



Zoning Ordinance Revision

Module 3 Review Meetings

October 20, 2020

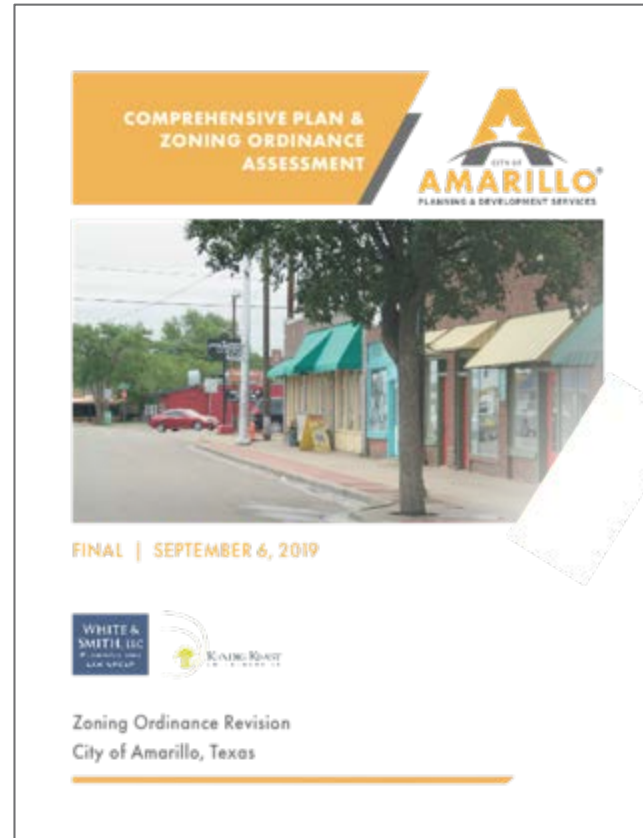
Agenda

- Progress So Far
- Module 3
- What's Next

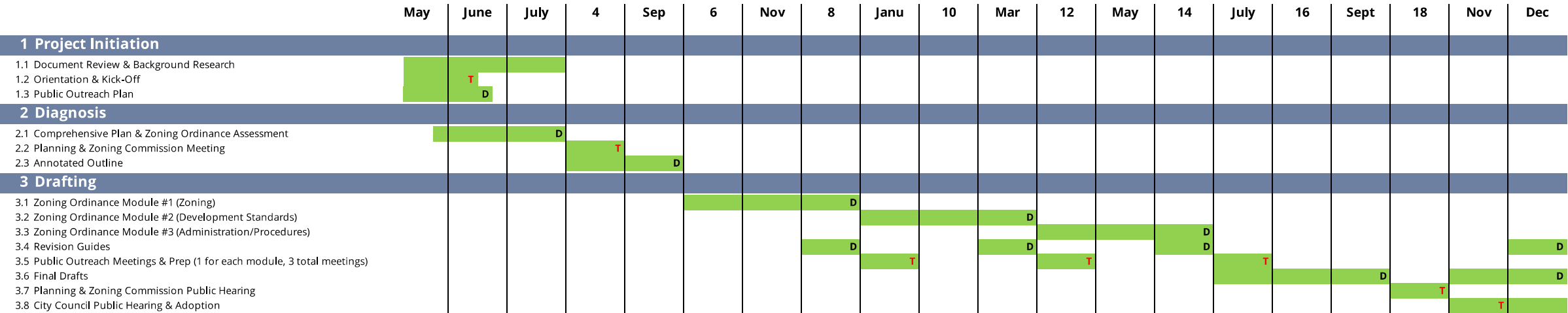


Progress So Far

- June 2019:
 - Project Kick-Off Meetings
 - Public Outreach Plan
- September 2019
 - Zoning Ordinance Assessment
- February 2020
 - Module 1 Review Meetings
- June 2020
 - Module 2 Review Meetings



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)
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Zoning Ordinance Modules

Module 1

Executive Summary
Introduction
Zoning Districts & Use Table
Use Regulations

Module 2

Historic Preservation Overlay
District
Development Standards

Module 3

BYOB Venues
Airport Overlay District
Admin. / Procedures
Nonconformities





Module 3



+ Metropolitan Planning Organization

+ Neighborhood Planning

Zoning Ordinance Revision Project

- Building Safety

- Economic Development and Neighborhood Revitalization

- Environmental Health

+ - Fire Marshal

+ Public Works

Fleet Services

+ Water Utilities

+ Assistant City Manager (Chief Financial Officer)

