

# THE CITY OF AMARILLO, TEXAS

Interdepartmental  
Office Communication

February 22, 2012

**TO:** Final Distribution

**FROM:** Planning Department

**SUBJECT:** Z-12-01 Rezoning of Block 47, Lot 7, Block 45, Mrs. M.D. Oliver-Eakle Addition, and portions of vacated streets and alleys in Section 171, Block 2, AB&M Survey, Randall County, Texas, to change from Planned Development 126B to Amended Planned Development District 126C for a vehicle storage building addition. (Vicinity: SE 32nd & Fillmore St.)  
APPLICANT: Alana Chilcote

The Amarillo City Commission, at its meeting of January 24, 2012, approved the above-referenced zoning. The ordinance affecting this change is No. 7311. Copies of the ordinance and vicinity sketch are attached. Please post your records accordingly.



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Kelley Shaw, Planning Director



ORDINANCE NO. 7311

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 SOUTHEAST THIRTY-SECOND AVENUE AND FILLMORE STREET, RANDALL COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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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 Commission; and,

WHEREAS, the City Commission 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 COMMISSION 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 Block 47, Lot 7, Block 45, Mrs. M.D. Oliver-Eakle Addition and portions of vacated streets and alleys in Section 171, Block 2, AB&M Survey, Randall County, Texas to change from Planned Development District 126B to Amended Planned Development District 126C for a vehicle storage building addition. (Vicinity: SE 32<sup>nd</sup> Ave. & Fillmore St.)

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.

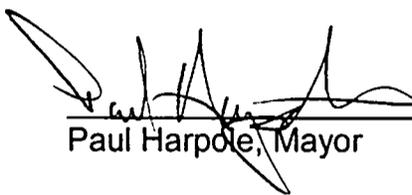
SECTION 3. The Director of Planning is authorized to make corrections and minor changes to the site plan or development documents to the extent that such does not materially alter the nature, scope, or intent of the approval granted by this ordinance.

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.

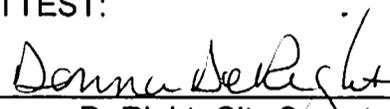
INTRODUCED AND PASSED by the City Commission of the City of Amarillo, Texas, on First Reading on this the 17<sup>th</sup> day of January 2012 and PASSED on Second and Final Reading on this the 24<sup>th</sup> day of January 2012.



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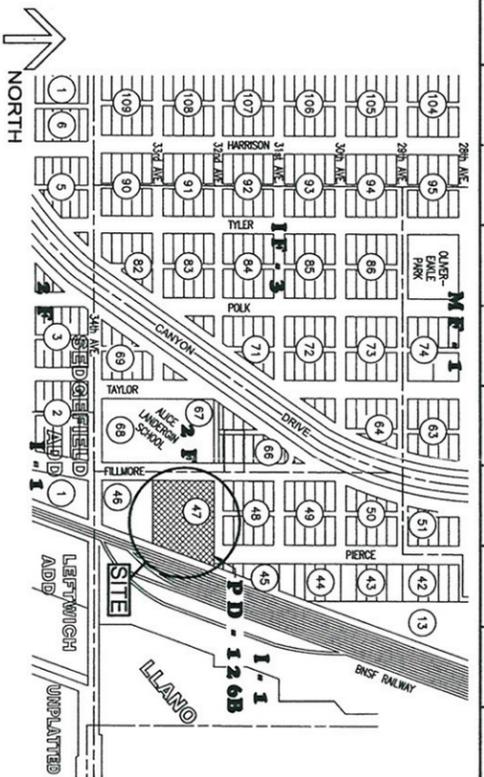
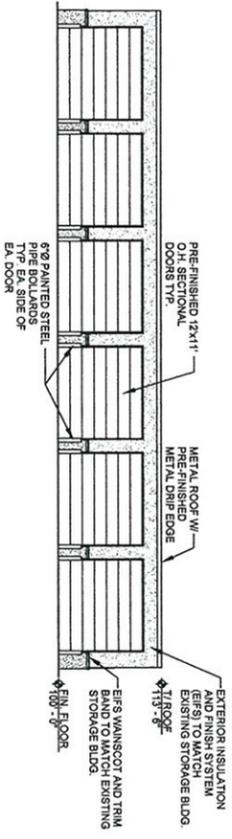
Paul Harpole, Mayor

ATTEST:



