



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

9/5/2019

M.K. McEntire, RPLS  
Geospatial Data, Inc.  
3501 S. Georgia St., Suite "A"  
Amarillo, TX 79109

**RE: Letter of Action: Approval- Rezoning – 3.39 Acre Tract of Unplatted Land in Section 65, Block 9, BS&F Survey, Randall County Texas**

Mr. McEntire,

The City of Amarillo has approved the rezoning of a 3.39 acre tract of unplatted land from Agricultural District to General Retail District in Section 65, Block 9, BS&F Survey, Randall County, Texas, Project Number: ZB1903348 on 9/3/2019. The ordinance affecting this change is No. 7807. 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](mailto: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. 7837

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 SONCY ROAD/TEXAS LOOP 335, RANDALL COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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**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 3.39+/- acre tract of unplatted land in Section 65, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to General Retail District and being further described below:

A 3.39 ± acre tract of land out of that certain tract of land as conveyed to Soncy Road Investments, LLC by instrument and recorded in Clerk's File No. 2016009988, Official Public Records of Randall County, Texas, being situated in Section 65, Block 9, B.S. & F. Survey, Randall County, Texas, said 3.39 ± acre tract having been surveyed by Geospatial Data, Inc on July 8, 2019 and being further described by metes and boundary as follows:

Point of Beginning is a 1/2 inch iron rod found for the intersection of the apparent South Right-of-Way (R-0-W) line of Heritage Hills Parkway as filed for record in Clerk's File No. 2014018558, Official Public Records of Randall County, Texas, and the apparent Westerly R-0-W line of Loop Highway 335 (Soncy Road) as filed for

record in Volume 754, Page 573, Deed Records of Randall County, Texas being the Northeast corner of this tract;

Thence S 00° 33' 08" E on said apparent Westerly R-0-W line of Loop Highway 335 for a distance of 309.48 feet to a 1/2 inch iron rod with cap (Furman) found for the Northeast corner of that certain tract of land as conveyed to The City of Amarillo by instrument and recorded in Volume 92, Page 188, Deed Records of Randall County, Texas, for the Southeast corner of this tract, whence a 1/2 inch iron rod with cap (Furman) found for the Southeast corner of said City of Amarillo tract bears S 00° 33' 08" E - 208.74 feet;

Thence N 89° 45' 50" W on said North line of said City of Amarillo tract at a distance of 146.80 feet pass a 1/2 inch iron rod with cap (Furman) found for the Northwest corner of said City of Amarillo tract, continue on for a total distance of 481.41 feet to a 1/2 inch iron rod with cap stamped "GDI-AMARILLO" set in the East line of that certain tract of land as conveyed to P DUB Holdings, Ltd. by instrument as filed for record in Clerk's File No. 2012013183, Official Public Records of Randall County, Texas for the Southwest corner of this tract, whence an aluminum R-0-W monument found on the apparent North R-0-W line of proposed Loop 335 bears S 00° 33' 08" E-2627.94 feet;

Thence N 00° 33' 08" W on said East line of P DUB Holdings, Ltd., tract for a distance of 304.79 feet to a 1/2 inch iron rod with cap (Furman) found in said apparent South R-0-W line of Heritage Hills Parkway for the the Northeast corner of said P DUB Holdings, Ltd., tract, same being the Northwest corner of this tract, whence a 1/2 inch iron rod with cap (Furman) found bears S 89° 40' 39" W-130.04 feet;

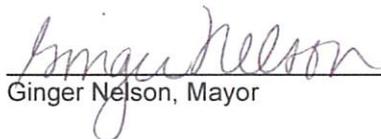
Thence N 89° 40' 39" E on said apparent South R-0-W line of Heritage Hills Parkway for a distance of 481.36 feet to the Point of Beginning. Said tract contains 3.39 acres of land, more or less.

**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.

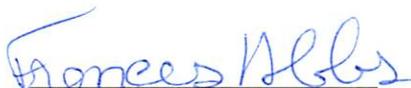
**SECTION 4.** All ordinances and resolutions or parts thereof that conflict with this Ordinance are hereby repealed, to the extent of such conflict.

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

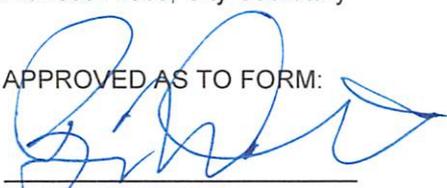
**INTRODUCED AND PASSED** by the City Council of the City of Amarillo, Texas, on First Reading on this the 27th day of August, 2019 and PASSED on Second and Final Reading on this the 3rd day of September, 2019.

