

**CITY OF AMARILLO, TEXAS  
CODE OF ORDINANCES**

**CHAPTER 4-10 - ZONING**



**ARTICLE I. - INTRODUCTION**

**REVIEW DRAFT | JANUARY 24, 2020  
(FOR DISCUSSION ONLY)**

**ARTICLE I. - INTRODUCTION ..... 3**

*Sec. 4-10-1. - Title..... 3*

*Sec. 4-10-2. - Purpose..... 3*

*Sec. 4-10-3. - Authority..... 4*

*Sec. 4-10-4. - Applicability..... 4*

*Sec. 4-10-5. - Relationship to comprehensive plan. .... 4*

*Sec. 4-10-6. - Reserved..... 4*

*Sec. 4-10-7. - Reserved..... 4*

*Sec. 4-10-8. - Reserved..... 4*

*Sec. 4-10-9. - Reserved..... 4*

## ARTICLE I. - INTRODUCTION

### Sec. 4-10-1. - Title.

This Chapter may be cited as the “Comprehensive Zoning Ordinance of the City of Amarillo, Texas,” and may be and referred to and abbreviated as the “Amarillo Zoning Ordinance.”

### Sec. 4-10-2. - Purpose.

- (a) With a view of conserving the value of Buildings and encouraging the most appropriate use of land throughout the City, the purpose of the Zoning Ordinance is to:
- (1) Promote the health, safety, morals, and general welfare of the City; and
  - (2) Implement the Amarillo Comprehensive Plan; and
  - (3) Protect and preserve places and areas of historical and cultural importance and significance; and
  - (4) Provide standards and procedures for new development and redevelopment within the City and subject to its regulatory jurisdiction; and
  - (5) Conform to all applicable requirements of Texas and federal law; and
  - (6) Provide standards that are appropriate to their context; and
  - (7) Establish procedures for processing development that encourage appropriate and streamlined land use decisions; and
  - (8) Provide regulations in language that is easy to read and understand by everyone who interacts with the development approval process; and
  - (9) Provide standards that, wherever possible, are clear and capable of administration through streamlined procedures; and
  - (10) Create incentives for development that is consistent with the Amarillo Comprehensive Plan, in addition to required standards; and
  - (11) Protect neighborhoods from incompatible development; and
  - (12) Provide standards that are realistic and work in the market; and
  - (13) Accommodate housing that is affordable for the City's entire spectrum of households; and

- (14) Accommodate the redevelopment of the City's built-up areas, such as Downtown and older commercial areas; and
- (15) Require and encourage open and civic spaces that are appropriate to their context; and
- (16) Lessen congestion in the Streets; and
- (17) Secure safety from fire, panic, and other dangers; and
- (18) Provide adequate light and air and prevent the overcrowding of land; and
- (19) Avoid undue concentration of population; and
- (20) Facilitate the adequate provision of transportation, water, sewer, schools, parks and other public requirements.

**Sec. 4-10-3. - Authority.**

This ordinance is adopted pursuant to the authority contained in Texas Local Government Code, Title 7, Subtitle A, [Chapter 211](#), as amended, and [Article 11, Section 5 of the Texas Constitution](#).

**Sec. 4-10-4. - Applicability.**

- (a) This ordinance is effective throughout the corporate limits of the City. The City may engage in extraterritorial planning activities pursuant to Texas Local Government Code, Title 7, Subtitle C, [Chapter 42](#), as amended.
- (b) No permit for the construction of any Structure upon any Lot shall be issued until the Lot is a part of a Plat of record approved by the Planning and Zoning Commission and filed in the Plat records of Potter or Randall Counties, whichever has jurisdiction.

**Sec. 4-10-5. - Relationship to comprehensive plan.**

This ordinance implements the goals, objectives, and policies adopted for the City, as reflected in the Amarillo Comprehensive Plan and other planning documents. While the City reaffirms its commitment that this ordinance will conform to adopted planning policies, the City expresses its intent that no provision of this ordinance may be challenged merely on the basis of an alleged nonconformity with the Comprehensive Plan or other planning policy.

**Sec. 4-10-6. - Reserved.**

**Sec. 4-10-7. - Reserved.**

**Sec. 4-10-8. - Reserved.**

**Sec. 4-10-9. - Reserved.**