

THE CITY OF AMARILLO, TEXAS

Interdepartmental
Office Communication

May 23, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: Z-14-10 Rezoning of Lot 4, Block 1, The Colonies Unit No. 54, in Section 40, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways to change from Planned Development District 238 to amended Planned Development District 238D for a restaurant. (Vicinity: S Coulter St & SW 45th Ave)

APPLICANT: Ronald Fiscus

The Amarillo City Council, at its meeting of May 20, 2014, approved the above-referenced zoning. The ordinance affecting this change is No. 7459. Copies of the ordinance and vicinity sketch are attached. Please post your records accordingly.



Kelley Shaw, Planning Director

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 COULTER STREET AND SOUTHWEST FORTY FIFTH AVENUE, RANDALL COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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 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 4, Block 1, The Colonies Unit No. 54, in Section 40, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 238 to amended Planned Development District 238D for a restaurant.

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.

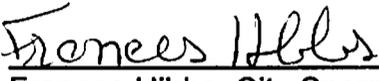
SECTION 6. This ordinance shall become effective from and after its date of final passage.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas,
on First Reading on this the 13 day of May 2014 and PASSED on Second and Final
Reading on this the 20 day of May 2014.



Paul Harpole, Mayor

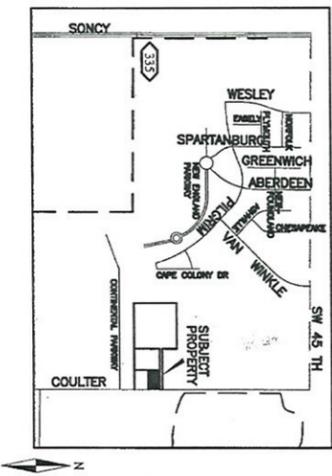
ATTEST:



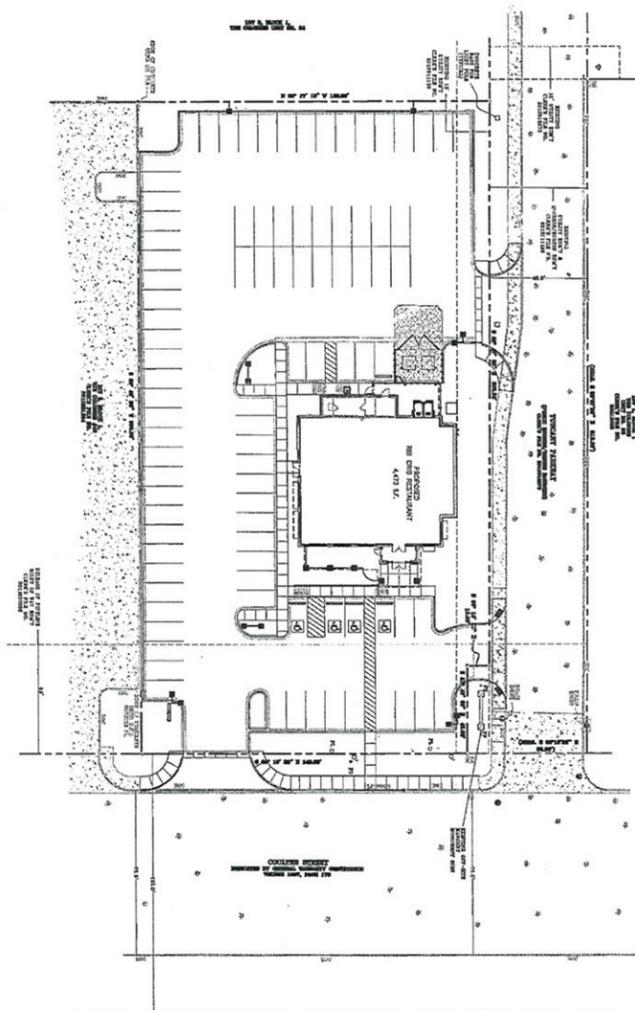
Frances Hibbs, City Secretary

RIB CRIB BBQ RESTAURANT

CITY OF AMARILLO, TEXAS



VICINITY MAP
NOT TO SCALE



0 20 40 80
SCALE
IN FEET

GENERAL NOTES:

- A. SITE IS ZONED PLANNED DEVELOPMENT DISTRICT (PD).
- B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- C. SIGNS ARE TO BE INSTALLED BY LICENSED SIGN CONTRACTOR AND ARE SUBJECT TO SEPARATE PERMITS AND FEES.

LEGAL DESCRIPTION:

Lot 4, Block 1, The Calabas Unit No. 94, an addition to the City of Amarillo, Tarrant County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2013023079 of the Official Public Records of Tarrant County, Texas.

PLANNED DEVELOPMENT DISTRICT
PD- 238D
 Recommended by
AMARILLO P&Z COMMISSION
 Date 5/5/14
ORDINANCE 7459
PASSED BY CITY COUNCIL
 1st Reading: 5/13/14
 2nd Reading: 5/20/14

DEVELOPER:
 THE RIB CRIB BBQ, INC.
 4535 S. HARVARD AVENUE
 DULLES, VA 74130
 PH (703) 581-7223
 FX (918) 728-6933

ENGINEER:
 ALLIANT ENGINEERING, INC.
 JOHN DILLINGER, P.E. PROJECT MANAGER
 233 PARK AVENUE SOUTH, SUITE 300
 MINNEAPOLIS, MN 55415
 PH (612) 758-3086
 FX (612) 758-3089
 E-MAIL: john.dillinger@alliant-inc.com

ARCHITECT:
 K&S GROUP, INC.
 RON FISCUS, ARCHITECT
 333 N. WASHINGTON AVENUE, SUITE 337
 MINNEAPOLIS, MN 55401
 PH (763) 581-7223
 FX (763) 581-7433
 E-MAIL: rfiscus@planscapepartners.com



