



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

7/26/2019

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

RE: Letter of Action: Approval- Estancia Addition (O-1, R-3 & GR) - Rezoning – Section 24, Block 9, B.S.&F. Survey, Potter County, Texas

Mr. Shadle,

The City of Amarillo has approved the Rezoning of Estancia Addition, Project Number: ZB1902580, ZB1902581, and ZB1902579 / Z-19-11 on 7/23/2019. The ordinance affecting this change is No. 7795. 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'.

Brady Kendrick
Planner I

ORDINANCE NO. 7795

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 RANCH-TO-MARKET ROAD 1061 AND RAVENWOOD DRIVE, 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 13.21, a 2.55, and a 46.94 acre tract of unplatted land in Section 24, Block 9, B. S. & F. Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to Office District 1, General Retail District, and Residential District 3, respectively, and being further described below:

OFFICE DISTRICT 1 TRACT

FIELD NOTES for a 13.21 acre tract of land out of Section 24, Block 9, B. S. & F. Survey, Potter County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found with a yellow cap on the west right-of-way line of Tascosa Rd. (R.M. 1061) which bears S. 89° 26' 10" E. a distance of 2761.90 feet and N. 00° 33' 50" E. a distance of 612.52 feet from the southwest corner of said Section 24 for the southeast corner of this tract.

THENCE S. 67° 55' 12" W. a distance of 526.39 feet to the southwest corner of this tract.

THENCE N. 35° 54' 06" W. a distance of 236.84 feet to a corner of this tract.

THENCE N. 54° 05' 54" E. a distance of 154.49 feet to a corner of this tract.

THENCE N. 35° 54' 06" W. a distance of 203.46 feet to a corner of this tract.

THENCE N. 29° 39' 54" W. a distance of 111.49 feet to the beginning of a curve to the left for a corner of this tract.

THENCE in a northwesterly direction along said curve with a radius equal to 680.00 feet, a long chord bearing of N. 53° 03' 34" W. and a long chord distance of 136.66 feet, a curve length of 136.89 feet to a corner of this tract.

THENCE N. 58° 49' 36" W. a distance of 253.97 feet to a corner of this tract.

THENCE N. 22° 04' 46" W. a distance of 128.02 feet to the northwest corner of this tract.

THENCE N. 67° 55' 14" E. a distance of 718.60 feet to said west right-of-way-line of said Tascosa Rd. for a corner of this tract.

THENCE S. 22° 04' 41" E., along said west right-of-way line, a distance of 1,023.66 feet to the place of BEGINNING and containing 13.21 acres (575,415 square feet) of land.

GENERAL RETAIL DISTRICT TRACT

FIELD NOTES for a 2.55 acre tract of land out of Section 24, Block 9, B. S. & F. Survey, Potter County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of said tract of land which bears S. 89° 26' 10" E. a distance of 1949.62 feet and N. 00° 33' 50" E. a distance of 1729.56 feet from the southwest corner of said Section 24.

THENCE N. 22° 04' 46" W. a distance of 336.79 feet to the northwest corner of this tract.

THENCE N. 63° 33' 23" E. a distance of 312.97 feet to the west right-of-way line of Tascosa Road (R.M. 1061) for the northeast corner of this tract.

THENCE in a southeasterly direction along said west right-of-way line and along a curve to the right with a radius equal to 2804.79 feet, a long chord bearing of S. 24° 11' 07" E. and a long chord distance of 206.47 feet, a curve length of 206.52 feet to a 1/2" iron rod found with a yellow cap at the end of said curve for a corner of this tract.

THENCE S. 22° 04' 41" E., continuing along said west right-of-way line, a distance of 154.28 feet to the southeast corner of this tract.

THENCE S. 67° 55' 14" W. a distance of 319.65 feet to the place of

BEGINNING and containing 2.55 acres (111,032 square feet) of land.

RESIDENTIAL DISTRICT 3 TRACT

FIELD NOTES for a 46.94 acre tract of land out of Section 24, Block 9, B. S. & F. Survey, Potter County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found w/ yellow cap which bears S. 89° 26' 10" E. a distance of 1,185.45 feet from the southwest corner of said Section 24 for the southwest corner of this tract.

THENCE N. 00° 14' 10" E. a distance of 610.00 feet to a 1/2" iron rod found with a yellow cap set for a corner of this tract.

THENCE N. 28° 28' 01" W. a distance of 506.46 feet to a 1/2" iron rod found with a yellow cap set for a corner of this tract.

