

# THE CITY OF AMARILLO, TEXAS

Interdepartmental  
Office Communication

February 28, 2012

**TO:** Final Distribution

**FROM:** Planning Department

**SUBJECT:** Z-12-03 Rezoning of a 140 ft. by 304 ft. tract of unplatted land adjacent to Lot 2, Block 7, Lawrence Place Unit No. 14 in Section 227, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways to change from General Retail District to Planned Development District 370 for uses allowed in a General Retail District and an outdoor new/used auto sales lot. (Vicinity: Interstate-40 & Westlawn Ave.)  
APPLICANT: Rick Crawford

The Amarillo City Commission, at its meeting of January 24, 2012, approved the above-referenced zoning. The ordinance affecting this change is No. 7312. Copies of the ordinance and vicinity sketch are attached. Please post your records accordingly.



---

Kelley Shaw, Planning Director

ORDINANCE NO. 7312

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 WESTLAWN AVENUE, POTTER 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 140ft. by 304ft. tract of unplatted land adjacent to Lot 2, Block 7, Lawrence Place Unit No. 14 in Section 227, Block 2, AB&M Survey, Potter County, Texas plus ½ of all bounding streets, alleys and public ways to change from General Retail District to Planned Development District 370 for uses allowed in a General Retail District and an outdoor new/used auto sales lot. (Vicinity: Interstate-40 & Westlawn Ave.)

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.

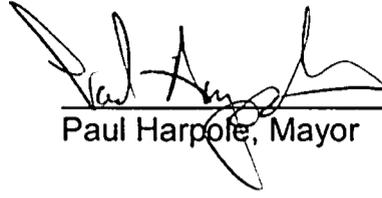
SECTION 3. The Director of Planning is authorized to make corrections and minor changes to the site plan or development documents to the extent that such does not materially alter the nature, scope, or intent of the approval granted by this ordinance.

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 17<sup>th</sup> day of January 2012 and PASSED on Second and Final Reading on this the 24<sup>th</sup> day of January 2012.



---

Paul Harpole, Mayor

ATTEST:



---

Donna DeRight, City Secretary

These plans and specifications shall remain the property of the Architect and shall not be used for the construction of any other project other than the one specified herein without written permission and proper compensation of the Architect.

The Texas Board of Architectural Examiners, P.O. Box 13337, Austin, Texas 78711-2337 or (512) 305-9000, has jurisdiction over individuals licensed under the Architects Registration Law, Texas Civil Statutes, Article 249.



Seal Expires On: 02.29.12  
 Seal Date: 01.04.12

**Planned Development**  
 for  
**Wagner's Photography and Autos**  
 3801 Wolflin  
 Amarillo, Texas

**D. Scott Stark**  
 ARCHITECT  
 1808 S. Tyler, Amarillo, Texas  
 (806) 432-0246  
 www.dscottstark.com

REVISIONS:  
 Drawings:  
 drawn by: msv  
 checked by: dss  
 date: XXXXXXX  
 Sheet No.