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 233 Park Ave S, Ste 300
 Minneapolis, MN 55401
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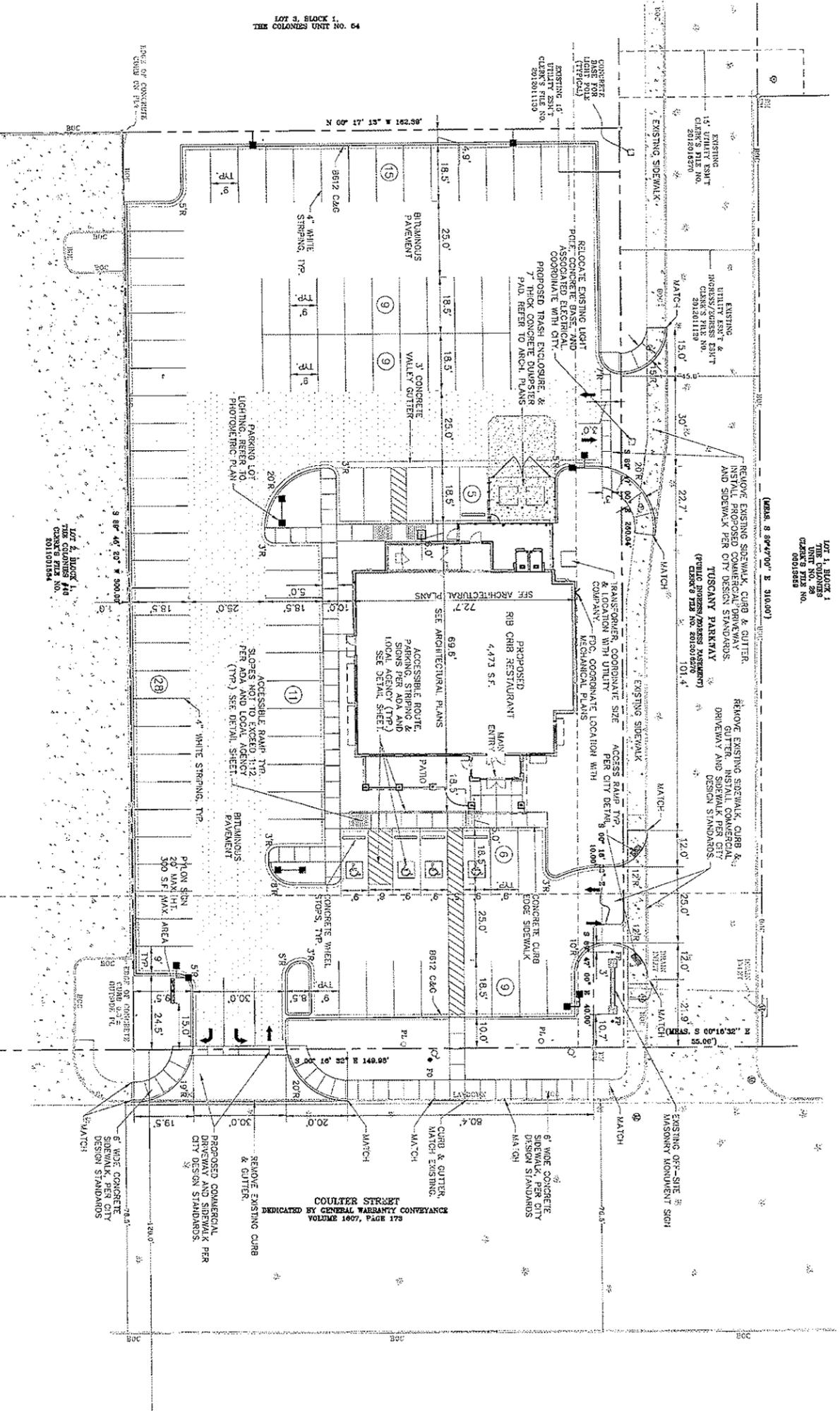
RIB CRIB BBQ
 COULTER STREET & TUSCANY PARKWAY
 CITY OF AMARILLO, TEXAS

COVER SHEET

I hereby certify that this plan, specification, and report were prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of TEXAS.

DATE	ISSUE	DATE
4.4.14	PD Amendment Submittal	
4.28.14	Revised-review comments	

PROJECT TEAM DATA
 DESIGNED: MJM
 DRAWN: MJM
 PROJECT NO: 214-0004



SITE PLAN NOTES:

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR ERECTION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AGENCIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
3. ALL WORK PERFORMED WITHIN THE ROW SHALL COMPLY WITH THE CITY/NOT ENGINEERING DESIGN STANDARDS.
4. CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE ALL UNDERGROUND FACILITIES CONTACT AGENCY WITHIN 10' OF ALL EXISTING UTILITY LOCATIONS. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN.
6. ALL DIMENSIONS, GRADES, EXISTING AND PROPOSED INFORMATION SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK INVADED OR REMOVED DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH INFORMATION HAS NOT BEEN OBTAINED.
7. PROTECT EXISTING CONCRETE FOUNDATIONS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY CRACKED OR BROKEN PAVEMENT CAUSED BY SITE CONSTRUCTION.
8. CONSTRUCTION SHALL PROTECT ADJACENT PROPERTIES & STRUCTURES FROM HAZARDS ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES & SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES & STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
9. CONTRACTOR SHALL NOT IMPERE EXISTING TRAFFIC CIRCULATION TO ADJACENT BUSINESSES. COORDINATE WORK WITH ADJACENT PROPERTY OWNER.
10. CONSTRUCTION SHALL PROVIDE SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, ONCE A DAY 7 HOURS.
11. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO PROTECT AND ELIMINATE ANY DISTURBANCE CAUSED BY AND DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED AND HANDED OVER TO THE CITY OF AMARILLO.
12. CONTRACTOR TO PROTECT THE EXISTING VEGETATION TO BE RETAINED DURING SITE AND BUILDING CONSTRUCTION PROJECTS AS APPLICABLE.
13. THE INSTALLATION OF EROSION & SEDIMENT CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBANCE ACTIVITY.

