



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

12/20/2019

Che Shadle
OJD Engineering, LP
2420 Lakeview Drive
Amarillo TX, 79109

RE: Letter of Action Approval- Z-19-21 Centerport Addition unit No. 9 - ZB1905724 Rezoning to Amended PD

The City of Amarillo has approved the Rezoning of Centerport Addition unit No. 9, Project Number: ZB1905724 on 12/20/2019. The ordinance affecting this change is No. 7829. Attached is a copy of the associated approved site plan.

As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is Jason.Taylor@amarillo.gov or 806/378-5255.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jason Taylor'.

Jason Taylor
Planner I

ORDINANCE NO. 7829

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 NORTH EAST TWENTY FOURTH AVENUE AND FOLSOM ROAD, POTTER COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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 a 102.39 acre tract of unplatted land in Sections 61 and 62, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to Planned Development District 325A for an industrial park and associated uses, site plan attached and incorporated herein as Exhibit A, and being further described below:

A 102.39 acre tract of land out of Sections 61 and 62, Block 2, A. B. & M. Survey, Potter County, Texas, and more particularly described as follows:

BEGINNING on the east right-of-way line of Folsom Road which bears N. 00° 11' 53" E. a distance of 28.93 feet and S. 89° 48' 07" E. a distance of 73.34 from the northwest corner of said Section 61 same being the southwest corner of said Section 62 for the most northerly northwest corner of this tract.

THENCE S. 89° 48' 07" E. a distance of 2700.91 feet to the northeast corner of this tract.

THENCE S. 21° 38' 30" W. a distance of 82.55 feet to a corner of this tract.

THENCE S. 46° 24' 25" W. a distance of 49.79 feet to a corner of this tract.

THENCE S. 20° 27' 24" E. a distance of 923.40 feet to the north right-of-way line of the B.N.S.F. Railroad for the southeast corner of this tract.

THENCE S. 69° 29' 25" W., along said north right-of-way line, a distance of 1000.12 feet to a corner of this tract.

THENCE S. 20° 12' 02" E., continuing along said north right-of-way line, a distance of 24.48 feet to a corner of this tract.

THENCE S. 69° 25' 38" W., continuing along said north right-of-way line, a distance of 747.67 feet to a corner of this tract.

THENCE S. 20° 03' 36" E., continuing along said north right-of-way line, a distance of 44.93 feet to a corner of this tract.

THENCE S. 70° 03' 10" W., continuing along said north right-of-way line, a distance of 1419.65 feet to said east right-of-way line of said Folsom Road for a corner of this tract.

THENCE N. 00° 07' 40" E., along said east right-of-way line, a distance of 1629.63 feet to a corner of this tract.

THENCE N. 07° 25' 26" W., continuing along said east right-of-way line, a distance of 442.09 feet to the most westerly northwest corner of this tract.

THENCE N. 90° 00' 00" E. a distance of 43.50 feet to a corner of this tract.

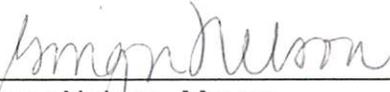
THENCE N. 00° 08' 39" E. a distance of 80.21 feet to the place of BEGINNING and containing 102.39 acres (4,460,283 square feet) of land.

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.

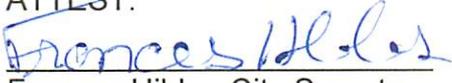
SECTION 5. This ordinance shall become effective from and after its date of final passage.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this the 3rd day of December, 2019 and **PASSED** on Second and Final Reading on this the 10th day of December, 2019.



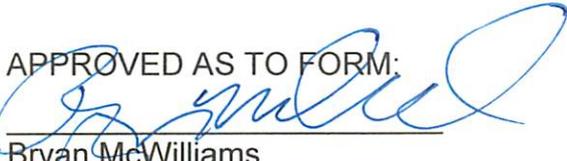
Ginger Nelson, Mayor

ATTEST:



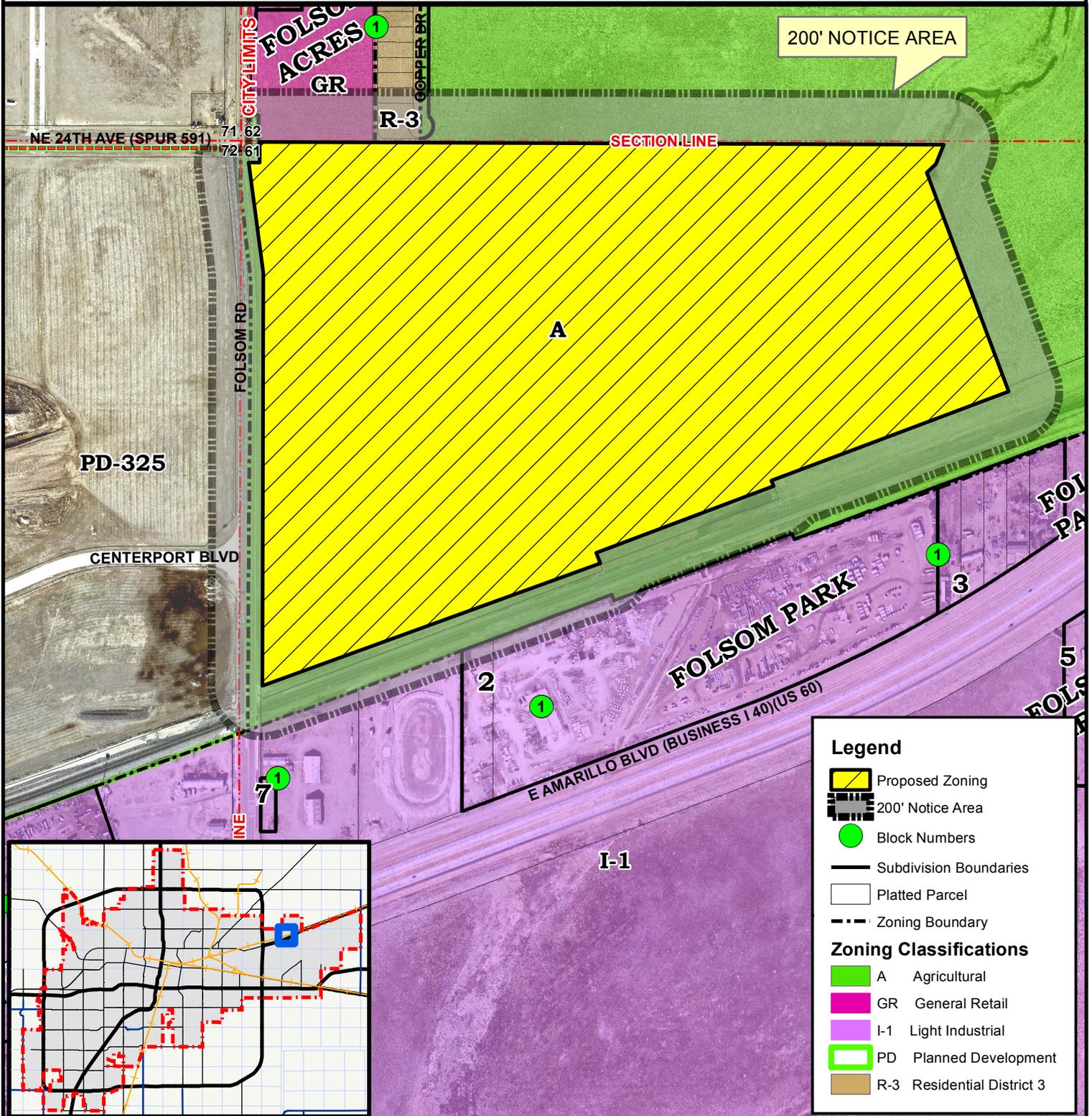
Frances Hibbs, City Secretary

APPROVED AS TO FORM:



Bryan McWilliams,
City Attorney

REZONING FROM A TO PD



Legend

- Proposed Zoning
- 200' Notice Area
- Block Numbers
- Subdivision Boundaries
- Platted Parcel
- Zoning Boundary

Zoning Classifications

- A Agricultural
- GR General Retail
- I-1 Light Industrial
- PD Planned Development
- R-3 Residential District 3

CITY OF AMARILLO PLANNING DEPARTMENT

Rezoning of 102.39 acre tract of land in Section 61, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural to Planned Development.

