

THE CITY OF AMARILLO, TEXAS

Interdepartmental
Office Communication

April 16, 2012

TO: Final Distribution

FROM: Planning Department

SUBJECT: Z-12-06 Rezoning of a 1.82 acre tract of unplatted land immediately north of Lot 5, Block 11, the Colonies Unit No. 35, in Section 40, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways to change from General Retail District to Planned Development District 343A for a new/used outdoor auto sales lot with associated uses related to the expansion of the existing new/used outdoor auto sales lot to the south. (Vicinity: Soncy Rd/Loop 335 & Pilgrim Dr.)

APPLICANT: Pete Vaughan

The Amarillo City Commission, at its meeting of March 13, 2012, approved the above-referenced zoning. The ordinance affecting this change is No. 7320. Copies of the ordinance and vicinity sketch are attached. Please post your records accordingly.



Kelley Shaw, Planning Director

ORDINANCE NO. 7320

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 AND 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 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 1.82 acre tract of unplatted land immediately north of Lot 5, Block 11, the Colonies Unit No. 35, in Section 40, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways to change from General Retail District to Planned Development District 343A for a new/used outdoor auto sales lot with associated uses related to the expansion of the existing new/used outdoor auto sales lot to the south.

(Vicinity: Soncy Rd. and Pilgrim Dr.)

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 6th day of March 2012 and PASSED on Second and Final Reading on this the 13th day of March 2012.



Paul Harpole, Mayor

ATTEST:



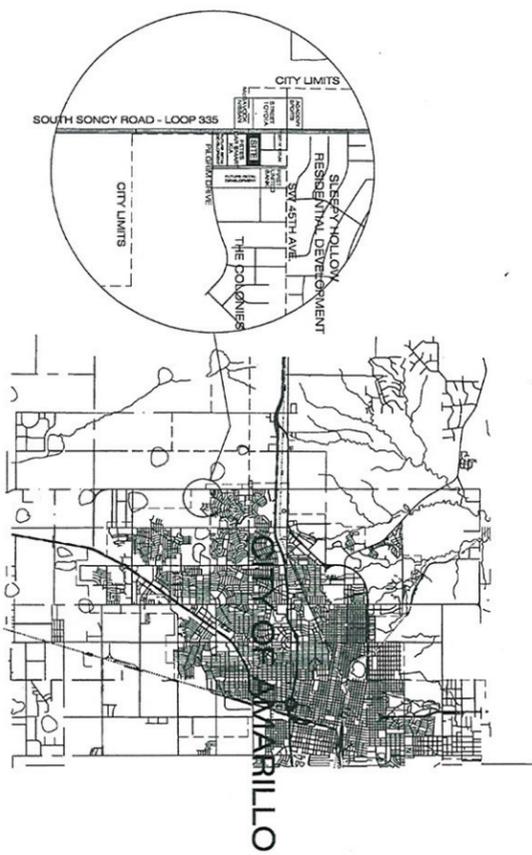
Donna DeRight, City Secretary

2012

EXPANSION: PETE'S CAR SMART KIA

4601 S. SONCY ROAD AMARILLO, TEXAS

A NEW PROJECT FOR PETE'S PROPERTY MANAGEMENT, INC. 4701 S. SONCY AMARILLO, TEXAS



VICINITY PLAN
SCIENTIFIC - NOT TO SCALE

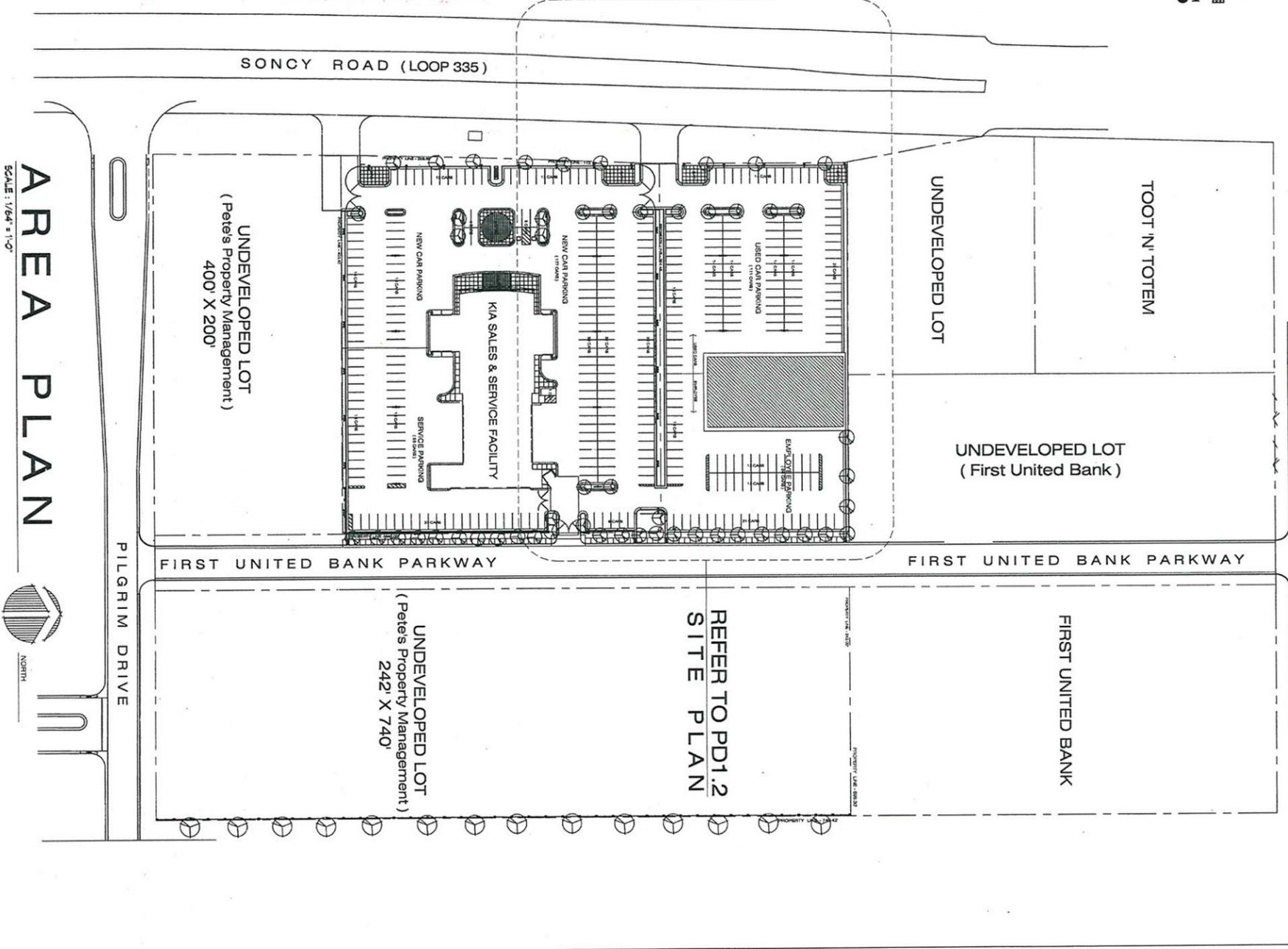
DESIGN CRITERIA :

