

THE CITY OF AMARILLO, TEXAS

Interdepartmental
Office Communication

May 1, 2015

TO: Final Distribution

FROM: Planning Department

SUBJECT: Z-15-10 Rezoning of Lot 24 and the north half of Lot 23, Block 224, Plemons Addition, in Section 170, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 130 to Amended Planned Development District 130B for an industrial laundry service. (Vicinity: SW 16th Ave & Van Buren St)

APPLICANT: Steve Dalrymple

The Amarillo City Council, at its meeting of April 28, 2015, approved the above-referenced zoning. The ordinance affecting this change is No. 7527. Copies of the ordinance and vicinity sketch are attached. Please post your records accordingly.



Kelley Shaw, Planning Director

ORDINANCE NO. 7527

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 SIXTEENTH AVENUE AND VAN BUREN STREET, POTTER 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 Lot 24 and the north half of lot 23, Block 224, Plemons Addition, in Section 170, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 130 to Amended Planned Development District 130B for an industrial laundry service facility.

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.

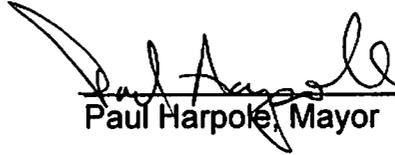
SECTION 3. The Director of Planning is authorized to make corrections and minor changes to the site plan or development documents to the extent that such does not materially alter the nature, scope, or intent of the approval granted by this ordinance.

