



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

12/29/2015

Daryl Furman
3501 S Georgia St
Amarillo, Texas 79109

RE: Letter of Action: Approval- McGavock Amd Planned Development - ZB1504425 Rezoning

Mr. Furman

The City of Amarillo has approved the Rezoning on 12/21/2015. The ordinance affecting this change is No. 7573 . 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

Ord 12/16/15

ORDINANCE NO. 7573

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 SONCY ROAD & PILGRIM DRIVE, 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 3.54 acre tract of unplatted 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 to a amended planned development district for expansion of existing new/use outdoor auto sales lot being described below:

A 3.54 acre tract of land out of Section 63, Block 9, B. S. & F. Survey, Amarillo, Randall County, Texas, being a portion of a tract of land described in that certain Warranty Deed recorded in Volume 422, Page 158 of the Deed Records of Randall County, Texas, and said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northeast corner of this tract of land and the southeast corner of Lot 1, Block 3 of Soney Estates Unit No. 2 an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record under Clerk's File No. 2007011725 of the Official Public Records of Randall County, Texas and said point being on a curve to the right with a radius of 11559.16 feet;

Thence Southwesterly along said curve and the westerly right-of-way line of Loop Highway No. 335 as described in that certain instrument recorded in Volume 757, Page 272 of the Deed Records of Randall County, Texas, an arc distance of 233.46 feet and a chord of S. 00° 34' 50" W., bearings contained herein are relative to true north as determined by G.P.S. observation, 233.46 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the southeast corner of this tract of land;

Thence N. 89° 48' 02" W., 660.00 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the southwest corner of this tract of land, said point being on a curve to the right with a radius of 11559.16 feet ;

Thence Northeasterly, along said curve, an arc distance of 233.46 and a chord of N. 00° 34' 50" E., 233.46 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northwest corner of this tract of land and the southwest corner of corner of said Lot 1;

Thence S. 89° 48' 02" E., 660.00 feet, along the south line of said Lot 1, to the POINT OF BEGINNING.

(Description as provided in instrument recorded under Clerk's File No. 2011011538, Official Public Records, Randall County, Texas.)

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.

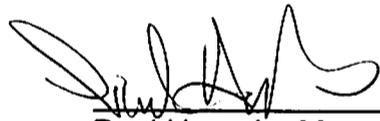
SECTION 3. The Director of Planning is authorized to make corrections and minor changes to the site plan or development documents to the extent that such does not materially alter the nature, scope, or intent of the approval granted by this ordinance.

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.

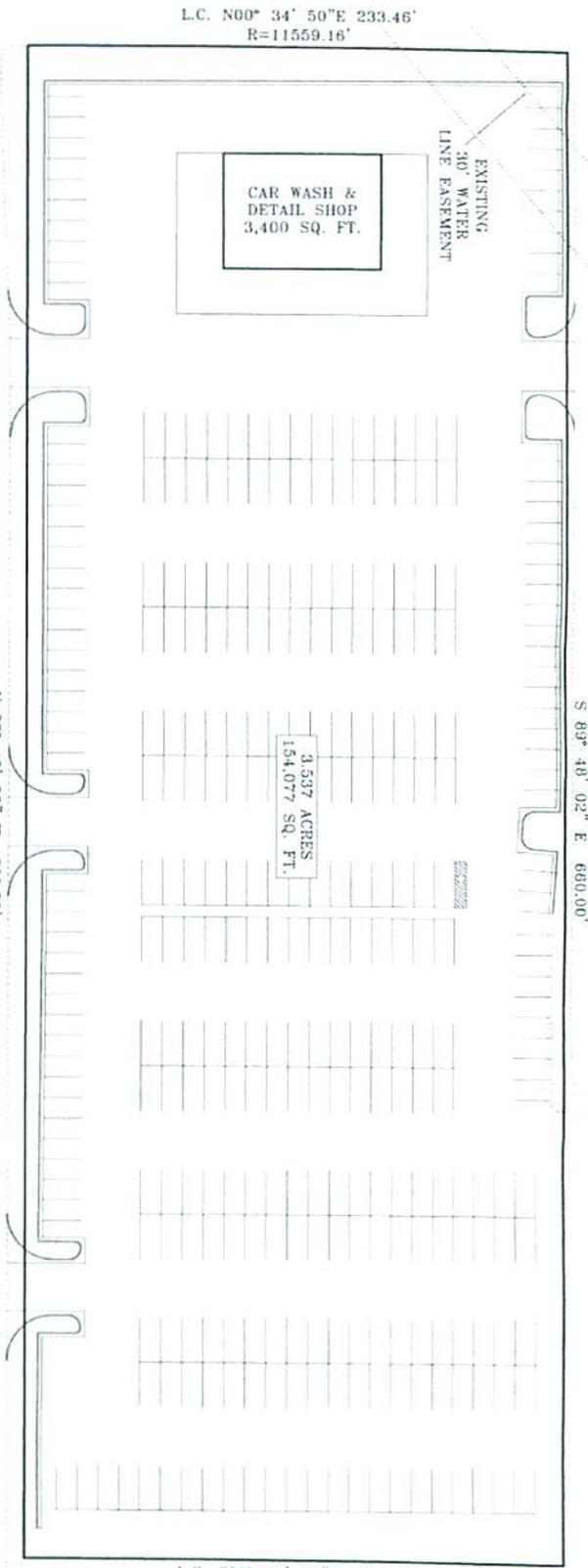
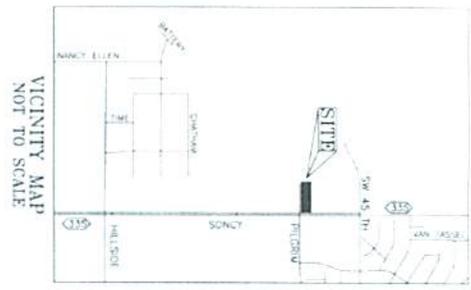
INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this the 15 day of December 2015 and PASSED on Second and Final Reading on this the 21 day of December 2015.