Documents for Download

Module 3 – Administrative Procedures and other revisions:

[Module 3 Revisions Overview](#)

[Article 5 Procedures](#)

[Article 6 Nonconformities & Vested Rights](#)

[Article 7 Agencies](#)

[Article 8 Enforcement](#)

[Article 9 Definitions and Rules of Interpretation](#)

[Article 9 Definitions, Working Draft](#)

[Article 10 Legal Provisions](#)

[Article 11 Submittal Requirements](#)

[Article 11 Table](#)

[Airport Overlay District](#)

[Airport Overlay District Maps](#)

[BYOB Venues & BYOB Events](#)

[Revisions Tracking](#)

Module 2 – Development Standards:

[Module 2 Revisions Overview](#)

[Article 4 Development Standards](#)

[Parking Standards Table](#)

[Downtown and Historic Preservation Overlay](#)

[Zoning Map Draft](#)

[Definitions \(to-date\)](#)

[Annotated Outline \(updated\)](#)

[Revisions Tracking \(updated\)](#)

Module 1 – Zoning:

[Module 1 Revisions Overview](#)

Project Documents

www.amarillo.gov > Departments > Planning and Development Services > Zoning Ordinance Revision Project

Module 3: Articles V through XI

- Procedures (Article V)
- Nonconformities (Article VI)
- Agencies (Article VII)
- Enforcement (Article VIII)
- Rules of Interpretation & Definitions (Article IX)
- Legal Provisions (Article X)
- Submittal Requirements (Article XI)

Top Changes

1. Consolidated procedures
2. New Comprehensive Plan amendment procedure
3. Consolidated submittal requirements
4. Traffic Impact Analysis
5. Technical reports & studies
6. Nonconformities
7. BYOB Venues & Events
8. A-O, Airport Overlay

