DEVELOPMENT SERVICES
509 SE 7TH AVE
PO BOX 1971
AMARILLO TX 79105-1971
(806) 378-5263

8/3/2015

Mr. Brian Shinall
Shinall Group
600 S Tyler St Suite 1908
Amarillo TX 79101

RE: Letter of Action: Approval-Rezoning

Mr. Shinall,

The City of Amarillo has approved the Rezoning of a 2.17 and a 2.33 acre tract of land to change from Planned Development Districts 52 and 341 to General Retail and a 3.75 acre tract of land to change from Planned Development District 341 to Amended Planned Development District 341A for general retail and mini-storage warehouse land uses, plus one-half of all bounding streets, alleys, and public ways, all in Section 229, Block 2, AB&M Survey, Randall County, Texas, Project Number: ZB1501729 on 7/28/2015. The ordinance affecting this change is No. 7536. Enclosed you will find a copy of the ordinance and vicinity sketch.

As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is cris.valverde@amarillo.gov or 806/378-4223.

Sincerely,

Cris Valverde
Senior Planner

Enc

CMD 7/20/15

COPY

ORDINANCE NO. 7536

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 SOUTHWEST FIFTY-EIGHTH AVENUE AND GEORGIA STREET, 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:

Rezoning of a 2.17 and a 2.33 acre tract of land to change from Planned Development Districts 52 and 341 to General Retail and a 3.75 acre tract of land to change from Planned Development District 341 to Amended Planned Development District 341A for general retail and mini-storage warehouse land uses, plus one-half of all bounding streets, alleys, and public ways, all in Section 229, Block 2, AB&M Survey, Randall County, Texas and being further described below:

Planned Development District 341A tract

Commencing at a 1/2 inch iron rod with a cap stamped "KELLEY R.P.L.S. 1583", found at the southwest corner of said 7.42 acre tract of land and same being the southeast corner of Lot 26, Block 16 of The Shores Unit No. 7, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record in Volume 732, Page 664 of the Deed Records of Randall County, Texas;

Thence N. 01° 20' 34" W., (Directional Control GPS Observation WGS-84), 159.77 feet along the east line of said The Shores Unit No. 7 and the east line of The Shores Unit No. 8, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record in Volume 1528, Page 168 of the Deed Records of Randall County, Texas to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found;

Thence N. 19° 01' 29" E., 42.56 feet along the east line of said The Shores Unit No. 8 to the southwest and **BEGINNING CORNER** of this tract of land;

Thence N. 19° 01' 29" E., 34.91 feet along the east line of said The Shores Unit No. 8 to a 1/2 inch iron rod, found at a jog corner of in the east line of said The Shores Unit No. 8;

Thence N. 38° 11' 23" E., 81.30 feet along the easterly line of said The Shores Unit No. 8 to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the common east corner of Lots 20 and 19 of said Block 16 of The Shores Unit No. 7;

Thence N. 40° 14' 39" E., 56.80 feet to a 1/2 inch iron rod with a cap stamped "CI R.P.L.S. 2601", found at the common southeasterly corner of Lots 19 and 18 of said Block 16 of The Shores Unit No. 7;

Thence N. 85° 58' 45" E., 123.25 feet along the southerly line of said The Shores Unit No. 7 to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found;

Thence N. 70° 14' 19" E., 75.95 feet along the southerly line of said The Shores Unit No. 7 to a "MAG" nail in top of a fence post, found;

Thence N. 31° 45' 24" E., 119.77 feet along the southeasterly line of said The Shores Unit No. 7 to 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found;

Thence N. 30° 47' 39" W., 180.42 feet along the northeasterly line of said The Shores Unit No. 8 to a 1/2 inch iron rod, found at the most northerly northeast corner of Lot 7-A of said Block 16 of The Shores Unit No. 8;

Thence N. 85° 46' 13" E., 281.79 feet along the south line of Tract "H" of The Shores Unit No. 1, Amended, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record in Volume 567, Page 611 of the Deed Records of Randall County, Texas to a 1/2 inch channel iron pin, found;

Thence N. 00° 01' 47" W., 60.00 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found in the south line of Lot 7, Block 2 of said The Shores Unit No. 1, Amended;

Thence S. 89° 57' 21" E., 59.56 feet to the northeast corner of this tract of land, from whence a "MAG" nail in the bottom rail of a fence, found at the southeast corner of Lot 6, of said Block 2 of The Shores Unit No. 1, Amended bears S. 89° 57' 21" E., 51.44 feet;

