



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

1/3/2018

Jerry Danforth  
City of Amarillo - Facilities  
823 S Johnson Street  
Amarillo, Texas 79101

**RE: Letter of Action: Approval- Plemons Addition Unit No. 22 - Rezoning**

Mr. Danforth,

The City of Amarillo has approved the Rezoning of Plemons Addition Unit No. 22, Project Number: ZB1703878 on 1/2/2018. The ordinance affecting this change is No. 7701 . Enclosed you will find a copy of the ordinance, vicinity sketch, and site plan.

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](mailto:jeffrey.english@amarillo.gov) or 806/378-6288.

Sincerely,

A handwritten signature in black ink that reads 'Jeffrey C. English'. The signature is written in a cursive, flowing style.

Jeffrey C. English  
Planner I

ORDINANCE NO. 17701

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 SOUTH BUCHANAN STREET AND SOUTHEAST EIGHTH AVENUE, POTTER COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission held public hearings on proposed zoning changes on the property hereinafter described and 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 1, Block 1, Plemons Addition Unit No. 22, in Section 155 and Section 170, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Central Business District (CB) and Light Industrial District (I-1) to Planned Development District 387 (PD-387).

SECTION 2. DEVELOPMENT STANDARDS. The development standards for Planned Development 387, such as lot areas, lot widths, lot depths, front yard, side yard, rear yard, lot coverage, as well as height and off-street loading requirements, shall conform to the Downtown Amarillo Urban Design Standards (DAUDS) and Central Business District (CB) zoning regulations, except as otherwise stated below:

- A. Minimum Lot Area: None per Zoning Ordinance for Non-Residential Main Building.
- B. Minimum Lot Width: None per Zoning Ordinance for Non-Residential Main Building.
- C. Minimum Lot Depth: None per Zoning Ordinance for Non-Residential Main Building.
- D. Minimum Building Setbacks.
  - a. Front Yard: 0 Feet per DAUDS.
  - b. Side Yard: None per Zoning Ordinance for Non-Residential Main Building.

c. Rear Yard: None per Zoning Ordinance for Non-Residential Main Building.

E. Maximum Lot Coverage standards: These will follow the Central Business District (CB) zoning standards for Non-Residential Main Building which allows for 100% lot coverage.

F. Maximum Height standards: These will follow the Central Business District (CB) zoning standards for Non-Residential Main Building which allows for unlimited height or if applicable to any legal height not prohibited by other laws or ordinances.

**SECTION 3. LANDSCAPING AND STREETSCAPING STANDARDS.** These standards for Planned Development 387 shall conform to the Downtown Amarillo Urban Design Standards (DAUDS) and Central Business District (CB) zoning regulations, except as otherwise stated below.

**SECTION 4. SIGNAGE STANDARDS.** All signage that was not previously approved by the Local Government Corporation (LGC) on November 1<sup>st</sup>, 2017 for Planned Development 387 shall conform to Downtown Amarillo Urban Design Standards (DAUDS) and Central Business District (CB) zoning regulations, except as otherwise stated below:

- A. Exterior Signage as approved by the Local Government Corporation.
1. South Buchanan Street Signage as shown in Exhibit A5-3 – West Elevation, attached hereto and incorporated herein:
    - a. The Local Government Corporation approved the following sign requirements:
      - i. Amarillo Ballpark sign along South Buchanan St.:
        1. Height of 6' and width of 90'.
      - ii. Amarillo sign at the corner of S.E. 8<sup>th</sup> Ave. and South Buchanan St.:
        1. Height of 6' and width of 55'.
      - iii. Team store sign along South Buchanan St.:
        1. Height of 3' and width of 15'.
      - iv. Home Plate sign at the corner of S.E. 8<sup>th</sup> Ave. and South Buchanan St.:
        1. Height of 3' and width of 20'.
      - v. Northwest Gate sign entrance along South Buchanan St.:
        1. Height of 3' and width of 10'.
      - vi. Ticket and Office signs along South Buchanan St.:
        1. Both heights of 2' and widths of 8'.
    - b. Temporary Construction Signs shall be taken down no later than 30 days after a Certificate of Occupancy has been issued by the Building Official in accordance with the Amarillo Municipal Code at

**Sec. 4-2-7(B).**

c. Event Signs shall be removed within 24 hours of the end of an event as set forth in DAUDS.

i. Event signs may not be handwritten, paper, cardboard, or plastic in material.

ii. Sign placement locations are limited to one per window pane or framed area.

d. Window Signs.

i. Window wraps are allowed according to the design standards, as long as they are not entirely opaque complying with DAUDS. These are limited to one per pane or framed area. Window wraps in accordance with this requirement shall be approved administratively by the Planning Department.