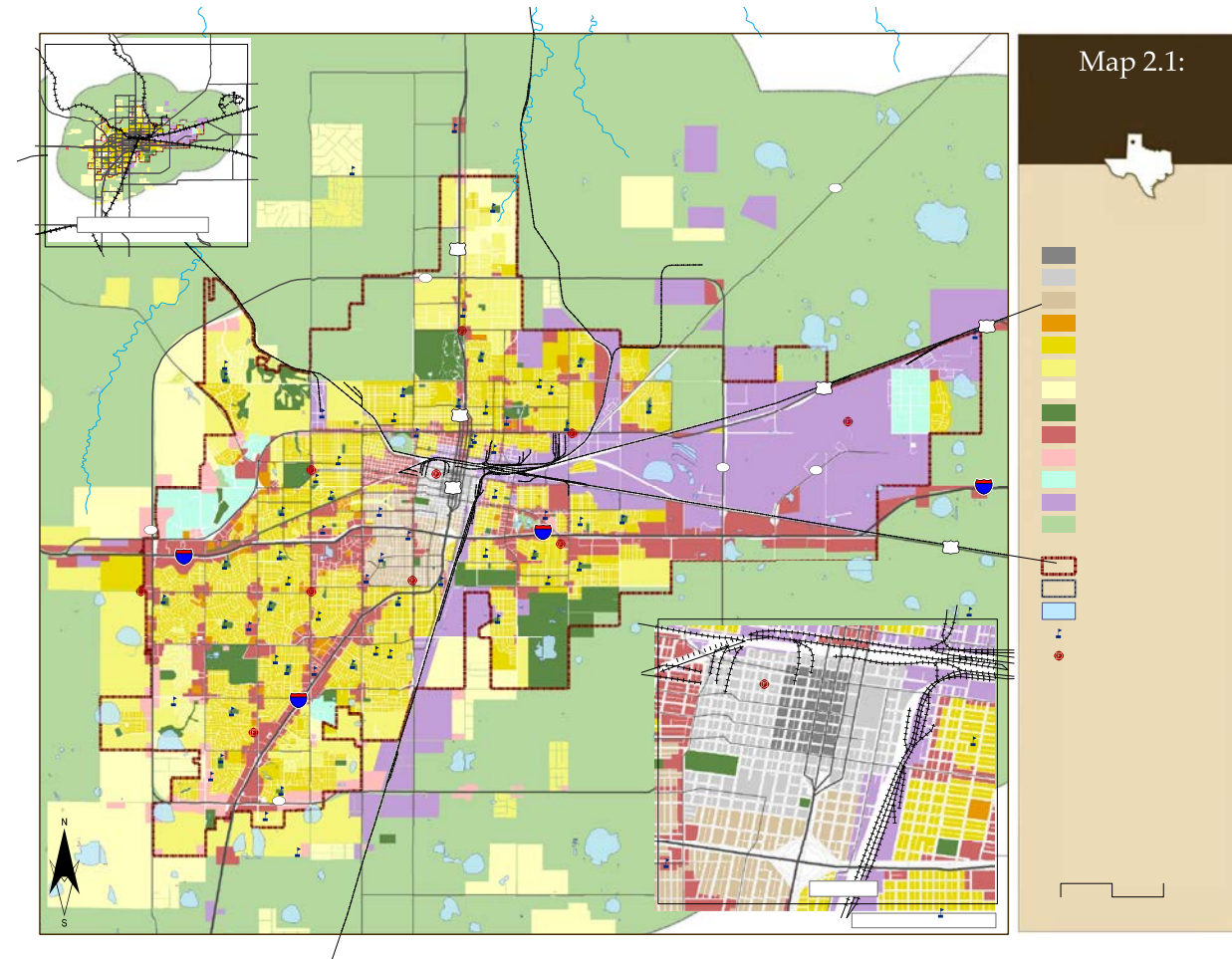
Consolidated Procedures

- Consolidates zoning-related procedures
- Carries forward existing requirements, clarifies or augments where needed
- Establishes general rules for procedures, e.g., pre-app conferences, notice requirements
- Describes the process for specific land use decisions, e.g., Site Plans, Rezoning, Variances
- Specific procedures generally share a common workflow

Purpose
Applicability
Initiation
Completeness
Notice
Approval Process
Approval Criteria
Reapplication
Appeals
Scope of Approval
Recordkeeping

Comprehensive Plan Amendments

- New procedure
- Allows a property owner to request an amendment to the Comprehensive Plan Future Land Use & Character Map for their property
- Concurrent with Rezoning



Consolidated Submittal Requirements

- Traffic Impact Analyses
- Technical reports and studies
- Application checklists matrix
- Fees

Table 4-10-329.1 - Submittal Requirements for Zoning Applications

	Landscaping & Irrigation Plans	Site Plans	Site Plans for Manufactured Home Parks & RV Parks	Comprehensive Plan Amendments	Text Amendments	Rezonings	Rezone Application Planned Districts	Specific Use Permits	Certificates of Appropriateness (COA)	HP-O District Designation Process	H-L Designation Process	Certificates of Compliance	Appeals	Special Exceptions	Variations
<i>for the indicated Applications. This notarized statement shall be prepared using a form provided by the Planning and Development</i>															
Metes and bounds description, maps, and/or legal description of subject property (if applicable)															
Notices and Returns															
One original copy. Digital plans may be submitted on CD, flash drive, or via our FTP site. FTP site instructions can be															
Name, address, phone number, and email address of the Applicant															
To a spring, corner, quarter, center, or point on a recorded Plat															
best available information															

Traffic Impact Analysis (TIA)

- New submittal requirement for:
 - SUP
 - Rezoning to a Planned District
 - Site Plans
- Implements Comprehensive Plan Strategies #3-10 and 4-19
- Level 1 TIA – Trip Generation Memo
 - Less than 100 peak hour vehicle trips
- Level 2 TIA – Traffic Impact Study
 - 100 or more peak hour vehicle trips

Land Use	100 Peak Hour Trips (approx.)
One-Family Detached	100 units
Mid-Rise Multiple-Family	227 units
Shopping Center	22,000 sf
Drive-In Bank	4,800 sf
General Office	68,000 sf
General Light Industrial	108,000 sf
Manufacturing	123,000 sf
<i>Estimates based on ITE Trip Generation Manual, 10th edition</i>	

Traffic Impact Analysis (TIA)

- A Level 2 analysis is intended:
 - As information for Review and Decision-Making Bodies
 - To quantitatively assess the nature and extent of the proposed Development's impact on the transportation network
 - To identify transportation improvements (and their associated costs) that would offset the proposed Development's impact on the transportation network

Technical Reports & Studies

- Special procedure to handle more complex cases or applications
- Review & Decision-Making Bodies may require applicants to submit technical reports and studies for:
 - Rezoning to a Planned District
 - SUP
 - COA
 - Variance

Technical Reports & Studies

Depending on the type of application, may include:

- Expert real estate evaluation
- TIA
- Engineering study
- Environmental impact report
- Geologic/hydrologic study
- Noise study
- Market study
- Economic impact report
- Architectural survey

