



Zoning Ordinance Revision

Kick-Off Meetings

June 5 & 6, 2019

Agenda

- Who We Are
- Project Goals
- Our Approach & Process
- Areas to Be Addressed
- Project Work Plan
- Next Steps



Who We Are



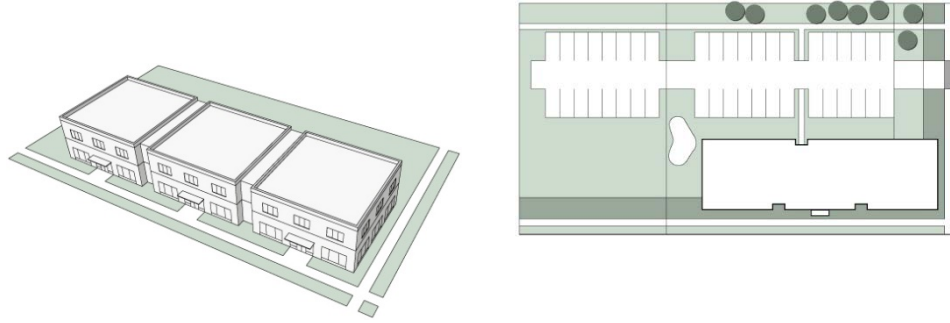
Andrew Freeman, EDFP
City Project Manager

Tyson Smith, Esq., AICP (WS)
Team Project Management

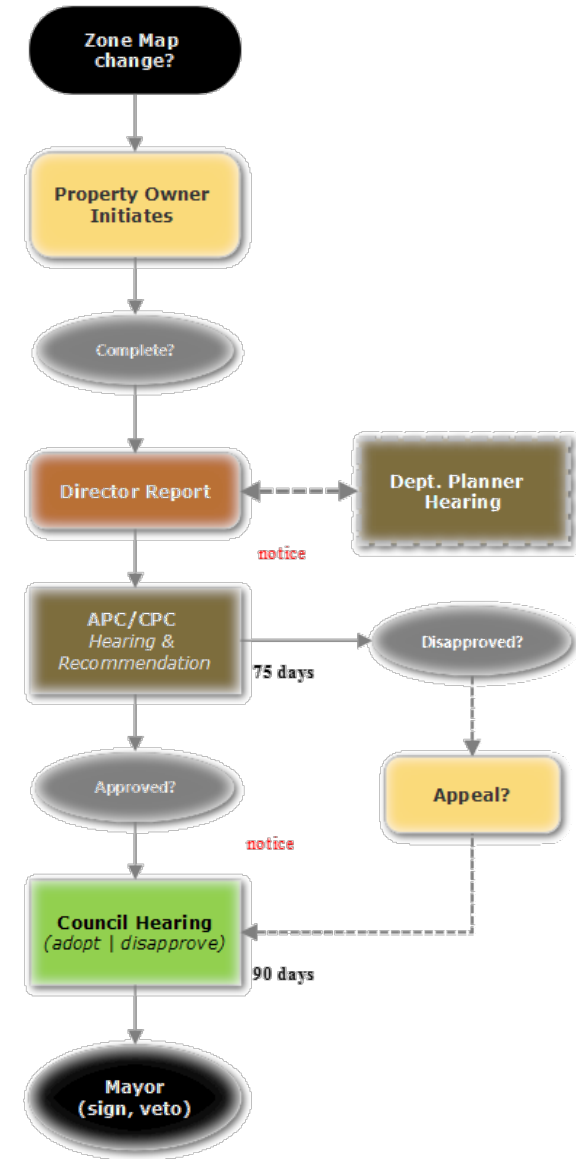
Mark White, Esq., AICP (WS)
Kelly Cousino, AICP (WS)
David Baird, JD, AICP (KKC)
Bret Keast, AICP (KKC)
Brian Mabry, AICP (KKC)
Janis Burall, AICP (KKC)

