

THE CITY OF AMARILLO, TEXAS

Interdepartmental
Office Communication

January 7, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: Z-12-22 Rezoning of Lots 18 and 19, except the west 5.1 ft of Lot 19, Block 34, Ridgecrest Addition No 15 in Section 7, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways to change from Residential District 3 with Specific Use Permit 69 to Residential District 3 with Amended Specific Use Permit 69A for Day Care Expansion. (Vicinity: Ridgecrest Cir & Western St)

APPLICANT: Don Mason

The Amarillo City Commission, at its meeting of November 27, 2012, approved the above-referenced zoning. The ordinance affecting this change is No. 7378. Copies of the ordinance and vicinity sketch are attached. Please post your records accordingly.



Kelley Shaw, Planning Director

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 WESTERN STREET AND RIDGECREST CIRCLE, 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 Lots 18 and 19, except the west 5.1 ft of Lot 19, Block 34, Ridgcrest Addition No 15 in Section 7, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways to change from Residential District 3 with Specific Use Permit 69 to Residential District 3 with Amended Specific Use Permit 69A for Day Care Expansion.

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.

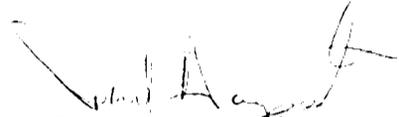
SECTION 3. The Director of Planning is authorized to make corrections and minor changes to the site plan or development documents to the extent that such does not materially alter the nature, scope, or intent of the approval granted by this ordinance.

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 20 day of November 2012 and PASSED on Second and Final Reading on this the 27 day of November 2012.



Paul Harpole, Mayor

ATTEST:



