPERATED ON THE SITE.
B. ALL EXTERIOR LIGHTING SHALL BE DIRECTED ONTO THIS DEVELOPMENT IN SUCH A MANNER TO MINIMIZE OR ELIMINATE GLARE ACROSS PROPERTY LINES OF ADJACENT PROPERTIES.

12. BUILDING PERMITS:

A. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, THE PROPERTY DESCRIBED BY THIS PLANNED DEVELOPMENT SHALL BE PLATTED.
13. SIDEWALKS:
A. FOR ANY DEVELOPMENT WITHIN THIS PLANNED DEVELOPMENT A 6 FOOT SIDEWALK SHALL BE REQUIRED.

14. ALL OTHER DEVELOPMENT STANDARDS NOT SPECIFICALLY NOTED OR SHOWN ON THIS SITE PLAN SHALL CONFORM TO GENERAL RETAIL ZONING STANDARDS.

I PERRY WILLIAMS, ACKNOWLEDGE AND AGREE TO ALL STANDARDS OF DEVELOPMENT AS LISTED ON THIS SITE PLAN.

SIGNATURE OF OWNER/DEVELOPER _____
DATE _____

I MICHAEL BUCCICOLA, ACKNOWLEDGE AND AGREE TO ALL STANDARDS OF DEVELOPMENT AS LISTED ON THIS SITE PLAN.

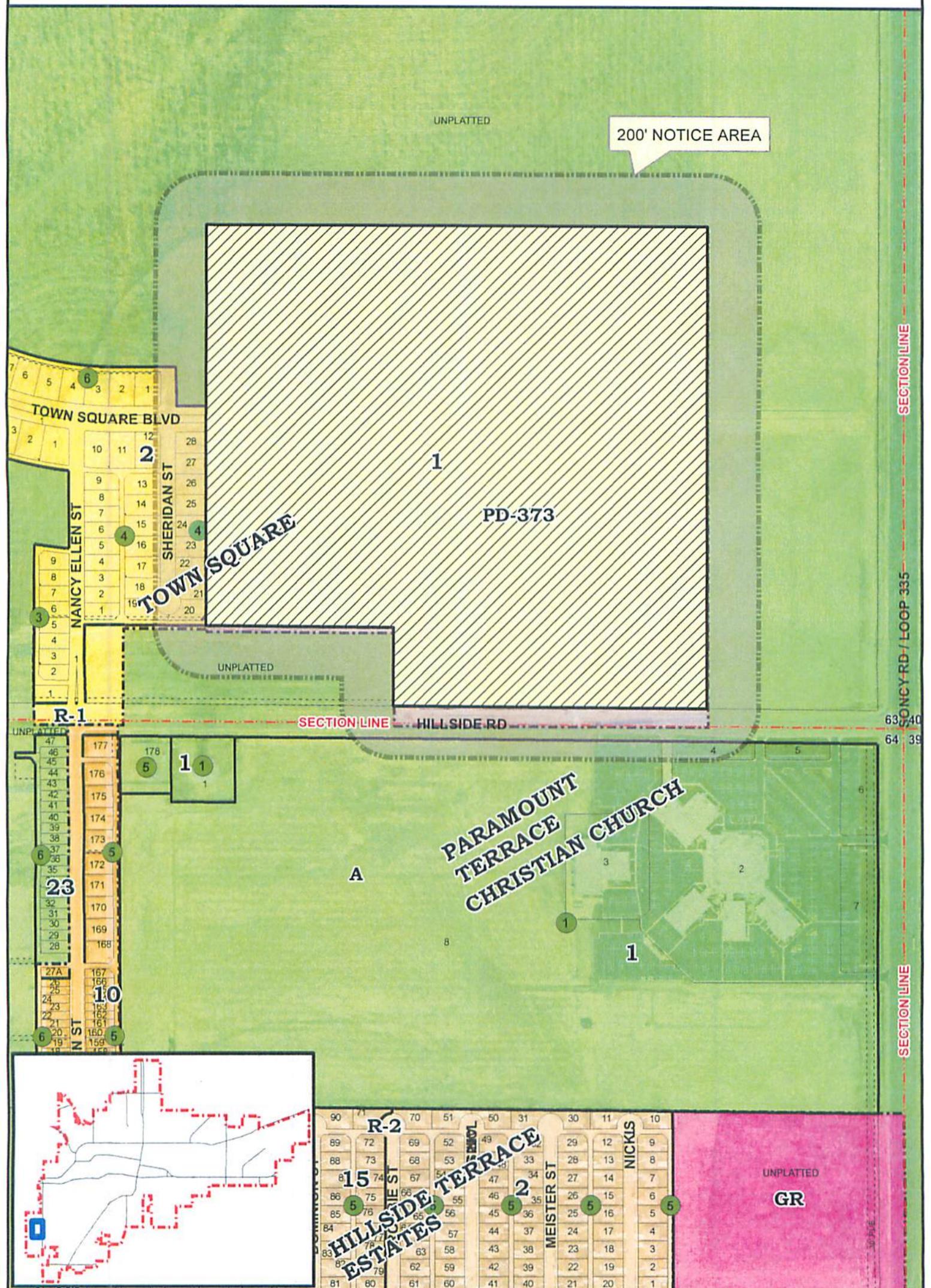
SIGNATURE OF OWNER/DEVELOPER _____
DATE _____

AMENDED
TOWN SQUARE
PLANNED DEVELOPMENT

IN SECTION 63, BLOCK 9, B.S. & F. SURVEY,
RANDALL COUNTY, TEXAS
(77.49 ACRES)

3/16/15

REZONING FROM PD TO AMD PD



CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1" = 450'
Date: 3-18-15
Case No: Z-15-08



Z-15-08 Rezoning of a 77.49 acre tract of land in Section 63, Block 9, BS&F Survey, Randall County, Texas, to change from Planned Development District 373 to amended planned development for allowing on-premise primary use sales and service of alcohol by a bar/tavern.

Vicinity: Hillside Rd & Time Square Blvd

Applicant: Perry Williams

AP: H-15