2. S.E. 8<sup>th</sup> Avenue signage details as approved by the LGC and shown at Exhibit A5-3 – South Elevation, attached hereto and incorporated herein.

3. South Johnson Street signage details as approved by the LGC and shown at Exhibit A5-3 – Maint. E. Elevation, attached hereto and incorporated herein.

B. Interior Signage (Visible from Public Right-of-Way).

1. Outfield Wall:

a. Wall Signs Outfield Wall as depicted in Exhibit A5-1-1, Overall Perspective – Six, attached hereto and incorporated herein:

i. Left Field: Heights of 8' and Lengths of the wall.

ii. Center Field: Heights of 8' and Lengths of the wall.

iii. Right Field: Height of 5' and Lengths of the wall.

2. Concourse areas as depicted in Exhibit A5-1-1, Overall Perspectives – Three & Four, attached hereto and incorporated herein:

a. Wall Signs (Potential Electronic Ribbons along upper deck/suites)

i. Exhibits A5-1-1 through A5-4, attached hereto and incorporated herein, show signage details as approved by the LGC board on November 1<sup>st</sup>, 2017.

b. Score Board (Located behind Left Field)

i. Height of 33' and a width of 60'.

**SECTION 5. PARKING STANDARDS.** Parking standards shall follow Central Business District (CB) standards for off-street parking requirements.

**SECTION 6. UNDERLYING ZONING.** The entire property previously described may contain listed below allowed uses, subject to the approved site plan(s) for this Ordinance. Any standards not specifically addressed here shall follow requirements for Central Business District (CB) zoning. In addition, the below-listed uses are approved specific to the placement illustrated on the site plan:

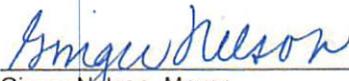
- A. Amusement, Commercial (Outdoor)
- B. Play Field or Stadium (Public)
- C. On-Premise Primary or Incidental Sales and Service (Alcohol)
- D. Restaurant and Cafeteria (Not Drive-In Type)
- E. Restaurant or Eating Establishment (Drive-in Service)
- F. Retail Shop, Apparel, Gift Accessory, and Similar Items
- G. Offices, General Business, or Professional
- H. Storage Warehouse

SECTION 7. All ordinances and resolutions or parts thereof that conflict with this ordinance are hereby repealed, to the extent of such conflict.

SECTION 8. 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. 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 9. This Ordinance shall become effective from and after its date of final passage.

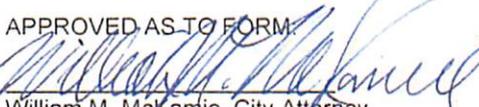
INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this the 19 day of December, 2017 and PASSED on Second and Final Reading on this the 2 day of January, 2018.

