



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

4/1/2016

Daryl Furman  
3501 S Georgia St, Suite D  
Amarillo, TX 79109

**RE: Letter of Action: Approval- Soncy Hollow Rezoning**

Mr. Furman,

The City of Amarillo has approved the Rezoning of Soncy Hollow, Project Number: ZB1504464 on 2/9/2016. The ordinance affecting this change is No. 7582 . Enclosed you will find a copy of the ordinance and vicinity sketch.

As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is [laura.bergey@amarillo.gov](mailto:laura.bergey@amarillo.gov) or 806-378-6291.

Sincerely,

A handwritten signature in cursive script that reads 'Laura Bergey'.

Laura Bergey  
Current Planner I

ORDINANCE NO. 7582

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 BENT TREE DRIVE AND SONCY ROAD, RANDALL COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has held public hearings on proposed zoning changes on the property hereinafter described and has 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; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMARILLO:

SECTION 1. 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 7.97 acre tract of land out of Section 62, Block 9, BS&F Survey, Randall County, Texas, plus one half of all bounding streets, alleys, and public ways, to change from Planned Development District 260 to General Retail District and being further described below:

A 7.97 acre± tract of land out of the East portion of Section 62, Block 9, B.S. & F. Survey, Randall County, Texas and being a portion of a 42.64 acre tract of land as described in that certain instrument of conveyance recorded in Volume 1780, Page 238 of the Deed Records of Randall County, Texas, said 7.97 acre± tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on December 23, 2015 and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the monumented West right-of-way line of Loop Highway No. 335 (Soncey Road) at the Northeast corner of Lot 2, Block 2, Soncy Park Unit No. 3, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof recorded in Volume 1873, Page 177 of the Deed Records of Randall County, Texas, same point being the Southeast corner of the herein described tract of land, from whence a 1/2 inch iron rod with cap stamped "KEYS RPLS 2507" found at the most Easterly Southeast corner of said Lot 2 bears South 00° 14' 39" East (base line), 349.56 feet;

THENCE North 89° 44' 52" West, 630.00 feet to a 1/2 inch iron rod with cap stamped "KEYS RPLS 2507" found in the West line of said 42.64 acre tract of land at the Northwest corner of said Lot 2, same point being the Southwest corner of this tract of land;

THENCE North 00° 16' 14" West along the West line of said 42.64 acre tract of land, a distance of 650.15 feet to a 3/8 inch iron rod with "KEYS" cap found at the Southwest corner of Bent Tree Drive as dedicated by the plats of Soncy Park Unit No. 14 and Soncy Park Unit No. 13, additions to the City of Amarillo, Randall County, Texas, according to the maps or plats thereof recorded under Clerk's File Nos. 2005020958 and 2005009349, respectively, of the Official Public Records of Randall County, Texas, same

point being the Northwest corner of this tract of land, from whence a 1/2 inch iron rod with cap stamped "KEYS RPLS 2507" found at the Southwest corner of said Soncy Park Unit No. 14, bears North 00° 16' 14" West, 60.00 feet;

THENCE North 89° 44' 23" East, 630.27 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the intersection of the South right-of-way line of said Bent Tree Drive with the monumented West right-of-way line of said Loop Highway No. 335, same point being the Northeast corner of this tract of land;

THENCE South 00° 14' 39" East, 135.79 feet along the monumented West right-of-way line of said Loop Highway No. 335 to a 1/2 inch iron rod with cap stamped "KEYS RPLS 2507" found at the Northeast corner of Lot 3, Block 2, Soncy Park Unit No. 4, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof recorded under Clerk's File No. 00615704 of the Official Public Records of Randall County, Texas;

THENCE North 89° 41' 29" West, 215.00 feet to a 1/2 inch iron rod found at the Northwest corner of said Lot 3, same point being an interior jog corner of this tract of land;

THENCE South 00° 14' 39" East, 300.00 feet to a mag nail found at the Southwest corner of said Lot 3, same point being an interior jog corner of this tract of land;

THENCE South 89° 41' 29" East, 215.00 feet to a 3/8 inch iron rod with "KEYS" cap found at the Southeast corner of said Lot 3;

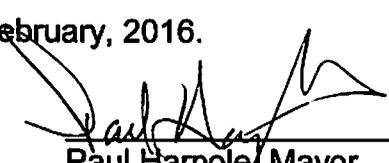
THENCE South 00° 14' 39" East along the monumented West right-of-way line of said Loop Highway No. 335, a distance of 220.00 feet to the PLACE OF BEGINNING and containing a computed area of 7.97 acres of land, more or less.

SECTION 2. All ordinances and resolutions or parts thereof that conflict with this ordinance are hereby repealed, to the extent of such conflict.

