

AGENDA

FOR A REGULAR MEETING OF THE AMARILLO CITY COUNCIL TO BE HELD ON TUESDAY, SEPTEMBER 25, 2018 AT 7:00 A.M., CITY HALL, 509 SOUTHEAST 7th AVENUE, COUNCIL CHAMBER ON THE THIRD FLOOR OF CITY HALL, AMARILLO, TEXAS.

***Please note:** The City Council may take up items out of the order shown on any Agenda. The City Council reserves the right to discuss all or part of any item in an executive session at any time during a meeting or work session, as necessary and allowed by state law. Votes or final decisions are made only in open Regular or Special meetings, not in either a work session or executive session.*

1. **PRESENTATION AND CONSIDERATION OF ORDINANCE NO. 7763:**

(Contact: Cris Valverde, Planning and Development Services Assistant Director)
This is the public hearing and first reading of an ordinance rezoning Lot 1, Block 7, Martin Addition Unit No. 3, in Section 136, Block 2, AB&M Survey, Potter County, Texas plus one half of all bounding streets, alleys, and public ways to change from Residential District 1 with Specific Use Permit 22 to Residential District 1 with a Specific Use Permit for a martial arts and athletic center. Vicinity Martin Road and Marrs Street.

Amarillo City Hall is accessible to individuals with disabilities through its main entry on the south side (Southeast 7th Avenue) of the building. An access ramp leading to the main entry is located at the southwest corner of the building. Parking spaces for individuals with disabilities are available in the south parking lot. City Hall is equipped with restroom facilities, communications equipment and elevators that are accessible. Individuals with disabilities who require special accommodations or a sign language interpreter must contact the City Secretary's Office 48 hours prior to meeting time by telephoning 378-3013 or the City TDD number at 378-4229.

Posted this 21st day of September 2018.

Regular meetings of the Amarillo City Council stream live on Cable Channel 10 and are available online at:

<http://amarillo.gov/city-hall/city-government/view-city-council-meetings>

Archived meetings are also available.

Amarillo City Council Agenda Transmittal Memo



Meeting Date	September 25, 2018	Council Priority	Infrastructure
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Department	Planning and Development Services Assistant Director : Cris Valverde
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Agenda Caption

ORDINANCE NO. _____:

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APPLICANT/S: Mike and Dena Lister

VICINITY: Martin Rd. and Marrs St.

Agenda Item Summary

Area Characteristics

The adjacent zoning in is Residential District 1 in all directions. Adjacent land uses are single-family detached homes to the north, west, and south and Whittier Elementary school to the east.

Proposal

The applicant is requesting to amend the existing zoning which was approved for an Institution of Religious, Charitable, or Philanthropic Nature (Opportunity House) in 1975. The Opportunity House program offered a transitional living facility for youths and occupied the site since until recently.

The applicant, who owns and operates the Martial Arts and Athletic Center (MAAC) recently entered into an agreement to purchase the property and plans to renovate and add-on to existing buildings in an effort to provide after school programs, child care, summer programs, fitness center, and martial arts and boxing lessons.

Analysis

As mentioned previously, the original zoning for the site (Specific Use Permit 22) was approved in 1973 for Religious, Charitable, or Philanthropic Nature land uses and later expanded in size with a later zoning change in 1975.

Development standards within the initial zoning and subsequent expansion were identical yet basic with only land use, amount of parking, and location of structures being described.

In analyzing request, staff was of the opinion that proposed land uses for the site can be classified under "Institution of Religious, Charitable, or Philanthropic" category and allowed within the current zoning. However, considering the applicant's proposed building addition will add substantial square footage and with additional services to be offered beyond what previous standards indicate, staff believed it would be in the public's interest to amend the current zoning to reflect the proposed development via a better defined site plan. Such a site plan would detail development standards such as hours of operation, fencing, landscaping, access, building layout, and services offered.

