

# THE CITY OF AMARILLO, TEXAS

Interdepartmental  
Office Communication

May 3, 2013

**TO:** Final Distribution

**FROM:** Planning Department

**SUBJECT:** Z-13-12 Rezoning of Lot 9-A, Block 55, Olsen Park Unit No. 53, in Section 8, Block 9, BS&F Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways to change from Planned Development District 160 to Amended Planned Development District 160B for professional office use. (Vicinity: I-40 & Hancock St)

APPLICANT: 4141 LLC

The Amarillo City Commission, at its meeting of April 23, 2013, approved the above-referenced zoning. The ordinance affecting this change is No. 7401. Copies of the ordinance and vicinity sketch are attached. Please post your records accordingly.

  
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Kelley Shaw, Planning Director



ORDINANCE NO. 17401

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 INTERSTATE FORTY AND HANCOCK STREET, RANDALL COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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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 9-A, Block, 55, Olsen Park Unit No. 53, in Section 8, Block 9, BS&F Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 160 to Amended Planned Development District 160B for professional office use.

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.

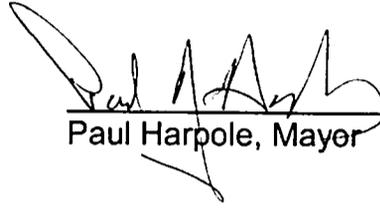
SECTION 3. The Director of Planning is authorized to make corrections and minor changes to the site plan or development documents to the extent that such does not materially alter the nature, scope, or intent of the approval granted by this ordinance.

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.

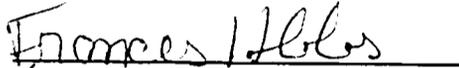
INTRODUCED AND PASSED by the City Commission of the City of Amarillo, Texas, on First Reading on this the 16 day of April 2013 and PASSED on Second and Final Reading on this the 23 day of April 2013.



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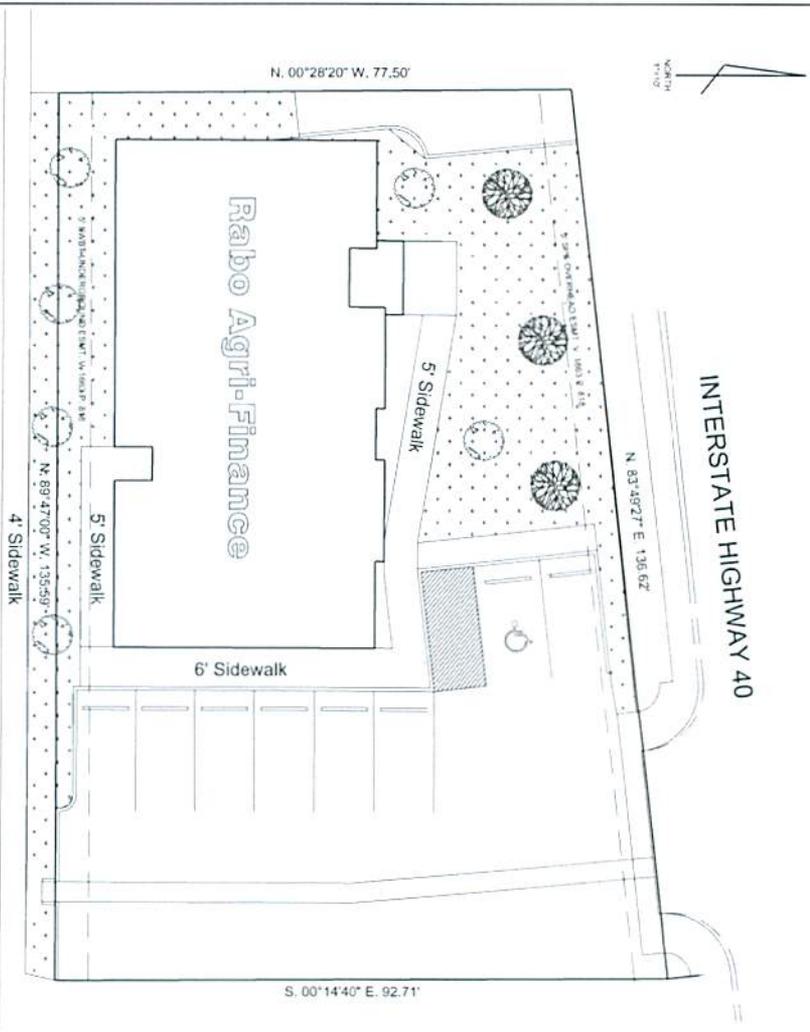
Paul Harpole, Mayor

