



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

11/14/2016

Robert Keys
Robert Keys and Associates
4423 W. 45th Ave.
Amarillo, Texas 79109-5405

RE: Letter of Action: Approval- The Pinnacle Unit No. 3 – General Rezoning

Mr. Keys,

The City of Amarillo has approved the Rezoning of The Pinnacle Unit No. 3, Project Number: ZB1602323 on 11/8/2016. The ordinance affecting this change is No. 7628. 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 cody.balzen@amarillo.gov or 806/378-6291.

Sincerely,

A handwritten signature in cursive script that reads 'Cody Balzen'.

Cody Balzen
Planner I

ORDINANCE NO. 7628

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 BELL ST. & ATTEBURY DR., RANDALL COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission 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 43.32 acre tract of land in Section 3, 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 Residential District 2.

DESCRIPTION

FIELD NOTES A 43.32 acre tract of land being a portion of a tract of land described in that certain instrument recorded in Volume 662, Page 143 of the Deed Records of Randall County, Texas, all out of Section 3, Block 9, B.S. & F. Survey, Randall County, Texas and said tract of land being further described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod, found at the southwest corner of Hollywood South Unit No. 2, an addition to the City of Amarillo, according to the recorded map or plat thereof, of record in Volume 782, Page 303 of the Deed Records of Randall County, Texas;

Thence S. 89° 44' 59" E., (Directional Control GPS Observation WGS-84), 407.88 feet to the northwest and BEGINNING CORNER of this tract of land;

Thence S. 89° 44' 59" E., 530.00 feet along the south right-of-way line of Attebury Drive as dedicated by said Hollywood South Unit No. 2 to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northwest corner of The Pinnacle Unit No. 1, an addition to the City of Amarillo, according to the recorded map or plat thereof, of record under Clerk's File No. 2015009533 of the Official Public Records of Randall County, Texas;

Thence S. 00° 15' 01" W., 408.86 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the southwest corner of said The Pinnacle Unit No. 1 and a jog corner of this tract of land;

Thence S. 89° 44' 59" E., 338.80 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the southeast corner of said The Pinnacle Unit No. 1 and a jog corner of this tract of land;

Thence N. 00° 15' 01" E., 408.86 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northeast corner of said The Pinnacle Unit No. 1;

Thence S. 89° 44' 59" E., 781.34 feet along the south right-of-way line of said Attebury Drive to a 1/2 inch iron rod, found the southeast corner of said Hollywood South Unit No. 2 and the northeast corner of this tract of land;

Thence S. 00° 16' 33" E., 48.02 feet to the beginning of a curve to the left having a radius of 970.00 feet;

Thence Southeasterly, along said curve, an arc distance of 686.67 feet with a chord of S. 20° 33' 21" E., 672.43 feet to the end of said curve;

Thence S. 40° 50' 10" E., 182.86 feet to the beginning of a non-tangent curve to the right having a radius of 2530.00 feet and the most easterly southeast corner of this tract of land;

Thence Southwesterly, along said curve, an arc distance of 275.85 feet with a chord of S. 62° 40' 47" W., 275.71 feet to the end of said curve and the beginning of a curve to the left having a radius of 38.50 feet;

Thence Southwesterly, along said curve, an arc distance of 13.01 feet with a chord of S. 56° 07' 27" W., 12.95 feet to the end of said curve;

Thence S. 46° 26' 43" W., 24.97 feet to the beginning of a curve to the left having a radius of 38.50 feet;

Thence Southwesterly, along said curve, an arc distance of 11.08 feet with a chord of S. 38° 11' 54" W., 11.04 feet to the end of said curve and the beginning of a curve to the left having a radius of 116.50 feet;

Thence Southeasterly, along said curve, an arc distance of 158.55 feet with a chord of S. 09° 02' 13" E., 146.59 feet to the end of said curve;

Thence S. 48° 12' 04" E., 30.16 feet to a jog corner of this tract of land;