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

PLANNED DEVELOPMENT DISTRICT

PD- 130B

Recommended by
AMARILLO P&Z COMMISSION

Date 4-13-15

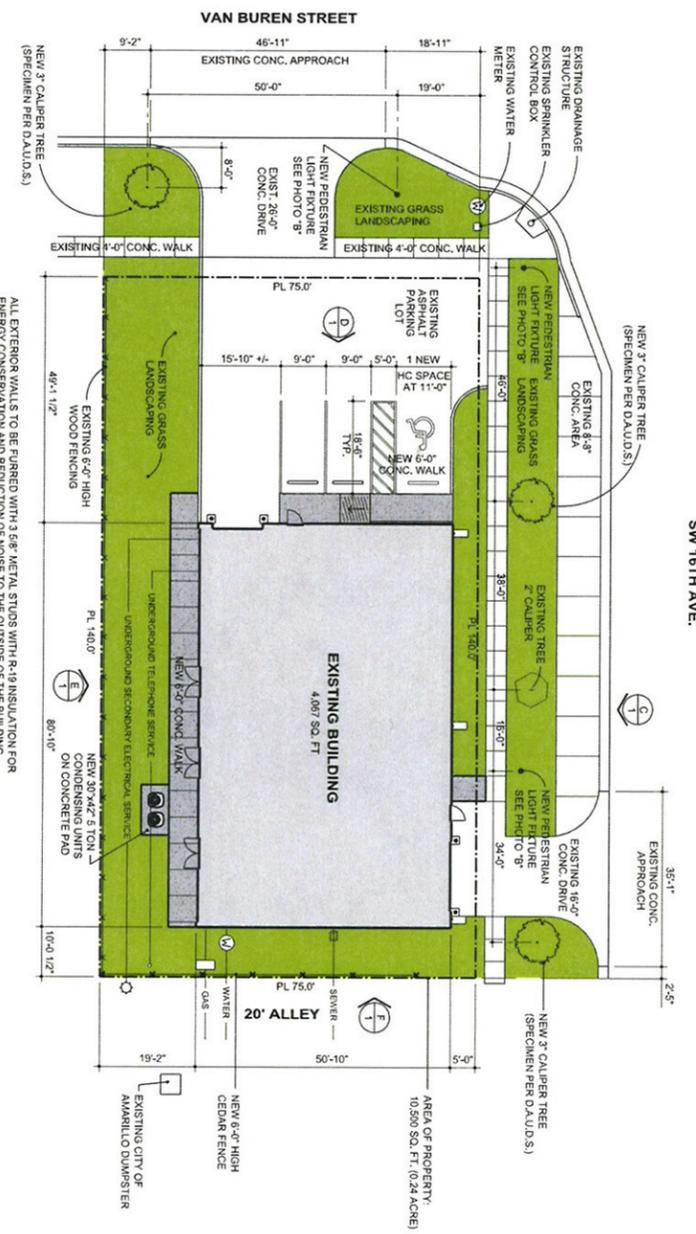
ORDINANCE 7527
PASSED BY CITY COUNCIL

1st Reading: 4-21-15

2nd Reading: 4-28-15

82-36-8

1425 PD2



SITE PLAN

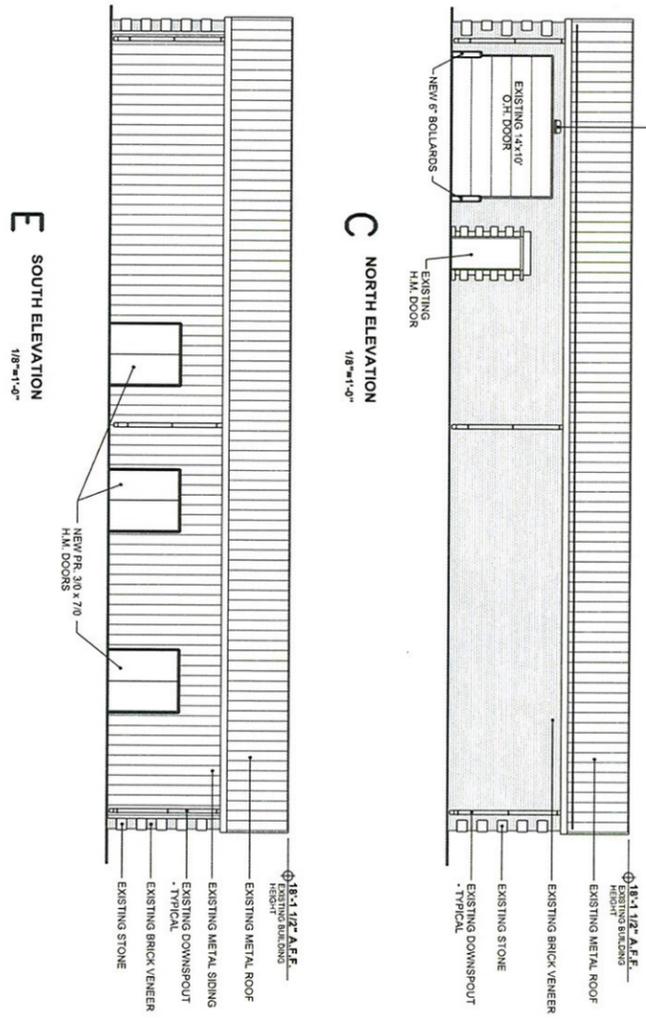
ADDRESS: 1601 S. VAN BUREN

- LEGEND**
- EXISTING GRASS LANDSCAPING
 - NEW CONCRETE WALK
 - EXISTING BUILDING

ALL EXTERIOR WALLS TO BE PURGED WITH 3/8" METAL STUDS WITH R-19 INSULATION FOR ENERGY CONSERVATION AND REDUCTION OF NOISE TO THE OUTSIDE OF THE BUILDING. ABOVE CEILING TO BE INSULATED WITH NEW R-19 INSULATION. ADDITIONALLY EXISTING SOUTH WALL TO BE INSULATED.

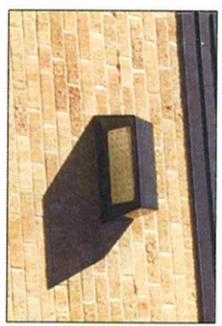
GENERAL NOTES:

- All parking and driveways shall conform to the requirements of Section 9 of the Development Policy Manual of the City of Amarillo unless noted otherwise.
- All exterior lighting shall be directed onto the property in such a manner to minimize or eliminate glare across adjacent property lines.
- No signs shall be operated on the property that use or have attached any flashing, pulsating or rotating lighting devices. All signs shall conform to the requirements of the Neighborhood Service Ordinance (NSO).
- Any additional bulk or area requirement not specifically noted on this site plan shall comply with the City Commercial District as specified by the City of Amarillo Zoning Ordinance.
- Any and all utility relocations or adjustments required for this development shall be the responsibility of the developer(s).
- All trenching, screening, landscaping, driveways and parking areas shall be maintained in good condition at all times by owners. All landscaping to be installed prior to receiving a certificate of occupancy or within six months of occupying structure if that weather exists. All landscaping material, trees, grass, shrubs, etc. shall be installed on the site in the same manner as a sprinkler system.
- The approval of this development 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.
- Any use, other than that allowed under the previous zoning classification or that which is specified by this site plan, will require a zoning amendment. If a use other than what is shown on the site plan is proposed and is allowed under the previous zoning district (GR - General Retail), development under the previous zoning with the City of Amarillo Zoning Ordinance for (GR - General Retail) development.
- 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.
- 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.
- All surface storm water collected on this site shall drain directly to adjacent public right-of-way or by other means approved by the City Engineer.
- The developer shall comply with all ADA requirements where required.



