



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

9/6/2019

Josh Langham  
Llano Construction Company LLC  
7639 Hillside, Suite 300  
Amarillo, TX 79119

**RE: Letter of Action: Approval- Rezoning – 4.39 Acre Tract of Unplatted Land in Section 43, Block 9, BS&F Survey, Potter County, Texas**

Mr. Langham,

The City of Amarillo has approved the rezoning of a 4.39 Acre Tract of Unplatted Land from Office District 1 to Planned Development 392 in Section 43, Block 9, BS&F Survey, Potter County, Texas, Project Number: ZB1904270 on 9/3/2019. The ordinance affecting this change is No. 7806. Enclosed you will find a copy of the ordinance and the site plan for the Planned Development. Please be aware, prior to any permits being issued, the property must be platted.

As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is [Brady.Kendrick@amarillo.gov](mailto:Brady.Kendrick@amarillo.gov) or 806-378-5286.

Sincerely,

A handwritten signature in blue ink that reads 'Brady Kendrick'.

Brady Kendrick  
Planner I

ORDINANCE NO. 7804

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 RESEARCH STREET AND FLEMING AVENUE, POTTER COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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WHEREAS, the City Council adopted the "Amarillo Comprehensive Plan" on October 12, 2010, which established guidelines in the future development of the community for the purpose of promoting the health, safety, and welfare of its citizens; and

WHEREAS, the Amarillo Municipal Code established zoning districts and regulations in accordance with such land use plan, and proposed changes must be submitted to the Planning and Zoning Commission; and

WHEREAS, after a public hearing before the Planning and Zoning Commission for proposed zoning changes on the property hereinafter described, the Commission 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; and

WHEREAS, the City Council further determined that the request to rezone the location indicated herein is consistent with the goals, policies, and future land use map of the Comprehensive Plan for the City of Amarillo, Texas.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMARILLO:**

**SECTION 1.** All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

**SECTION 2.** 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 4.39 acre tract of unplatted land in Section 43, Block 9, BS&F Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Office District 1 to Planned Development 392 for office and retail related land uses, site plan attached and incorporated herein as Exhibit A, and being further described below:

A 4.39 acre tract of land being a portion of a 416.343 acre tract of land described in that certain Gift Deed recorded in Volume 2124, Page 633 of the Official Public Records of Potter County, Texas, situated in Section 43, Block 9, B.S. & F. Survey, Amarillo, Potter County, Texas, surveyed on the ground by Robert Keys and Associates on the 12th day of September, 2016, and said tract of land being further described by metes and bounds as follows:

Commencing at a 60d nail, found at northwest corner of Ridgeview Medical Center Unit No. 3, an addition to the City of Amarillo, according to the recorded map or plat thereof, of record in Volume 1479, Page 76 of the Official Public Records of Potter County, Texas;

Thence S. 05° 39' 09" E., (Directional Control GPS Observation WGS-84), 13.78 feet

along the west line of said Ridgeview Medical Center Unit No. 3 to the northeast and BEGINNING CORNER of this tract of land;

Thence S. 05° 39' 09" E., 426.34 feet along the west right-of-way line of Halstead Street as dedicated by said Ridgeview Medical Center Unit No. 3 to a 1/2 inch iron rod, found at the southeast corner of this tract of land;

Thence S. 78° 03' 57" W., 553.39 feet along northerly right-of-way line of Amarillo Boulevard West (U.S. Highway No.66) as dedicated by that certain Deed recorded in Volume 1162, Page 363 of the Deed Records of Potter County, Texas to the remains of a TXDOT concrete monument, found at a jog corner in the south line of this tract of land;

Thence S. 89° 49' 52" W., 83.77 feet along northerly right-of-way line of Amarillo Boulevard West (U.S. Highway No.66) as dedicated by that Condemnation Judgment No. 10642 recorded in Volume 516, Page 448 of the Deed Records of Potter County, Texas to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the southwest corner of this tract of land, from whence a 1/2 inch iron rod with a cap stamped "H&H R.P.L.S. 5377", found at the southeast corner of Amended Ridgeview Medical Center Unit No. 17, an addition to the City of Amarillo, according to the recorded map or plat thereof, of record in Volume 3029, Page 384 of the Official Public Records of Potter County, Texas bears S. 89° 49' 52" W., 80.01 feet;