Frances Hibbs, City Secretary

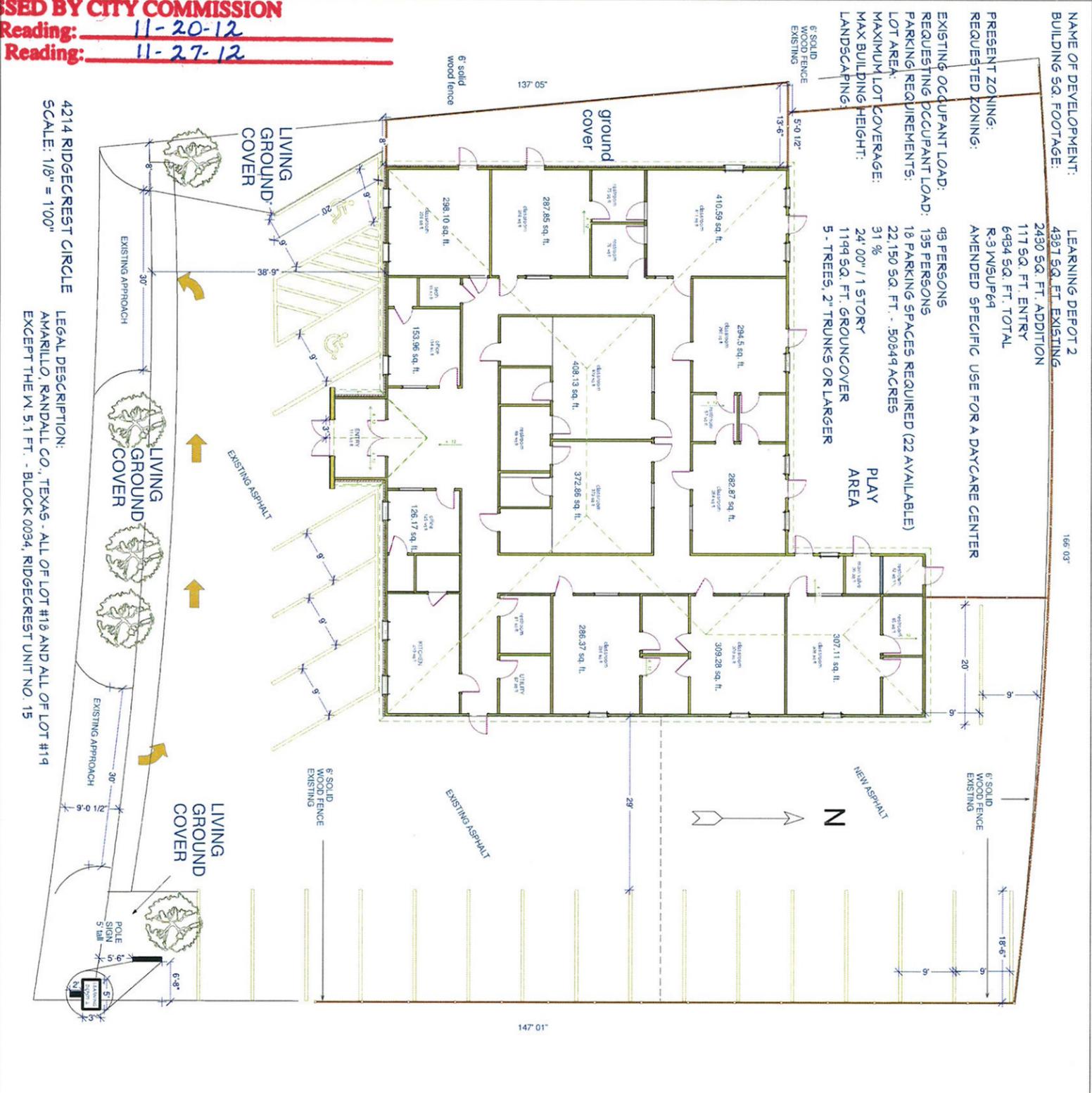
SPECIFIC USE PERMIT

S- 69A
 Recommended by
AMARILLO P&Z COMMISSION
 Date 11-12-12

ORDINANCE 7378

PASSED BY CITY COMMISSION

1st Reading: 11-20-12
 2nd Reading: 11-27-12



NAME OF DEVELOPMENT: **LEARNING DEPOT 2**
 BUILDING SQ. FOOTAGE: **4387 SQ. FT. EXISTING**
2430 SQ. FT. ADDITION
 1175 SQ. FT. ENTRY
6434 SQ. FT. TOTAL
 R-3 W/5UP64
 AMENDED SPECIFIC USE FOR A DAYCARE CENTER

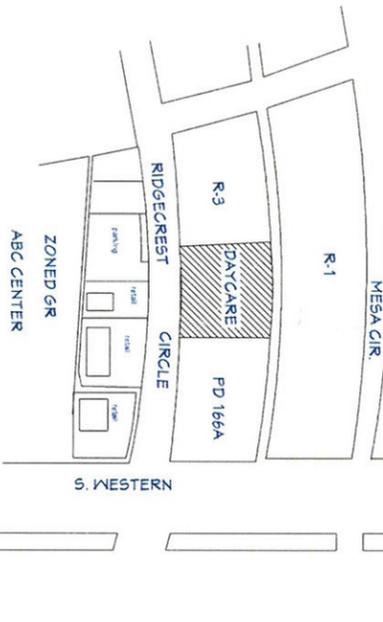
PRESENT ZONING: **R-3 W/5UP64**
 REQUESTED ZONING: **AMENDED SPECIFIC USE FOR A DAYCARE CENTER**

EXISTING OCCUPANT LOAD: **93 PERSONS**
 REQUESTING OCCUPANT LOAD: **135 PERSONS**

PARKING REQUIREMENTS: **18 PARKING SPACES REQUIRED (22 AVAILABLE)**
 LOT AREA: **22,150 SQ. FT. - 50849 ACRES**
 MAXIMUM LOT COVERAGE: **31 %**
 MAX BUILDING HEIGHT: **24'00" / 1 STORY**
 LANDSCAPING: **1194 SQ. FT. GROUND COVER**
5 - TREES, 2" TRUNKS OR LARGER