- 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 and 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.
- The approval of this development by the City of Amarillo in no way shall alter or abrogate requirements of the Uniform Building Code as accepted and amended by the City of Amarillo.
- 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.
- I acknowledge and agree to all standards of development as listed on this site plan.

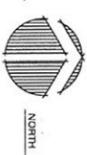
Pete Varghian, Owner/Developer

2-23-12

PLANNED DEVELOPMENT DISTRICT
PD- 343A
Recommended by
AMARILLO P&Z COMMISSION
Date 2-27-12
ORDINANCE 7320
PASSED BY CITY COMMISSION
1st Reading: 3-06-12
2nd Reading: 3-13-12



AREA PLAN



2012
EXPANSION
PETE'S CAR SMART KIA
 4701 S. Soney Road
 Amarillo, Texas

A New Project
 for
 Pete's Property Management, Inc.
 4701 S. Soney Amarillo, Texas

ARCHITECT
BROOKS
 architecture +
 graphic design
 R. Stephen Brooks, Architect
 1203 W 5th Avenue, Suite B
 Amarillo, Texas 79101
 Email: stevebrooks@yahoo.com
 Phone: 806.372.5144 / Fax: 806.373.4031

HD&D DESIGN

CONSULTANTS :
 Mechanical Design / Build :
 MMM Plumbing Heating AC, Inc.
 67 North Ferrin Street
 Amarillo, Texas 79108
 Phone: 806.373.9797
 Electrical Design / Build :
 AMERICAN ELECTRIC
 300 South Texas Street
 Amarillo, Texas 79106
 Phone: 806.373.4461
 Structural Engineering :
 LB ASSOCIATES
 15875 Mesasadero Trail
 Amarillo, Texas 79118
 Phone: 806.622.1589
 Civil Engineering :

Issue Date: 11-30-2012
 2/28/2012

REVISIONS :
 1 - REVISIONS PER CITY REVIEW 2/28/2012

DATE : 3 - FEBRUARY 2012
 SHEET TITLE :
 Vicinity Plan
 Area Plan
 SHEET NUMBER :
PD1.1 of 4
 PROJECT NUMBER : 12.02

EXPANSION

PETER'S CAR SMART KIA
4701 S. Soncy Road
Amarillo, Texas

A New Project

for
Pet's Property Management, Inc.
4701 S. Soncy Amarillo, Texas

ARCHITECT



R. Stephen Brooks, Architect
1203 W 5th Avenue, Suite B
Amarillo, Texas 79101
Email: stevebrooks@pbcoo.com
Phone: 806.372.5144 / Fax: 806.373.4031



HOSD DESIGN



CONSULTANTS:

Mechanical Design / Build:
MMM Plumbing Heating AC, Inc.
87 North Fourth Street
Amarillo, Texas 79106
Phone: 806.376.8787

Electrical Design / Build:
AMERICAN ELECTRIC
300 South Travis Street
Amarillo, Texas 79106
Phone: 806.373.8461

Structural Engineering:

LB ASSOCIATES
13675 Wescolor Trail
Amarillo, Texas 79118
Phone: 806.622.1589

Civil Engineering:

REVISIONS:	DATE:
1 - REVISIONS PER CITY REVIEW	2/28/2012

DATE: 3. FEBRUARY, 2012

SHEET TITLE:

Site Plan

Floor Plan

SHEET NUMBER:

PD1.2 of 4

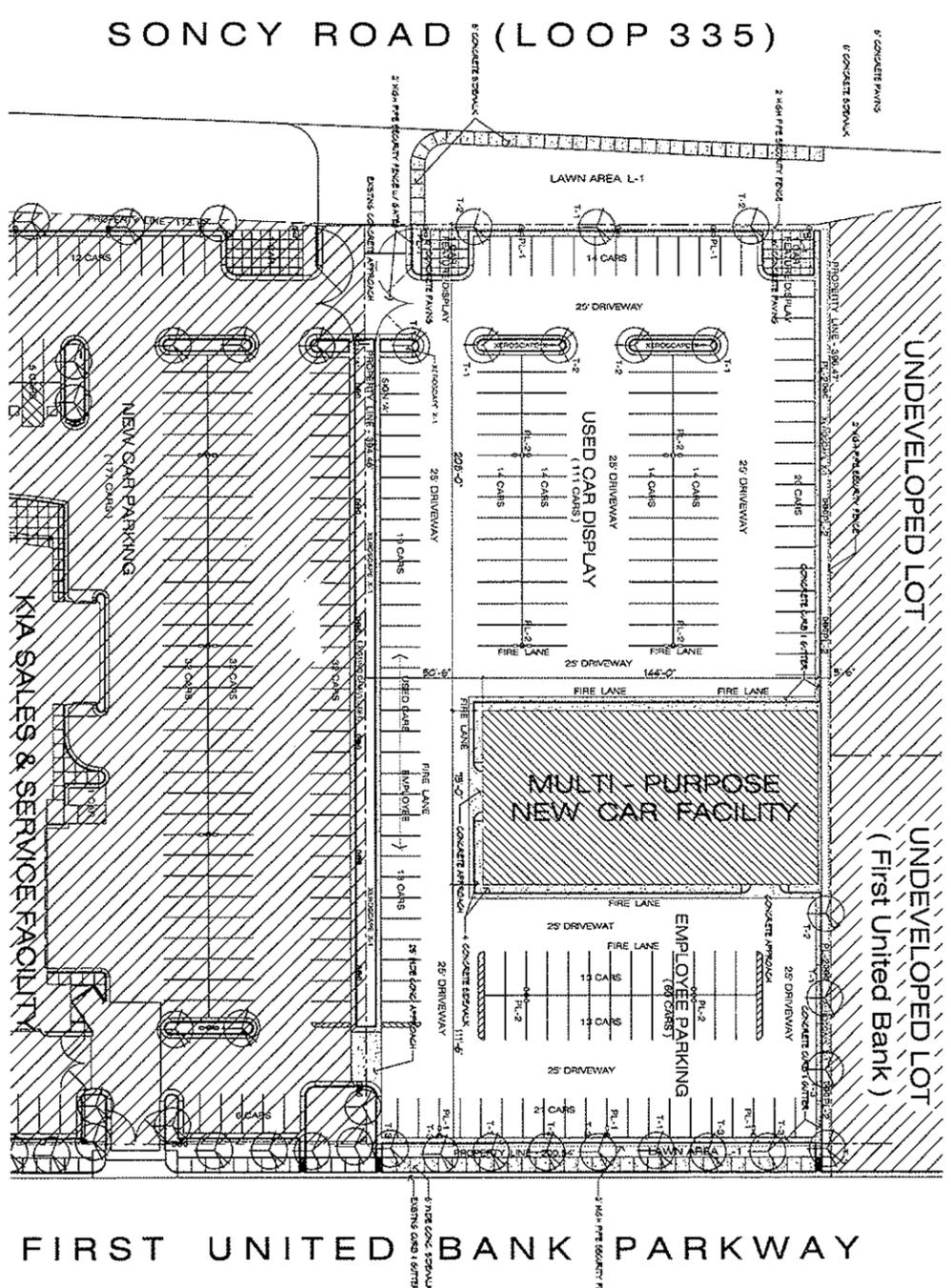
PROJECT NUMBER: 12.02

LANDSCAPE SCHEDULE:

- TREES**
- L-1 Single Trunk Red Oak: minimum 4' caliper; minimum 6 - 8" Ht. (Quantity: 7)
 - L-2 Cedar Elm: minimum 4' caliper; minimum 6 - 8" Ht. (Quantity: 7)
 - L-3 Braided Pear: minimum 4' caliper; minimum 6 - 8" Ht. (Quantity: 6)
- TOTAL REQUIRED PER ORDINANCE: 15,867 TREES**
TOTAL SHOWN PER PROJECT: 20 TREES (quantities as noted)
- LAWN GRASSES**
- L-1 T-1 Tall Fescue at all Lawn Areas
- XEROSCAPE AREAS**
- X-1 3/4" Diameter Gravel in 1/2" deep bed over existing mat. Plant drought resistant shrubs in 3 - 6" plant groupings @ 20' or maximum spacing.

OUTDOOR LIGHTING STANDARDS:

1. THE MAXIMUM LIGHT POLE HEIGHT SHALL NOT EXCEED 28 FEET.
 2. THE MINIMUM SPACING OF LIGHT POLES SHALL NOT BE LESS THAN 50 FEET.
 3. PARKING AREA LIGHTING SHALL NOT EXCEED A MEASUREMENT OF 15 FOOTCANDLES AT ANY POINT IN THE PARKING AREA.
 4. ALL LIGHT FIXTURES SHALL BE OF A RECESSED / OUT-OFF TYPE.
 5. ALL LIGHT FIXTURES SHALL BE AIMED AS TO NOT DIRECT LIGHT TOWARD THE EAST PROPERTY LINE.
- MISCELLANEOUS**
1. NO OUTDOOR SPEAKERS OF ANY TYPE ARE ALLOWED.