ORDINANCE NO. _____

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 MARTIN ROAD AND MARRS STREET, POTTER COUNTY, TEXAS; PROVIDING A REPEALER CLAUSE; AND PROVIDING A SAVINGS CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council adopted the “Amarillo Comprehensive Plan” on October 12, 2010, which established guidelines in the future development of the community for the purpose of promoting the health, safety, and welfare of its citizens; and

WHEREAS, the Amarillo Municipal Code established zoning districts and regulations in accordance with such land use plan, and proposed changes must be submitted to the Planning and Zoning Commission; and

WHEREAS, after a public hearing before the Planning and Zoning Commission for proposed zoning changes on the property hereinafter described, the Commission 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; and

WHEREAS, the City Council further determined that the request to rezone the location indicated herein is consistent with the goals, policies, and future land use map of the Comprehensive Plan for the City of Amarillo, Texas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMARILLO:

SECTION 1. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. 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 1.91 acre tract of land known as Lot 1, Block 7, Martin Addition, Unit No. 3, in Section 136, Block 2, AB&M Survey, City of Amarillo, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways, to change from Residential District 1 Specific Use Permit 22 (R-1/SUP-22) to Residential District – 1 Specific Use Permit -22 Amended (R-1/SUP-22A).

SECTION 3. The zoning change approved in SECTION 2 shall be conducted in accordance with the applicable site plan and/or development standards document submitted.

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. 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 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 25th day of September, 2018 and **PASSED** on Second and Final Reading on this the 2nd day of October, 2018.

Ginger Nelson, Mayor

ATTEST:

Frances Hibbs, City Secretary

APPROVED AS TO FORM:

Bryan McWilliams, City Attorney

Amarillo City Council Agenda Transmittal Memo



Below are the core development standards proposed by the applicant:

Land use:

Institution of Religious, Charitable, or Philanthropic Nature (Martial Arts and Athletic Center Program - MAAC)

Parking:

34 spaces provided

Landscaping:

48 percent of site

Maximum lot coverage:

28.5 percent

Fencing:

Existing 6ft solid wood fence along the south property line will remain

Miscellaneous:

Building elevations dictate building material and design of building/s

Requested Action/Recommendation

It was staff's opinion that a unique opportunity exists for the adaptive reuse of a large site and building with youth programs that not only benefit the City but area residents as well. Staff presented its analysis and recommendation for approval to the Planning and Zoning Commission at its September 10th regularly scheduled meeting. The Planning and Zoning Commission was in agreement with staff's recommendation and approved the applicant's request with a 5:0 vote.

Planning and Zoning Commission Meeting Minutes (9-10-18)

Sherry Bailey, Senior Planner, presented this item, and advised that the applicant is requesting to amend the existing zoning which was granted to Opportunity House. The Martial Arts and Athletic Center (MAAC) will enter into an agreement to purchase the property and continued the service, care and support base in the neighborhood.

Ms. Bailey ended the presentation with a staff recommendation of approval of the SUP request. Ms. Bailey then took questions from the Commission.

Chairman Parker asked if anyone wanted to speak in favor of this item. Mike Lister, owner, stood to state his reasons for this request and noted the importance of an afterschool for the surrounding neighborhood. Master Lister also stood to take questions from the board. Charles Lynch, architect, also stood to in favor of this item, explaining elements of the building itself and how it will contribute to neighborhood improvement. Terry Rich, developer, stood to speak in favor of this item, talking about logistics and budgeting for the project.

Chairman Parker asked if anyone wanted to speak against this item. No comments were made.

A motion to approve Z-18-23 was made by Commissioner Jones, seconded by Commissioner Harman, and carried unanimously.

