



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

July 16, 2020

Daryl R. Furman  
Furman Land Surveyors, Inc.  
3501 S. Georgia St., Suite "D"  
Amarillo, TX 79109

**RE: Letter of Action: Approval – Rezoning of a 61.52 Acre Tract of Unplatted Land in Section 183 from A to R-3**

Mr. Furman,

The City of Amarillo has approved the rezoning of a 61.52 acre tract of unplatted land in Section 183, Block 2, A.B.&M. Survey, Randall County, Texas from Agricultural District to Residential District 3, Project Number: ZB2001547 on 7/14/2020. The ordinance affecting this change is No. 7859. 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. 7859**

**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 FARMERS AVENUE AND GEMINI TRAIL, 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 61.52 acre tract of unplatted land in Section 183, Block 2, A.B.&M. 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 61.52 acre tract of land situated in Section 183, Block 2, A.B. & M. Survey, Randall County, Texas being a portion of that certain 89.55 acre tract of land described in that certain instrument recorded under Clerk's File No. 2020004700 of the Official Public Records of Randall County, Texas, said 61.52 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a railroad spike in pavement found as called for in the South line of said Section 183 for the Southeast corner of said 89.55 acre tract of land, same being the Southeast corner of this tract of land, from whence a Brass cap marked "Survey Marker" found in concrete found as called for the Southeast corner of said Section 183 bears S. 89° 59' 53" E. 1532.30 feet;

THENCE N. 89° 59' 53" W. 311.39 feet along the South line of said Section 183, same being the South line of said 89.55 acre tract of land to the Southeast and BEGINNING

CORNER of this tract of land;

THENCE N. 89° 59' 53" W. 713.47 feet along the South line of said Section 183, same being the South line of said 89.55 acre tract of land to a railroad spike found as called for the Southeast corner of said 89.55 acre tract of land, same being the Southwest corner of this tract of land, from whence a railroad spike found as called for the Southwest corner of said Section 183 bears N. 89° 59' 53" W. (Base line) 2722.03 feet;

THENCE N. 00° 03' 23" W., at 63.75 feet pass a 1/2 inch iron rod with cap (FURMAN) found in the North line of a Right-of-Way easement (Farmers Ave.) recorded in Volume 712, Page 559 of the Deed Records of Randall County, for the Southeast corner of that certain 52.516 acre tract of land being described in that certain instrument recorded under Clerk's File No. 2006021200 of the Official Public Records of Randall County, Texas, continuing along the East line of said 52.516 acre tract of land a total distance of 1583.75 to a 1/2 inch iron rod found as called for the Northeast corner of said 52.516 acre tract of land, same being a corner of said 89.55 acre tract of land;

THENCE N. 89° 56' 30" E. a line of said 89.55 acre tract of land 206.70 feet to a 1/2 inch iron rod with cap (FURMAN) found for an interior corner of this tract of land;

THENCE N. 00° 03' 23" W. 743.54 feet to a 1/2 inch iron rod with cap (FURMAN) found for the beginning of a curve to the right whose center bears N. 89° 56' 37" E. 1025.00 feet;

THENCE Northeasterly 300.57 feet along said curve to the right with a long chord of N. 08° 20' 39" E. 299.49 feet to a 1/2 inch iron rod with cap (FURMAN) found for the end of said curve;

THENCE N. 16° 44' 42" E. 260.87 feet to a 1/2 inch iron rod with cap (FURMAN) found in the North line of said 89.55 acre tract, same being the South line of South Georgia Place Unit No. 11, an addition to the City of Amarillo according to the map or plat thereof recorded under Clerk's File No. 01 2144 of the Official Public Records of Randall County, Texas for the Northwest corner of this tract of land;

THENCE N. 89° 58' 37" E. 908.63 feet along the North line of said 89.55 acre tract, same being the South line of said South Georgia Place Unit No. 11, to the Northeast corner of this tract of land, from whence a 1/2 inch iron rod found as called for in the apparent Westerly Right-of-Way line of the Burlington, Northern & Santa Fe Railway (B.N.S.F.) bears N. 89° 58' 37" E. 657.98 feet;

THENCE S. 16° 44' 42" W. 523.00 feet to the beginning of a curve to the left whose center bears S. 73° 15' 18" E. 155.00 feet;

THENCE Southwesterly 45.45 feet along said curve to the left with a long chord of S. 08° 20' 39" W. 45.29 feet to the end of said curve;

THENCE S. 00° 03' 23" E. 64.85 feet to a point;

THENCE S. 02° 49' 11" W. 60.00 feet to the beginning of a curve to the right whose center bears S. 02° 49' 11" W. 1140.00 feet'

THENCE Southeasterly 252.92 feet along said curve to the right with a long chord of S. 80° 49' 28" E. 252.40 feet to the end of said curve;

THENCE S. 16° 44' 42" W. 2042.09 feet to the beginning of a curve to the left whose center bears S. 73° 15' 18" E. 445.00 feet;

THENCE Southwesterly 130.04 feet along said curve to the left with a long chord of S. 08° 22' 25" W. 129.57 feet to the end of said curve;

THENCE S. 00° 00' 07" W. 79.67 feet to the POINT OF BEGINNING and containing 61.52 acres of land, more or less.