Thence N. 02° 39' 21" E., 244.82 feet along the east right-of-way line of Research Street as dedicated by that General Warranty Conveyance recorded in Volume 2485, Page 719 of the Official Public Records of Potter County, Texas to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at northwest corner of this tract of land, from whence a 3/8 inch iron rod with a cap stamped "R.P.L.S. 4664", found at the southwest corner of Ridgeview Medical Center Unit No. 20, an addition to the City of Amarillo, according to the recorded map or plat thereof, of record in Volume 3701, Page 506 of the Official Public Records of Potter County, Texas bears N. 02° 39' 21" E., 60.00 feet;

Thence S. 87° 10' 20" E., 14.80 feet along said southerly right-of-way line of said Fleming Avenue to a 1/2 inch iron rod with a cap stamped "GRESHAM P.L.S. 1939", found at the beginning of a curve to the left with a radius of 402.33 feet;

Thence Northeasterly, along said curve and south right-of-way line of said Fleming Avenue, an arc distance of 372.55 feet with a chord of N. 66° 05' 58" E., 359.38 feet to the end of said curve and the beginning of a curve to the right with a radius of 461.56 feet;

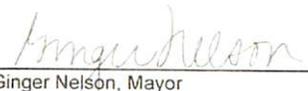
Thence Northeasterly, along said curve and south right-of-way line of said Fleming Avenue, an arc distance of 277.24 feet with a chord of N. 56° 48' 08" E., 273.09 feet to the POINT OF BEGINNING.

**SECTION 3.** 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 4.** All ordinances and resolutions or parts thereof that conflict with this Ordinance are hereby repealed, to the extent of such conflict.

**SECTION 5.** 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 27th day of August, 2019 and **PASSED** on Second and Final Reading on this the 3rd day of September, 2019.

  
Ginger Nelson, Mayor

ATTEST:

  
Frances Hibbs, City Secretary

APPROVED AS TO FORM:

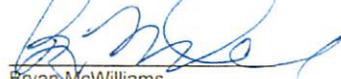
  
Bryan McWilliams,  
City Attorney

Exhibit A

# Re-zoning for Retail Center

Amarillo, Texas

08.07.19

3rd Submission

## index of drawings

- C1.0 Site Layout
- L-1.01 Landscape Site Plan
- A2.1 Exterior Elevations - Building A
- A2.2 Exterior Elevations - Building B

## project team

**Architect:**  
Scott D. Stark  
209 SW 15th Avenue  
Amarillo, Texas 79101  
(806) 670-2376  
Email- scottstarkdesign@yahoo.com

**Landscape Architect:**  
TLA  
Cleve Turner  
905 S Fillmore Street, Suite 702  
Amarillo, Texas 79101  
Email - ctturner@landarch.net

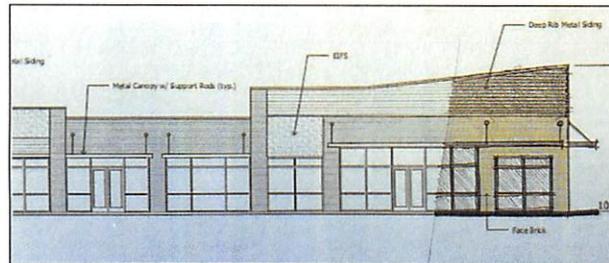
**Civil Engineer:**  
OJO Engineer, LP  
Sha Shadle, PE  
2420 Lakeview Drive  
Amarillo, Texas 79109  
(806) 352-7117

**Developer:**  
Llano Development, LLC  
7639 Hillside, Suite 300  
Amarillo, Texas  
(806) 236-3736  
Email -

### General Notes

III. Specific notes to be shown directly on site plan:

- A. 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.
- B. All exterior lighting shall be directed onto the property in such a manner to minimize or eliminate glare 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. No 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. Any all utility relocations or adjustments required for this development shall be the responsibility of the developer(s).
- F. 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.
- G. 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.
- H. Any use, other than that allowed under the previous zoning classification or that which is specified by this site plan, will require a zoning amendment. If a use other than what is shown on the site plan is proposed and is allowed under the previous zoning district (Office District 1), development standards shall comply with the City of Amarillo Zoning Ordinance for (Office District 1) development.
- I. 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.
- J. 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.
- K. 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.
- L. The developer shall comply with all ADA requirements.