Stakeholders

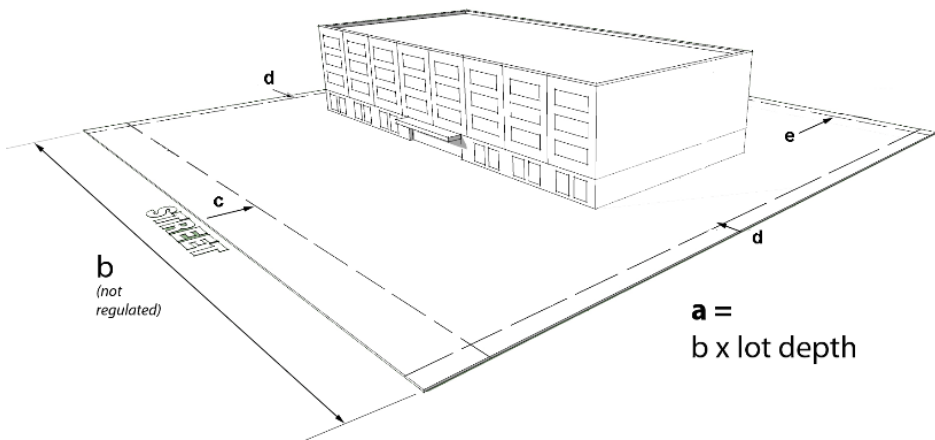
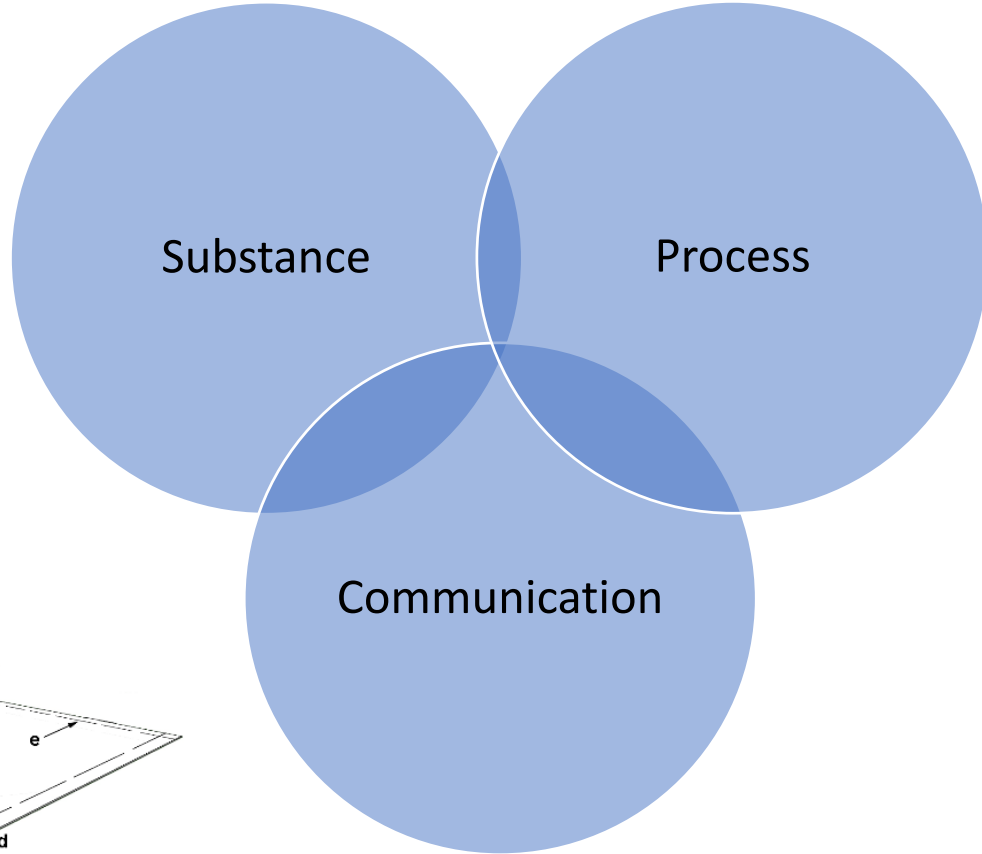
Project Goals



1. Comprehensive framework
2. User-friendly, Graphics
3. Engender Community support
4. Make the right things easy
5. Update & Clean Up
6. Right-size
7. Clear processes
8. Avoid nonconformities
9. Effective enforcement

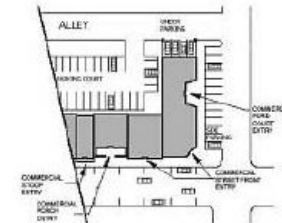


Our Approach and Process



COMMERCIAL OR MIXED USE BUILDING FORMS

Flex Building



(a) Access and Entry
The Principal Entry to each individual unit on the ground floor must have direct access from a permitted frontage type facing and abutting the street.