LEGAL DESCRIPTION:
 4214 RIDGECREST CIRCLE
 AMARILLO, RANDALL CO., TEXAS - ALL OF LOT #18 AND ALL OF LOT #19
 EXCEPT THE N. 5.1 FT. - BLOCK 0034, RIDGECREST UNIT NO. 15

SCALE: 1/8" = 1'00"



LEARNING DEPOT 2

HOURS OF OPERATION 6:30AM TO 6 PM
 DAYS OF OPERATION MON - FRI
 NUMBER OF EMPLOYEES 19

A. ALL THE PARKING AND DRIVEWAYS SHALL CONFORM TO THE CITY OF AMARILLO BUILDING SAFETY SPECIFICATIONS.

B. ALL EXTERIOR LIGHTING SHALL BE DIRECTED ONTO THE PROPERTY IN SUCH A MANNER TO MINIMIZE OR ELIMINATE GLARE ACROSS THE PROPERTY LINES OF ADJACENT PROPERTIES.

C. NO SIGNS SHALL BE OPERATED ON THE PROPERTY THAT USE OR HAVE ATTACHED ANY FLASHING, PULSATING, OR ROTATING LIGHTING SOURCE OR REFLECTOR. NO PORTABLE SIGNS WILL BE ALLOWED.

D. ANY ADDITIONAL BULK OR AREA REQUIREMENT NOT SPECIFICALLY ON THIS SITE PLAN SHALL COMPLY WITH THE ZONING DISTRICT IN WHICH THE PROPERTY WAS LOCATED PRIOR TO THIS AMENDMENT.

E. ANY AND ALL UTILITY RELOCATIONS OR ADJUSTMENTS REQUIRED FOR DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE OWNER.

F. ALL FENCING, SCREENING, LANDSCAPING, DRIVEWAYS AND PARKING AREAS SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES BY OWNER.

