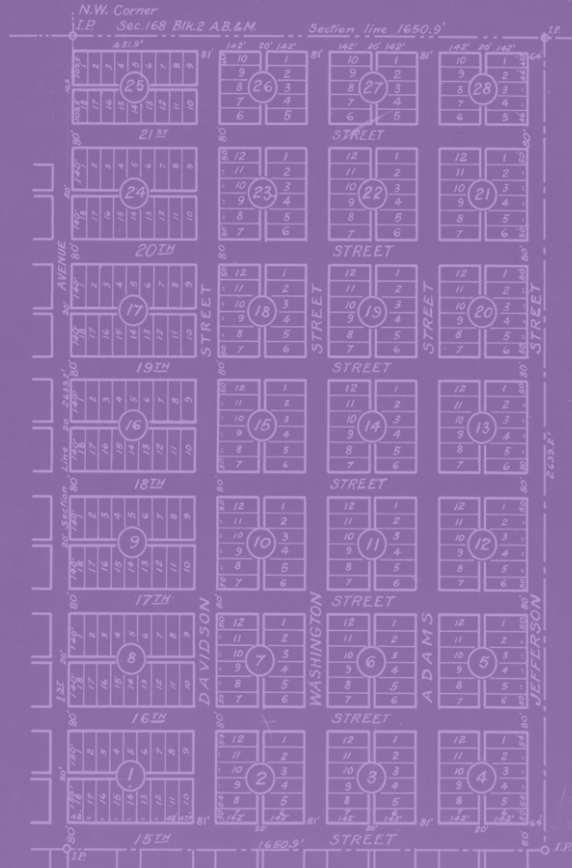


NORTH HEIGHTS ADDITION  
TO  
AMARILLO

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

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p. 18



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

Amarillo Abstract C 9  
Amarillo, Texas

Vol. 151  
p. 18

# North Heights Rezoning Initiative

## Planning and Zoning Commission Presentation

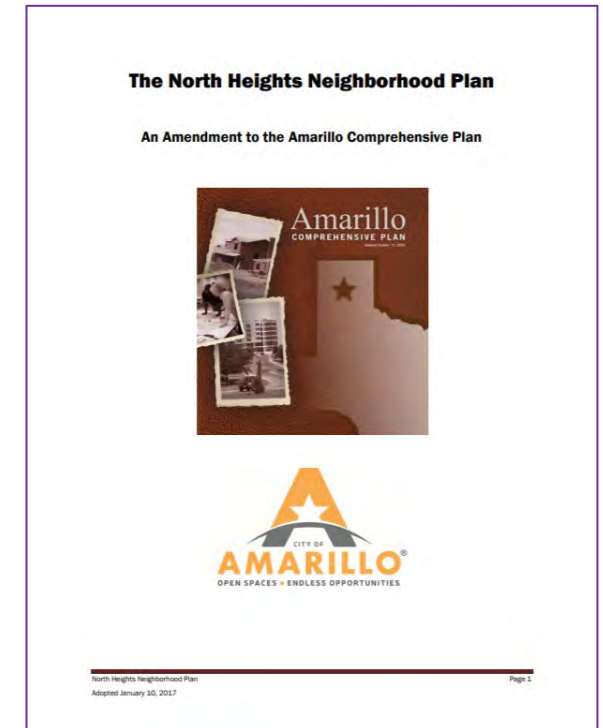
March 1, 2021  
3:00 PM

Via Zoom  
[amarillo.gov/nhrezoning](https://amarillo.gov/nhrezoning)



# About the North Heights Rezoning Initiative

- This is a North Heights Neighborhood Plan “Project in Motion”
  - Plan was adopted in 2017
  - Eight different strategies addressed amending incompatible zoning districts through a comprehensive land use assessment to protect historic character and maximize opportunities for redevelopment
- 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 partners to facilitate the process



**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.**

# 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.

# Project Timeline

- **Step 1: Analysis and Committee Recommendations**  
*(June-August 2020)*
  - Complete draft report issued with 11 recommendations
  - North Heights recommendations are written based on the zoning code rewrite
- **Step 2: Community Public Outreach and Education**  
*(September-December 2020)*
  - Neighborhood-hosted webinars, social media campaign, flyers
  - City-hosted informational meeting on November 19<sup>th</sup> via Zoom (25 attendees)
  - Informational mailing to 1,705 property owners in plan area
  - Complete and detailed information available at [amarillo.gov/nhrezoning](http://amarillo.gov/nhrezoning)
- **Step 3: Application and Approval Process**
  - NHAA voted 12/10/20 meeting to approve the recommendations as written and submit to the City
  - 2,600 notices were mailed the week of February 15<sup>th</sup>
  - Planning and Zoning Commission public hearing and recommendation – March 1<sup>st</sup>
  - \*Public informational meeting with NHAA #2\*
  - City Council first reading and public hearing – March 23<sup>rd</sup>
  - City Council second reading – April 13<sup>th</sup>

# Citizen Comments

## After November informational meeting/ mailing

- Most early callers were seeking clarification and were in agreement after they understood the proposal
- Concerns included commercial property being less desirable, home-based businesses being allowed to continue and NHAA's authority to make recommendations based on entire neighborhood

## After February mailed notices

- Staff has been contacted by 21 citizens (9 in opposition, 8 in favor, 4 express no opinion)
- Concerns were similar to earlier and range from “downzoning” resulting in less marketable property, property value depreciation, small number of citizens speaking on behalf of larger community and the need for in-person meetings

# Legal Non-Conforming Uses

- A property can continue with its legal current use and the property owner can make any reasonable repairs and maintenance that do not increase the nature of the non-conforming use beyond the original tract.
- A legal non-conforming use continues if the property is sold to a new owner.
- If a legal non-conforming use is abandoned for 12 months, it must come into compliance with the new zoning district (code rewrite proposes 6 months).
- 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.

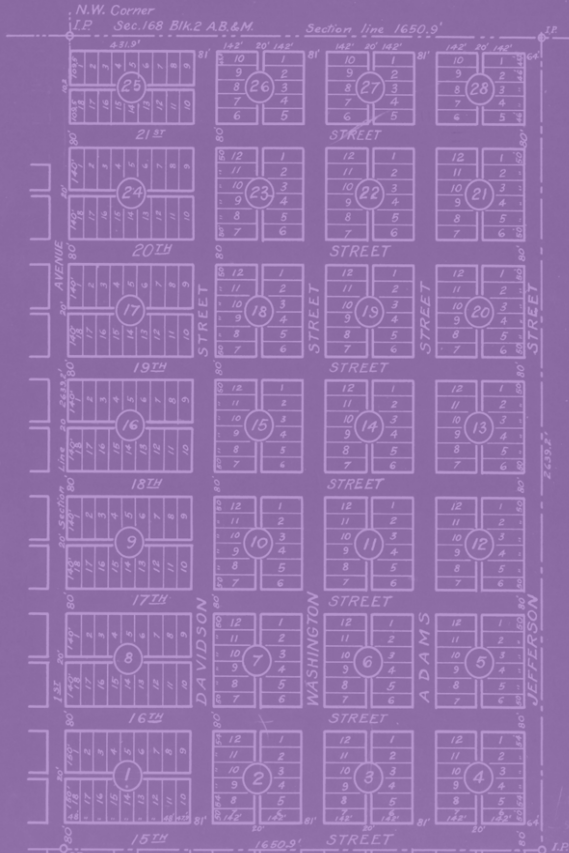
NORTH HEIGHTS ADDITION  
TO  
AMARILLO

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

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# Analysis and Recommendations



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

Amarillo Abstract C 9  
Amarillo, Texas

Vol. 151



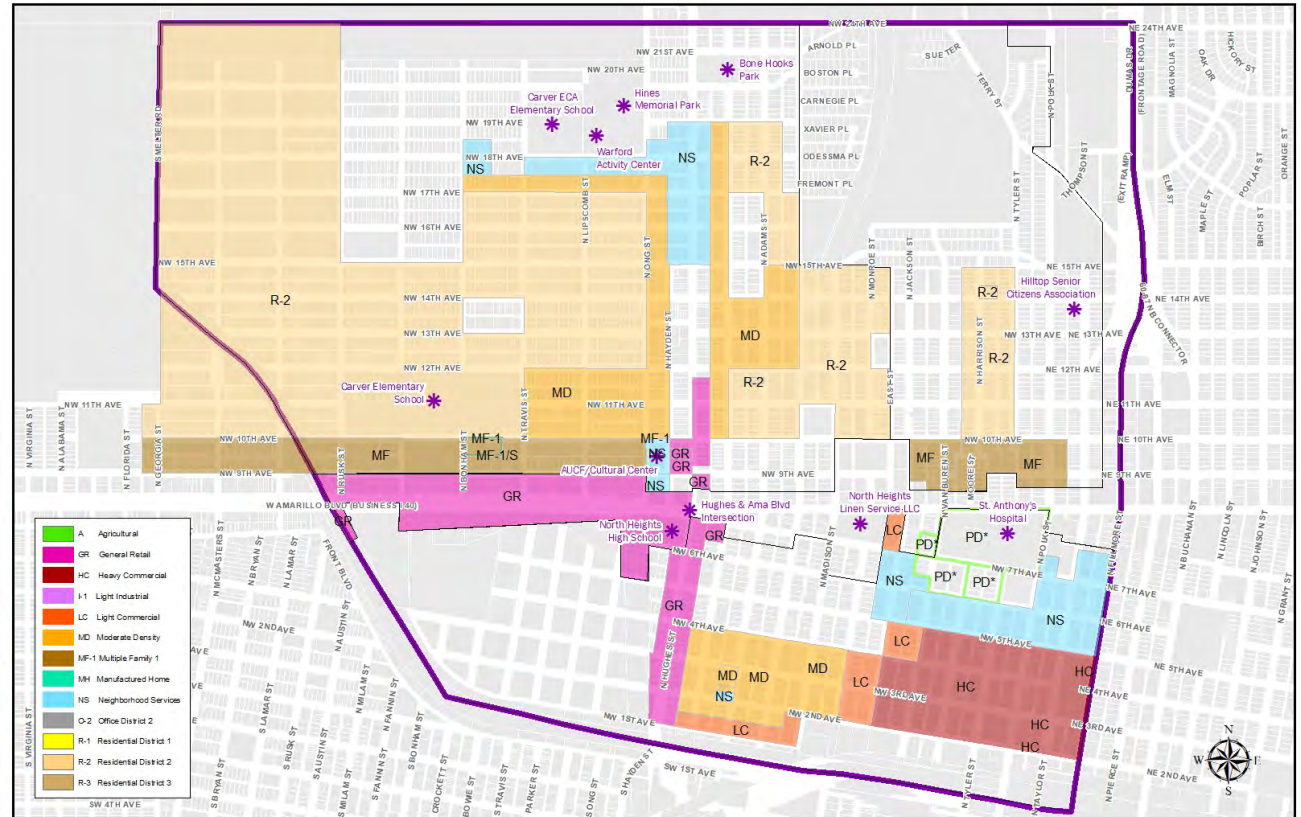


# Rezoning Proposal Summary

Total study area: 1673 acres

Total recommend area to be rezoned: 814 acres

- General Retail: 76.42 acres
- Heavy Commercial: 56.13 acres
- Light Commercial: 17.84 acres
- Moderate Density: 113.37 acres
- Multiple-Family 1: 38.27 acres
- Neighborhood Service: 67.14 acres
- Residential 2: 444.89 acres
- Moderate Density: 113.56 acres\*
- Neighborhood Services: 66.95 acres\*



\*One change from final report and notice letters = .19 acres shown as NS, is now recommended as MD.