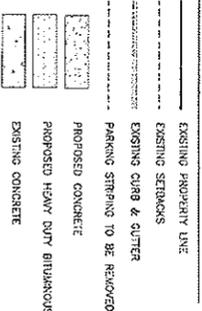
CITY OF AMARILLO SITE PLAN NOTES:

14. ALL PARKING AND DRIVEWAYS SHALL CONFORM TO THE REQUIREMENTS OF THE ORDINANCE AND PARKING MANUAL OF THE CITY OF AMARILLO UNLESS NOTED OTHERWISE.
15. ALL DIMENSIONS SHOWN ARE TO TOP FACE OF CURB, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND SPECIFICATIONS FOR LOCATION OF EXITS, RAIRS, CONCRETE YARDS AND STOPS.
16. ALL CONCRETE CURB & GUTTER ADJACENT TO CONCRETE WALK SHALL BE SEPARATED BY A 1/2" INCH EXPANSION JOINT.
17. CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
18. ALL CURB & GUTTER TO BE CONCRETE B12 TYPE CURB UNLESS NOTED OTHERWISE. PER THE GOVERNING AGENCY STANDARDS.
19. BIRUINUOUS PAVEMENT SECTION DESIGN TO BE IN ACCORDANCE WITH LOCAL CONSTRUCTION STANDARDS. REFER TO GEOTECHNICAL REPORT AND DETAIL SHEET.
20. ALL STRIPING SHALL BE 4" WHITE STRIPING. PER GOVERNING AGENCY STANDARDS.
21. ACCESSIBLE ROUTE SHALL BE PROVIDED FROM ACCESSIBLE STREETS TO BUILDING ENTRANCE. SEE ADAAG COMPLIANCE. THE APPROXIMATE ACCESS LINES SHALL BE MARKED WITH 4" RED STRIPING ON EACH SIDE OF THE FIRE LANE ALONG THE ENTIRE LENGTH OF THE LANE AND "NO PARKING FIRE LANE" SHALL BE STRIPED IN 12" LETTERS EVERY 30' PERPENDICULAR TO THE FIRE LANE. IF A CURB IS PRESENT ALONG ONE SIDE OF THE LANE THE CURB SHOULD BE PAINTED RED IN PLACE OF THE 4" STRIPING (PER 505.3).
22. REFER TO PHOTOGRAPHIC PLAN FOR LOCATIONS, INDICATIVE PAINT OUT AND SPECIFICATIONS. FOUNDATION BY CONTRACTOR.
23. CONCRETE CURB AND GUTTER TO BE 7" THICK CONCRETE PAVEMENT WITH 6" 10/10 W.W.A. CONGR. JTS @ 9" O.C. OVER 4" GASS V. AGRGREGATE BASE. REFER TO SOUS REPORT. VARIATION POSITIVE DRAINAGE. REFER TO ARCHITECTURAL PLANS FOR DRAINAGE DESIGN.
24. THE BUILDING WILL BE STRIPED. REFER TO ARCHITECTURAL PLANS.
25. CONTRACTOR SHALL COORDINATE WITH THE CITY OF AMARILLO THE USUAL FOR POSTING OF FIRE LANE CURB MARKINGS & SIGNAGE. PROVIDE A SIGN FOR THE CITY OF AMARILLO TO BE PLACED AT THE END OF THE FIRE LANE. THE APPROXIMATE ACCESS LINES SHALL BE MARKED WITH 4" RED STRIPING ON EACH SIDE OF THE FIRE LANE ALONG THE ENTIRE LENGTH OF THE LANE AND "NO PARKING FIRE LANE" SHALL BE STRIPED IN 12" LETTERS EVERY 30' PERPENDICULAR TO THE FIRE LANE. IF A CURB IS PRESENT ALONG ONE SIDE OF THE LANE THE CURB SHOULD BE PAINTED RED IN PLACE OF THE 4" STRIPING (PER 505.3).
26. SIGNS ARE TO BE INSTALLED BY LICENSED SIGN CONTRACTOR UNDER SEPARATE PERMIT.

DEMOLITION NOTES:

1. DO NOT DEMOLISH UNTIL PERMITTED. SEPARATE CONTRACTS ARE IN PLACE PROVIDING ALL NECESSARY MEASURES TO KEEP LEVELS TO A MINIMUM. PROVIDE SWEEPING OR ADJACENT PARKING AS NEEDED.
2. LOCATE AND PROTECT ALL UTILITIES PRIOR TO AND DURING DEMOLITION. UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION AND ARE NOT TO BE GUARANTEED. CONTACT PRIVATE UTILITY SERVICE FOR DISCONNECTION AND REMOVAL.
3. REMOVE DEMOLITION DEBRIS WITHIN 24 HOURS. BROKERAGE OF SALVAGED MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. MATERIALS PROVIDED BY CONTRACTED DISPOSAL SERVICE IS CONSIDERED REMOVED.
4. PROTECT EXISTING SITE FEATURES DURING CONSTRUCTION. REPLACE ANYTHING DAMAGED WITH NEW CONSTRUCTION.
5. PAVEMENT SHALL BE SAW CUT AT LIMITS OF REMOVAL. REMOVAL MAY OCCUR AT DIRECTION OF CONTRACTOR. CONSTRUCTION SHALL BE PROVIDED DURING CONSTRUCTION.
6. TEMPORARY STREET SIGNS, LIGHTING AND ADDRESSERS SHALL BE PROVIDED DURING CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL & DISPOSAL OF THE EXISTING CONCRETE &/OR BIRUINUOUS SAW CUT OR JACK SAWED FOR STRAIGHT EDGES. TACK SHALL BE USED ON BIRUINUOUS EDGE PRIOR TO PATCHING. WATCH EXISTING CURBS.

SITE LEGEND:



SURVEY STANDARD SYMBOLS

- 1. 1/2" IRON ROD 7/16" DIA
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SITE DATA:

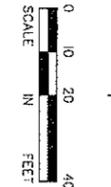
PROPOSED USE:	RESTAURANT	PERMITTED DEVELOPMENT
EXISTING LOT AREA:	4,726 S.F. (1.10 ACRES)	
PROPOSED RIB CRIB FOOTPRINT:	4,473 S.F.	
PROPOSED BUILDING HEIGHT:	5 STORY (21'-0")	
PROPOSED OCCUPANCY:	RESTAURANT	
NUMBER OF OCCUPANTS:	150	
NUMBER OF EMPLOYEES:	150	
LOT COVERAGE:	11.45%	
PARKING DATA:	132 VEHICLE PARKING & LOADING SPACES	
REQUIRED PARKING:	92 (4 ACCESSIBLE PARKING INCLUDED)	
REMARKS:	REMARKS: SHALL NOT EXCEED 1/2 SQUARE FOOT PER LINEAR FOOT OF STREET FRONTAGE. PLUS ONE SQUARE FOOT PER LINEAR FOOT OF BUILDING FRONTAGE. PRESSURIZED STAIRS ARE LIMITED TO ONE PER LOT AND ARE NOT TO EXCEED A HEIGHT OF 20 FEET AND 120 SQUARE FEET IN AREA.	

