



DEVELOPMENT SERVICES

509 SE 7TH AVE

PO BOX 1971

AMARILLO TX 79105-1971

(806) 378-5263

11/19/2015

Mr. Danny Fulton
Hillside Christian Church
8899 Hillside Rd
Amarillo TX 79119

RE: Letter of Action: Approval-Rezoning

Mr. Fulton,

The City of Amarillo has approved the Rezoning of 19.17 acres of land to change from General Retail District and Agricultural District to Planned Development District 381, 4.55 acres of land to change from Agricultural District to General Retail District, 14.55 acres of land to change from General Retail District and Agricultural District to Moderate Density District, and a 39.81 acre tract of land to change from Agricultural District to Residential District 2, plus one-half of all bounding streets, alleys and public ways all in Section 64, Block 9, BS&F Survey, Randall County, Texas. Project Numbers: ZB1501798, ZB1501799, ZB1501800, and ZB1504400 on 11/10/2015. The ordinance affecting this change is No. 7566. 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,

A handwritten signature in black ink that reads 'Cris Valverde'.

Cris Valverde
Senior Planner

Enc

ORDINANCE NO. 17566

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 SONCY ROAD/LOOP THREE THIRTY-FIVE AND HILLSIDE ROAD, 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 19.17 acres of land to change from General Retail District and Agricultural District to Planned Development District 381, 4.5 acres of land to change from Agricultural District to General Retail District, 14.55 acres of land to change from General Retail District and Agricultural District to Moderate Density District, and a 39.81 acre tract of land to change from Agricultural District to Residential District 2, plus one-half of all bounding streets, alleys and public ways all in Section 64, Block 9, BS&F Survey, Randall County, Texas and being further described below:

PLANNED DEVELOPMENT TRACTS

TRACT 1

A 7.983 ACRE TRACT OF LAND BEING AN UNPLATTED TRACT OF LAND FILED OF RECORD UNDER FILE CLERK NO. 2003010901, OFFICIAL PUBLIC RECORDS, RANDALL COUNTY, TEXAS, OF OUT OF SECTION 64, BLOCK 9, B. S. & F. SURVEY, RANDALL COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT, IN THE NORTH LINE OF BUCCOLA AVENUE AND THE WEST LINE OF LOOP HIGHWAY 335, (SONCY ROAD) AND BEING THE NORTHEAST CORNER OF HILLSIDE TERRACE ESTATES UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO, FILED OF RECORD UNDER CLERK FILE NO. 2005013936, OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS;

THENCE S. 89°38'18" W., 495.08 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 00°21'42" W., 705.44 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT AND BEING IN THE SOUTH LINE OF LOT 8, BLOCK 1, PARAMOUNT TERRACE CHRISTIAN CHURCH UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO FILED OF RECORD UNDER FILE CLERK NO. 2005010498, OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS;

THENCE S. 89°43'45" E. 495.06 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT AND BEING IN THE WEST LINE OF LOOP HIGHWAY 335, (SONCY ROAD);

THENCE S. 00°21'42" E., 699.97 FEET TO THE PLACE OF BEGINNING

TRACT 2

A 5.711 ACRE TRACT OF LAND BEING A PORTION OF LOT 8, BLOCK 1, PARAMOUNT TERRACE CHRISTIAN CHURCH UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO FILED OF RECORD UNDER FILE CLERK NO. 2005010498, OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS, OUT OF SECTION 64, BLOCK 9, B. S. & F. SURVEY, RANDALL COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT, BEING THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 8, BLOCK 1 AND BEING IN THE WEST LINE OF LOOP HIGHWAY 335, (SONCY ROAD);

THENCE N. 89°43'45" W., 495.06 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 00°21'42" W., 499.56 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N. 89°38'27" E., 495.03 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT AND BEING IN THE WEST LINE OF LOOP HIGHWAY 335 (SONCY ROAD);

THENCE S. 00°21'42" E., 505.00 FEET TO THE PLACE OF BEGINNING.