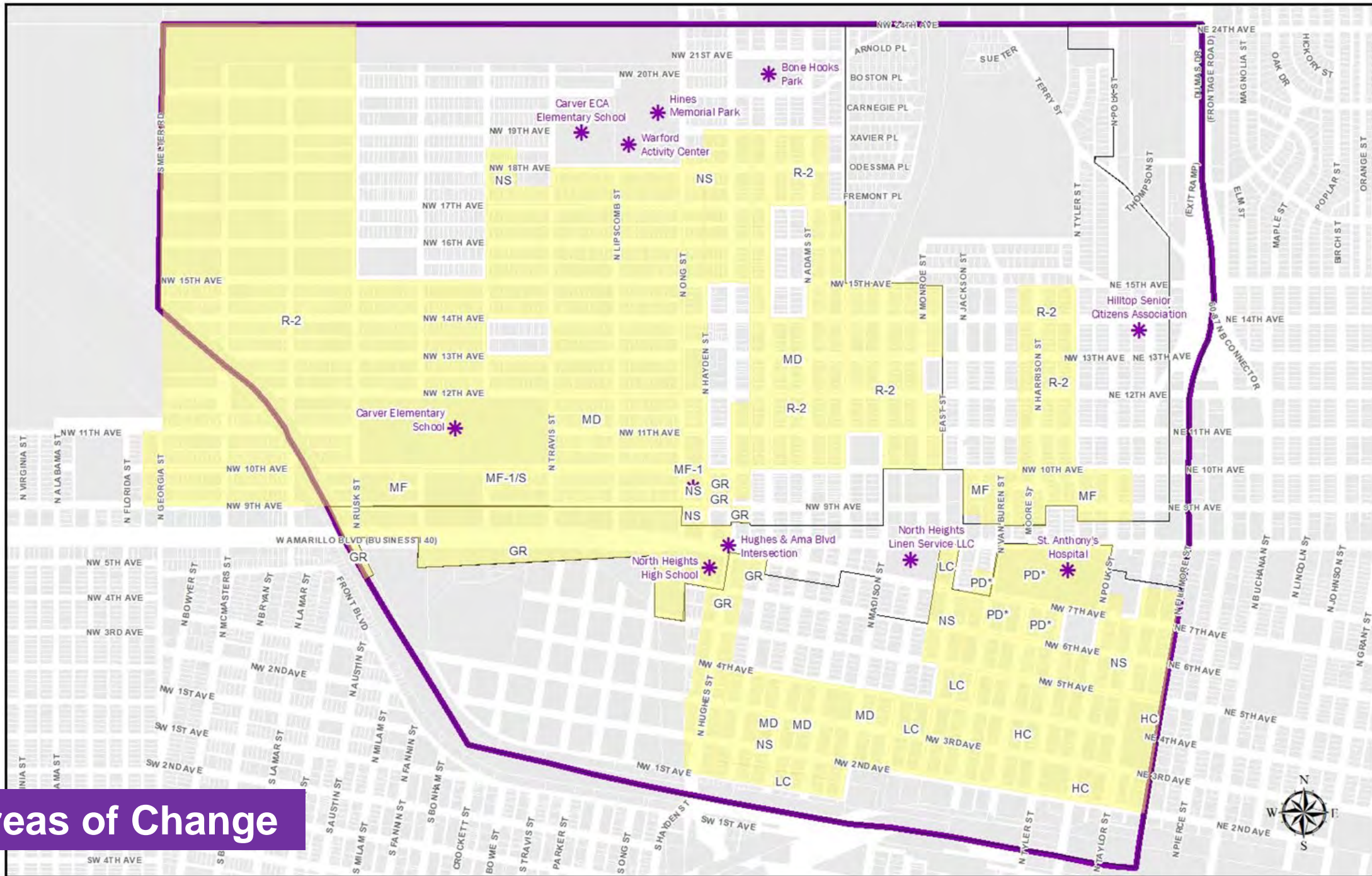
# Land Use Comparison

Total Study Area: 1673 acres

Total Recommend Rezoned: 814 acres

<b>Land Use Comparison</b>	<b>Proposed</b>		<b>Existing</b>		<b>Change in Acres</b>
	<b>Acres</b>	<b>Percent</b>	<b>Acres</b>	<b>Percent</b>	
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**

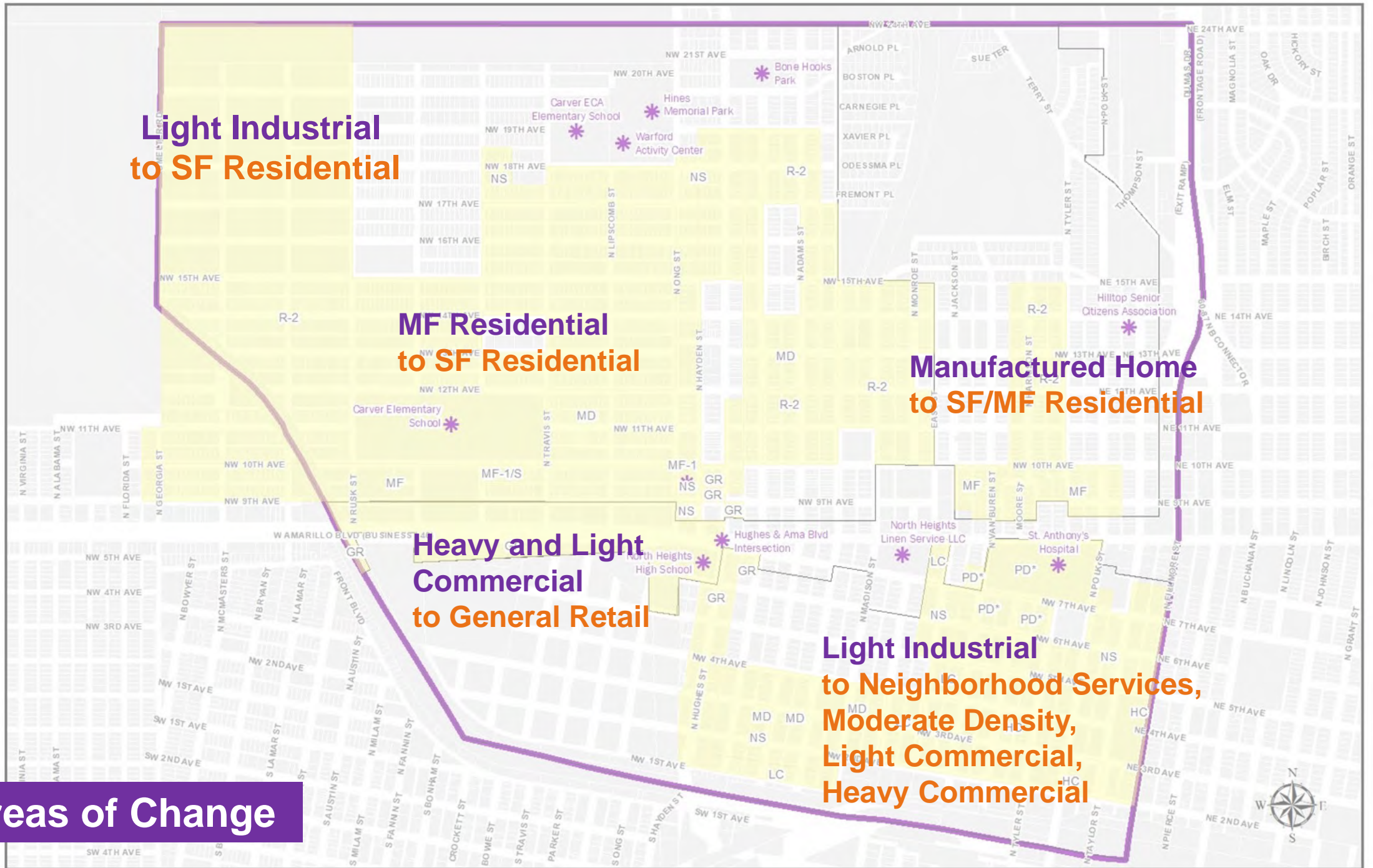
**MF Residential  
to SF Residential**

**Manufactured Home  
to SF/MF Residential**

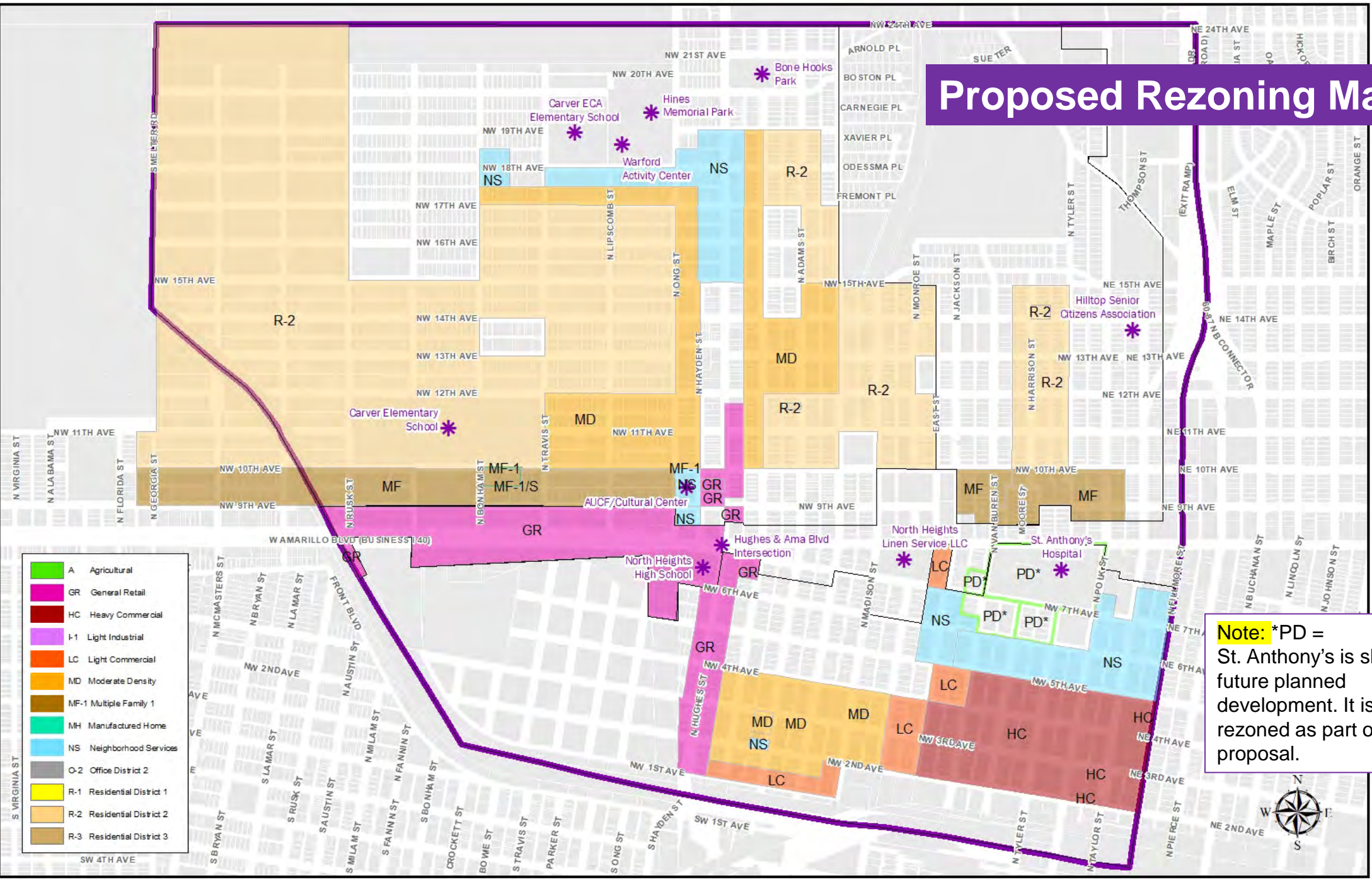
**Heavy and Light  
Commercial  
to General Retail**

