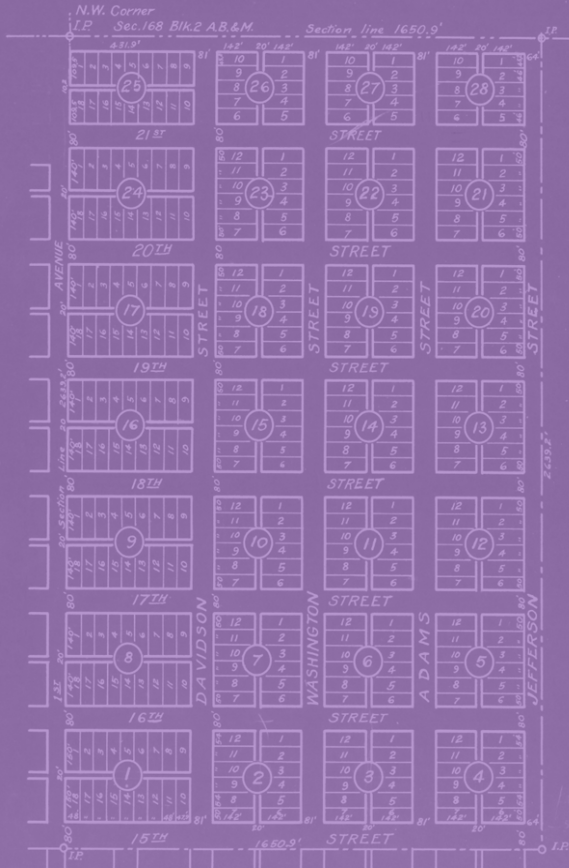


NORTH HEIGHTS ADDITION
TO
AMARILLO

NORTH WEST 100 ACRES, SECTION 168, BLOCK 2, A.B.&M.
POTTER COUNTY TEXAS.

168

Vol. 151
p. 18



I, John R. Rennie, Surveyor, do hereby certify,
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18th Sept. 1926

John R. Rennie
Surveyor

Amarillo Abstract C9
Amarillo, Texas

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p. 18

North Heights Rezoning Initiative

Virtual Public Meeting

Property Owner Focus

5:30 PM
November 19, 2020
amarillo.gov/nhrezoning



Tonight's Agenda Topics

1. North Heights Rezoning Initiative Background
2. Quick Zoning Overview
3. Committee Recommendations
4. Next Steps, Questions and Feedback

Key Take-Aways from Tonight

1. The rezoning proposal is from the neighborhood
2. Nothing is final/approved – looking for feedback and input
3. Contact us for detailed information about your property

The purpose of tonight's meeting is to help property owners understand the recommendations, discuss the potential impact on their properties, and gather input. No decisions have been made.

More information and full report available at amarillo.gov/nhrezoning

[Departments](#) >> [Assistant City Manager \(Development Services\)](#) >> [Planning and Development Services Department](#) >> [Neighborhood Planning](#) >> [North Heights](#) >>

North Heights Rezoning Initiative

Font Size: [+](#) [-](#) [+](#) [Share](#) [Feedback](#) [Print](#)

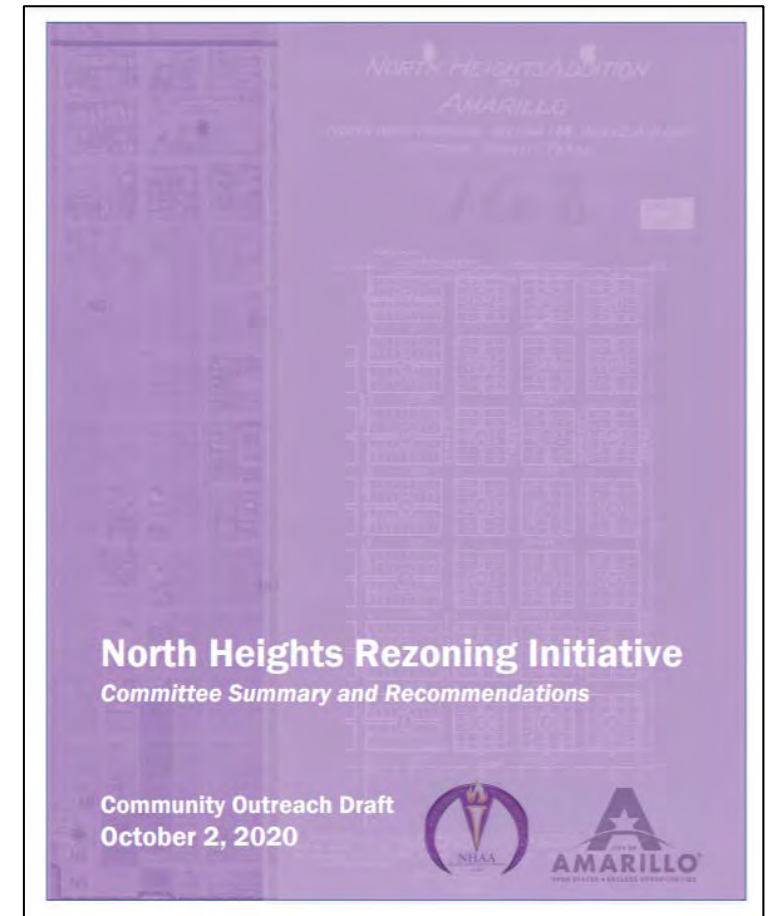
Latest Information

Due to COVID-19 concerns, meetings are being held online via Zoom. A neighborhood-led session is available for playback below. The City-hosted informational session is scheduled for 5:30pm on 11/19/2020 (see access information below). The NHAA Rezoning Committee also has also broadcast information on their [Facebook](#) page.

For detailed questions about meeting information, the rezoning process, or proposals in your area, email Torie BenShushan at Neighborhood Planning [here](#) or call 806-378-6289.

[11/12/2020 NEIGHBORHOOD MEETING RECORDING](#)

[11/19/2020 CITY HOSTED INFORMATIONAL MEETING GUIDE](#)



Contact Us

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Planner I, Economic Development and Neighborhood Revitalization

torie.benshushan@amarillo.gov

806-378-6289

Emily Koller, AICP

Economic Development and Neighborhood Revitalization Manager

emily.koller@amarillo.gov

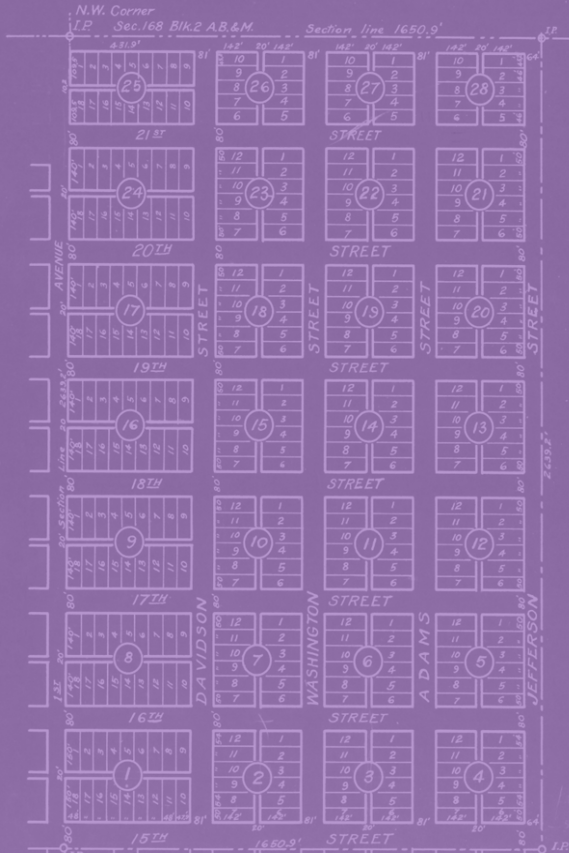
806-378-6292

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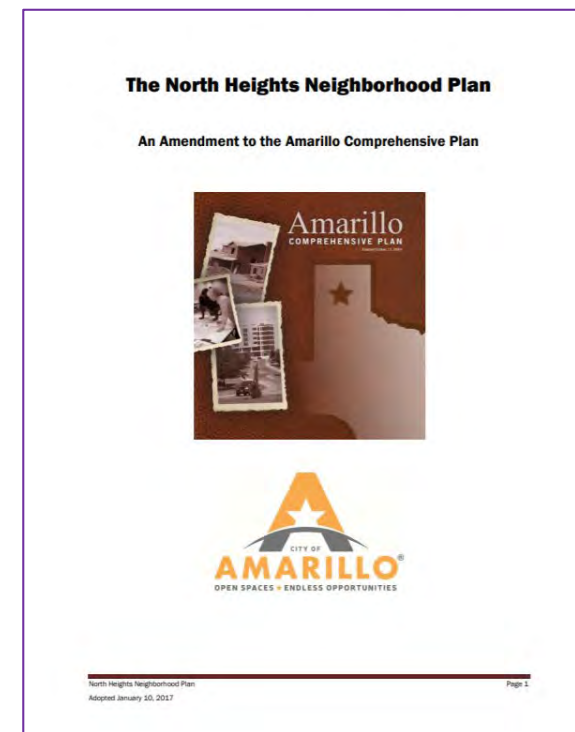
Vol. 151

Topic 1: Background on the North Heights Rezoning Initiative




About the North Heights Rezoning Initiative

- This is a North Heights Neighborhood Plan “Project in Motion”
 - Plan was adopted in 2017
 - Eight different recommended strategies addressed amending incompatible zoning districts
- North Heights Advisory Association prioritized the rezoning effort in 2019
 - Sub-committee formed and has been supported by Texas Housers
 - City planning staff involved as implementation partners



This is a community-driven effort to implement a high priority plan project that will help the neighborhood reach its overall goals of increased home ownership, new business growth and a better quality of life for residents.

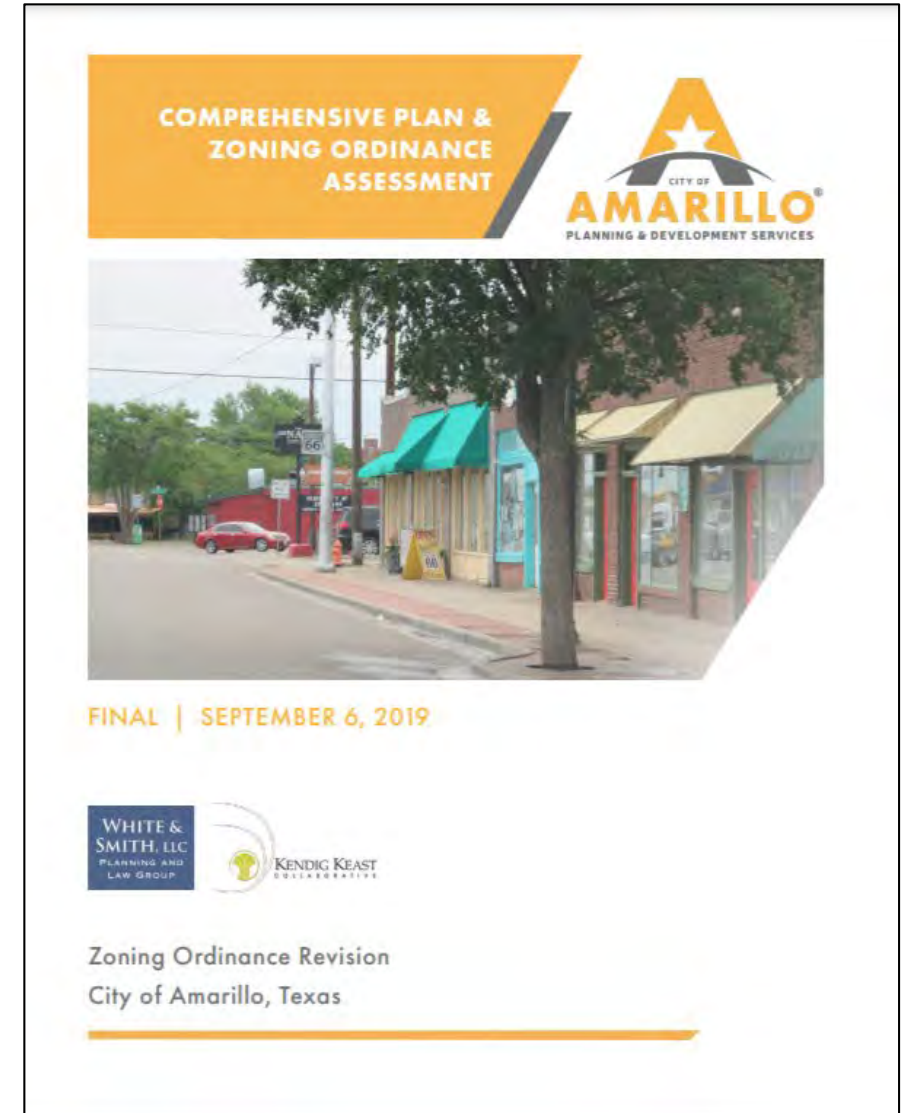
Project Timeline

- Step 1: Analysis and Committee Recommendations
(June-August 2020)
- Step 2: Community Public Outreach and Education 
(September-December 2020)
 - *Neighborhood-Hosted Meetings, Social Media Campaign, Flyers, Video*
- Step 3: Formal City application and approval process
(Winter 2020/2021)

The application process will not begin until the NHAA subcommittee feels it has done sufficient community outreach and considered all feedback/possible changes.

Relationship to Zoning Code Revision Process

- The current zoning code was adopted in 1968.
- A revision process kicked-off in 2019 to modernize the code.
- Expected adoption: Early 2021
- Not a total rewrite.
- North Heights recommendations are written based on the revised zoning code.
- Proposed code changes will encourage infill redevelopment and revitalization. Examples: New housing types, parking reductions and infill incentives.

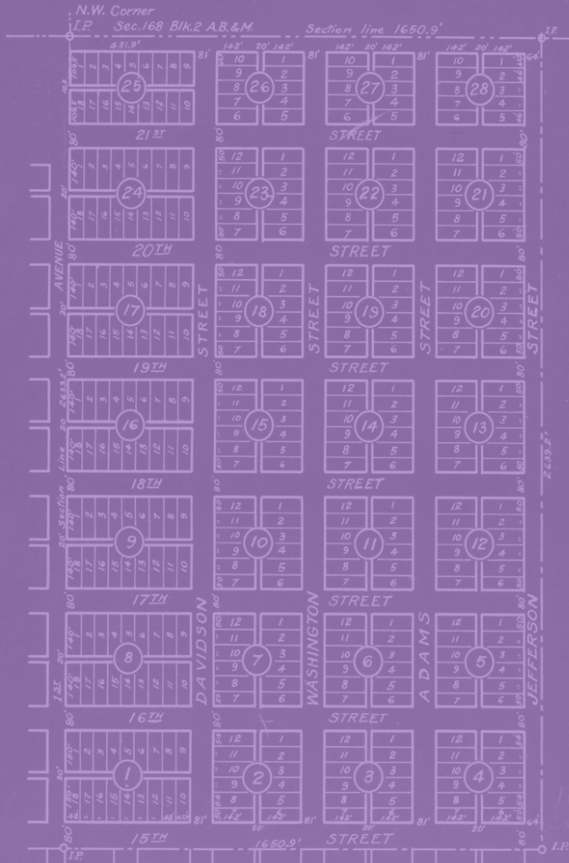


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Topic 2: Brief Zoning Overview



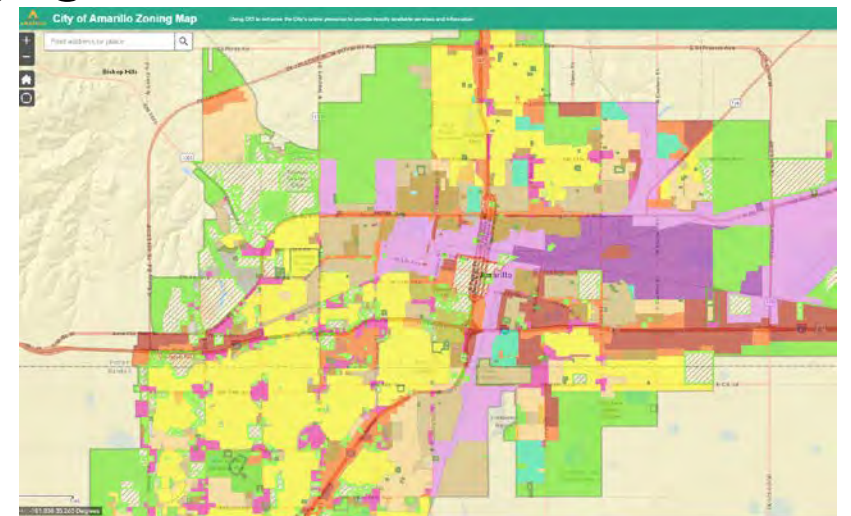
What is Zoning?

- The division of a city into districts (zones) within which permissible uses are prescribed and restrictions on building height, size and layout on the lot are defined.
- Zoning means both a text document – the zoning ordinance – and the official zoning map.
- The City administers these to ensure orderly growth and development.

Citation: “The Zoning Ordinance Fundamentals”

Prepared by Ann C. Bagley, FAICP Planning Official Development Officer,
TXAPA and Kimberley Mickelson, JD, AICP Galveston, October 2013

Based on *A Guide to Urban Planning in Texas Communities* published by
the Texas Chapter of American Planning Association



How Can a City Regulate Private Property?