Parking access shall be through an alley or a "B" street.

(b) Parking
Offstreet parking shall be located behind or under the principal building. A common parking area may be located interior to the block. On-street parking is required along all street frontages except at transit stops.



(c) Frontage
Frontage types along the street shall include Shop Fronts, Portals and Forecourts may be added. Forecourts shall not exceed 20% of the block space.



(d) Placement and Massing
Buildings facing a public street may not be longer than 300 feet along the axis facing the street.

The required ground floor clear height is a minimum of 12'.

(e) Articulation
The façades of buildings facing a public street that are longer than fifty feet (50') must be articulated at a maximum of every 40 feet (40') along the axis facing the street. Entryways are required at least every 40 feet.

Description
A flex building contains at least one (1) dwelling and commercial uses. Retail should occur on

**Results
Control**

**Acceptability
Flexibility**



Mandatory standards

Point systems

Lists

Discretionary review

Incentives

Optional (permitted)

Mandates

Options

**Controversial
Litigation potential**

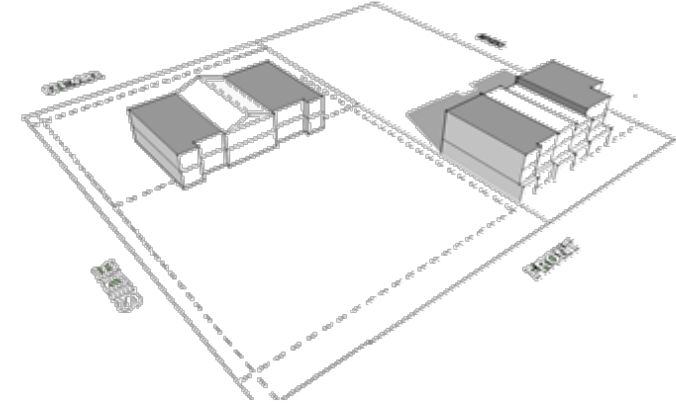
**Disregard
Administration**

The Complete Zoning Code

- General
- Design / Use Patterns
- Zoning
- Procedures
- Development Standards
- Supplemental Use Regulations
- Nonconformities & Vested Rights
- Agencies
- Legal Status
- Definitions
- Submittal Requirements

B. Dimensional Standards

Development in the C-1 District is subject to the following dimensional standards:

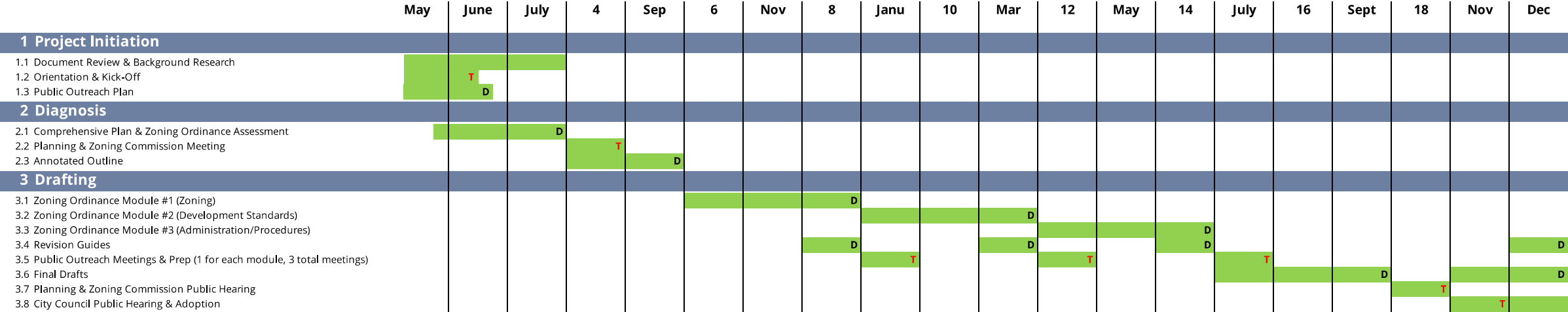


Composite Standards →	(A) Site 3 or 4-Building D or E Site 4-Building C	(B) Site 3-Building C
Maximum District Size	• 10 acres	• 40 acres
Height (maximum)	• 2 stories / 30 feet <small>(For portions of buildings over 20 feet in height shall add both an additional 1 foot for every 2 feet in height.)</small>	• 42 feet / 3 stories
Front yard (minimum)	• 20 feet	• n/a
Front yard (maximum)	• 150 feet	• 25 feet (applies to areas within frontage buildout)
Frontage Buildout (minimum)	• 50%	• 80%
Maximum building footprint	• 15,000 sq. ft.	• 50,000 sq. ft.
Side yard (minimum)	• 7½ feet	• 5 feet
Rear yard (minimum)	• 7½ feet	• n/a
Civic space <small>(Minimum 100 sq. ft. per space, courtyard, and other civic spaces per § 08.20.170)</small>	• 20% of net site area	• 10% of net site area

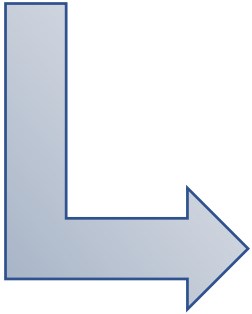
C. Parking Regulations for C-1 Developments

1. No more than one hundred twenty-five (125) percent of the required parking for a use may be provided on-site.

Project Work Plan



T = Trip
D = Deliverable



1 Project Initiation

- 1.1 Document Review & Background Research
- 1.2 Orientation & Kick-Off
- 1.3 Public Outreach Plan

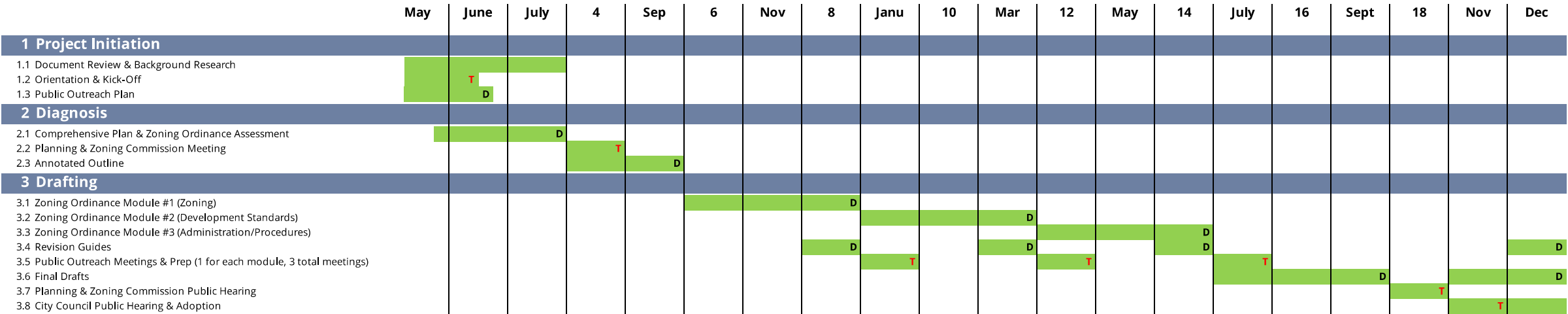
2 Diagnosis

- 2.1 Comprehensive Plan & Zoning Ordinance Assessment
- 2.2 Planning & Zoning Commission Meeting
- 2.3 Annotated Outline