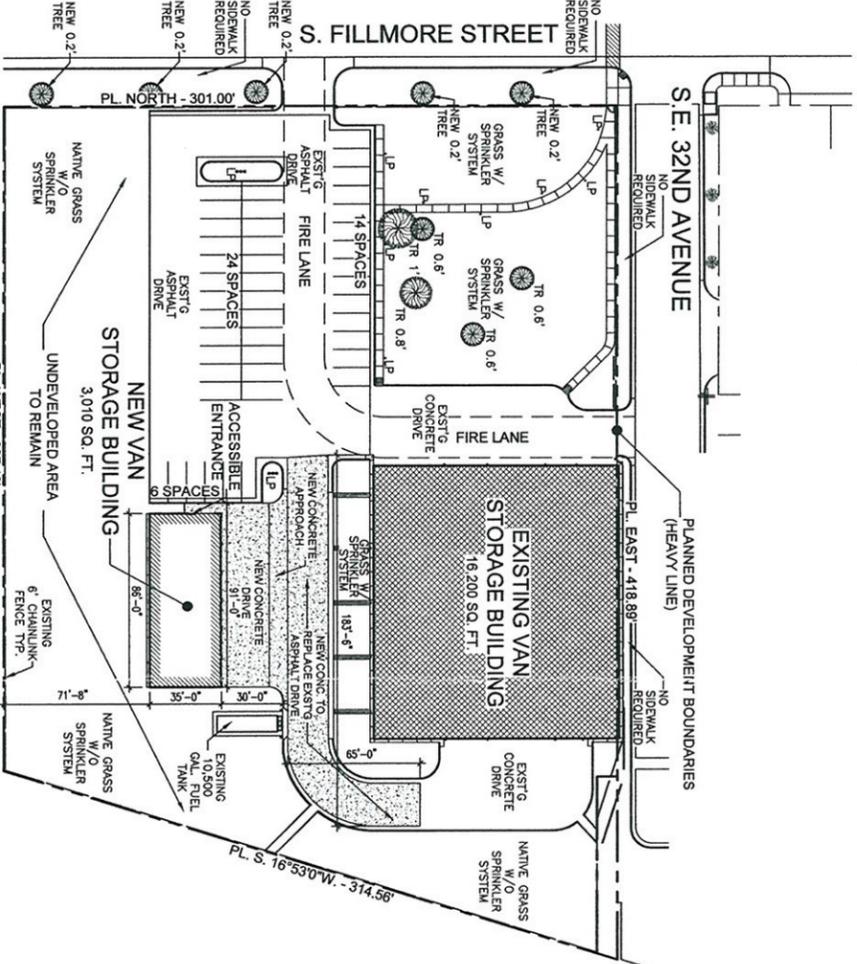
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Donna DeRight, City Secretary



**K1 NORTH EXTERIOR ELEVATION**  
3/32" = 1'-0"

**K6 SITE VICINITY PLAN**  
1" = 400'-0"



**A1 SITE PLAN**  
1" = 40'-0"

**DATA**

**DEVELOPER:** AMARILLO HILL TERRACE CENTER FOR THE AGING, INC.  
ALANA CHILCOTE EXECUTIVE DIRECTOR  
3108 S. FILLMORE  
AMARILLO, TEXAS 79110-1028  
374-4818

**LEGAL DESCRIPTION:** A tract of land consisting of all of Block 47, including a 201 foot wide alley through Block 47, all of Lot 7, Block 45, the North 28.00 feet of an Abandoned Portion of 32nd Avenue lying South of and adjacent to said Block 47, and the Abandoned Portion of South Pierce Street, South of 32nd Avenue, and adjacent to said Block 47 and Lot 7, Block 45, all being in the M. D. Over-stake Addition, an Addition to the City of Amarillo, Potter and Randall Counties, Texas, and containing 112,218 Square Feet of 2.578 Acres More or Less.

**PURPOSE OF DEVELOPMENT:** TO PROVIDE AN ADDITIONAL 3,010 SQ. FT. VAN STORAGE BUILDING WITH CONCRETE DRIVE.

**CURRENT ZONING:** PD- PLANNED DEVELOPMENT DISTRICT 1269.

**PROPOSED ZONING:** YAD- PLANNED DEVELOPMENT DISTRICT.

**TOTAL AREA OF PROPERTY:** 112,218 SQ. FT. (2.578 Acres) More or Less

**BUILDING SQUARE FOOTAGE:** EXISTING VAN STORAGE BUILDING 16,200 SQ. FT.  
NEW VAN STORAGE BUILDING 3,010 SQ. FT.  
TOTAL 19,210 SQ. FT.