Amarillo City Council Agenda Transmittal Memo

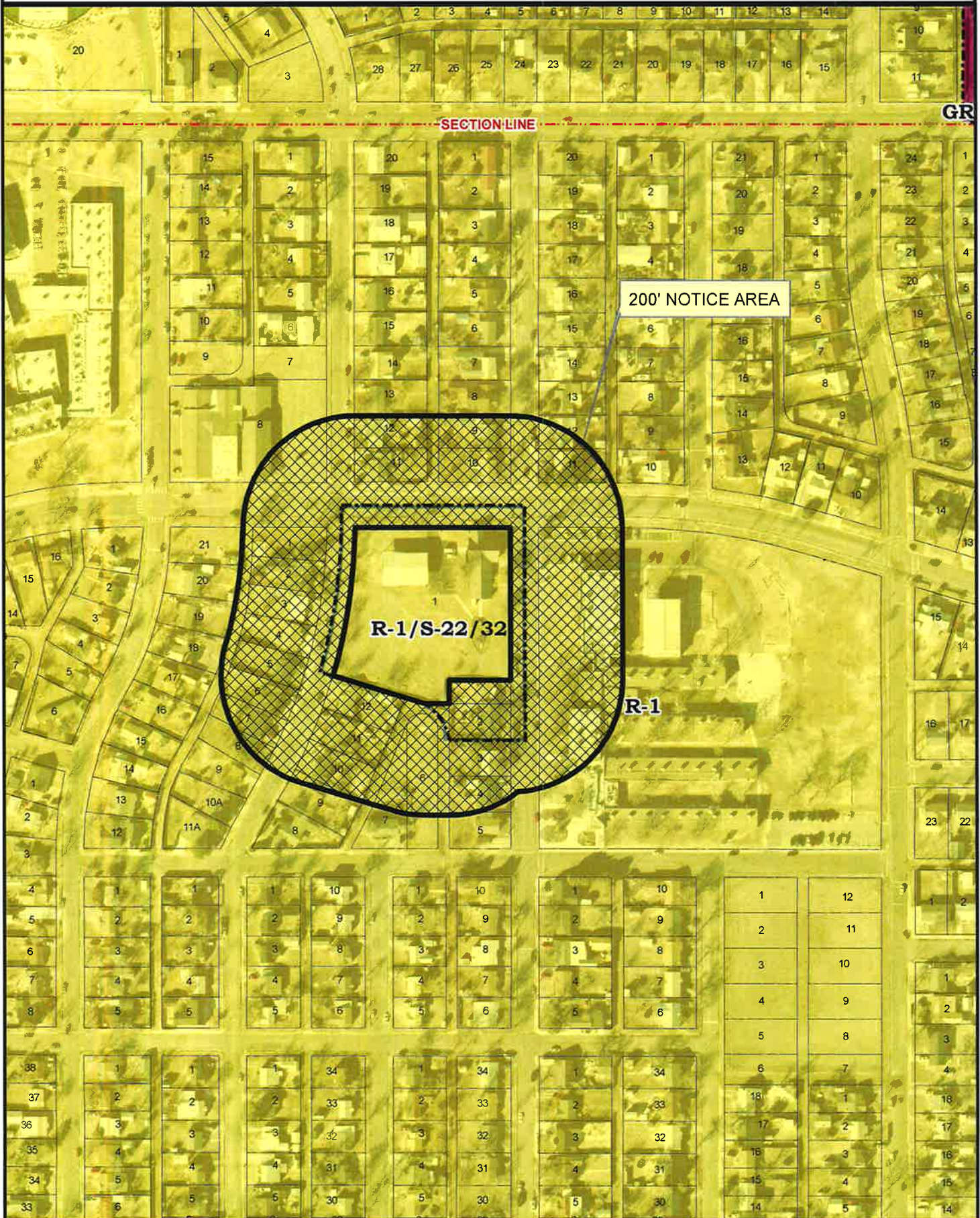


Community Engagement Summary

Notices have been sent out to 24 property owners within 200 feet regarding this proposed rezoning. At the time of this writing, the Planning Department has not received any comments regarding this request.