Nonconformities

- A revised Zoning Ordinance reflects the community's current goals and policies
- If existing development no longer conforms to desired development patterns, it is in the community's interest to bring the uses and structures into compliance, over a reasonable period of time, when the property owner proposes changes to the property

Nonconformities

- Current regulations address uses and lots
- Proposed regulations also address structures and site improvements (e.g., landscaping)
- “Abandonment period” for nonconforming uses is reduced from one year to six months (180 days)
- Nonconforming structures in the A-0 District damaged by more than 50% of structural value must be brought into compliance with Zoning Ordinance
 - 50% is already the threshold outside the A-0

Nonconformities

- Automatic 10% building setback reduction for nonconforming lots
- Property owners are required to bring nonconforming site improvements into compliance with current requirements when:
 - Alterations to a building are proposed that increase floor area or usable seating area by more than 3,000 sf or 35% of GFA (whichever is less), or
 - Number of off-street parking spaces increases by > 35%



Module 3: BYOB Venues & Events

(Article III, Use Regulations)

BYOB Events

- Temporary use
 - Subject to all temporary use regulations (Article III, Use Regulations)
- 1 event per year per site
- Allowed in CB, LC, HC, I-1, and I-2
- Event hours limited to 7 a.m. to 2 a.m.
- Site Plan approval required
- If open to the general public, requires approval by Amarillo Environmental Health Dept.

BYOB Venues

- Principal use
- SUP in CB, LC, HC, I-1, and I-2
 - Valid for one year
 - May be renewed through a staff-level approval, if renewal request is made at least 45 days prior to expiration
- Venues must close from 2 a.m. to 7 a.m. each day

BYOB Venues

- Public safety plan required, must address:
 - On-site security
 - Fire safety
- Must comply with use regulations for Event Venues
 - Operational plan
 - Maintenance of an on-site manager

