



DEVELOPMENT SERVICES  
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AMARILLO TX 79105-1971  
(806) 378-5263

12/18/2019

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

**RE: Letter of Action: Approval- Rezoning – 13.98 Acre Tract of Unplatted Land in Section 191, Block 2, AB&M Survey, Potter County, Texas**

Mr. Shadle,

The City of Amarillo has approved the rezoning of a 13.98 Acre Tract of Unplatted Land from Agricultural District to Residential District 3 in Section 191, Block 2, AB&M Survey, Potter County, Texas, Project Number: ZB1905723 on 12/10/2019. The ordinance affecting this change is No. 7830. 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'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Brady Kendrick  
Planner II

**ORDINANCE NO. 7830**

**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 TEMECULA CREEK BOULEVARD AND RIESLING WAY, POTTER 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 13.98 acre tract of unplatted land in Section 191, Block 2, A.B.&M. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agriculture District to Residential District 3 and being further described below:

FIELD NOTES for a 13.98 acre tract of land out of Section 191, Block 2, A. B. & M. Survey, Potter County, Texas.

BEGINNING at 1/2" iron rod set with a yellow cap which bears N. 00 ° 04' 58" E. a distance of 993.06 feet and N. 89 ° 55' 02" W. a distance of 1075.58 feet from an iron rod with a cap stamped "Apex" found at the southeast corner of said Section 191 for the southeast corner of this tract.

THENCE N. 89 ° 52' 05" W. a distance of 70.00 feet to a 1/2" iron rod set with a yellow cap same being the beginning of a curve to the right for a corner of this tract.

THENCE in a northwesterly direction along said curve to the right with a radius equal to 1323.00 feet, a long chord bearing of N. 75° 32' 30" W. and a long chord distance of 240.23 feet, a curve distance of 240.56 feet to a 1/2" iron rod set with a yellow cap at the end of said curve to the right same being at the beginning of a curve to the left for a corner of this tract.

THENCE in a northwesterly direction along said curve to the left with a radius equal to 1067.00 feet, a long chord bearing of N. 80 ° 06' 02" W. and a long chord distance of 362. 04 feet, a curve distance of 363.80 feet to the end of said curve to the left for a corner of this tract.

THENCE N. 89° 52' 05" W. a distance of 360.08 feet to a 1/2" iron rod set with a yellow cap for the southwest corner of this tract.

THENCE N. 00° 05' 40" E. a distance of 612.32 feet to a 1/2" iron rod set with a yellow cap for the northwest corner of this tract.

THENCE S. 89° 52' 05" E. a distance of 348.96 feet to a 1/2" iron rod set with a yellow cap for an angle corner of this tract.

THENCE S. 84° 57' 03" E. a distance of 281.01 feet to a 1/2" iron rod set with a yellow cap for an angle corner of this tract.

THENCE S. 76° 19' 42" E. a distance of 330.65 feet to a 1/2" iron rod set with a yellow cap on a curve for the most northerly northeast corner of this tract.

THENCE in a southwesterly direction along said curve to the left with a radius equal to 5035.00 feet, a long chord bearing of S. 00° 28' 26" W. and a long chord distance of 60.12 feet, a curve distance of 60.12 feet to the end of said curve to the left for a corner of this tract.

THENCE S. 00° 07' 55" W. a distance of 261.49 feet to a 1/2" iron rod set with a yellow cap for an ell corner of this tract.

THENCE S. 89° 52' 05 E. a distance of 70.00 feet to a 1/2" iron rod set with a yellow cap for the most easterly northeast corner of this tract.

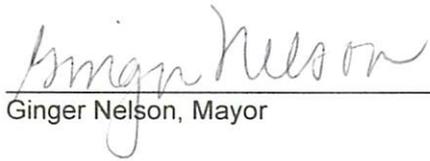
THENCE S. 00° 07' 55" W. a distance of 310.08 feet to the place of BEGINNING and containing 13.98 acres of land.

**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.

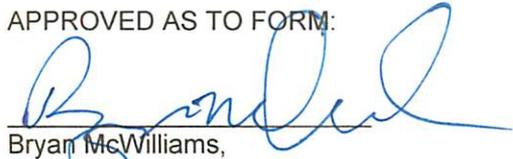
**INTRODUCED AND PASSED** by the City Council of the City of Amarillo, Texas, on First Reading on this the 3rd day of December, 2019 and **PASSED** on Second and Final Reading on this the 10th day of December, 2019.