**CASE Z-18-23 SPECIFIC USE PERMIT REQUEST
PROPERTY OWNER NOTICES**



RENOVATION TO THE MARTIAL ARTS AND ATHLETIC CENTER NORTH CAMPUS, AMARILLO, TEXAS 79107

PROPERTY OWNER: MIKE AND DENA LISTER, MEAN DENA LLC
 PROPERTY OWNER ADDRESS: 108 SUNSET TER, AMARILLO, TEXAS 79106
 PROPERTY OWNER TELEPHONE: 806-322-1080

AGENT OF PROPERTY OWNER / DESIGNER (ARCHITECT): CHARLES R LYNCH, AIA ARCHITECTS INC.
 AGENT OF PROPERTY OWNER / DESIGNER (ARCHITECT) ADDRESS: 1001 SE 3RD AVE, AMARILLO, TEXAS 79107
 AGENT OF PROPERTY OWNER / DESIGNER (ARCHITECT) TELEPHONE: 806-374-0676

EMPLOYEE COUNT FOR RENOVATED PROPERTY: 20 EMPLOYEES
 HOURS OF OPERATION: 7:30AM - 8:00PM (BUMPER)
 10:00AM - 8:00PM (SCHOOL YEAR)

PRESENT ZONING CLASSIFICATION: IF-2 SINGLE FAMILY RESIDENTIAL DUELLING DISTRICT WITH AMENDED SPECIFIC USE PERMIT FOR OPPORTUNITY HOUSING
 REQUESTED ZONING CLASSIFICATION: IF-2 SINGLE FAMILY RESIDENTIAL DUELLING DISTRICT WITH AMENDED SPECIFIC USE PERMIT FOR THE MARTIAL ARTS AND ATHLETIC CENTER PROGRAM

AREA OF PROPERTY: 1.91 ACRES / 83,190 SF
 CURRENT PERCENT OF MAX. LOT COVERAGE = 5.6%
 PROPOSED PERCENT OF MAX. LOT COVERAGE = 28.5%
 PERCENT OF ON-SITE LANDSCAPING AFTER RENOVATION = 48.5% (71.5% LOT LESS HARDSCAPE)

