

THE CITY OF AMARILLO, TEXAS

Interdepartmental
Office Communication

August 4, 2010

TO: Distribution List

FROM: Planning Department

SUBJECT: Z-10-13 Rezoning of Lot 6, Block 1, Lawrence Place Unit No. 3, in Section 227, Block 2, AB&M Survey, Randall County, Texas to change from Planned Development District 246 to Light Commercial District. (Vicinity: SW 34th Avenue & Western Street)

APPLICANT: James Gitchell

The Amarillo City Commission, at its meeting of July 27, 2010, approved the above-referenced zoning. The ordinances affecting this change are Nos. 7224 Copies of the ordinance and vicinity sketch are attached. Please post your records accordingly.



Kelley Shaw, Planning Director



ORDINANCE NO. 7224

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 THIRTY-FORTH AVENUE AND WESTERN STREET, 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 Lot 6, Block 1, Lawrence Place Unit No. 3, in Section 227, Block 2, AB&M Survey, Randall County, Texas to change from Planned Development District 246 to Light Commercial District. (Vicinity: SW 34th Ave. & Western St.)
APPLICANT: James Gitchell

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 All ordinances and resolutions or parts thereof that conflict with this ordinance are hereby repealed, to the extent of such conflict.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

SECTION 4. 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 20th day of July 2010; and PASSED on Second and Final Reading on this the 27th day of July 2010.


Debra McCart, Mayor

ATTEST:


Donna DeRight, City Secretary

THE CITY OF AMARILLO, TEXAS

Interdepartmental Memorandum

July 14, 2010

To: Jarrett Atkinson, Interim City Manager
Thru: Vicki Covey, Assistant City Manager 
From: Kelley Shaw, Secretary, Planning & Zoning Commission 
Subject: Z-10-13 Rezoning of Lot 6, Block 1, Lawrence Place Unit No. 3, in Section 227, Block 2, AB&M Survey, Randall County, Texas to change from Planned Development District 246 to Light Commercial District. (Vicinity: SW 34th Ave. & Western St.)
APPLICANT: James Gitchell
Vote: 6:0 approval

The above referenced item was recommended for approval by the Amarillo Planning and Zoning Commission at its meeting of July 12, 2010.

The applicant is requesting a change in zoning in order to allow for greater flexibility in possible land uses on the site. As mentioned above, the site is zoned Planned Development District 246 (PD-246) and allows for an auto glass shop and any uses allowed in a General Retail zoning district. The site was changed to Planned Development District 246 from General Retail in 1996 and was done in order to bring into compliance the then illegal use of an auto glass shop operating on the site.

As typical with planned development zoning, development standards often list standards for the site that go further than those listed in the zoning ordinance. This planned development is no exception. Specific standards for the current planned development include:

<u>Land use:</u>	Auto Glass Shop and any uses allowed in a General Retail District.
<u>Landscaping:</u>	Five trees and 5.25 percent of living groundcover. All landscaping shall be served with a sprinkler system.
<u>Outdoor storage:</u>	No outdoor storage or vehicle sales is allowed. No junk vehicles or long-term vehicles are allowed on-site.
<u>Screening:</u>	An eight-foot solid wood fence is required along the northern half of the property line.
<u>Signage:</u>	One three-foot by eighteen-foot internally illuminated wall sign along the western building elevation is allowed and one freestanding pole-sign along SW 34 th Ave is allowed (no sign detail information regarding size or height is shown on the site plan).
<u>Hours of operation:</u>	8:00 am to 5:00 pm, Monday thru Saturday.
<u>Building height:</u>	Maximum of one-story.
<u>Lot coverage:</u>	Maximum of 35.5 percent.
<u>Miscellaneous:</u>	No objectionable noise or fumes to abutting property is allowed.

In 1996 the Planning and Zoning Commission was of the opinion that given the development standards listed above, allowing the auto glass installation facility to continue operation would not have any detrimental impacts on the residential uses in the area. The Commission was also of the opinion that given the existence of abutting Light Commercial zoning and associated commercial uses to the west, allowing a commercial use (auto glass installation shop) on this site was appropriate.

Analyzing the zoning and land use patterns of the area, Planning Commissioners understand the theory behind requiring planned development zoning for the auto glass shop and attempting to limit negative impacts on residences to the east and multi-family uses to the north.

When evaluating the area zoning patterns further, there is a significant amount of Light Commercial zoning along Western St. and at the intersection of Western St. and SW 34th Ave. As you go east from Western St., a transition in zoning from least restrictive to more restrictive zoning is clearly visible with office zoning being the last non-residential zoning district before the residences east of Hobbs Rd. This transitional zoning pattern helps mitigate any negative impacts on residential uses along Hobbs Rd. as the office zoning acts as a "buffer" from the less restrictive zoning along Western St.

If the applicant's request is approved, it will generally follow established commercial zoning to the north and would be a continuation of the commercial zoning immediately west of the site.

Furthermore, the office zoning originally established as a "buffer" between the commercial zoning along Western St. and residential uses to the east would still exist.