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

**Areas of Change**



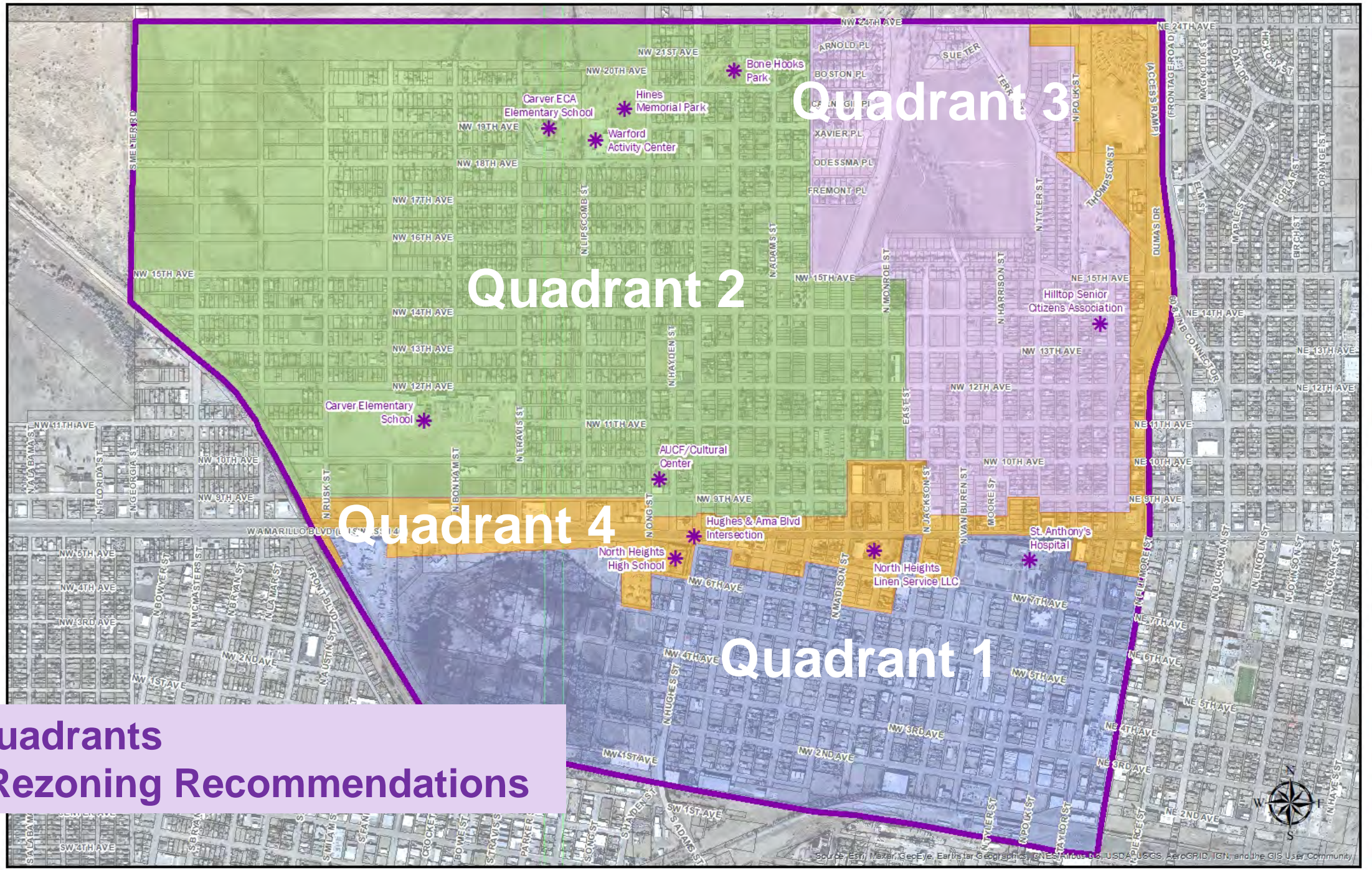
# Proposed Rezoning Map



	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

**Note:** \*PD = St. Anthony's is shown as a future planned development. It is not being rezoned as part of this proposal.

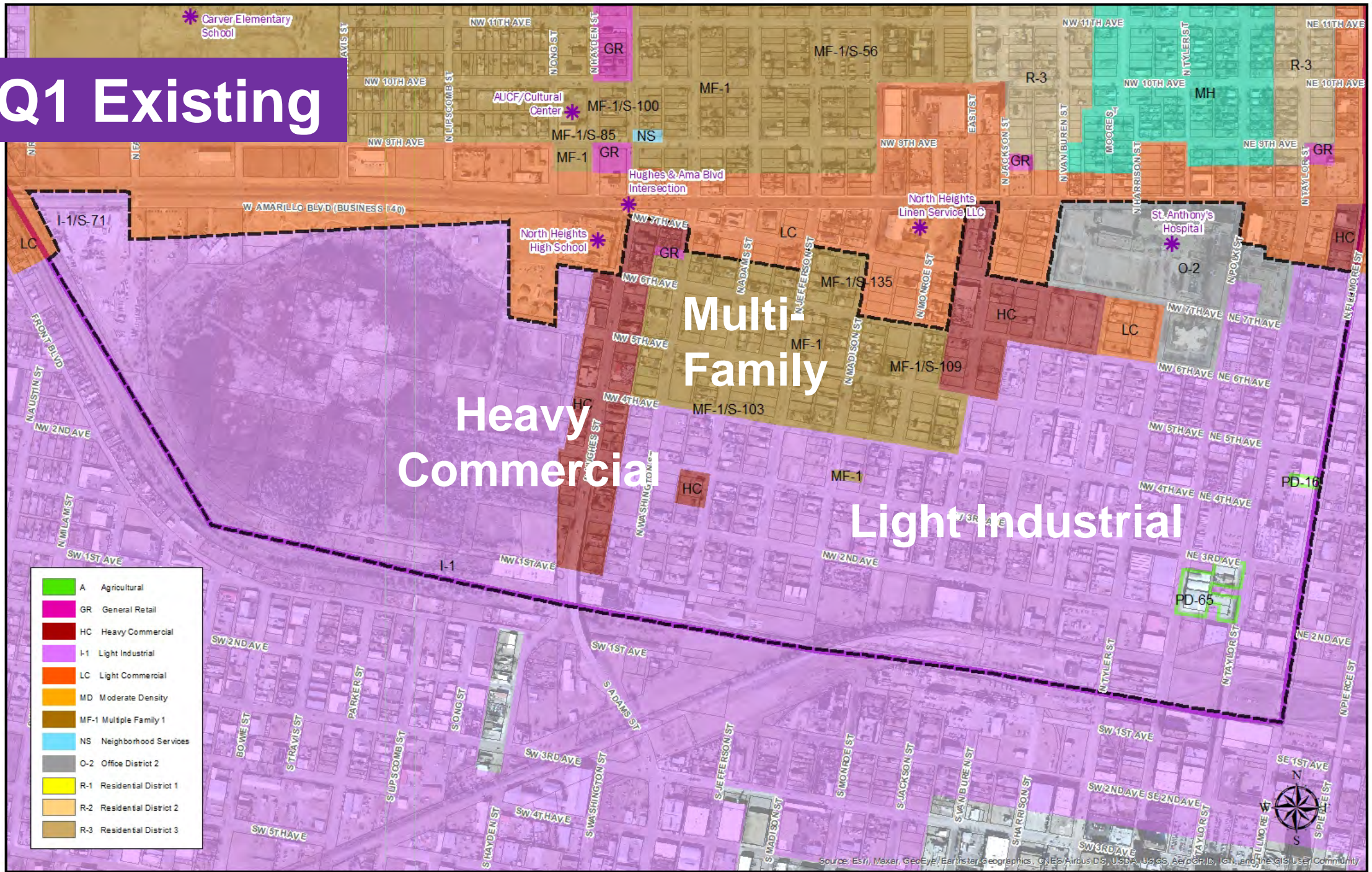




**4 Quadrants  
11 Rezoning Recommendations**

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**

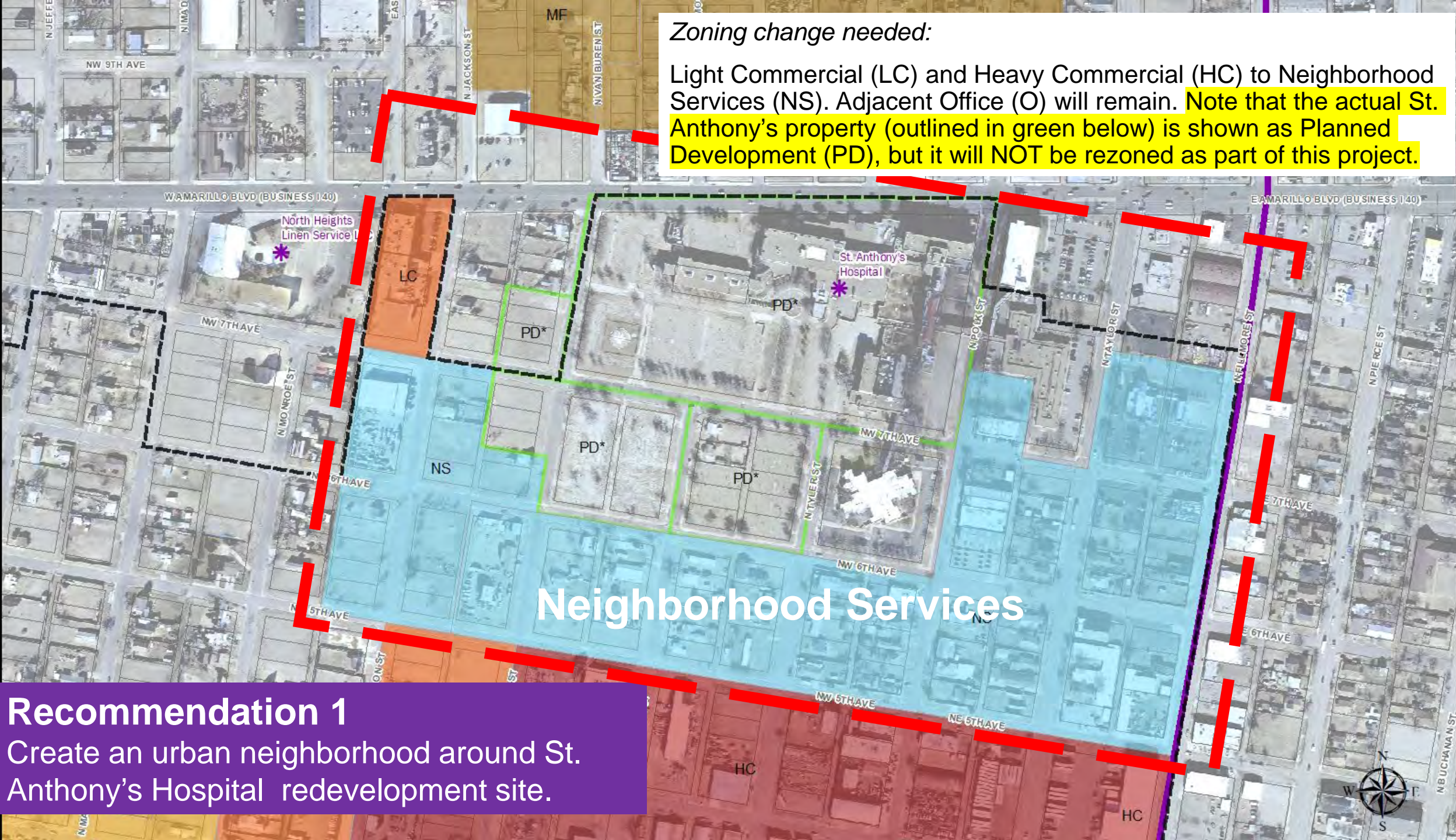
- A Agricultural
- GR General Retail
- HC Heavy Commercial
- I-1 Light Industrial
- LC Light Commercial
- MD Moderate Density
- MF-1 Multiple Family 1
- NS Neighborhood Services
- O-2 Office District 2
- R-1 Residential District 1
- R-2 Residential District 2
- R-3 Residential District 3