**LOT COVERAGE:** 17.12%

**HEIGHT OF BUILDING:** EXISTING VAN STORAGE BUILDING 1 STORY, MAX. 25'  
NEW VAN STORAGE BUILDING 1 STORY, MAX. 13.5'

**NUMBER OF EMPLOYEES:** 1

**HOURS OF OPERATION:** MONDAY THROUGH FRIDAY, 7:30 a.m. TO 5:30 p.m.

**PARKING SPACES REQUIRED:** 20 SPACES. (1 SPACE FOR EACH ONE THOUSAND SQUARE FEET OF FLOOR AREA).

**PARKING SPACES PROVIDED:** 44 SPACES. ADDITIONAL PARKING SPACE FOR VANS INSIDE STORAGE BUILDINGS.

**PERCENT OF LANDSCAPING:** LANDSCAPED, 10.30%; UNDEVELOPED, 32.09%.

**SIGNS:** NO EXISTING OR PROPOSED SIGNS.

**EXTERIOR LIGHTING:** EXISTING LIGHTING ON FACE OF BUILDING. EXISTING PARKING LOT LIGHTING IS POLE LIGHTING. NO ADDITIONAL LIGHTING PROPOSED.

**REFUSE COLLECTION:**

**NOTE:**

- 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.
- ALL EXTERIOR LIGHTING SHALL BE DIRECTED ONTO THE PROPERTY IN SUCH A MANNER TO MINIMIZE GLARE ACROSS ADJACENT PROPERTY LINES.
- 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.
- AN 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.
- ANY AND ALL UTILITY RELOCATIONS OR ADJUSTMENTS REQUIRED FOR THIS DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER(S).
- ALL FENCING, SCREENING, LANDSCAPING, SIGNAGE, AND PARKING AREAS SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES BY THE DEVELOPER. FENCING SHALL BE INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY OR, WITHIN SIX MONTHS OF OCCUPANCY 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.
- 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.
- 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 FOR THIS SITE.
- 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.
- 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.
- 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.
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- THE DEVELOPER SHALL COMPLY WITH ALL ADA REQUIREMENTS.

