

# THE CITY OF AMARILLO, TEXAS

Interdepartmental  
Office Communication

April 1, 2014

**TO:** Final Distribution

**FROM:** Planning Department

**SUBJECT:** Z-14-05 Rezoning of a portion of Lots 1 and 2, Block 30, Tradewind Air Park Unit No. 8, in Section 153, Block 2, AB&M Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways to change from Agricultural District to Planned Development District 376 for residential development. (Vicinity: Williams St & SE 42nd Ave)

APPLICANT: Perry Williams

The Amarillo City Council, at its meeting of March 25, 2014, approved the above-referenced zoning. The ordinance affecting this change is No. 7451. Copies of the ordinance and vicinity sketch are attached. Please post your records accordingly.

  
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Kelley Shaw, Planning Director

COPY

ORDINANCE NO. 7451

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 WILLIAMS STREET AND SOUTHEAST FORTY-SECOND 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 a portion of Lots 1 and 2, Block 30, Tradewind Air Park Unit No. 8, in Section 153, Block 2, AB&M Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to Planned Development District 376 for residential development and being further described below:

**Tract 1**

A 1.49 ACRE TRACT OF LAND BEING A PORTION OF LOTS 1 AND 2, BLOCK 30, TRADEWIND AIR PARK UNIT NO. 8, AN ADDITION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS FILED FOR RECORD UNDER CLERK'S FILE NO. 2005 003083, DEED RECORDS OF RANDALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A 1/2 INCH REBAR WITH CAP STAMPED "HH" FOUND AT THE SOUTHWEST INTERSECTION OF S.E. 42ND AVENUE AND ALDREDGE STREETS AND BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 30; THENCE S. 89°56'14" W., A DISTANCE OF 130.00 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT;

THENCE S. 00°03'32" E., A DISTANCE OF 565.00 FEET, TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET AT THE SOUTHEAST CORNER OF THIS TRACT AND BEING IN THE NORTH LINE OF S.E. 43RD AVENUE;

THENCE S. 89°56'14" W., A DISTANCE OF 115.00 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 00°03'32" W., A DISTANCE OF 565.00 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET FOR THE NORTHWEST CORNER OF THIS TRACT AND BEING IN THE SOUTH LINE OF SAID S.E. 42ND AVENUE;

THENCE N. 89°56'14" E., 115.00 FEET TO THE **PLACE OF BEGINNING**.

And;

**Tract 2**

A 1.43 ACRE TRACT OF LAND BEING A PORTION OF LOTS 1 AND 2, BLOCK 30, TRADEWIND AIR PARK UNIT NO. 8, AN ADDITION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS FILED FOR RECORD UNDER CLERK'S FILE NO. 2005 003083, DEED RECORDS OF RANDALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2 INCH REBAR WITH CAP STAMPED "HH" FOUND AT THE SOUTHWEST INTERSECTION OF S.E. 42ND AVENUE AND ALDREDGE STREETS AND BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 30 AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE S. 00°03'32" E., A DISTANCE OF 565.00 FEET, ALONG SAID WEST LINE OF SAID ALDREDGE STREET, TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" FOUND AT THE NORTHWEST INTERSECTION OF ALDREDGE STREET AND S.E. 43RD AVENUE AND BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S. 89°56'14" W., A DISTANCE OF 110.00 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 00°03'32" W., A DISTANCE OF 565.00 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET FOR THE NORTHWEST CORNER OF THIS TRACT AND BEING IN THE SOUTH LINE OF SAID S.E. 42ND AVENUE;

THENCE N. 89°56'14" E., 110.00 FEET TO THE **PLACE OF BEGINNING**.

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.

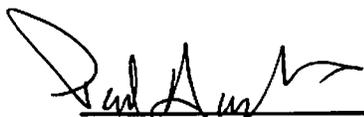
SECTION 3. The Director of Planning is authorized to make corrections and minor changes to the site plan or development documents to the extent that such does not materially alter the nature, scope, or intent of the approval granted by this ordinance.

