



DEVELOPMENT SERVICES
808 S. BUCHANAN ST
AMARILLO TX 79101
(806) 378-5263

6/28/2017

Matt Griffith
Rockrose Development, LLC.
3905 South Bell Street
Amarillo, Texas 79120

RE: Letter of Action: Approval- Wolflin Place Unit No. 4 – ZB1605190 - Rezoning

Mr. Griffith

The City of Amarillo has approved the Rezoning of Wolflin Place Unit No. 4, Project Number: ZB1605190 on 6/27/2017. The ordinance affecting this change is No. 7672 . 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 jeffrey.english@amarillo.gov or 806/378-6288.

Sincerely,

A handwritten signature in black ink that reads 'Jeffrey C. English'.

Jeffrey C. English
Planner I

ORDINANCE NO. 7672

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 THE ZONING AND CLASSIFICATION OF THE FOLLOWING PROPERTY, TO WIT: BEING LOT 14, BLOCK 1 WOLFLIN PLACE ADDITION UNIT NO. 4, A 0.19 ACRE TRACT OF LAND, AND LOTS 9 THRU 12, BLOCK 1, WOLFLIN PLACE ADDITION, ALL IN SECTION 186, BLOCK 2, AB&M SURVEY, POTTER COUNTY, TEXAS, PLUS ONE-HALF OF ALL BOUNDING STREETS, ALLEYS, AND PUBLIC WAYS TO CHANGE FROM PLANNED DEVELOPMENT (PD) DISTRICT 278, PLANNED DEVELOPMENT(PD) DISTRICT 278A, AND RESIDENTIAL DISTRICT 1 (R-1) TO AMENDED PLANNED DEVELOPMENT (PD) DISTRICT 278; PROVIDING FOR SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning & Zoning Commission for the City of Amarillo and the governing body for the City of Amarillo, in compliance with the charter and the state law with reference to zoning regulations and a zoning map, have given requisite notice by publication and otherwise, and after holding hearings and affording a full and fair hearing to all property owners and persons interested, generally, and to persons situated in the affected area and in the vicinity thereof, is of the opinion that zoning changes should be made as set out herein; and,

WHEREAS, the City Council has considered the final recommendation and report of the Planning & 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, TEXAS:

SECTION 1: That the basic Zoning Ordinance for the City of Amarillo, as enacted by the governing body for the City of Amarillo on August 12, 2014 and included within Chapter 4-10 of the Code of Ordinances for the City of Amarillo, is hereby amended insofar as the property hereinafter set forth, and said ordinance and the zoning map shall be amended insofar as the property hereinafter described, being Wolflin Place Addition, Unit No. 4, Block 1, Lot 14, a 0.19 acre tract of land, and Wolflin Place Addition, Unit No. 4, Block 1, Lots 9-12, all within AB&M Survey, Section 186, Block 2, Potter County, Texas, a zone change from a combination of Office District 2 (O-2), General Retail (GR), Residential District 3, (R-3) Planned Development (PD) District 278 (*adopted the 29th day of August, 2000*), and Amendment to Planned Development (PD) District 278 (PD-278A) (*adopted the 2nd day of January 2007*) zoning districts shall henceforth be permanently zoned as Planned Development (PD) District 278, for one expanded office building (see Exhibit 1). The Director of Planning is hereby directed to

correct zoning district maps in the office of the Director of Planning, to reflect the herein described changes in zoning.

SECTION 2. That in all other respects, the use of the hereinabove described property shall be subject to all applicable regulations contained in Chapter 4-10 of the Code of Ordinances for the City of Amarillo, as amended.

SECTION 3. Repealer. All ordinances and resolutions or parts thereof that conflict with this ordinance are hereby repealed, to the extent of such conflict.

SECTION 4. Severability. The terms and provisions of this Ordinance shall be deemed to be severable in that, if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

SECTION 5. Penalty. Any person who violates any provisions of this article shall be guilty of a misdemeanor and, upon conviction, shall be subject to a fine as provided for in Section 4-10-4 of the Code of Ordinances for the City of Amarillo. Each day of such violation shall constitute a separate offense.

SECTION 6. Allowed Uses. The underlying zoning district for this Planned Development will be to Office 1 Zoning District in order to ensure consistent treatment of the site. However, uses still must be approved specific to the placement illustrated in the referenced exhibits. Any future construction must be addressed and approved with a new exhibit.