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

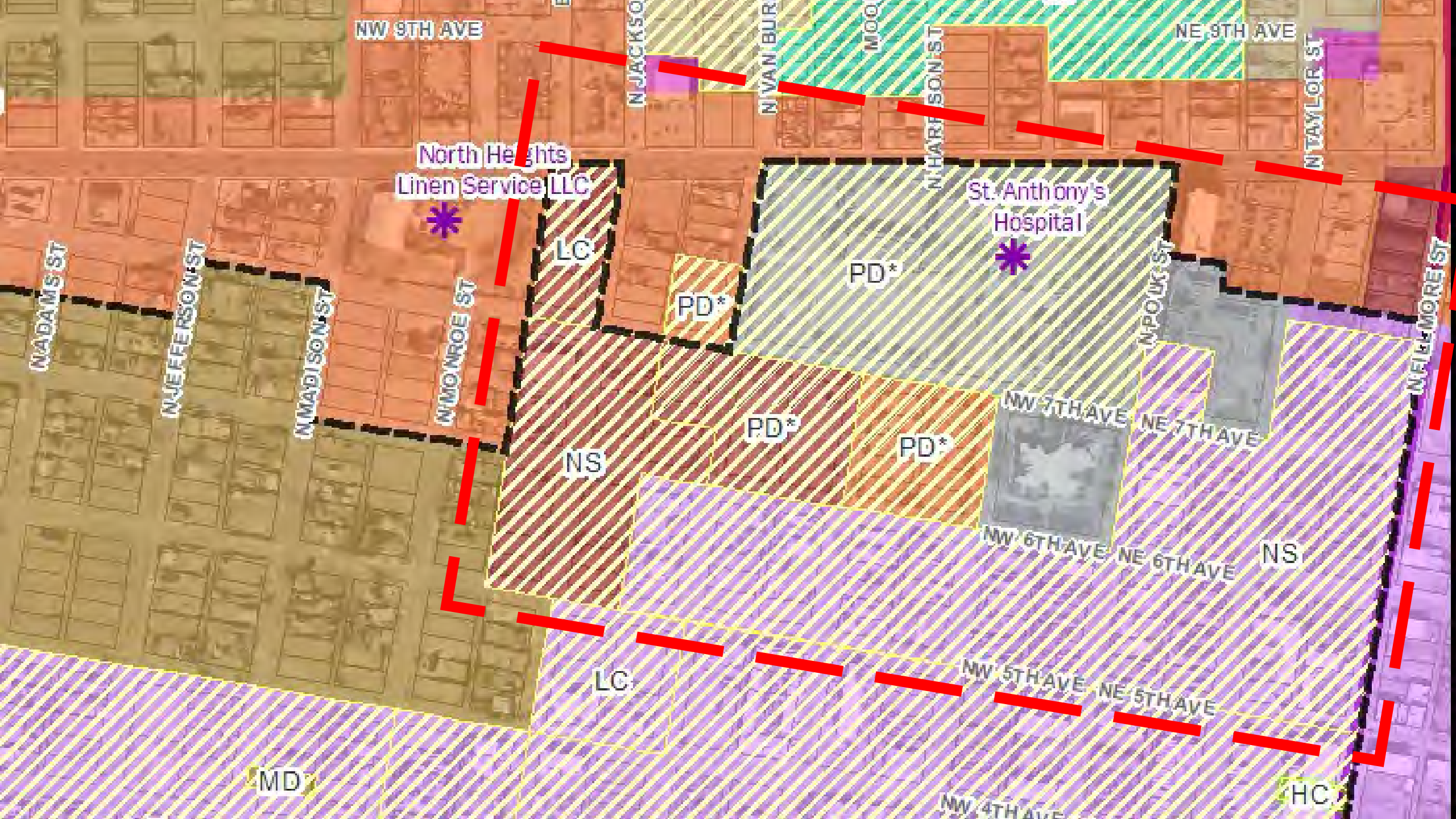
Zoning change needed:

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\*

NS

PD\*

PD\*

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 ST

N MOORE ST

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.**

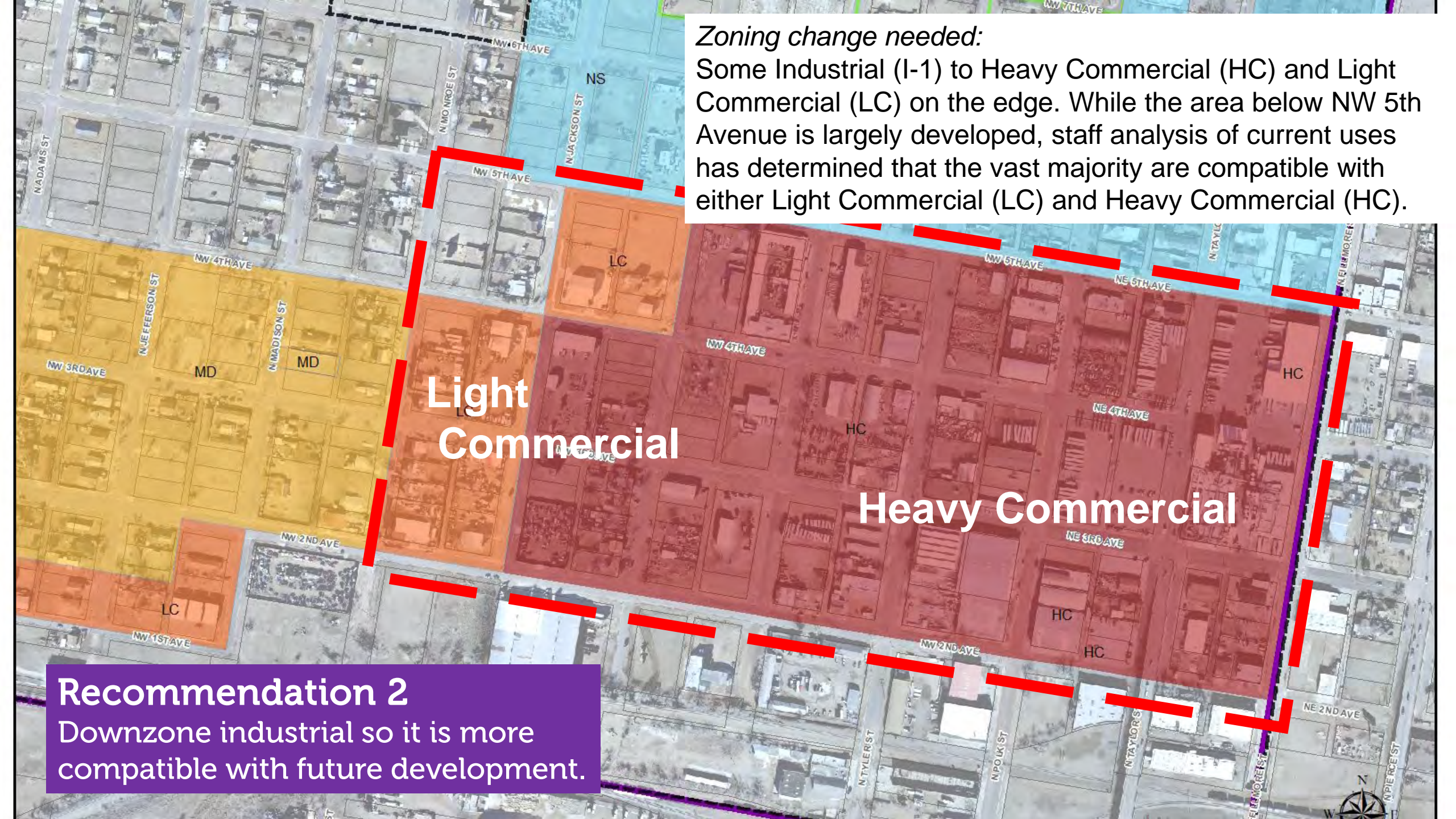
Use	NS	HC	LI
Single Family Dwelling	P	X	X
Multi-Family Dwelling	P	X	X
Mixed Use Building	P	X	X
Manufactured Home Type C	P	X	X
Bed and Breakfast	S	X	X
Assisted Living	P	X	X
Home Occupation	P	X	X
Auto Oriented Businesses	X	P	P
Offices	P	P	P
Corner Store	P	X	X
Alcohol Sales – On Premise (Restaurant or Bar)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

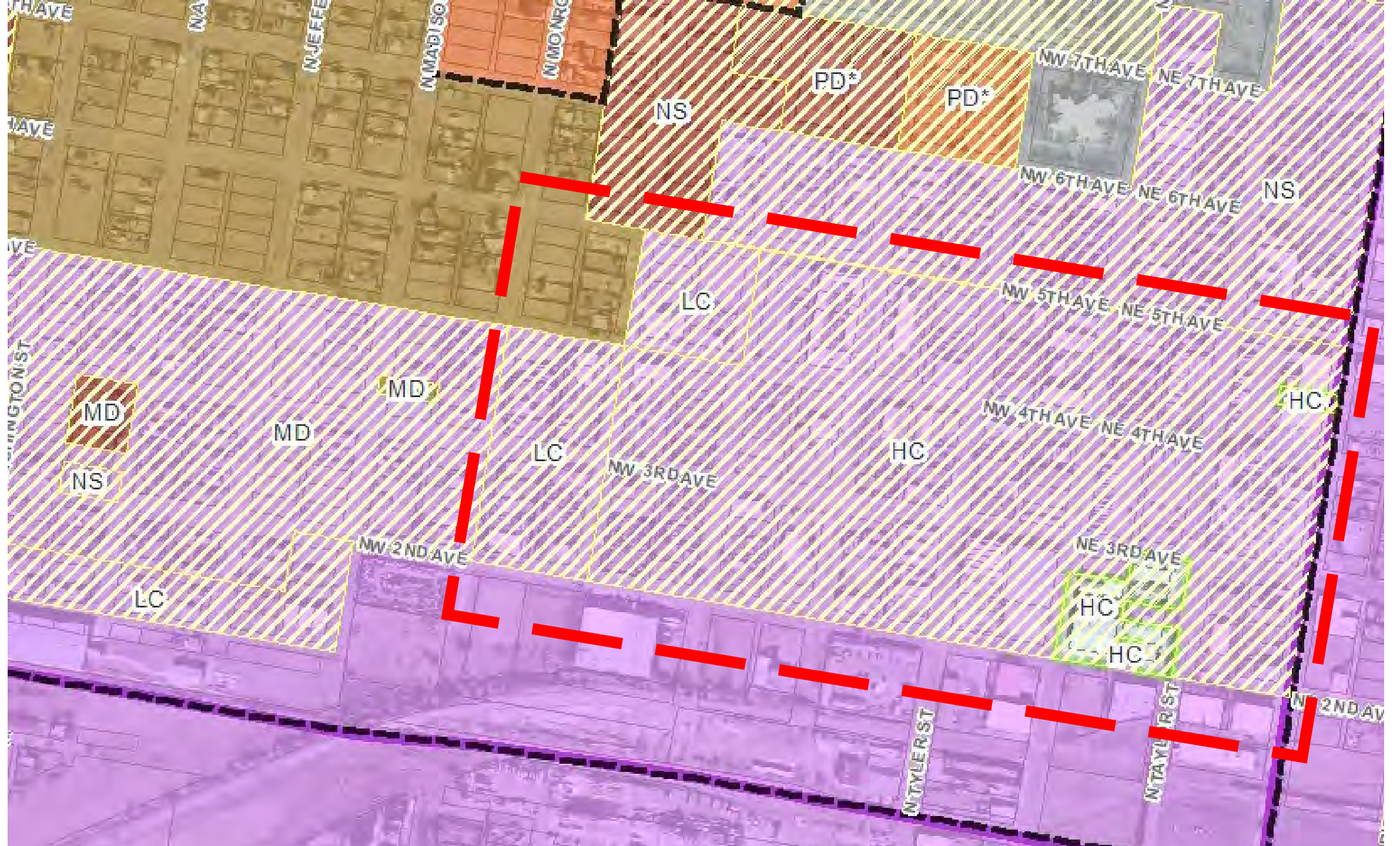
*Zoning change needed:*  
Some Industrial (I-1) to Heavy Commercial (HC) and Light Commercial (LC) on the edge. While the area below NW 5th Avenue is largely developed, staff analysis of current uses has determined that the vast majority are compatible with either Light Commercial (LC) and Heavy Commercial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

