



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

12/29/2015

Dustin Davis
PO BOX 30206
Amarillo, Texas 79120

RE: Letter of Action: Approval- Townsquare PD ZB1504422 Rezoning

Mr. Davis,

The City of Amarillo has approved the Rezoning on 12/21/2015. The ordinance affecting this change is No. 7572 . 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 david.soto@amarillo.gov or 806.378.6289.

Sincerely,

A handwritten signature in black ink that reads 'David Soto'.

David Soto
Planner I

0440 12/18/18

ORDINANCE NO. 7572

COPY

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 MCKENNA SQUARE & CHATHAM SQUARE, 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 22.27 acre tract of 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 and Planned Development District 373A to Amended Planned Development District 373B for retail and multi-family land uses being described below:

A 22.27 +/- acre tract of land out of Section 63, Block 9, B.S.&F Survey, Randall County, Texas, further being a portion of that certain tract of land described in that certain instrument recorded under County Clerks File No. 2012013182 of the Official Public Records of Randall County, Texas and a portion of Lot 13, Block 1 of Town Square Unit No. 1, an Addition to the City of Amarillo, Randall County, Texas according to the map or plat thereof, recorded under County Clerks File No. 2012017713 of the Official Public Records of Randall County, Texas, this tract of land being described by metes and bounds as follows:

COMMINCING at a 1/2 inch iron rod with cap stamped "HH" found as called for, for the Southeast corner of said Town Square Unit No. 1;

THENCE N. 00° 09' 28" W. (base line) 1728.24 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found for the Northeast corner of said Town Square Unit No. 1;

THENCE S. 89° 50' 32" W. 520.00 feet along the North line of said Town Square Unit No. 1 to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found for the Southeast and BEGINNING CORNER of this tract of land;

THENCE S. 89° 50' 32" W. 30.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE S. 00° 09' 28" E. 30.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE S. 89° 50' 32" W. 1214.00 feet to a 1/2 inch iron rod with cap stamped

"FURMAN RPLS" set;

THENCE N. 00° 09' 28" W. 30.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE S. 89° 50' 32" W. 30.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 00° 09' 28" W. 290.97 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set, same point being the beginning of a curve to left whose center point bears S. 89° 50' 32" W. 200.00 feet;

THENCE along said curve to the left an arc distance of 53.90 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set, same point being on a compound curve to the left whose radius bears S. 74° 24' 01" W. 68.50 feet;

THENCE along said compound curve to the left an arc distance of 67.94 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set, same point being on a reverse curve to the right whose radius bears N. 17° 34' 24" E. 61.50 feet;

THENCE along said curve to the right an arc distance of 63.39 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set, same point being in a reverse curve to the left whose radius point bears S. 76° 37' 52" W. 68.50 feet;

THENCE along said curve to the left an arc distance of 54.31 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 39° 39' 50" E. 60.71 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set, same point being the beginning of a curve to the left whose radius point bears N. 30° 32' 43" E. 100.00 feet;

THENCE along said curve to the left an arc length of 125.71 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 48° 31' 00" E. 199.47 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set, same point being the beginning of a curve to the right whose radius point bears S. 41° 29' 00" E. 330.00 feet;

THENCE along said curve to the right an arc length of 238.02 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 89° 50' 32" E. 874.89 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE S. 00° 09' 28" E. 750.00 feet to the POINT OF BEGINNING and containing 22.27 acres of land more or less.

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.

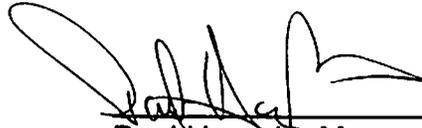
SECTION 4. All ordinances and resolutions or parts thereof that conflict with this ordinance are hereby repealed, to the extent of such conflict.

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 15 day of December 2015 and PASSED on Second and Final Reading on this the 21 day of December 2015.