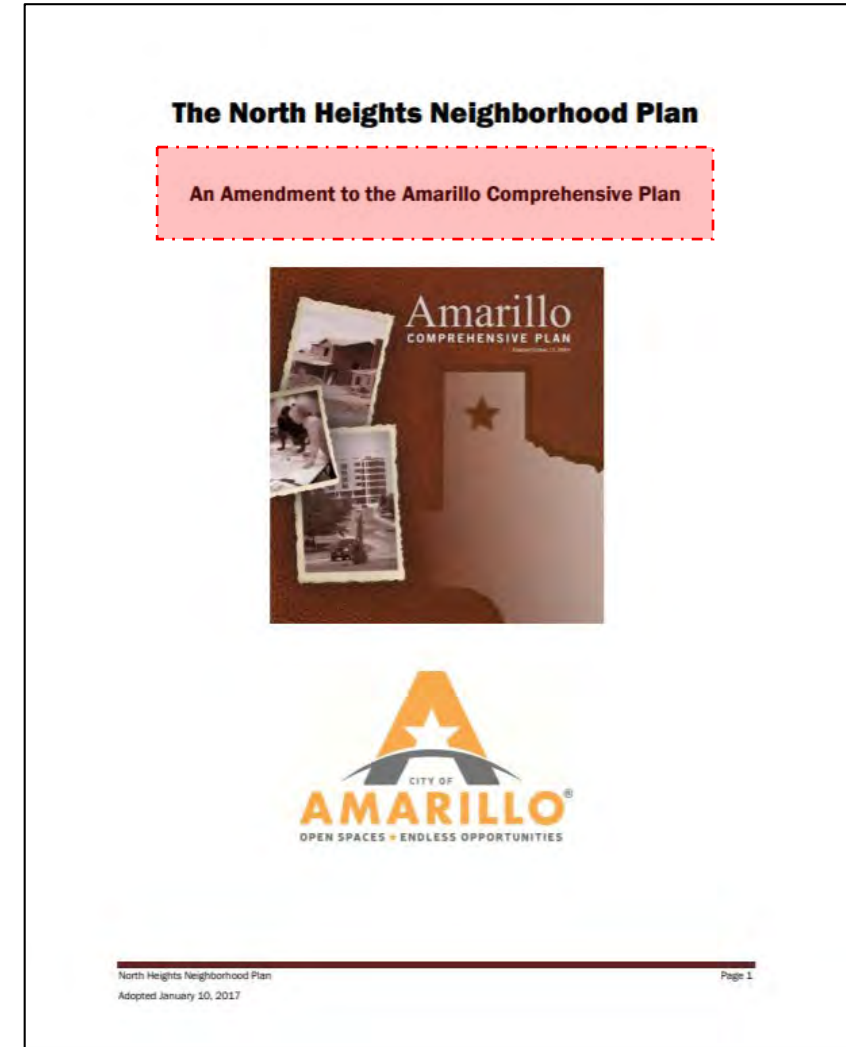
- Zoning is an exercise of a city's "police powers"

Legislative/policy-making power to establish rules to preserve public order & tranquility and protect the public health, safety, morals, and welfare.

- Zoning regulations must be adopted in accordance with a **comprehensive plan**.

Decisions based on sound comprehensive plan, created with strong community input, can be better supported.

Texas Local Government Code Section 211.004



Zoning Districts and Allowed Uses in Amarillo

NORTH HEIGHTS REZONING

Quick Reference Guide - Residential Zones

Page 1

RESIDENTIAL DISTRICT (R-1, R-2, R-3*)

Used almost exclusively for single family (SF) homes but manufactured homes and pre-fabricated (industrialized) are also permitted provided they meet certain standards. Other uses such as churches, community centers, schools and daycares are allowed in this zoning district.

Character notes: Creates traditional single family neighborhoods with detached 1-2 story homes on normal size lots with yards and accessory buildings like garages and workshops.

MODERATE DENSITY (MD*)

Generally maintains the look and level of residential districts, but in addition to SF detached homes, it includes more diverse and dense "missing middle" types such as townhouses and duplexes. It does not allow commercial uses. The zoning code update will allow tiny homes, tiny home courts, duplexes, quadplexes and live/work units, and eliminate large apartment buildings.

Character notes: Creates more eclectic residential areas with a mix of 1-2 single family homes and 1-2 story "missing middle" homes on smaller lots. Good for transitioning between commercial districts and traditional single family areas.

MULTI-FAMILY DISTRICT (MF-1, MF-2*)

Allows medium to high density housing primarily with apartment complexes, but also allows single family and the missing middle housing. The zoning code update could reduce the number of apartment units that will be allowed on each property and permit apartment buildings to have stores and offices within them, also allow mixed use buildings.

Character notes: Creates more walkable areas with a mix of higher density housing like 3-story apartment buildings and mixed use buildings along with 1-2 story single family and "missing middle" homes. Good for near transit stops and commercial areas.

MANUFACTURED HOME DISTRICT (MH)

Allows for the collective development of manufactured homes within either a manufactured home park or subdivision. MH is not for the placement of one manufactured home. MH parks and subdivisions must meet development standards for spacing, construction, etc.

Requirements for the placement of a single manufactured home: Manufactured homes provide an affordable housing option and cannot be eliminated entirely as a use within the city limits. Currently, there are three types of manufactured homes permitted in different residential districts (see below). Type A and Type B all require a Specific Use Permit to be located anywhere in the city except in a MH zoning district. Type C is allowed by right in any zoning district except Central Business.

The zoning code update proposes to allow Type A and B by right only in the Manufactured Home (MH) zoning district. Type C will be allowed by right in all residential zoning districts. The larger footprint and standards for installation including skirting and a permanent foundation create more compatibility in existing neighborhoods.

- A** Built between June 15, 1976, and the current year with a minimum square footage of 325 sq. ft.
- B** Built between 8 years prior to installation and current year with a minimum width of 13 ft and a minimum square footage of 200 sq. ft.
- C** Brand new manufactured home with a minimum width of 28 ft and minimum square footage of 400 sq. ft.

Character notes: In the zoning code rewrite, manufactured home parks and RV parks are proposed to have similar development requirements including a minimum of 10 acres. This zoning district would be most appropriate in less dense or undeveloped areas, near commercial or recreational uses.

NORTH HEIGHTS REZONING

Quick Reference Guide - Residential Zones

Page 2



Available at amarillo.gov/nhrezoning

Because the zoning code revision project is expected to be completed in spring 2024, this graphic is for informational purposes only. All information is subject to change pending the outcomes of the zoning code revision project.

Existing Zoning Districts

	A	Agricultural
	GR	General Retail
	HC	Heavy Commercial
	I-1	Light Industrial
	LC	Light Commercial
	MD	Moderate Density (Mixed residential – SF and lower density MF aka "Missing Middle")
	MF-1	Multiple Family
	MH	Manufactured Home
	NS	Neighborhood Services
	O-2	Office
	R-1	Residential District 1
	R-2	Residential District 2
	R-3	Residential District 3

Zoning Districts in the Plan Area

13 Existing Zoning Districts

Non-Conforming Uses

What if the current use of my property is no longer allowed under the proposed zoning?

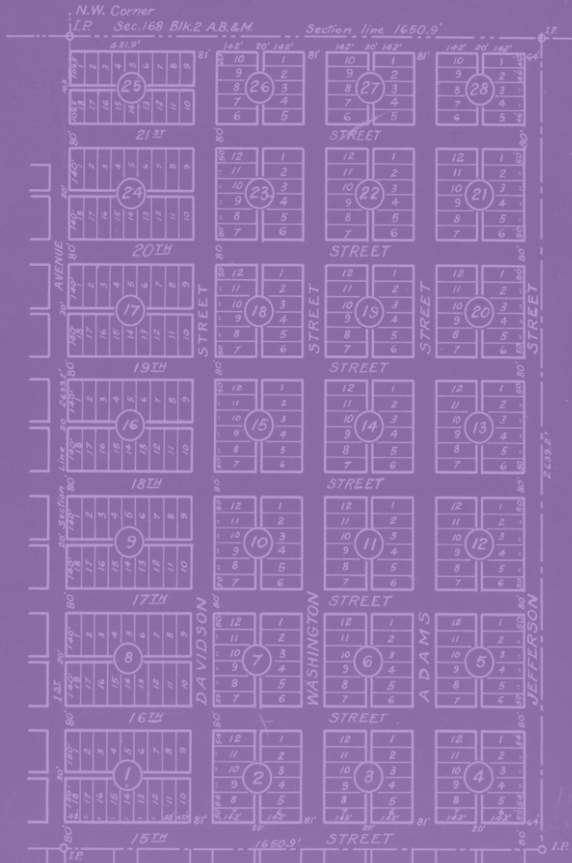
- A property can continue with its current use and the property owner can make any reasonable repairs and maintenance that do not increase the nature of the nonconforming use.
- If a non-conforming use is abandoned for 6 months, it must come into compliance with the new zoning district.
- If a non-conforming structure is damaged or destroyed, it can be reconstructed or repaired to the previous condition if the work is completed within two years of the damage.
- A vacant lot that is rezoned would immediately have to comply with new district standards.

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Topic 3: Committee Recommendations



Principles Established by the Committee

- Eliminate industrial zoning on undeveloped land
- Downzone industrial zoning where possible on developed land
- Increase the amount of single-family zoning and reduce the amount of multi-family zoning.
- Provide appropriate commercial areas within proximity to residences for access to jobs and services.
- Consider amenities such as parks and trails as part of future development patterns.

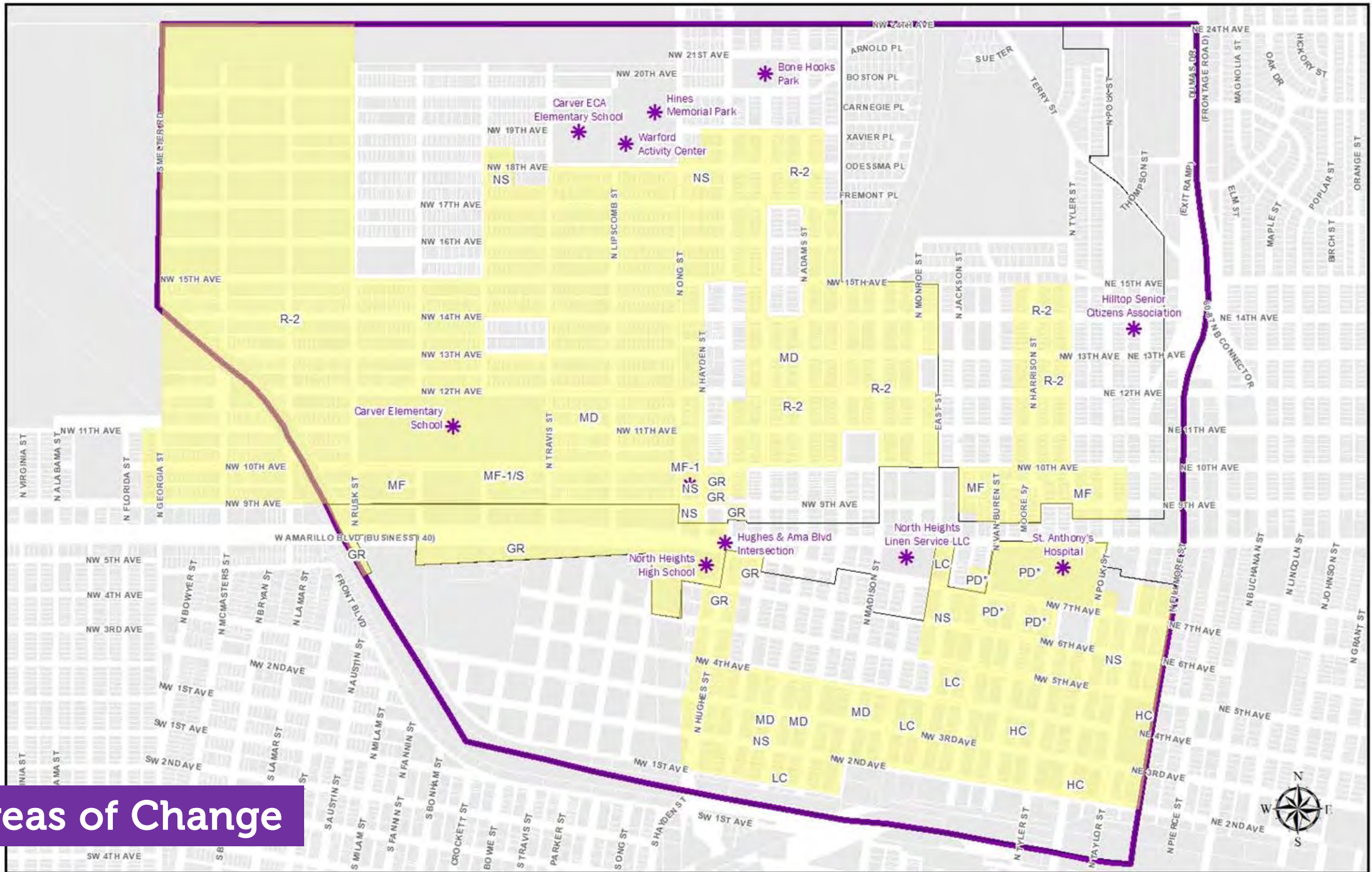
Principles Established by Committee (Continued)

- Encourage the preservation of the existing culture and character of North Heights.
- No decisions should increase the chances of gentrification.
- The results should make it easier for people who want to be invested in North Heights purchase homes and become part of a movement to rebuild the neighborhood.
- This project should help bring North Heights back to the neighborhood people remember – a self-sustaining community full of residents who took pride in their homes and their places of worship; full of locally owned businesses that served their friends and neighbors.



Land Use Comparison	Proposed		Existing		Change in Acres
	Acres	Percent	Acres	Percent	
Agricultural	1	0.04	1	0.04	0
General Retail	99	5.94	23	1.36	+77
Heavy Commercial	58	3.46	34	2.03	+24
Light Industrial	182	10.87	488	29.19	-307
Light Commercial	142	8.49	180	10.77	-38
Moderate Density	167	9.95	53	3.18	+113
Multiple Family	122	7.26	433	25.88	-311
Manufactured Home	24	1.46	62	3.7	-38
Neighborhood Services	76	4.56	9	0.55	+67
Office District	6	0.36	22	1.34	-16
Planned Development*	25	1.49	3	0.17	+22
Single Family (R-1, R-2, R-3)	772	46.11	365	21.79	+407
	1673	100	1673	100	