REVISIONS	



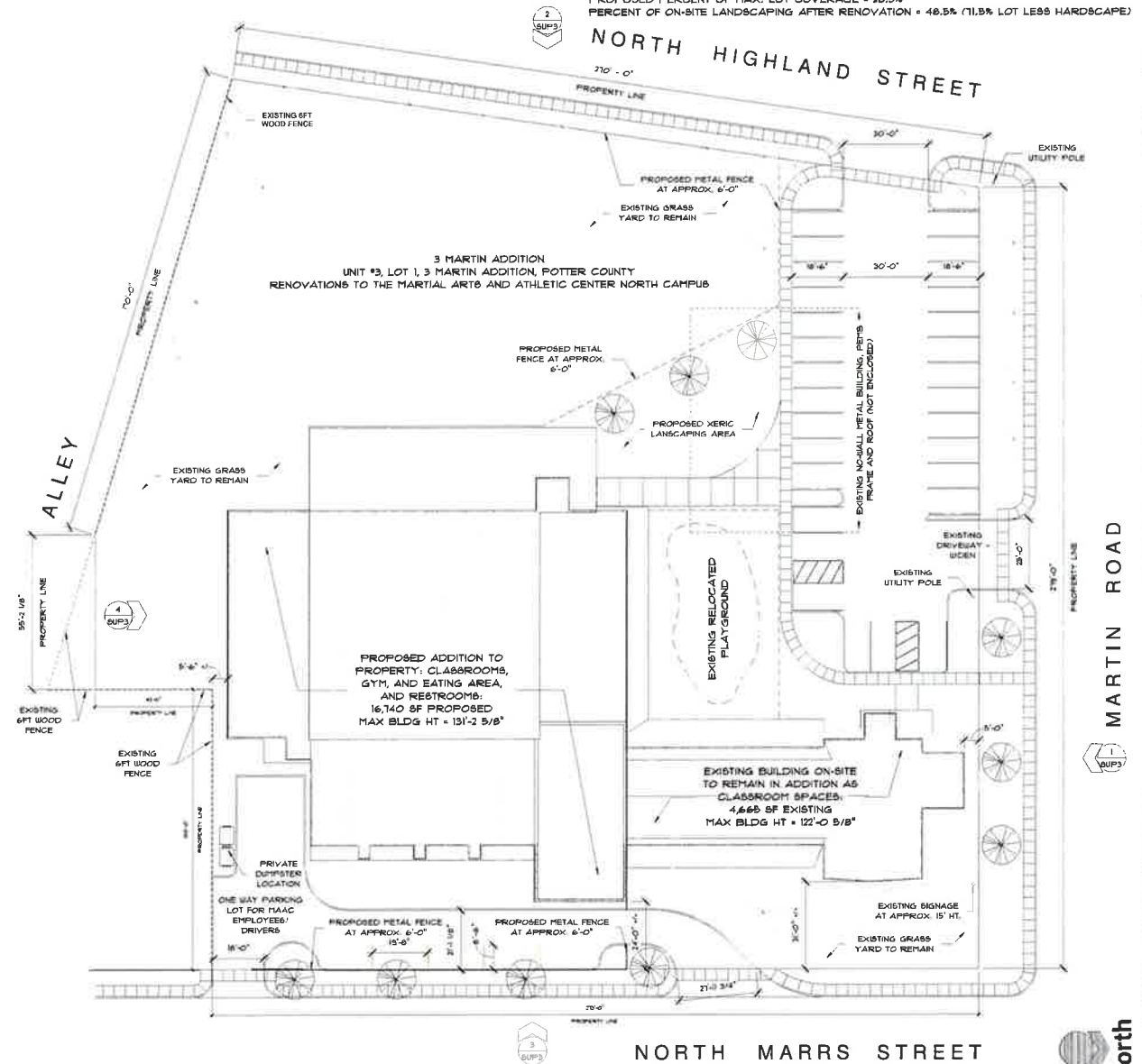
POTTER COUNTY CENTRAL APPRAISAL DISTRICT VIEW OF PROPERTY



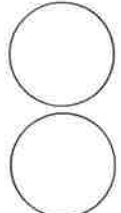
VICINITY MAP



VICINITY MAP OF PROPERTY WITH SATELLITE IMAGING



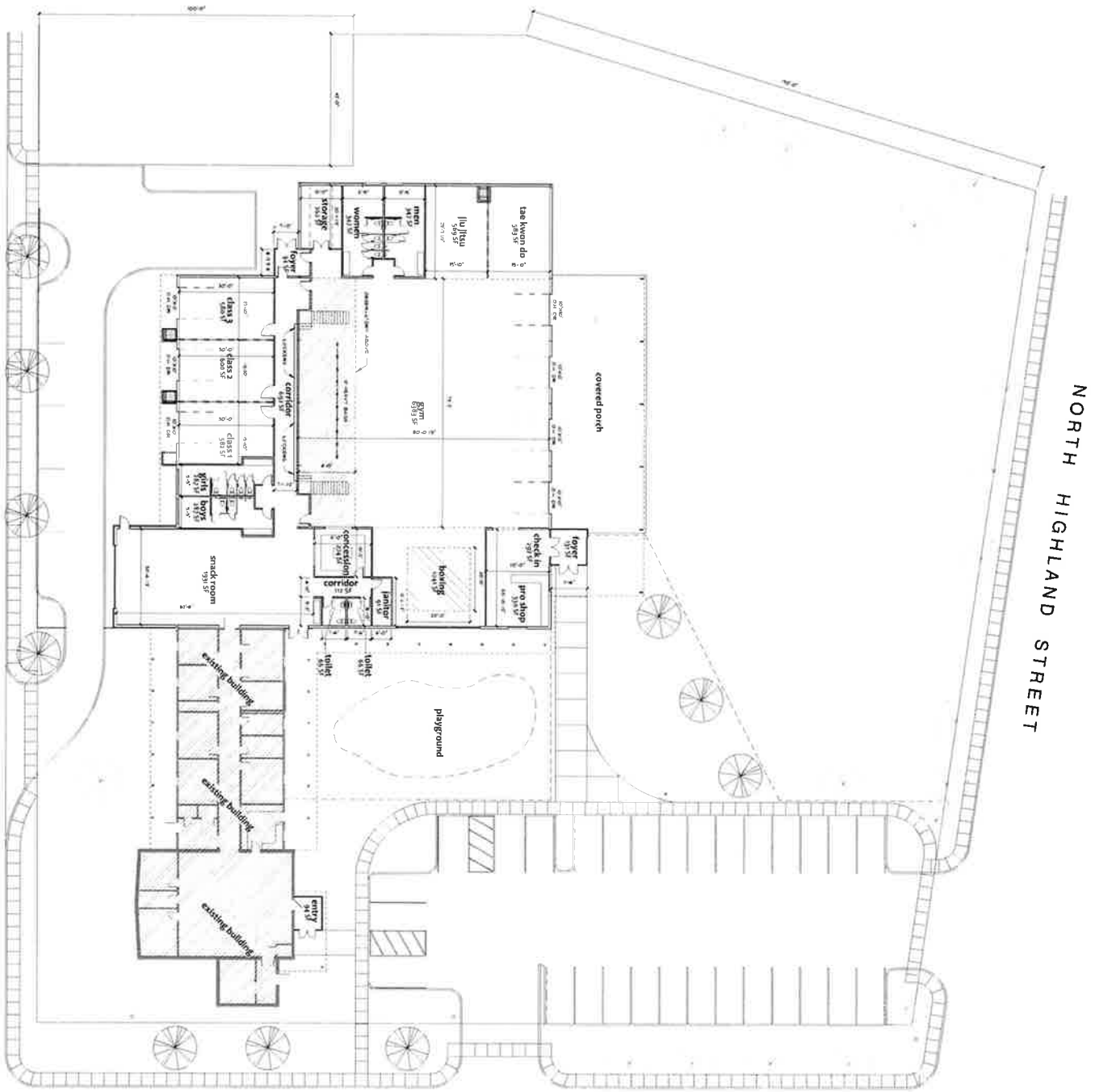
1 SITE PLAN - THE MARTIAL ARTS AND ATHLETIC CENTER
 SCALE: 1" = 20'-0"