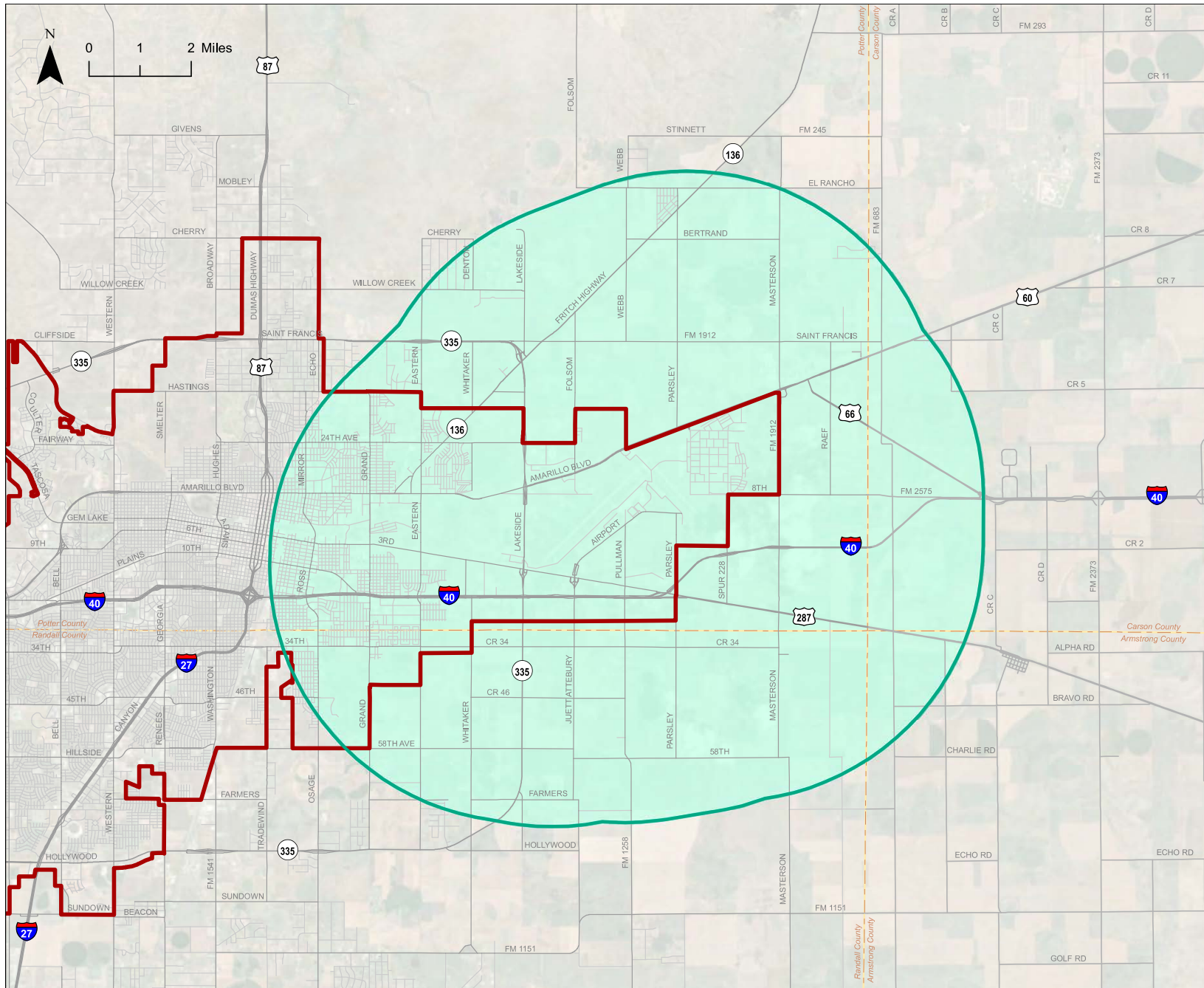


Module 3: A-0, Airport Overlay District

(Article III, Use Regulations)



A-0 District (Article II)

- New zoning district that carries forward and updates the current airport zoning regulations (Chapter 4-9)
- Applies in City and ETJ
- Shown on zoning map



**Figure 4-10-70.2
A-O District:
Wildlife Hazard Zone**