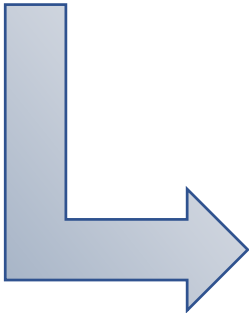
3 Drafting

- 3.1 Zoning Ordinance Module #1 (Zoning)
- 3.2 Zoning Ordinance Module #2 (Development Standards)
- 3.3 Zoning Ordinance Module #3 (Administration/Procedures)
- 3.4 Revision Guides
- 3.5 Public Outreach Meetings & Prep (1 for each module, 3 total meetings)
- 3.6 Final Drafts
- 3.7 Planning & Zoning Commission Public Hearing
- 3.8 City Council Public Hearing & Adoption

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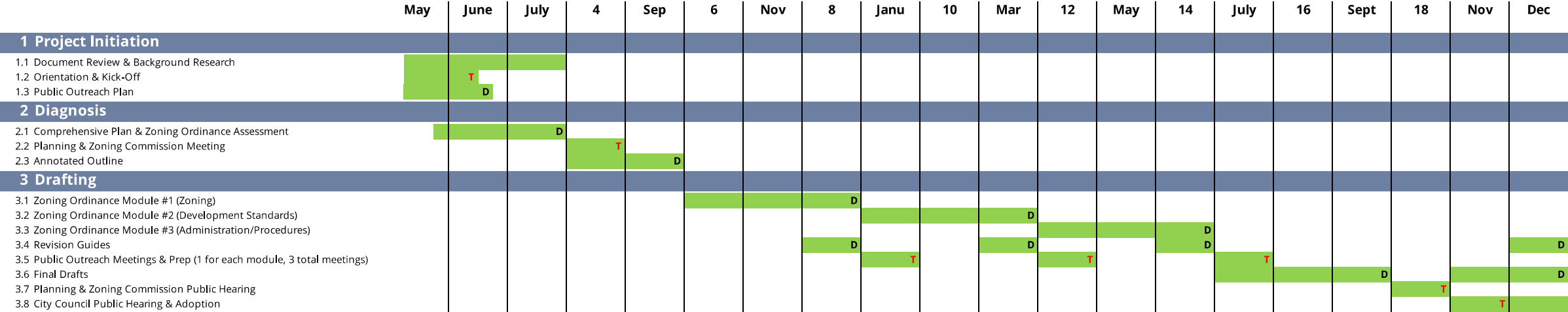
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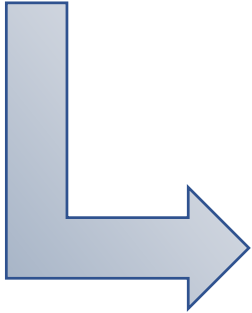
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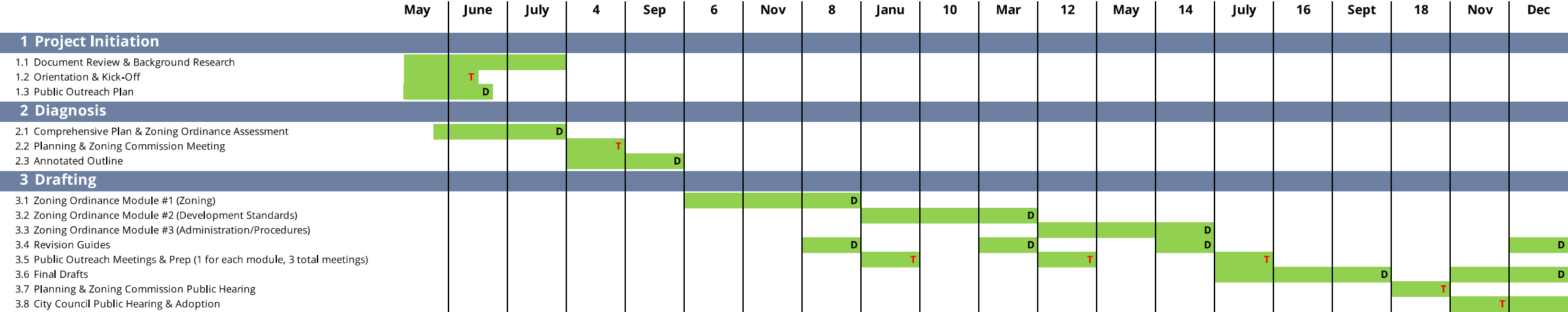
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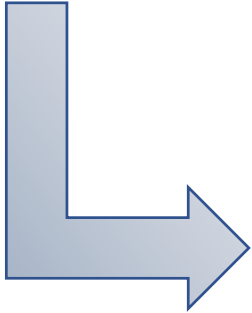
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Drafting: Module Development