  
\_\_\_\_\_  
Ginger Nelson, Mayor

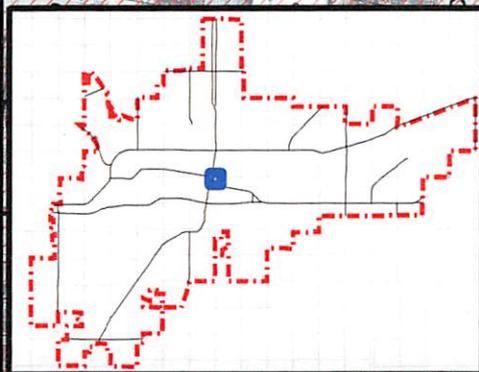
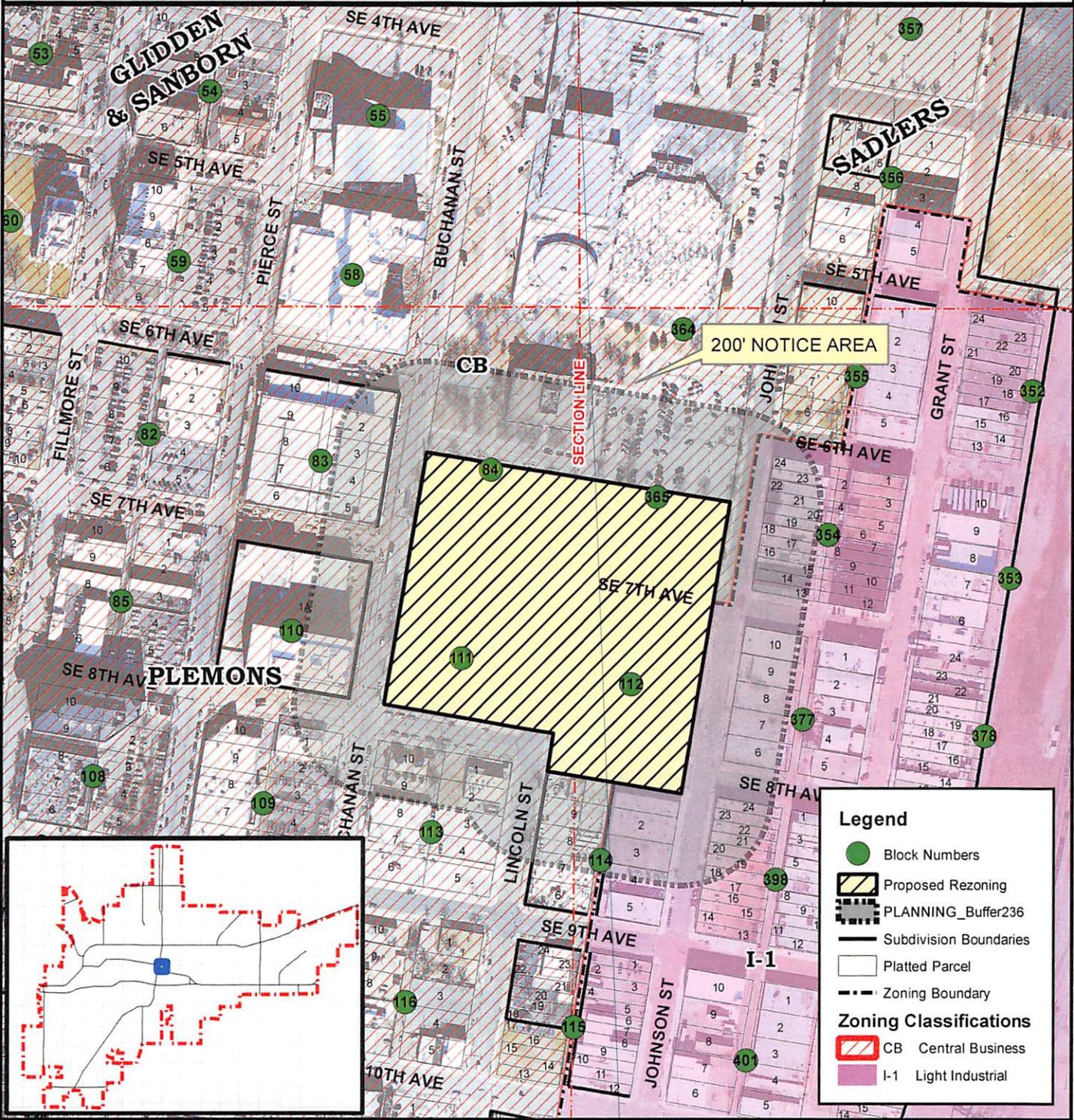
ATTEST:

  
\_\_\_\_\_  
Frances Hibbs, City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
William M. McKamie, City Attorney

**CASE Z-17-28**  
**REZONING FROM CENTRAL BUSINESS DISTRICT (CB) & LIGHT INDUSTRIAL (I-1)**  
**TO PLANNED DEVELOPMENT DISTRICT 378 (PD-378)**



**Legend**

- Block Numbers
- Proposed Rezoning
- PLANNING\_Buffer236
- Subdivision Boundaries
- Platted Parcel
- Zoning Boundary

**Zoning Classifications**

- CB Central Business
- I-1 Light Industrial

**CITY OF AMARILLO**  
**PLANNING DEPARTMENT**

**Scale: 1 inch = 300 feet**  
**Date: 9/5/2017**



Rezoning of Lot 1, Block 1, Plemons Addition Unit No. 22, in Section 170, Block 2, AB&M Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Central Business District (CB) and Light Industrial (I-1) to Planned Development District 378 (PD-378).

Applicant: City of Amarillo  
 Vicinity: SE 8th Ave. & S Buchanan St.

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.