Areas of Change



**Light Industrial
to SF Residential**

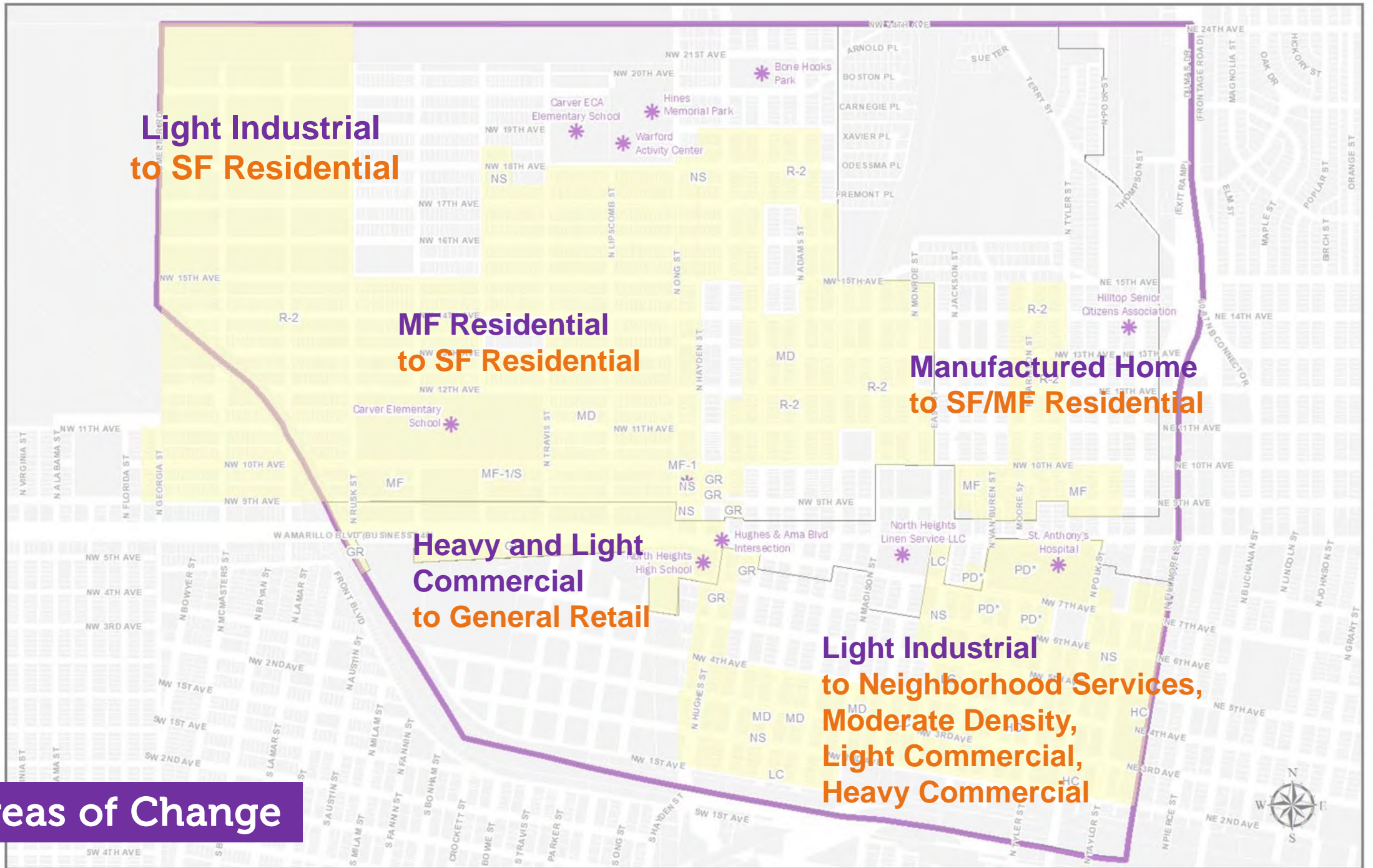
**MF Residential
to SF Residential**

**Manufactured Home
to SF/MF Residential**

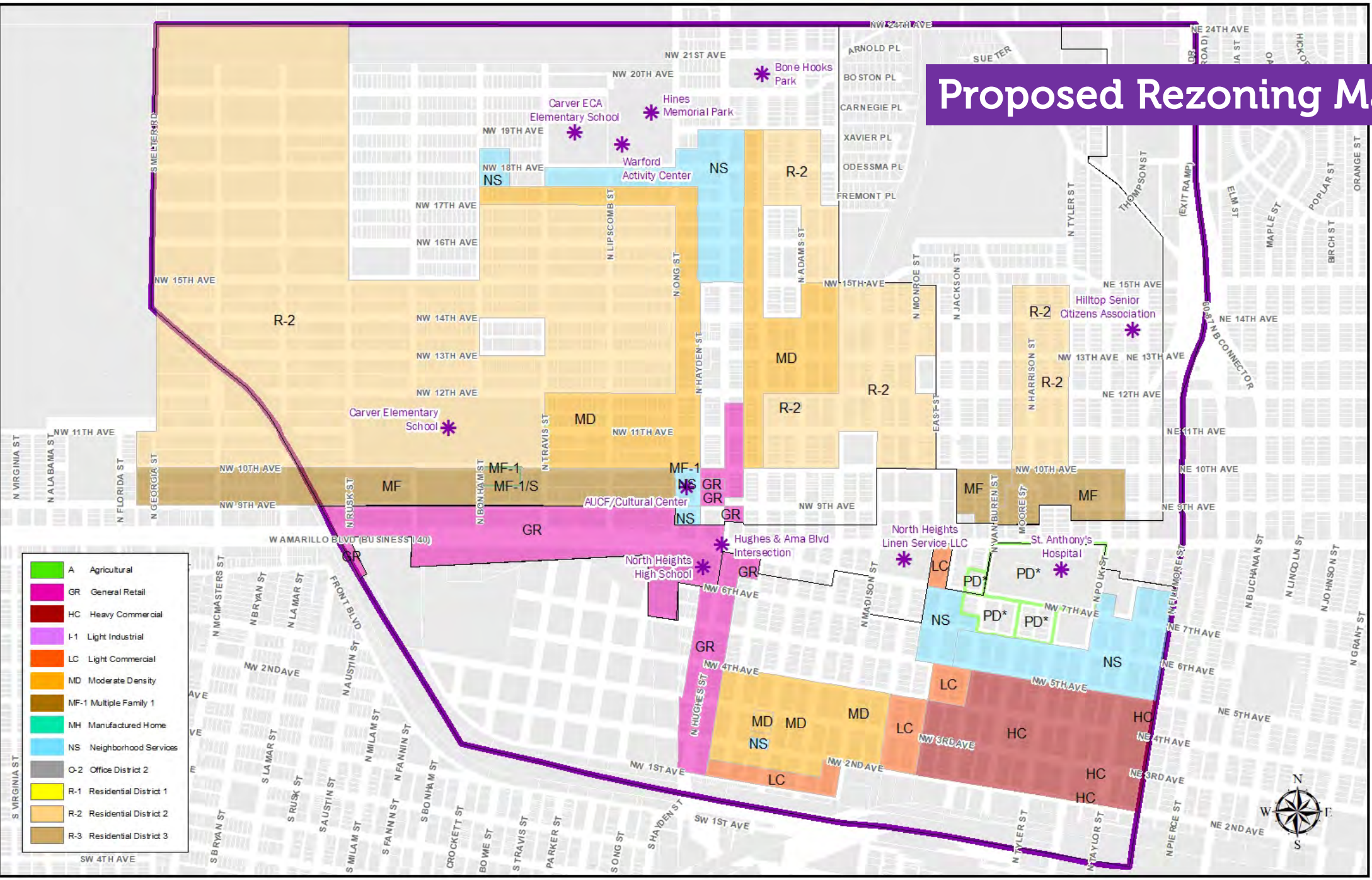
**Heavy and Light
Commercial
to General Retail**

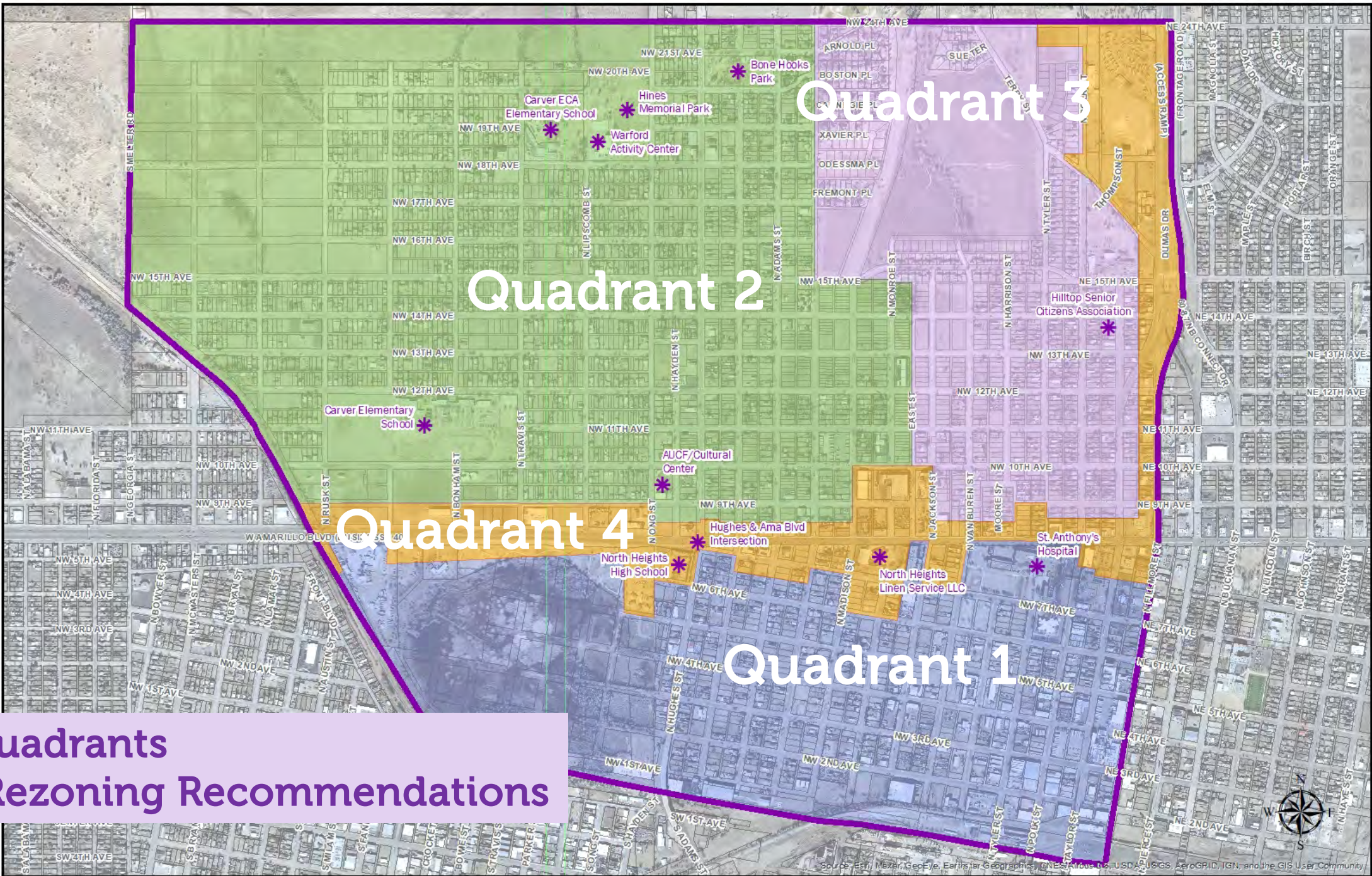
**Light Industrial
to Neighborhood Services,
Moderate Density,
Light Commercial,
Heavy Commercial**

Areas of Change



Proposed Rezoning Map



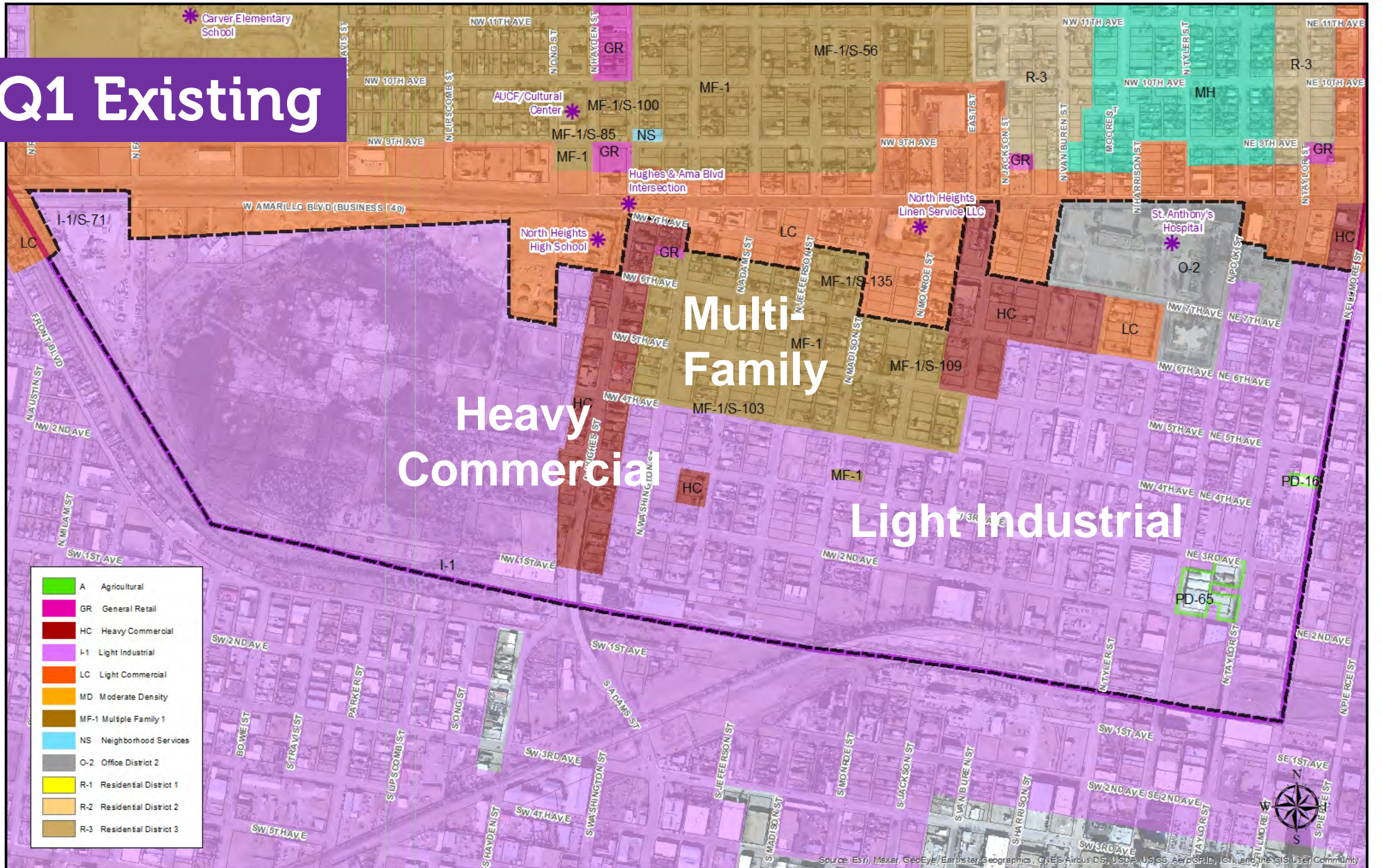


**4 Quadrants
11 Rezoning Recommendations**



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Q1 Existing



Heavy Commercial

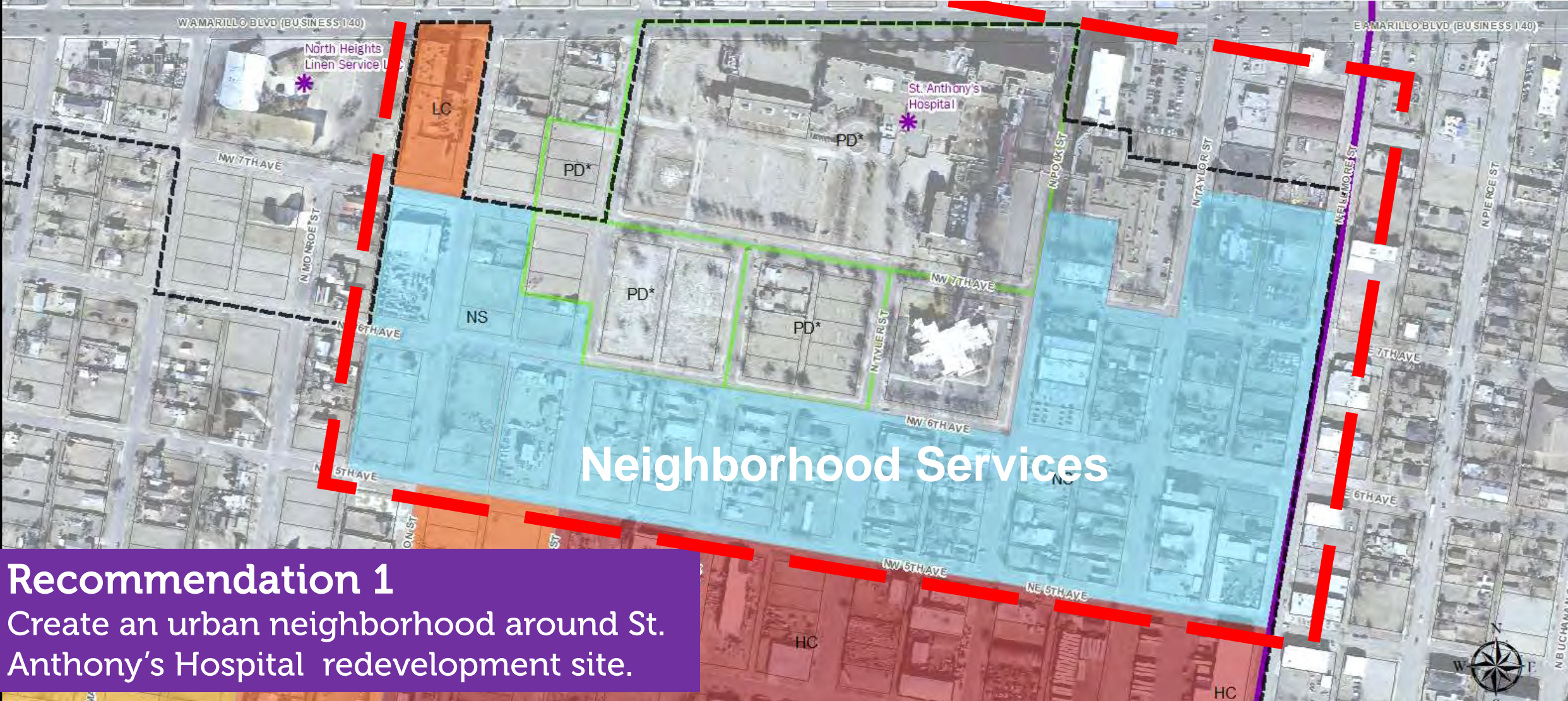
Multi-Family

Light Industrial

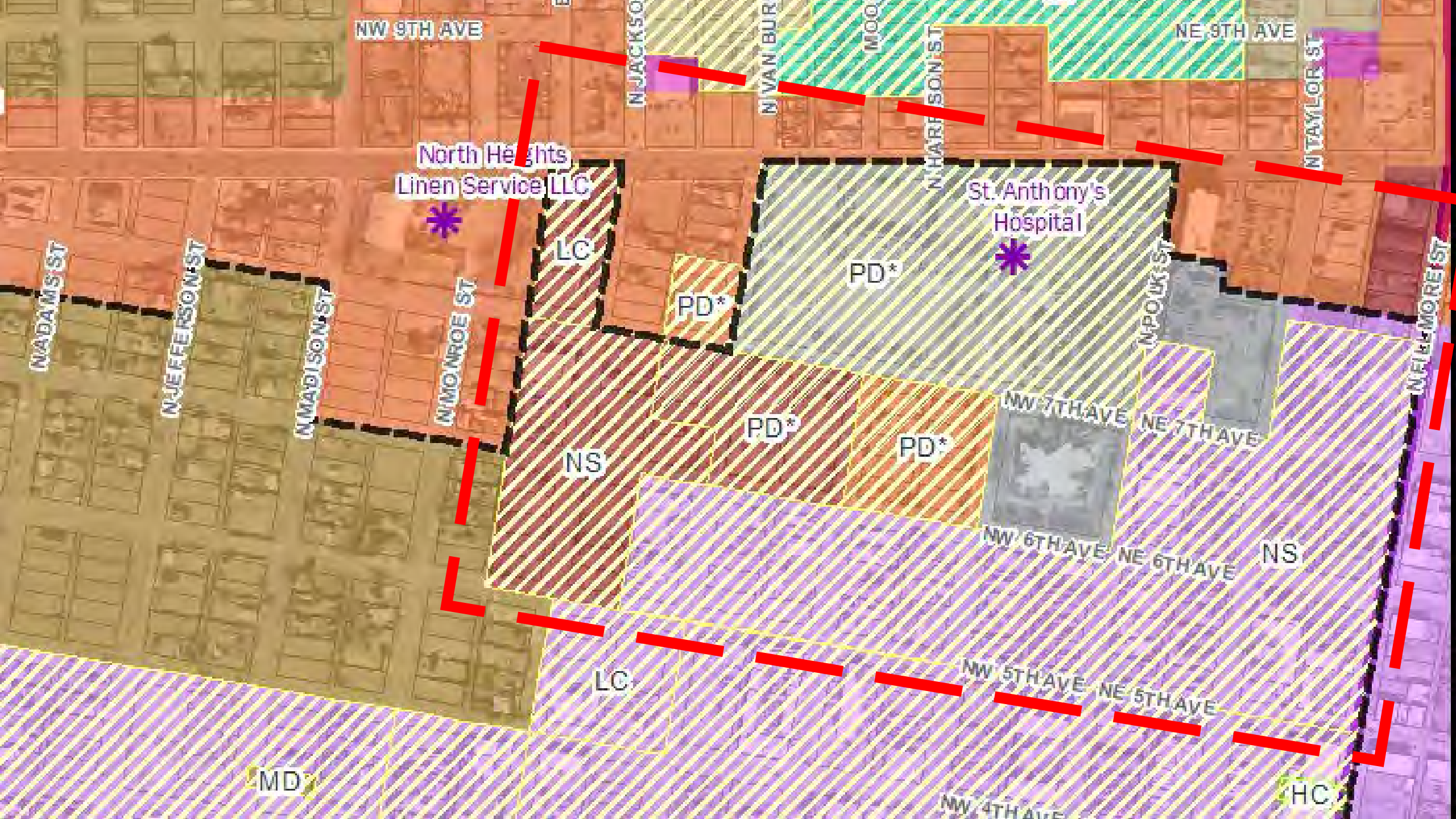
- A Agricultural
- GR General Retail
- HC Heavy Commercial
- I-1 Light Industrial
- LC Light Commercial
- MD Moderate Density
- MF-1 Multiple Family 1
- NS Neighborhood Services
- O-2 Office District 2
- R-1 Residential District 1
- R-2 Residential District 2
- R-3 Residential District 3

Zoning change needed:

Light Commercial (LC) and Heavy Commercial (HC) to Neighborhood Services (NS). Adjacent Office (O) will remain. Note that the actual St. Anthony's property (outlined in green below) is shown as Planned Development (PD), but it will NOT be rezoned as part of this project.