TRACT 3

A 5.488 ACRE TRACT OF LAND BEING A PORTION OF LOT 8, BLOCK 1, PARAMOUNT TERRACE CHRISTIAN CHURCH UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO FILED OF RECORD UNDER FILE CLERK NO. 2005010498, OFFICIAL PUBLIC RECORDS, OUT OF SECTION 64, BLOCK 9, B. S. & F. SURVEY, RANDALL COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR THE NORTHWEST CORNER OF THIS TRACT, IN THE SOUTH RIGHT-OF-WAY LINE OF HILLSIDE ROAD AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, SAID PARAMOUNT TERRACE CHRISTIAN CHURCH UNIT NO 1;

THENCE S. 89°46'08" E., 629.38 FEET, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF HILLSIDE ROAD, TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S. 00°33'58" E., 384.32 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N. 89°44'47" W., 609.38 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 00°33'58" W., 135.02 FEET TO A POINT;

THENCE N. 89°44'47" W., 20.00 FEET TO A POINT AND BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, PARAMOUNT TERRACE CHRISTIAN CHURCH NO. 1;

THENCE N. 00°33'58" W., 249.06 FEET TO THE PLACE OF BEGINNING.

GENERAL RETAIL TRACT

A 4.536 ACRE TRACT OF LAND BEING A PORTION OF LOT 8, BLOCK 1, PARAMOUNT TERRACE CHRISTIAN CHURCH UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO FILED OF RECORD UNDER FILE CLERK NO. 2005010498, OFFICIAL PUBLIC RECORDS, OUT OF SECTION 64, BLOCK 9, B. S. & F. SURVEY, RANDALL COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR THE NORTHWEST CORNER OF THIS TRACT, IN THE SOUTH RIGHT-OF-WAY LINE OF HILLSIDE ROAD FROM WHENCE THE NORTHEAST CORNER OF LOT 1, BLOCK 1, SAID PARAMOUNT TERRACE CHRISTIAN CHURCH UNIT NO 1 BEARS N. 89°46'08"W., 629.38 FEET;

THENCE S. 89°46'08" E., 514.70 FEET, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF HILLSIDE ROAD, TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S. 00°21'33" E., 384.51 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N. 89°44'47" W., 513.31 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 00°33'58" W., 384.32 FEET TO THE PLACE OF BEGINNING.

MODERATE DENSITY TRACTS

A 9.602 ACRE TRACT OF LAND BEING A PORTION OF LOT 8, BLOCK 1, PARAMOUNT TERRACE CHRISTIAN CHURCH UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO FILED OF RECORD UNDER FILE CLERK NO. 2005010498, OFFICIAL PUBLIC RECORDS OF OUT OF SECTION 64, BLOCK 9, B. S. & F. SURVEY, RANDALL COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR THE NORTHEAST CORNER OF THIS TRACT FROM WHENCE THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 8 BEARS, N. 89°38'27" E., 495.07 FEET;

THENCE S. 00°21'42" E., 499.56 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N. 89°43'45" W., 847.64 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 00°16'15" E., 506.88 FEET TO A POINT;

THENCE S. 45°21'33" E., 23.49 FEET TO A POINT;

THENCE N. 89°38'27" E., 825.37 FEET TO THE PLACE OF BEGINNING.

and

A 4.952 ACRE TRACT OF LAND BEING AN UNPLATTED TRACT OF LAND FILED OF RECORD UNDER FILE CLERK NO. 2003010901, OFFICIAL PUBLIC RECORDS, RANDALL COUNTY, TEXAS, OF OUT OF SECTION 64, BLOCK 9, B. S. & F. SURVEY, RANDALL COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT, IN THE NORTH LINE OF BUCCOLA AVENUE AND BEING THE SOUTHEAST CORNER OF HILLSIDE TERRACE ESTATES UNIT NO. 2, AN ADDITION TO THE CITY OF AMARILLO, FILED OF RECORD UNDER CLERK FILE NO. 2005013938, OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS;

THENCE N. 00°21'42" W., 708.80 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT AND BEING IN THE SOUTH LINE OF LOT 8, BLOCK 1, PARAMOUNT TERRACE CHRISTIAN CHURCH UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO FILED OF RECORD UNDER FILE CLERK NO. 2005010498, OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS;

THENCE S. 89°43'45" E., 305.02 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S. 00°21'42" E., 705.44 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT BEING IN THE NORTH LINE OF BUCCOLA AVENUE;

THENCE S. 89°38'18" W., 305.00 FEET TO THE PLACE OF BEGINNING.