A. 1 Office building. Only on specified site location as illustrated in "Exhibit 2".

SECTION 7. Development Standards. That the development standards for the Planned Development such as: lot areas, lot widths, lot depths, front yard, side yard, rear yard, lot coverage, as well as height, parking, off-street loading requirements, and landscaping, shall conform to the following:

A. "Exhibit 1" site location:

1. Maximum building height: 1 story
2. Lot Coverage: 33.4% (an increase of 3.7% from the original PD)
3. 48 total parking spaces (an increase of 15 spaces from the original PD)
4. 27.9 percent of landscaping groundcover with 22 trees.

The overall core development standards for the entire planned development will be as follows:

B. "Exhibit 2" site location:

1. Maximum building height: 1 story
2. **Lot Coverage: 33.4% (remained the same)**
3. 143 total parking spaces (addition of 62)
4. 26.10% percent of landscaping groundcover with 22 trees (addition of 7).

SECTION 8. Parking and driveways. All parking and driveways shall conform to the requirements of the Zoning Ordinance and the Parking and Driveway Manual of the City of Amarillo.

SECTION 9. Exterior Lighting. All exterior lighting shall be directed onto properties in such a manner as to prohibit glare across property lines, and that minimizes or eliminates glare onto adjacent properties. Lighting will be directed from soffits and stone columns. Landscaping lighting will originate from low voltage ground lights and up lights on trees.

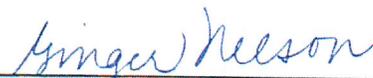
SECTION 10. Signage. All signage shall conform to the following:

- A. All signs shall conform to the requirements of the Office District 1 (O-1) zoning district as specified in Chapter 4-2 of the Amarillo Code of Ordinances. No sign shall be constructed so to contain, include, or be illuminated by any flashing, rotating, moving, or intermittent light source or reflector. No portable signs shall also be allowed within this Planned Development.
- B. All existing signs made non-conforming by this Planned Development shall continue to be allowed until abated for more than ninety (90) days, at which time, the "O-1" Office District 1 sign requirements shall be enforced.

SECTION 11. Future development. The development of any future land use which would not be allowed by this Planned Development shall require an application for amendment to PD 278. Any Planned Development amendment shall conform to all Planned Development requirements as specified by Chapter 4-10 Zoning Ordinance for the City of Amarillo. Any additional uses or buildings planned to be added also shall require an application for amendment to PD 278 , accompanied by an updated site plan.

SECTION 12. Publishing and Effective Date. This ordinance shall be published and become effective according to law.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this the 20th day of June, 2017 and PASSED on Second and Final Reading on this the 27th day of June, 2017.



Ginger Nelson, Mayor

ATTEST:



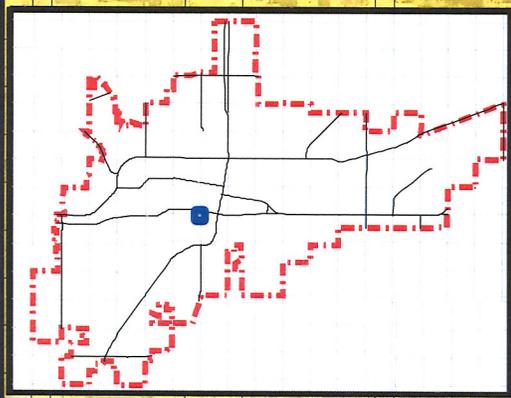
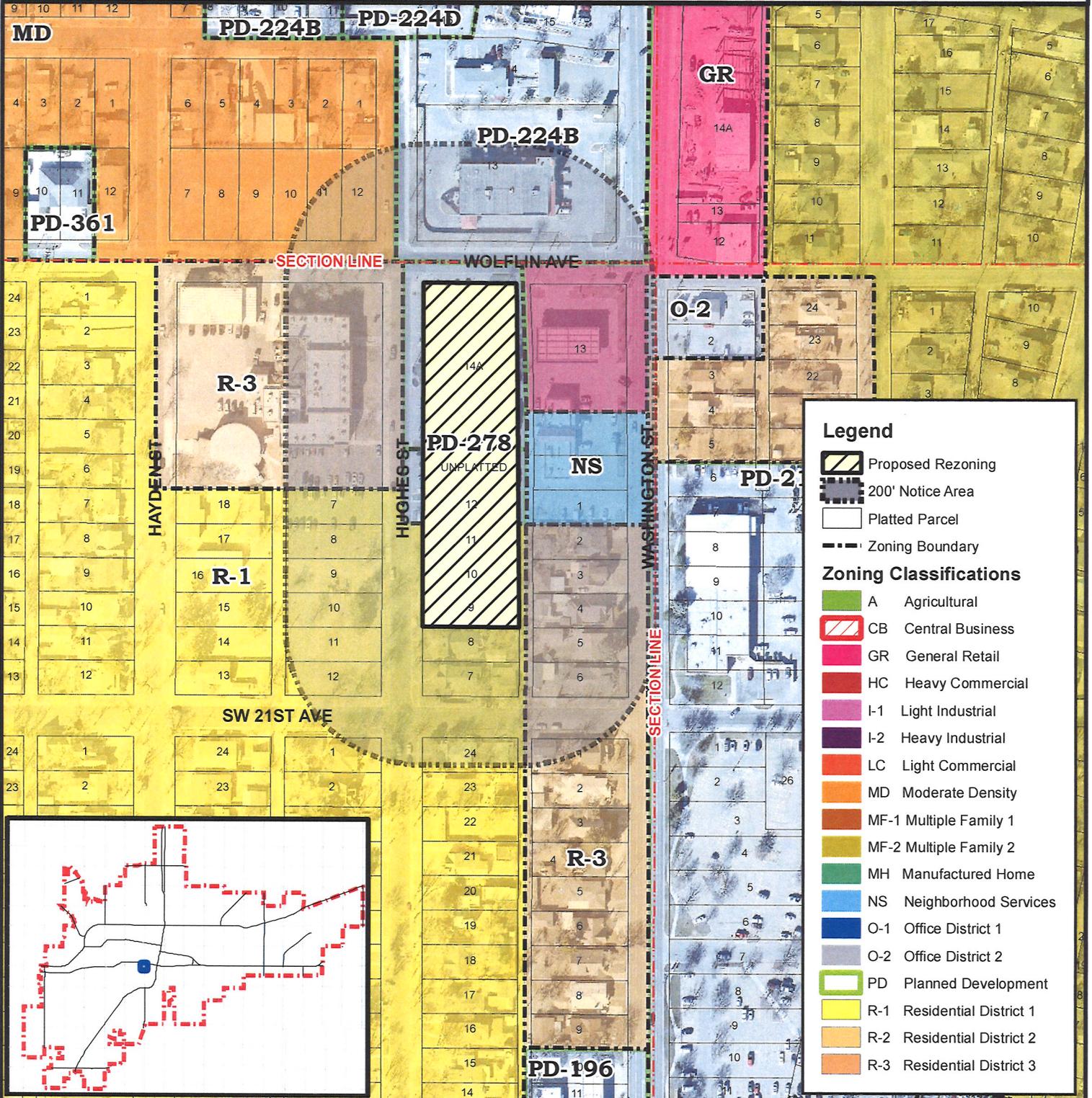
Frances Hibbs, City Secretary

APPROVED AS TO FORM:



William M. McKamie, City Attorney

CASE Z-17-13
REZONING FROM PLANNED DEVELOPMENT 278 (PD-278),
PLANNED DEVELOPMENT 278A (PD-278A),
& RESIDENTIAL 1 (R-1) TO PLANNED DEVELOPMENT (PD)



CITY OF AMARILLO
PLANNING DEPARTMENT

Scale: 1 inch = 200 feet
Date: 6/2/2017



Rezoning of Lots 9,10,11,12, and 14A, Wolflin Place AMD, in Section 186, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 278, 278A, and Residential District 1 (R-1) to amended Planned Development District.

Applicant: Attebury Elevators

Vicinity: Hughes St. & Wolflin Ave

DISCLAIMER: The City of Amarillo is providing this information as a public service. The information shown is for information purposes only and except where noted, all of the data or features shown or depicted on this map is not to be construed or interpreted as accurate and/or reliable; the City of Amarillo assumes no liability or responsibility for any discrepancies or errors for the use of the information provided.