SITE PLAN

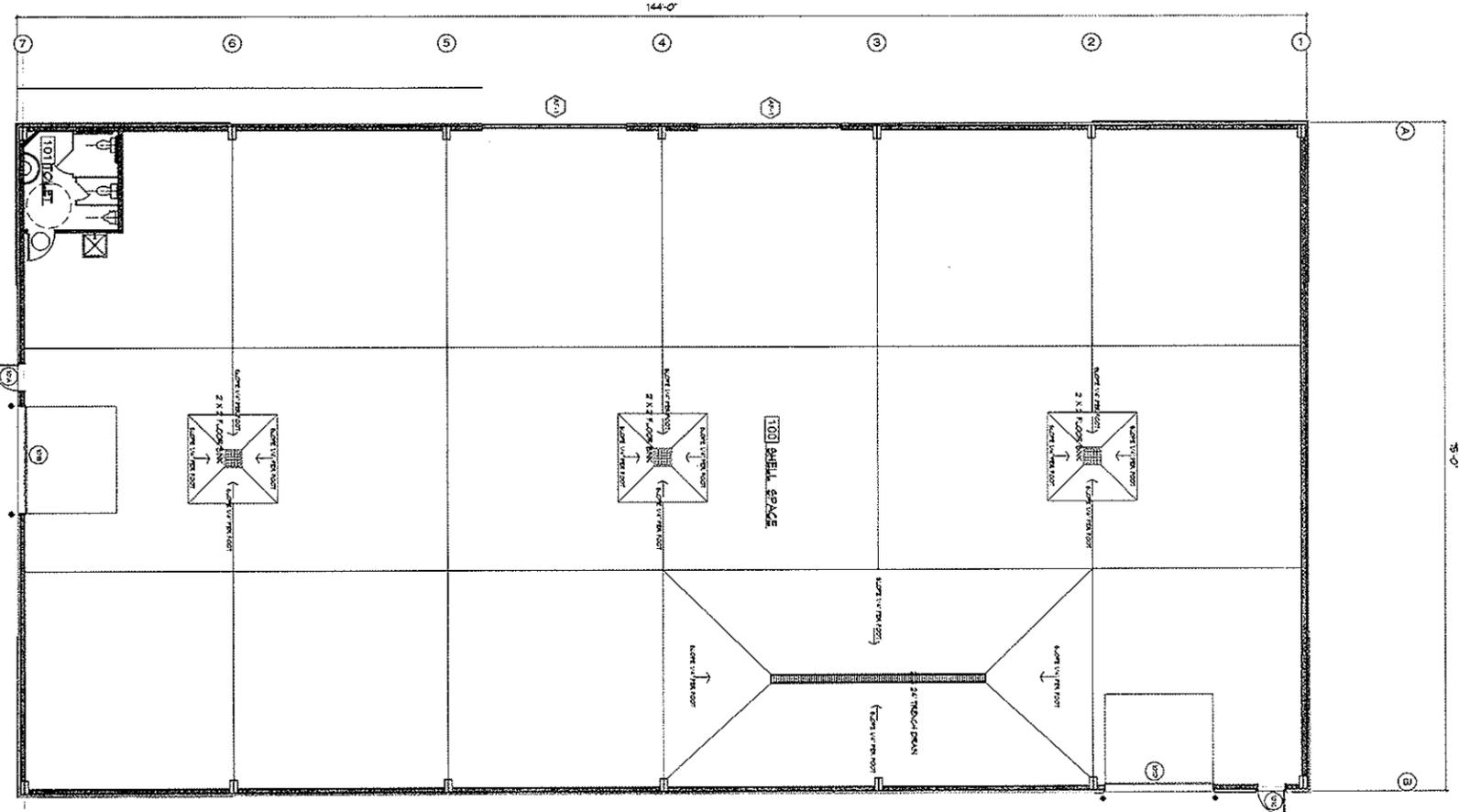


GENERAL INFORMATION:

1. Name of Development: PETER'S CAR SMART KIA
2. Legal Description: SECTION 40 B S & F LOT BLOCK 0099, REGULAR TRACT BEGINNING 426.93 FEET NORTH EAST 81.13.19 FEET NORTH OF NORTHWEST CORNER OF COLONIES #17
3. Purpose of Development: AUTOMOBILE DEALERSHIP Expansion
4. Number of Employees: 65
5. Hours & Days of Operation: MONDAY through SATURDAY, 7:30 AM - 8:00 PM
6. Developer: PETER VAUGHAN, 4701 S. SONCY, AMARILLO, TEXAS 79119
7. Architect: BROOKS architecture / HOSD DESIGN
1203 W 5th Avenue, Suite B Amarillo, Texas 79101
phone: (806) 372-5144 email: stevebrooks@pbcoo.com
8. Planset Collection: CITY

SPECIFIC INFORMATION:

1. Present Zoning Classification: GENERAL RETAIL
2. Requested Zoning Classification: PLANNED DEVELOPMENT DISTRICT
3. Total Area of Property: 1.82 ACRES (79,305.55 SQUARE FEET)
4. Area of Property Developed: 1.82 ACRES (79,305.55 SQUARE FEET)
5. Percent of Lot Coverage: 13.62% (10,800 SQUARE FEET)
6. Required On-Site Landscaping @ 5,000 % = 3,981.78 SQUARE FEET
Percent of On-Site Landscaping: 10.77 % (8,546.634 SQUARE FEET)
*Percentage above includes landscaped R.O.W. in excess of 1'0" per ordinance.
(NOTE: 3.166 AS SQUARE FEET OF R.O.W. IS ALSO TO BE LANDSCAPED W/ LAWN ONLY)
7. AUTO DEALERSHIP - No. of Parking Spaces Required: 54
8. AUTO DEALERSHIP - No. of Parking Spaces Provided: 166
9. AUTO DEALERSHIP - Wall Signs: 42 sq. ft. Maximum TOTAL (3 SIGNS)
10. AUTO DEALERSHIP - Ground Mid Sign: 12 ft. Maximum per side: 4 ft. Height (1 THUS)



