



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

6/9/2020

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

**RE: Letter of Action Rezoning Approval- Rezoning of a 7.23 acre portion of Tract 112, Revised Map of Pleasant Valley, an addition to the City of Amarillo, in Sections 159 and 166, Block 2, A.B.&M. Survey, Potter County, Texas – ZB2000461. Rezoning from Residential District 1 and Light Commercial District to Light Commercial District.**

The City of Amarillo has approved the Rezoning of Z-20-11: Rezoning of a 7.23 acre portion of Tract 112, Revised Map of Pleasant Valley, an addition to the City of Amarillo, in Sections 159 and 166, Block 2, A.B.&M. Survey, Potter County, Texas, Project Number: ZB2000461 on 6/9/2020. The ordinance affecting this change is No. 7857. Attached is 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 [Jason.Taylor@amarillo.gov](mailto:Jason.Taylor@amarillo.gov) or 806/378-5255.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jason Taylor'.

Jason Taylor  
Planner I

ORDINANCE NO. 7857

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 RIVER ROAD AND EAST SAINT FRANCIS AVENUE/LOOP 335, 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 7.23 acre portion of Tract 112, Revised Map of Pleasant Valley, an addition to the City of Amarillo, in Sections 159 and 166, Block 2, A.B.& M. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 1 and Light Commercial District to Light Commercial District.

FIELD NOTES for a 7.23 acre tract of land out of the north portion of Tract 112, Revised Map of Pleasant Valley as recorded in Volume 136, Page 170, Deed Records of Potter County, Texas, and more particularly described as follows:

BEGINNING at an X in concrete set on the east right-of-way line of River Road same being the northwest corner of said Tract 112 for the northwest corner of this tract.

THENCE S. 89° 59' 24" E. a distance of 199.69 feet to an Orange Cap found for a corner of this tract.

THENCE S. 89° 54' 37" E. a distance of 1147.73 feet to a 3/8" iron rod found for the northeast corner of this tract.

THENCE S. 0° 02' 54" W. a distance of 201.54 feet to a yellow cap found for the most easterly southeast corner of this tract.

THENCE N. 89° 55' 58" W. a distance of 571.30 feet to a 1-1/4" iron pipe found for an ell corner of this tract.

THENCE S. 0° 09' 50" W. a distance of 55.95 feet to a 3/8" iron rod found for the most southerly southeast corner of this tract.

THENCE N. 89° 52' 44" W. a distance of 777.32 feet to said east right-of-way line of said River Road which bears S. 89° 52' 44" E. a distance of 1.00 feet from a 1/2" iron rod with a yellow cap inscribed "RPLS 4263" set for the southwest corner of this tract.

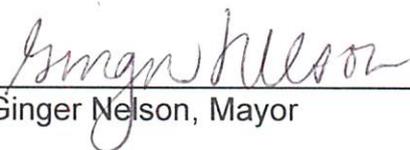
THENCE N. 0° 20' 29" E. a distance of 257.01 feet to the place of BEGINNING and containing 7.23 acres of land.

**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.

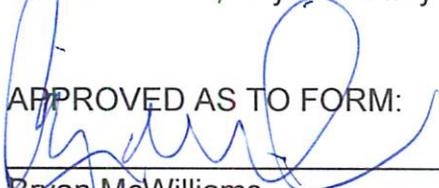
**SECTION 4.** All ordinances and resolutions or parts thereof that conflict with this Ordinance are hereby repealed, to the extent of such conflict.