C NORTH ELEVATION

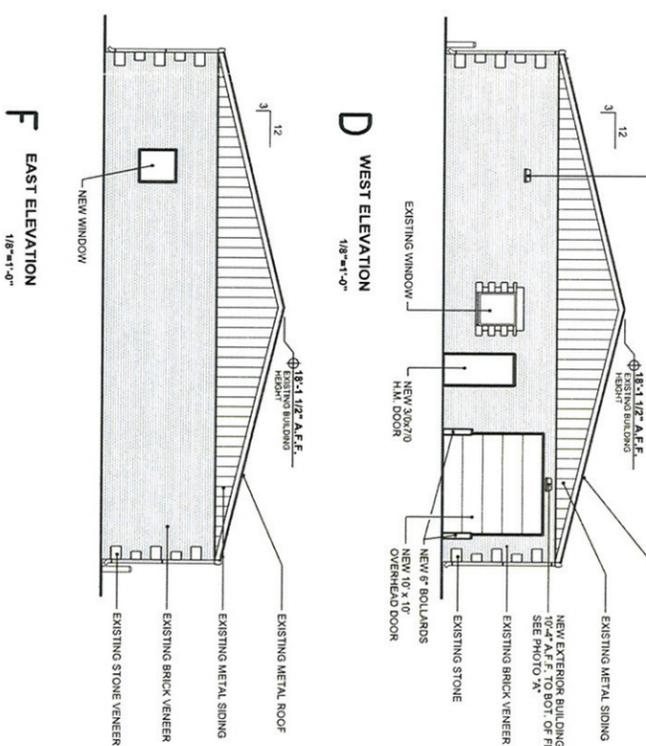
E SOUTH ELEVATION



A TYPICAL EXTERIOR BUILDING LIGHT

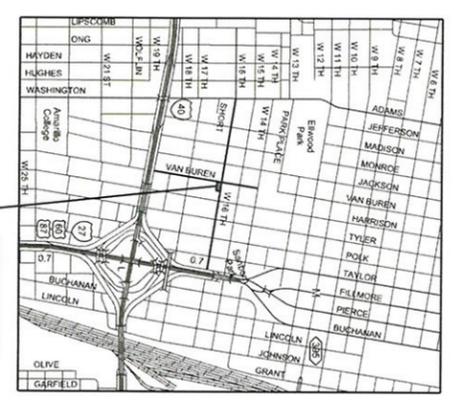


B TYPICAL WALKWAY LIGHT



D WEST ELEVATION

F EAST ELEVATION



VICINITY MAP



NORTH

**Renovation for
Laundry Support
Facility**

**for
Baptist
Community
Services
Amarillo, Texas**

**March 13, 2015
Revised: April 10, 2015**

Site Development Plan

Exterior Elevations

Park Central Support Services - Laundry
Baptist Community Services of Amarillo
Site address:
1601 S. Van Buren
Amarillo, Texas 79101
Owner:
Baptist Community Services
701 Park Place Ave.
Amarillo, Texas 79101
(806) 337-5292
Agent and drafting service:
Shiver Megert & Associates, LLP
Architecture Engineering Planning
102 SE 9th Ave., Suite 200
Amarillo, Texas 79101
(806) 372-5662
Legal Description:
A and Lot No. 24 and North One-Half lot no. 23 of the Drummond and Sandoz Subdivision, Block No. 22, Permian Addition and Addition to the City of Amarillo, as shown on the plat recorded to the map or plat thereof, recorded in Volume 22, Page 638 of the Deed Records of Potter County, Texas.

The purpose of development is to provide laundry services to the residents of the Park Central campus to include The Harrington, Ware Living Center, Park Place Towers, Moore Assisted Living and the new Park Central Memory Care directly across the street. The relocation of these services from the center core and other individual campus locations in place will allow for a more efficient operation of our current business and better services to the 480 senior residents currently served at our downtown campus.