FLOOR PLAN



2012
EXPANSION
PETER'S CAR SMART KIA
 4701 S. Soncy Road
 Amarillo, Texas

A New Project

for
 Pete's Property Management, Inc.
 4701 S. Soncy Amarillo, Texas

ARCHITECT

BROOKS
 architecture +
 graphic design

R. Stephen Brooks, Architect
 1203 W 5th Avenue, Suite B
 Amarillo, Texas 79101
 Email: steve@brooksdesign.com
 Phone: 806.372.5144 / Fax: 806.373.4031

HD&D DESIGN



CONSULTANTS:

Mechanical Design / Build:
 MMM Plumbing Heating AC, Inc.
 87 North Farnish Street
 Amarillo, Texas 79106
 Phone: 806.376.9787

Electrical Design / Build:

AMERICAN ELECTRIC
 3005 S. Loop West
 Amarillo, Texas 79106
 Phone: 806.373.8461m

Structural Engineering:

LB ASSOCIATES
 13675 Mesquite Trail
 Amarillo, Texas 79118
 Phone: 806.622.1599

Civil Engineering:

REVISIONS:

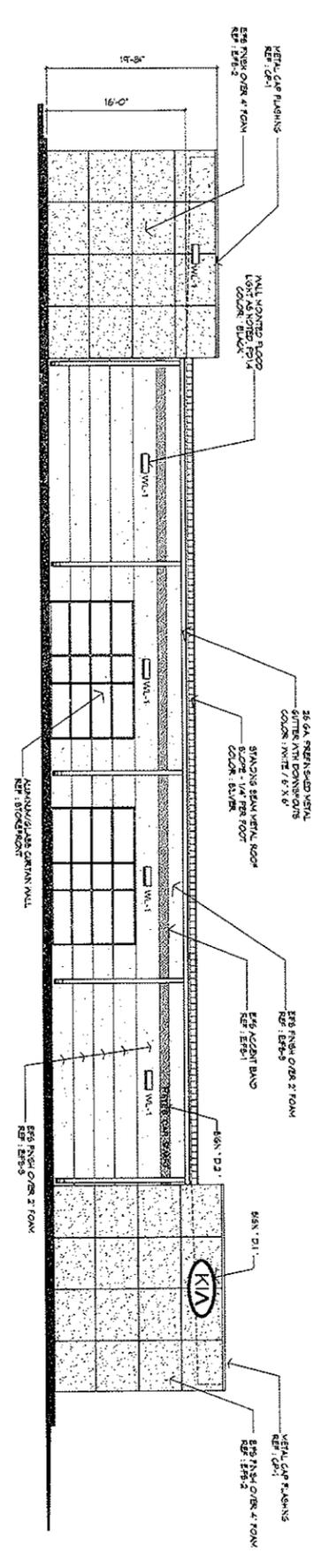
1. REVISIONS PER CITY REVIEW	2/23/2012
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DATE: 3. FEBRUARY, 2012
 SHEET TITLE:
 Exterior Elevations

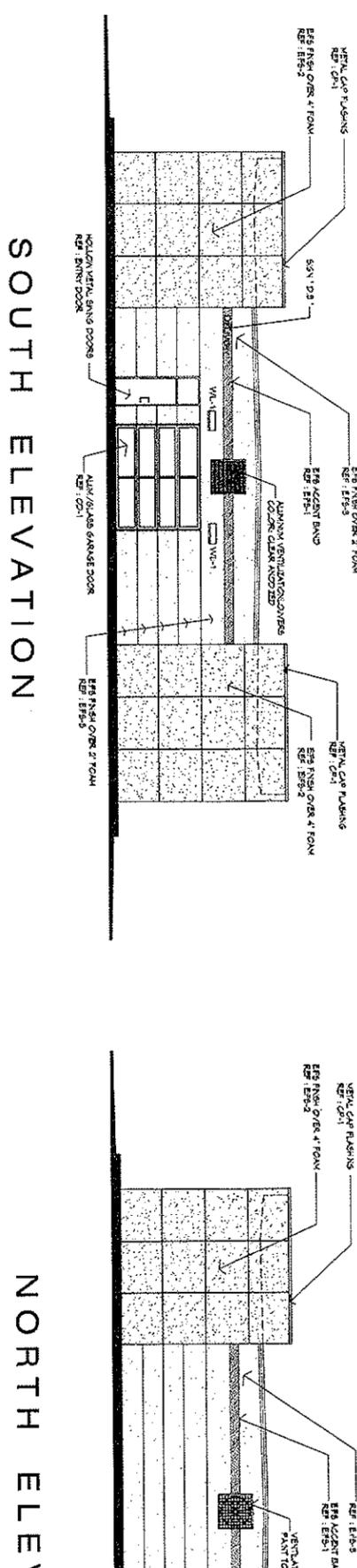
SHEET NUMBER:
PD1.3 of 4
 PROJECT NUMBER: 12.02