\*ACKNOWLEDGE AND AGREE TO ALL STANDARDS OF DEVELOPMENT AS LISTED ON THIS SITE PLAN.\*

**NAME:** *Glory Clark*

**EXECUTIVE DIRECTOR:** \_\_\_\_\_

**TITLE:** \_\_\_\_\_

**DATE:** JAN. 09, 2012

**PLANNED DEVELOPMENT DISTRICT**

**PD- 1269**

**Recommended by**

**AMARILLO P&Z COMMISSION**

**Date 1-09-12**

**ORDINANCE 7311**

**PASSED BY CITY COMMISSION**

**1st Reading: 1-17-12**

**2nd Reading: 1-24-12**

REVISIONS	DATE

CHECKED BY	DATE
KP	01/05/12
DRAWN BY	DATE
DP	01/05/12
DATE	JAN. 05, 2012

SHEET NO. **A-1.01** OF 1

AMENDED PLAN DEVELOPMENT PLAN  
PHASE V - 2011 NEW VAN STORAGE BUILDING  
JAN WERNER ADULT DAY CARE CENTER

3108 S. FILLMORE AMARILLO, TEXAS

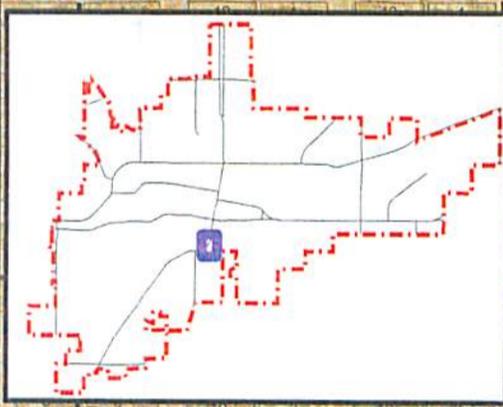
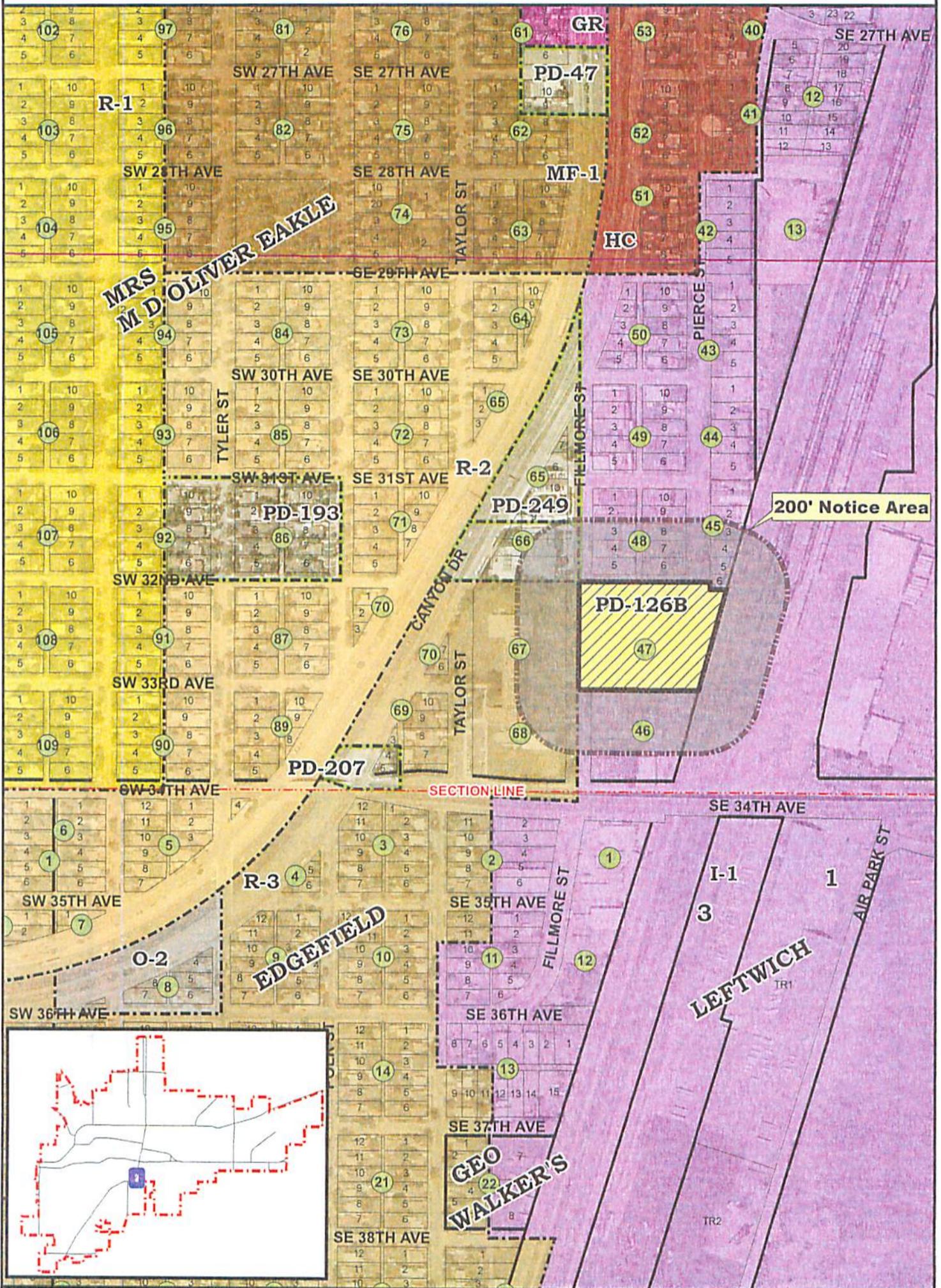
**SPM ARCHITECTS**

718 W 15th AVE AMARILLO, TX 79101  
p 806.374.2341 f 806.372.5038

SPM PROJ. NO. 06042.60

FOR INTERIM REVIEW ONLY  
NOT FOR REGULATORY  
APPROVAL, PERMITTING,  
OR CONSTRUCTION  
KENT R. PARGE, AIA.

# REZONING FROM PD-126B to AMENDED PD



## CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1" = 400'  
Date: 12-14-11  
Case No: Z-12-01



Z-12-01 Rezoning of Block 47, Lot 7, Block 45, Mrs. M.D. Oliver-Eakle Addition, and portions of vacated streets and alleys in Section 171, Block 2, AB&M Survey, Randall County, Texas, to change from Planned Development 126B to amended planned development district for a vehicle storage building.

Applicant: Alana Chilcote

Vicinity: SE 32nd & Fillmore St.

AP: N-13