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

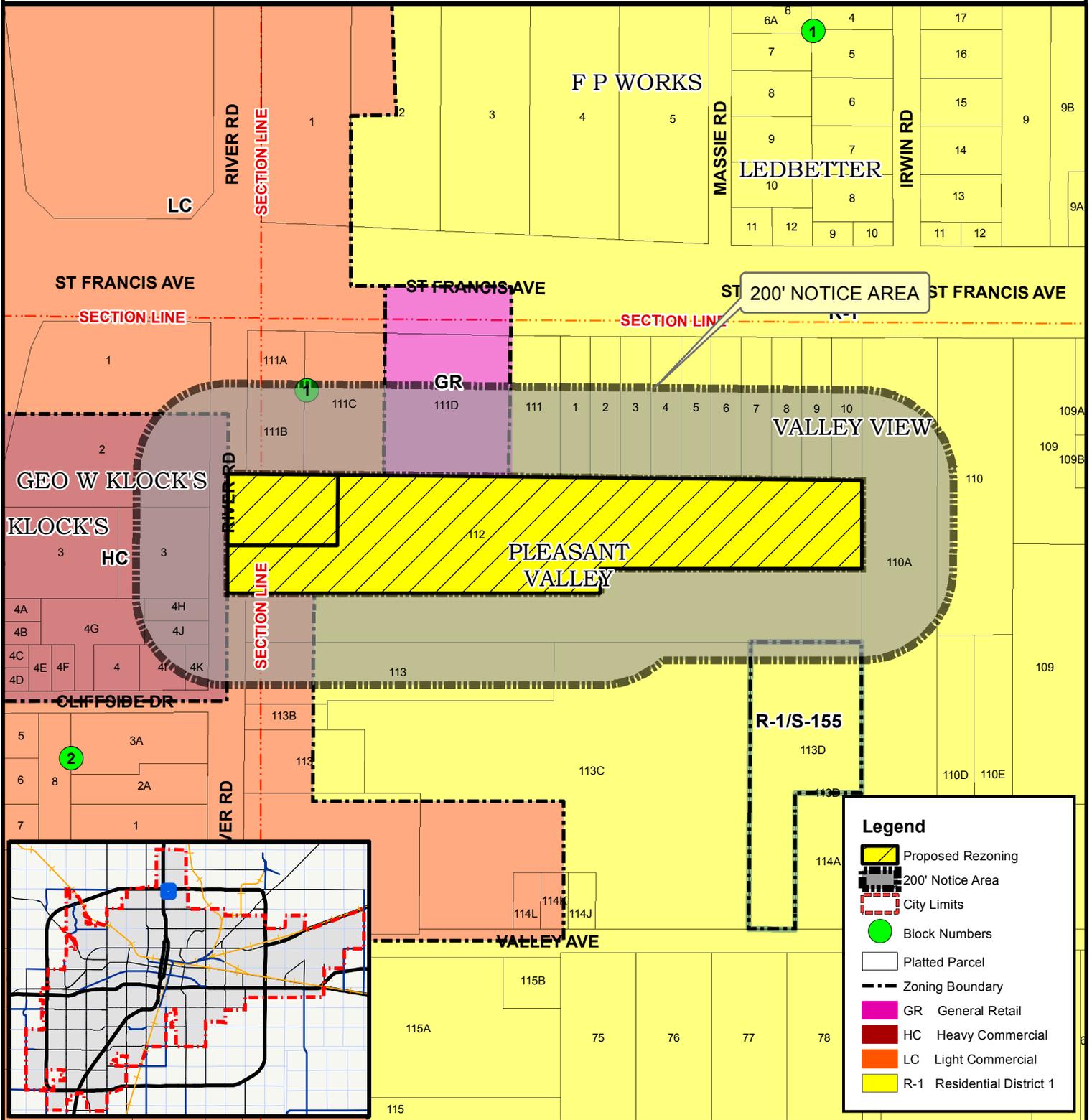
**INTRODUCED AND PASSED** by the City Council of the City of Amarillo, Texas, on First Reading on this the 26th day of May, 2020 and **PASSED** on Second and Final Reading on this the 9th day of June, 2020.

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

ATTEST:  
  
\_\_\_\_\_  
Frances Hibbs, City Secretary

APPROVED AS TO FORM:  
  
\_\_\_\_\_  
Bryan McWilliams,  
City Attorney

# REZONING FROM R-1 AND LC TO LC



**Legend**

- Proposed Rezoning
- 200' Notice Area
- City Limits
- Block Numbers
- Platted Parcel
- Zoning Boundary
- GR General Retail
- HC Heavy Commercial
- LC Light Commercial
- R-1 Residential District 1

## CITY OF AMARILLO PLANNING DEPARTMENT

**Scale:** 1 inch = 300 feet  
**Date:** 4/27/2020  
**Case No:** Z-20-11A



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**APPLICANT/S:** Patricia Pendelton and Shawn Graham for Graham Living Trust

**Vicinity:** River Rd. & E Saint Francis Ave/Loop 335 **AP: O-8**

DISCLAIMER: The City of Amarillo is providing this information as a public service. The information shown is for information purposes only and except where noted, all of the data or features shown or depicted on this map is not to be construed or interpreted as accurate and/or reliable; the City of Amarillo assumes no liability or responsibility for any discrepancies or errors for the use of the information provided.