Applicant: OJD Engineering
Vicinity: Folsom Rd and NE 24th Ave

Scale: 1 inch = 542 feet
Date: 10/30/2019
Case No: Z-19-21



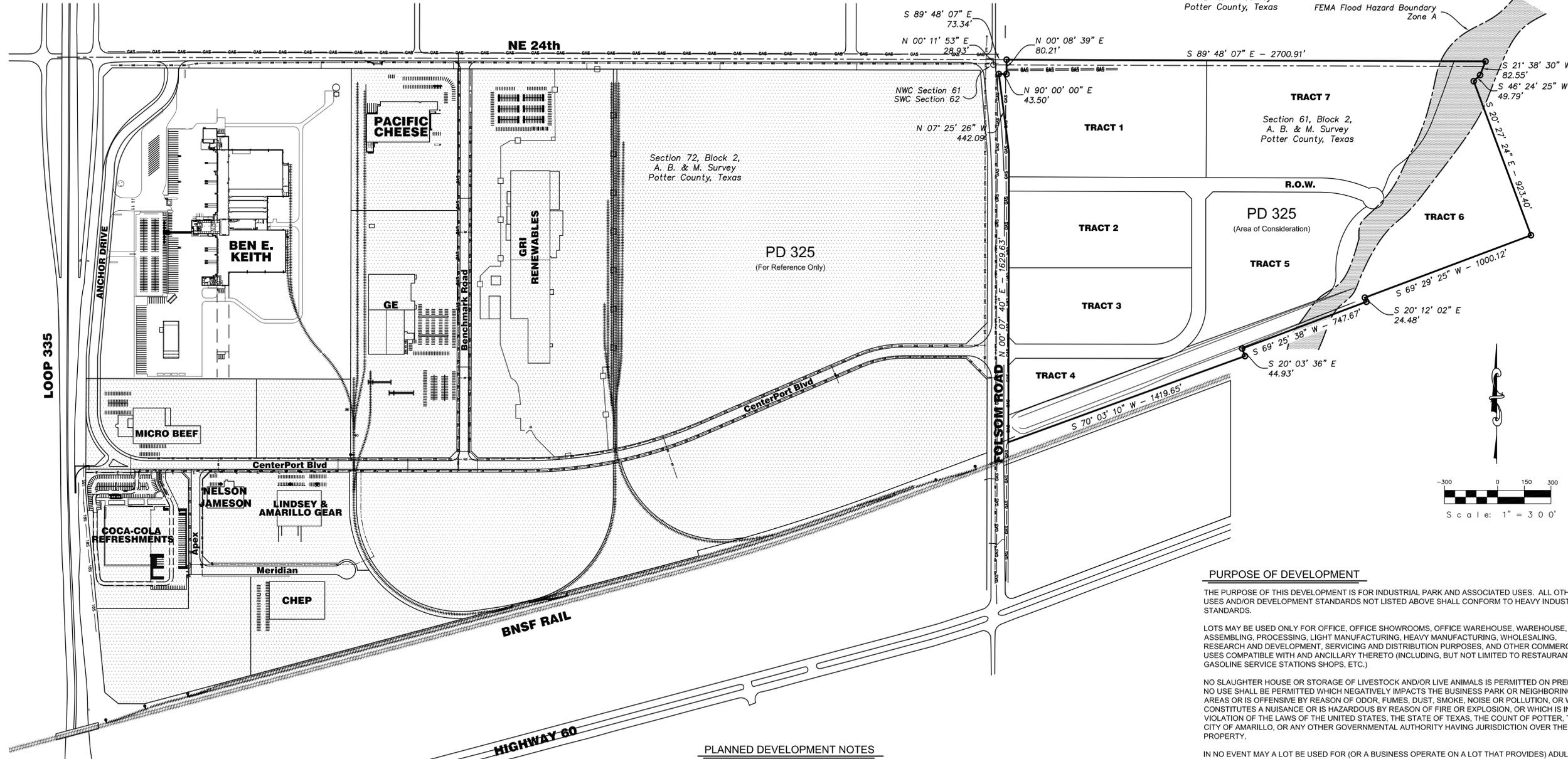
AP: U-10

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.