  
Ginger Nelson, Mayor

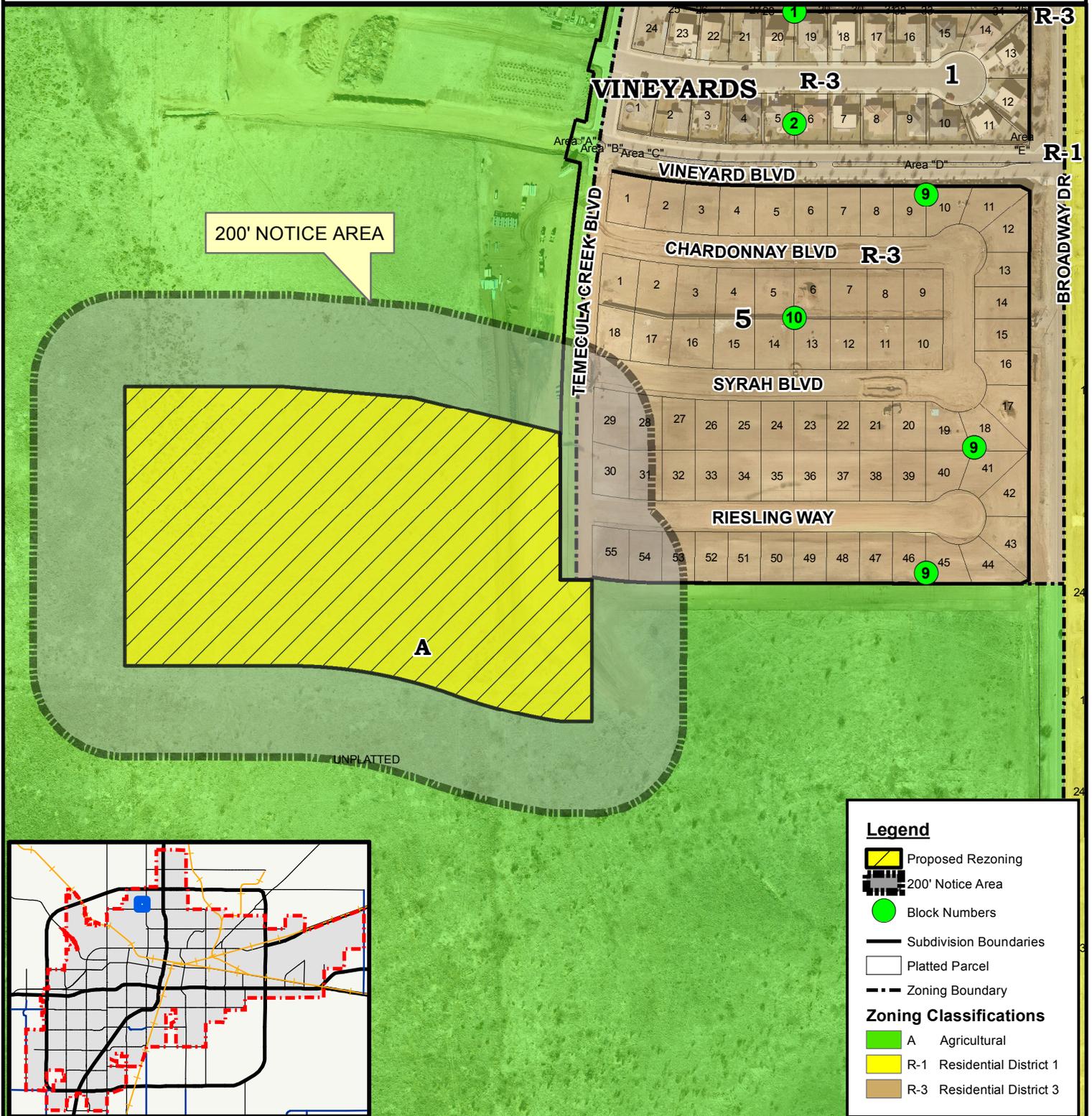
ATTEST:

  
Frances Hibbs, City Secretary

APPROVED AS TO FORM:

  
Bryan McWilliams,  
City Attorney

# REZONING FROM A TO R-3



**Legend**

- Proposed Rezoning
- 200' Notice Area
- Block Numbers
- Subdivision Boundaries
- Platted Parcel
- Zoning Boundary

**Zoning Classifications**

- A Agricultural
- R-1 Residential District 1
- R-3 Residential District 3

## CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1 inch = 300 feet  
 Date: 10/29/2019  
 Case No: Z-19-22



Rezoning of a 13.98 acre tract of unplatted land in Section 191, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agriculture District to Residential District 3

Applicant: Tommy Nielsen for Nielsen Communities  
 Vicinity: Temecula Creek Blvd and Riesling Way

AP: M-8