Thence S. 00° 02' 39" W., 338.10 feet along the east line of a 94,106 square foot tract of land surveyed herewith to the most easterly southeast corner of this tract of land, from whence a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northwest corner of said Lot 15, Block 2 of The Shores Unit No. 14, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof recorded under Clerk's File No. 2007024511 of the Official Public Records of Randall County, Texas bears N. 31° 31' 33" E., 150.48 feet;

Thence S. 31° 31' 33" W., 203.15 feet along the westerly line said The Shores Unit No. 14 to the southeast corner of this tract of land, from whence an "X" cut in concrete, set at the most westerly corner of said Lot 16 bears S. 31°31'33" W., 33.22 feet;

Thence S. 89° 54' 01" W., 497.50 feet along the north of a 101,585 square foot tract of land partitioned herewith to the **POINT OF BEGINNING**

General Retail tracts

BEGINNING at a 1/2 inch iron rod with a cap stamped "KELLEY R.P.L.S. 1583", found at the southwest corner of this tract of land, same being the southeast corner of Lot 26, Block 16 of The Shores Unit No. 7, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record in Volume 732, Page 664 of the Deed Records of Randall County, Texas;

Thence N. 01° 20' 34" W., (Directional Control GPS Observation WGS-84), 159.77 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at a jog corner in the east line of said Block 16, of The Shores Unit No. 7, and of Block 16, of The Shores Unit No. 8, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record in Volume 1528, Page 168 of the Deed Records of Randall County, Texas;

Thence N. 19° 01' 29" E., 42.56 feet along the east of said Block 16 to the northwest corner of this tract of land, from whence a 1/2 inch iron rod, found at another jog corner in the east line of said Block 16 bears N. 19° 01' 29" E., 34.91 feet;

Thence N. 89° 54' 01" E., 497.50 feet along the south line of a 163,712 square foot tract of land partitioned herewith, to the northeast corner of this tract of land, from whence a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northwest corner of Lot 15, Block 2 of The Shores Unit No. 14, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record under Clerk's File No. 2007024511 of the Official Public Records of Randall County, Texas bears N. 31° 31' 33" E., 353.63 feet;

Thence S. 31° 31' 33" W., 33.25 feet along the east line of said 7.42 acre tract of land to an "X" cut in concrete, set at the most westerly corner of Lot 16, of said Block 2 of The Shores Unit No. 14, and same being the most northerly corner of said 0.7872 acre tract of land;

Thence S. 42° 55' 35" E., 5.37 feet along the west line of said Lot 16 and same being the east line of said 0.7872 acre tract of land to a 3/8 inch iron rod, found at the most easterly northeast corner of said 0.7872 acre tract of land;

Thence S. 10° 55' 45" E., 122.30 feet along the west line of said Lot 16 and same being the east line of said 0.7872 acre tract of land to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found;

Thence S. 00° 10' 41" E., 47.66 feet along the west line of said Lot 16 and same being the east line of said 0.7872 acre tract of land to a 3/8 inch iron rod, found at the southeast corner of this tract of land and same being the southeast corner of said 0.7872 acre tract of land, and also being the southwest corner of said Lot 16;

Thence S. 89° 54' 01" W., 257.44 feet along the north right-of-way line of S.W. 58th Avenue (dedication unknown) to a 1/2 inch iron rod with a cap stamped "CI R.P.L.S. 2601", found;

Thence S. 89° 54' 48" W., 259.81 feet along the north right-of-way line of said S.W. 58th Avenue to the **POINT OF BEGINNING**.

and

BEGINNING at a 3/8 inch iron rod, found at the southeast corner of this tract of land, and same being the northeast corner of Lot 15, Block 2 of The Shores Unit No. 14, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record under Clerk's File No. 2007024511 of the Official Public Records of Randall County, Texas;

Thence S. 89° 53' 46" W., (Directional Control GPS Observation WGS-84), 263.34 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northwest corner of said Lot 15 and same being the southwest corner of said 0.0464 acre tract of land;

Thence S. 31° 31' 33" W., 150.48 feet along the west of said Lot 15 and same being the east line of said 7.42 acre tract of land to the southwest corner of this tract of land, from whence an "X" cut in concrete, set at the most westerly southwest corner of Lot 16, of said Block 2 of The Shores Unit No. 14, bears S. 31° 31' 33" W., 236.37 feet;