legend

-  Amarillo City Limits
-  Wildlife Hazard Zone

Wildlife Hazard Zone

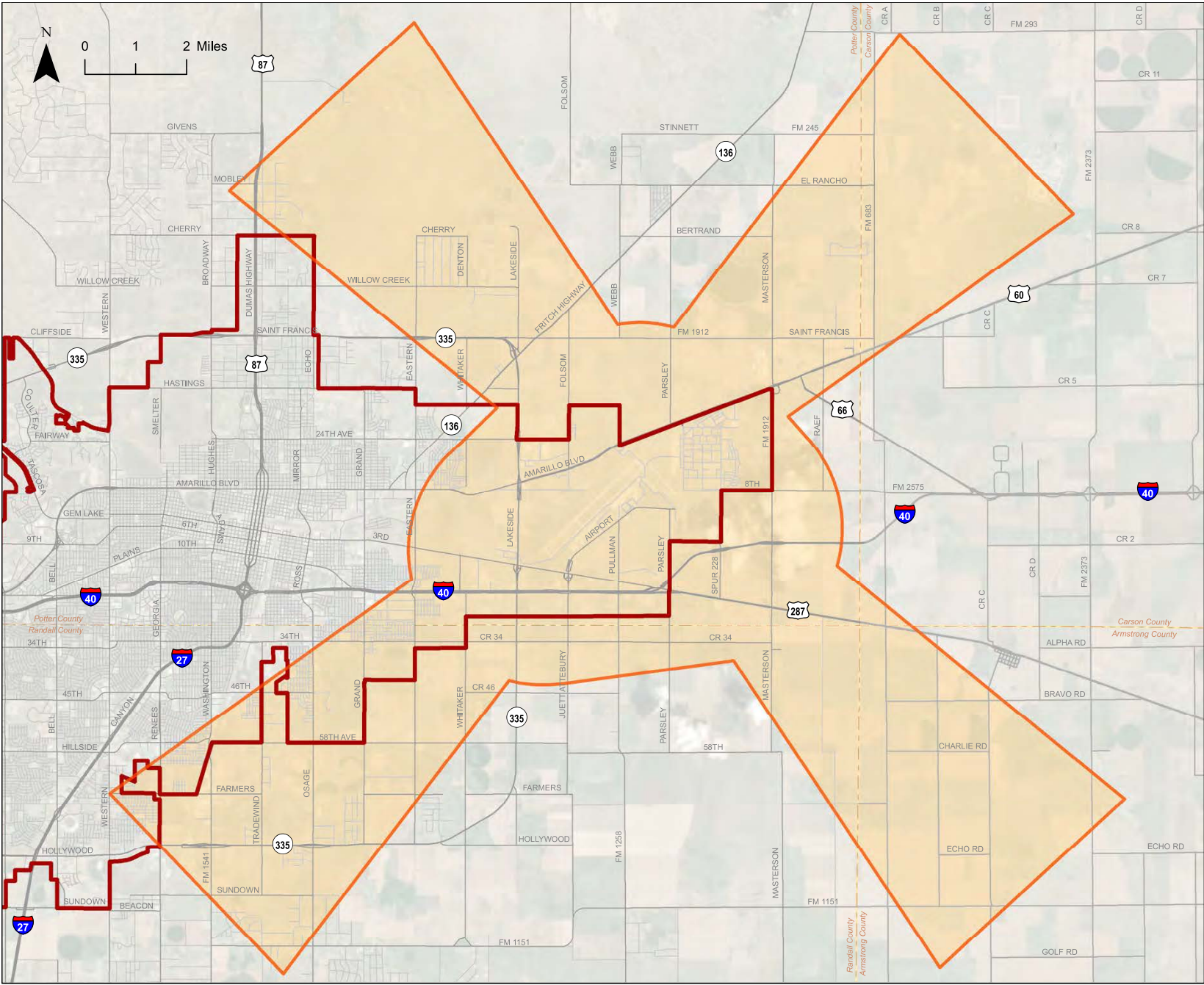
- New zone that addresses a concern expressed by Airport staff
- Limits land uses that could attract wildlife, particularly birds, that can create a hazard to pilots (e.g., landfills)
- 5-mile radius around Airport boundary