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 18 day of March 2014 and PASSED on Second and  
Final Reading on this the 25 day of March 2014.



Paul Harpole, Mayor

ATTEST:

  
Frances Hibbs, City Secretary

Planning and Zoning Commissioners,

I am requesting a Planned Development, in order to develop 3.89 acres (see attached exhibit) of land for residential development. Listed below are the proposed development standards

**PROPOSED STANDARDS:**

Land use: The land use is residential and must comply with either Moderate Density District (Tract 1) or Residential District 3 (Tract 2) zoning standards.

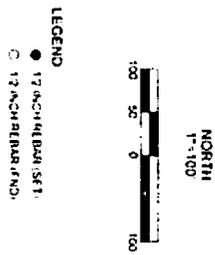
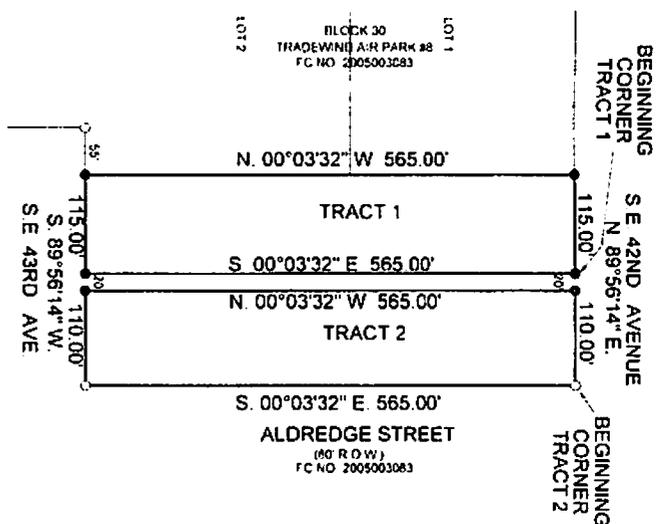
Height limit: The maximum overall height of all buildings shall not exceed 3,639 feet above mean sea level.

Miscellaneous: Any additional development standards not specifically noted by this document shall comply with Moderate Density District (Tract 1) or Residential District 3 (Tract 2) zoning standards.

Thank you for considering my request.

  
Perry Williams  
P.O. Box 30206  
Amarillo, Texas 79130

**PLANNED DEVELOPMENT DISTRICT**  
**PD- 376**  
**Recommended by**  
**AMARILLO P&Z COMMISSION**  
**Date 2-24-14**  
**ORDINANCE 7451**  
**PASSED BY CITY COUNCIL**  
**1st Reading: 3-18-14**  
**2nd Reading: 3-25-14**



**DESCRIPTION TRACT 1:**

A 1.48 ACRE TRACT OF LAND BEING A PORTION OF LOTS 1 AND 2, BLOCK 30, TRADEWIND AIR PARK UNIT NO. 8, AN ADDITION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS, FILED FOR RECORD UNDER CLERK'S FILE NO. 2005-003083, DEED RECORDS OF RANDALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH REBAR WITH CAP STAMPED "H" FOUND AT THE SOUTHWEST INTERSECTION OF S.E. 42ND AVENUE AND ALDREDGE STREETS AND BEING THE NORTHWEST CORNER OF SAID BLOCK 30; THENCE S. 89°56'14" W. A DISTANCE OF 130.00 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "H" SET FOR THE NORTHWEST CORNER OF THIS TRACT;