Thence N. 00° 02' 39" E., 338.10 along the east line of a 163,712 square foot tract of land partitioned herewith, to the northwest corner of this tract of land, from whence a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the southwest corner of Lot 7, Block 2, of The Shores Unit No. 1, Amended, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record in Volume 567, Page 611 of the Deed Records of Randall County, Texas bears N. 89° 57' 21" W., 59.56 feet;

Thence S. 89° 57' 21" E., 51.44 feet to a "MAG" Nail, found at the southeast corner of Lot 6 of said Block 2, of The Shores Unit No. 1, Amended;

Thence N. 00° 04' 19" W., 60.00 feet along the east line of said Lot 6 and same being the west line of Lot 14, Block 2 of The Shores Unit No. 10, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record in Volume 1888, Page 330 of the Official Public Records of Randall County, Texas to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the southwest corner of Lot 8 of said Block 2, of The Shores Unit No. 1, Amended;

Thence N. 89° 51' 05" E., 289.53 feet along the south line of Lots 1 through 5, of said Block 2 of The Shores Unit No. 1, Amended to the northeast corner of this tract of land and same being the northeast corner of said 7.42 acre tract of land and also being the northeast corner of said Lot 14;

Thence S. 00° 11' 06" E., at 0.80 feet pass a 1/2 inch iron rod with a cap stamped "CI R.P.L.S. 2601", found in reference, a total distance of 270.06 feet along the west right-of-way line of Georgia Street (dedication unknown) to the **POINT OF BEGINNING**.

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. 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. 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 July 2015 and PASSED on Second and Final Reading on this the 28 day of July 2015.

Paul Harpole, Mayor

ATTEST:

Frances Hibbs, City Secretary

shinallgroup
real estate services
brokerage • development • consulting • investment
600 S. Tyler Ste. 1908
Amarillo, Texas 79101

PLANNED DEVELOPMENT DISTRICT
PD- 341A
Recommended by
AMARILLO P&Z COMMISSION
Date 7-13-15
ORDINANCE 7536
PASSED BY CITY COUNCIL
1st Reading: 7-21-15
2nd Reading: 7-28-15

June 22, 2015

RE: Rezoning application for Planned Development 341 to Amended Planned Development for Mini-Storage Warehouse and General Retail uses.

Dear Planning and Zoning Commissioners,

The Shinall Group is requesting the rezoning of approximately 3.758 acres of Planned Development 341 as shown in the attachment from Planned Development 341 to Amended Planned Development for Mini-Storage Warehouse and General Retail uses.

Proposed standards include:

Maximum Building Height:	One Story
Minimum Rear Yard Setback:	20 feet
Minimum Screening:	6 foot wooden fence along the north property line

1) All parking and driveways shall comply with City of Amarillo standards.

2) All exterior lighting shall be directed onto the property in such a manner as to minimize or eliminate glare across adjacent property lines.

3) No sign shall be operated on the property that use or have attached any flashing, pulsating, or rotating lighting source or reflector. No portable sign will be allowed.

4) Any and all utility relocations or adjustments required for this development shall be the responsibility of the Developer(s).

5) All fencing, screening, landscaping, driveways, and parking areas shall be installed prior to receiving a certificate of occupancy or within six months of occupying the structure if inclement weather exists and all landscaping shall be served with a sprinkler system.

6) The approval of this development by the City of Amarillo in no way shall alter or abrogate requirements of the Uniform Building Code as adopted and amended by the City of Amarillo.

7) Any use other than that allowed under the General Retail Zoning Classification and/or Mini-Storage Warehouse use will require a zoning amendment.

8) The City of Amarillo or its franchised utility shall not be required to replace any obstructions, paving, or plantings that must be removed during the course of maintenance, construction, or reconstruction within any public utility or drainage easement.

9) All exterior mechanical equipment shall be located and/or screened in such a manner as to eliminate or minimize noise and visual impact to adjacent properties.

10) All surface storm water collected on this site shall be drained directly to adjacent public right-of-way or by other means if approved by the City Engineer.