Paul Harpole, Mayor

ATTEST:



Frances Hibbs, City Secretary

EASEMENTS, PUBLIC INGRESS/EGRESS, EASEMENTS AND PUBLIC UTILITY EASEMENTS:
 ALL PUBLIC INGRESS/EGRESS EASEMENTS AND PUBLIC UTILITY EASEMENTS WILL BE AVAILABLE TO THE CITY OF AMARILLO AND FRANCHISED UTILITY COMPANIES FOR ACCESS BY SERVICE VEHICLES, FOR LOCATION AND SERVICE OF PUBLIC UTILITIES, FOR SURFACE DRAINAGE, FOR ACCESS BY CITY POLICE AND FIRE DEPARTMENT VEHICLES AND FOR ANY OTHER ACCESS FOR CITY OF AMARILLO AND FRANCHISED UTILITY COMPANY PURPOSES IN THE PERFORMANCE OF PUBLIC DUTY. IT IS UNDERSTOOD THAT THE MAINTENANCE AND CARE OF PUBLIC INGRESS/EGRESS ACCESS EASEMENTS, COMMON AREAS AND PUBLIC UTILITY EASEMENTS IN THIS PLANNED DEVELOPMENT IS THE RESPONSIBILITY OF ALL CURRENT AND FUTURE LAND OWNERS OF ANY LOTS IN THE PLANNED DEVELOPMENT AND NOT THE CITY OF AMARILLO. ALL PUBLIC INGRESS/EGRESS EASEMENTS AND COMMON AREAS AND ARE TO REMAIN OPEN AND UNRESTRICTED AT ALL TIMES.

SCREENING-FENCING-LANDSCAPING:
 ALL SCREENING, FENCING AND LANDSCAPING WILL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES BY OWNERS.
 ALL AREAS NOT COVERED BY BUILDINGS, WALKS, STREETS, PARKING AREAS, ACCESS EASEMENTS, ETC. SHALL BE LANDSCAPED.
 ALL LANDSCAPING TO BE INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY, OR WITHIN SIX MONTHS OF OCCUPYING STRUCTURE IF BAD WEATHER EXISTS.
 ALL LANDSCAPED AREAS SHALL BE SERVED WITH A SPRINKLER SYSTEM.
 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.

REFUSE COLLECTION:
 REFUSE COLLECTION SHALL BE PROVIDED BY A PRIVATE COLLECTOR.

ROOF DRAINAGE:
 ALL ROOF DRAINAGE SHALL BE ACCOMMODATED ON SITE SO THAT NO ROOF DRAINAGE WATER WILL BE TRANSFERRED ACROSS PROPERTY LINES OR DISCHARGED UPON ADJACENT PROPERTY, GUTTERS AND OTHER FACILITIES CONSTRUCTED TO ACCOMMODATE ROOF DRAINAGE SHALL BE MAINTAINED ON GOOD CONDITION AT ALL TIMES AND HAVE CAPACITY SUFFICIENT TO CARRY ALL ROOF RUN-OFF.

FIRE LANES:
 PUBLIC INGRESS/EGRESS ACCESS EASEMENTS ARE DESIGNATED FOR USE AS FIRE LANES TO ALLOW ACCESS TO SITE FOR EMERGENCY SERVICE VEHICLES.

UTILITIES:
 ALL UTILITIES SHALL BE LOCATED UNDERGROUND IN PUBLIC INGRESS/EGRESS ACCESS AND UTILITY EASEMENTS PROVIDED TO ACCOMMODATE SAME. REFER TO THE APPROVED PLAT FOR ADDITIONAL EASEMENT LOCATIONS.
 ANY AND ALL RELOCATION OR ADJUSTMENT OF EXISTING UTILITY LINES OR SERVICE WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
 CITY WATER METERS WILL BE OWNED, INSTALLED AND MAINTAINED BY THE CITY OF AMARILLO.