ATTEST:

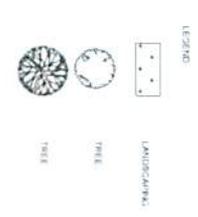


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Frances Hibbs, City Secretary



S.W. 21ST AVENUE



THOMAS ASSEBEL CONSULTING ENGINEERS  
517 N. POLK STREET  
AMARILLO, TEXAS 79107  
(806)358-4829  
FAX (806)358-4820

**SITE PLAN NOTES**

- A. ALL PARKING AND DRIVEWAYS SHALL CONFORM TO THE REQUIREMENTS OF THE DRIVEWAY AND PARKING 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. NO SIGNAGE SHALL BE ALLOWED WITHOUT AN APPROVED OR AMENDED PLANNED DEVELOPMENT. ALL SIGNAGE IS RESTRICTED TO BUSINESS SIGN STANDARDS LISTED FOR THE OFFICE-DISTRICT ZONING. NO SIGNAGE SHALL FACE S.W. 21ST AVENUE.
- 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 EXISTING SOLELAINING, LANDSCAPING, GRASSING AND PARKING AREAS SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES BY THE OWNER. ALL LANDSCAPING TO BE INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY OR WITHIN SIX MONTHS OF OCCUPANCY. STRUCTURE OR MOVING TREE COSTS AND SHALL BE REFLECTED ON THE LANDSCAPE AREAS ARE TO BE SERVED WITH A SPRINKLER SYSTEM.
- G. THE APPROVAL OF THIS DEVELOPMENT BY THE CITY OF AMARILLO DOES NOT ALTER OR SUPERSEDE THE REQUIREMENTS OF THE UNDERGROUND UTILITY CODE AS ADOPTED AND AMENDED BY THE CITY OF AMARILLO.
- H. THE CITY OF AMARILLO OR ITS FINANCED UTILITY SHALL NOT BE RESPONSIBLE FOR THE RELOCATION OF ANY UTILITIES THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE CONSTRUCTION OR RECONSTRUCTION WITHIN ANY PUBLIC UTILITY OR DRAINAGE EASEMENT.
- I. ALL REFUSE CONTAINERS SHALL BE SCREENED AND MAINTAINED IN SUCH A MANNER AS TO PREVENT BLOWING TRASH AND DEBRIS.
- J. FIRE LANES ARE TO BE CLEARLY MARKED AND MAINTAINED IN GOOD CONDITION AT ALL TIMES BY THE OWNER. FIRE LANES ARE TO BE MAINTAINED IN ACCORDANCE WITH SECTIONS 10.04.02 OF THE AMARILLO CODE OF ORDINANCES AND ITS UPDATES. FIRE LANES ARE TO REMAIN OPEN AND UNOCCUPIED AT ALL TIMES.
- K. NO USE OTHER THAN THAT ALLOWED UNDER THE PERMISSIBLE 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.
- L. 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.
- M. ALL SURFACE STORM WATER COLLECTED ON THIS SITE SHALL DRAIN DIRECTLY TO ADJACENT PUBLIC STREET RIGHTS-OF-WAY UNLESS NOTED OTHERWISE.
- N. NO STORAGE OF MATERIALS OR PLACEMENT MATERIALS OR ITEMS WHICH EXCEED HEIGHT OF FENCE.
- O. OUTDOOR STORAGE IS ALLOWED IN FENCED AREA NOT TO EXCEED HEIGHT OF FENCE.