Recommendation 1
Create an urban neighborhood around St. Anthony's Hospital redevelopment site.



NW 9TH AVE

NE 9TH AVE

North Heights
Linen Service LLC

St. Anthony's
Hospital

LC

PD*

PD*

PD*

PD*

NS

NW 7TH AVE

NE 7TH AVE

NW 6TH AVE

NE 6TH AVE

NS

LC

NW 5TH AVE

NE 5TH AVE

MD

HC

N ADAMS ST

N JEFFERSON ST

N MADISON ST

N MONROE ST

N JACKSON ST

N VAN BUR

N MOORE

N HARRISON ST

N TAYLOR ST

N FILMORE ST

Heavy Commercial & Light Industrial to Neighborhood Services

Selected uses based on committee goals.

P – Permitted by Right

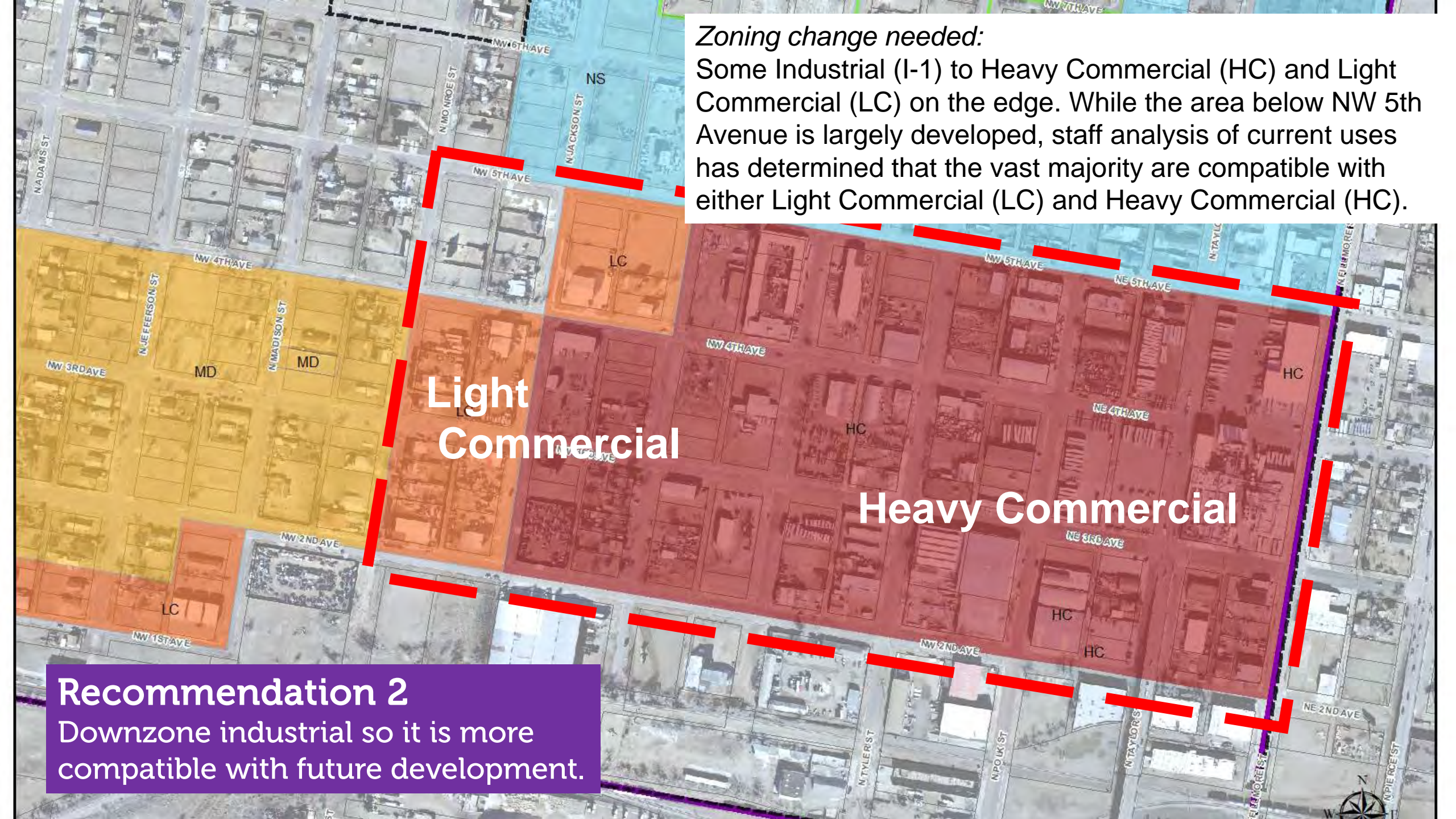
S – Permitted by Special Use Permit

X – Not Permitted

Reference: Revised use chart.

Use	NS	HC	LI
Single Family Dwelling	P	X	X
Multi-Family Dwelling	P	X	X
Mixed Use Building	P	X	X
Manufactured Home Type C	P	X	X
Bed and Breakfast	S	X	X
Assisted Living	P	X	X
Home Occupation	P	X	X
Auto Oriented Businesses	X	P	P
Offices	P	P	P
Corner Store	P	X	X
Alcohol Sales – On Premise (Restaurant or Bar)	X	P	P
Adult Business	X	P	P

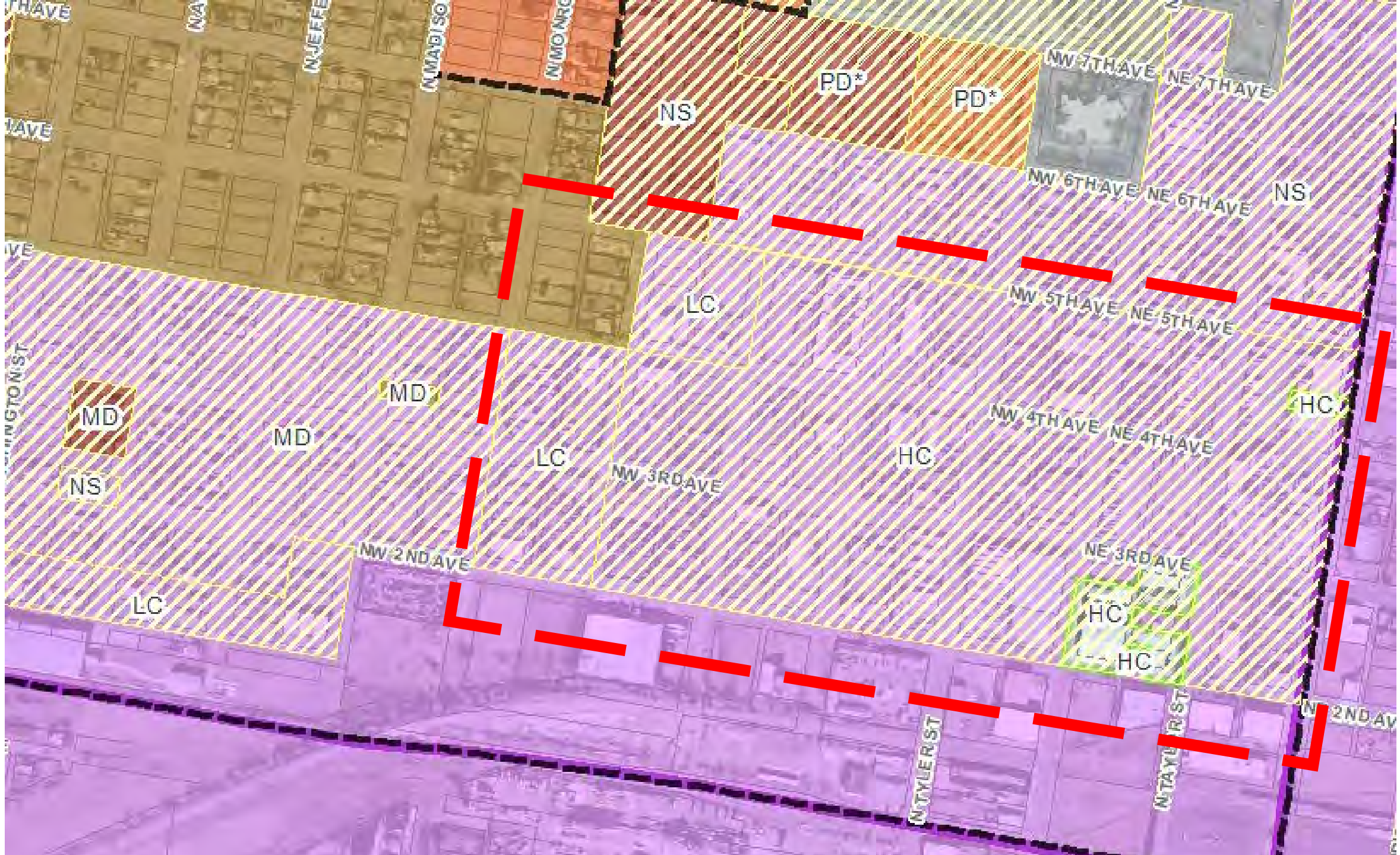
Zoning change needed:
Some Industrial (I-1) to Heavy Commercial (HC) and Light Commercial (LC) on the edge. While the area below NW 5th Avenue is largely developed, staff analysis of current uses has determined that the vast majority are compatible with either Light Commercial (LC) and Heavy Commercial (HC).



Light
Commercial

Heavy Commercial

Recommendation 2
Downzone industrial so it is more compatible with future development.



Light Industrial to Heavy Commercial

Uses listed are only those where there is a difference.
Based on revised use chart.

P – Permitted by Right

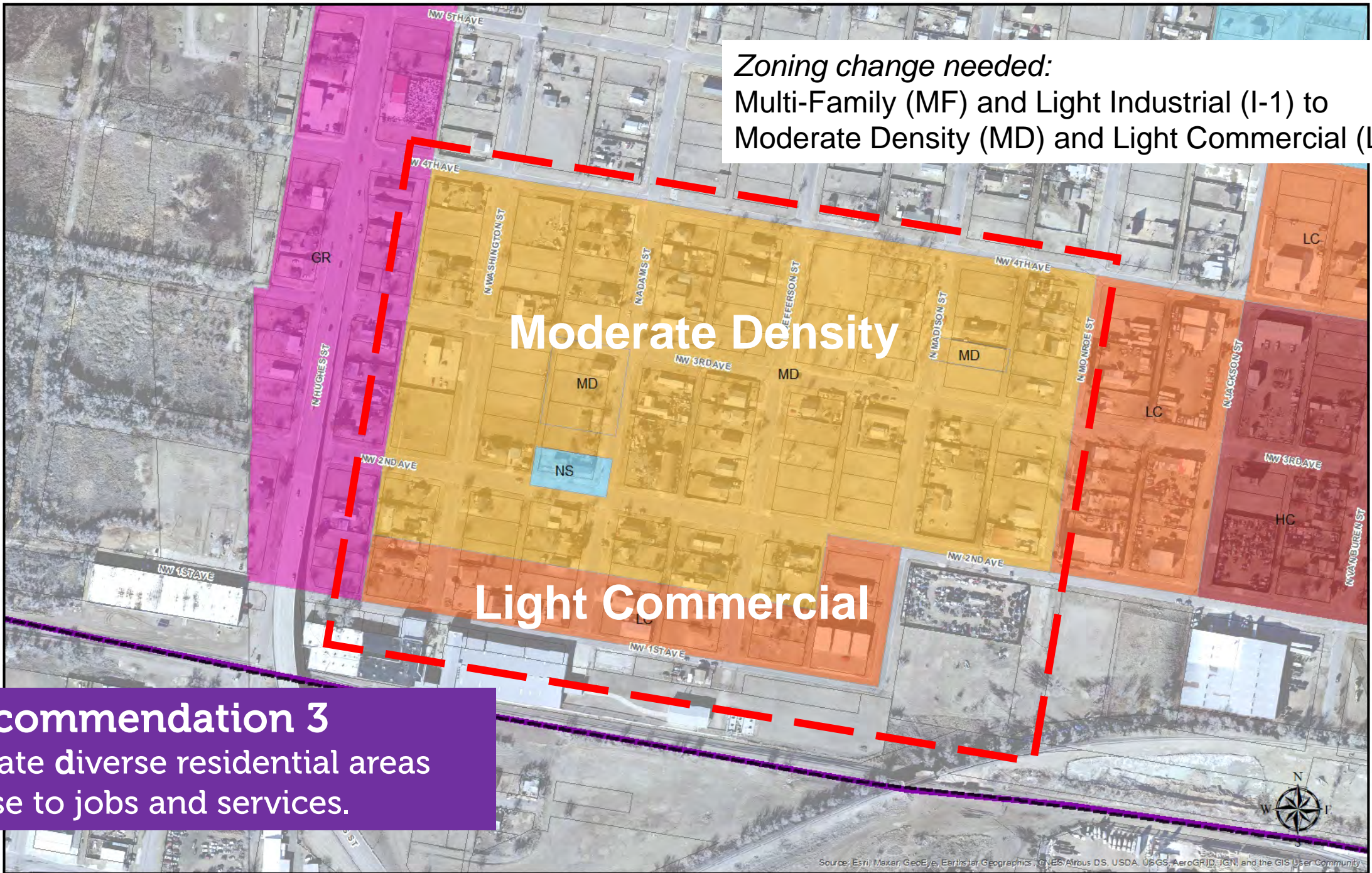
S – Permitted by Special Use Permit

X – Not Permitted

**Analysis indicates all
current uses
are compatible with HC.**

Use	HC	LI
Hotel or Motel	P	X
Sporting & Recreational Camps	P	X
Sewage Treatment Plant	S	P
Topless Establishment	X	P
Shooting Ranges Indoor	S	P
Shooting Ranges Outdoor	X	P
Drag Strip or Commercial Racing	X	P
Residential Child-Care Facility	P	X
Railroad Yard or Roundhouse		P
Offices and Clinics, Medical or Dental	P	X
Retail Trade not otherwise listed	P	X
Livestock Auction	X	P
Caliche Pit and Storage Area	S	P
Mining and Storage of Mining Waste	X	P
Petroleum Collecting and Storage	S	P
Petroleum Gas or Well	S	P
Topsoil, Gravel, Sand Extraction/ Storage	S	P
Recycling Collection Facility	S	P
Slaughter House or Meat Packing Plant	X	S
Landfill (Nonputrescible Material)	X	S
Sanitary Landfill	X	S

Zoning change needed:
Multi-Family (MF) and Light Industrial (I-1) to
Moderate Density (MD) and Light Commercial (LC).



Recommendation 3
Create diverse residential areas
close to jobs and services.

