



DEVELOPMENT SERVICES
808 S Buchanan St.
AMARILLO TX 79105-1971
(806) 378-5263

4/4/2016

Daryl Furman
3501 S Georgia St
Amarillo, Texas 79109

RE: Letter of Action: Approval- Town Square Unit No. 5 - ZB1504492 Rezoning

Mr. Furman

The City of Amarillo has approved the Rezoning on 3/29/2016. The ordinance affecting this change is No. 7591 . 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,


David Soto
Planner I

ORDINANCE NO. 7591

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 CHATHAM SQ & MCKENNA SQ, 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 3.80 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, Planned Development District 373A, and Planned Development 373B to Amended Planned Development District 373C for indoor recreational use.

DESCRIPTION

A 3.80 acre± tract of land situated in Section 63, Block 9, B.S. & F. Survey and being a portion of a 138.19 acre tract of land as described in that certain instrument of conveyance recorded under Clerk's File No. 2012015012 of the Official Public Records of Randall County, Texas, and also being a portion of a 357.509 acre tract of land as described in that certain instrument of conveyance recorded under Clerk's File No. 2012013182 of the Official Public Records of Randall County, Texas, said 3.80 acre± tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on February 8, 2016 and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap stamped "HH" found at the Southeast corner 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 Clerk's File No. 2012017713 of the Official Public Records of Randall County, Texas, from whence the Southeast corner of said Section 63 bears South 00° 09' 28" East, 50.00 feet and South 89° 43' 53" East, 760.52 feet (per record data);

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

THENCE South 89° 50' 32" West along the North line of said Town Square Unit No. 1, a distance of 209.50 feet to the BEGINNING CORNER of the herein described tract of land;

THENCE South 00° 09' 28" East, at 30.00 feet passing a South line of Lot 13, Block 1 of said Town Square Unit No. 1, same being the North line of Lot 3 of said Block 1, a total distance of 178.10 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the Southeast corner of this tract of land;

THENCE South 89° 50' 32" West, 340.50 feet to a mag nail set in the West line of said Lot 3, same being the East line of Lot 4 of said Block 1, same point being the Southwest corner of this tract of land;

THENCE North 00° 09' 28" West, at 148.10 feet passing the Northwest corner of said Lot 3, same being the Northeast corner of said Lot 4 and also being in the South line of said Lot 13, at 178.10 feet passing the North line of said Town Square Unit No. 1, a total distance of 486.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the Northwest corner of this tract of land;

THENCE North 89° 50' 32" East, 340.50 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the Northeast corner of this tract of land;

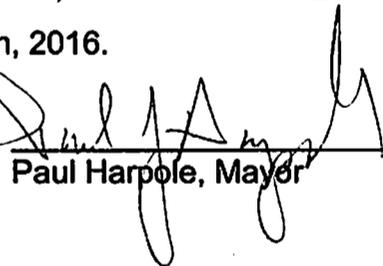
THENCE South 00° 09' 28" East, 307.90 feet to the PLACE OF BEGINNING and containing a computed area of 3.80 acres of land, more or less.

SECTION 2. All ordinances and resolutions or parts thereof that conflict with this ordinance are hereby repealed, to the extent of such conflict.

SECTION 3. 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. 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.

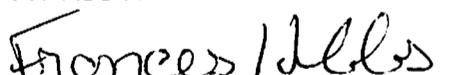
SECTION 4. This ordinance shall become effective from and after its date of final passage.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this the 22 day of March, 2016 and PASSED on Second and Final Reading on this the 29 day of March, 2016.



Paul Harpole, Mayor

ATTEST:



Frances Hibbs, City Secretary

APPROVED AS TO FORM:



William M. McKamie, City Attorney

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.