Elevation - Typical Materials / Colors

### Legal Description

An unsplit tract of land in Section 43, Block 9, B5&F Survey, Potter County, Texas.

### Site Lighting

Site lighting shall be accomplished with 25' shoe box type pole lights where all the lighting pattern is directed onto the site. This lighting shall be recessed in the fixture head.

### Zoning

Current Zoning - Office 1 (O-1)

Proposed Zoning - PD based on GR with the following uses to not allowable:

1. Manufactured Home (Type C).
2. Industrialized Housing.
3. Electrical Substation.
4. Communication & Broadcast Towers.
5. Halfway House.
6. Bus Station or Terminal.
7. Service Station or Auto Tune Up.
8. New or Used Auto Sales & Rental.
9. Pawn Shop.
10. Tattoo Shop.
11. Farm or Ranch.
12. Home Lot (Private).
13. Stable (Private).

### Hours of Operation:

Retail - 8AM to 9PM - Monday-Saturday.

Restaurant - 11AM to 9PM - Weekdays & Weekends.

Coffee House - 6:30AM to 9PM - Weekdays & Weekends.

Office - 8AM to 6PM - Monday - Friday.

### General Information

Parking spaces shall 9' wide x 18.5' long.

Handicap unloading zones shall be 9' wide x 18.5' long.

Dumpster screen fences shall be masonry (brick veneer) and at least as tall as the dumpsters.

### Construction Type

Building construction shall be Type V B.

### Fire Sprinkler Systems

Buildings shall be non-sprinkled with required area separation walls.

Exception - Restaurant portion shall be sprinkled if the occupant load is 100 or more.

### Patio Seating

Outdoor patio seating shall be un-covered.

### Building Signage

See Building A Elevations for Typical Sign Locations. Signs shall conform with Office District 2 signs in the Ordinance. Signs shall be permitted along the development of each Tenant.

All signs shall be externally illuminated.

No flashing signs shall be allowed.