North Heights
High School



GR

LC

PD*

NW 6TH AVE

N ADAMS ST

N JEFFERSON ST

N MADISON ST

N MONROE ST

PD

NW 5TH AVE

NS

GR

NW 4TH AVE

LC

N HUGHES ST

N WASHINGTON ST

MD

MD

MD

LC

NS

NW 3RD AVE

NW 1ST AVE

NW 2ND AVE

LC

SW 1ST

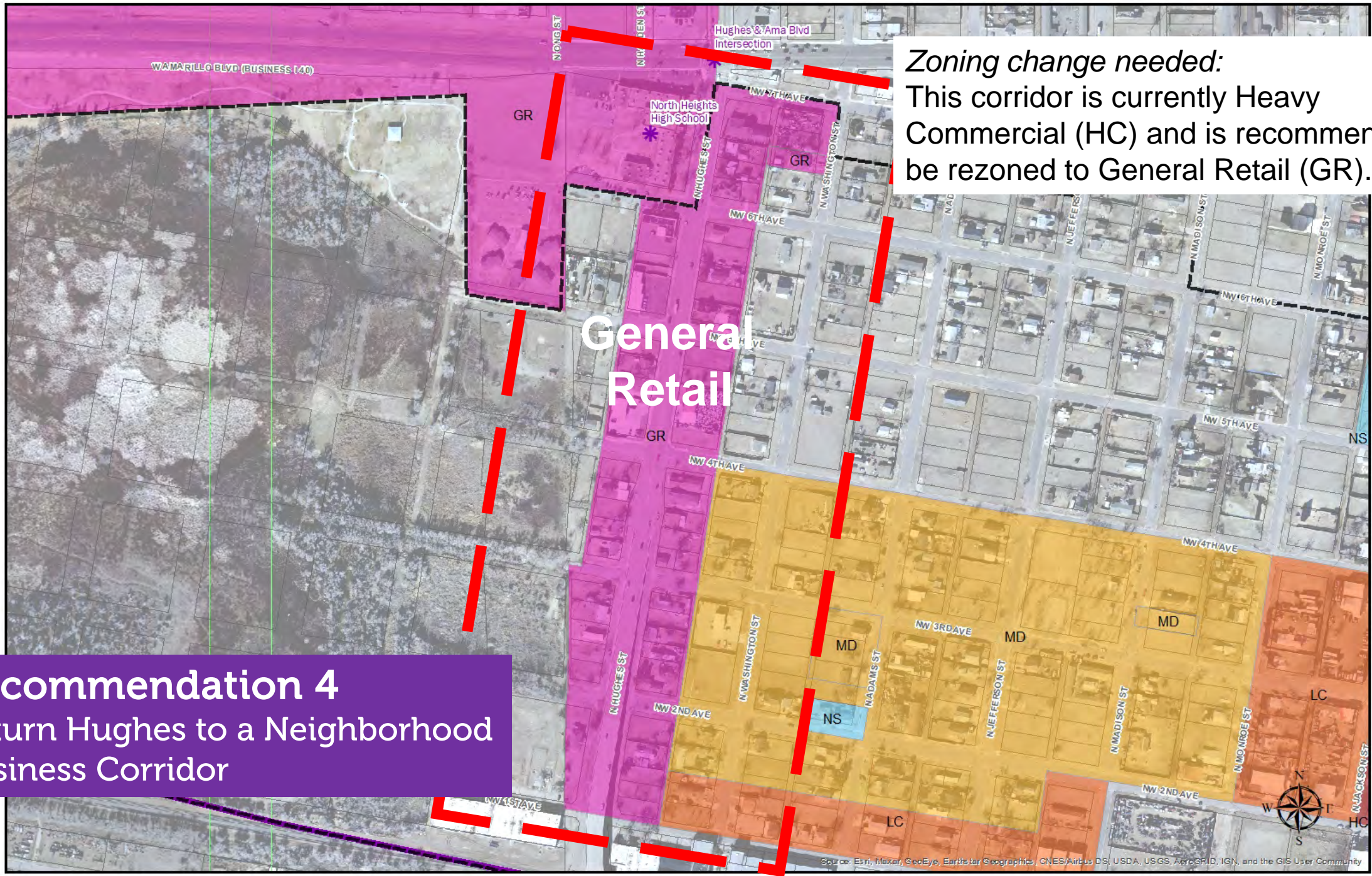
Light Industrial to Light Commercial

Based on revised use chart.

P – Permitted by Right
S – Permitted by Special Use Permit
X – Not Permitted

Moderate Density primarily only permits residential development including single-family, multi-family, townhouses, live/work, mixed use buildings, and tiny homes/tiny home courts.

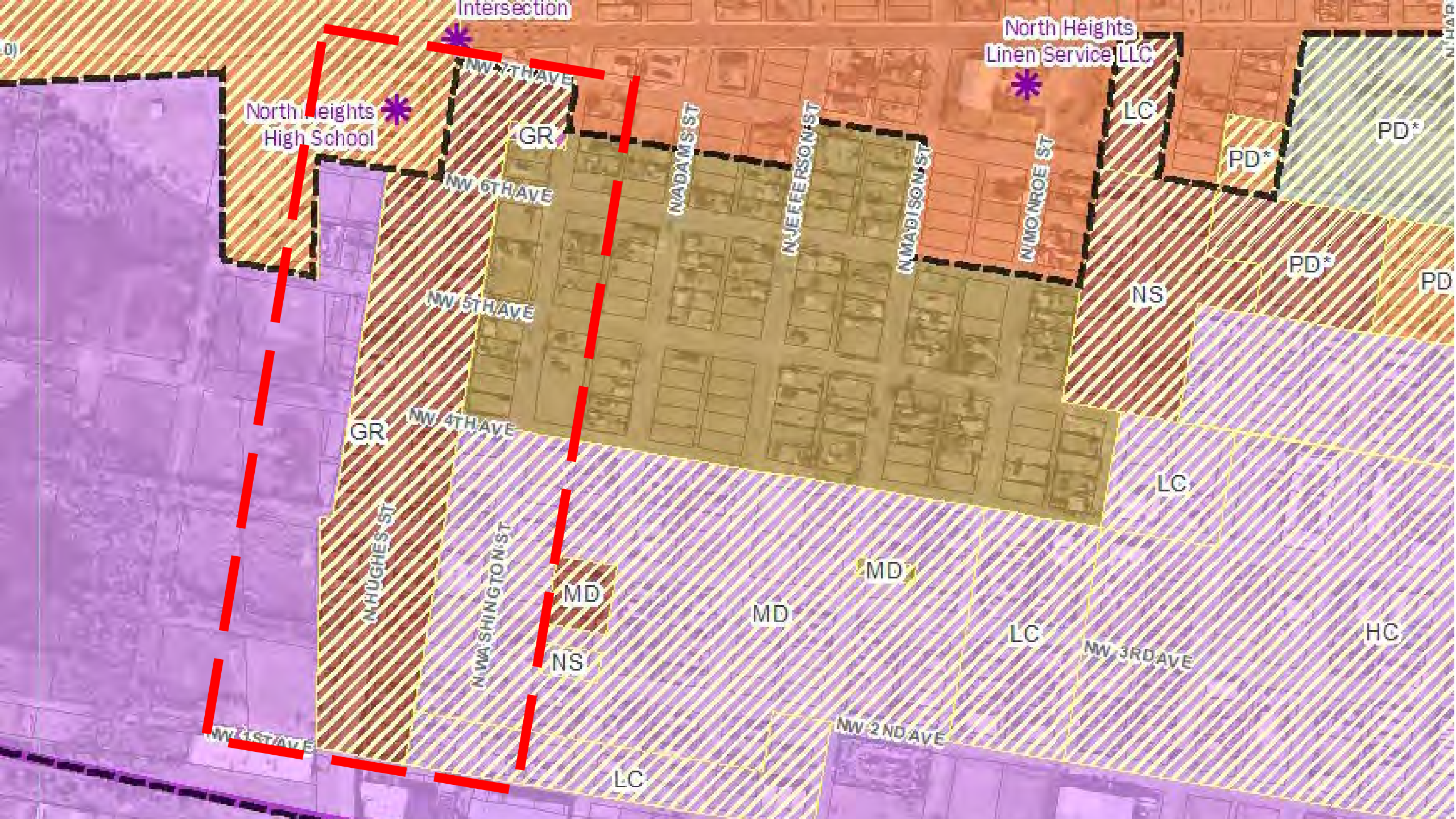
Use	LC	LI
Retail Trade not otherwise listed	P	X
Urban Farm	P	X
Mixed Use Building	P	X
Live/Work Dwelling	P	X
Assisted Living	P	X
Auto Parts Accessory/Sales – Outdoor Display	X	P
Auto Storage or Auto Auction	X	P
Heavy Machinery Sales or Repair	X	P
Hauling or Storage Company	X	P
Steam Cleaning of Vehicles/Machinery	X	P
Tire Retreading or Capping	X	P
Contractor Storage or Equipment Yard	X	P
Event Venue	X	P
Laboratory Manufacturing	X	P
Outdoor Storage	X	P
Welding/Machine Shop	X	P
Wholesale Office, Storage, Sales Facilities	X	P
All Special Industrial Processes (Section N)	X	P
Topless Establishment	X	P



Zoning change needed:
This corridor is currently Heavy Commercial (HC) and is recommended to be rezoned to General Retail (GR).

General Retail

Recommendation 4
Return Hughes to a Neighborhood Business Corridor



North Heights High School

North Heights Linen Service LLC

Intersection

NW 7TH AVE

NW 6TH AVE

NW 5TH AVE

NW 4TH AVE

NW 3RD AVE

NW 2ND AVE

N ADAMS ST

N JEFFERSON ST

N MADISON ST

N MONROE ST

N HUGHES ST

N WASHINGTON ST

GR

GR

MD

MD

MD

NS

LC

NS

LC

LC

LC

PD*

PD*

PD*

PD

HC

Heavy Commercial to General Retail

Based on revised use chart.

P – Permitted by Right

S – Permitted by Special Use Permit

X – Not Permitted

Use	GR	HC
Live/Work Dwelling	P	X
Mixed Use Building	P	X
Boutique Hotels/Bed and Breakfasts	P	X
Hotel/Motel	X	P
Hauling or Storage Company	X	P
Auto Glass, Muffler or Seat Cover Shop	S	P
Car Wash	P	P
Auto Parts Accessory/Sales Indoors	P	P
Auto Parts Accessory/Sales Outdoors	X	P
Auto/Motorcycle Repair Garage, Body Shop or Painting Shop	X	P
Auto Storage or Auction	X	P
Service/Auto Tune Up Station	P	P
Gas Station	P	P
Car Sales or Rental In Structure	P	P
Car Sales or Rental Outdoors	X	P
Heavy Machinery Sales, Repair or Rental	X	P
Eating Places with/without Drive Thru	P	P
Restaurant with On-Premise Alcohol	P	P
On-Premise Alcohol Primary Use (Bar)	S	P
Adult Business	X	P

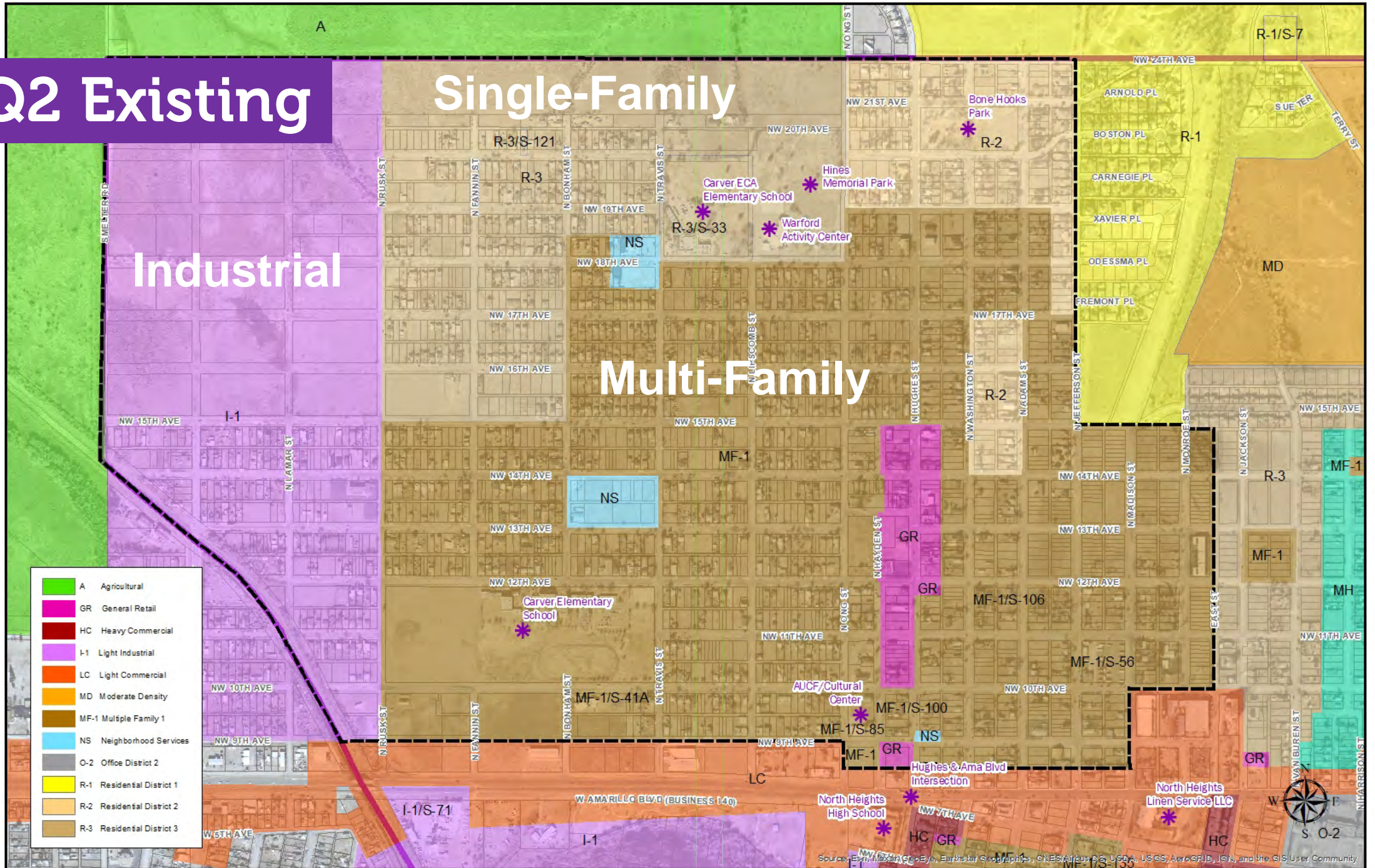
Q2 Existing

Single-Family

Industrial

Multi-Family

- A Agricultural
- GR General Retail
- HC Heavy Commercial
- I-1 Light Industrial
- LC Light Commercial
- MD Moderate Density
- MF-1 Multiple Family 1
- NS Neighborhood Services
- O-2 Office District 2
- R-1 Residential District 1
- R-2 Residential District 2
- R-3 Residential District 3



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Zoning change needed:
Industrial (I-1) to Residential-2 (R-2).

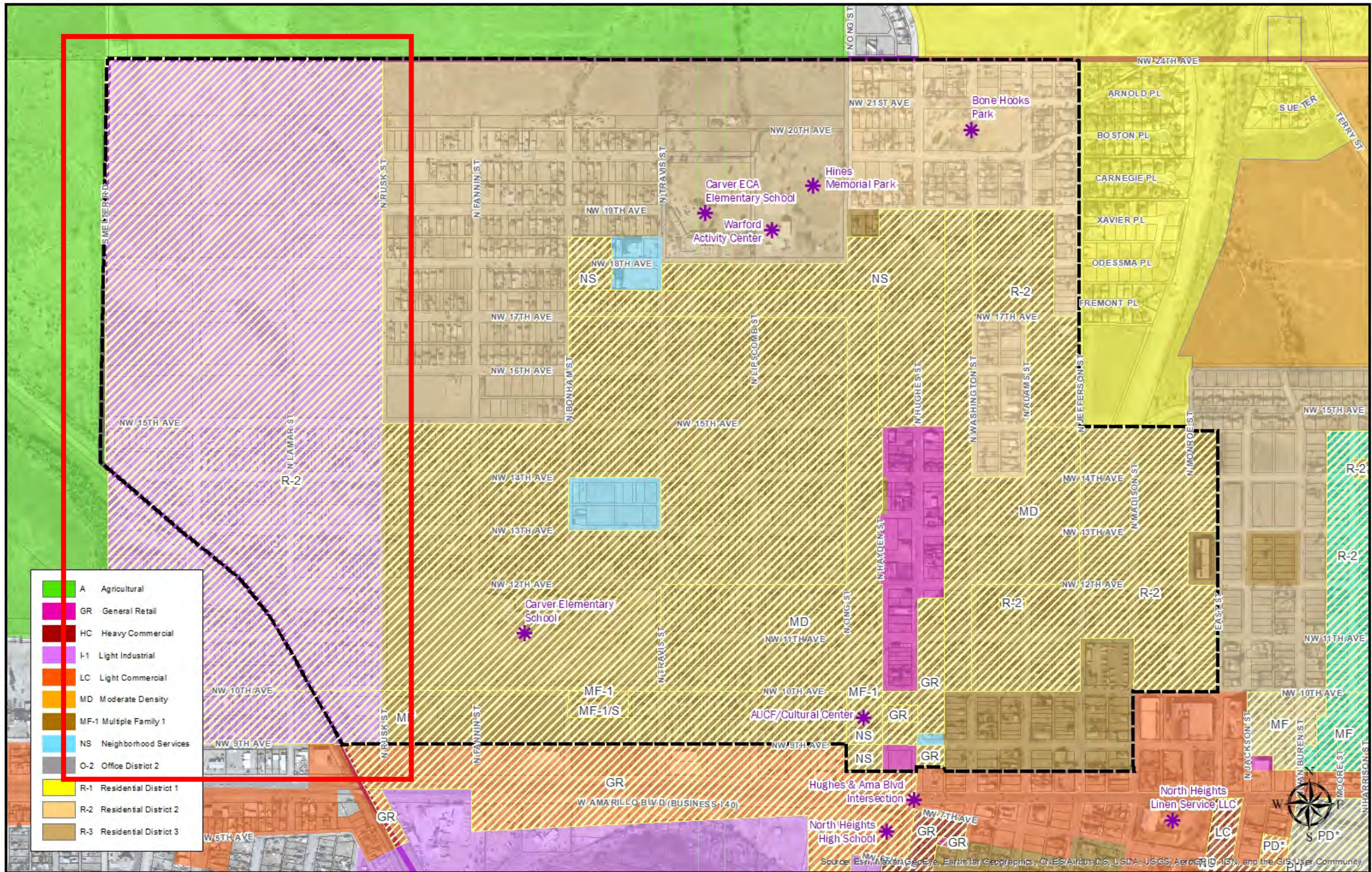
Single-Family
Residential

R-2

Recommendation 5
Remove industrial zoning from
north of Amarillo Boulevard.