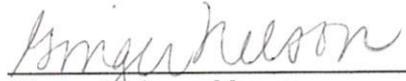
**SECTION 3.** In the event this Ordinance or any part hereof is found to be invalid, such invalidity shall not affect the remaining portions of the Ordinance, and such remaining portions shall continue to be in full force and effect. The Director of Planning is authorized to make corrections and minor 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.

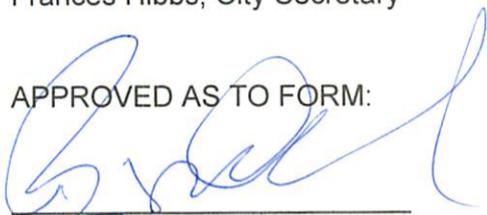
**INTRODUCED AND PASSED** by the City Council of the City of Amarillo, Texas, on First Reading on this the 23rd day of June, 2020 and **PASSED** on Second and Final Reading on this the 14<sup>th</sup> day of July, 2020.

  
\_\_\_\_\_  
Ginger Nelson, Mayor

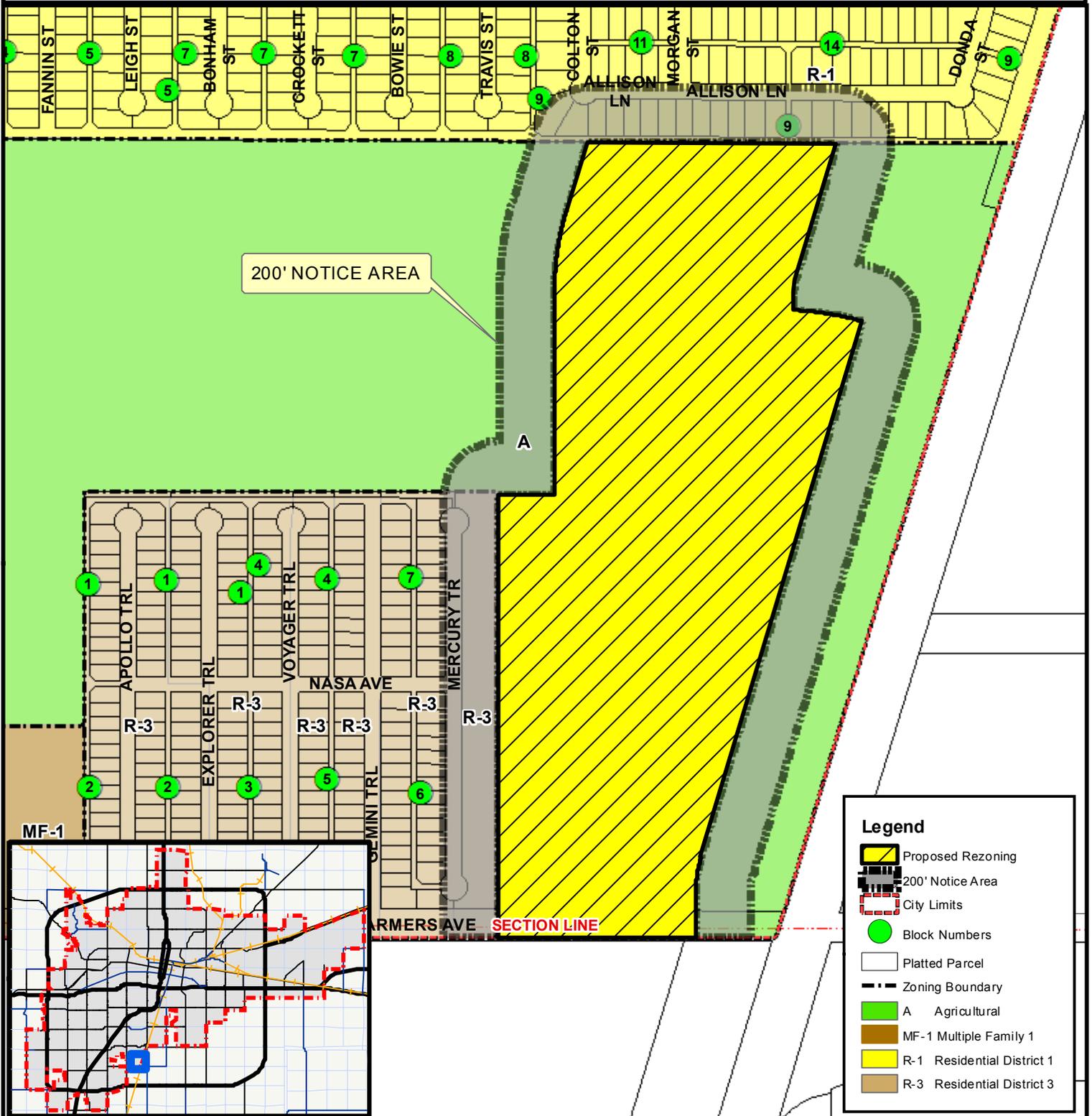
ATTEST:

  
\_\_\_\_\_  
Frances Hibbs, City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Bryan McWilliams,  
City Attorney

# REZONING FROM A TO R-3



## CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1 inch = 500 feet  
 Date: 5/21/2020  
 Case No: Z-20-13



Rezoning of a 61.52 acre tract of unplatted land in Section 183, Block 2, A.B.&M. Survey, Randall County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Agricultural District to Residential District 3.

Applicant: Dustin Eggleston for Betenbough Homes

Vicinity: Farmers Avenue and Gemini Trail

AP: M-16