STRUCTURES:
 ALL STRUCTURES SHALL COMPLY WITH REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND IRC AS ADOPTED, AMENDED AND INTERPRETED BY THE CITY OF AMARILLO.
 ALL STRUCTURES CONSTRUCTED SHALL COMPLY WITH THE CITY OF AMARILLO STORM WATER MANAGEMENT CRITERIA.

PARKING AND DRIVEWAYS:
 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.

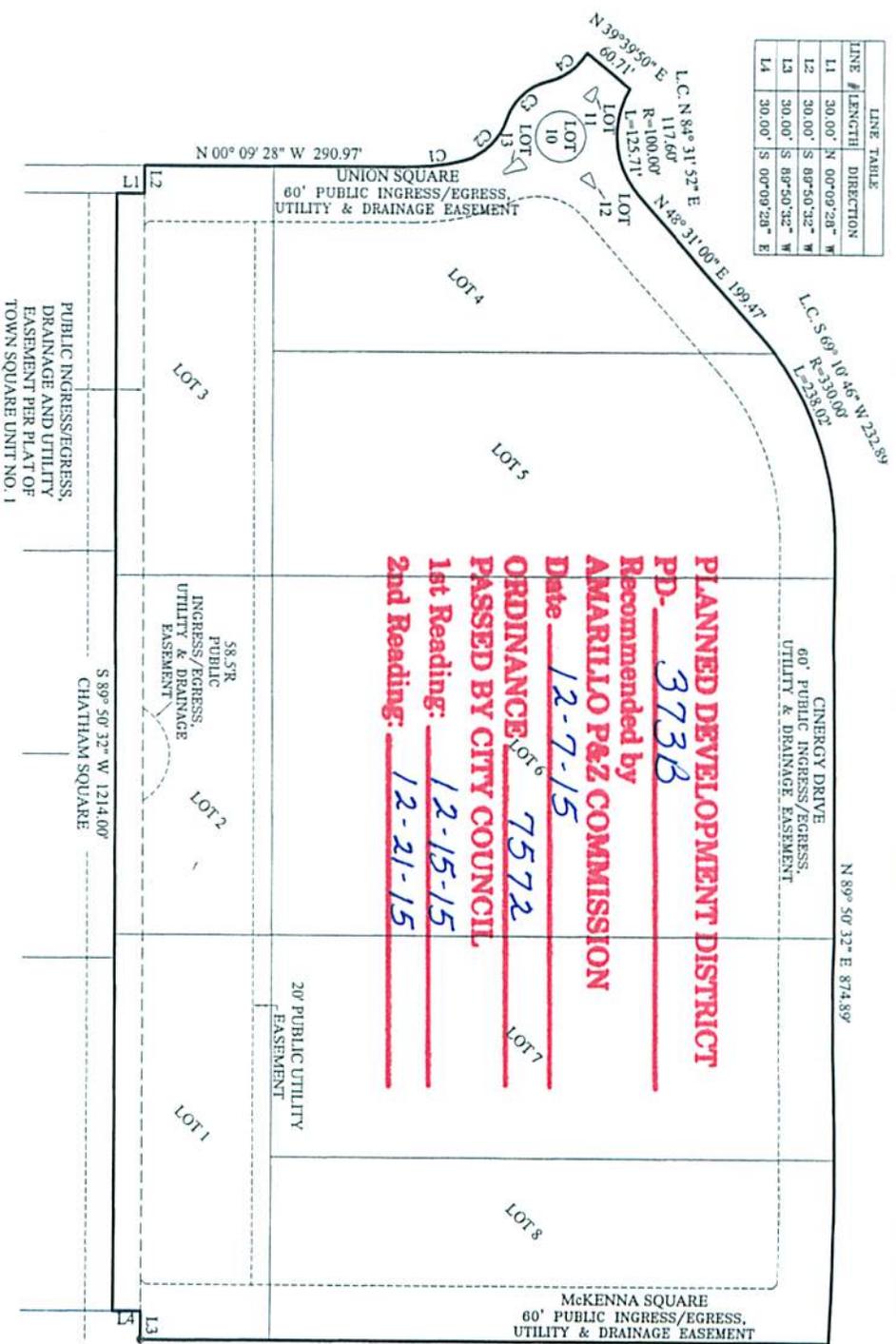
LIGHTING (EXTERIOR):
 NO FLASHING, ROTATING OR PULSATING LIGHT SOURCE OR REFLECTOR WILL BE OPERATED ON THE SITE.
 ALL EXTERIOR LIGHTING SHALL BE DIRECTED ONTO THIS DEVELOPMENT IN SUCH A MANNER TO MINIMIZE OR ELIMINATE GLARE ACROSS ADJACENT PROPERTY LINES.