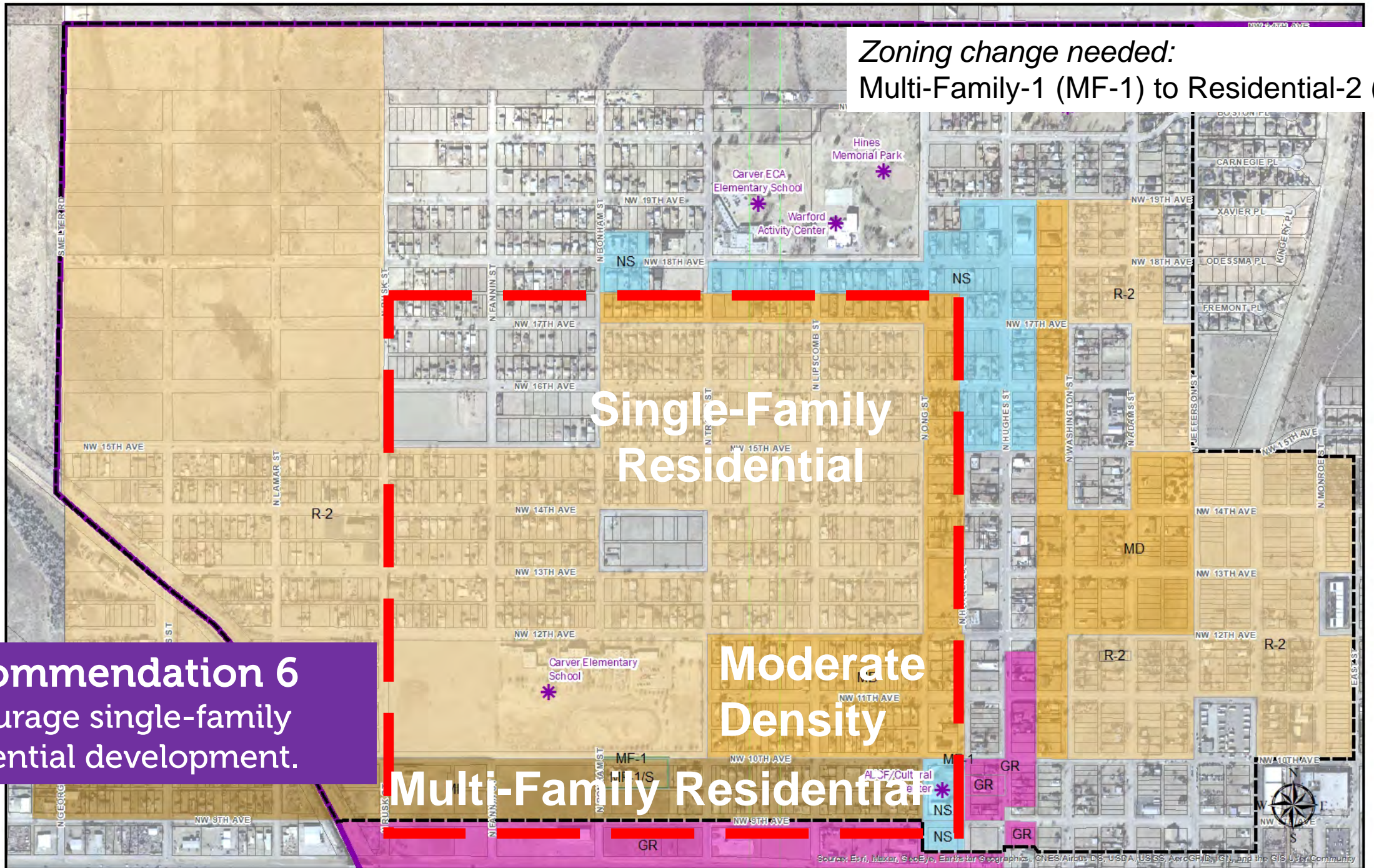


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

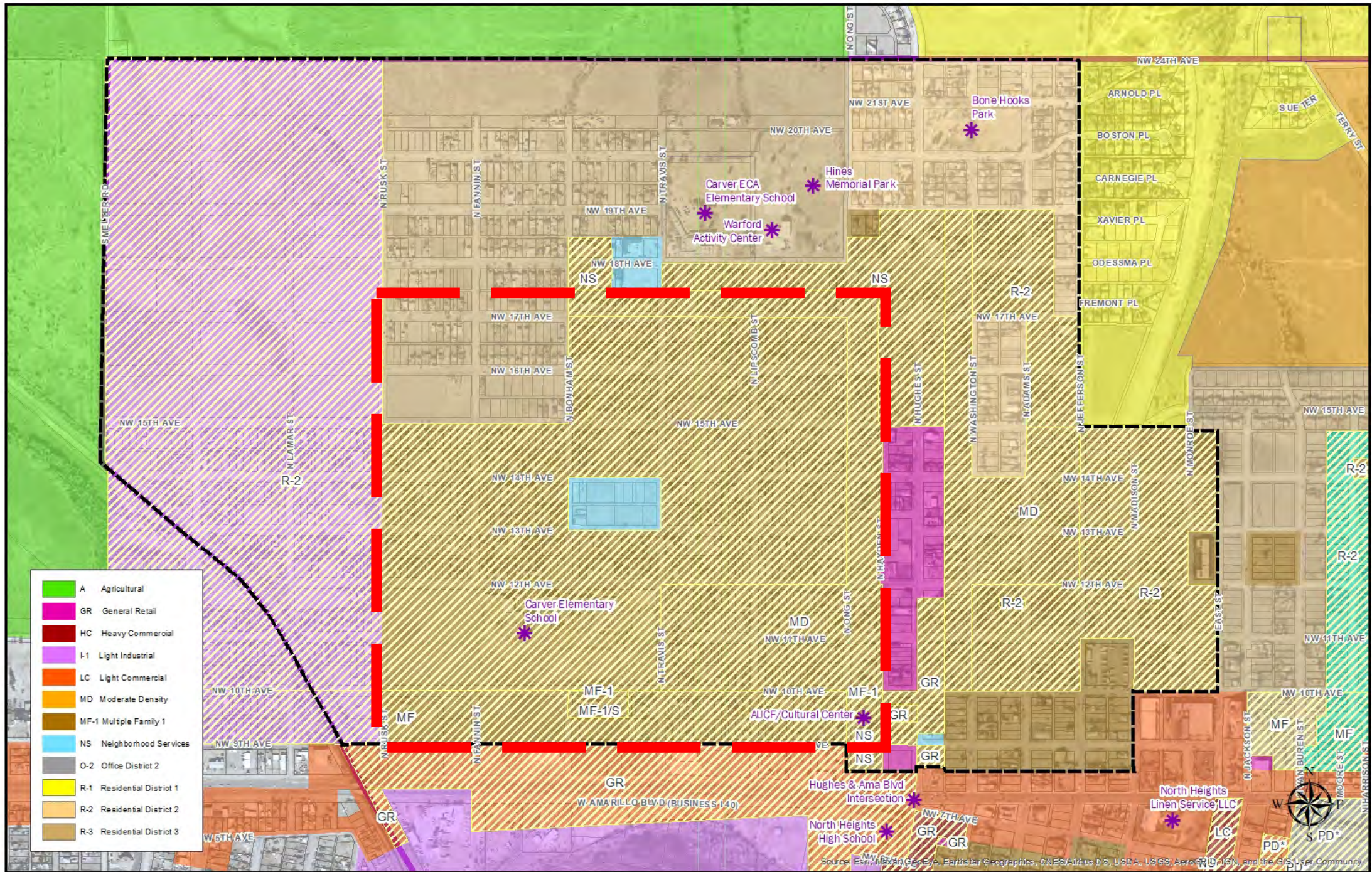


Sources: Esri, Maxar GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Zoning change needed:
Multi-Family-1 (MF-1) to Residential-2 (R-2).

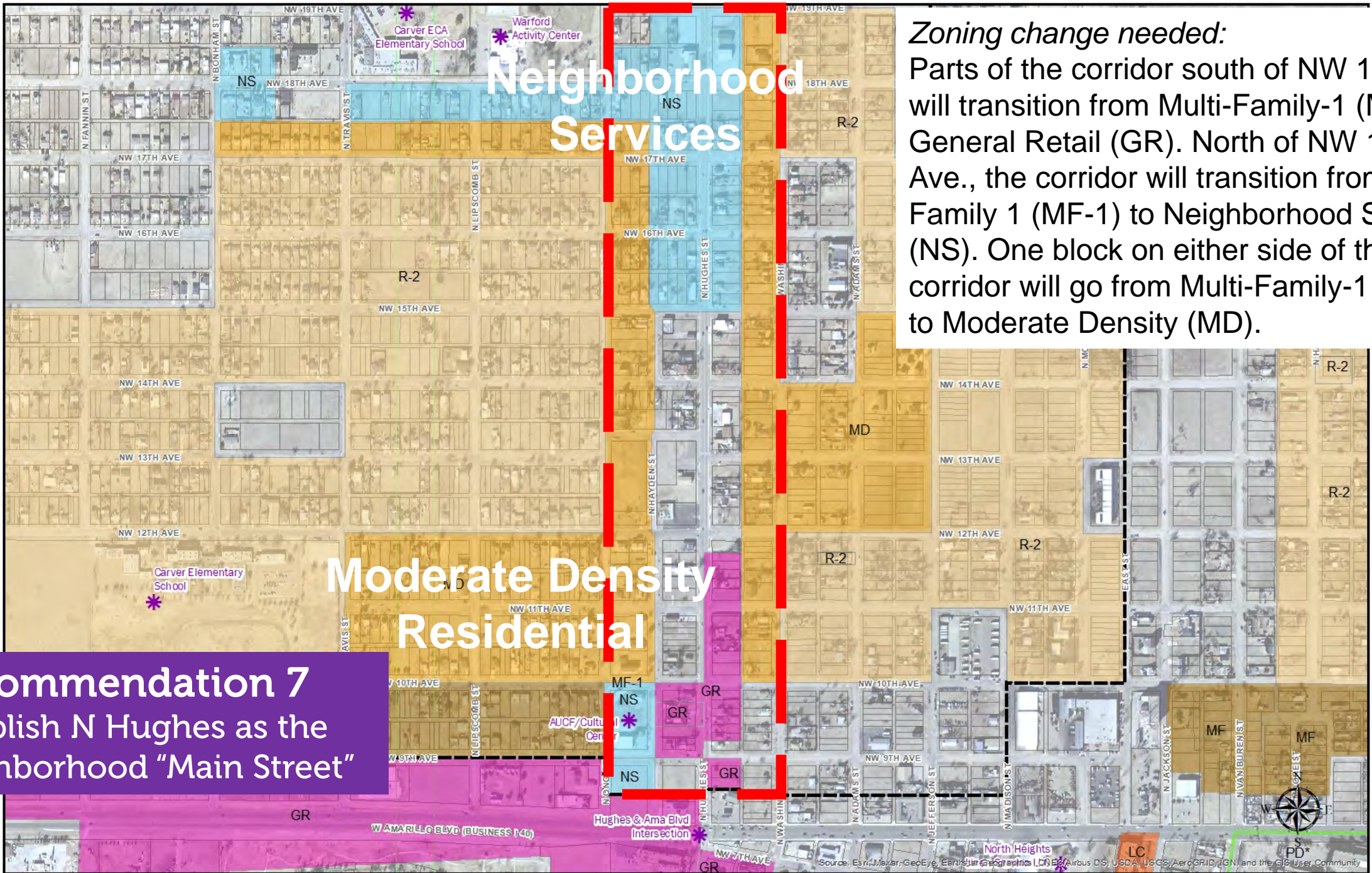


Recommendation 6
Encourage single-family residential development.



- A Agricultural
- GR General Retail
- HC Heavy Commercial
- I-1 Light Industrial
- LC Light Commercial
- MD Moderate Density
- MF-1 Multiple Family 1
- NS Neighborhood Services
- O-2 Office District 2
- R-1 Residential District 1
- R-2 Residential District 2
- R-3 Residential District 3

Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



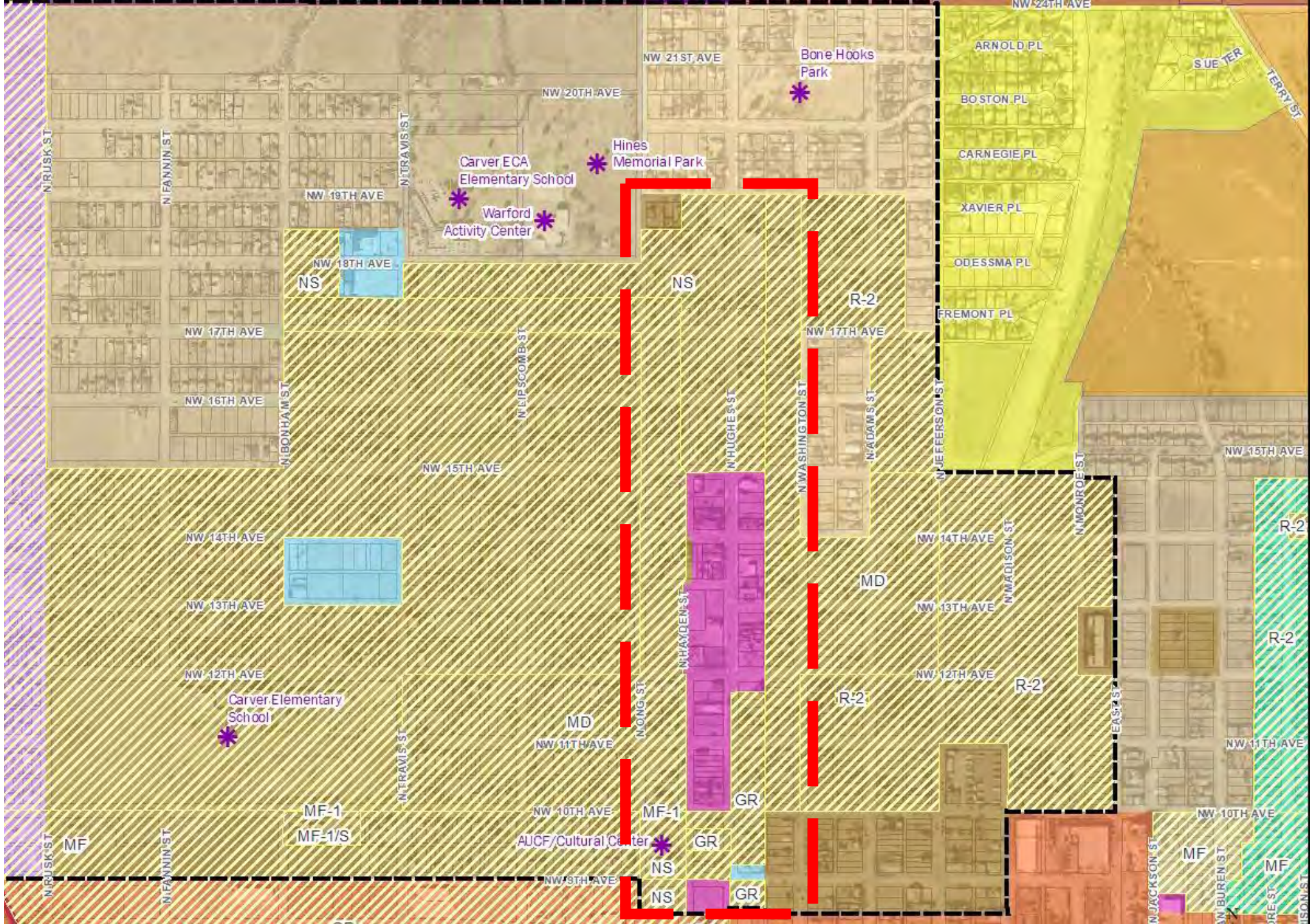
Neighborhood Services

Moderate Density Residential

Zoning change needed:
 Parts of the corridor south of NW 15th Ave. will transition from Multi-Family-1 (MF-1) to General Retail (GR). North of NW 15th Ave., the corridor will transition from Multi-Family 1 (MF-1) to Neighborhood Services (NS). One block on either side of the corridor will go from Multi-Family-1 (MF-1) to Moderate Density (MD).