RIB CRIB BBQ
 COULTER STREET & TUSCANY PARKWAY
 CITY OF AMARILLO, TEXAS

SITE PLAN



Know what's below.
 Call before you dig.
 Dial 811
 Or Call 800-282-7411



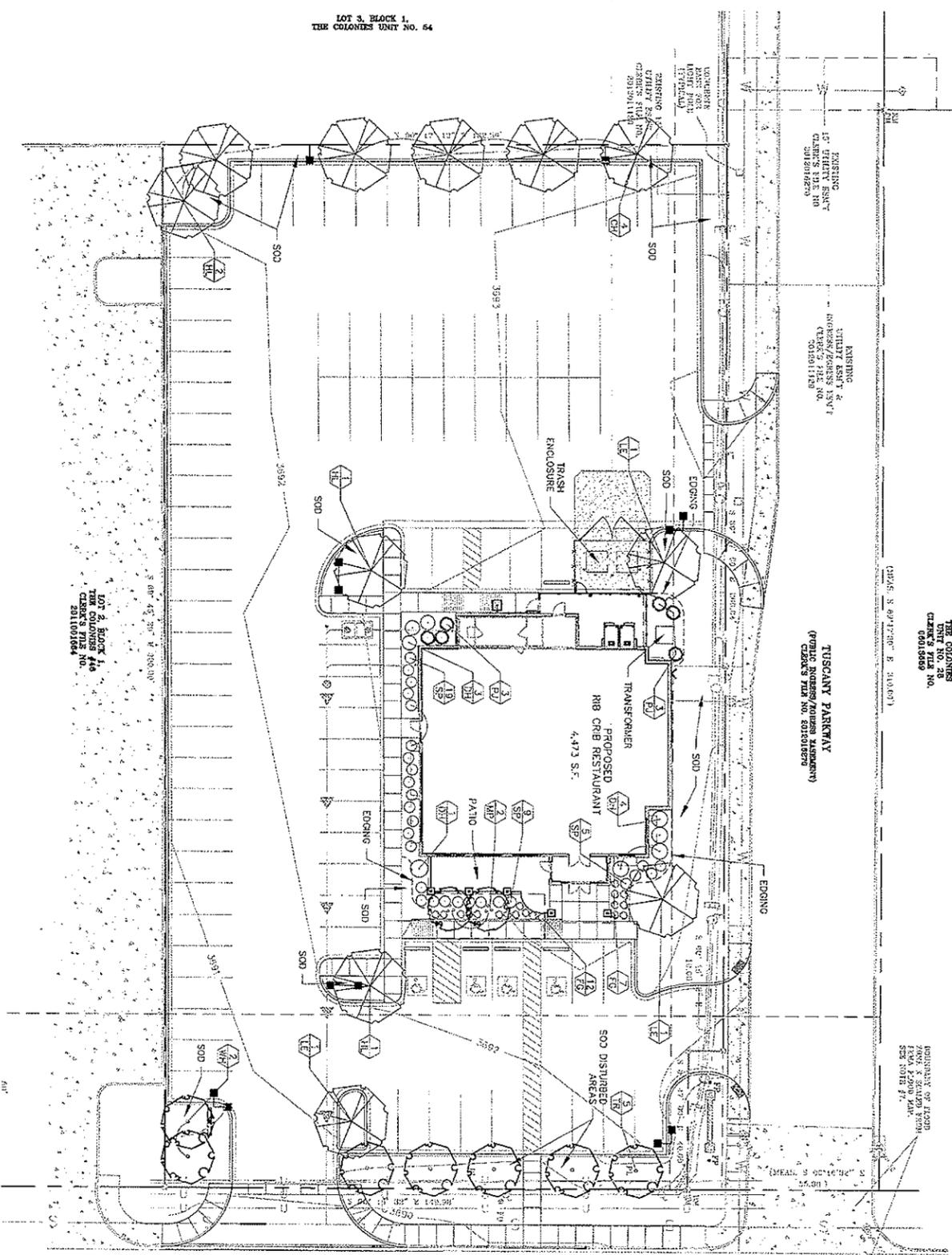
KEY	QTY	COMMON NAME	BOTANICAL NAME	NATURE H. X W	SIZE	DENSITY UNITS	REMARKS
WH	2	TREES					
TR	3	WASHINGTON Hawthorn	<i>Cotoneaster phenopyrum</i>	25' X 20'	3" CAL. B&B		STANDARD TRUNK, 10' V-CUTS
LE	3	LACINARIA Elm 'Allee'	<i>Ulmus parvifolia 'Eriar' II</i>	50' X 35'	3" CAL. B&B		STANDARD TRUNK, 10' V-CUTS
TR	3	TEXAS REDBUD	<i>Cercis canadensis var. texensis</i>	20' X 15'	3" CAL. B&B		STANDARD TRUNK, 10' V-CUTS
MP	2	NEW JERSEAN PRIVET	<i>Forstiera neovehena</i>	15' X 10'	3" CAL. B&B		STANDARD TRUNK, 10' V-CUTS
CH	4	COMMON HACKBERRY	<i>Celtis occidentalis</i>	50' X 50'	3" CAL. B&B		STANDARD TRUNK, 10' V-CUTS
HL	4	SKYLINE HONEYLOCUST	<i>Gleditsia triacanthos</i>	50' X 50'	3" CAL. B&B		STANDARD TRUNK, 10' V-CUTS
SH	33	SHRUBS					
SP	33	BLUE MIST SPIREA	<i>Corydoxia elaidonensis</i>	3' X 3'	3 GAL. POT		MIN. 5 CANES
PJ	6	PRITZER JUNIPER	<i>Juniperus chinensis 'Compact Pritzer'</i>	4' X 6'	5 GAL. POT		
DH	8	CARISSA HOLLY	<i>Ilex cornuta 'Corssid'</i>	3' X 4'	3 GAL. POT		
PG	19	PERENNIALS					
FG	19	DWARF FOUNTAIN GRASS	<i>Pennisetum alopecuroides 'HomeH'</i>		1 GAL. POT		

NOTE: CALIPER OF TRUNK SHALL BE MEASURED 1" ABOVE THE GROUND.