Light  
Commercial

Heavy Commercial

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





NW 7TH AVE  
NW 6TH AVE  
NW 5TH AVE  
NW 4TH AVE  
NW 3RD AVE  
NW 2ND AVE  
NE 7TH AVE  
NE 6TH AVE  
NE 5TH AVE  
NE 4TH AVE  
NE 3RD AVE  
N TYLER ST  
N TAYLOR ST

NS

PD\*

PD\*

LC

NS

MD

MD

MD

NS

LC

HC

HC

LC

HC

HC

NW 2ND AVE

# Light Industrial to Heavy Commercial

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

**P – Permitted by Right**

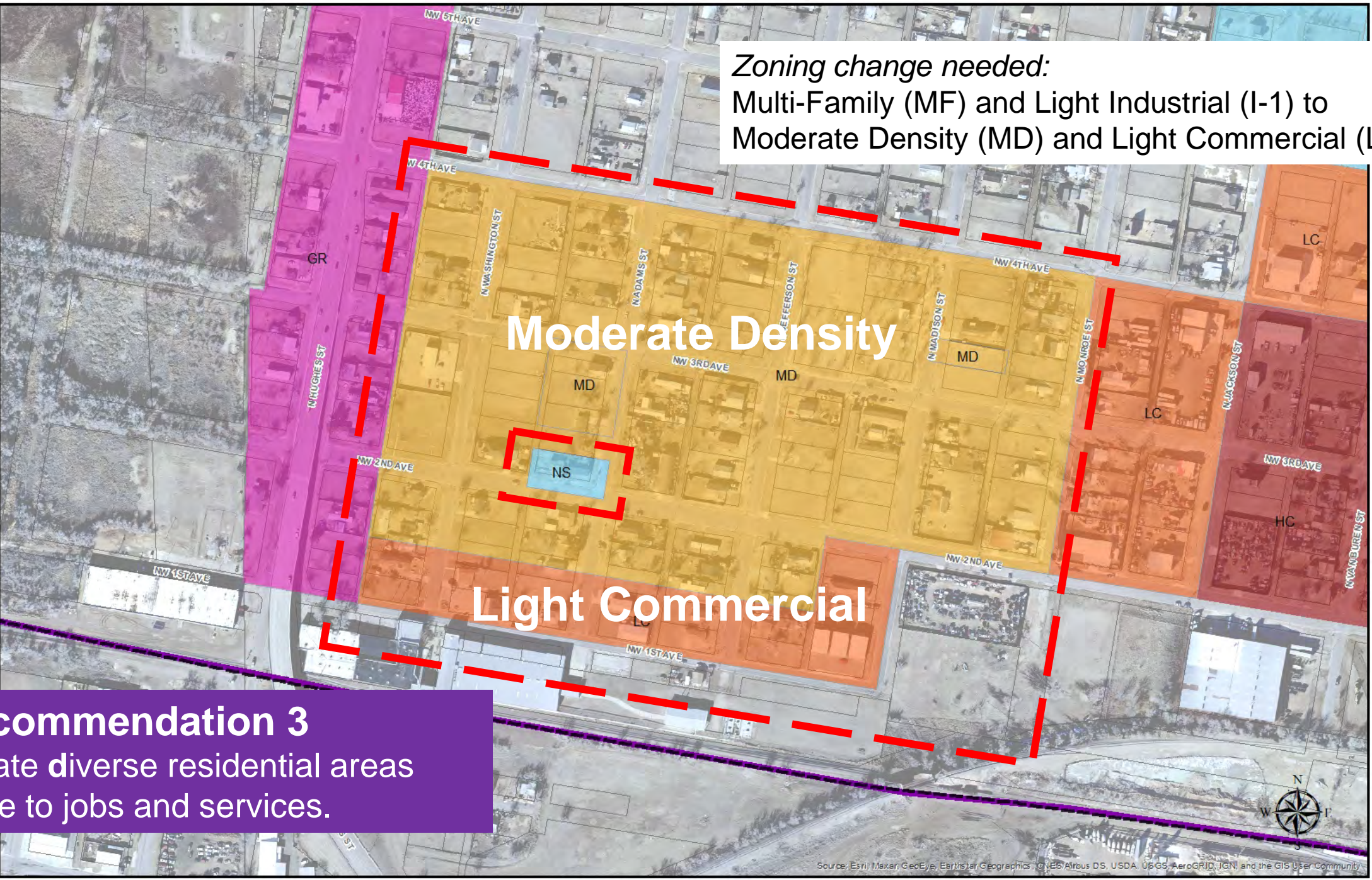
**S – Permitted by Special Use Permit**

**X – Not Permitted**

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

Use	HC	LI
<b>Hotel or Motel</b>	P	X
<b>Sporting &amp; Recreational Camps</b>	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
<b>Residential Child-Care Facility</b>	P	X
Railroad Yard or Roundhouse		P
<b>Offices and Clinics, Medical or Dental</b>	P	X
<b>Retail Trade not otherwise listed</b>	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.

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

North Heights  
High School

GR

LC

PD\*

PD

NS

LC

GR

N HUGHES ST

N WASHINGTON ST

MD

NS

MD

MD

LC

NW 3RD AVE

LC

NW 2ND AVE

NW 1ST AVE

SW 1ST

NW 6TH AVE

NW 5TH AVE

NW 4TH AVE

N ADAMS ST

N JEFFERSON ST

N MADISON ST

N MONROE ST

# Light Industrial to Light Commercial

Based on revised use chart.

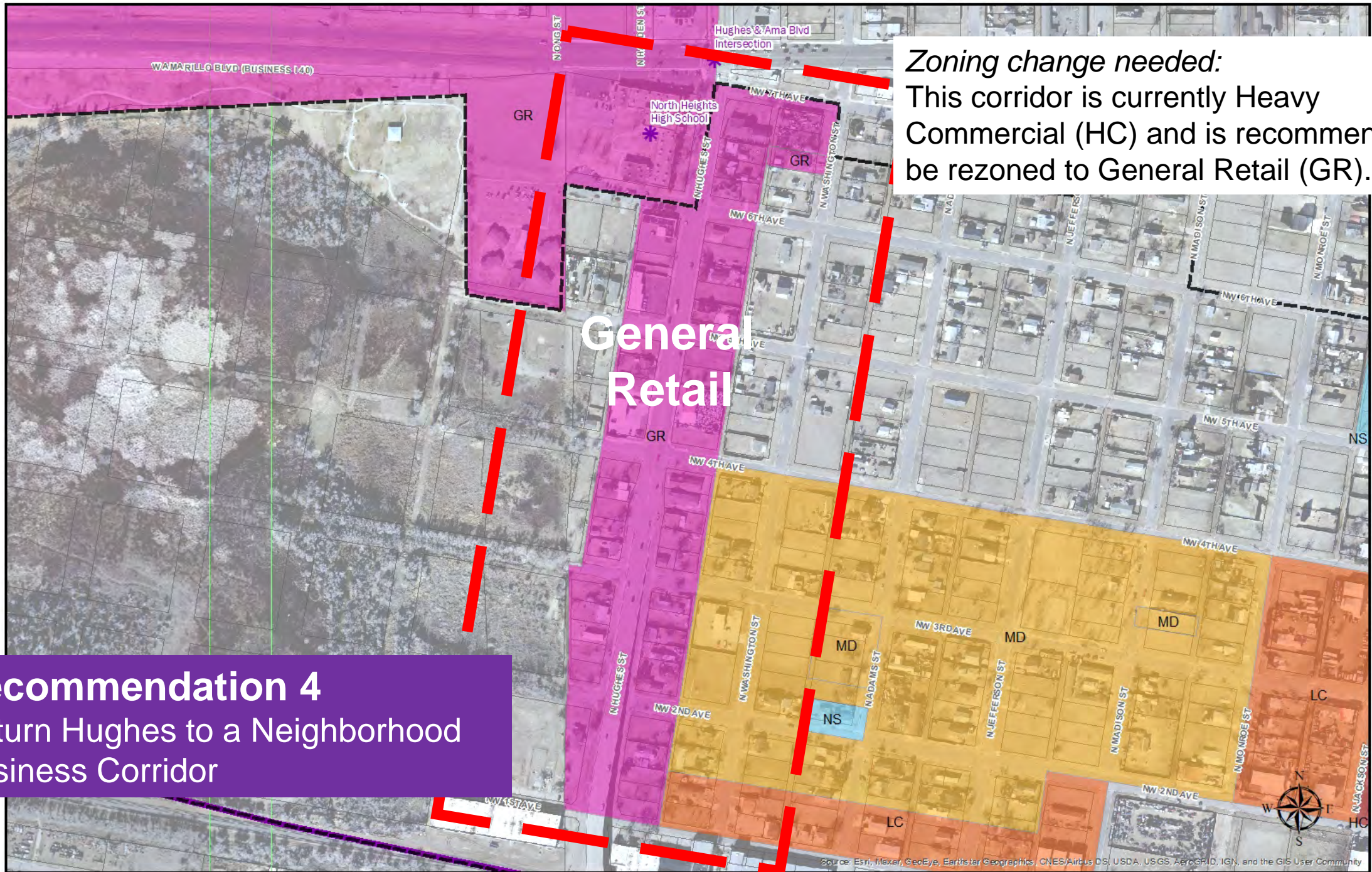
- P – Permitted by Right**
- S – Permitted by Special Use Permit**
- X – Not Permitted**

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

Corner store and food trucks are retail uses that allowed in Moderate Density.