**PLANNED DEVELOPMENT DISTRICT**

PD- 160B  
 Recommended by AMARILLO P&Z COMMISSION  
 Date 4-8-13  
 ORDINANCE 7401  
**PASSED BY CITY COMMISSION**  
 1st Reading: 4-16-13  
 2nd Reading: 4-23-13

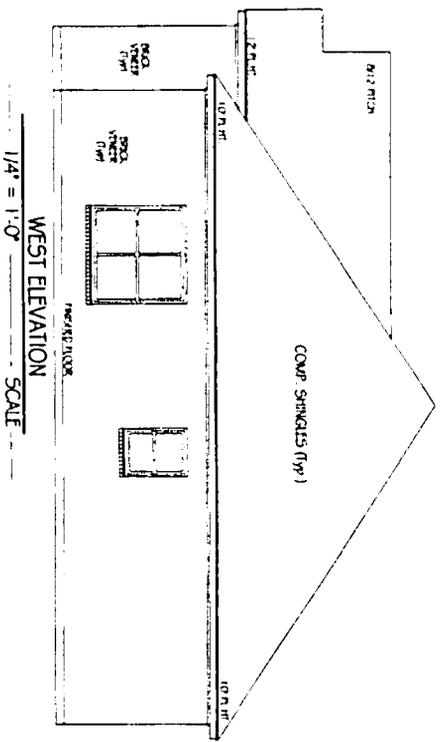
**SITE DATA**

NAME OF DEVELOPER	9805 FORTWARR
LEGAL DESCRIPTION OF PROPERTY	107 2A BLOCK 15, DEWITT PARK UNIT NO. 13
PHASE OF DEVELOPMENT	OFFICES
NUMBER OF EMPLOYEES	8
NAME AND DATE OF CREATION	800 BAR TO SUB F.W. WINDMILL/AMARILLO
DEVELOPER ARCHITECT AND ENGINEER	4411 LLC COMBEN/VELLUM AMARILLO, TEXAS 79107 7231 SMOAK
CONSULTING ENGINEERS	THOMAS ASSEBEL CONSULTING ENGINEERS AMARILLO, TEXAS 79107 806-358-4829
PERMITTED ZONING OR RELOCATION	PLANNED DEVELOPMENT OFFICE USE
EXISTING ZONING	AMENDED PLANNED DEVELOPMENT OFFICE USE
TOTAL AREA OF PROPERTY (SQUARE FEET)	1152,82 FT <sup>2</sup>
PERCENT OF REDEVELOPMENT	27%
PROPERTY OWNER	20% 3 TRUSTS
DEVELOPER'S ADDRESS	2015 SQ. FT.
REDEVELOPMENT FOOTPRINT	41 FEET - MAXIMUM
REDEVELOPMENT	WOOD FRAME WINDMILL OFFICE
USE STREET NUMBER	NONE REQUIRED
SEWER COLLECTION	PUBLIC OR PRIVATE

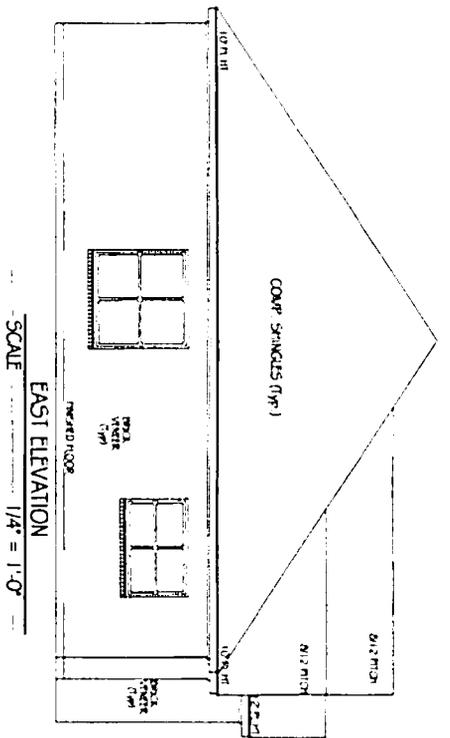
APPROVAL AND AGREE TO ALL STANDARDS OF DEVELOPMENT AS LISTED ON THIS SITE PLAN	DATE
APPROVAL OF DEVELOPER	DATE