THENCE N. 48° 49' 05" W. a distance of 260.95 feet to the northwest corner of this tract.

THENCE N. 41° 11' 15" E. a distance of 189.96 feet to a corner of this tract.

THENCE S. 48° 48' 45" E. a distance of 77.21 feet to a corner of this tract.

THENCE N. 17° 19' 49" E. a distance of 51.96 feet to a corner of this tract.

THENCE in a northeasterly direction along a curve to the right with a radius equal to 725.00 feet, a long chord bearing of N. 42° 37' 32" E. and a long chord distance of 619.56 feet, a curve length of 640.15 feet to the end of said curve for a corner of this tract.

THENCE N. 67° 55' 14" E. a distance of 194.01 feet to a corner of this tract.

THENCE N. 65° 01' 34" E. a distance of 301.71 feet to a corner of this tract.

THENCE N. 63° 33' 23" E. a distance of 20.47 feet to a corner of this tract.

THENCE S. 22° 04' 46" E. a distance of 336.79 feet to a corner of this tract.

THENCE N. 67° 55' 14" E. a distance of 319.65 feet to the right-of way line of Tascosa Road (R.M. 1061) for the northeast corner of this tract.

THENCE S. 22° 04' 41" E. a distance of 320.00 feet along said right-of-way line to a corner of this tract.

THENCE S. 67° 55' 14" W. a distance of 718.60 feet to a corner of this tract.

THENCE S. 22° 04' 46" E. a distance of 128.02 feet to a corner of this tract.

THENCE S. 58° 49' 36" E. a distance of 253.97 feet to the beginning of a curve to the right for a corner of this tract.

THENCE in a southeasterly direction along said curve with a radius equal to 680.00 feet, a long chord bearing of S. 53° 03' 34" E. and a long chord distance of 136.66 feet, a curve length of 136.89 feet to the end of said curve for a corner of this tract.

THENCE S. 29° 39' 54" E. a distance of 111.49 feet to a corner of this tract.

THENCE S. 35° 54' 06" E. a distance of 203.46 feet to a corner of this tract.

THENCE S. 54° 05' 54" W. a distance of 154.49 feet to a corner of this tract.

THENCE S. 35° 54' 06" E. a distance of 322.60 feet to the beginning of a curve to the right for a corner of this tract.

THENCE in a southeasterly direction along said curve with a radius equal to 300.00 feet, a long chord bearing of S. 22° 27' 40" E. and a long chord distance of 139.46 feet, a curve length of 140.75 feet to the end of said curve same being the beginning of a curve to the right for corner of this tract.

THENCE continuing in a southeasterly direction along said curve with a radius equal to 430.00 feet, a long chord bearing of S. 3° 07' 52" E. and a long chord distance of 88.24 feet, a curve length of 88.40 feet to the end of said curve for a corner of this tract.

THENCE N. 86° 47' 21" W. a distance of 30.59 feet to a corner of this tract.

THENCE in a southeasterly direction along said curve with a radius equal to 1166.05 feet, a long chord bearing of S. 00° 13' 43" E. and a long chord distance of 125.90 feet, a curve length of 125.96 feet to the end of said curve for the southeast corner of this tract.

THENCE N. 89° 26' 10" W. a distance of 1173.03 feet to the place of BEGINNING and containing 46.94 acres (2,044,576 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.

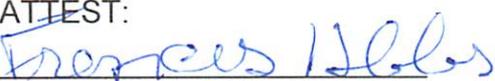
SECTION 5. This Ordinance shall become effective from and after its date of final passage.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this the 9th day of July, 2019 and **PASSED** on Second and Final Reading on this the 23rd day of July, 2019.



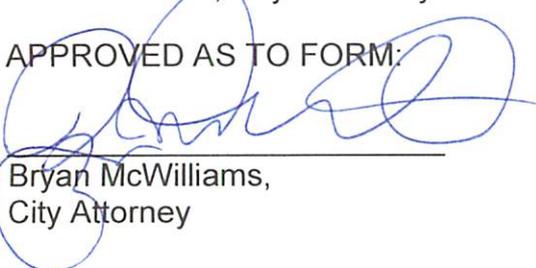
Ginger Nelson, Mayor

ATTEST:



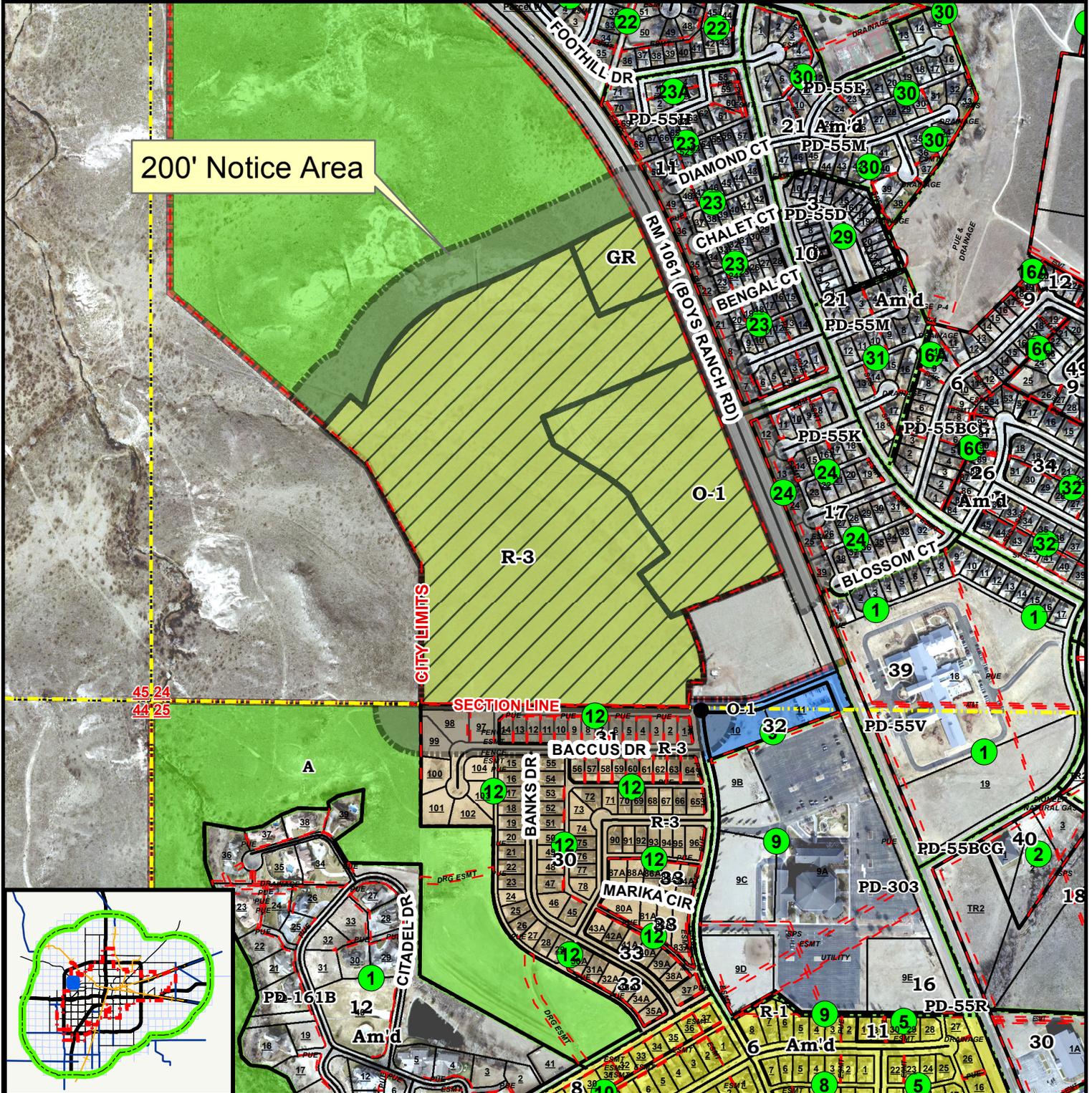
Frances Hibbs, City Secretary

APPROVED AS TO FORM:



Bryan McWilliams,
City Attorney

REZONING FROM A to O-1, GR, and R-3



CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1 inch = 600 feet
 Date: 6/11/2019
 Case No: Z-19-11



Z-19-11 Rezoning of a 13.21, a 2.55, and a 46.94 acre tract of unplatted land in Section 24, Block 9, BS&F Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to Office District 1, General Retail District, and Residential District 3 respectively.

VICINITY: RM 1061 and Ravenwood Dr.

APPLICANT/S: Joe Watkins for Estancia Development, LLC

Tax Account #: R-370-0240-0001.0 and R-370-0240-0020.0

AP: J10