EXTERIOR FINISH / MATERIAL SCHEDULE

KEY	DESCRIPTION / MANUFACTURER / COLOR / SIZE
EIFS-1	EXTERIOR INSULATION FINISH SYSTEM OVER 1" RIGID INSULATION DRIVE OF TERS COLOR: TERRAZZO (119) / FINISH: SANDBLAST
EIFS-2	EXTERIOR INSULATION FINISH SYSTEM OVER 2" RIGID INSULATION DRIVE OF TERS COLOR: TERRAZZO (189) / FINISH: SANDBLAST
EIFS-3	EXTERIOR INSULATION FINISH SYSTEM OVER 2" RIGID INSULATION DRIVE OF TERS COLOR: TERRAZZO (102) / FINISH: SANDBLAST
CF-1	28 GAUGE METAL CAP FLASHING AS SPECIFIED FINISHED TO MATCH EIFS-2
CF-2	28 GAUGE METAL CAP FLASHING AS SPECIFIED FINISHED TO MATCH EIFS-3
STOREFRONT	TERRAZZO BLOCK ALUMINUM STOREFRONT WITH 1" INSULATION LON E GLAZING / KAWNEER TRU-48 48" COLOR: CLEAR ANODIZED / GLAZES: SOLAR GREY
ENTRY DOORS	INSULATED 1 1/2" HOLLOW METAL DOOR w/ TRANSOM 1 1/2" HOLLOW METAL FRAME COLOR: PAINT TO MATCH EIFS-3
OD-1	ALUMINUM FRAME / GLASS SECTIONAL GARAGE DOOR WITH POLY FILL INSULATING GLASS PANELS / JANOR - MODEL 9502 COLOR: CLEAR ANODIZED / GLAZES: SOLAR GREY

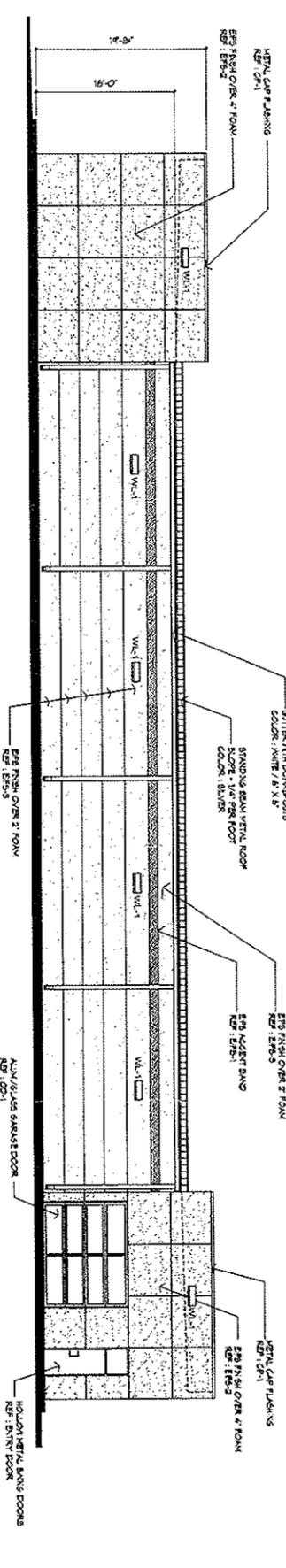


WEST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION



EAST ELEVATION

exterior ELEVATIONS

SCALE: 1/8" = 1'-0"

EXPANSION

PETER'S CAR SMART KIA
4701 S. Soncy Road
Amarillo, Texas
A New Project
for

Peter's Property Management, Inc.
4701 S. Soncy Amarillo, Texas

ARCHITECT

brooks
architecture +
graphic design
R. Stephen Brooks, Architect
1203 W. 5th Avenue, Suite B
Amarillo, Texas 79101
Email: stevebrooks@rsbrooks.com
Phone: 806.372.5144 / Fax: 806.373.4031

HD&D DESIGN

CONSULTANTS:
Mechanical Design / Build:
MMA Plumbing Heating AC, Inc.
871 N. Loop East, Suite 70105
Amarillo, Texas 79106
Phone: 806.376.9797
Electrical Design / Build:
AMERICAN ELECTRIC
300 South Travis Street
Amarillo, Texas 79106
Phone: 806.373.9461m
Structural Engineering:
LB ASSOCIATES
13675 Mesquero Trail
Amarillo, Texas 79118
Phone: 806.622.1589
Civil Engineering:

Issue Date: 11-29-2012
2/29/2012



REVISIONS:

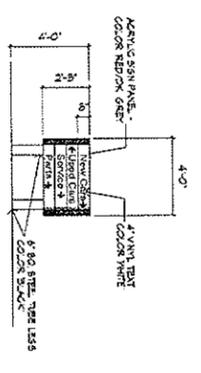
1 - REVISED PER CITY REVIEW	2/28/2012
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DATE: 3 - FEBRUARY 2012
SHEET TITLE:
Exterior Signage
Light Fixtures
SHEET NUMBER:
PD1.4 of 4
PROJECT NUMBER: 12.02

GROUND MOUNTED SIGNAGE

SCALE: 1/4"=1'-0"

NON - ILLUMINATED

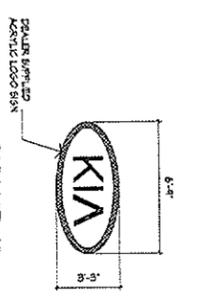


Type 'A'
(1 thus)

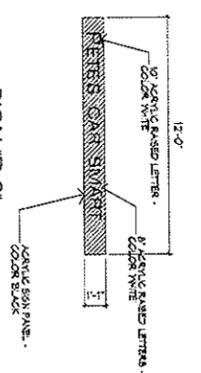
WALL MOUNTED SIGNAGE

SCALE: 1/4"=1'-0"

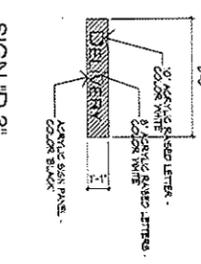
NOTE: SIGNS 'D.1' and 'D.2' TO BE INSTALLED ON WEST ELEVATION.
SIGN 'D.3' TO BE INSTALLED ON SOUTH ELEVATION.



