



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

7/5/2019

Daryl R. Furman, R.P.L.S.
Furman Land Surveyors, Inc.
3501 S. Georgia Street, Suite D
Amarillo, TX 79109

RE: Letter of Action: Approval- Heritage Hills Unit No. 12 - Rezoning Section 65, Block 9, BS&F Survey

Mr. Furman,

The City of Amarillo has approved the Rezoning of Heritage Hills Unit No. 12, Project Number: ZB1901279 / Z-19-08 on 7/2/2019. The ordinance affecting this change is No. 7794 . Enclosed you will find a copy of the ordinance.

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 or 806-378-5286.

Sincerely,

A handwritten signature in blue ink that reads 'Brady Kendrick'. The signature is written in a cursive, flowing style.

Brady Kendrick
Planner I

ORDINANCE NO. 7794

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 HERITAGE HILLS PARKWAY AND CRESTLINE DRIVE, RANDALL 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 30.47+/- acre tract of unplatted land in Section 65, Block 9, B.S.& F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to Residential District 3 and being further described below:

A 30.47+/- acre tract of land out of Section 65, Block 9, B.S. & F. Survey, Randall County, Texas, further being a portion of that certain 590.9343+/- acre tract of land being described as Tract One in that Certain instrument recorded under Clerk's File No. 2012013183 of the Official Public Records of Randall County, Texas, said 30.47+/- acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. and being

described by metes and bounds as follows:

COMMENCING at a railroad spike found at the Southwest corner of said Section 65;

THENCE North 00° 12' 23" West (Base line), 1638.04 feet along the West line of said Section 65 to a point, from whence a 1/2 inch iron rod found as called for at the Northwest corner of said Section 65 bears North 00° 12' 23" West 3774.56 feet;

THENCE North 89° 47' 37" East, 3459.19 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the most West Southwest and BEGINNING CORNER of this tract of land;

THENCE North 41° 06' 16" West, 55.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 03° 53' 44" East, 7.07 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 41° 06' 16" West, 295.53 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the beginning of a curve to the right whose center point bears North 48° 53' 44" East, 330.00 feet;

THENCE Northwesterly along said curve to the right an arc distance of 89.26 feet with a long chord of North 33° 21' 21" West, 88.99 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the end of said curve;

THENCE North 25° 36' 25" West, 49.22 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 70° 05' 31" West, 7.13 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 25° 36' 25" West, 60.01 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 19° 55' 04" East, 7.01 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 25° 36' 25" West, 240.04 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 70° 02' 15" West, 7.14 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 25° 36' 25" West, 55.01 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 19° 58' 24" East, 7.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 25° 36' 25" West, 240.05 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 69° 58' 18" West, 7.15' feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 25° 36' 25" West, 55.02 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 20° 02' 30" East, 6.99 feet to a 1/2 inch iron rod with cap

stamped "FURMAN RPLS" set;

THENCE North 25° 36' 25" West, 240.07 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 69° 53' 19" West, 7.16 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the South line of Heritage Hills Unit No. 7, an addition to the City of Amarillo according to the map or plat thereof recorded under Clerk's File No. 2016021060 of the Official Public Records of Randall County, Texas for the Northwest corner of this tract of land and the beginning of a curve to the left whose center point bears North 24° 06' 33" West, 2334.00 feet;

THENCE Northeasterly along the South line of said Heritage Hills Unit No. 7 and along said curve to the left an arc distance of 5.00 feet with a long chord of North 65° 49' 46" East, 5.00 feet to a 1/2 inch iron rod with cap (FURMAN) found for the end of said curve, same being the Southeast corner of Heritage Hills Unit No. 7, also being the Southwest corner of Heritage Hills Unit No. 4, an addition to the City of Amarillo according to the map or plat thereof recorded under Clerk's File No. 2016013683 of the Official Public Records of Randall County, Texas;

THENCE North 64° 47' 52" East, 170.32 feet along the South line of said Heritage Hills Unit No. 4 to a 1/2 inch iron rod with cap (FURMAN) found for the beginning of a curve to the right whose center point bears South 25° 21' 16" East, 2226.00 feet;

THENCE Northeasterly along said curve to the right an arc distance of 972.50 feet with a long chord of North 77° 09' 40" East, 964.78 feet to a 1/2 inch iron rod with cap (FURMAN) found for the end of said curve;

THENCE North 89° 40' 36" East, 209.09 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the Northeast corner of this tract of land;

THENCE South 44° 33' 44" West, 7.06 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE South 00° 33' 08" East, 545.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE South 45° 26' 16" East, 7.09 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE South 00° 33' 08" East, 55.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE South 44° 33' 44" West, 7.06 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE South 00° 33' 08" East, 215.79 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the beginning of a curve to the right whose center point bears South 89° 26' 52" West, 327.50 feet;

THENCE Southwesterly along said curve to the right an arc distance of 137.86 feet with a long chord of South 11° 30' 25" West, 136.84 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the end of said curve;

THENCE South 18° 22' 10" East, 7.39 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE South 29° 15' 28" West, 55.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE South 76° 53' 05" West, 7.39 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the beginning of a curve to the right whose center point bears North 55° 03' 03" West, 327.50 feet;

THENCE Southwesterly along said curve to the right an arc distance of 79.72 feet with a long chord of South 41° 55' 20" West, 79.52 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the end of said curve;

THENCE South 48° 53' 44" West, 586.46 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE South 03° 53' 44" West, 7.07 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE South 48° 53' 44" West, 60.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the most South Southwest corner of this tract of land;

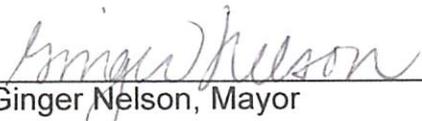
THENCE North 86° 06' 16" West, 7.07 feet to the POINT OF BEGINNING and containing 30.47 acres of land, more or less.