Thence S. 41° 37' 22" W., 122.00 feet to the beginning of a non-tangent curve to the left having a radius of 788.50 feet;

Thence Northwesterly, along said curve, an arc distance of 264.31 feet with a chord of N. 57° 58' 48" W., 263.07 feet to the end of said curve and the beginning of a curve to the left having a radius of 38.50 feet;

Thence Northwesterly, along said curve, an arc distance of 15.23 feet with a chord of N. 78° 54' 54" W., 15.13 feet to the end of said curve and the beginning of a curve to the right having a radius of 383.50 feet;

Thence Northwesterly, along said curve, an arc distance of 50.47 feet with a chord of N. 86° 28' 36" W., 50.43 feet to the end of said curve;

Thence N. 82° 42' 23" W., 17.90 feet to the beginning of a curve to the left having a radius of 88.50 feet;

Thence Southwesterly, along said curve, an arc distance of 33.42 feet with a chord of S. 86° 28' 36" W., 33.22 feet to the end of said curve and the beginning of a curve to the right having a radius of 2530.00 feet;

Thence Southwesterly, along said curve, an arc distance of 204.89 feet with a chord of S. 77° 58' 48" W., 204.84 feet to the end of said curve and the beginning of a non-tangent curve to the left having a radius of 1370.00 feet;

Thence Southeasterly, along said curve, an arc distance of 145.87 feet with a chord of

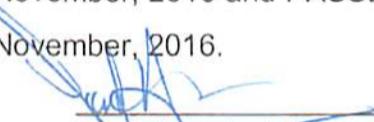
S. 36° 13' 15" E., 145.80 feet to the most southerly southeast corner of this tract of land;
Thence S. 66° 20' 25" W., 98.81 feet to a jog corner of this tract of land;
Thence S. 81° 17' 03" W., 229.49 feet to a jog corner of this tract of land;
Thence N. 89° 44' 59" W., 142.23 feet to a jog corner of this tract of land;
Thence S. 60° 21' 44" W., 235.03 feet to the most southerly southwest corner of this tract of land;
Thence N. 26° 52' 22" W., 162.17 feet to a jog corner of this tract of land;
Thence N. 31° 50' 31" W., 950.62 feet to a jog corner of this tract of land;
Thence N. 00° 15' 01" E., 491.28 feet to the POINT OF BEGINNING.

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.

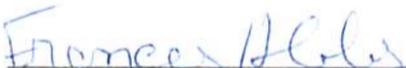
SECTION 4. This ordinance shall become effective from and after its date of final passage.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this the 1 day of November, 2016 and PASSED on Second and Final Reading on this the 8 day of November, 2016.



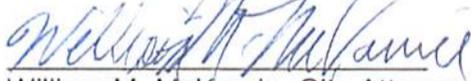
Paul Harpole, Mayor

ATTEST:



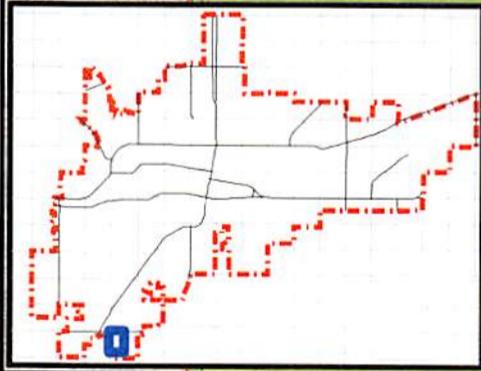
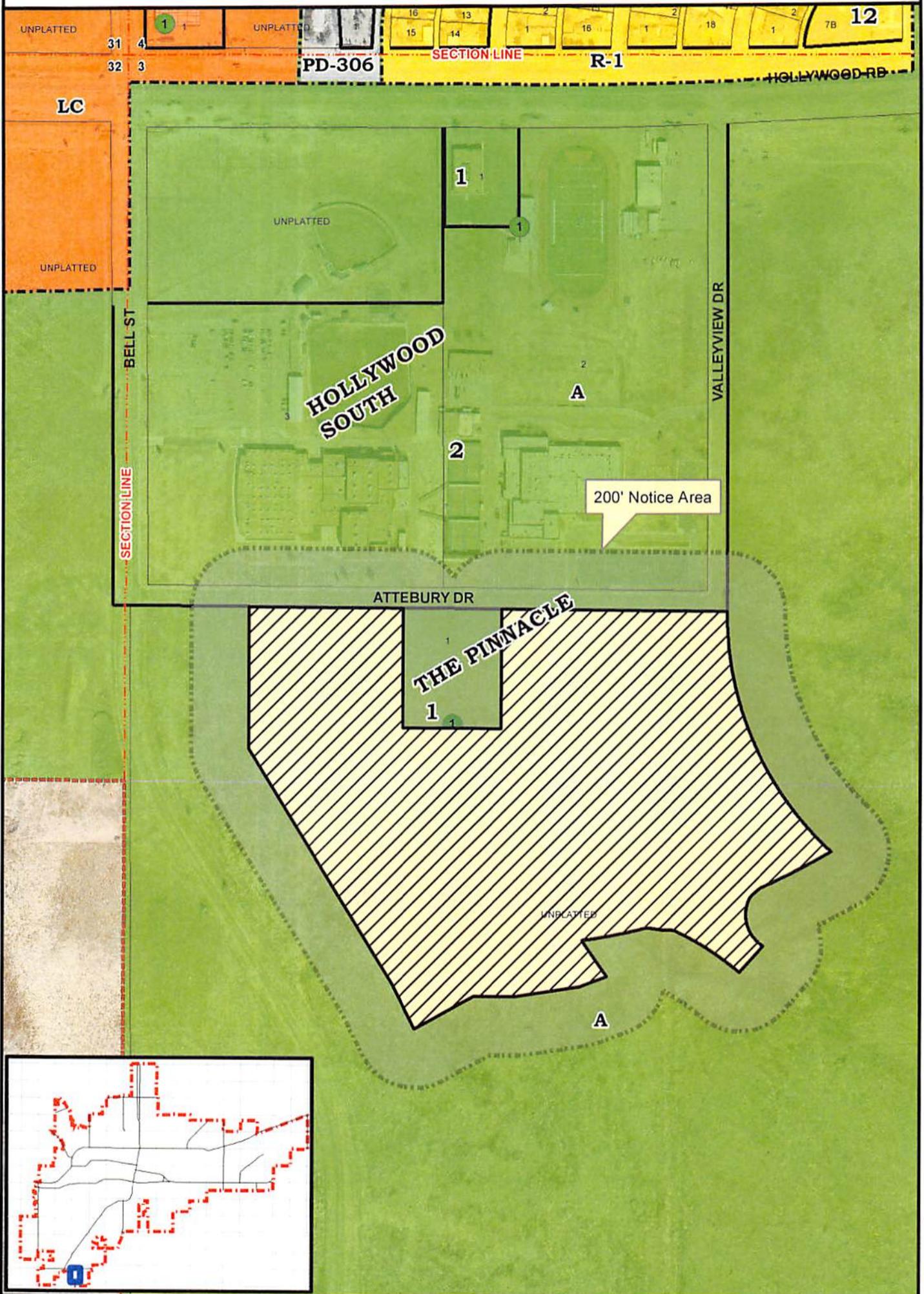
Frances Hibbs, City Secretary

APPROVED AS TO FORM:



William M. McKamie, City Attorney

REZONING FROM A TO R-2



**CITY OF AMARILLO
PLANNING DEPARTMENT**

Scale: 1" = 400'
Date: 10-14-16
Case No: Z-16-31



Z-16-31 Rezoning of a 43.32 acre tract of land in Section 3, 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 Residential District 2.

Applicant: Robert Keys
Vicinity: Bell St. & Attebury Dr.

AP: K-18