  
Ginger Nelson, Mayor

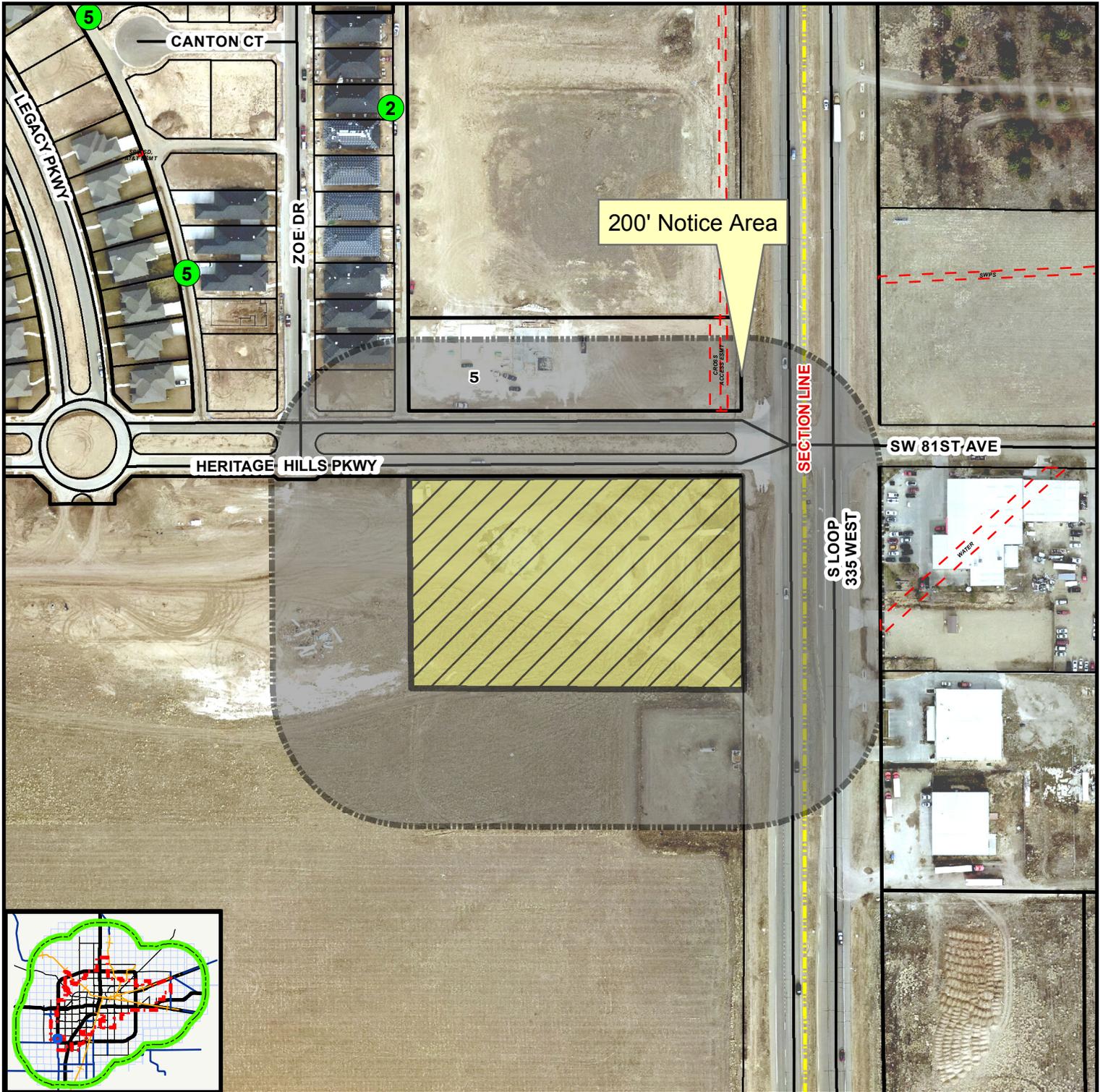
ATTEST:

  
Frances Hibbs, City Secretary

APPROVED AS TO FORM:

  
Bryan McWilliams,  
City Attorney

# REZONING FROM A TO GR



## CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1 inch = 200 feet  
 Date: 7/18/2019  
 Case No: Z-19-17



Z-19-17 Rezoning of a 3.39 acre tract of unplatted land in Section 65, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to General Retail District.

Vicinity: Loop 335 and Heritage Hills Pkwy.  
 APPLICANT: Perry Williams for Soncy Road Investments, LTD

Tax Account #: R-370-0650-0010.0

AP: H17