PLANNED DEVELOPMENT DISTRICT

PD- 373C

Recommended by AMARILLO P&Z COMMISSION

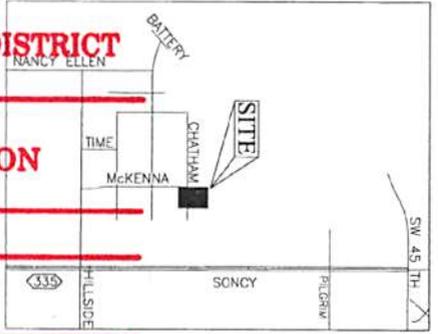
Date 3-14-16

ORDINANCE 7591

PASSED BY CITY COUNCIL

1st Reading: 3-22-16

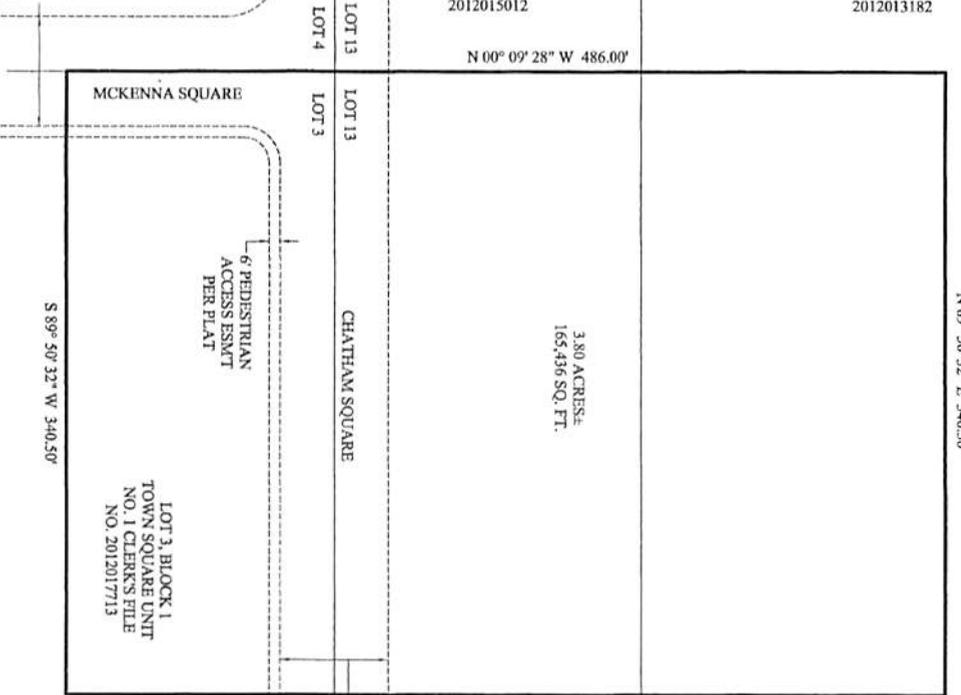
2nd Reading: 3-29-16



PUBLIC INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENT PER PLAT OF TOWN SQUARE UNIT NO. 1

UNPLATTED CLERK'S FILE NO. 2012015012

UNPLATTED CLERK'S FILE NO. 2012013182



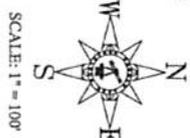
3.80 ACRES- 165,436 SQ. FT.

N 89° 50' 32" E 340.50'

S 00° 09' 28" E 486.00'