**C1.1**

**General Information:**

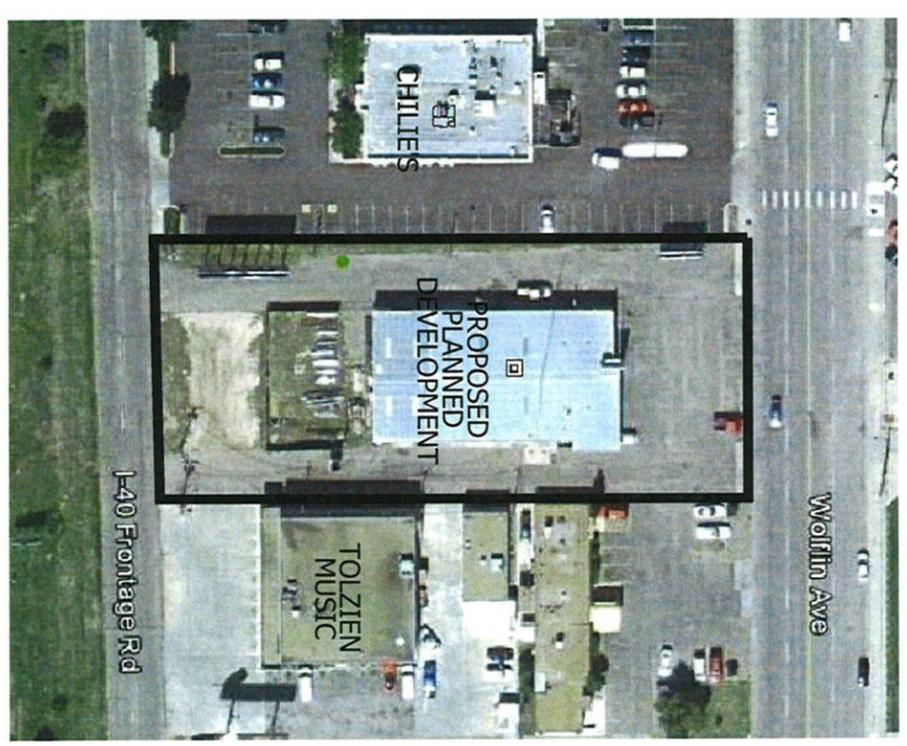
- NAME OF THE DEVELOPMENT - Wagner's Photography and Autos
- Legal Description - A 140' x 304.8' tract of land out of section 227, Block 2, AB&M Survey, Potter and Randall County, Texas, Beginning at the Northwest corner of Section 227, Block 2, AB&M; Thence 0 degrees 57 minutes west, with the West line of Section 227, 40 feet to a point; Thence South 89 degrees 57 minutes East, parallel with the North line of Section 227, 147.4 feet to an "x" chiselled in a concrete drive apron, the Northwest and Beginning Corner of this tract; Thence South 0 degrees 03 minutes West, parallel to the West line of Section 227, 304.8 feet to a 1/2" iron pipe, the Southeast corner of this tract, being in the North right-of-way line of Interstate Highway I-40; Thence North 89 degrees 57 minutes West, along the North right-of-way line of Interstate Highway I-40, 140 feet to a 1/2" iron rod set for the Southwest corner of this tract; Thence North 0 degrees 03 minutes East, 304.8 feet to a 1/2" iron rod for the Northwest corner of this tract; Thence South 89 degrees 57 minutes East, parallel with the North line of Section 227, 140 feet to the PLACE OF BEGINNING and containing .97 acres, more or less.
- Purpose of Development - Re-development to allow Autos Sales.
- Number of employees: 3
- Hours and Days of operation- 8 am-6pm, 7 days per week.
- Owner Developer: Herb Cowell, 1921 S Washington, Amarillo, Texas 79109 - 806.374.5942

**Specific Data:**

- Present Zoning: General Retail
- Proposed Zoning: Planned Development
- Total Area of Property: .97 acres, 42,572 square feet.
- Percent of Lot Coverage: 20%
- Maximum Height Of Buildings: 20 feet
- Percentage of Landscaping Provided: On-site landscaping will be 2159 sq ft or .055 percent

**General Notes:**

- 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.
- All exterior lighting shall be directed onto the property in such a manner to minimize or eliminate glare across adjacent property lines.
- 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.
- 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.
- Any all utility relocations or adjustments required for this development shall be the responsibility of the developer(s).
- 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.
- No use other than that allowed under the previous 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.
- 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.
- 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.
- 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.
- The developer shall comply with all ADA requirements.
- All other standards not mentioned above will comply with General Retail Zoning Districts.