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

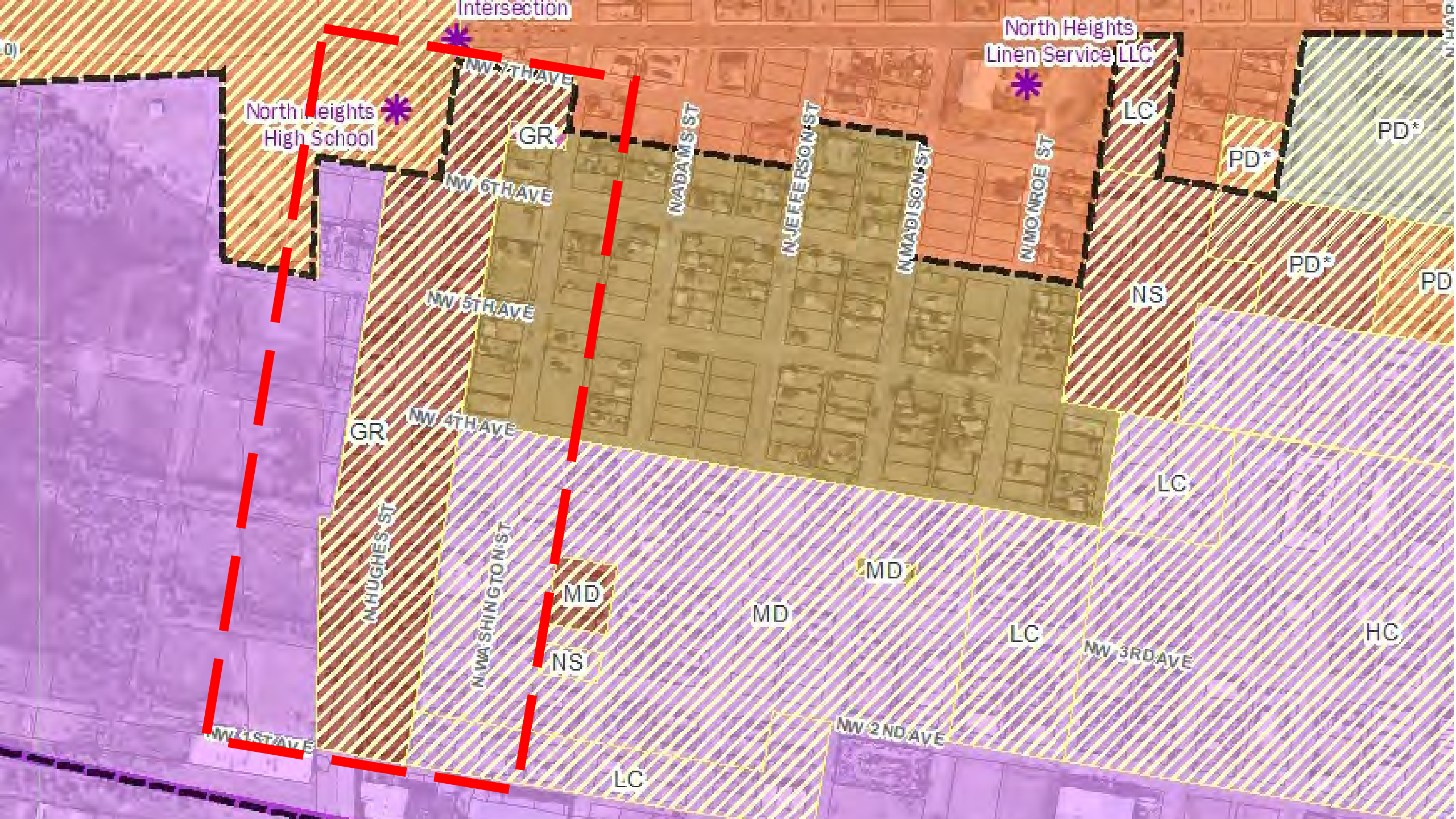




*Zoning change needed:*  
This corridor is currently Heavy Commercial (HC) and is recommended to be rezoned to General Retail (GR).

**General Retail**

**Recommendation 4**  
Return Hughes to a Neighborhood Business Corridor



Intersection

North Heights  
Linen Service LLC

North Heights  
High School



NW 7TH AVE

NW 6TH AVE

NW 5TH AVE

NW 4TH AVE

NW 3RD AVE

NW 2ND AVE

N ADA MS ST

N JEFFERSON ST

N MADISON ST

N MC NROE ST

N HUGHES ST

N WASHINGTON ST

GR

GR

MD

MD

MD

NS

LC

PD\*

PD\*

PD\*

PD

NS

LC

LC

HC

LC

NW 3RD AVE

# 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

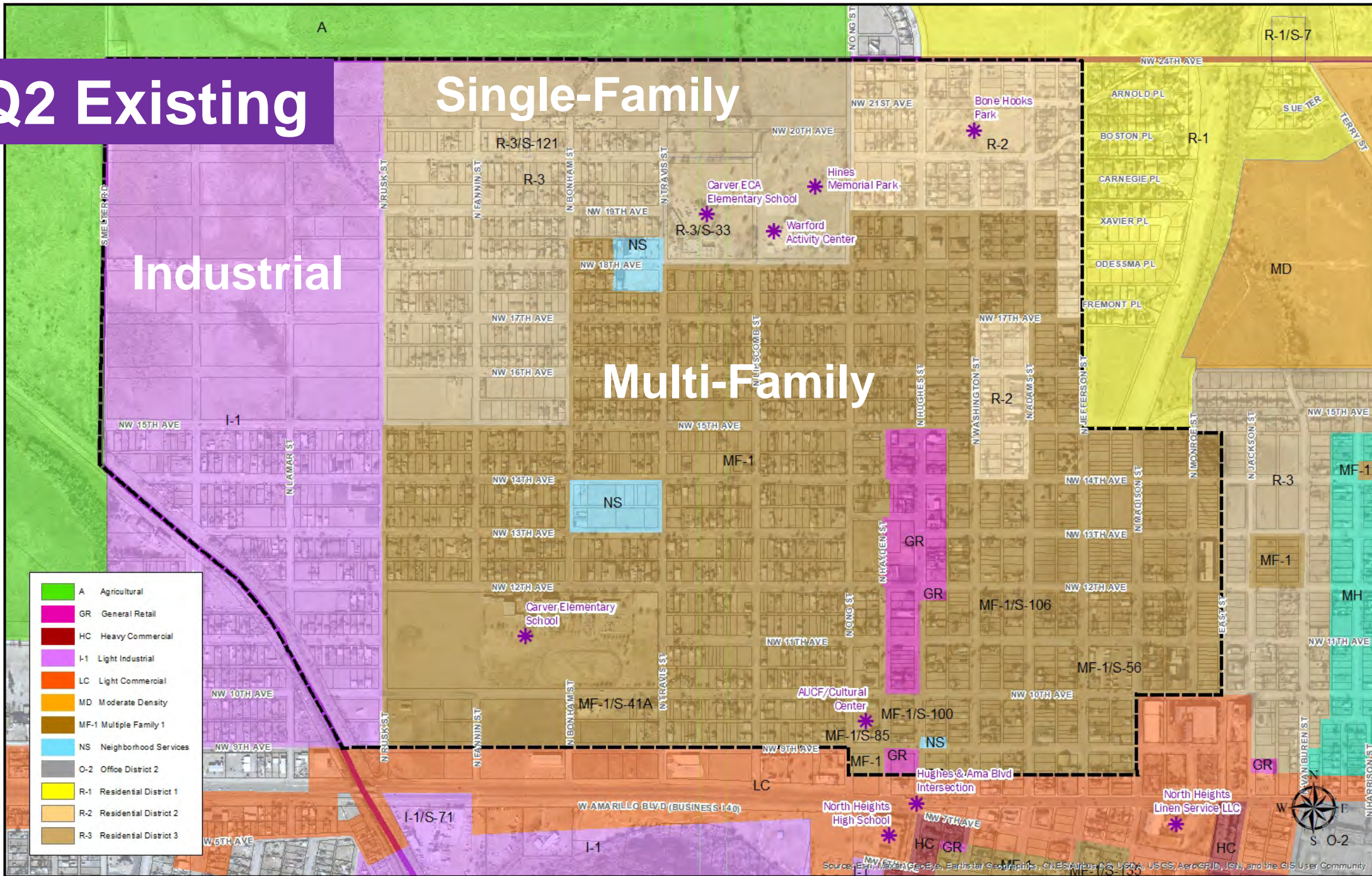
# Q2 Existing

## 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 D.S., USDA, USGS, AeroGRID, IGN, and the GIS User Community

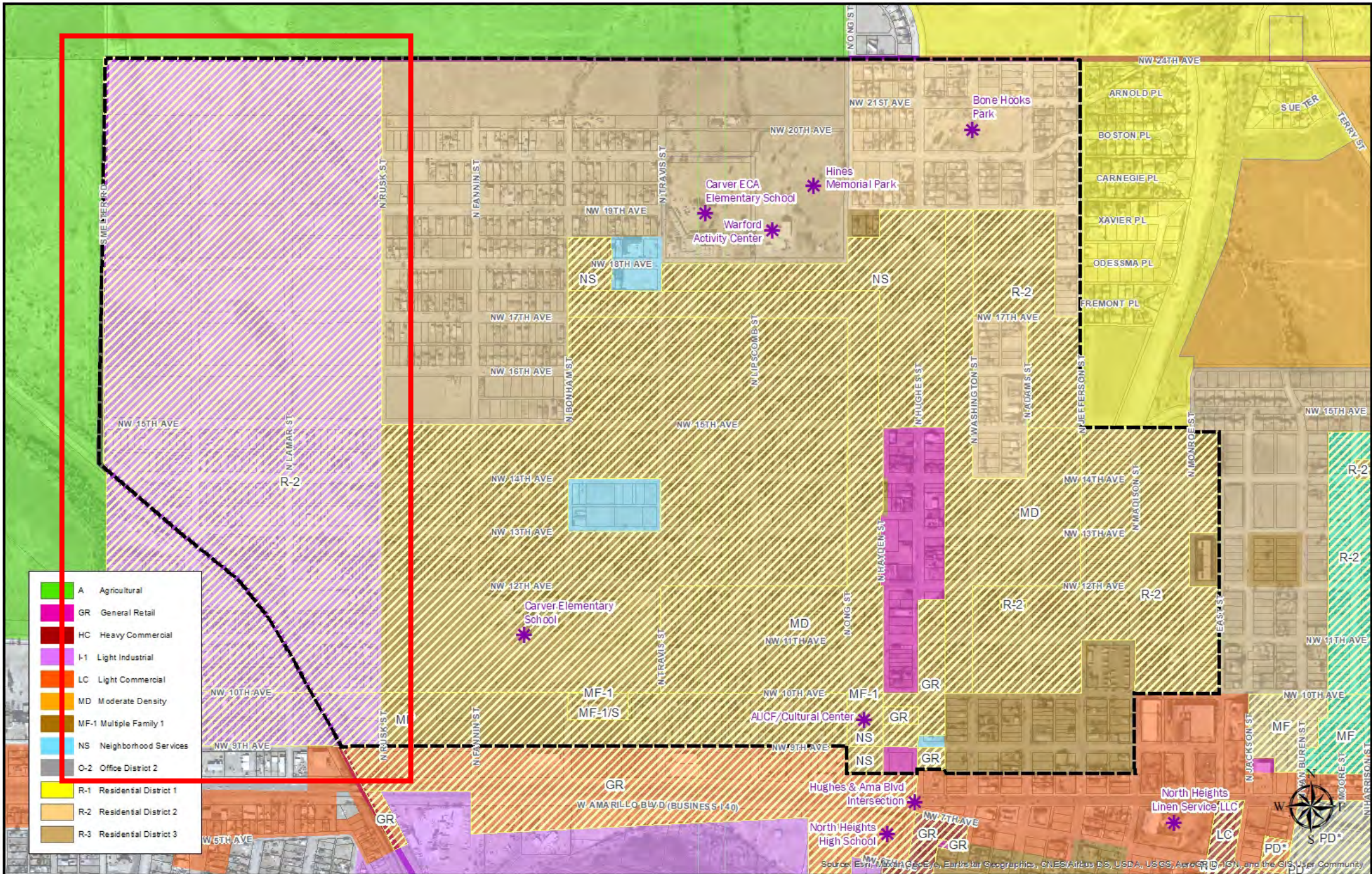
Zoning change needed:  
Industrial (I-1) to Residential-2 (R-2).