BUILDING PERMITS:
 PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, THE PROPERTY DESCRIBED BY THIS PLANNED DEVELOPMENT SHALL BE PLATTED.

SIDEWALKS:
 FOR ANY DEVELOPMENT WITHIN THIS PLANNED DEVELOPMENT, A 6 FOOT SIDEWALK SHALL BE REQUIRED.

THE DEVELOPER SHALL COMPLY WITH ALL ADA REQUIREMENTS WHERE REQUIRED.
 ALL OTHER DEVELOPMENT STANDARDS NOT SPECIFICALLY NOTED OR SHOWN ON THIS SITE PLAN SHALL CONFORM TO GENERAL RETAIL ZONING STANDARDS.

LINE #	LENGTH	DIRECTION
L1	30.00'	N 00°09'28" W
L2	30.00'	S 89°50'32" W
L3	30.00'	S 89°50'32" W
L4	30.00'	S 00°09'28" E



CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	53.90'	200.00'	N 07° 52' 44" W	53.74'
C2	67.94'	68.50'	N 44° 00' 48" W	65.19'
C3	63.39'	61.50'	S 45° 53' 52" E	60.62'
C4	54.31'	68.50'	N 36° 05' 00" W	52.90'

PROPOSED DEVELOPMENT STANDARDS:

- 1) ALL DEVELOPMENT SHALL COMPLY WITH GENERAL RETAIL DEVELOPMENT STANDARDS, ALSO INCLUDING THE FOLLOWING ALCOHOL, SALES RELATED USES:
 - a) ON-PREMISE PRIMARY USE SALES AND SERVICE
 - b) ON-PREMISE INCIDENTAL SALES AND SERVICE BY NON-RESTAURANT
 - 2) MAXIMUM OVERALL BUILDING HEIGHT - 75 FEET
 - 3) MAXIMUM LOT COVERAGE - 70%
 - 4) OFF STREET PARKING TO FOLLOW CITY OF AMARILLO PARKING MANUAL
 - 5) ALL OTHER DEVELOPMENT STANDARDS NOT LISTED SHALL COMPLY WITH GENERAL RETAIL DEVELOPMENT STANDARDS
- LOTS 2, 10, 11, 12 AND 13 DEDICATED TO THE TOWN SQUARE PID

I, SETH WILLIAMS, ACKNOWLEDGE AND AGREE TO ALL STANDARDS OF DEVELOPMENT AS LISTED ON THIS SITE PLAN.