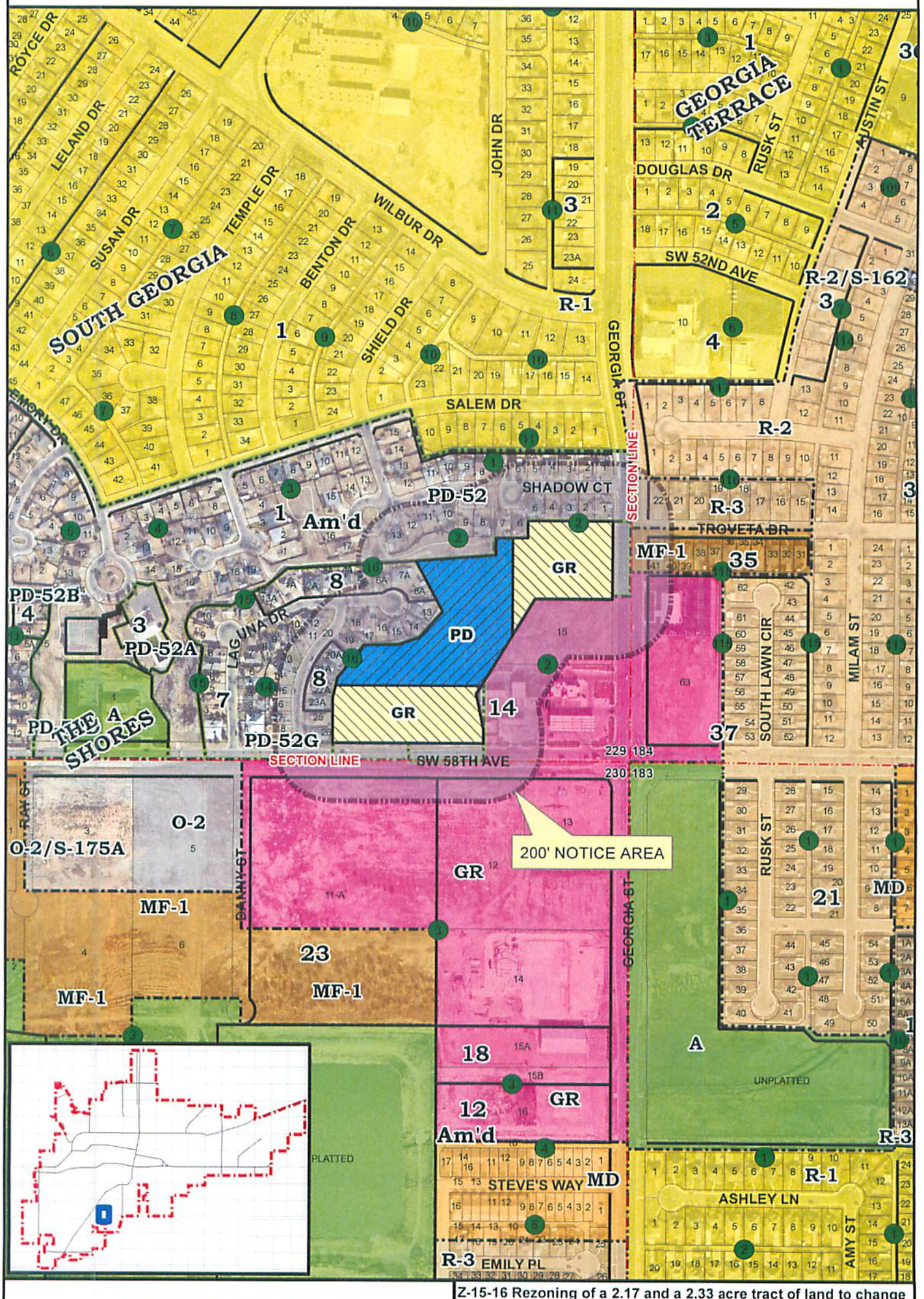
11) The Developer shall comply with all ADA requirements.

12) All other bulk or area requirements not specifically noted shall comply with General Retail standards. All other development standards not specifically noted shall comply with General Retail standards.

Thank you for considering this request.

Kathleen Collins
Shinall Group
600 S. Tyler St., Ste 1908
Amarillo, TX 79101
Office: (806) 803-9056

REZONING FROM PD TO GR & AMD PD



CITY OF AMARILLO
PLANNING DEPARTMENT

Scale: 1" = 400'
Date: 6-25-15
Case No: Z-15-16

Z-15-16 Rezoning of a 2.17 and a 2.33 acre tract of land to change from Planned Development Districts 52 and 341 to General Retail District and a 3.75 acre tract of land to change from Planned Development District 341 to Amended Planned Development District for general retail and mini-storage warehouse land uses, all in Section 229, Block 2, AB&M Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways.

Applicant: Brian Shinall

Vicinity: SW 58th Ave and Georgia St.

AP: L-15