### Lot Data

East Parcel = 2.73 AC

West Parcel = 1.63 AC

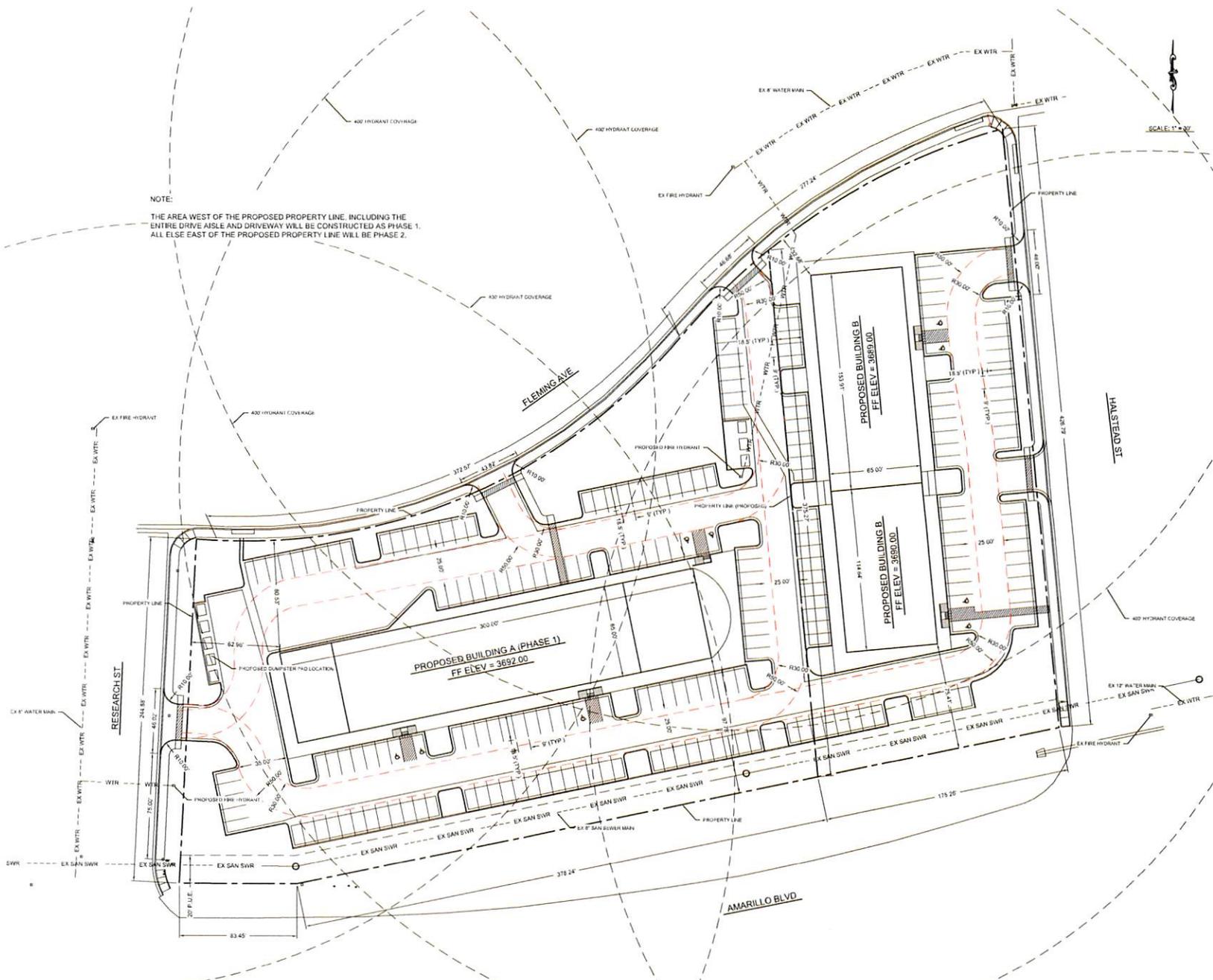
Total Property Area = 4.39 AC

Lot Coverage = 19.31%.

D. Scott Stark, Architect - 209 SW 15th Ave. - Amarillo, Texas 79101 - (806) 670-2376  
This drawing for review purposes only - Not for Construction



Project Location



**NOTE:**

THE AREA WEST OF THE PROPOSED PROPERTY LINE, INCLUDING THE ENTIRE DRIVE AISLE AND DRIVEWAY WILL BE CONSTRUCTED AS PHASE 1. ALL ELSE EAST OF THE PROPOSED PROPERTY LINE WILL BE PHASE 2.

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 12327, Austin, Texas 78712-2327 or (512) 305-9000, has jurisdiction over individuals licensed under the Architects Registration Law, Texas Civil Statutes, Article 249.

**These Drawings Are For Review Purposes Only**  
 Not For Construction

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF CHE SHADLE, P.E. 87046 ON AUG 20, 2019. IT IS NOT TO BE USED FOR CONSTRUCTION BIDDING, OR PERMITTING PURPOSES.