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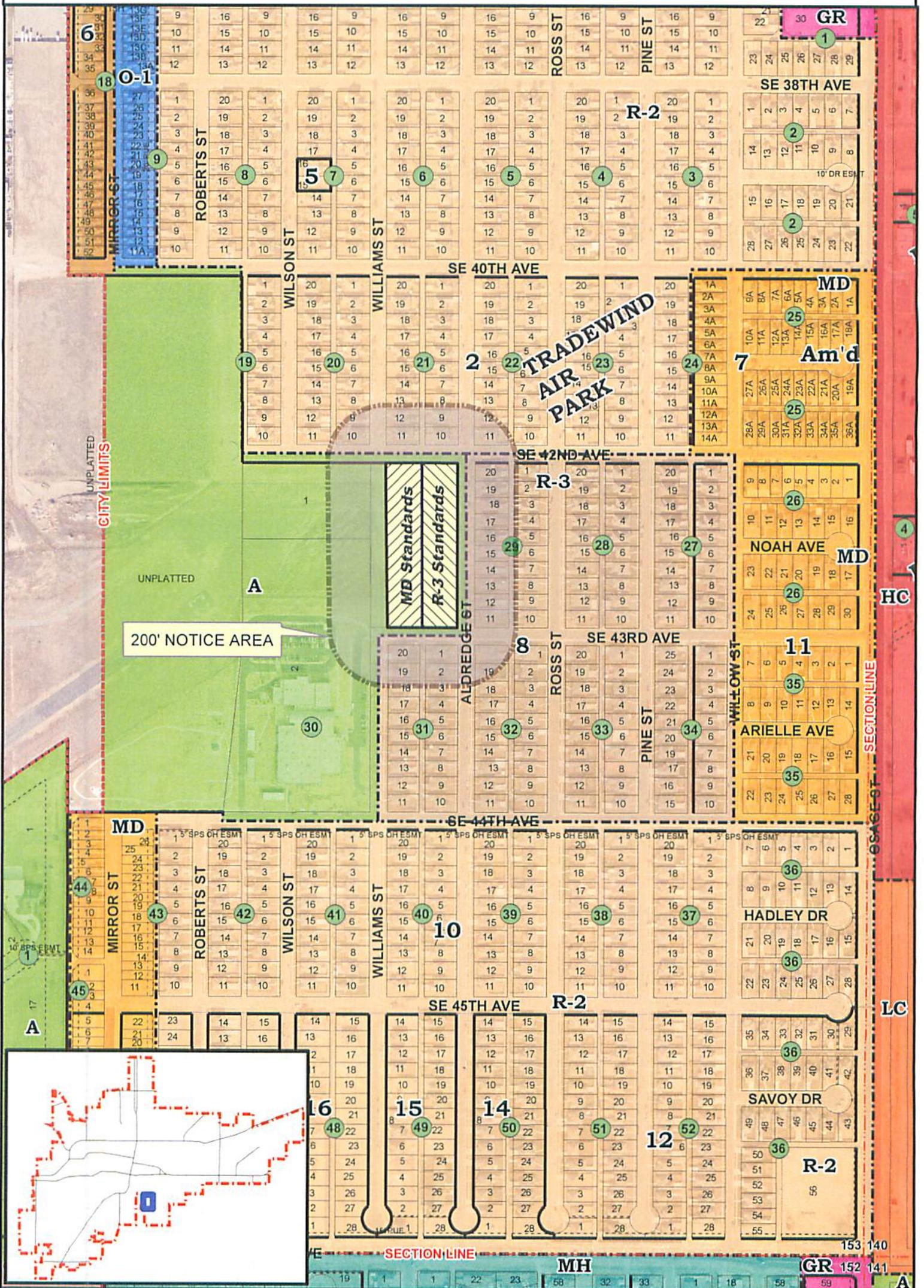
THENCE N. 89°56'14" E. 110.00 FEET TO THE PLACE OF BEGINNING.

**REZONING**

**THOMAS-ISRAEL CONSULTING ENGINEERS**  
 TEXAS REG. STATE LICENSE NO. 2018  
 1717 N. POLK STREET, AMARILLO, TEXAS 79101  
 (806) 358-4873 FAX (806) 358-4853  
 E-MAIL: tom@thomas-israel.com

11/06/13

# REZONING FROM A TO PD



## CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1" = 400'  
Date: 2-11-14  
Case No: Z-14-05



Z-14-05 Rezoning of a portion of Lots 1 and 2, Block 30, Tradewind Air Park Unit No. 8, in Section 153, Block 2, AB&M Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways to change from Agricultural District to planned development district for residential development.

Applicant: Perry Williams

Vicinity: Williams St. and SE 42nd Ave.

AP: O-14