RESIDENTIAL DISTRICT 2 TRACT

A 39.817 ACRE TRACT OF LAND BEING A PORTION OF LOT 8, BLOCK 1, PARAMOUNT TERRACE CHRISTIAN CHURCH UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO FILED OF RECORD UNDER FILE CLERK NO. 2005010498, OFFICIAL PUBLIC RECORDS AND AN UNPLATTED TRACT OF LAND OF OUT OF SECTION 64, BLOCK 9, B. S. & F. SURVEY, RANDALL COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR THE NORTHWEST CORNER OF THIS TRACT, AT THE SOUTHWEST CORNER OF LOT 178, BLOCK 5, HILLSIDE TERRACE ESTATES UNIT NO. 15, AN ADDITION TO THE CITY OF AMARILLO, FILED OF RECORD UNDER FILE CLERK NO. 2011015246, OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS;

THENCE S. 89°41'53" E., 199.99 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID LOT 178, BLOCK 5, HILLSIDE TERRACE ESTATES UNIT NO. 15 FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE S. 00°15'48" E., 32.13 FEET TO A POINT AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, PARAMOUNT TERRACE CHRISTIAN CHURCH UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO FILED OF RECORD UNDER FILE CLERK NO. 2005010498, OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS;

THENCE S. 89°44'47" E., AT 250.03 FEET PASS A POINT FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, FOR A TOTAL DISTANCE OF 270.03 FEET TO A POINT;

THENCE S. 00°33'58" E., 135.02 FEET TO A POINT;

THENCE S. 89°44'47" E., 1122.66 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S. 00°21'33" E., 534.88 FEET TO A POINT;

THENCE S. 45°21'33" E., 4.79 FEET TO A POINT;

THENCE S. 00°16'15" W., 506.88 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N. 89°43'45" W., 1590.50 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT AND BEING IN THE EAST LINE OF AN ALLEY IN BLOCK 5, HILLSIDE TERRACE ESTATES UNIT NO. 10, AN ADDITION TO THE CITY OF AMARILLO FILED OF RECORD UNDER FILE CLERK NO. 2011002586, OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS;

THENCE N. 00°22'54" W., ALONG SAID EAST LINE OF AN ALLEY, 1211.98 FEET TO THE PLACE OF BEGINNING.

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.

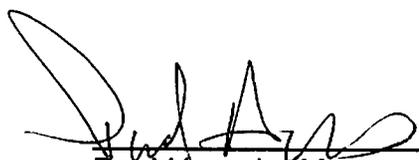
SECTION 3. The Director of Planning is authorized to make corrections and minor changes to the site plan or development documents to the extent that such does not materially alter the nature, scope, or intent of the approval granted by this ordinance.

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

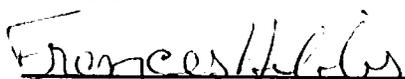
SECTION 5. In the event this ordinance or any part hereof is found to be invalid, such invalidity shall not affect the remaining portions of the ordinance, and such remaining portions shall continue to be in full force and effect.

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 3 day of November 2015 and PASSED on Second and Final Reading on this the 10 day of November 2015.


Paul Harpole, Mayor

ATTEST:


Frances Hibbs, City Secretary

PLANNED DEVELOPMENT DISTRICT

PD- 381

**Recommended by
AMARILLO P&Z COMMISSION**

Date 10-26-15

ORDINANCE 7566

PASSED BY CITY COUNCIL

1st Reading: 11-3-15

2nd Reading: 11-10-15

October 21, 2015

City of Amarillo
Planning and Zoning Commission
P.O. Box 1971
Amarillo, Tx 79105

Re: Planned Development District zoning request for three tracts of land in Section 64, Block 9, BS&F Survey, Randall County, Texas (see attached exhibits).

Dear Commissioners:

Planned Development District zoning is being requested for your consideration with the following development standards.

Tracts 1 AND 2

Land Use: All uses allowed under Light Commercial District excluding the following:

1. Truck stop/parking lot
2. Cleaning, dyeing, or Laundry plant
3. Laboratory manufacturing
4. Light fabrication and assembly process
5. Maintenance and repair service for buildings
6. Milk depot or Ice Cream Plant
7. Mobile Home/Manufactured home sales or rental
8. New building material sales and/or storage
9. Outdoor storage screened (as Main use of land)
10. Receiving Center for recyclable items
11. Outdoor Amusement
12. Auto paint and body shop unless associated with an auto sales lot.
13. Utility shops, storage yards, or buildings (private)

Miscellaneous: All other development standards not noted above shall comply with those listed for Light Commercial District zoning.

Tract 3

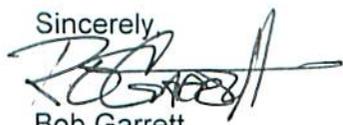
Land Use: All uses allowed under General Retail District in addition to the following:

1. Mini-storage warehousing limited to two-stories in height.

Miscellaneous: All other development standards not noted above shall comply with those listed for General Retail District zoning.

