



DEVELOPMENT SERVICES

509 SE 7TH AVE

PO BOX 1971

AMARILLO TX 79105-1971

(806) 378-5263

10/21/2015

Mr. Jimmy Parker
Bar Shap Investments LLC
P O Box 265
Amarillo TX 79105

RE: Letter of Action: Approval-Rezoning

Mr. Parker,

The City of Amarillo has approved the Rezoning of Lot 2, Block 1, Sears Park Addition Unit No. 3, in Section 226, 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 380 for a food quality testing facility, Project Number: ZB1501770 on 9/29/2015. The ordinance affecting this change is No. 7553. 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 kelly.shaw@amarillo.gov or 806/378-3020.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kelley Shaw', written over a light blue horizontal line.

Kelley Shaw
Planning Director

Enc

Am 9/12/2015

ORDINANCE NO. 7553

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 DIXIE STREET AND SOUTHWEST FIFTEENTH 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 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 Lot 2, Block 1, Sears Park Addition Unit No. 3, in Section 226, 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 380 for a food quality testing facility.

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.

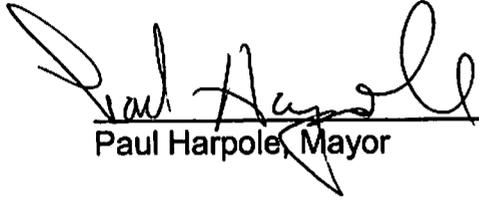
SECTION 3. The Director of Planning is authorized to make corrections and minor changes to the site plan or development documents to the extent that such does not materially alter the nature, scope, or intent of the approval granted by this ordinance.

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 22 day of September 2015 and PASSED on Second and
Final Reading on this the 29 day of September 2015.



Paul Harpole, Mayor

ATTEST:



Frances Hibbs, City Secretary

GENERAL 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 OTHERWISE NOTED.
- B. ALL EXTERIOR LIGHTING SHALL BE DIRECTED ONTO THE PROPERTY IN SUCH A MANNER TO MINIMIZE OR ELIMINATE GLOBE 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. NON 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. ALL FENCING, SCREENING, LANDSCAPING, DRIVEWAYS, AND PARKING AREAS SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES BY OWNERS. 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 LANDSCAPE AREAS SHALL BE SERVED WITH A SPRINKLER SYSTEM.
- F. THE APPROVAL OF THIS DEVELOPMENT BY THE CITY OF AMARILLO IN NO WAY SHALL ALTER OR ABROGATE REQUIREMENTS OF THE UNIFORM BUILDING CODE AS ADOPTED AND AMENDED BY THE CITY OF AMARILLO.
- G. 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 FROM THE CITY OF AMARILLO. DESIGNING TECHNICAL, RETAIL, OR DEVELOPMENT STANDARDS SHALL COMPLY WITH THE CITY OF AMARILLO DESIGN STANDARDS FOR DEVELOPMENT.
- H. THE CITY OF AMARILLO OR ITS PROXIMATED UTILITY SHALL NOT BE REQUIRED TO REPLACE ANY EXISTING UTILITIES OR EQUIPMENT THAT MAY NOT BE REQUIRED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION WITHIN THE PUBLIC UTILITY OR DRINKING WATER SERVICE ELEMENT OR WASTEWATER HOSE AND VISUAL IMPACTS TO ADJACENT PROPERTIES.
- I. ALL SURFACE STORM WATER COLLECTED ON THIS SITE SHALL DRAIN DIRECTLY TO ADJACENT PUBLIC RIGHT-OF-WAY OR BY OTHER MEANS IF APPROVED BY CITY ENGINEER.
- K. THE DEVELOPER SHALL COMPLY WITH ALL ADA STANDARDS.

* I KNOWLEDGE AND AGREE TO ALL STANDARDS OF DEVELOPMENT AS LISTED ON THIS SITE PLAN.

NAME OF OWNER	DATE

GENERAL INFORMATION

1. NAME OF DEVELOPMENT - SLURER INC.
2. LEGAL DESCRIPTION - LOT 2, BLOCK 1, SEARS PARK ADDITION UNIT NO. 3, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS ACCORDING TO THE MAP ON PLAT THEREOF RECORDED IN VOLUME 1069, PAGE 791 OF POTTER COUNTY RECORDS, TEXAS.
3. PURPOSE OF DEVELOPMENT - FOOD SERVICE RESTAURANT.
4. NUMBER OF EMPLOYEES - 50 EMPLOYEES - "JOB COAT".
5. HOURS AND DAYS OF OPERATION - 10AM TO 10PM, MON. THRU FRI. (LIMITED AFTER HOURS AND WEEKENDS POSSIBLE).
6. NAME, ADDRESS, & TELEPHONE # OF LANDOWNER -
 9. SAE SHAW INVESTMENTS, LLC
 9. AMARILLO, TEXAS 79105
 OFFICE (806) 371-0888
7. PRESENT ZONING CLASSIFICATION - GENERAL RETAIL.
8. REQUESTED ZONING CLASSIFICATION - PLANNED DEVELOPMENT.
9. PROPOSED USE OF EXISTING STRUCTURE - FOOD TESTING LABORATORY.
10. EXISTING STRUCTURE SQ. FT. - 3803 SQ. FT.
11. UNIMPROVED WALL SPACING DUE STREET NOT TO EXCEED CITY STANDARDS OR CODES.