**Retail Center**  
 Research Street  
 Amarillo, Texas

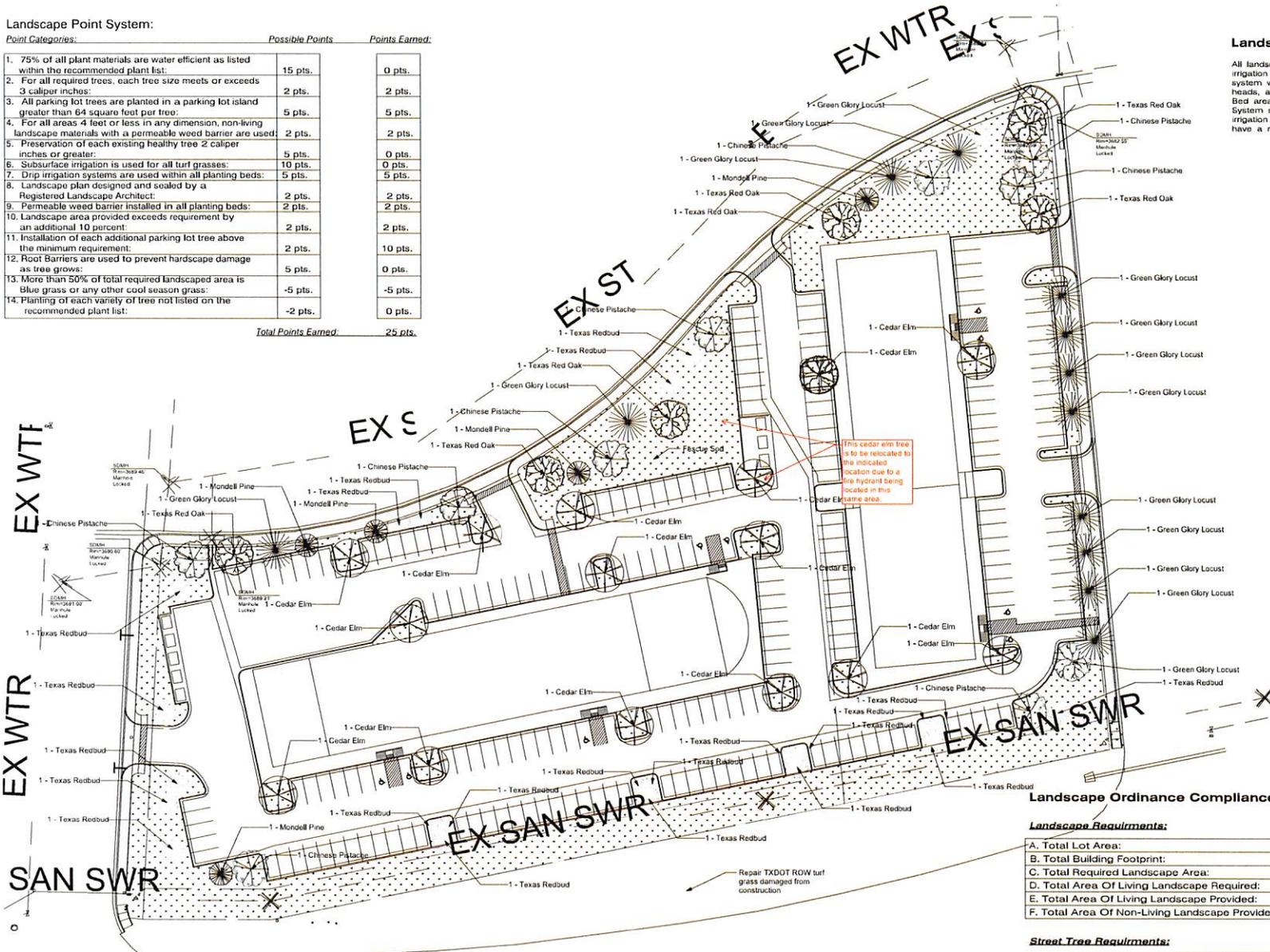


REVISIONS:	
Drawings:	Site Layout
drawn by:	ebj
checked by:	mcs
date:	08.20.19
Sheet	No.

**C1.0**

**Landscape Point System:**

Point Categories:	Possible Points	Points Earned:
1. 75% of all plant materials are water efficient as listed within the recommended plant list:	15 pts.	0 pts.
2. For all required trees, each tree size meets or exceeds 3 caliper inches:	2 pts.	2 pts.
3. All parking lot trees are planted in a parking lot island greater than 64 square feet per tree:	5 pts.	5 pts.
4. For all areas 4 feet or less in any dimension, non-living landscape materials with a permeable weed barrier are used:	2 pts.	2 pts.
5. Preservation of each existing healthy tree 2 caliper inches or greater:	5 pts.	0 pts.
6. Subsurface irrigation is used for all turf grasses:	10 pts.	0 pts.
7. Drip irrigation systems are used within all planting beds:	5 pts.	5 pts.
8. Landscape plan designed and sealed by a Registered Landscape Architect:	2 pts.	2 pts.
9. Permeable weed barrier installed in all planting beds:	2 pts.	2 pts.
10. Landscape area provided exceeds requirement by an additional 10 percent:	2 pts.	2 pts.
11. Installation of each additional parking lot tree above the minimum requirement:	2 pts.	10 pts.
12. Root Barriers are used to prevent hardscape damage as tree grows:	5 pts.	0 pts.
13. More than 50% of total required landscaped area is Blue grass or any other cool season grass:	-5 pts.	-5 pts.
14. Planting of each variety of tree not listed on the recommended plant list:	-2 pts.	0 pts.
<b>Total Points Earned:</b>		<b>25 pts.</b>



**Landscape Irrigation**

All landscaped areas shall receive irrigation from a designed irrigation system which shall include pop-up heads, and rotors for lawn irrigation. Bed areas shall have drip irrigation. System shall be controlled by an irrigation controller/lock and shall have a rain/freeze sensor.