Paul Harpole, Mayor

ATTEST:


Frances Hibbs, City Secretary

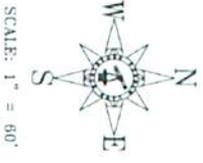


PLANNED DEVELOPMENT NOTES:

- A. 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.
- B. ALL EXTERIOR LIGHTING SHALL BE DIRECTED ONTO THE PROPERTY IN SUCH A MANNER TO MINIMIZE OR ELIMINATE GLARE ACROSS ADJACENT PROPERTY LINES.
- C. NO SIGNS SHALL BE OPERATED ON THE PROPERTY THAT USE OR HAVE ATTACHED ANY FLASHING, PULSATING, OR ROTATING LIGHTING SOURCE OR REFLECTOR. NO PORTABLE SIGNS WILL BE ALLOWED.
- D. ANY ADDITIONAL BULK OR AREA REQUIREMENT NOT SPECIFICALLY NOTED ON THIS SITE PLAN SHALL COMPLY WITH THE ZONING DISTRICT IN WHICH THE PROPERTY WAS LOCATED PRIOR TO THIS AMENDMENT.
- E. ANY AND ALL UTILITY RELOCATIONS OR ADJUSTMENTS REQUIRED FOR THIS DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER(S).
- F. ALL FENCING, 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 BAD WEATHER EXISTS. ALL LANDSCAPE MATERIAL, TREES, GRASS, SHRUBS, ETC., SHALL BE INSTALLED ON THE SITE IN THE SAME MANNER AS DEPICTED ON THIS SITE PLAN AND ALL LANDSCAPED AREAS SHALL BE SERVED WITH A SPRINKLER SYSTEM.

PLANNED DEVELOPMENT NOTES (cont.):

- G. 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.
- H. NO USE OTHER THAN THAT ALLOWED UNDER THE GENERAL RETAIL ZONING CLASSIFICATION OR THAT WHICH IS SPECIFIED BY THIS SITE PLAN IS ALLOWED. ANY OTHER USE CHANGE SHALL REQUIRE A ZONING AMENDMENT FOR THIS SITE.
- I. 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.
- J. 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.
- K. ALL SURFACE STORM WATER COLLECTED ON THIS SITE SHALL DRAIN DIRECTLY TO ADJACENT PUBLIC RIGHT-OF-WAY OR BY OTHER MEANS IF APPROVED BY THE CITY ENGINEER.
- L. THE DEVELOPER SHALL COMPLY WITH ALL ADA REQUIREMENTS WHERE REQUIRED.



