

THE CITY OF AMARILLO, TEXAS

Interdepartmental
Office Communication

September 5, 2012

TO: Final Distribution

FROM: Planning Department

SUBJECT: Z-12-16 Rezoning of a 77.99 acre tract of unplatted land in Section 63, 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 Planned Development District 373 for mixed use development. (Vicinity: Hillside Rd. & Nancy Ellen St.)

APPLICANT: Perry Williams

The Amarillo City Commission, at its meeting of July 24, 2012, approved the above-referenced zoning. The ordinance affecting this change is No. 7337. Copies of the ordinance and vicinity sketch are attached. Please post your records accordingly.



Kelley Shaw, Planning Director



ORDINANCE NO. 7337

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 NANCY ELLEN STREET 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 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 a 77.99 acre tract of unplatted land in Section 63, 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 Planned Development District 373 for mixed use development and being further described below:

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 1546.09 FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "HH RPLS 5377" FOR THE NORTHWEST CORNER OF THIS TRACT,

THENCE S 89°53'53"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.

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.

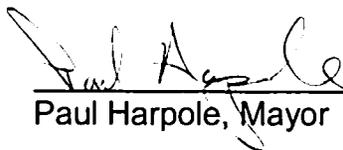
SECTION 3. The Director of Planning is authorized to make corrections and minor changes to the site plan or development documents to the extent that such does not materially alter the nature, scope, or intent of the approval granted by this ordinance.

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 Commission of the City of Amarillo, Texas, on First Reading on this the 17th day of July 2012 and PASSED on Second and Final Reading on this the 24th day of July 2012.

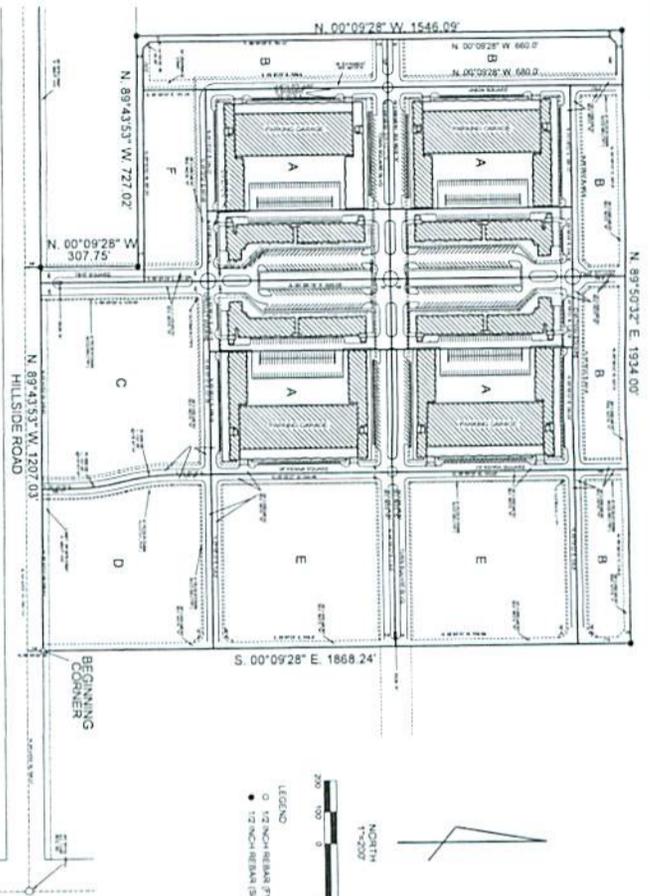


Paul Harpole, Mayor

ATTEST:



Donna DeRight, City Secretary



DESCRIPTION:

AN UNPLATTED 7.79 ACRE TRACT OF LAND IN SECTION 03, BLOCK 9, S. & F. SURVEY, RANDALL COUNTY, TEXAS BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 03, THENCE N. 89°43'31\"/>