MAAC - Martial Arts & Athletic Center

SHEET TITLE
 SPECIFIC USE
 PERMIT - SITE
 PLAN





EXISTING FLOOR PLAN
SCALE: 1/16" = 1'-0"

NORTH MARRS STREET

NORTH HIGHLAND STREET

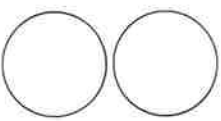
MARTIN ROAD



**SUNSHINE
UNIVERSITY
RENOVATION
FLOOR PLAN**

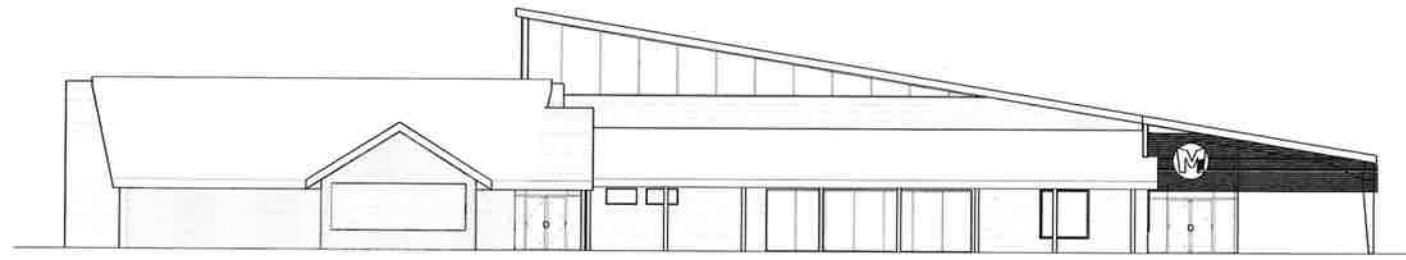
PROPOSED RENOVATIONS TO NORTH CAMPUS OF:
MAAC - Martial Arts & Athletic Center