UNPLATTED CLERK'S FILE NO. 2012015012

UNPLATTED CLERK'S FILE NO. 2012013182



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

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

OWNER/DEVELOPER

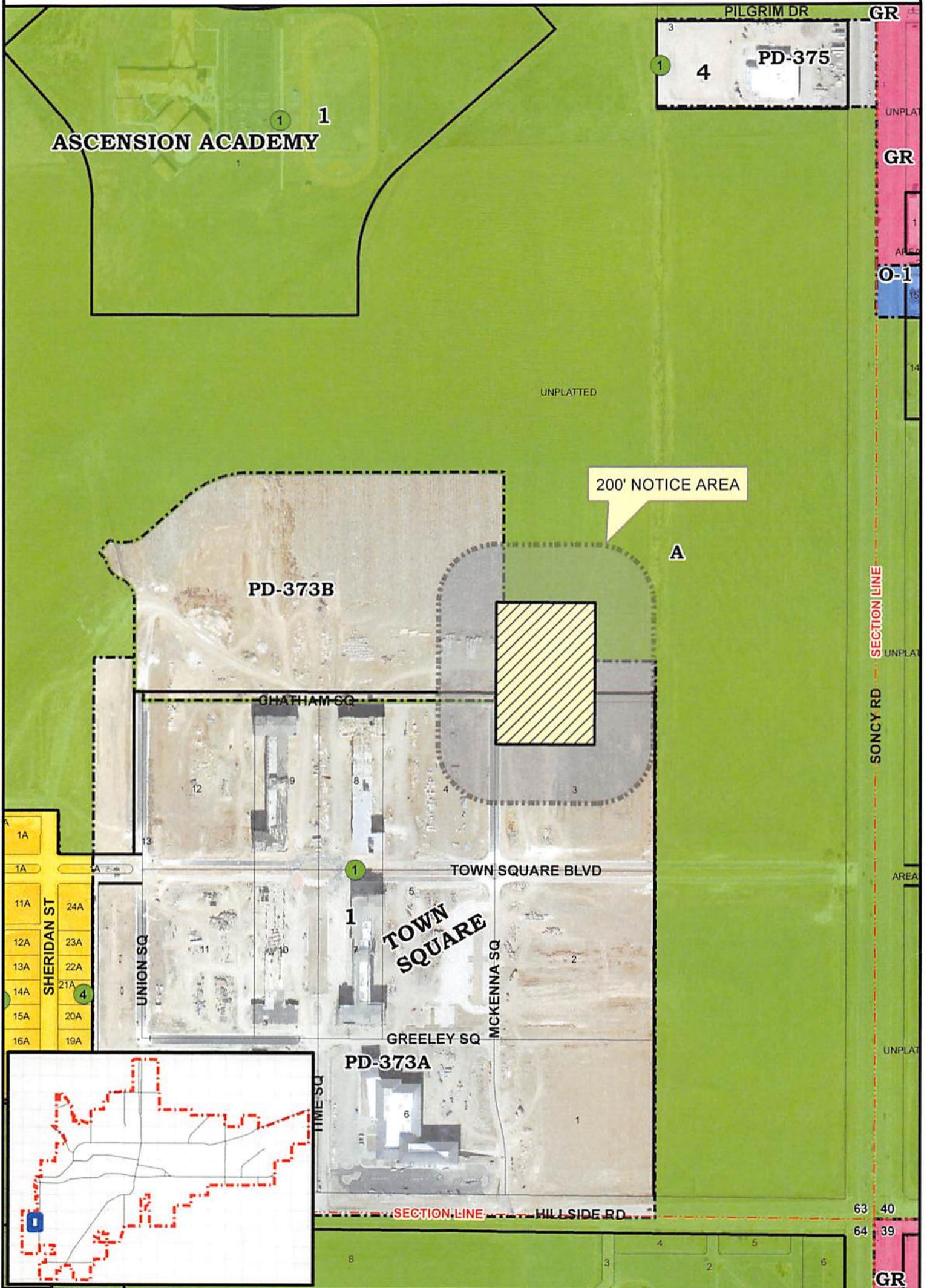
DATE 2/10/16

FURMAN LAND SURVEYORS, INC.
 SURVEYING · MAPPING · CONSULTING
 TEXAS · OKLAHOMA · NEW MEXICO
 KANSAS · COLORADO

DARYL R. FURMAN, RPLS., DANIEL R. FURMAN, RPLS., DONALD R. FURMAN, RPLS.
 CASEY A. MANN, RPLS., LONDON M. STOKES, RPLS.
 HEATHER LYNN LEMONS, RPLS., NOAH C. HUNTINGTON, RPLS.
 TEXAS FRM #10092400 & 10092401

P.O. BOX 1416 - AMARILLO, TEXAS 79101 - (806) 374-4246 - FAX (806) 374-4248
 P.O. BOX 454 - DENNIS, TEXAS 79025 - (806) 934-1405 - FAX (806) 934-1482
 PROJECT NO. 1618166-PD FILE NO. H-15
 DRAWING NO. P-SUB 16 RANDALL/H-15\1618166\

REZONING FROM A & PD TO AMD PD



CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1" = 400'
Date: 2-19-16
Case No: Z-16-07



Z-16-07 Rezoning of a 3.80 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, Planned Development District 373A, and Planned Development District 373B to amended planned development for an indoor recreational use.

Applicant: Jeb Harris

Vicinity: Chatham Square & Mckenna Square

AP: H-15