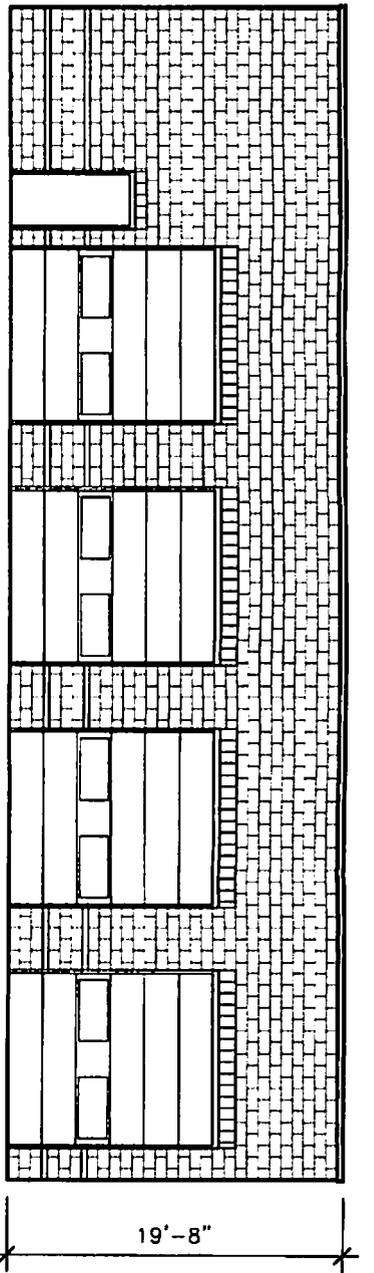
STATE LOOP 335
SONCY ROAD

PLANNED DEVELOPMENT DISTRICT
PD- 347A
 Recommended by
AMARILLO P&Z COMMISSION
 Date 12-7-15
ORDINANCE 7573
PASSED BY CITY COUNCIL
 1st Reading: 12-15-15
 2nd Reading: 12-21-15
 SONCY ESTATES
 UNIT NO. 5

A2.01.02

EAST ELEVATION

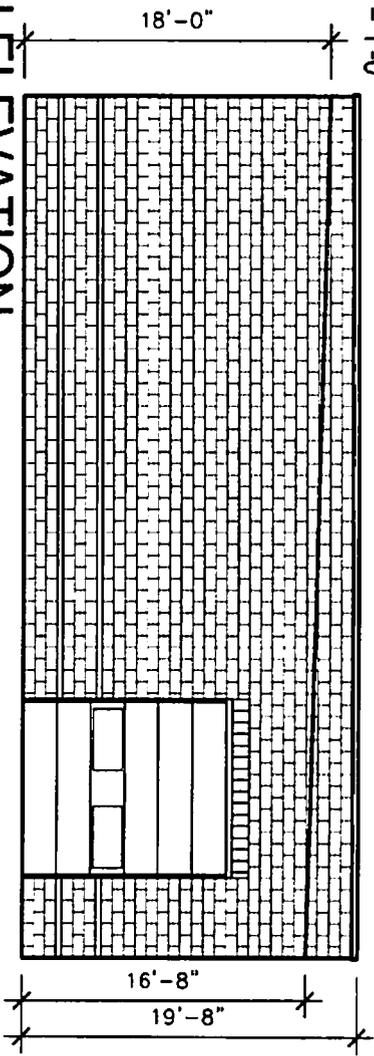
SCALE 3/32" = 1'-0"



A2.01.03

NORTH ELEVATION

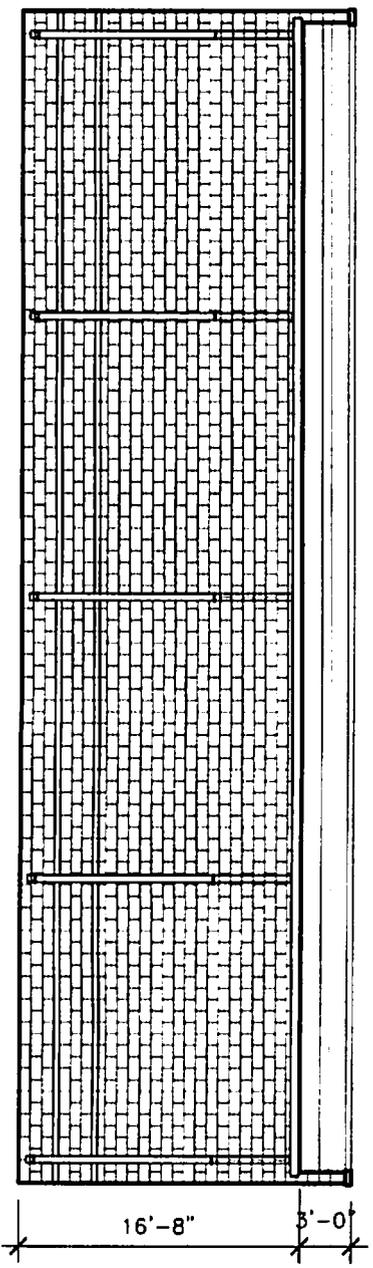
SCALE 3/32" = 1'-0"