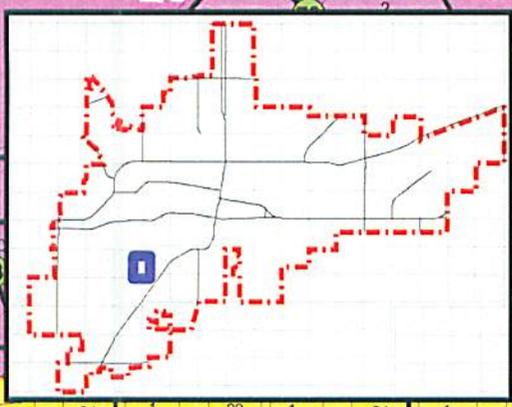
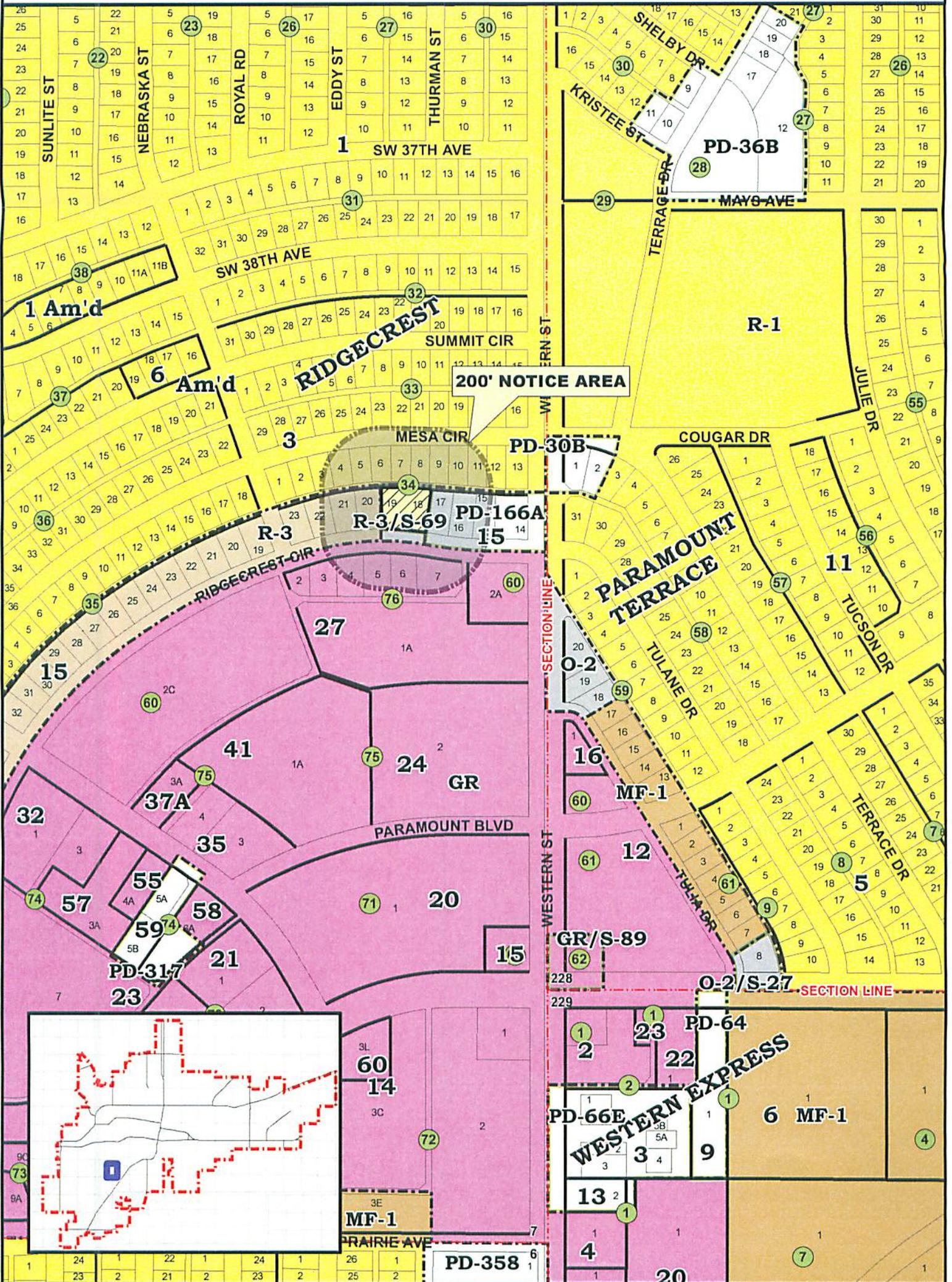
G. THE APPROVAL OF THIS PROJECT BY THE CITY OF AMARILLO IN NO WAY SHALL ALTER OR ABROGATE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AS ADOPTED AND AMENDED BY THE CITY OF AMARILLO.

H. NO USE OTHER THAN WHAT IS SPECIFICALLY SHOWN ON THIS SITE PLAN OR WHAT IS ALLOWED IN THE PREVIOUS ZONING IS ALLOWED.

I. THE DEVELOPER SHALL COMPLY WITH ALL ADA REQUIREMENTS.

DRAWINGS PROVIDED BY:  Don Mason Builders, Inc. 415 W. 10th Amarillo, TX 79101 8063746393	PROJECT DESCRIPTION: Learning Depot 2 4214 Ridgcrest Circle Amarillo, Texas	SHEET TITLE: SUP sheet	<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE												
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DATE: 11/8/2012	SCALE: 1/8" = 1'00"	SHEET: A-1	NO. DESCRIPTION BY DATE																

REZONING FROM R-3 W/ SUP TO R-3 W/ SUP



CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1" = 400'
 Date: 11-1-12
 Case No: Z-12-22



Z-12-22 Rezoning of Lots 18 and 19, except the west 5.1 ft of Lot 19, Block 34, Ridgecrest Addition No 15 in Section 7, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways to change from Residential District 3 with Specific Use Permit 69 to Residential District 3 with Specific Use Permit 69A for Day Care Expansion.

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 Vicinity: Ridgecrest Cir & Western St