**PLANNED DEVELOPMENT No. 325 AMENDED
CENTERPORT BUSINESS PARK**

LAND IN SECTION 61 & 62, BLOCK 2,
A. B. & M. SURVEY, POTTER COUNTY, TEXAS
102.39 ACRES

Section 62, Block 2,
A. B. & M. Survey
Potter County, Texas



GENERAL NOTES

1. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48375C0555C, EFFECTIVE DATE JUNE 4, 2010, A SPECIAL FLOOD HAZARD AREA APPEARS TO ENCR OACH INTO TRACTS 5, 6, AND 7 AS SHOWN THEREON.
2. BEARINGS SHOWN ARE BASED ON THE U.S. STATE PLANE OF 1983 - TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK.
3. DISTANCES SHOWN ARE GROUND DISTANCES. GRID TO GROUND SCALE FACTOR: 1.000084
4. ALL RESTRICTIONS SHALL CONFORM RESTRICTIVE COVENANTS FOR AMARILLO CENTERPORT BUSINESS PARK AMARILLO, TEXAS, POTTER COUNTY, TEXAS, AS FILED FOR RECORD IN THE POTTER COUNTY CLERK'S FILE NO. 1277917.
5. SITE PLAN REVIEW WILL BE REQUIRED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS FOR ANY TRACT WITHIN THE PLANNED DEVELOPMENT BOUNDARY.

PLANNED DEVELOPMENT NOTES

- A. All parking and driveways shall conform to the requirements of the Amarillo Centerport Business Park Restrictive Covenants.
- 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 and 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 International 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 Planned Development No. 325, development standards shall comply with the City of Amarillo Zoning Ordinance for Planned Development No. 325 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 where required.

"I acknowledge and agree to all standards of development as listed on this site plan."

Kevin Carter, President & CEO, AEDC

DATE

PURPOSE OF DEVELOPMENT

THE PURPOSE OF THIS DEVELOPMENT IS FOR INDUSTRIAL PARK AND ASSOCIATED USES. ALL OTHER USES AND/OR DEVELOPMENT STANDARDS NOT LISTED ABOVE SHALL CONFORM TO HEAVY INDUSTRIAL STANDARDS.

LOTS MAY BE USED ONLY FOR OFFICE, OFFICE SHOWROOMS, OFFICE WAREHOUSE, WAREHOUSE, ASSEMBLING, PROCESSING, LIGHT MANUFACTURING, HEAVY MANUFACTURING, WHOLESALING, RESEARCH AND DEVELOPMENT, SERVICING AND DISTRIBUTION PURPOSES, AND OTHER COMMERCIAL USES COMPATIBLE WITH AND ANCILLARY THERETO (INCLUDING, BUT NOT LIMITED TO RESTAURANTS, GASOLINE SERVICE STATIONS SHOPS, ETC.)

NO SLAUGHTER HOUSE OR STORAGE OF LIVESTOCK AND/OR LIVE ANIMALS IS PERMITTED ON PREMISES. NO USE SHALL BE PERMITTED WHICH NEGATIVELY IMPACTS THE BUSINESS PARK OR NEIGHBORING AREAS OR IS OFFENSIVE BY REASON OF ODOR, FUMES, DUST, SMOKE, NOISE OR POLLUTION, OR WHICH CONSTITUTES A NUISANCE OR IS HAZARDOUS BY REASON OF FIRE OR EXPLOSION, OR WHICH IS IN VIOLATION OF THE LAWS OF THE UNITED STATES, THE STATE OF TEXAS, THE COUNTY OF POTTER, THE CITY OF AMARILLO, OR ANY OTHER GOVERNMENTAL AUTHORITY HAVING JURISDICTION OVER THE PROPERTY.

IN NO EVENT MAY A LOT BE USED FOR (OR A BUSINESS OPERATE ON A LOT THAT PROVIDES) ADULT ENTERTAINMENT OF ANY KIND. IN NO EVENT MAY ADULT-ORIENTED PRODUCTS OR SERVICES OF ANY KIND OF NATURE BE OFFERED, PRODUCED, DISTRIBUTED, WAREHOUSED, OR OTHERWISE HANDLED ON THE PROPERTY OR LOT.

LEGAL DESCRIPTION

FIELD NOTES for a 102.39 acre tract of land out of Sections 61 and 62, Block 2, A. B. & M. Survey, Potter County, Texas, and more particularly described as follows:

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AMARILLO
4202 Loopview Drive
Amarillo, TX 79102
(806) 352-7117

WELLINGTON
P.O. Box 243
Wellington, TX 79102
(806) 441-2903

WOLFORTH
328 E. Hwy 62, Unit No. 1
Wolforth, TX 79130
(806) 791-2300

OJD Engineering, L.P.
The Benchmark

Wellington | Amarillo | Wolforth
www.OJDEngineering.com

Centerport Business Park
Amarillo, Texas

Planned Development No. 325 Amended

Revisions	
No.	Date:

Project No. Date: October 2019 Drawn By: JA Checked By: MCS/DN Scale: 1" = 300'	Sheet: 1
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