Vicinity Map



**PLANNED DEVELOPMENT DISTRICT**

PD- 370

Recommended by **AMARILLO P&Z COMMISSION**

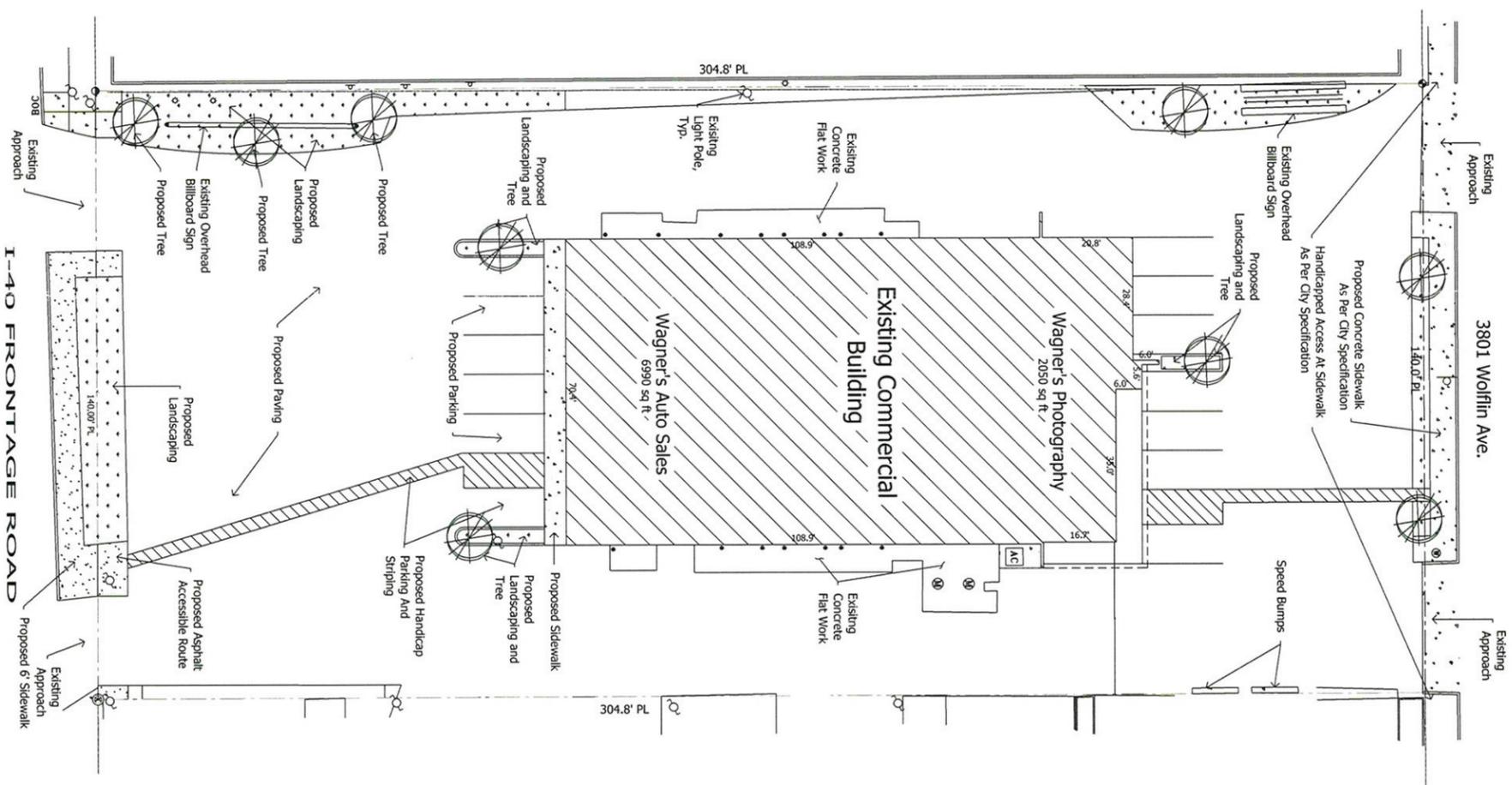
Date 1-09-12

ORDINANCE 7312

**PASSED BY CITY COMMISSION**

1st Reading: 1-17-12

2nd Reading: 2-24-12

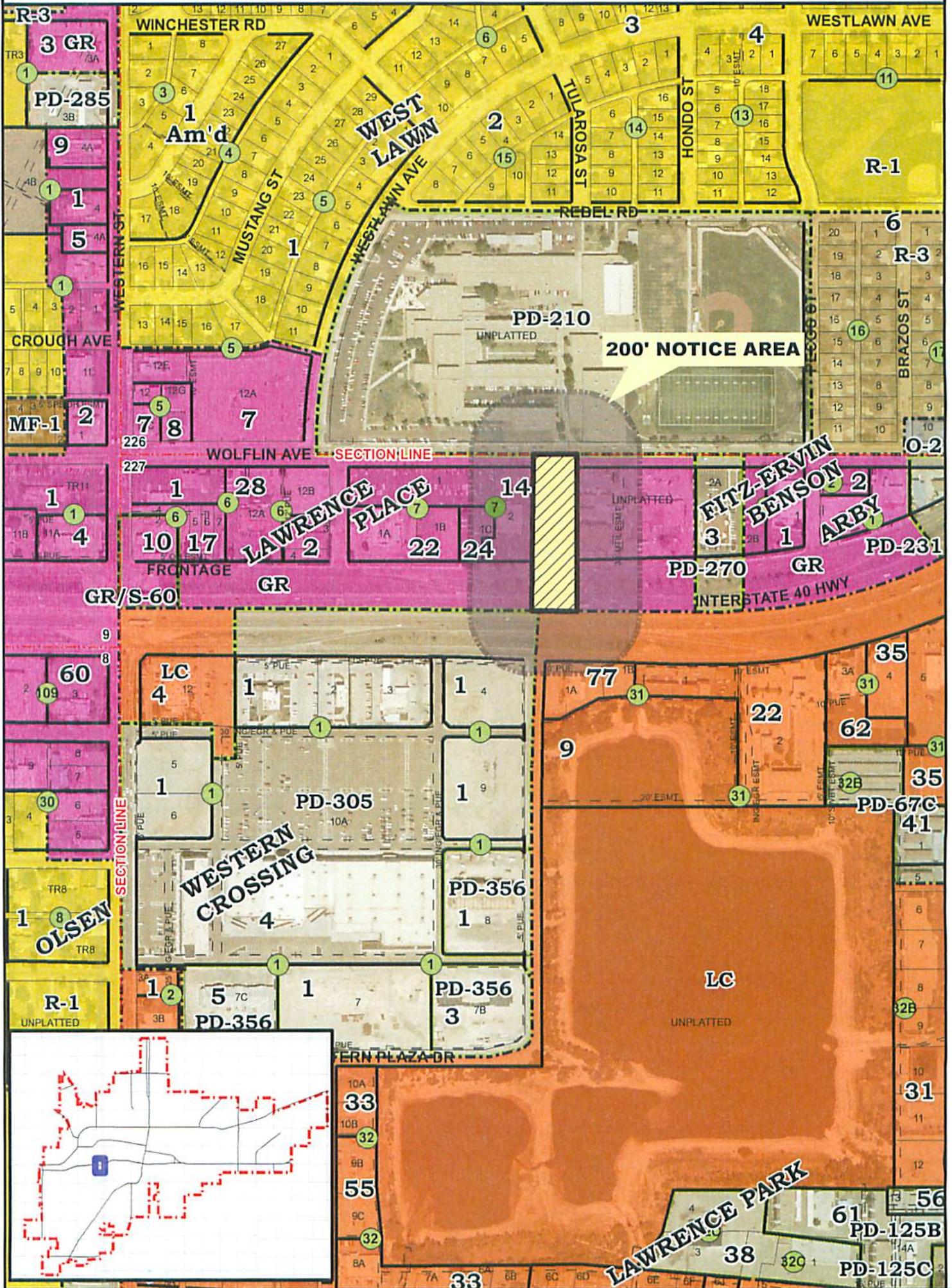


Plan - Site



1/16"=1'-0"

# REZONING FROM GR TO PD



**CITY OF AMARILLO  
PLANNING DEPARTMENT**

Scale: 1" = 400'  
Date: 12-27-11  
Case No: Z-12-03



Z-12-03 Rezoning of a 140 ft. by 304 ft. tract of unplatted land adjacent to Lot 2, Block 7, Lawrence Place Unit No. 14 in Section 227, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways to change from General Retail District to Planned Development District for uses allowed in a General Retail District and an outdoor new/used auto sales lot.

Vicinity: I-40 W and Westlawn Ave

Applicant: Rick Crawford

AP: L-13