Recommendation 7
 Establish N Hughes as the neighborhood "Main Street"

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



NW 21ST AVE
NW 20TH AVE
Bone Hooks Park

Carver ECA Elementary School
Warford Activity Center
Hines Memorial Park

ARNOLD PL
BOSTON PL
CARNEGIE PL
XAVIER PL
ODESSMA PL
FREMONT PL

NS

NS

R-2

NW 17TH AVE

NW 17TH AVE

NW 16TH AVE

NW 15TH AVE

N WASHINGTON ST

N ADAMS ST

N JEFFERSON ST

NW 15TH AVE

NW 14TH AVE

NW 14TH AVE

NW 13TH AVE

NW 13TH AVE

NW 12TH AVE

NW 12TH AVE

Carver Elementary School

MD

MD

R-2

R-2

R-2

NW 11TH AVE

NW 11TH AVE

NW 11TH AVE

MF-1

NW 10TH AVE

GR

R-2

NW 10TH AVE

MF

MF-1/S

AUCF/Cultural Center

NS

GR

MF

NW 9TH AVE

GR

MF

N RUSK ST

N FANNIN ST

N TRAVIS ST

N GONG ST

N IRVING ST

N HUGHES ST

N MONROE ST

N MADISON ST

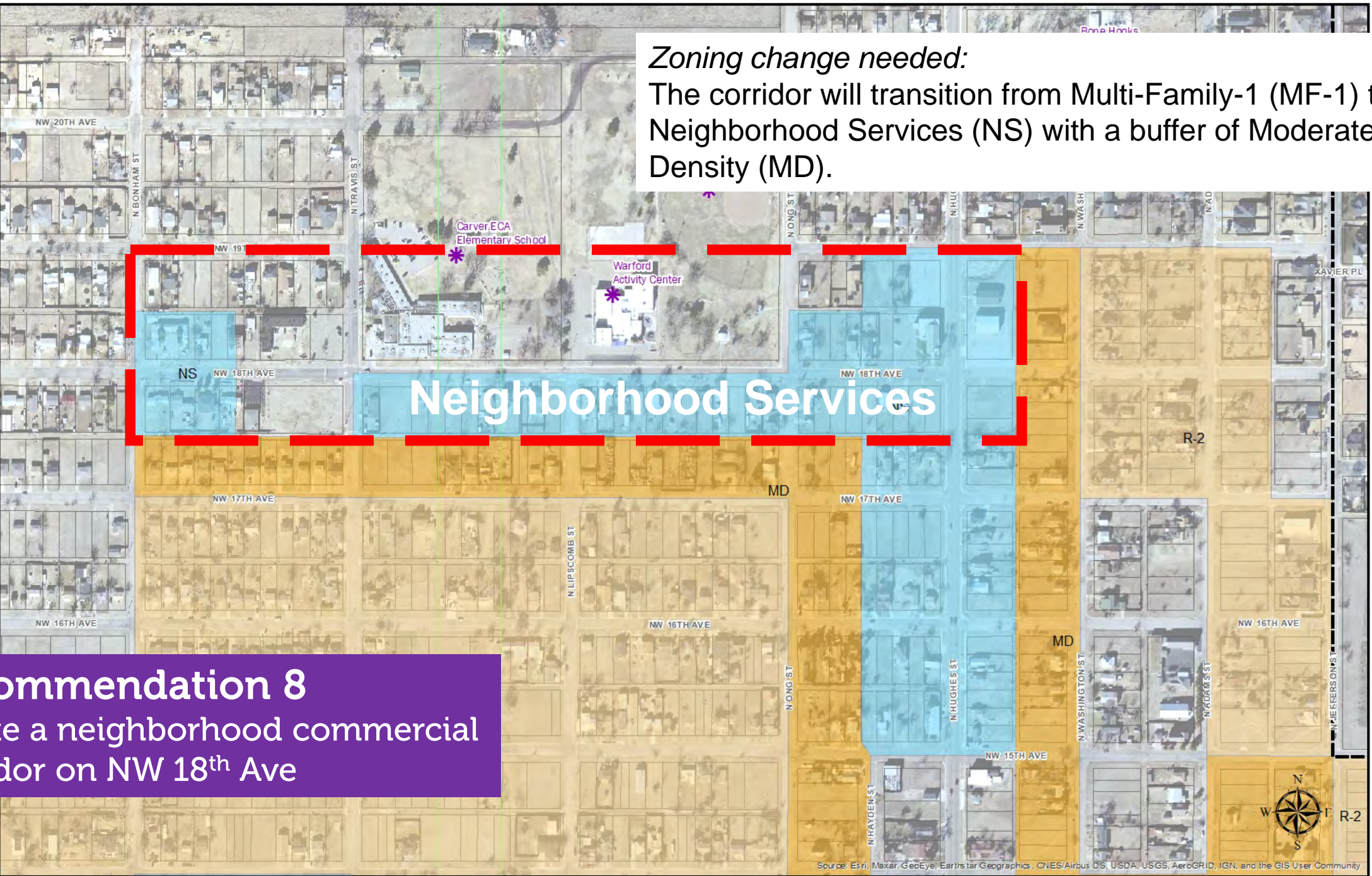
N JACKSON ST

N BUREN ST

N GORE ST

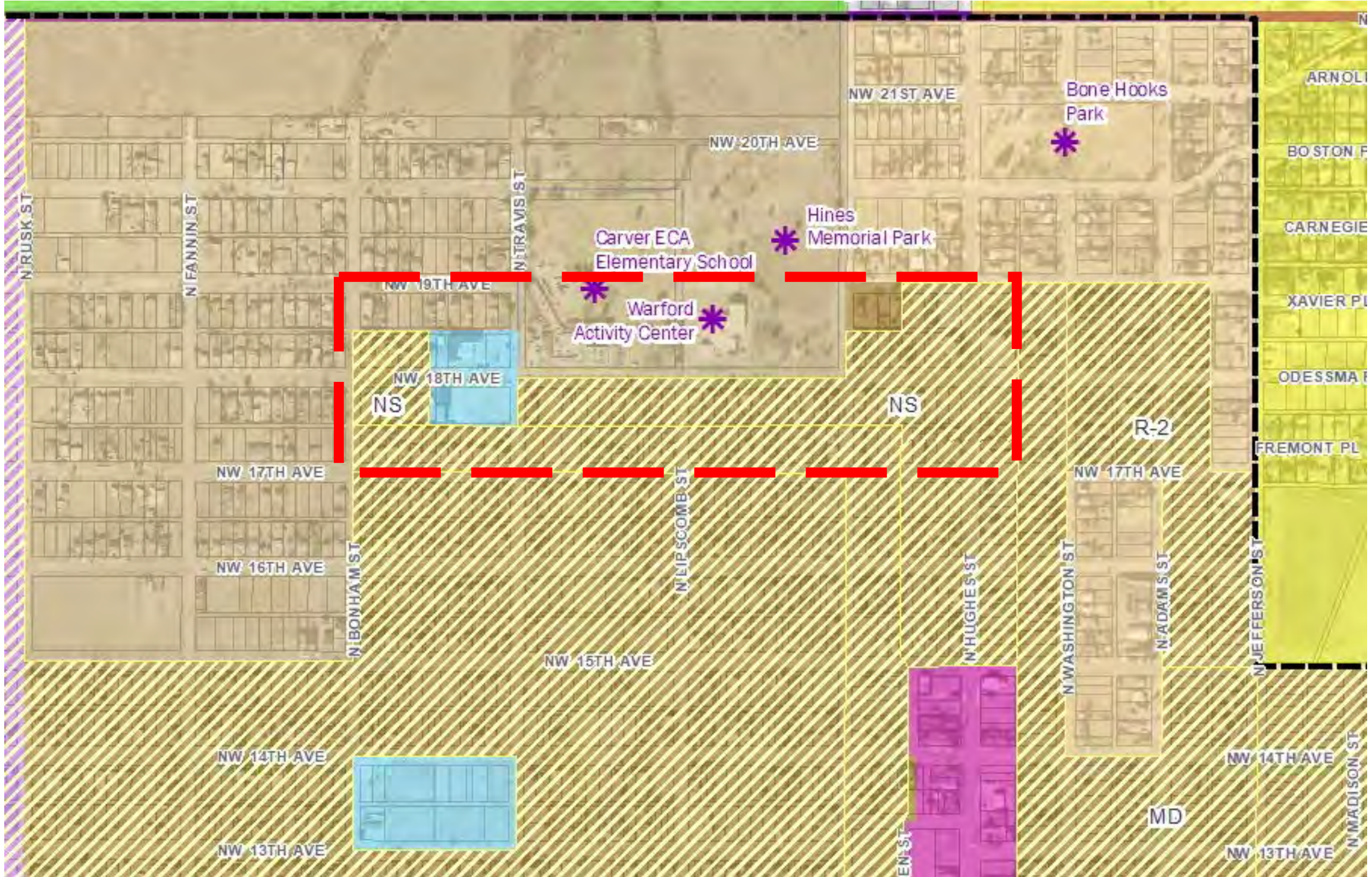
N MADISON ST

Zoning change needed:
The corridor will transition from Multi-Family-1 (MF-1) to Neighborhood Services (NS) with a buffer of Moderate Density (MD).



Recommendation 8
Create a neighborhood commercial corridor on NW 18th Ave

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Multi-Family to Neighborhood Services

Based on revised use chart.

P – Permitted by Right

S – Permitted by Special Use Permit

X – Not Permitted

Use	MF	NS
One-Family Dwelling	P	P
Multi-Family Dwelling (36 units per acre)	P	P
Live/Work Dwelling	P	P
Mixed Use Building	P	P
Manufactured Home Type C	P	P
Tiny Home/Tiny Home Court	P	P
Short Term Rental	P	P
Corner Store	P	P
Eating Places	X	S
Mobile Food Trucks	X	P
Greenhouse	X	P
Community Garden/Urban Farm	X	P
Gas Station	X	P
Banks	X	P
Business Services	X	P
Laundry	X	P
Offices	X	P
Personal Services	X	P
Pet Grooming	X	P
Off-Premise Alcohol Sales	X	P

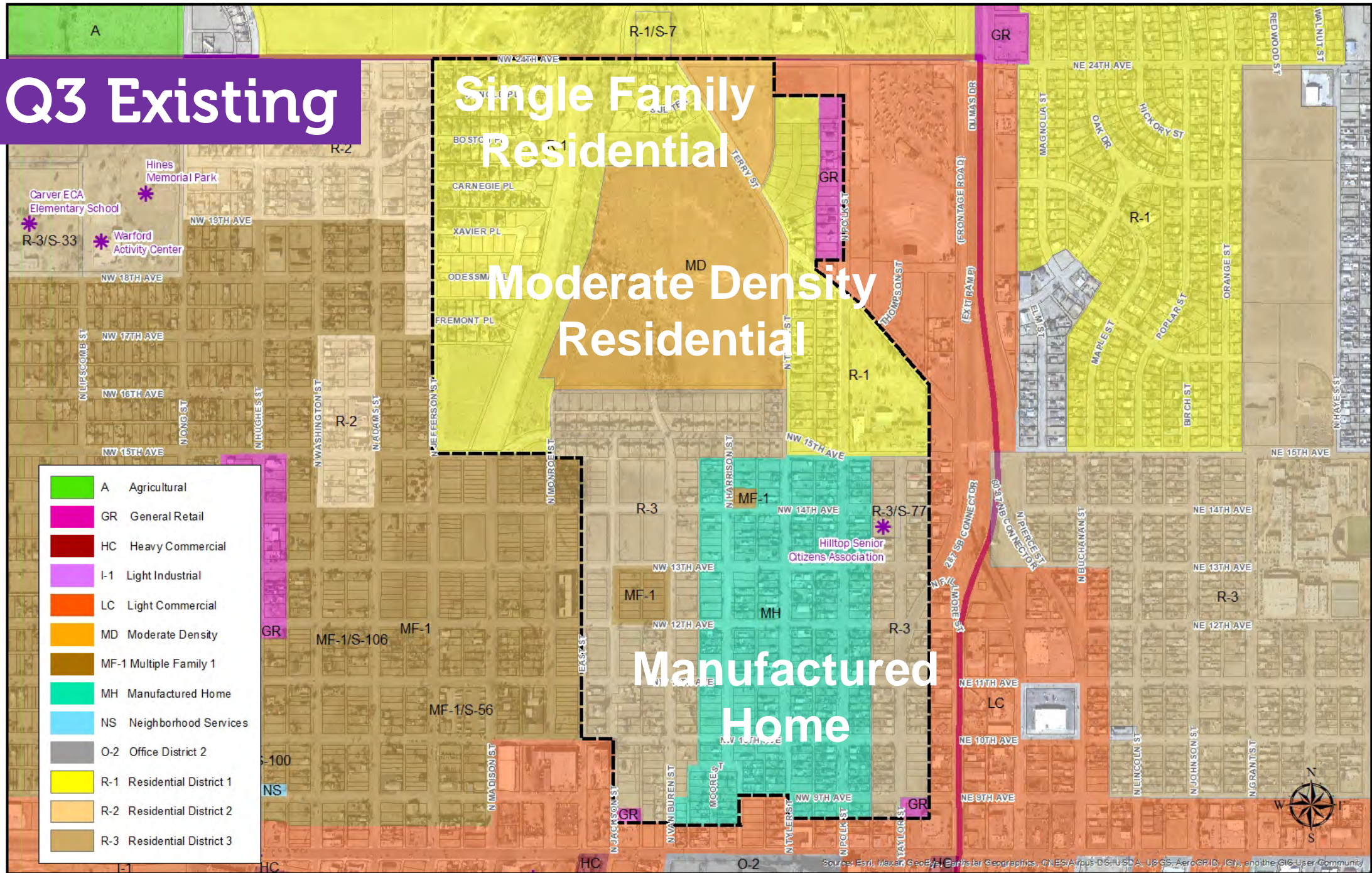
Q3 Existing

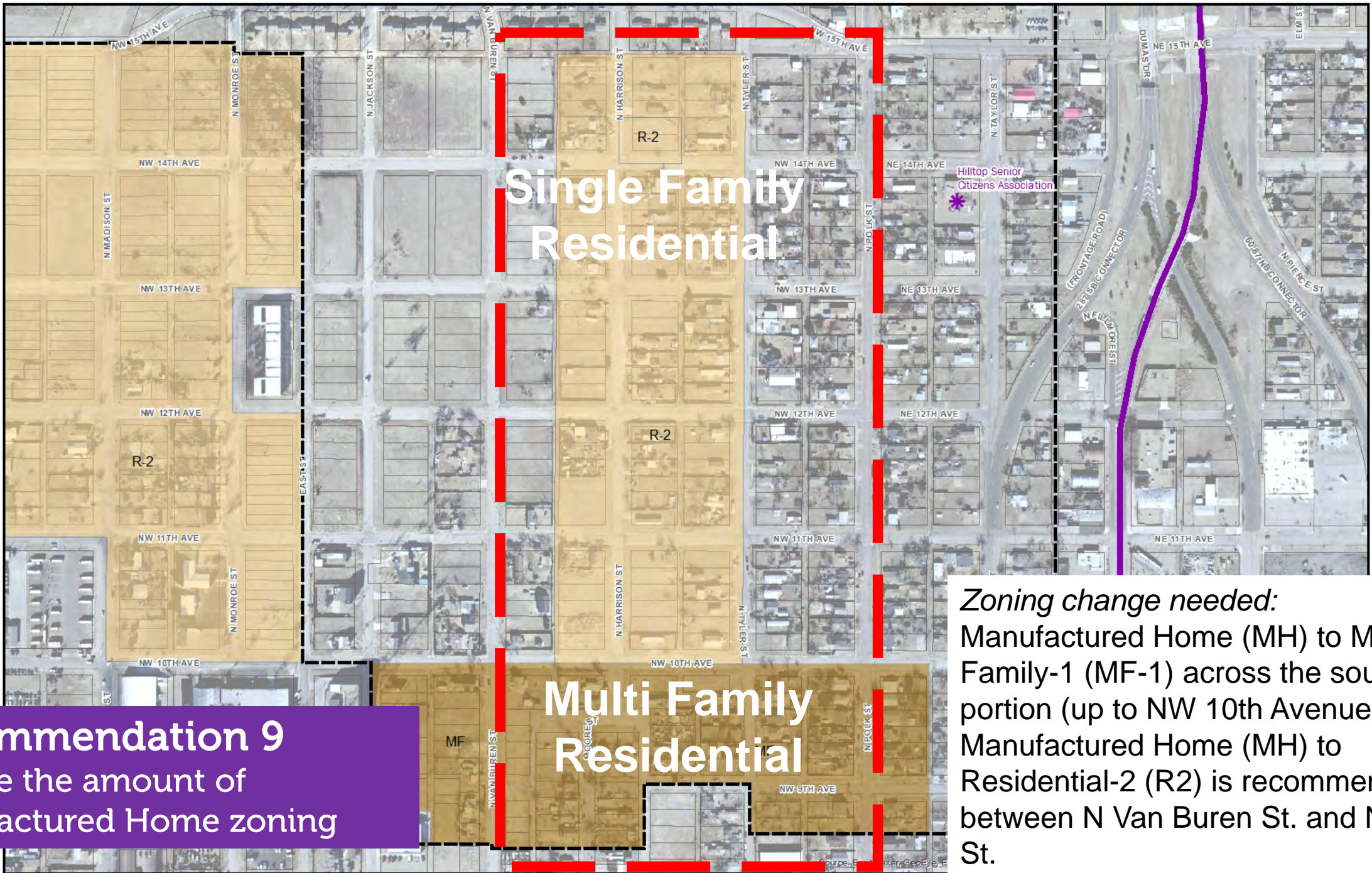
Single Family Residential

Moderate Density Residential

Manufactured Home

- A Agricultural
- GR General Retail
- HC Heavy Commercial
- I-1 Light Industrial
- LC Light Commercial
- MD Moderate Density
- MF-1 Multiple Family 1
- MH Manufactured Home
- NS Neighborhood Services
- O-2 Office District 2
- R-1 Residential District 1
- R-2 Residential District 2
- R-3 Residential District 3



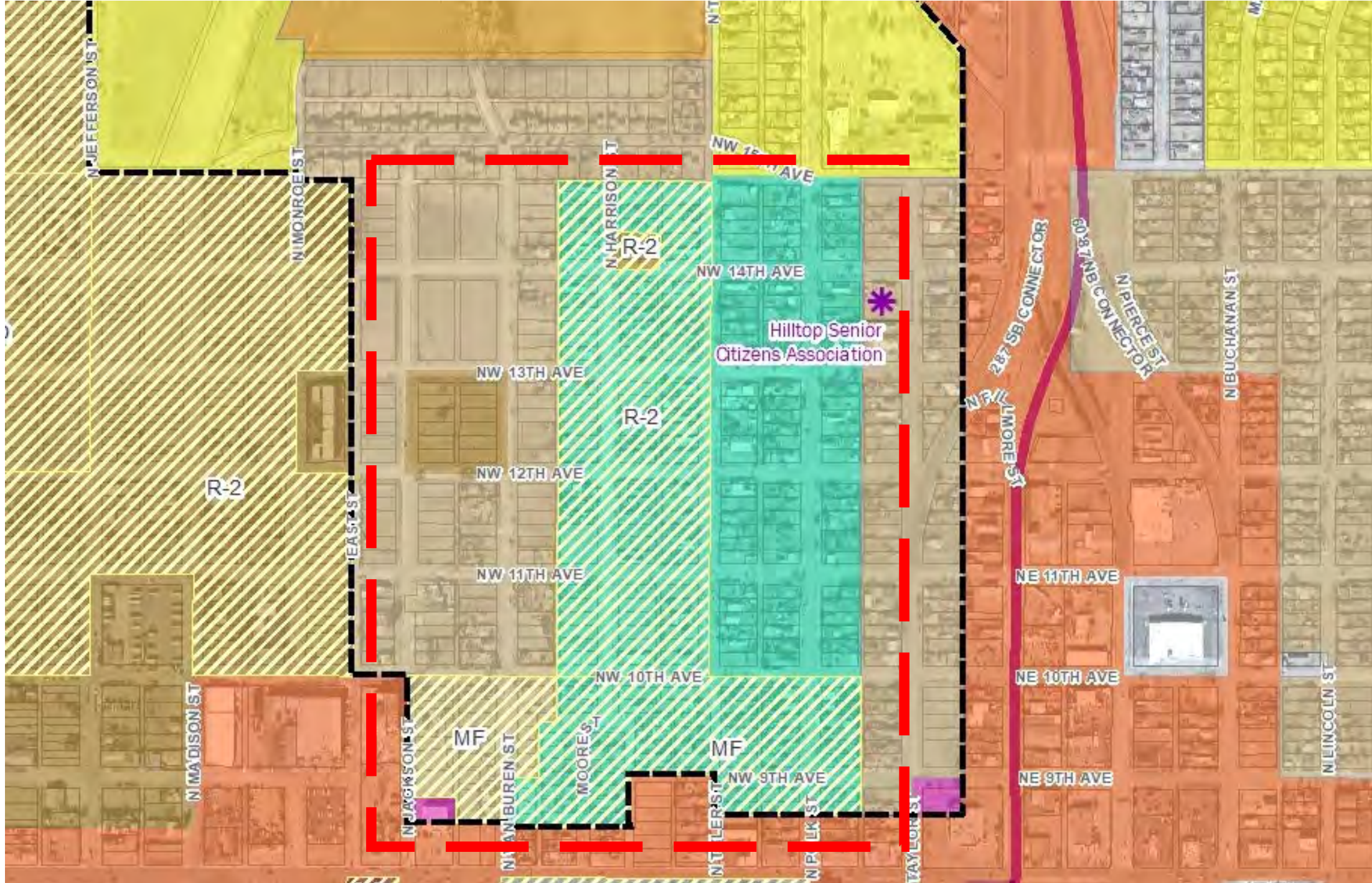


Single Family Residential

Multi Family Residential

Recommendation 9
Reduce the amount of
Manufactured Home zoning

Zoning change needed:
Manufactured Home (MH) to Multi-Family-1 (MF-1) across the southern portion (up to NW 10th Avenue) and Manufactured Home (MH) to Residential-2 (R2) is recommended between N Van Buren St. and N Tyler St.