LANDSCAPE SCHEDULE

LANDSCAPE REQUIREMENTS:

LANDSCAPE TREES: 20 TREES
 LANDSCAPE SHRUBS: 40 TREES
 OFF-SITE PARKING LANDSCAPING: 13% OF 47,258 S.F. = 7,193 S.F.
 PROVIDED: 9,384 S.F. (19.8%)

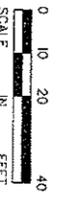
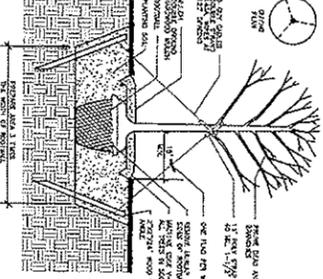
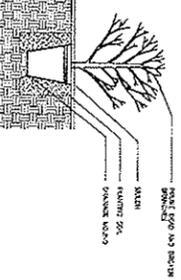
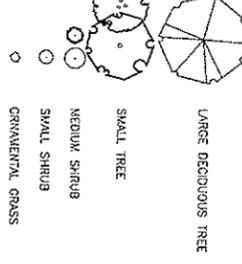


COULTER STREET
 DEDICATED BY GENERAL WARRANTY CONVEYANCE
 VOLUME 1607, PAGE 173

LANDSCAPE PLAN NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
- ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO CONFORMANCE WITH ANSI Z60.1, THE "AMERICAN STANDARD FOR NURSERY STOCK," AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN. SOIL TEST OF GROUND, PESTS, OR OTHER CONSTRUCTION DEBRIS SHALL BE PROVIDED.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN SHALL GOVERN.
- INSTALL 1'-0" MIN. OF SELECT TOPSOIL TO ALL SHRUB AREAS. CONTRACTOR IS RESPONSIBLE FOR THE FINE GRADING OF SOD AREAS.
- CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
- ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH 4" DEPTH OF HARDWOOD MULCH OVER WEDGED DRAINAGE. SOIL TO BE VALUED FROM BLACK DRAINAGE EDGING OR APPROVED EQUIV.
- INSTALL 3'-4" DEPTH HARDWOOD MULCH, 3'-6" FROM BASE OF THE TREES THAT ARE ISOLATED FROM PLANT BEDS ONE TO TWO INCHES.
- CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE PROPERLY REMOVED AND REPAIRED (AS PER SECTION OF OWNER).
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- LANDSCAPE CONTRACTOR TO WATER AND MAINTAIN ALL PLANT MATERIALS AND SOD UNTIL FINAL ACCEPTANCE.
- ALL MATERIAL SHALL COMPLY WITH STATE AND LOCAL CONSTRUCTION STANDARDS.
- REPAIR AT NO COST TO OWNER ALL DAMAGE TO PROPERTY RESULTING FROM LANDSCAPE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE ALL UNDERGROUND FACILITIES. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC., RESULTING FROM LANDSCAPE WORK.
- LANDSCAPE CONTRACTOR TO CORRODATE INSTALLATION WITH GENERAL CONTRACTOR.
- AFTER COMPLETION OF WORK AND PRIOR TO LEAVING SITE, SWEED AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OR DEMOLITION. LANDSCAPE CONTRACTOR SHALL REMOVE ALL OF THEIR OWN DEBRIS FROM SITE.
- ALL PAVING SOIL BELOW ROOT BALL SHALL BE COMPACTED AND THOROUGHLY WATERED PRIOR TO PLANTING.
- LANDSCAPE CONTRACTOR TO PROTECT EXISTING VEGETATION TO BE RETAINED DURING SITE AND BUILDING CONSTRUCTION PHASES, AS APPLICABLE.
- LANDSCAPE CONTRACTOR SHALL INSTALL PERIMETER SOD IN DENOTED AREAS PER LOCAL NURSERY STANDARDS. SOD SHALL BE Laid PARALLEL TO THE CONTIGUOUS AND HAVE STAGGERED JOINTS.
- CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF AN IRRIGATION SYSTEM INCLUDING CONTROLS, ELECTRICAL AND WATER SERVICE CONNECTIONS WITH 100% COVERAGE FOR SOD AND SHRUB AREAS FOR 5 YEARS. CONTRACTOR SHALL PROVIDE SOD AND SHRUBS WITH 100% COVERAGE FOR SOD AND SHRUB AREAS FOR 5 YEARS. CONTRACTOR SHALL PROVIDE SOD AND SHRUBS WITH 100% COVERAGE FOR SOD AND SHRUB AREAS FOR 5 YEARS. CONTRACTOR SHALL PROVIDE SOD AND SHRUBS WITH 100% COVERAGE FOR SOD AND SHRUB AREAS FOR 5 YEARS.
- SYSTEM SHALL HAVE A RAIN/FREEZE SENSOR SHUTOFF. USE RAINING OR APPROVED CAL. EQUIVALENT INSTALLATION WITH WORK OF OTHER SECTIONS.
- GENERAL CONTRACTOR SHALL FOLLOW THE STATE SOIL AND EROSION CONTROL SPECIFICATIONS FOR DISTURBED AREA STABILIZATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REQUIRED PERMITS TO BE ISSUED BY REVENUE AGENCY.
- BACK OF CURB TO PROPERTY LINE (EXCLUDING THE SIDEWALK) MUST BE LANDSCAPED.