SIGN 'D.1' 1"



SIGN 'D.2' 2"



SIGN 'D.3' 3"

ILLUMINATED - BACKLIT @ LOGO

NON - ILLUMINATED

NON - ILLUMINATED

SSA SQUARE STRAIGHT ALUMINUM

POLES

POLE	SSA SQUARE STRAIGHT ALUMINUM

COOPER LIGHTING - LUMARK

DESCRIPTION:
This luminaire is a square, rectangular, clear lens, and is designed for use in parking areas, streets, and other areas where a high level of illumination is required. It is available in 1' and 2' sizes. The luminaire is designed for use in parking areas, streets, and other areas where a high level of illumination is required. It is available in 1' and 2' sizes.

COMPARISON TABLE

Model	1' x 1'	2' x 2'
Power	150W	300W
Beam Spread	120°	120°
Mounting	Recessed	Recessed



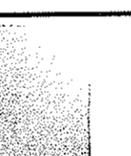
PT
TRIBUTE AND
POLE COMBO

150 - 400W
16g Pole
15' - 30'
Square Canopy
POLE AND FIXTURE
COMBO

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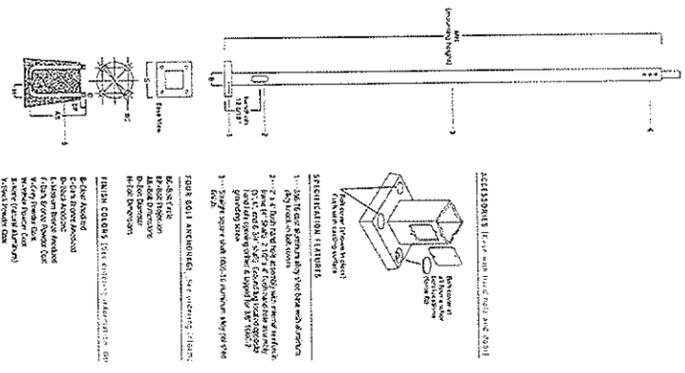


PT
TRIBUTE AND
POLE COMBO

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PARKING LOT POLE FIXTURES PL-1 and PL-2

1. TO BE INSTALLED AT ALL PARKING AREAS. SINGLE HEAD FIXTURES (PL-1) AT THE PERIMETER AND DOUBLE HEAD FIXTURES (PL-2) AT INTERIOR PARKING AISLES. REFER TO SITE PLAN FOR LOCATIONS.
2. COLOR - CLEAR ANODIZED ALUMINUM.
3. COLOR - LIGHT FIXTURE - CLEAR ANODIZED ALUMINUM.



IN STREETWORKS Outdoor Lighting Schemes

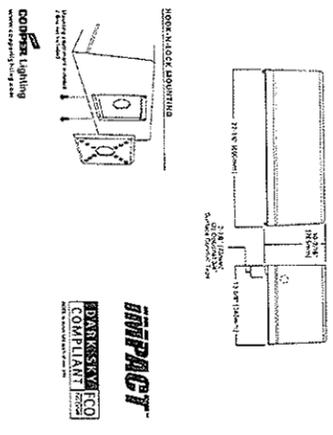
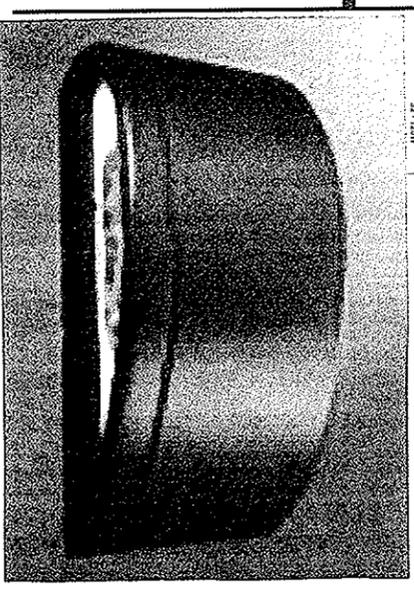
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3. PARKING AREA LIGHTING SHALL NOT EXCEED A MEASUREMENT OF 15 FOOT CIRCLES AT ANY POINT IN THE PARKING AREA.
4. ALL POLE LIGHT FIXTURES SHALL BE OF A RECESSED / CUT-OFF TYPE.
5. ALL POLE LIGHT FIXTURES SHALL BE AIMED AS TO NOT DIRECT LIGHT TOWARD THE EAST PROPERTY LINE.