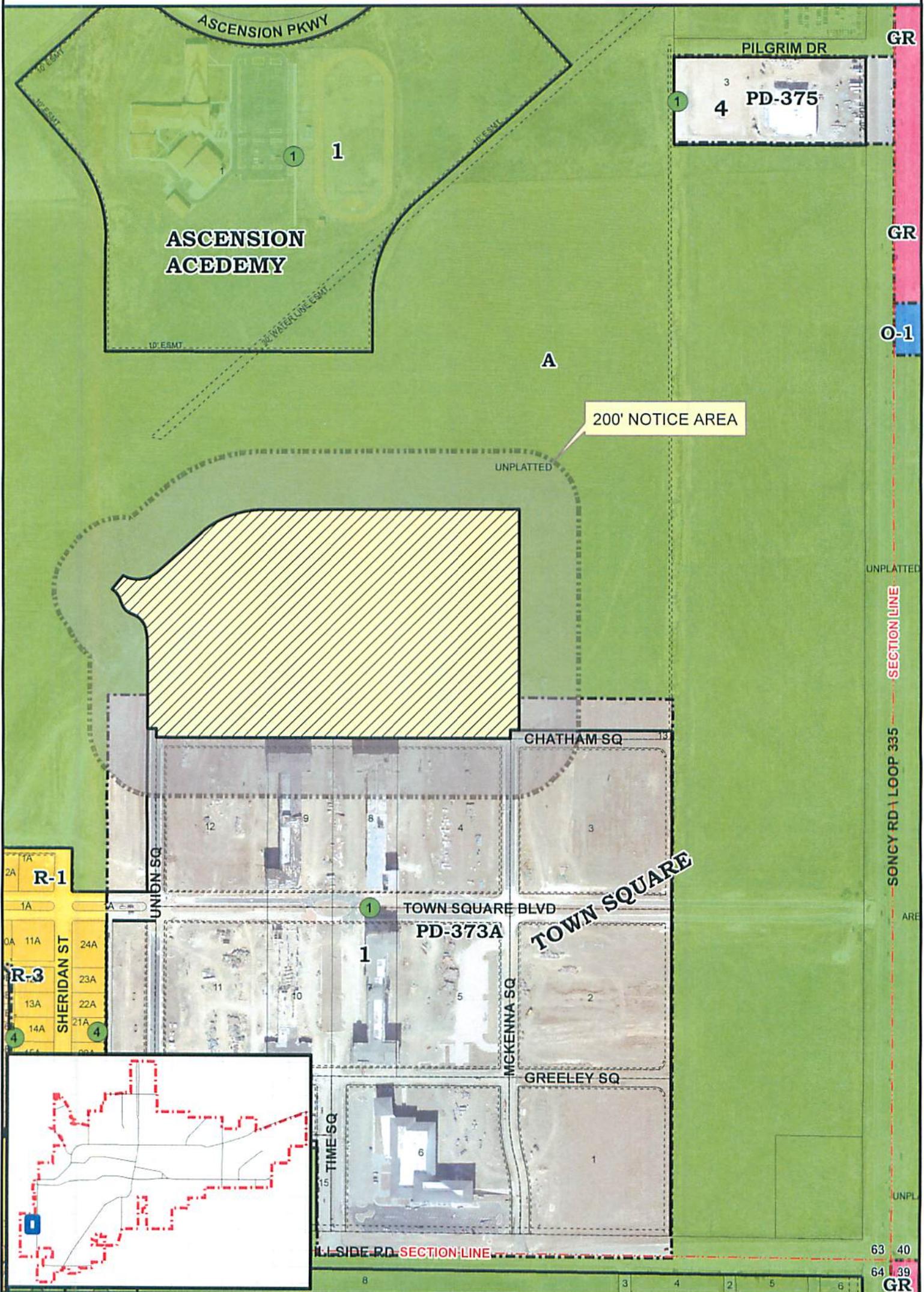
OWNER/DEVELOPER
 DATE: 2/3/25

FURMAN LAND SURVEYORS, INC.
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 TEXAS FRM #10092400 & 10092401

P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 574-4236 · FAX: (806) 374-4238
 P.O. BOX 564 · DUMAS, TEXAS 79029 · (806) 934-1405 · FAX: (806) 934-1482
 PROJECT NO. 1517641-PD FILE NO. H-15
 DRAWING NO. P-SUB 15\RANDALL\H-15\1517641\

REZONING FROM A & PD TO AMENDED PD



CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1" = 400'
Date: 11-11-15
Case No: Z-15-30



Z-15-30 Rezoning of a 22.27 acre tract of 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 and Planned Development District 373A to amended planned development district for General Retail land uses.

Applicant: Seth Williams

Vicinity: McKenna Sq & Chatham Sq

AP: H-15