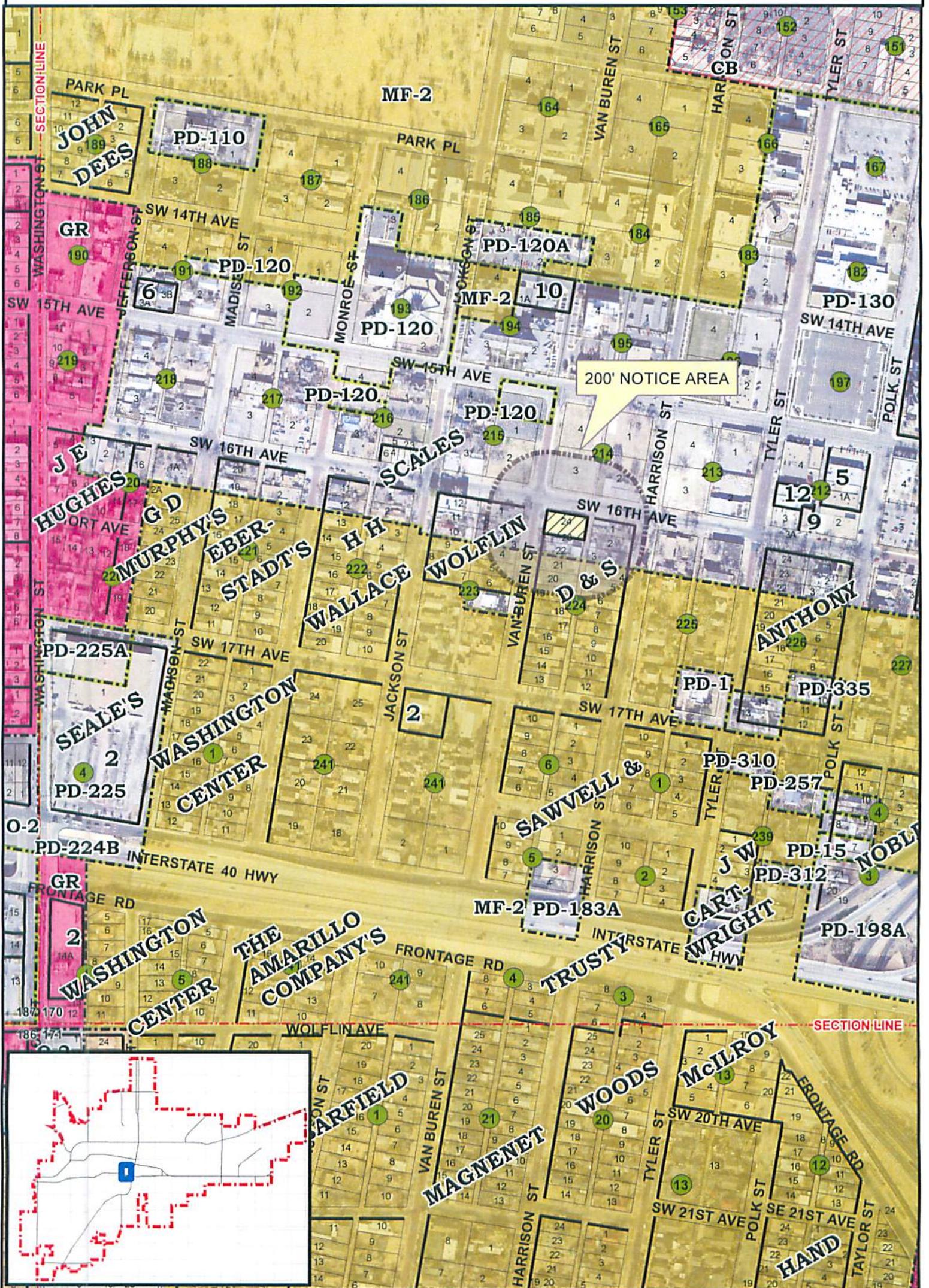
12 full time employees. No more than 4 employees at any given time on the site.
Estimated hours of operation are 6:00 AM to 9:00 PM Seven days a week.
Present zoning classification: PD-130
Requested zoning classification: Amended PD-130
Area of property:
10,500 Sq. ft. (0.24 Acre)
Building coverage: 39%
Existing on-site landscaping: 49%

ARCHITECTURE · ENGINEERING · PLANNING



**SHIVER · MEGERT
& ASSOCIATES, LLP**

REZONING FROM PD TO AMD PD



CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1" = 400'
 Date: 3-18-15
 Case No: Z-15-10



Z-15-10 Rezoning of Lot 24 and the north half of Lot 23, Block 224, Plemons Addition, in Section 170, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 130 to Amended Planned Development District 130 for an industrial laundry service.

Applicant: Steve Dalrymple

Vicinity: SW 16th Ave. and Van Buren St.

AP: N-12