Single-Family  
Residential

R-2

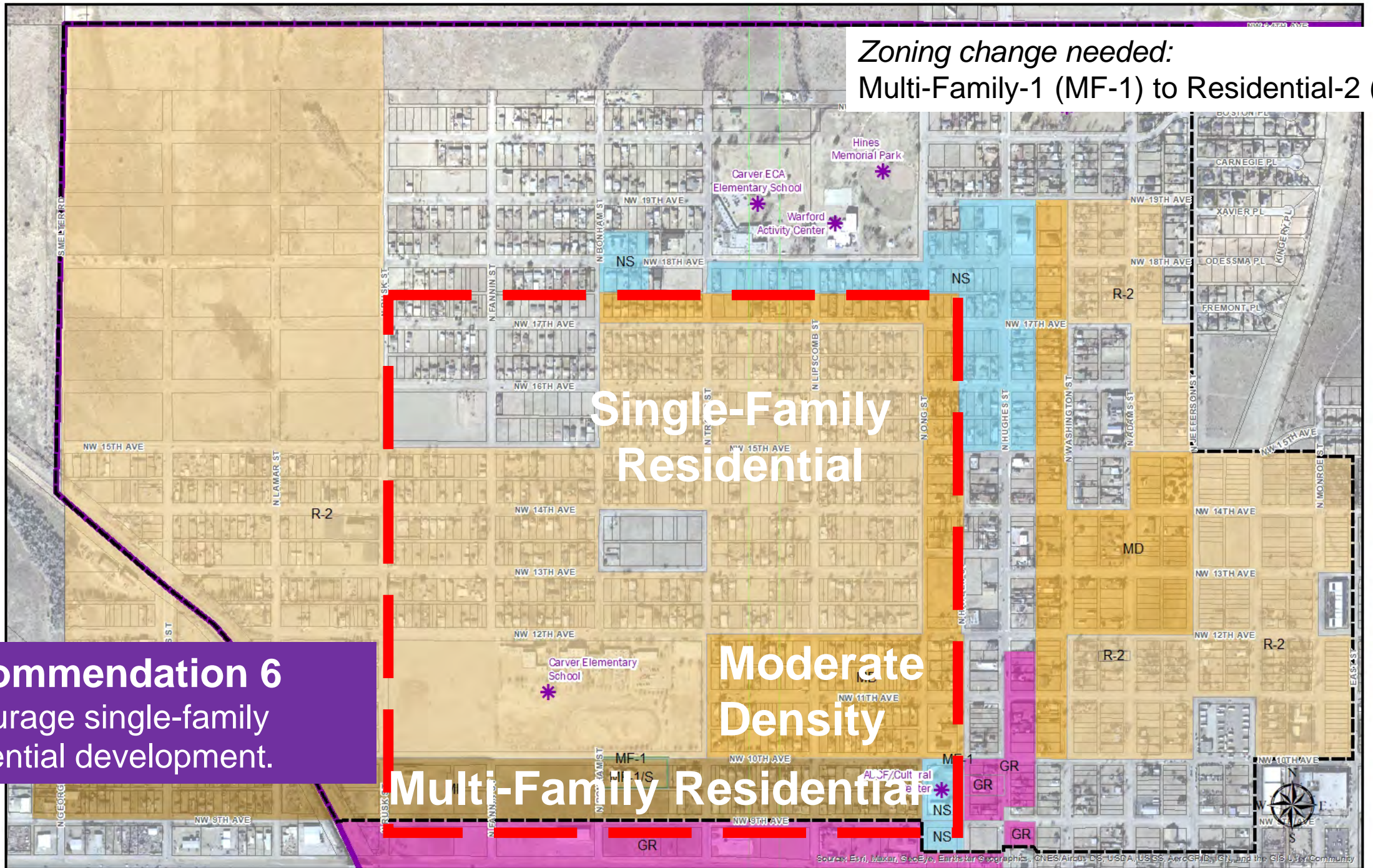
**Recommendation 5**  
Remove industrial zoning from  
north of Amarillo Boulevard.





Source: Esri, Maxar GeoEye, Earthstar Geographics, CNES/Airbus D3, USDA, USGS, AeroGRID, IGN, and the GIS User Community

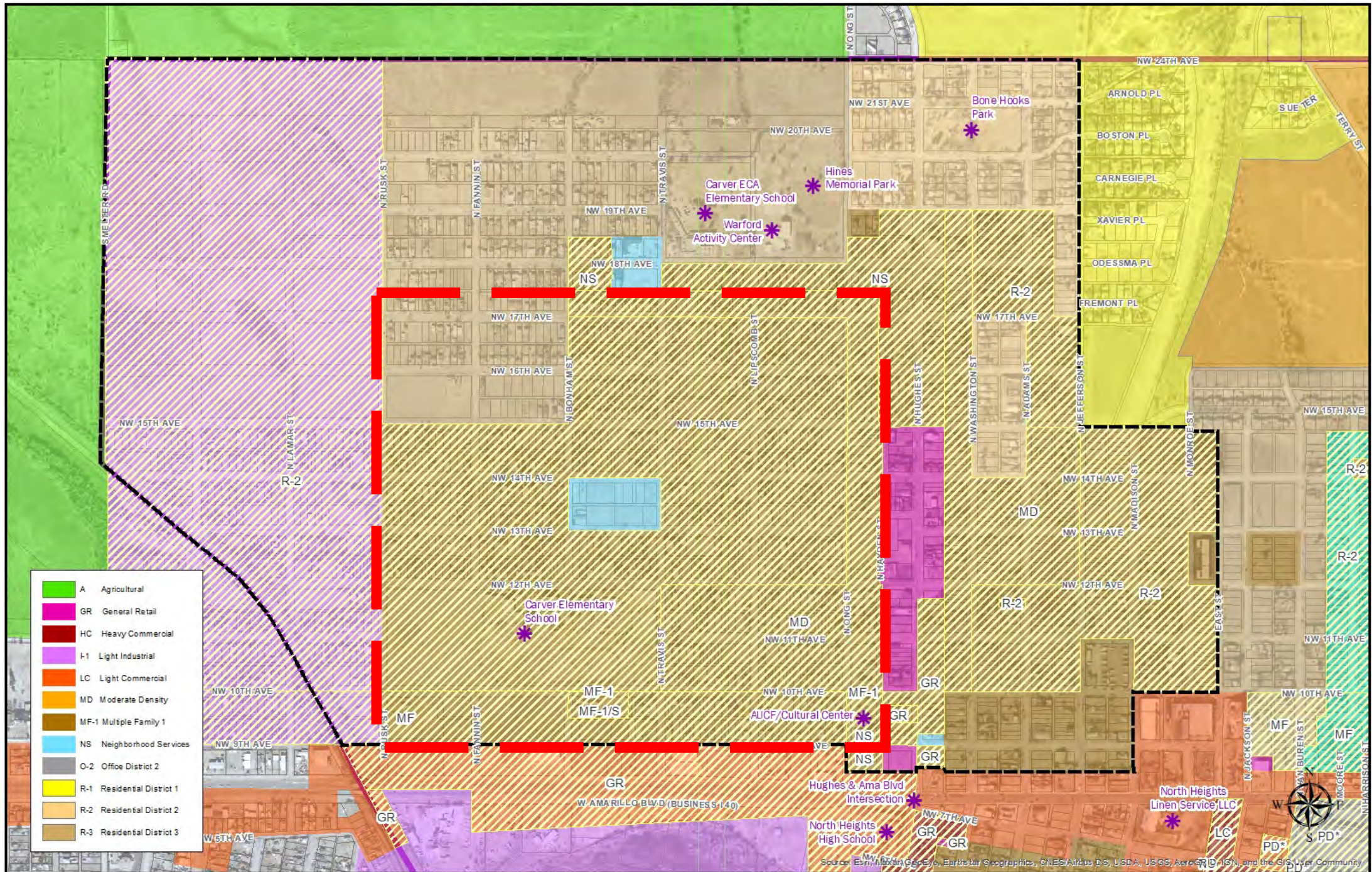
Zoning change needed:  
Multi-Family-1 (MF-1) to Residential-2 (R-2).



**Recommendation 6**  
Encourage single-family residential development.

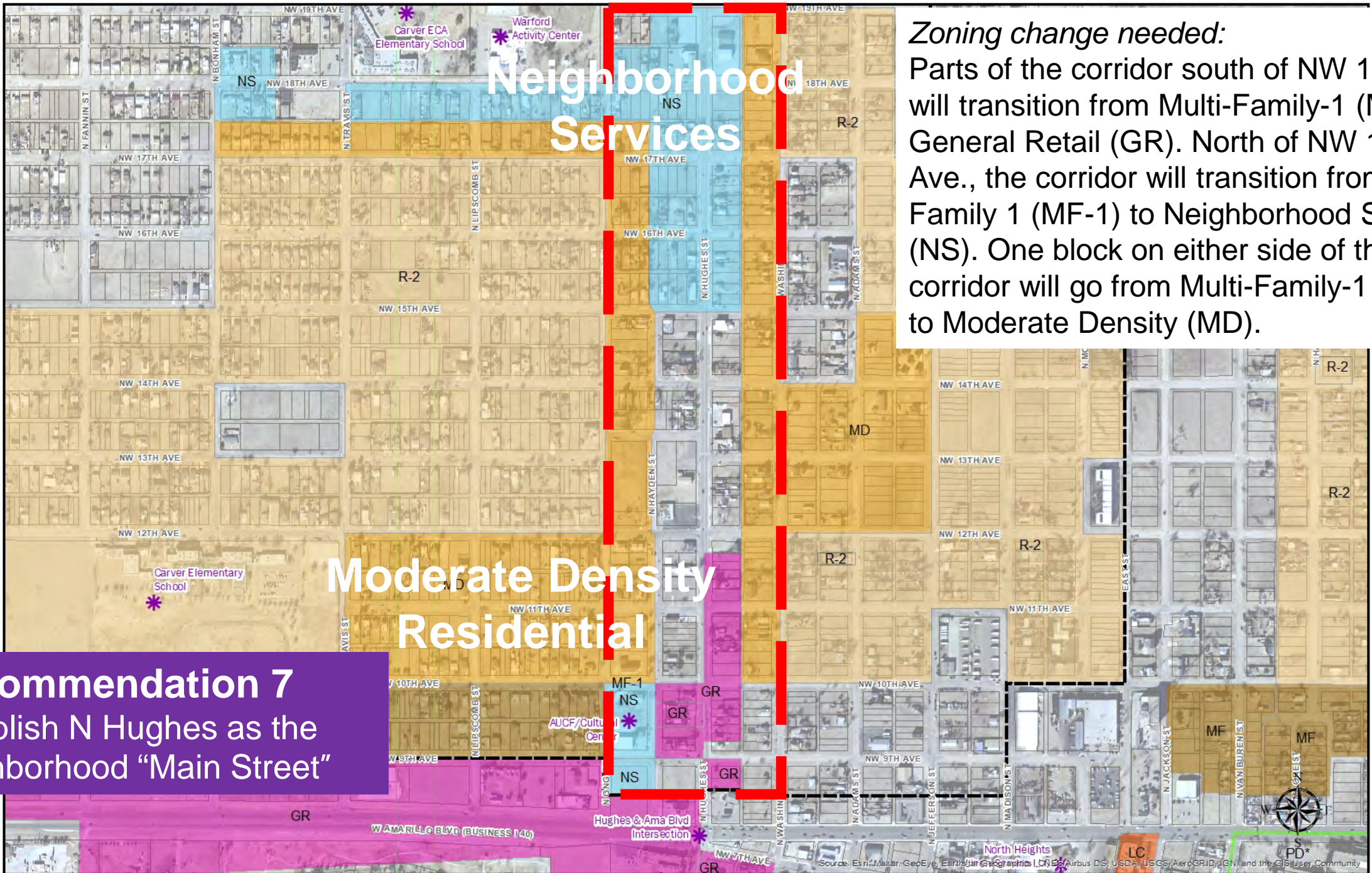
**Multi-Family Residential**

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



- 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
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- R-2 Residential District 2
- R-3 Residential District 3





