

THE CITY OF AMARILLO, TEXAS

Interdepartmental
Office Communication

December 12, 2011

TO: Final Distribution

FROM: Planning Department

SUBJECT: Z-11-27 Rezoning of a 12.00 acre tract of unplatted land in Section 40, Block 9, BS&F Survey, Randall County, Texas, to change from Planned Development District 238 to Amended Planned Development District 238C for the purpose of allowing land uses that are allowed within a General Retail Zoning District. (Vicinity: Coulter St. & Continental Pkwy.)

APPLICANT: Ron Boyd

The Amarillo City Commission, at its meeting of November 15, 2011, approved the above-referenced zoning. The ordinance affecting this change is No. 7304. Copies of the ordinance and vicinity sketch are attached. Please post your records accordingly.



Kelley Shaw, Planning Director

ORDINANCE NO. 7304

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 COULTER STREET AND CONTINENTAL PARKWAY, 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 12.00 acre tract of unplatted land in Section 40, Block 9, BS&F Survey, Randall County, Texas to change from Planned Development District 238 to Amended Planned Development District 238C for the purpose of allowing land uses that are allowed within a General Retail Zoning District and being further described below: (Vicinity: Coulter St. & Continental Pkwy.)

BEGINNING at a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the most Easterly Southeast corner of this tract of land in the East line of said 13.89 acre tract of land, same being a point in the West Right-of-Way line of Coulter Street as dedicated by that certain instrument recorded in Volume 1607, Page 173 of the Deed Records of Randall County, Texas, from whence a 1/2 inch iron rod with cap stamped "RPLS 5437" found as called for, being the Northeast corner of that certain 3.27 acre tract of land (Tract 2) under said Clerk's File No. 2010002120, bears S. 00°16'32" E., 10.15 feet;

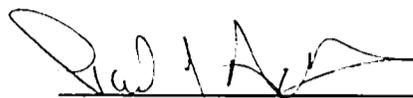
THENCE N. 89°47'00" W., 611.48 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE S. 00°08'04" E., 369.90 feet to a point at the most Southerly Southeast corner of this tract of land in the South line of said 13.89 acre tract of land, same being a point in the North line of The Colonies Unit No. 18, an Addition to the City of Amarillo in Randall County, Texas according to the map or plat thereof, recorded under Clerk's File No. 0328417 of the Official Public Records of Randall County, Texas, from whence a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for an offset bears S. 00°08'04" E., 3.00 feet, and from whence a 1/2 inch iron rod with cap stamped "RPLS 5437" found as called for at the Southwest corner of said 3.27 acre tract of land bears N. 89°45'20" E., 212.37 feet;

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 7. 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 8th day of November 2011 and PASSED on Second and Final Reading on this the 15th day of November 2011.



Paul Harpole, Mayor

ATTEST:



Donna DeRight, City Secretary

AMENDED PLANNED DEVELOPMENT 238 C

Development Standards as approved by Ordinance 7304 (11-15-11):

- Land Use: Land uses allowed within a General Retail Zoning District (excluding a Tattoo parlor, Palm reader, Halfway house, Morgue, Mortuary, Ambulance service, Pawn shop, and Tool rental).
- Building Height: Buildings within 100ft. of a property line adjacent to residentially zoned property shall not exceed two (2) stories in height.
- Buildings within 100ft. of a property line adjacent to residentially zoned property shall have no openings on building elevations that are adjacent to or face residentially zoned property.
- Buildings that are located more than 100ft. from a property line adjacent to residentially zoned property shall not exceed three (3) stories in height.
- Building Orientation: Buildings allowed to be three (3) stories in height, shall be oriented in a manner as to prevent a direct (perpendicular line between building elevation and residential property line) line of sight into residentially zoned property.
- Building materials: Building exterior walls shall consist of a minimum of 75 percent masonry and/or a durable concrete product (such as Exterior Insulation Finish System - EIFS or stucco). Building windows, doors or other openings shall be excluded when calculating the percentage of masonry required. All building materials, colors, and design details shall be compatible with any adjacent similar use (e.g. office, retail, residential, etc.)
- Lighting: Lighting shall be situated in a manner as to eliminate or minimize glare onto adjacent properties and shall be of a recessed/shielded type fixture.
- Setbacks: No building or parking area shall be placed closer than 25ft. from a property line when adjacent to a residentially zoned property.
- Screening: An eight-foot solid wood fence shall be erected and properly maintained along any property line adjacent to a residential district (including alleys and/or street rights-of-ways).
- Signage: Maximum of ½ square feet of wall signage per linear foot of lot frontage, plus one square foot for every linear foot of building frontage. Individual tenant wall signs are limited to 1.5 square feet of sign area per linear foot of tenant frontage.

Freestanding signs are limited to one per lot and not to exceed 20ft. in height and 120 square feet in area. No signs shall be operated that use or have attached any flashing, pulsating, or rotating light source. No signs shall be visible from the residential neighborhood located to the west and south. No portable signs allowed.