LANDSCAPE LEGEND:



RIB CRIB BBQ

COULTER STREET & TUSCANY PARKWAY
 CITY OF AMARILLO, TEXAS

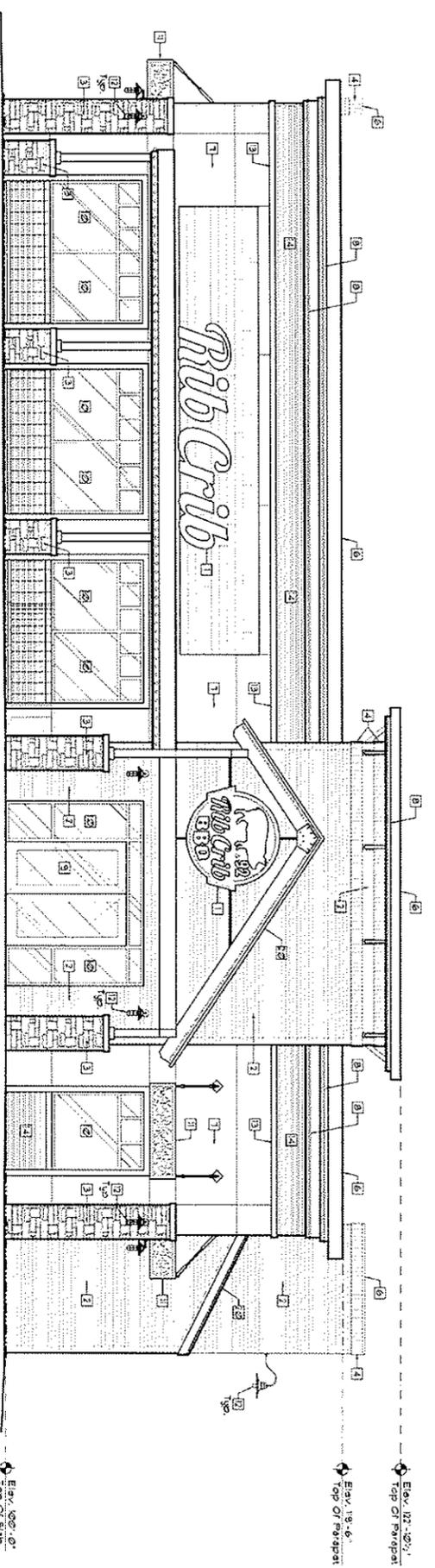
LANDSCAPE PLAN



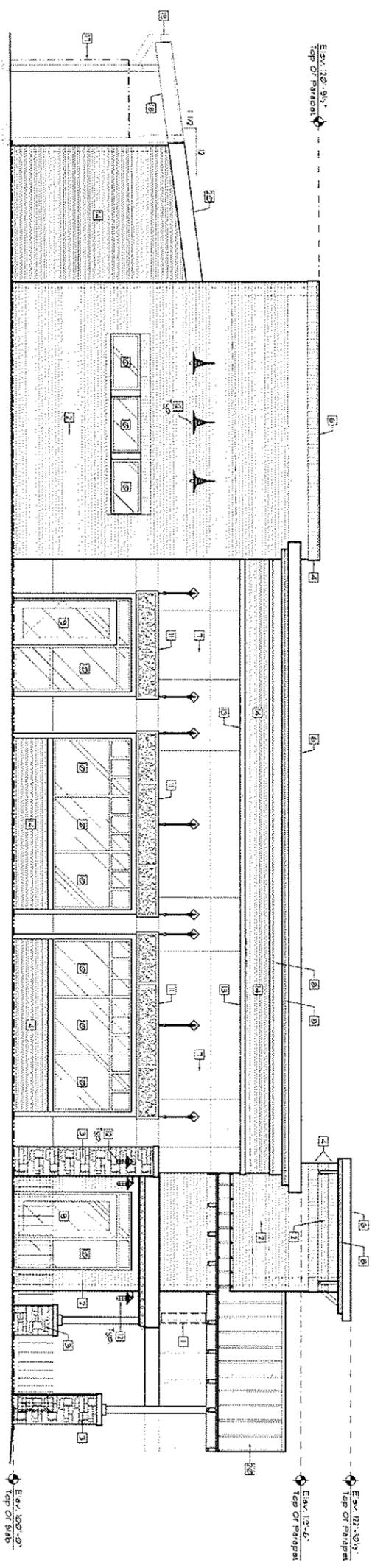
ALLIANT
 ENGINEERING
 233 Park Ave S, Ste 300
 Amarillo, TX 79101
 807.738.3080 MAIN
 807.738.3089 WWW.ALLIANT-INC.COM

DATE	ISSUE
4.14.14	PD Amendment Submittal
4.29.14	Revised - Review comments

PROJECT TEAM DATA
 DESIGNER: EK
 DRAWN: UAU
 PROJECT NO: 214-0094



1 EAST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

Keynote Schedule	
Mark	Description
11	New Mason Signage Provided By Owner. Connected Electrically By Contractor.
2	Modular Face Brick. Running Bond. Field Color. Refer: Finish Notes.
3	Non-Ferrous Stone Refer: Finish Notes.
4	Brick Soldier Course Accent Color. Refer: Finish Notes.
5	EIFS. Corner. Refer: Details.
6	Custom Metal Coping. Refer: Details & Finish Notes.
7	EIFS. Or 1" Or 3" Rigid Insul. On Studs. 1/2" Dia. Over. Ext. Cap. Sheathing. On 2x6 Wood Stud Trussing. Refer: Finish Notes. Provide 1/2" Rigid Insul. On Back Wall.
8	Red LED Band. Provided By Owner. Connected Electrically By Contractor. Refer: Electrical Notes.
9	New Aluminum Glass Door. Unframed. Safety Glassing. Refer: Door Schedule.
10	1" Insulated Glass Unit. Aluminum Frame. Refer: Glass Schedule.
11	New Tubework. Aluminum. Refer: Exterior Finish Notes.
12	New Exterior Performance Wall System. Light Fixture. Refer: Light Fixture Schedule.
13	EIFS. Trim. Refer: Wall Sections.
14	Pre-fabricated Walk-in Cooler Unit. Unframed Metal Door. Painted. Refer: Finish Notes.
15	New Acrylic Light. Refer: Light Fixture Schedule.
16	Painted Wood Signage Provided & Installed By Owner. Line of Wood Fencing/Retain Enclosure.
17	New Wood Beam. Iron Posts & Rails. Painted. Refer: Finish Notes.
18	Painted Metal Gutter & Downspout Assembly. Standing Seam Metal Roof. Or 1/4" Rigid Insul. Or 5/8" Plywood Deck. Refer: Specifications.
19	1/2" Reveal. Refer: C.A. 3.
20	Brick Soldier. Pedestal. Accent Color. Refer: Finish Notes.

ISSUANCE NOTE
REVISIONS SHALL BE INSTALLED FIELD AT ALL SITES. ALL REVISIONS SHALL BE IDENTIFIED UNDER A SEPARATE SHEET.

NOTE
CONTRACTOR SHALL VERIFY TO BE BUILT AS SHOWN. ALL DIMENSIONS SHALL BE EXTENDED THROUGH FACE OF CURB.