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 13317, Austin, Texas 78713-3317 or (512) 365-9400, has jurisdiction over individuals licensed under the Architects Registration Law, Texas Civil Statutes, Article 249.

These Drawings Are For Review Purposes Only Not For Construction



**For Review Only**  
Cleve Turner III  
Texas Registered Landscape Architect #673  
Not For Regulatory Approval, Permitting, Or Construction!

**Retail Center**  
  
**Research Street  
Amarillo, Texas**



**Landscape Ordinance Compliance Schedule**

**Landscape Requirements:**

A. Total Lot Area:	191,338 S.F.
B. Total Building Footprint:	36,955 S.F.
C. Total Required Landscape Area:	14,782 S.F.
D. Total Area Of Living Landscape Required:	14,782 S.F.
E. Total Area Of Living Landscape Provided:	50,000 S.F.
F. Total Area Of Non-Living Landscape Provided:	0000

**Street Tree Requirements:**

G. Total Length Of Street Frontage:	1,958 L.F.
H. Total Number Of Trees Required Per Street Frontage:	49
I. Total Number Of Trees Provided:	57

**Parking Lot Tree Requirements:**

J. Total Number Of Parking Spaces:	220
Total Number Of Trees Required Per Parking Spaces:	11
L. Total Number Of Trees Provided:	16

**REVISIONS:**

Drawings:	Landscape Site Plan
drawn by:	JFH
checked by:	—
date:	08.20.19
Sheet	No.

**L-1.01**

1 Landscape Site Plan  
Scale: 1" = 30'-0"

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 12337, Austin, Texas 78711-2337 or (512) 651-9000, has jurisdiction over individuals licensed under the Architect's Registration Law, Texas Civil Statutes, Article 499.

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3rd Subission

Retail  
Center

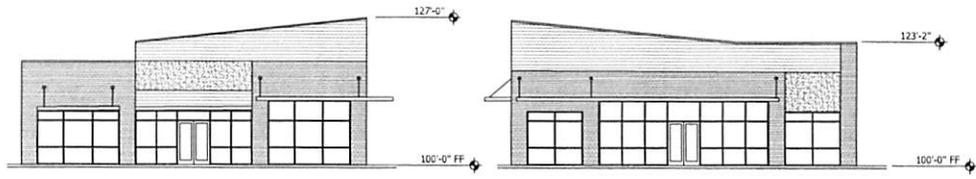
Research Street  
Amarillo, Texas



REVISONS:

Drawings: Exterior Elevations - Building A  
 drawn by:  ds  
 checked by:  ds  
 date: 08.07.19  
 Sheet No.

A2.1

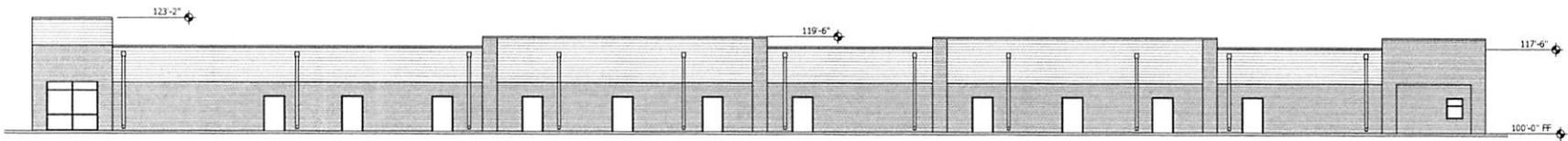


west elevation  
building A  
3/32"=1'-0"

east elevation  
building A  
3/32"=1'-0"



south elevation  
building A  
3/32"=1'-0"