5307 W. INTERSTATE HIGHWAY 40  
 AMENDED PLANNED DEVELOPMENT 160

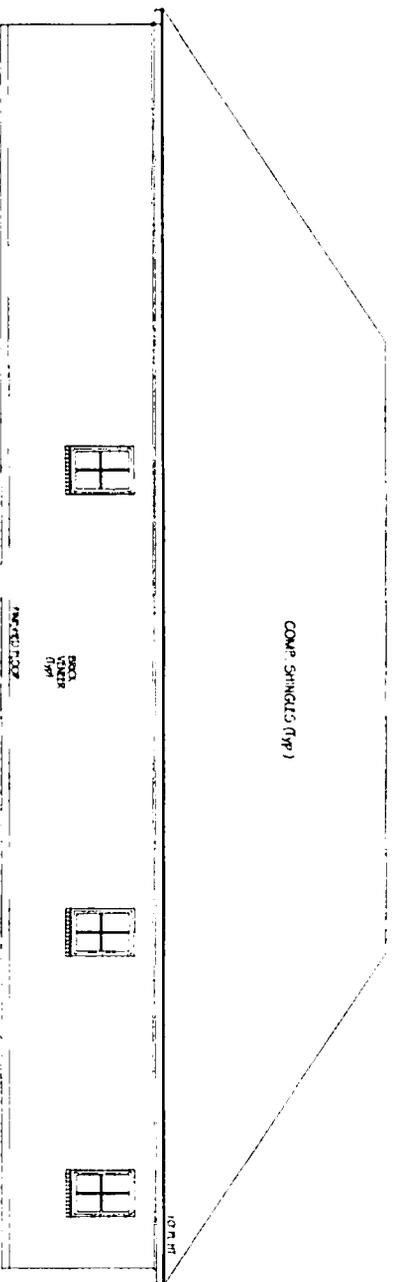
DATE: 2/14/13	REVISED:	SCALE: 1"=10'
DRAWN: TOSCANO	BY:	DRAWN BY: WS



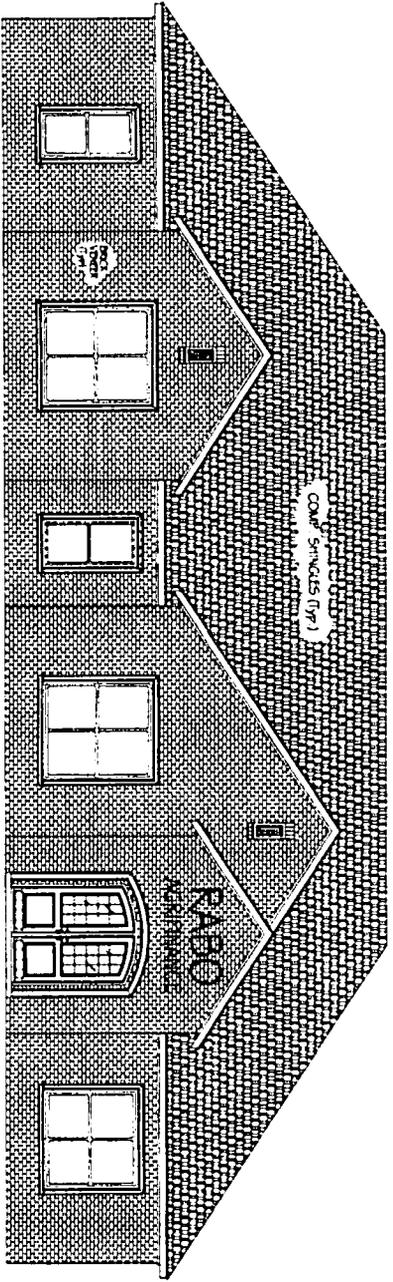
WEST ELEVATION  
SCALE 1/4" = 1'-0"



EAST ELEVATION  
SCALE 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



NORTH ELEVATION  
SCALE 1/4" = 1'-0"