IFS GROUP
ARCHITECTS • ENGINEERS • PLANNERS • LAND SURVEYORS • SCIENTISTS
11001 Stemmecker Avenue, Suite 200
Dallas, Texas 75243
www.ifsgrp.com

**PRELIMINARY
NOT FOR CONSTRUCTION**

RIB CRIB
AMARILLO TEXAS

PROJECT: RIB CRIB
NO. DATE DESCRIPTION

PROJECT NO. 14-165-09
FILE NAME
DRAWN BY
DESIGNED BY
REVIEWED BY
ISSUE DATE
CLIENT PROJECT NO.

TITLE: EXTERIOR ELEVATIONS

SHEET: A2.11

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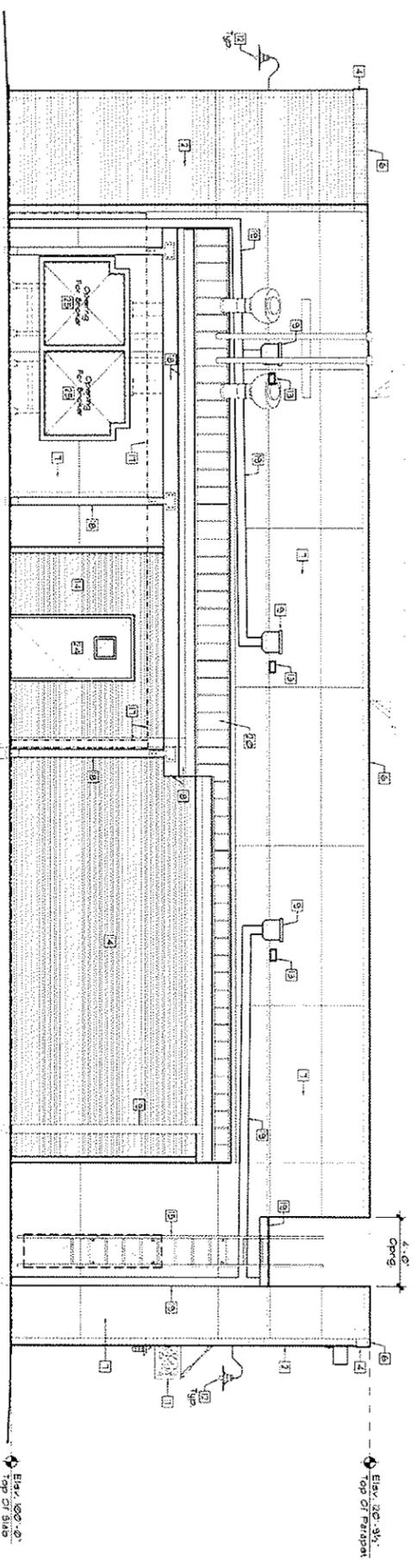
1/4" = 1'-0"

**PRELIMINARY
 NOT FOR CONSTRUCTION**

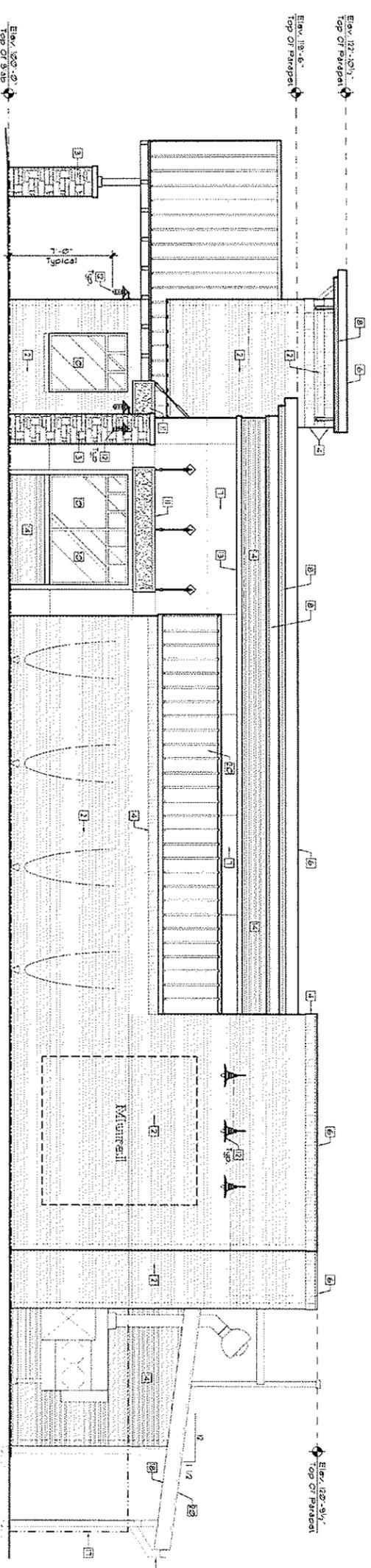
Mark	Description
1	New Basalt Signage Provided By Owner, Connected Electrically To Generator.
2	Modular Flat Black Spring Bond Seal Color Refer: Finish Notes
3	Manufactured Stone Refer: Finish Notes
4	Black Border Coarse Accent Color. Refer: Finish Notes.
5	EIFS. Corolla Soffer. Details.
6	Custom Metal Coping. Refer: Details & Finish Notes.
7	EIFS. On 1" On 3" rigid Insul. On Sloped Wall Over Existing Structure. Provide 1/2" Rigid Insul. On Back Wall.
8	Red LED Band Provided By Owner. Connected Electrically To Generator. Refer: Electrical Section Locations.
9	New Structural Glass Door. Untempered Safety Glass. Refer: Door Schedule.
10	Insulated Glass Set in Aluminum Frame. Spacers New. Turquoise Anodizing. Refer: Superior Finish Notes.
11	New Exterior Performance Wall. Science Light Fixture. Refer: Light Fixture Schedule.
12	EIFS. Tin. Refer: Wall Section.
13	Perforated Wall. In Center Unit. Uninsulated Metal Door. Synchro. Soffer. Finish Notes.
14	New Anodizing Light. Soffer. Light Fixture Schedule.
15	Painted Wood Sillings Provided & Installed By Tenant.
16	Line Of Wood Facing/Radius Enclosure.
17	New Wood Beam. 7/8" Posts & Rails. Painted. Refer: Finish Notes.
18	Prefinished Metal Gutter & Downspout Assembly.
19	Standing Seam Metal Roof On 3/4" Roofing. Refer: On Site Finish Notes.
20	EIFS. Recessed Deck. Soffer. Specification.
21	1/2" Recessed. Refer: C.A. 3.
22	Brick Soffer. Pedestal. Accent Color. Refer: Finish Notes.