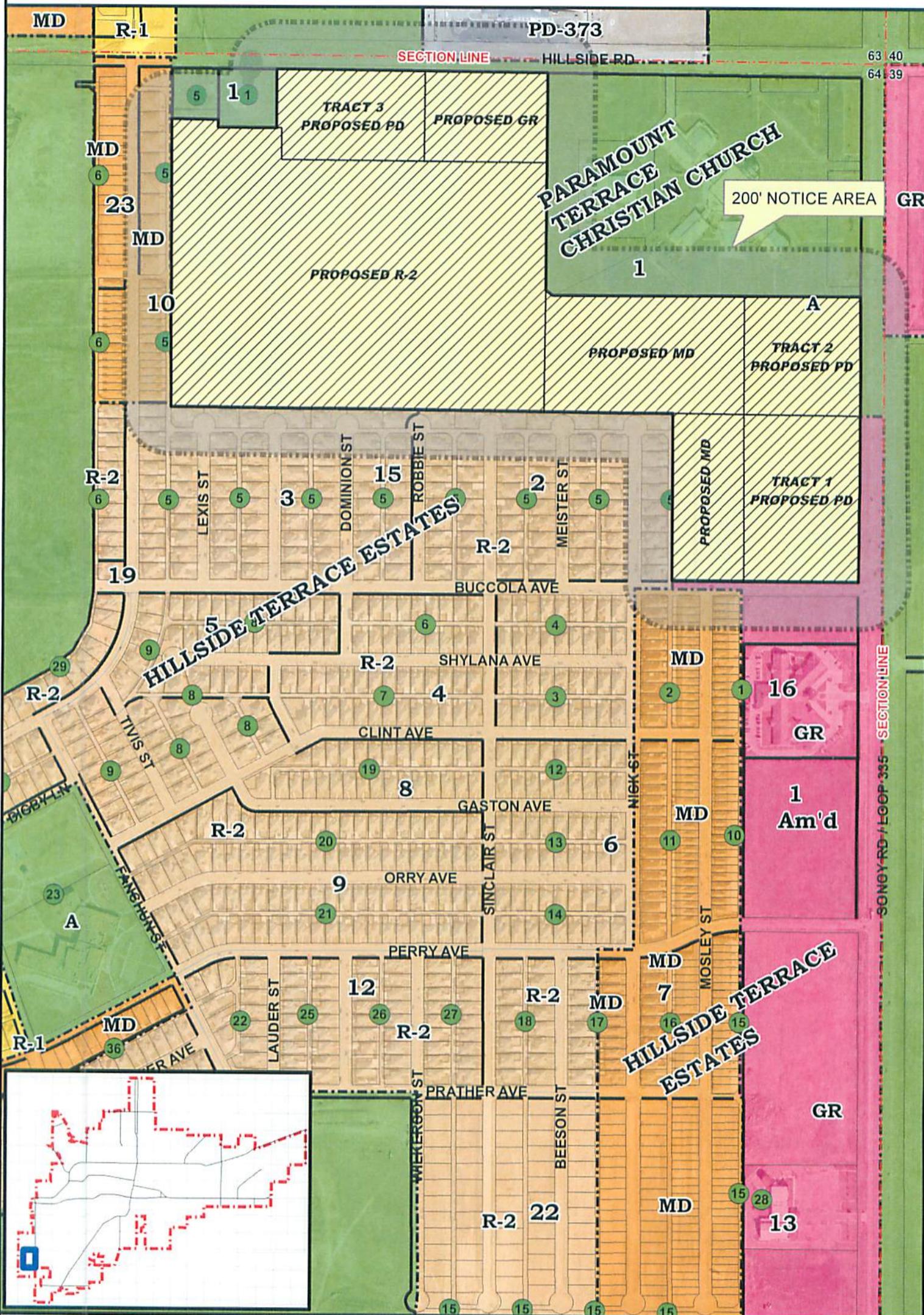
Thank you for your time and consideration regarding this matter.

Sincerely,



Bob Garrett

REZONING Z-15-27



CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1" = 500'
Date: 10-16-15
Case No: Z-15-27



Z-15-27 Rezoning of 19.17 acres of land to change from General Retail District and Agricultural District to Planned Development District, 4.5 acres of land to change from Agricultural District to General Retail District, 14.55 acres of land to change from General Retail District and Agricultural District to Moderate Density District, and a 39.81 acre tract of land to change from Agricultural District to Residential District 2, plus one-half of all bounding streets, alleys and public ways all in Section 64, Block 9, BS&F Survey, Randall County, Texas.

Applicant: Ronald Schmeits & Danny Fulton

Vicinity: Soncy Rd/Loop 335 & Hillside Rd

AP: H-16