PLANNED DEVELOPMENT DISTRICT

PD- 380

Recommended by AMARILLO P&Z COMMISSION

Date 9-14-15

ORDINANCE 7443

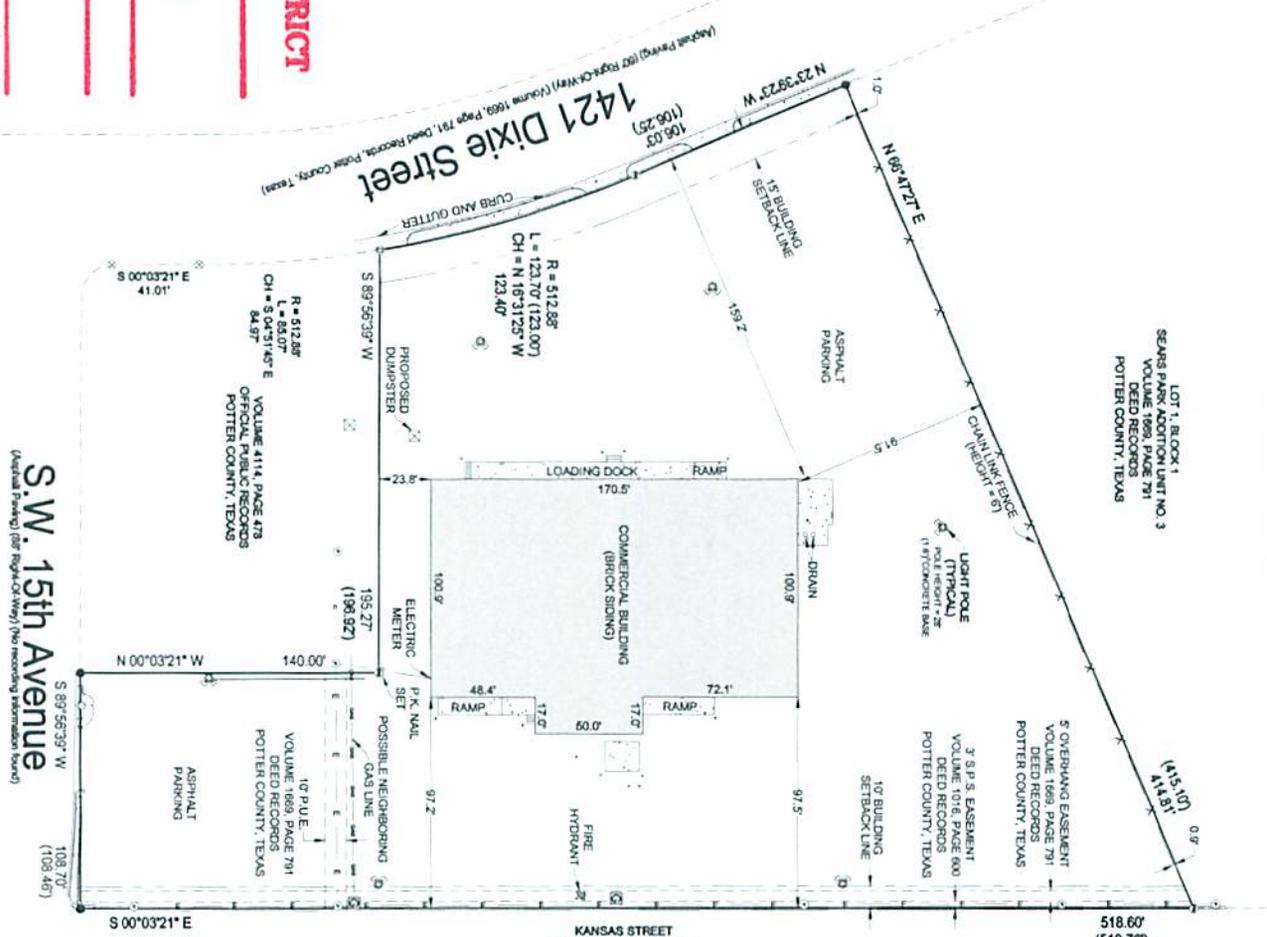
PASSED BY CITY COUNCIL

1st Reading: 9-22-15

2nd Reading: 9-29-15

Site Plan

Lot 2, Block 1, Sears Park Addition Unit No. 3



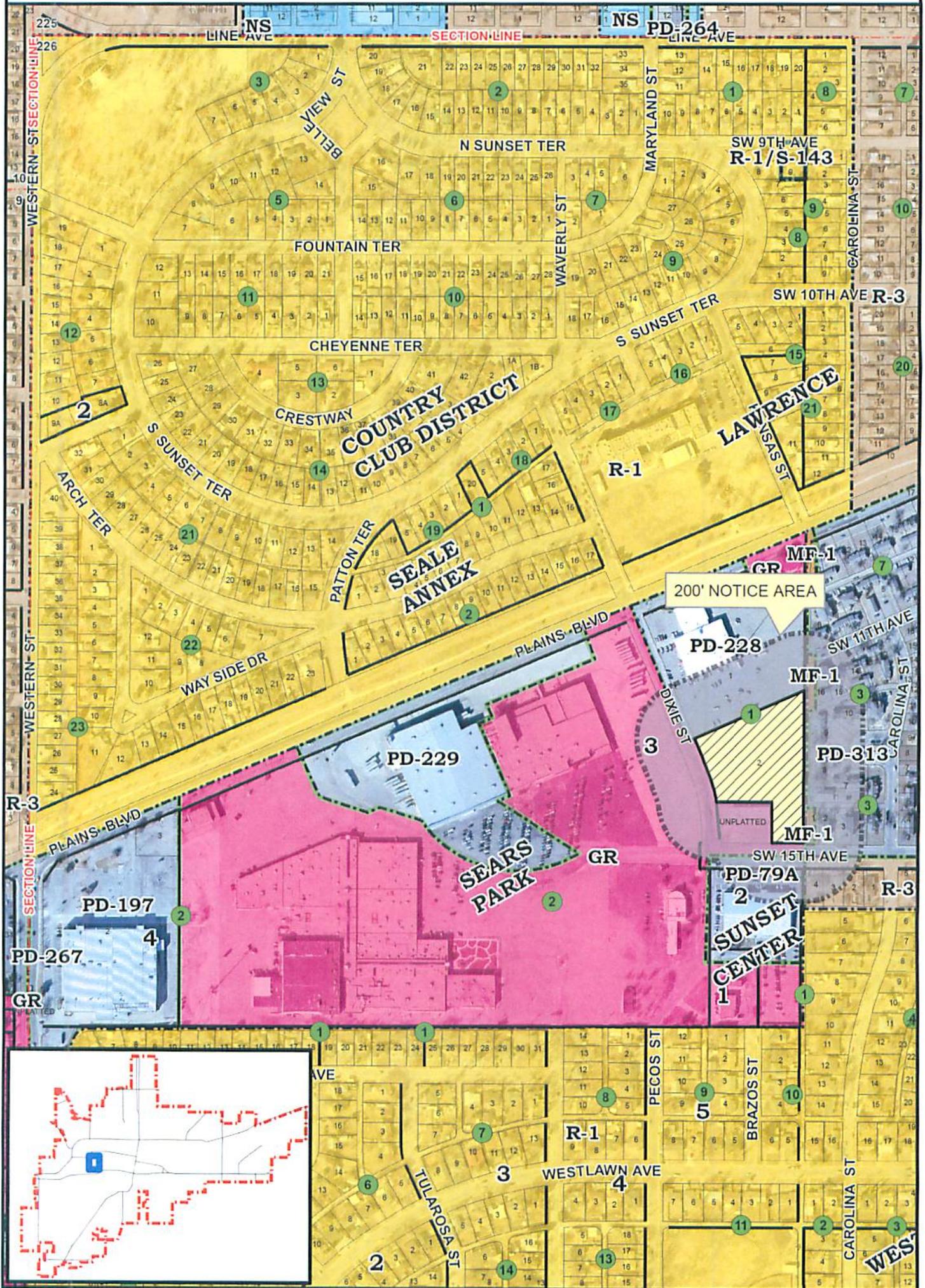
S.W. 15th Avenue
 (Asphalt Paving) (for Right-of-Way) (No recording information shown)



DAVIS GEOMATICS, LLC
 PROFESSIONAL GEOMATIC CONSULTANTS
 JENNIFER DUTCHER, LICENSED SURVEYOR - TEXAS
 CONORIANO • KANSAS • OKLAHOMA • TEXAS
 P.O. BOX 4681, AMARILLO, TEXAS 79109-4681
 WWW.DAVISGEOMATICS.COM
 THIS DOCUMENT IS A FINAL DELIVERABLE
 DATE: 09/15/15
 SHEET DATE: 10/31/14
 REVISION: 04/01/15
 FILE NO.: 14-15-193
 SHEET NO.: 1/1

DAVANI BY: J.D.D. & S.D.
 SCALE: 1" = 40'
 SHEET NO.: 1/1

REZONING FROM GR TO PD



CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1" = 400'
Date: 9-2-15
Case No: Z-15-23



Z-15-23 Rezoning of Lot 2, Block 1, Sears Park Addition Unit No. 3, in Section 226, 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 a food quality testing facility.

Applicant: Jimmy D. Parker

Vicinity: Dixie St. & SW 15th Ave.

AP: L-12