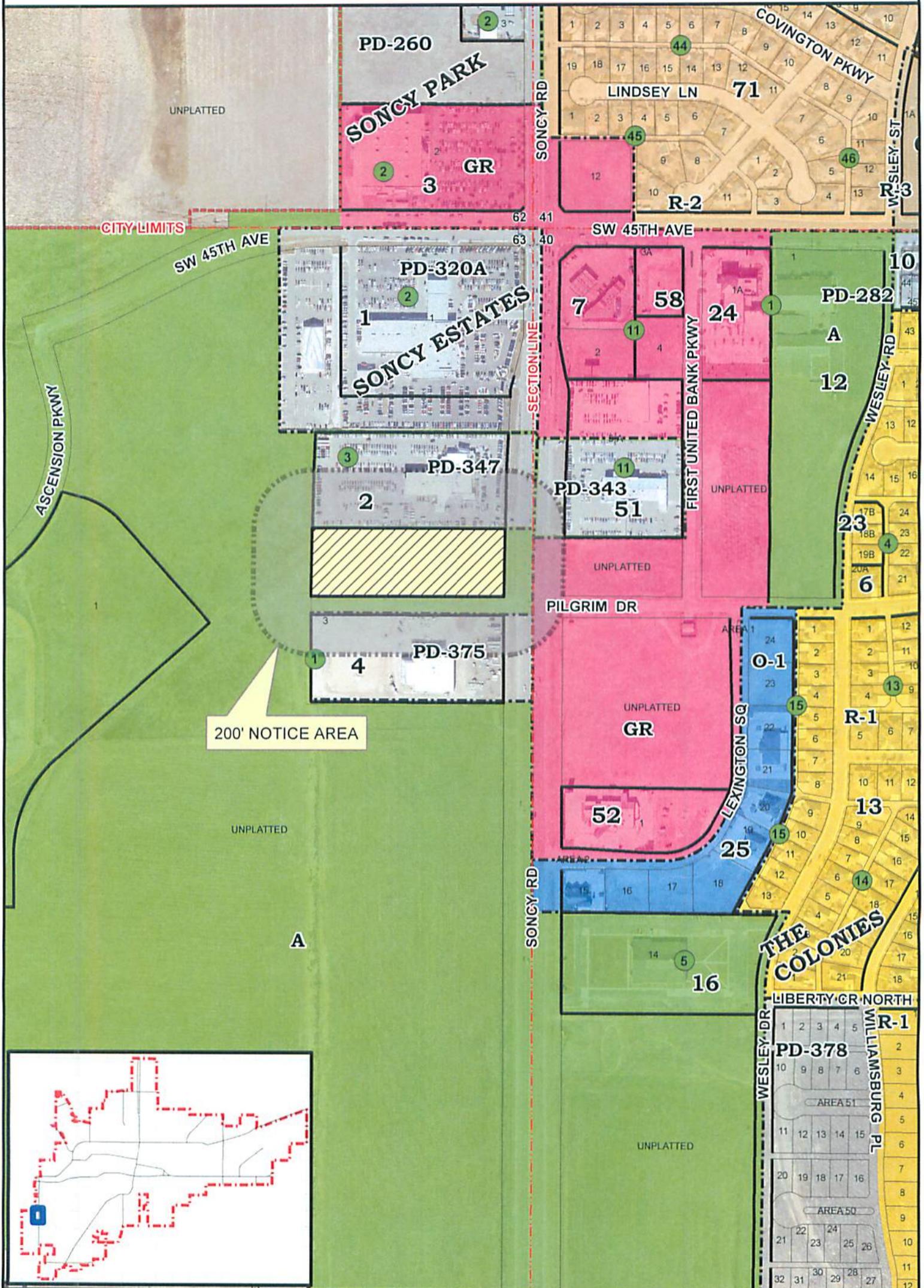
A2.01.04

WEST ELEVATION

SCALE 3/32" = 1'-0"



REZONING FROM A TO PD



CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1" = 400'
 Date: 11-19-15
 Case No: Z-15-31



Z-15-31 Rezoning of a 3.54 acre tract of unplatted 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 to amended planned development district for expansion of existing new/used outdoor auto sales lot.

Applicant: Steve McGavock

Vicinity: Soncy Rd & Pilgrim Dr

AP: H-15