o, TX Zoning Ordinance Revision

A-O District: Height Hazard Zone

Height Hazard Zone

- Current zone, updated for consistency with current airport approaches and surfaces
- Includes all land/air within the approach, departure, primary, transitional, horizontal, conical, obstacle clearance surface, and threshold siting surfaces as they apply to AMA
- Limits height



City of Amarillo, TX Zoning Ordinance Revision

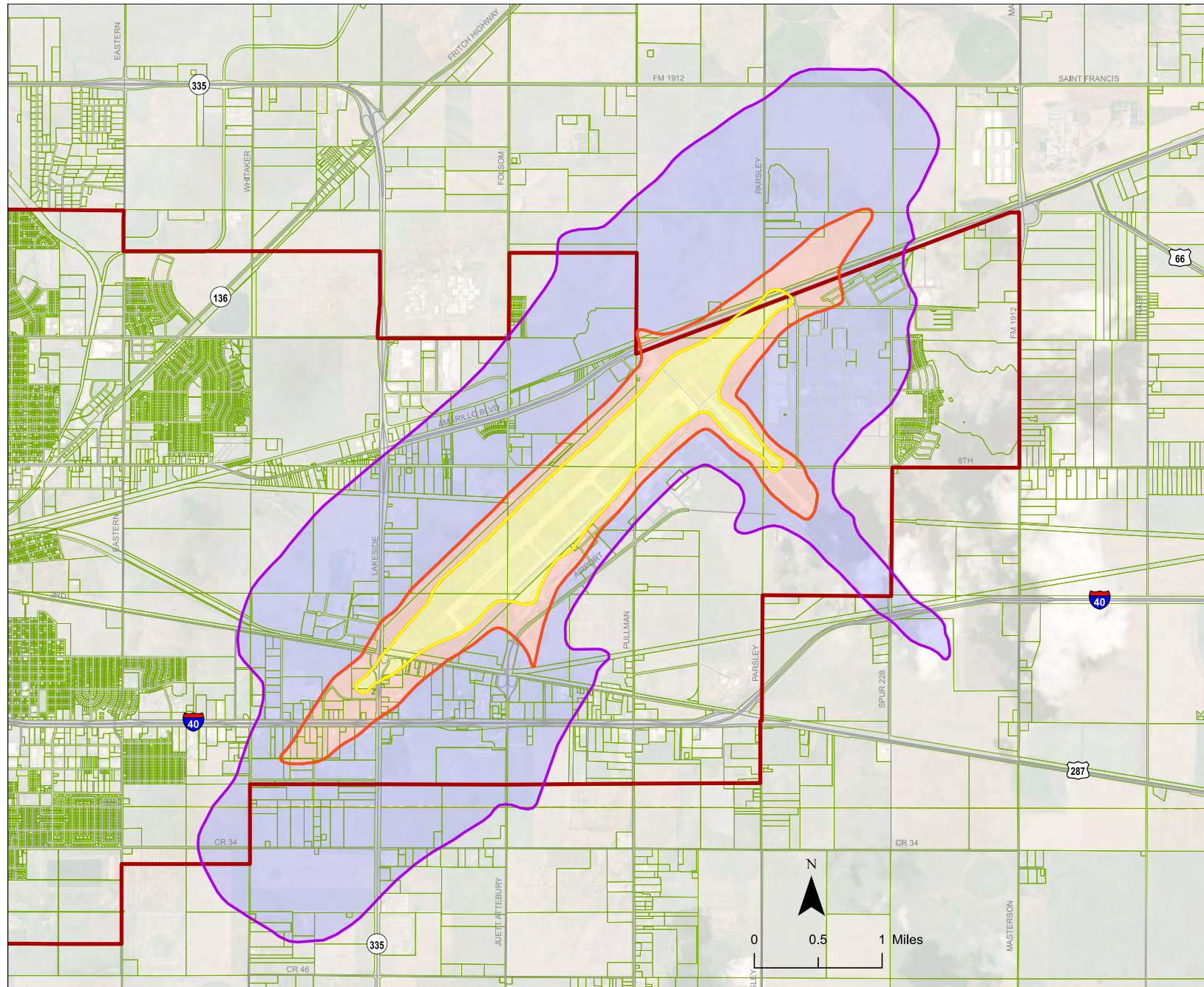
A-O District: Noise Zones

City Limits

Parcel Boundary

Noise Zones

- NZ-1
- NZ-2
- NZ-3



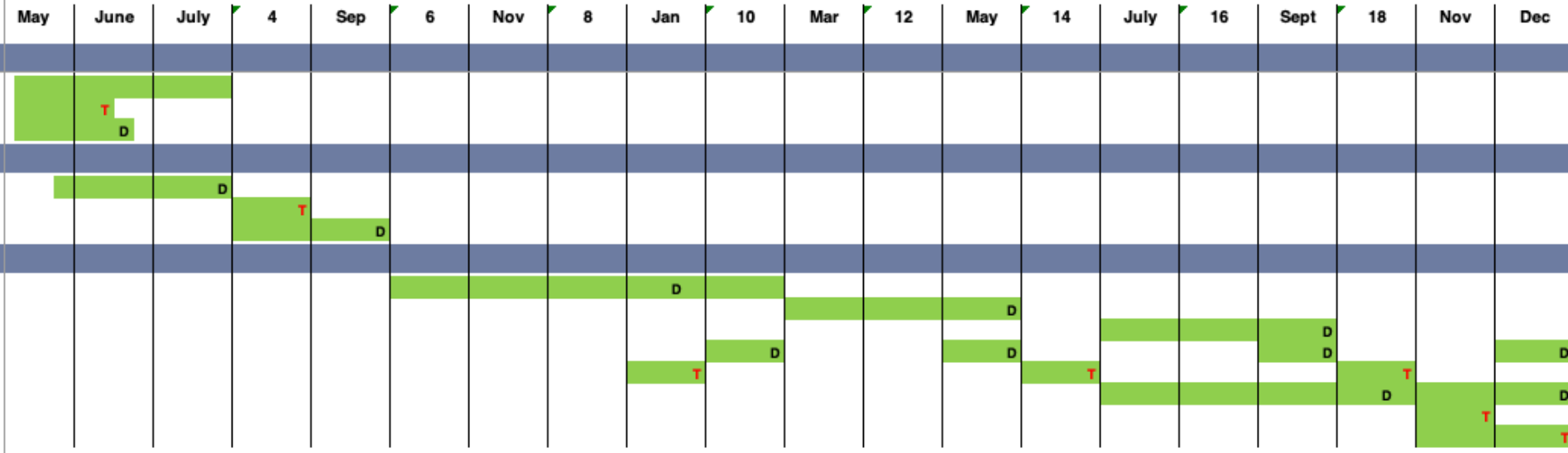
Noise Zones

- Current zones, updated for consistency with noise contours established in the most recently approved AMA Airport Master Plan
- Regulates noise-sensitive land uses



Project Schedule & Next Steps

Project Work Plan



T - Trip
D - Deliverable

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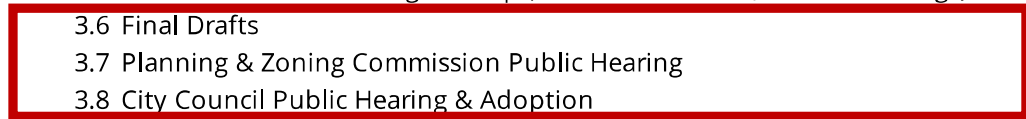
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ZONING ORDINANCE REVISION