Landscaping:

A minimum of 15 percent of living groundcover is required and one two-inch caliper tree per every 2,500 square feet of lot area.

Miscellaneous:

No outdoor storage is allowed. All driveways and parkways must meet or exceed City standards. All other codes and ordinances apply unless otherwise modified by these development standards. These standards supersede the 1995 development standards for Phase II of PD 238.

PLANNED DEVELOPMENT DISTRICT

PD- 238C

Recommended by

AMARILLO P&Z COMMISSION

Date Denied 10-10-11, Appealed

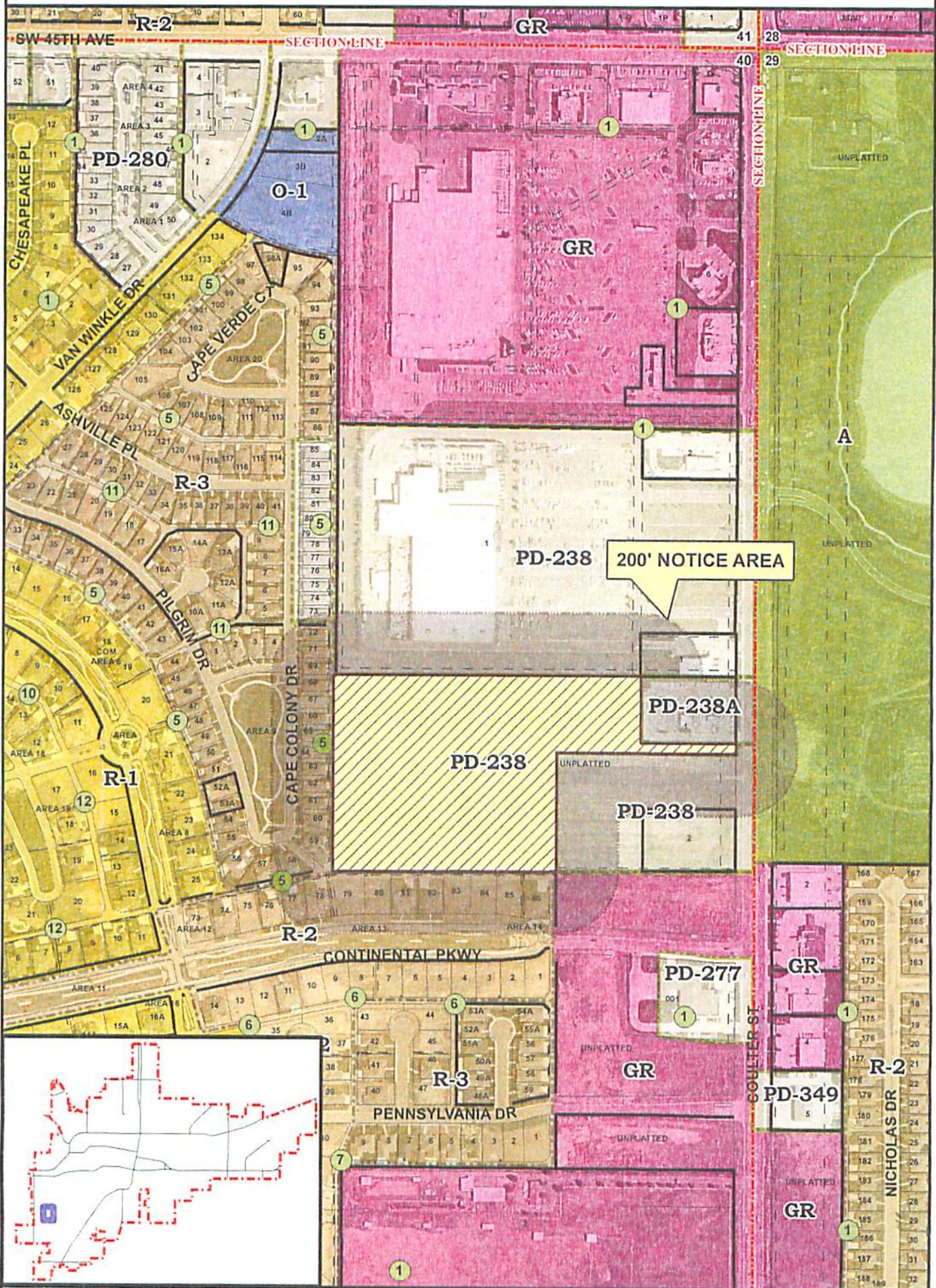
ORDINANCE 7304

PASSED BY CITY COMMISSION

1st Reading: 11-8-11

2nd Reading: 11-15-11

Rezoning from PD-238 to Am'd PD



CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1" = 400'
 Date: 9-23-11
 Case No: Z-11-27



Rezoning of a 12.00 acre tract of unplatted land in Section 40, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways to change from Planned Development District 238 to amended planned development district for purpose of allowing land uses that are allowed within a General Retail Zoning District.

Applicant: Ron Boyd

Vicinity: Coulter St. & Continental Pkwy.

AP: I-15