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

PLANNED DEVELOPMENT DISTRICT
PD- 373
Recommended by
AMARILLO P&Z COMMISSION
Date 7-9-12
ORDINANCE 7337
PASSED BY CITY COMMISSION
1st Reading: 7-17-12
2nd Reading: 7-24-12

DEVELOPER: P&Z INVESTMENTS LTD.
 1100 P&Z INVESTMENTS
 P.O. BOX 2008
 AMARILLO, TEXAS 79103
 (806) 733-8800
 (806) 733-8800

AGENT: MICHAEL BUCCOLA, CONSULTING ENGINEERS
 517 N. POLK STREET
 AMARILLO, TEXAS 79107
 (806) 358-4829
 FAX: (806) 358-4829
 E-MAIL: mbuc@thomas-israel.com

PROPOSED ZONING: PLANNED DEVELOPMENT FOR MIXED USE (PLA) (PLA) (VERTICAL OFFICE)
EXISTING ZONING: AGRICULTURAL

LAND USE: MIXED USE

- AREA 'A' - ALL USES ALLOWED UNDER GENERAL RETAIL ZONING DISTRICT**
 1. FIRST FLOOR RETAIL, RESTAURANT, AND SERVICE
 2. MAXIMUM OVERALL BUILDING HEIGHT - 20 FEET
 3. MAXIMUM LOT COVERAGE - 60%
 4. MAXIMUM OVERALL BUILDING HEIGHT - 20 FEET
 5. MAXIMUM LOT AREA - 2.87 ACRES
 6. MAXIMUM LOT AREA - 7.32 ACRES
- AREA 'B' - ALL USES ALLOWED UNDER GENERAL RETAIL ZONING DISTRICT**
 1. SECOND AND ABOVE - MAX. 11.5' MAX. HEIGHT
 2. MAXIMUM OVERALL BUILDING HEIGHT - 40 FEET
 3. MAXIMUM LOT COVERAGE - 60%
 4. MAXIMUM OVERALL BUILDING HEIGHT - 40 FEET
 5. MAXIMUM LOT AREA - 2.87 ACRES
 6. MAXIMUM LOT AREA - 7.32 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 - 26 FEET
 3. MAXIMUM LOT COVERAGE - 60%
 4. MAXIMUM OVERALL BUILDING HEIGHT - 26 FEET
 5. MAXIMUM LOT AREA - 1.61 ACRES
 6. MAXIMUM LOT AREA - 4.61 ACRES
- AREA 'D' - ALL USES ALLOWED UNDER GENERAL RETAIL ZONING DISTRICT**
 1. OFF STREET PARKING TO FOLLOW CITY OF AMARILLO PARKING MANUAL
 2. MAXIMUM OVERALL BUILDING HEIGHT - 20 FEET
 3. MAXIMUM LOT COVERAGE - 60%
 4. MAXIMUM OVERALL BUILDING HEIGHT - 20 FEET
 5. MAXIMUM LOT AREA - 7.32 ACRES
 6. MAXIMUM LOT AREA - 7.32 ACRES
- AREA 'E' - ALL USES UNDER GENERAL RETAIL ZONING DISTRICT**
 1. MAXIMUM OVERALL BUILDING HEIGHT - 20 FEET
 2. MAXIMUM LOT COVERAGE - 70%
 3. OFF STREET PARKING TO FOLLOW CITY OF AMARILLO PARKING MANUAL
 4. MAXIMUM LOT AREA - 7.32 ACRES
- AREA 'F' - ALL USES ALLOWED UNDER GENERAL RETAIL ZONING DISTRICT**
 1. MAXIMUM OVERALL BUILDING HEIGHT - 40 FEET
 2. MAXIMUM LOT COVERAGE - 70%
 3. OFF STREET PARKING TO FOLLOW CITY OF AMARILLO PARKING MANUAL
 4. MAXIMUM LOT AREA - 7.32 ACRES