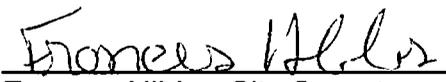
SECTION 3. In the event this ordinance or any part hereof is found to be invalid, such invalidity shall not affect the remaining portions of the ordinance, and such remaining portions shall continue to be in full force and effect. The Director of Planning is authorized to make corrections and minor changes 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. This ordinance shall become effective from and after its date of final passage.

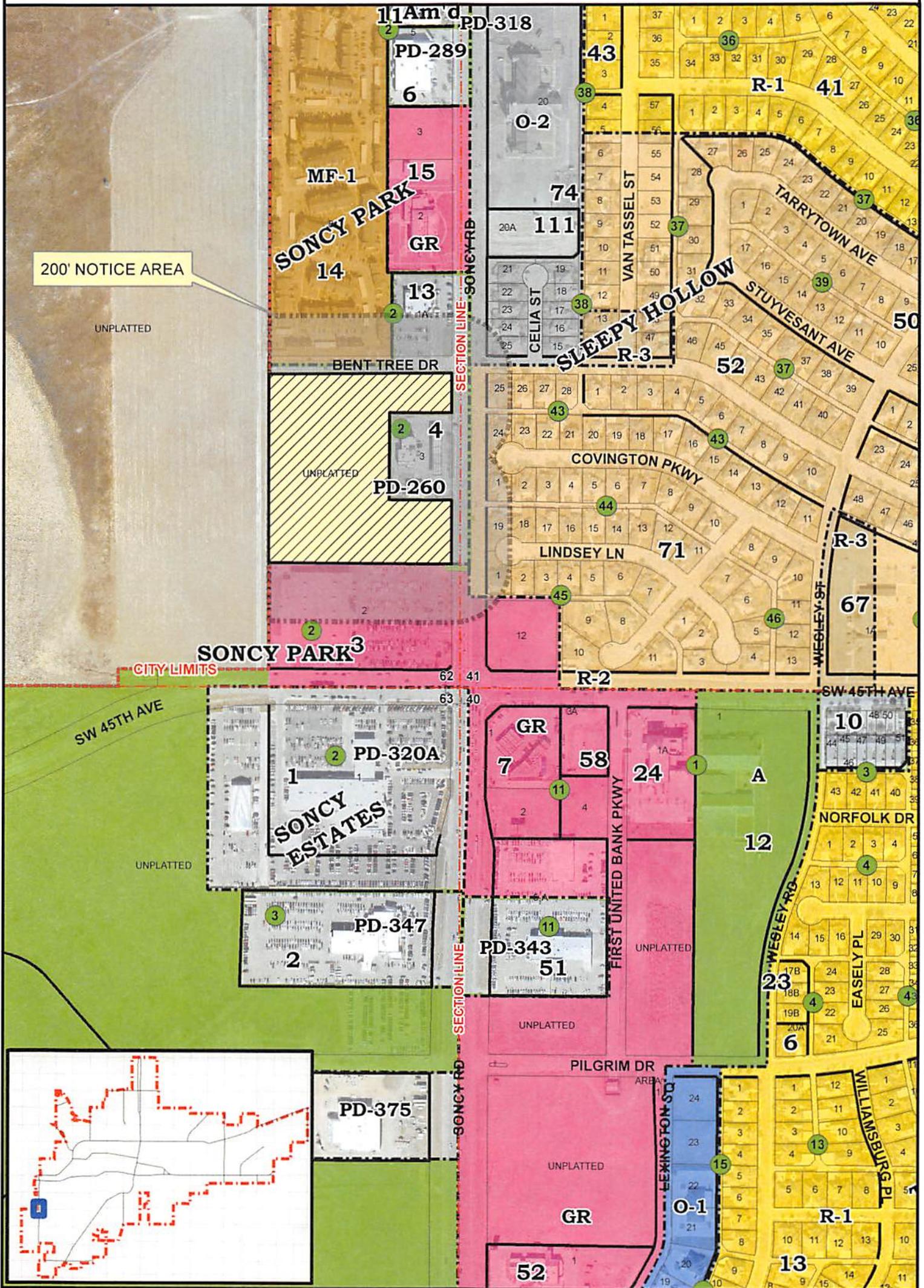
INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this the 2 day of February, 2016 and PASSED on Second and Final Reading on this the 9 day of February, 2016.

  
Paul Harpole, Mayor

ATTEST:

  
Frances Hibbs, City Secretary

# REZONING FROM PD TO GR



**CITY OF AMARILLO  
PLANNING DEPARTMENT**

Scale: 1" = 400'  
Date: 1-15-16  
Case No: Z-16-03



Z-16-03 Rezoning of a 7.97 acre tract of land out of Section 62, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways, to change from Planned Development District 260 to General Retail District.

Applicant: Ellen Smith Bivins  
Surveyor: Bent Tree Dr & Soncy Rd

AP: H-14