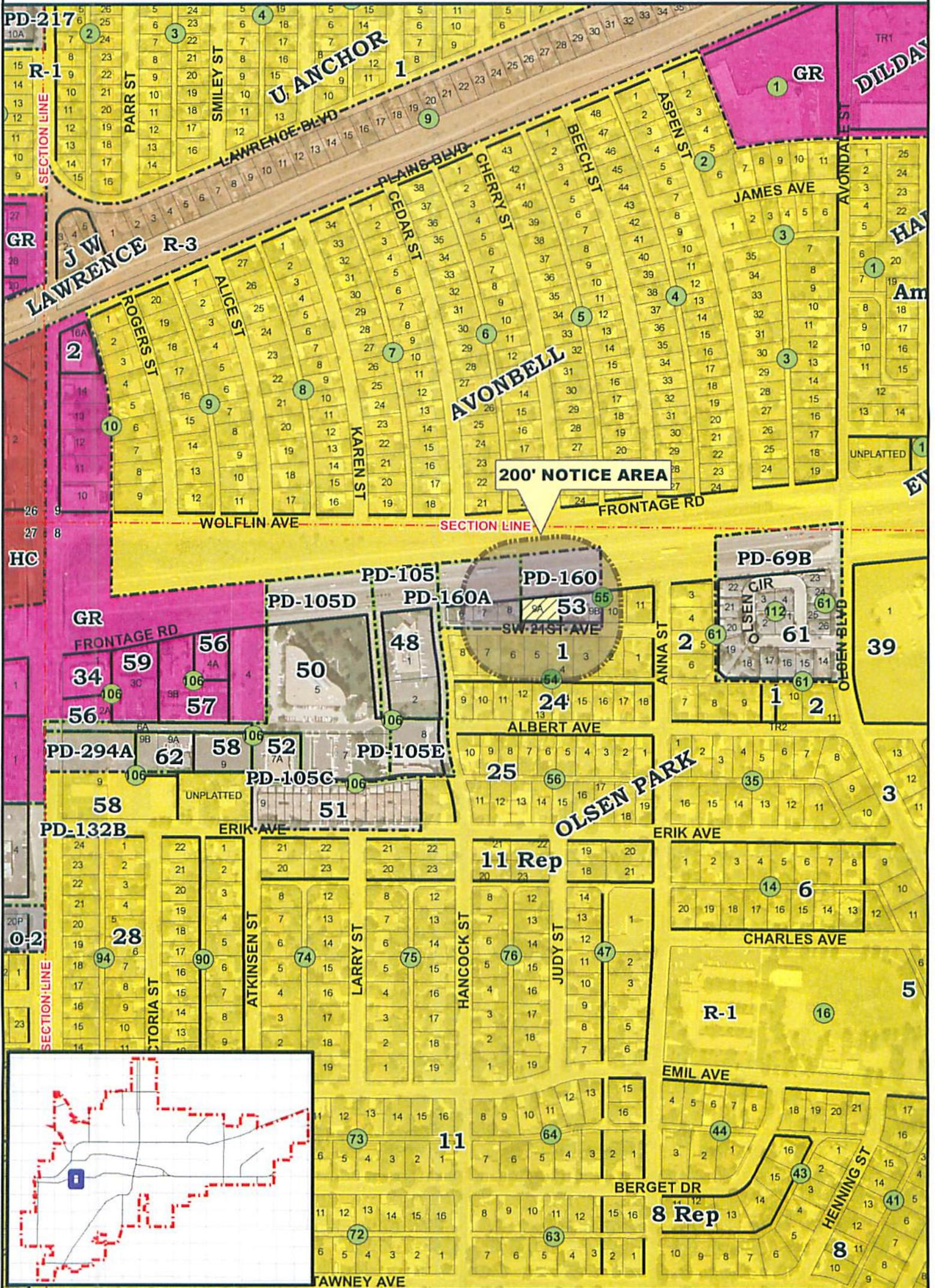
THOMAS SPAHEL CONSULTING ENGINEERS  
517 N. POLK STREET  
AMARILLO, TEXAS 79107  
(806) 338-4839  
FAX (806) 338-4430

COBBLESTONE DESIGN  
8860 SOMERLY SUITE 200  
AMARILLO, TEXAS 79124  
(806) 322-3200

5307 W. INTERSTATE HIGHWAY 40  
AMENDED PLANNED DEVELOPMENT 160

DATE: 2/8/13	REVISION: 4/1/13	SCALE: 1/4"
JOB NO.: 12/18/10	DRAWN BY: MJC	SHEET: 1 OF 2

# REZONING FROM PD TO AMD PD



## CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1" = 400'  
Date: 3-20-13  
Case No: Z-13-12



Z-13-12 Rezoning of Lot 9-A, Block, 55, Olsen Park Unit No. 53, in Section 8, Block 9, BS&F Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 160 to Amended Planned Development District for expansion of existing office uses.

Applicant: 4141 LLC

Vicinity: Interstate 40 & Hancock St

AP: K-13