- 1. PUBLIC IMPROVEMENTS:** ACCESS, EASEMENTS, COMMON AREAS AND PUBLIC UTILITY EASEMENTS.
- 2. PUBLIC IMPROVEMENTS:** ACCESS, EASEMENTS, COMMON AREAS AND PUBLIC UTILITY EASEMENTS.
- 3. SCREENING / FENCING - LANDSCAPING:**
 - A. ALL SCREENING, FENCING AND LANDSCAPING WILL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES BY OWNERS.
 - B. SCREENING NOT COVERED BY BUILDINGS, WALLS, STREETS, PARKING AREAS, ACCESS EASEMENTS, ETC. SHALL BE LANDSCAPED.
 - C. LANDSCAPING SHALL COMPLY WITH CITY OF AMARILLO ORDINANCE.
- 4. RETRIEVAL COLLECTION:**
 - A. RETRIEVAL COLLECTION SHALL BE PROVIDED BY A PRIVATE COLLECTION.
- 5. ROOF DRAINAGE:**
 - A. ALL ROOF DRAINAGE SHALL BE ACCOMPANIED BY DRAINAGE TO THAT NO ROOF DRAINAGE WATER WILL BE TRANSPORTED ACROSS FOOTING HEIGHT.
 - B. EROSION CONTROL SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES AND SHALL BE CAPABLE OF CARRYING ALL ROOF RUN OFF.

- 7. FIRE LINES:**
 - A. PUBLIC IMPROVEMENTS ACCESS EASEMENTS ARE DESIGNATED FOR USE AS FIRE LINES TO ALLOW ACCESS TO SITE FOR EMERGENCY SERVICE VEHICLES.
- 8. UTILITIES:**
 - A. ALL UTILITIES SHALL BE LOCATED UNDER GROUND IN PUBLIC IMPROVEMENTS ACCESS AND UTILITY EASEMENTS PROVIDED TO ACCOMPANY THIS PLAN FOR ADDITIONAL EASEMENT LOCATIONS.
 - B. ANY AND ALL RELOCATION OF EXISTING UTILITIES 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 IBC AS ADOPTED AND ENFORCED BY THE CITY OF AMARILLO.
 - B. ALL STRUCTURES CONSTRUCTED SHALL COMPLY WITH THE CITY OF AMARILLO STORM WATER MANAGEMENT CRITERIA.
- 10. 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, BLINKING OR PULSATING LIGHT SOURCE OR BEACON WILL BE OPERATED ON THE SITE.
 - B. ALL EXTERIOR LIGHTING SHALL BE DIRECTED ONLY TO THE DEVELOPMENT IN SUCH A MANNER TO MINIMIZE OR ELIMINATE GLARE ACROSS PROPERTY LINES OF ADJACENT PROPERTIES.
- 12. BUILDING FEETINGS:**
 - A. BEFORE THE SUBANCE OF ANY BUILDING PERMIT, THE PROPERTY DESCRIBED BY THIS PLANNED DEVELOPMENT SHALL BE PLATTED.
- 13. SIGNMAKES:**
 - A. FOR ANY DEVELOPMENT WITHIN THIS PLANNED DEVELOPMENT, A 8 FOOT SIGNMAK SHALL BE REQUIRED.
 - B. ALL OTHER DEVELOPMENT STANDARDS NOT SPECIFICALLY NOTED OR SHOWN ON THIS SITE PLAN SHALL CONFORM TO GENERAL RETAIL ZONING STANDARDS.

NOTE:
 1. THESE STANDARDS, CONDITIONS AND AGREEMENTS TO ALL STANDARDS OF DEVELOPMENT AS LISTED ON THIS SITE PLAN.
 2. MICHAEL BUCCOLA, CONSULTING ENGINEERS AND AGENT TO ALL STANDARDS OF DEVELOPMENT AS LISTED ON THIS SITE PLAN.

SIGNATURE OF DEVELOPER: _____ DATE: _____
 SIGNATURE OF OWNER/DEVELOPER: _____ DATE: _____

TOWN SQUARE PLANNED DEVELOPMENT
 IN SECTION 03, BLOCK 9, S. & F. SURVEY,
 RANDALL COUNTY, TEXAS
 (77.49 ACRES)

19912