2005 N MARRS STREET

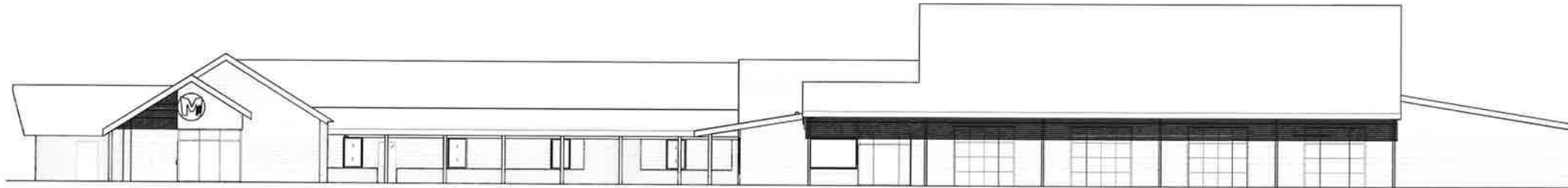


NO.	DESCRIPTION	DATE

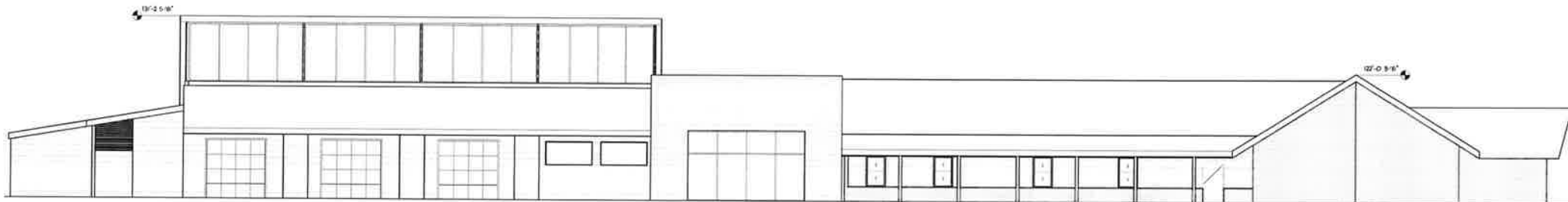
REVISIONS



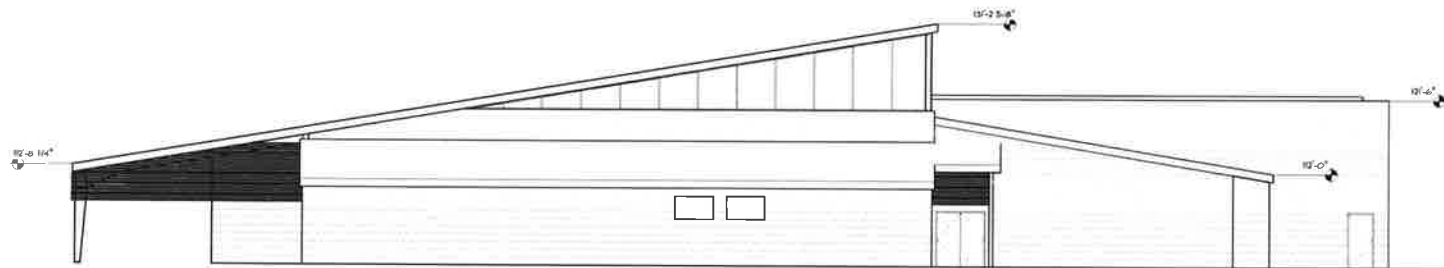
1 RENOVATION NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 RENOVATION WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 RENOVATION SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 RENOVATION SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS



PROPOSED RENOVATIONS TO NORTH CAMPUS OF:
MAAC - Martial Arts & Athletic Center
1009 N MARKS STREET

SHEET TITLE
EXTERIOR
ELEVATIONS



F. Nathan & M. J. Spivey, AIA Inc.
ARCHITECTS
187 E. BAAA
DENVER, COLORADO 80202
303.733.0500
WWW.FNSM.COM

SHEET 301
SUP3
08.09.2018
DATE