- 1. Zoning District Structure and Design Guidelines (Dec – Jan 2020)**
- 2. Development Standards (Jun – July 2020)**
- 3. Procedures and Administration (Sept – Oct 2020)**

Review Process & Deliverables

- 1. A Staff Review Draft for each Module**
- 2. A Revised Draft for Public, Subcommittee, & Council Review**
- 3. A Final Zoning Ordinance for City Council Action (Dec 2020)**



Input and Questions

Areas Identified So Far

1. *Infill* where Appropriate
2. *Neighborhood Unit* Planning Approach
3. Advance *Neighborhood & District Compatibility*
4. Update *Landscaping* Standards, Enforcement
5. Update *Sign* standards
6. Review *Planned Development* Processes
7. Incorporate *Form-Based* concepts
8. Update *Outdoor Lighting* standards
9. Review *Parking Standards*
10. Update *Historic District and Design Standards*

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Areas to Be Addressed



City of Amarillo, Texas Zoning Ordinance Revision Project Kick-Off

Project Background

The City of Amarillo adopted a new comprehensive plan in 2010, and is now undertaking a revision of its Zoning Ordinance and related regulations, including provisions for subdivision, manufactured homes and RV parks, landmarks and historic preservation, and airport height hazards.

The revisions will implement policies and recommendations of the *Amarillo Comprehensive Plan*, modernize and simplify the ordinance, and update regulations based on community input. The revised Zoning Ordinance will reflect current and anticipated market and neighborhood conditions and incorporate best practices for development regulation.

The City is working with White & Smith Planning and Law Group and Kendig Keast Collaborative to conduct a comprehensive review, analysis, and rewrite of the Zoning Ordinance and development-related regulations.

Opportunities for Public Input

The community will have opportunities to provide input throughout the project. Our public outreach plan includes opportunities for community members, business owners, property owners, elected and appointed officials, and other stakeholders to remain engaged and to provide input throughout this important planning effort.

The project will kick off with a series of stakeholder meetings and opportunities for the consultants to receive feedback from the public, as well as elected and appointed officials of the City. Following our June 2019 kick-off meetings, the consultants will prepare a comprehensive assessment of the City's current Zoning Ordinance, identifying areas for improvement and revision, for consideration by the City Planning and Zoning Commission.

The amendment process will begin immediately thereafter, taking place in three discrete modules: Zoning, Development Standards, and Administrative Procedures. Public input will be received on each module over the next 12-15 months. The Zoning Ordinance Revision is anticipated to take 20 months, from May 2019 through December 2020.



Questions to Consider

As you think about providing input into the Zoning Ordinance Revision, consider the following questions:

- » Is the Zoning Ordinance easy to use? If not, why?
- » Are there ways the Zoning Ordinance could be revised to be more user-friendly?
- » Are there Comprehensive Plan policies that are important to prioritize for code implementation?
- » Are you concerned about any particular land uses in the City?
- » Are you concerned about the quality of new development? The costs of new development?
- » How can the zoning regulations better respond to the needs of neighborhoods, the general public, and applicants?
- » What are 3 aspects of high quality design for new development or redevelopment?
- » Does development review effectively engage the public? Are the City's zoning processes efficient?
- » Is the process transparent? How can we better communicate with the public? With applicants?

Contact

Andrew Freeman, EDFP
Director, Planning & Development Services
City of Amarillo
(806) 378-5285
Andrew.Freeman@amarillo.gov
www.amarillo.gov

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Next Steps

- **June:**
 - Complete *Kick-Off* Meetings
 - Provide additional *Input and Comments by June 21st*
 - Finalize *Public Outreach Plan*
- **July:**
 - Prepare *Zoning Ordinance Assessment*
- **August:**
 - Present Zoning Ordinance Assessment to *Code Rewrite Subcommittee & City Council*
- **September:**
 - Prepare *Zoning Ordinance Annotated Outline*

Input and Comments:

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Planning & Development Services

City of Amarillo

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