Review Process & Deliverables

1. Full Code Draft Provided to staff ~ first week of November
2. Planning and Zoning Commission Review & Recommendation
3. Two Hearings by City Council and Adoption

Input and Comments:

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Cris.Valverde@amarillo.gov

Project Materials:

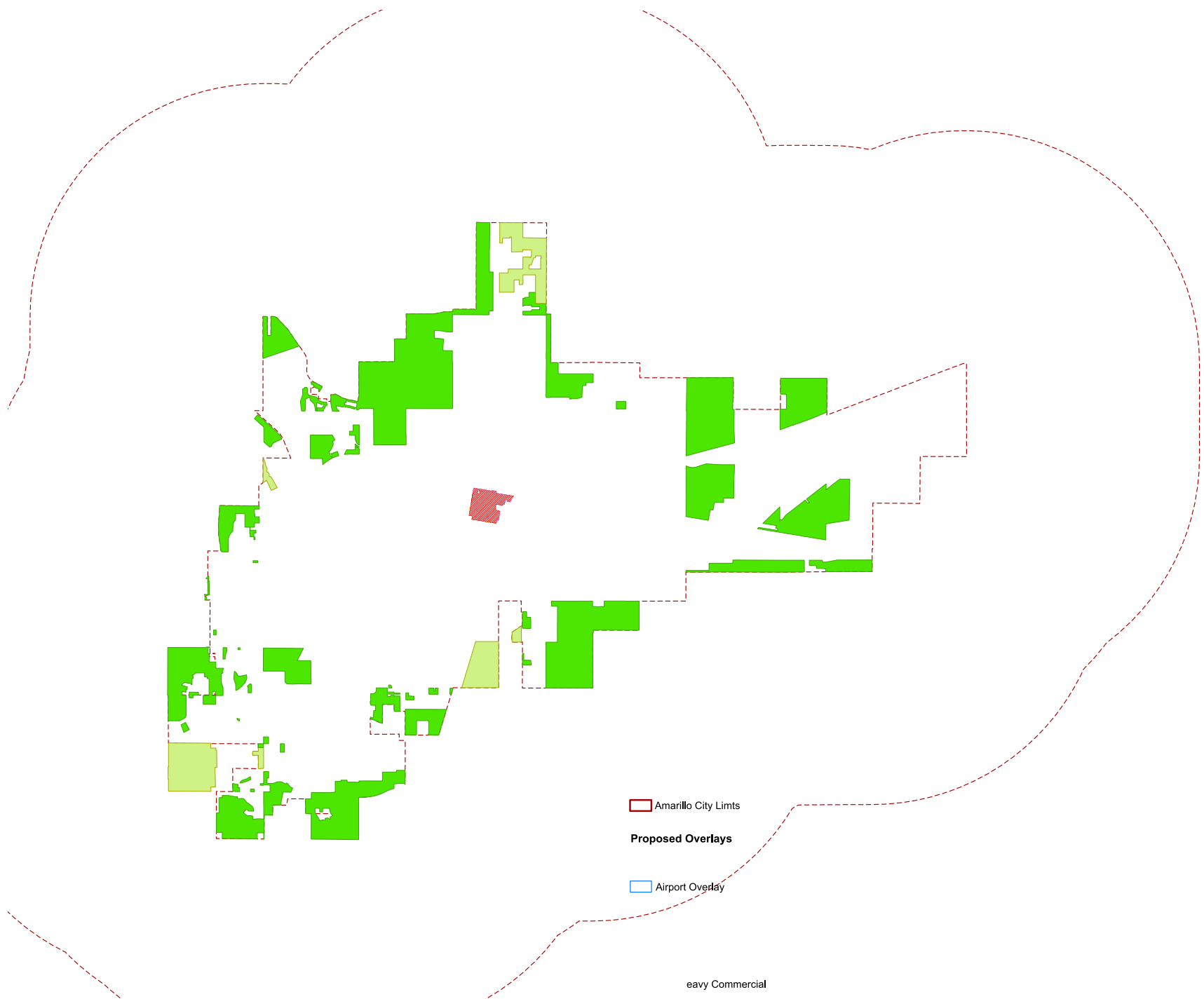
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Planning and Development Services >
Zoning Ordinance Revision Project



Zoning Ordinance Revision

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Amarillo City Limits

Proposed Overlays

Airport Overlay

eavy Commercial