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 25th day of June, 2019 and **PASSED** on Second and Final Reading on this the 2nd day of July, 2019.



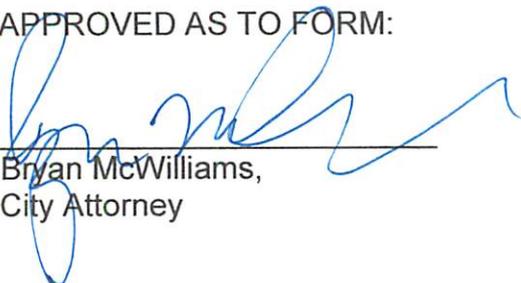
Ginger Nelson, Mayor

ATTEST:



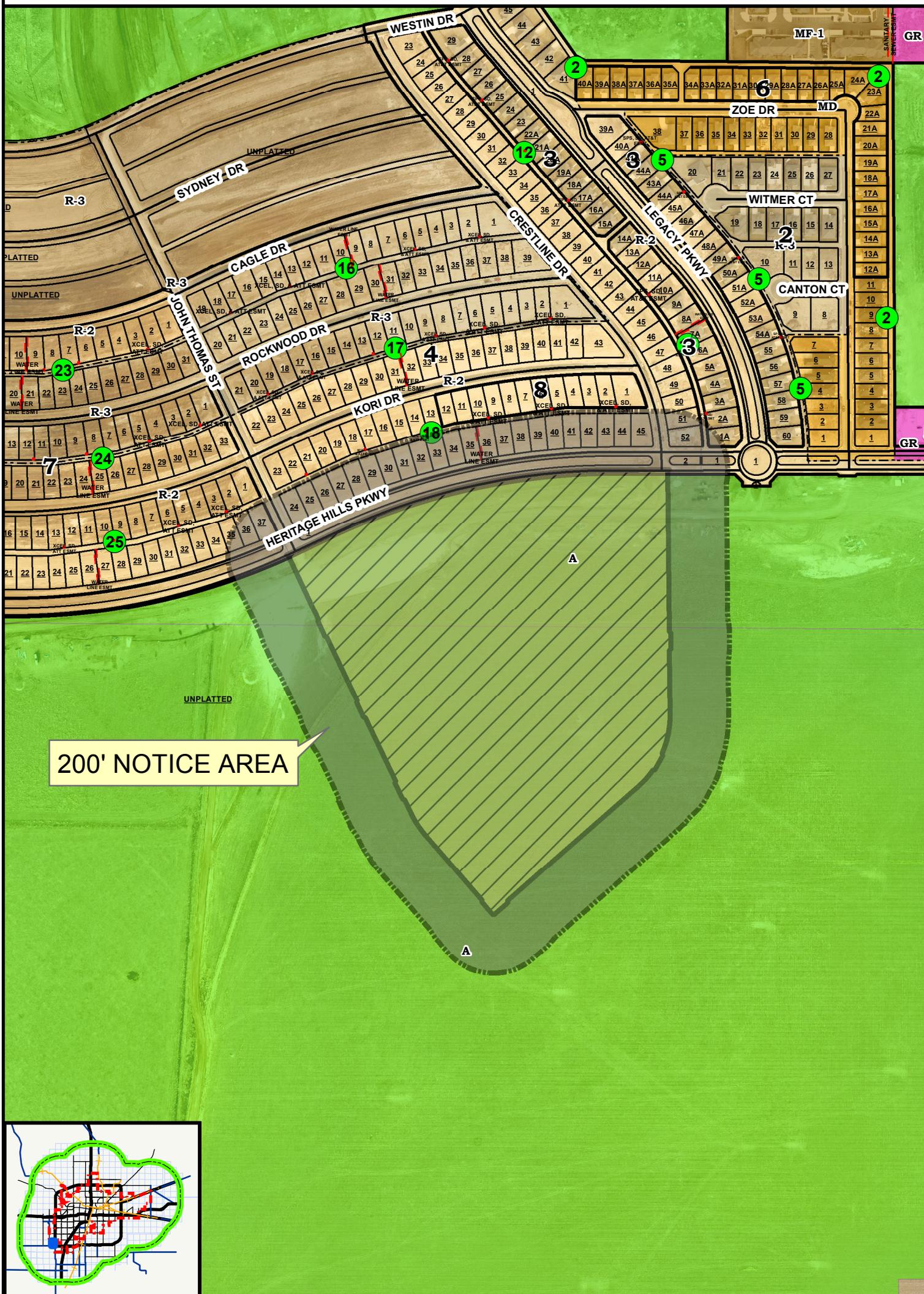
Frances Hibbs, City Secretary

APPROVED AS TO FORM:



Bryan McWilliams,
City Attorney

FROM A TO R-3



200' NOTICE AREA



CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1 inch = 400 feet
Date: 5/22/2019
Case No: Z-19-08



Z-19-08 Rezoning of a 30.47 acre tract of unplatted land in Section 65, Block 9, B.S. & F. Survey, Randall County, Texas, Plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to Residential District 3.

Vicinity: Heritage Hills Pkwy. and Crestline Dr.

APPLICANT: Seth Williams- PEGA Development, LLC

Tax Account #: R-370-0650-0020.0 & R-370-0650-0035.0

AP: H17