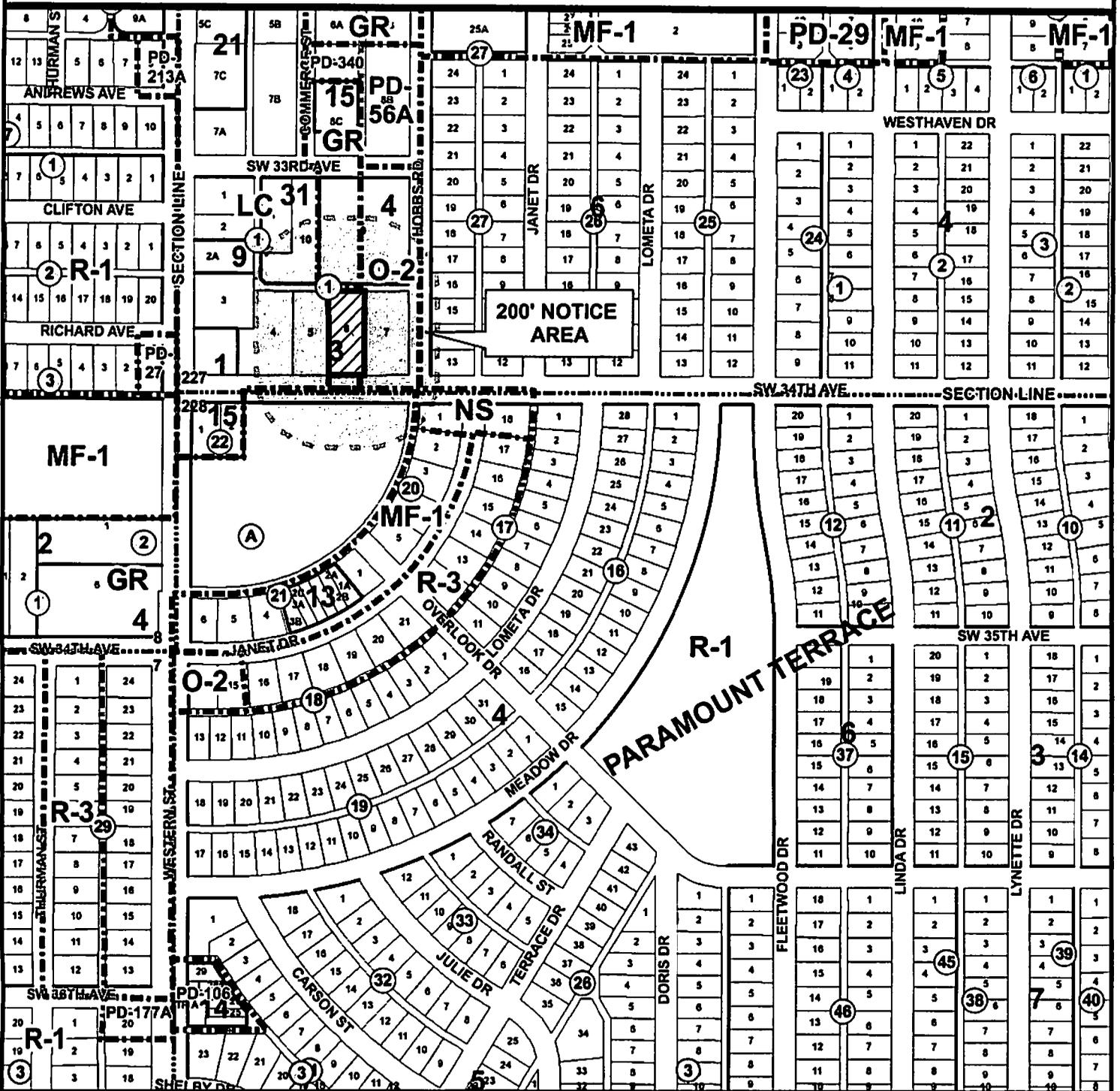
When comparing standards listed within the approved planned development and those normally required under the zoning ordinance, it is the opinion of the Commission that those listed in the planned development are not significantly more restrictive than those listed in the zoning ordinance. Whereas, newly passed sign standards are comparatively as strict, minimum landscaping totals are similar, and utilizing the site for outdoor auto storage or junk vehicle storage is not allowed in a Light Commercial district.

It is worth noting that the current planned development requires a visual barrier (eight-foot solid wood fence) along the applicant's north property line. This is a result of the previously mentioned apartment complex being located to the north of the applicant's site. If approved, this visual screening would no longer be required. Typically, this would cause some concern however, there is actual physical separation between the applicant's site and the nearest living unit by way of off-street parking. As such, Commissioners are of the opinion that if approved, no additional negative impacts other than what exists with adjacent commercial zoning will result.

Considering the above, the Planning Commission is of the opinion that the applicant's request allows for flexibility in land use options while continuing appropriate safeguards to residential uses to the north and east. Therefore, Commissioners recommend approval of the request as submitted.

Notices have been sent out to property owners within 200 feet regarding this proposed rezoning. At the time of this writing, the Planning Department has not received any negative comments regarding this request. An update will be provided at the City Commission meeting should there be any change.

Rezoning from PD-246 to LC



CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1" = 400'
Date: 6-23-10
Case No: Z-10-13



Rezoning of Lot 6, Block 1, Lawrence Place Unit #3
in Section 227, Block 2, AB&M Survey, Randall
County, TX to change from Planned Development
District-246 to Light Commercial District

Vicinity: SW 34th Ave. & Western St.

Applicant: James Gitchell

AP#: L-13