ISSUED NOTE
 ITEMS FURNISHED AND INSTALLED TYPICAL AT ALL SITES. ALL SITES TO BE PROVIDED UNDER A SEPARATE PERMIT.

NOTE
 DOWNSPOUTS SHALL CONSENT TO DRAINAGE SCHEDULE AND ALSO DRAIN THROUGH FACE OF CURB.



1 WEST ELEVATION
 1/4" = 1'-0"



2 NORTH ELEVATION
 1/4" = 1'-0"

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RIB CRIB

AMARILLO TEXAS

REVISION SCHEDULE

NO. DATE DESCRIPTION

PROJECT NO. 14-16549

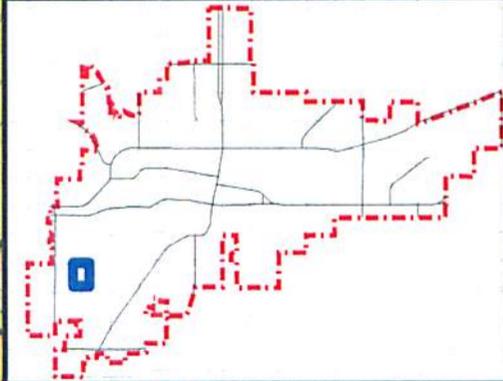
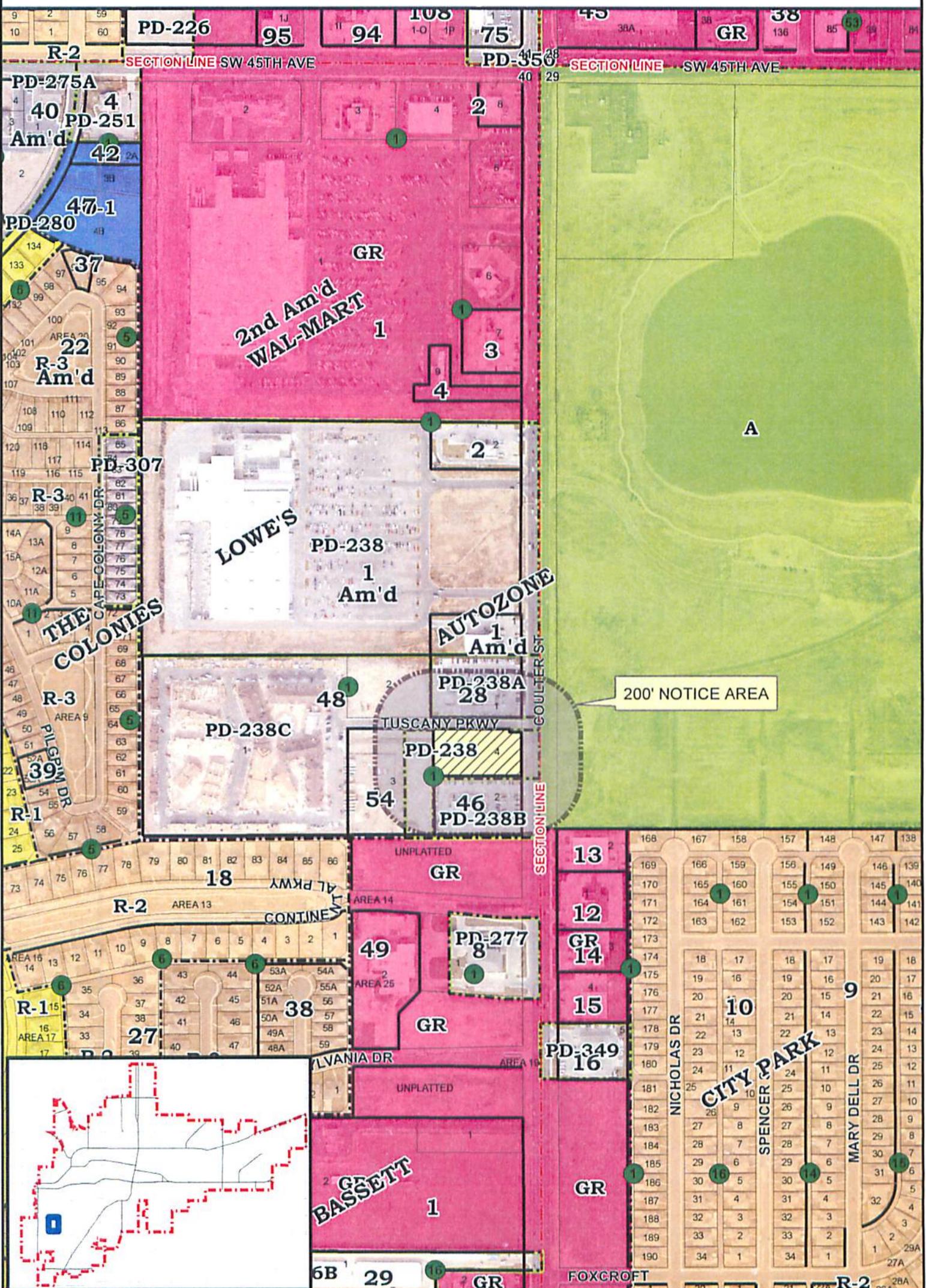
DATE ISSUED BY
 DESIGNED BY
 CHECKED BY
 REVISIONS BY
 ISSUE DATE
 CLIENT PROJECT NO.

**EXTERIOR
 ELEVATIONS**

A2.12



REZONING FROM PD TO AMD PD



CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1" = 400'
 Date: 4-25-14
 Case No: Z-14-10



Z-14-10 Rezoning of Lot 4, Block 1, The Colonies Unit No. 54, in Section 40, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 238 (PD-238) to amended planned development for a restaurant.

Applicant: Ronald Fiscus

Vicinity: Coulter St. and SW 45th Ave.

AP: J-15