N JEFFERSON ST

N MONROE ST

N HARRISON ST

NW 15TH AVE

NW 14TH AVE

NW 13TH AVE

NW 12TH AVE

NW 11TH AVE

NW 10TH AVE

NW 9TH AVE

R-2

R-2

MF

MF

Hilltop Senior
Citizens Association

N MADISON ST

N EAS ST

N JACKSON ST

N BUREN ST

N MOORE ST

N LEREST

N PARK ST

N TAYLOR ST

N R/L MOORE ST

287 SB CONNECTOR

60387 MB CONNECTOR

NE 11TH AVE

NE 10TH AVE

NE 9TH AVE

N PIERCE ST

N BUCHANAN ST

N LINCOLN ST



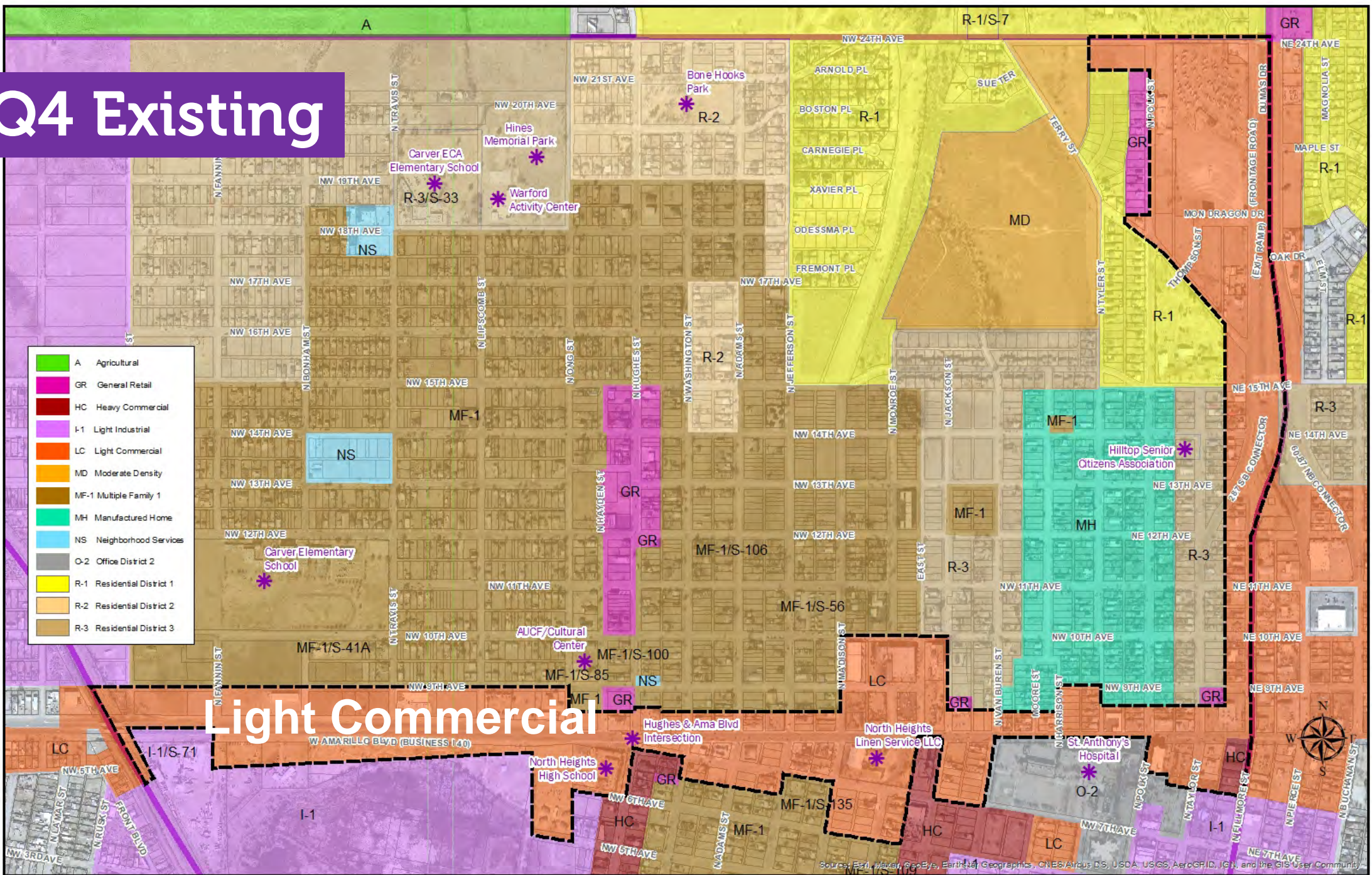
Recommendation 10
 Create open space and trails
 where land is not developable

Zoning change needed:
 None. Noted here for future
 redevelopment plans.

Q4 Existing

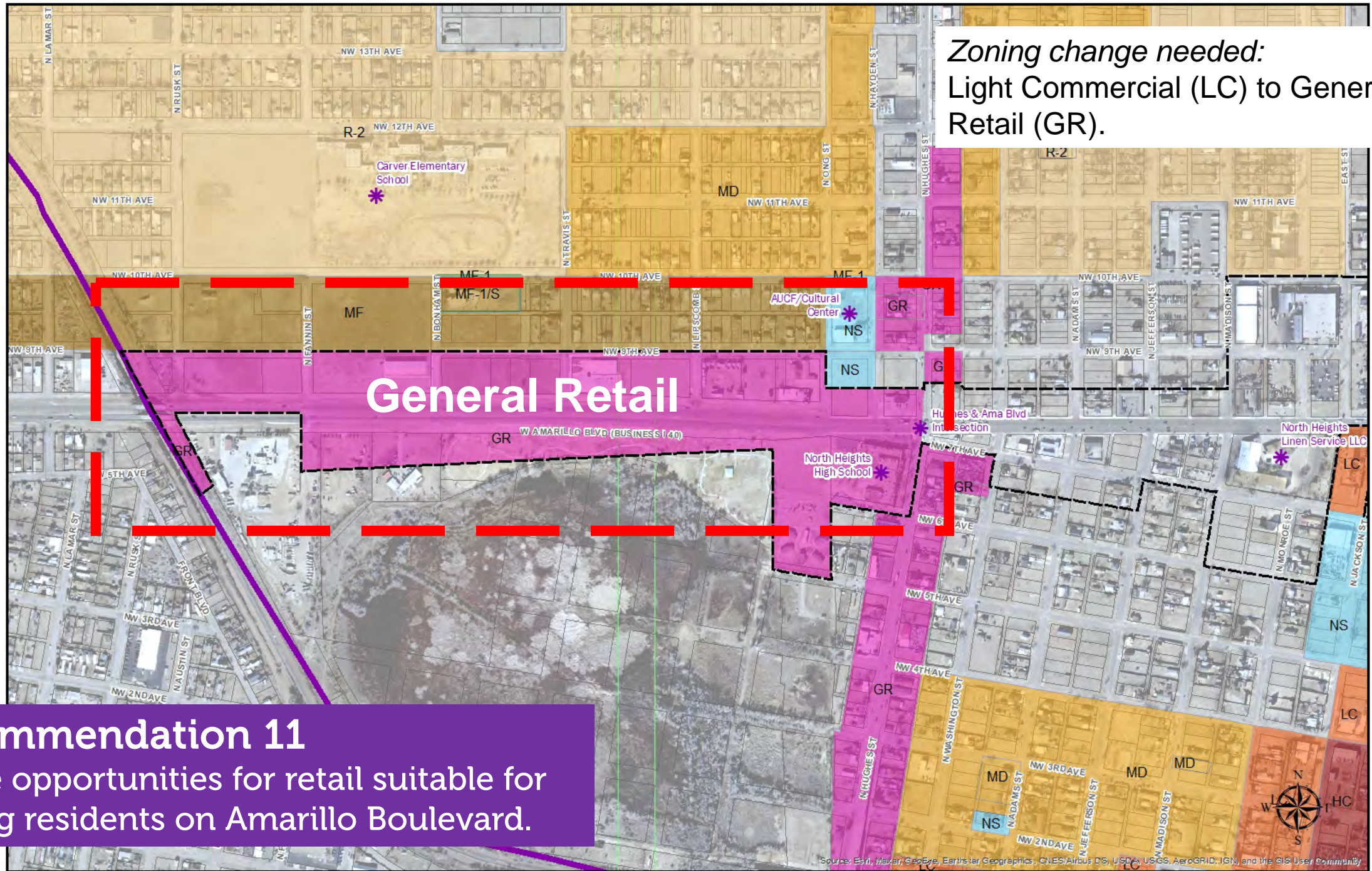
- A Agricultural
- GR General Retail
- HC Heavy Commercial
- I-1 Light Industrial
- LC Light Commercial
- MD Moderate Density
- MF-1 Multiple Family 1
- MH Manufactured Home
- NS Neighborhood Services
- O-2 Office District 2
- R-1 Residential District 1
- R-2 Residential District 2
- R-3 Residential District 3

Light Commercial



Source: Esri, DeLorme, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

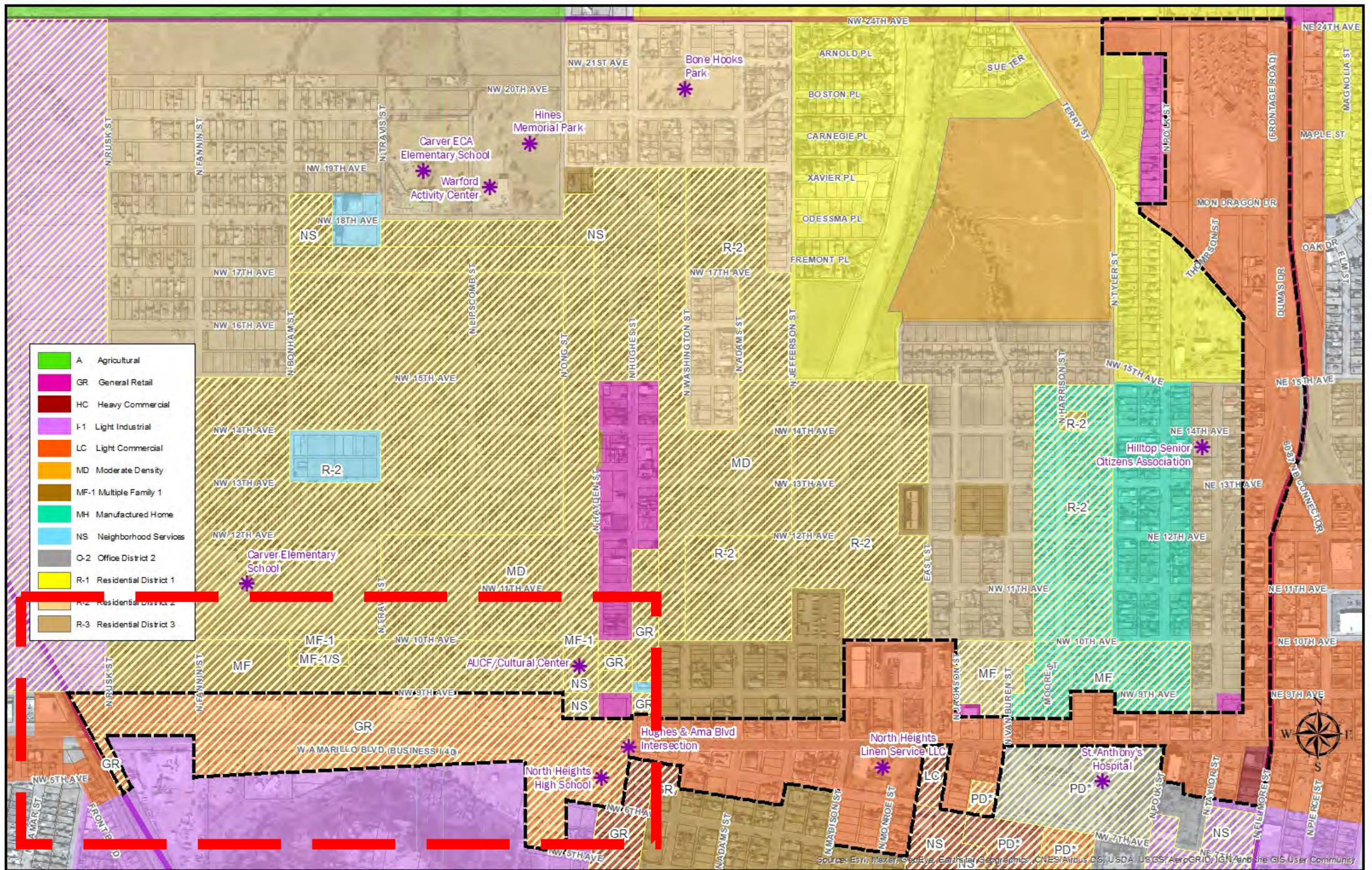
*Zoning change needed:
Light Commercial (LC) to General
Retail (GR).*



General Retail

Recommendation 11
Create opportunities for retail suitable for
serving residents on Amarillo Boulevard.

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Light Commercial to General Retail

Based on revised use chart.

P – Permitted by Right

S – Permitted by Special Use Permit

X – Not Permitted

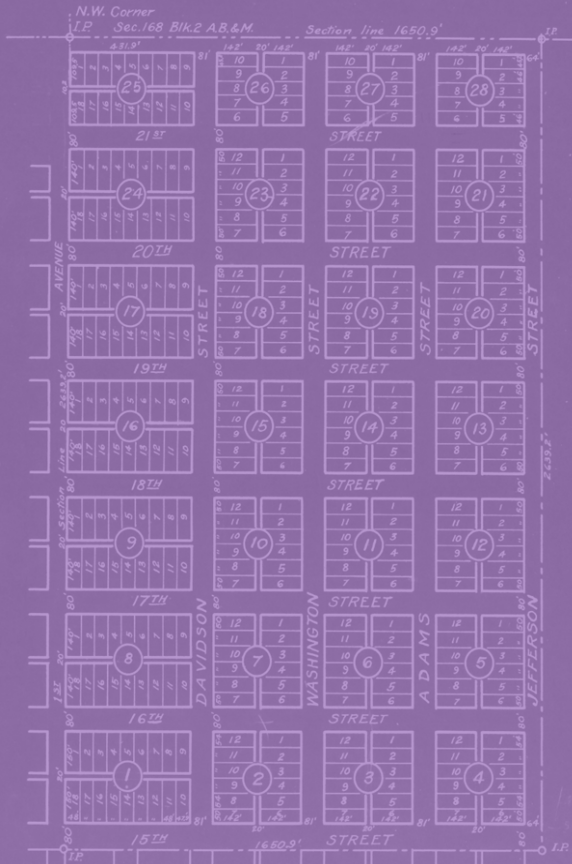
Use	GR	LC
Live/Work Dwelling	P	P
Mixed Use Building	P	P
Boutique Hotels/Bed and Breakfasts	P	X
Auto Glass, Muffler or Seat Cover Shop	S	P
Car Wash	P	P
Auto Parts Accessory/Sales Indoors	P	P
Auto Parts Accessory/Sales Outdoors	X	P
Auto/Motorcycle Repair Garage, Body Shop or Painting Shop	X	P
Auto Storage or Auction	X	X
Service/Auto Tune Up Station	P	P
Gas Station	P	P
Car Sales or Rental In Structure	P	P
Car Sales or Rental Outdoors	X	P
Heavy Machinery Sales, Repair or Rental	X	X
Eating Places with/without Drive Thru	P	P
Restaurant with On-Premise Alcohol	P	P
On-Premise Alcohol Primary Use (Bar)	S	P
Adult Business	X	P

NORTH HEIGHTS ADDITION
TO
AMARILLO

NORTH WEST 100 ACRES, SECTION 168, BLOCK 2, A. B. & M.
POTTER COUNTY TEXAS.

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I, John R. Rennie, Surveyor, do hereby certify,
that the above is a true and correct plat
as surveyed by me on the ground
18th Sept. 1926

John R. Rennie
Surveyor

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Topic 4: Next Steps, Feedback and Questions



Next Steps

- Collect comments and feedback
- Neighborhood sub-committee decides if they would like to hold additional education and outreach sessions
- Sub-committee considers comments and makes changes to recommendations and proposed rezoning map
- North Heights Advisory Association will vote on final recommendations
- NHAA will work with City on application process.
- Rezoning process includes formal notices, public hearing and recommendation for approval by the Planning and Zoning Commission before public hearing and final approval by City Council

Questions?

Contact Us

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