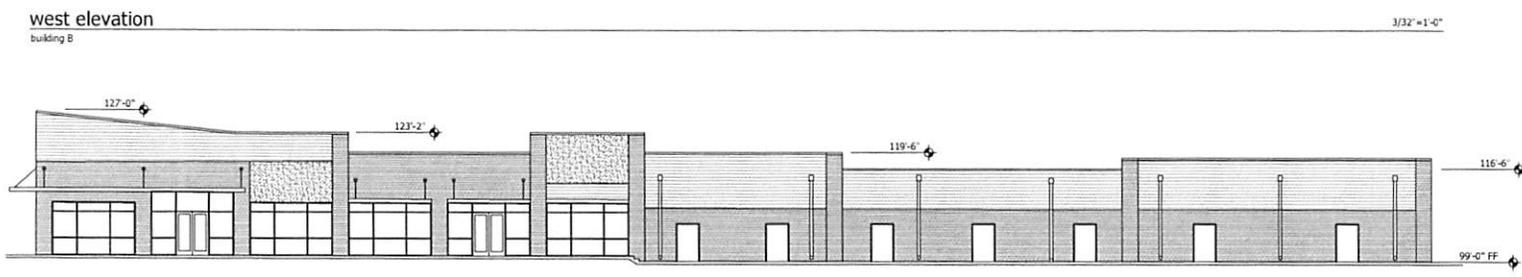
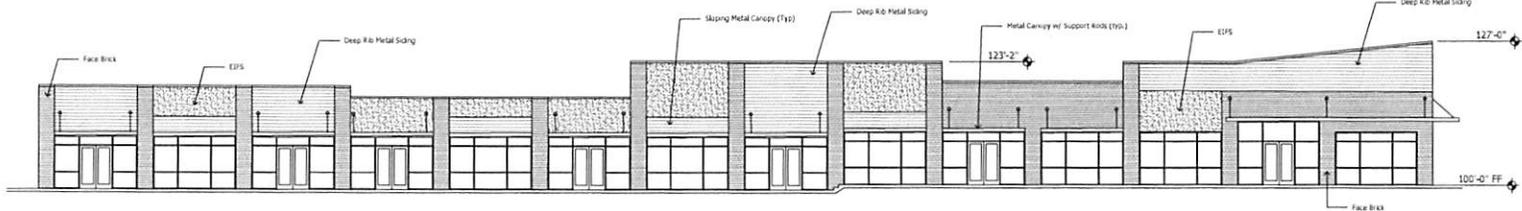
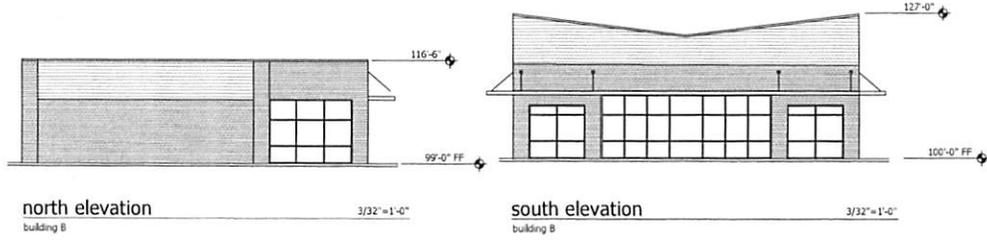
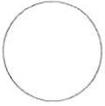


north elevation  
building A  
3/32"=1'-0"

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 12337, Austin, Texas 78711-2337 or (512) 805-6000, has jurisdiction over individuals licensed under the Architects Registration Law, Texas Civil Statutes, Article 295.

These Drawings  
Are For Review  
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Construction