IMC
IMPACT ELITE
MEDIUM
CYLINDER

130 - 400W
16g Pole
15' - 30'
Square Canopy
POLE AND FIXTURE
COMBO



CONTRACT LIGHTING



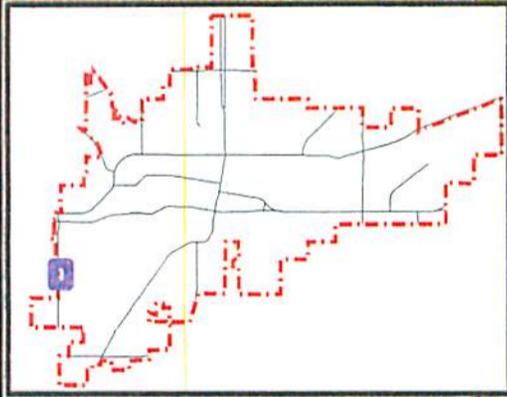
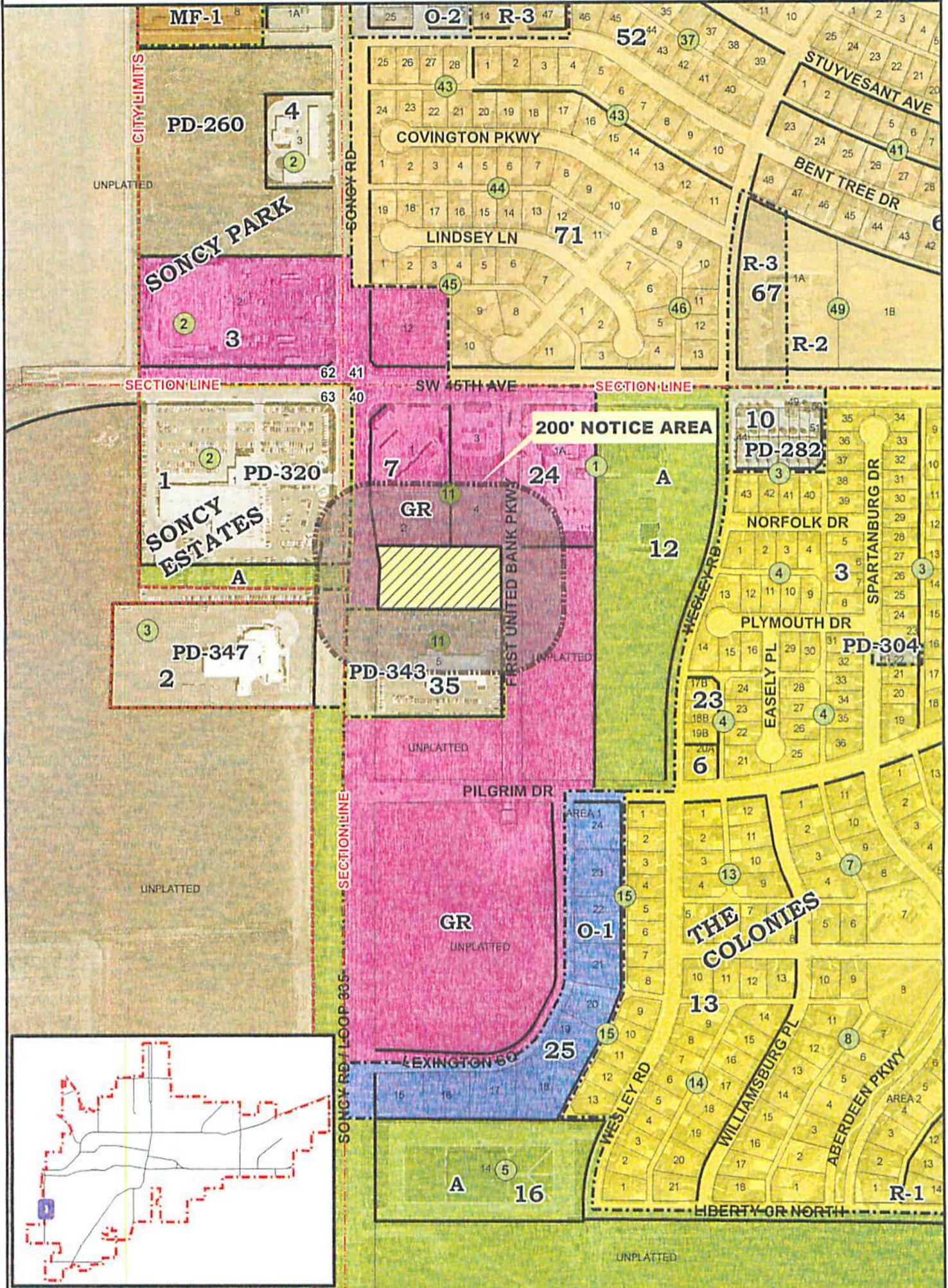
WALL MOUNTED FLOOD / DOWN LIGHTING WL-1

1. TO BE INSTALLED ON FACE OF BUILDING TO DOWNLIGHT PERIMETER OF BUILDING. REFER TO BUILDING ELEVATIONS FOR LOCATIONS.
2. COLOR - BLACK.

LIGHT FIXTURES

NO SCALE

REZONING FROM GR TO PD



CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1" = 400'
Date: 2-16-12
Case No: Z-12-06



Z-12-06 Rezoning of a 1.82 acre tract of unplatted land immediately north of Lot 5, Block 11, the Colonies Unit No. 35, in Section 40, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways to change from General Retail District to planned development district for a new/used outdoor auto sales lot with associated uses related to the expansion of the existing new/used outdoor auto sales lot to the south.

Applicant: Pete Vaughan

Vicinity: Soncy Rd./Loop 335 & Pilgrim Dr.