3rd Subission

Retail Center

Research Street  
Amarillo, Texas

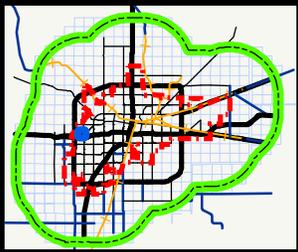
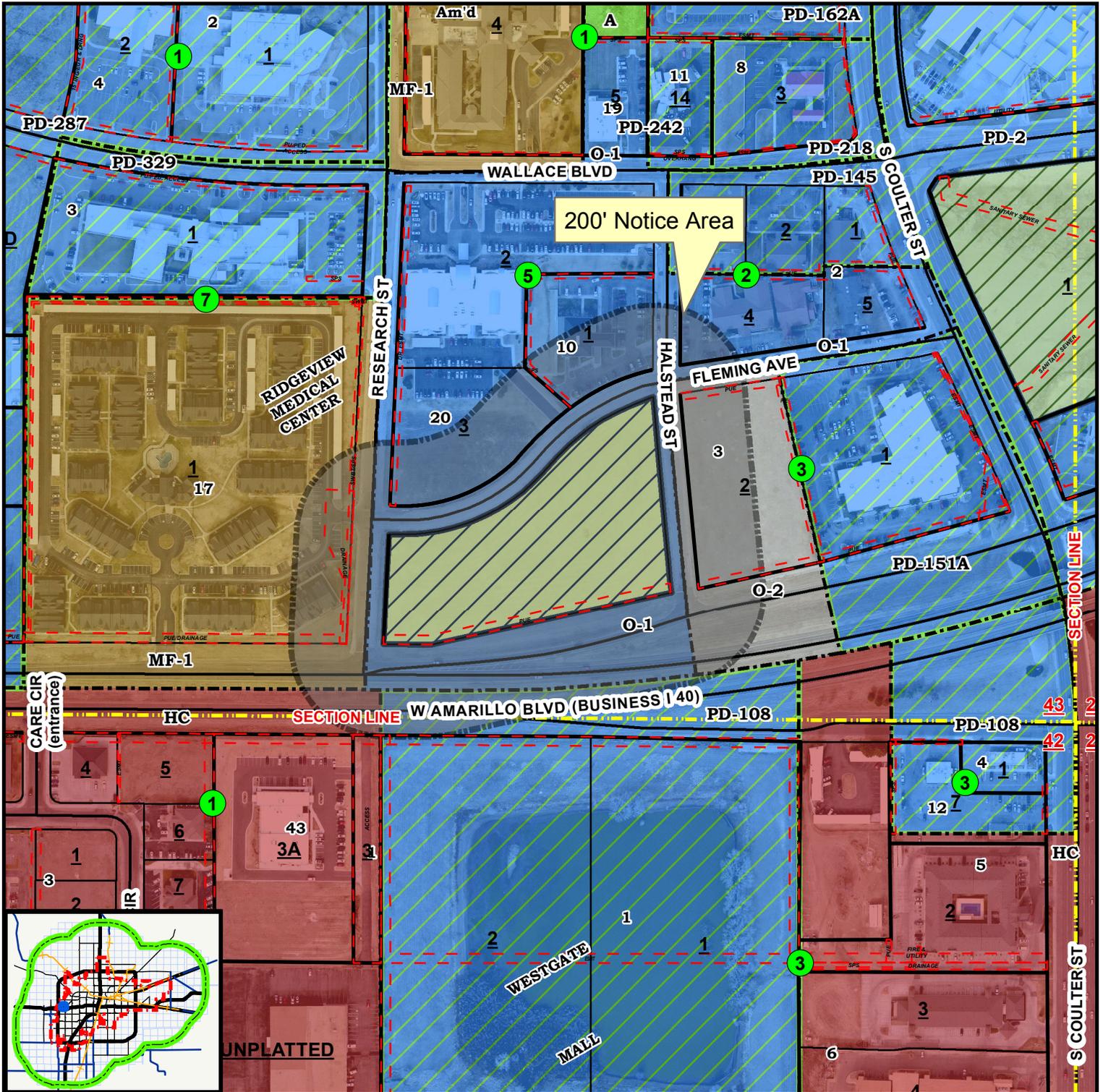


REVISIONS:

Drawings:	Exterior Elevations - Building B
drawn by:	dss
checked by:	dss
date:	08.07.19
Sheet	No.

A2.2

# REZONING FROM O-1 TO PD



## CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1 inch = 300 feet  
 Date: 7/29/2019  
 Case No: Z-19-18



Z-19-18 Rezoning of 4.39 acre tract of unplatted land in Section 43, Block 9, BS&F Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Office District 1 to Planned Development District for office and retail related land uses.

Vicinity: Research St. and Fleming Ave.  
 APPLICANT: Josh Langham for Llano Construction Company, LLC

Tax Account #: R-370-0430-3020.0

AP: 112