# Neighborhood Services

# Moderate Density Residential

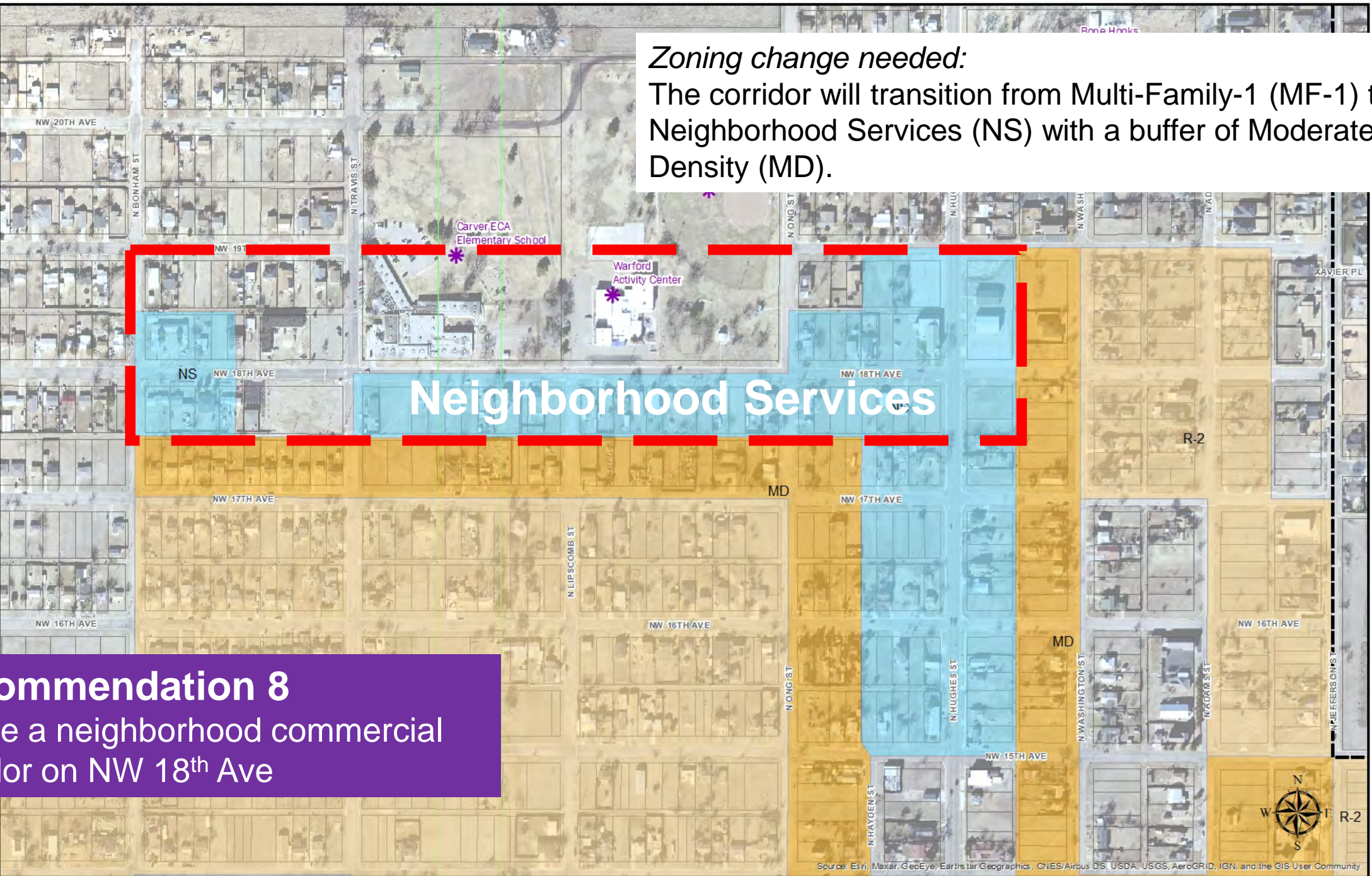
*Zoning change needed:*  
 Parts of the corridor south of NW 15th Ave. will transition from Multi-Family-1 (MF-1) to General Retail (GR). North of NW 15th Ave., the corridor will transition from Multi-Family 1 (MF-1) to Neighborhood Services (NS). One block on either side of the corridor will go from 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, CNR Aero, DigitalGlobe, GeoEye, IGN, AerGRID, IGN, and the GIS User Community

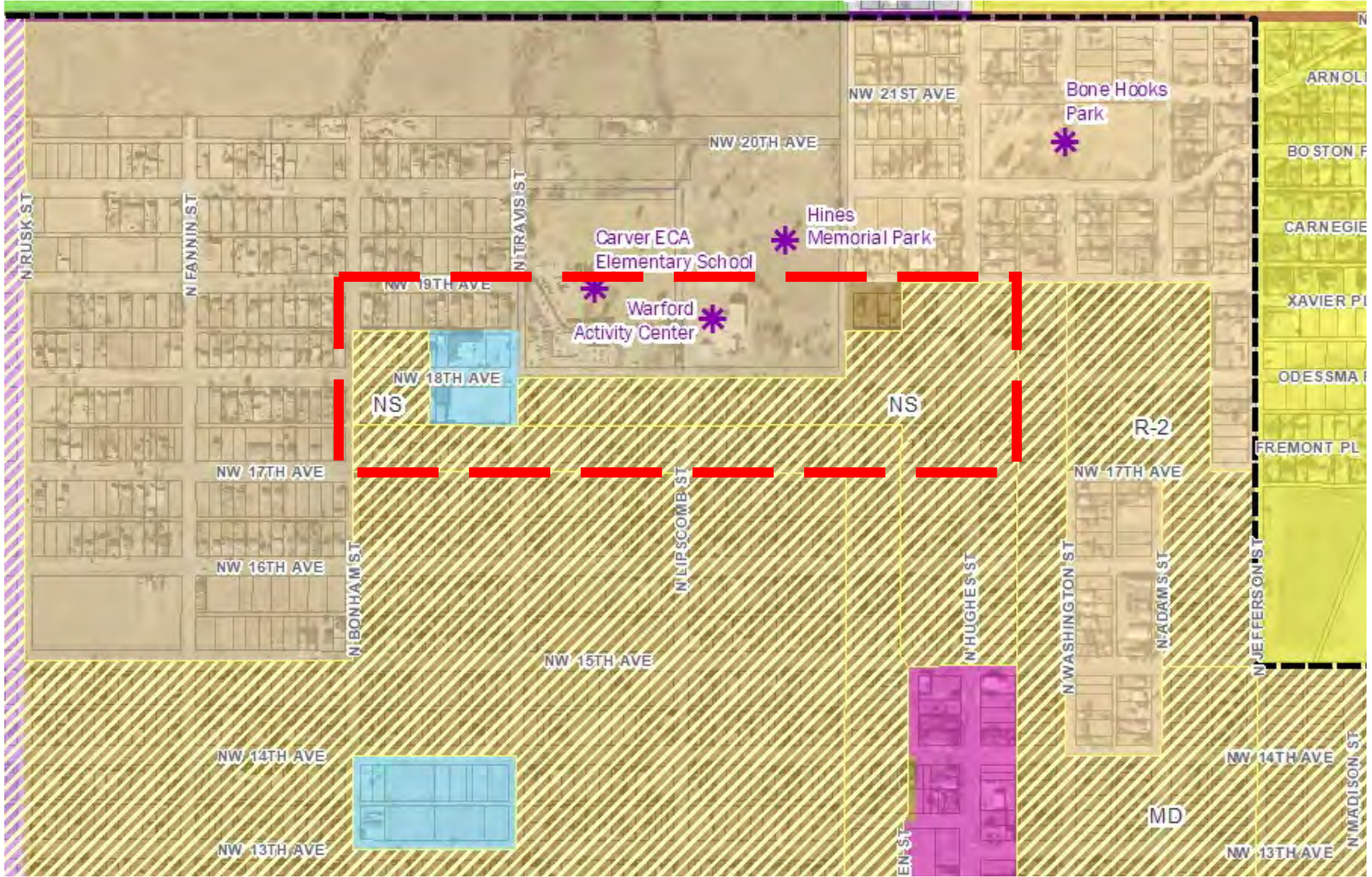


*Zoning change needed:*  
The corridor will transition from Multi-Family-1 (MF-1) to Neighborhood Services (NS) with a buffer of Moderate Density (MD).



**Recommendation 8**  
Create a neighborhood commercial corridor on NW 18<sup>th</sup> 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.

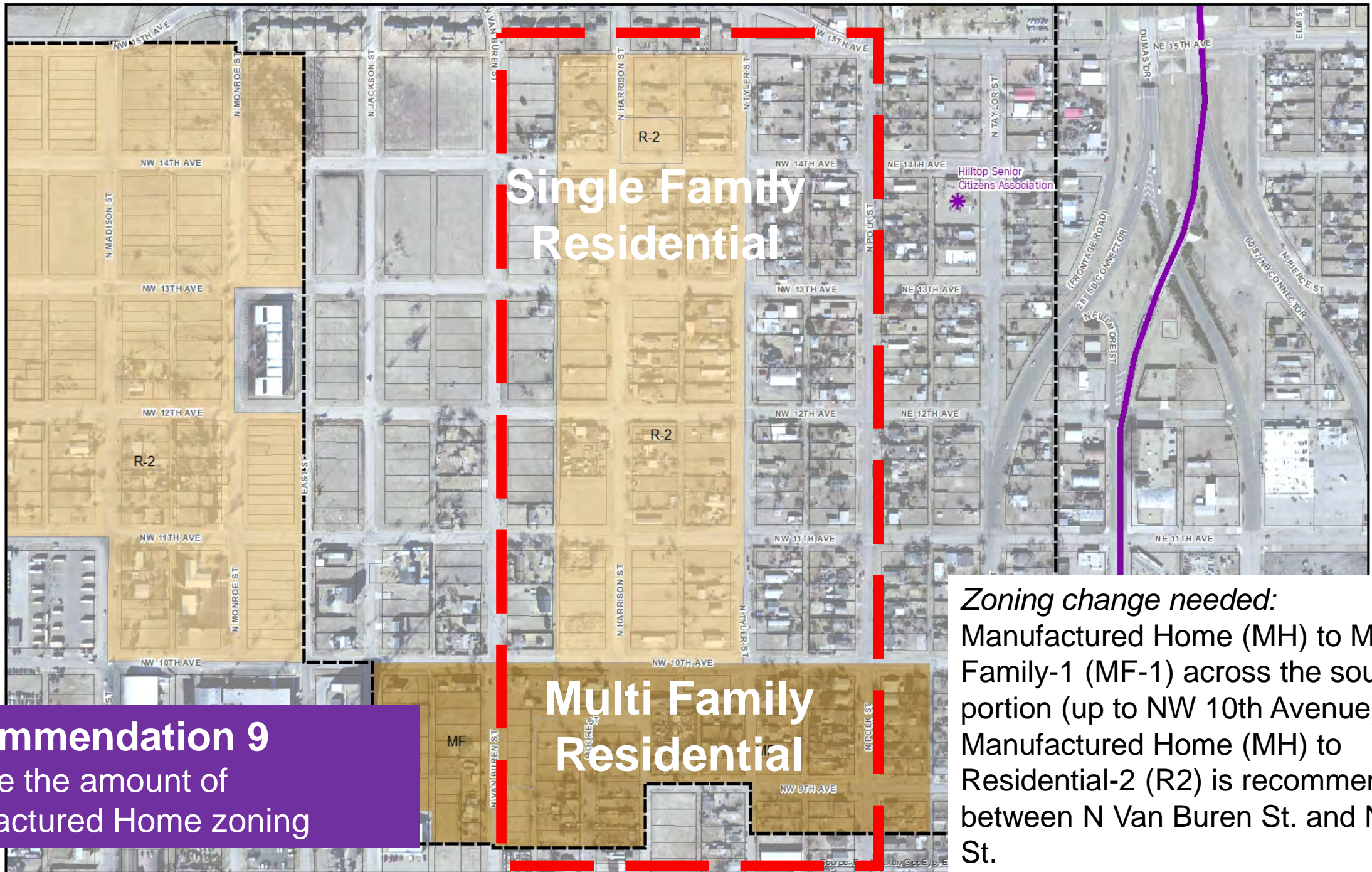
**P – Permitted by Right**

**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



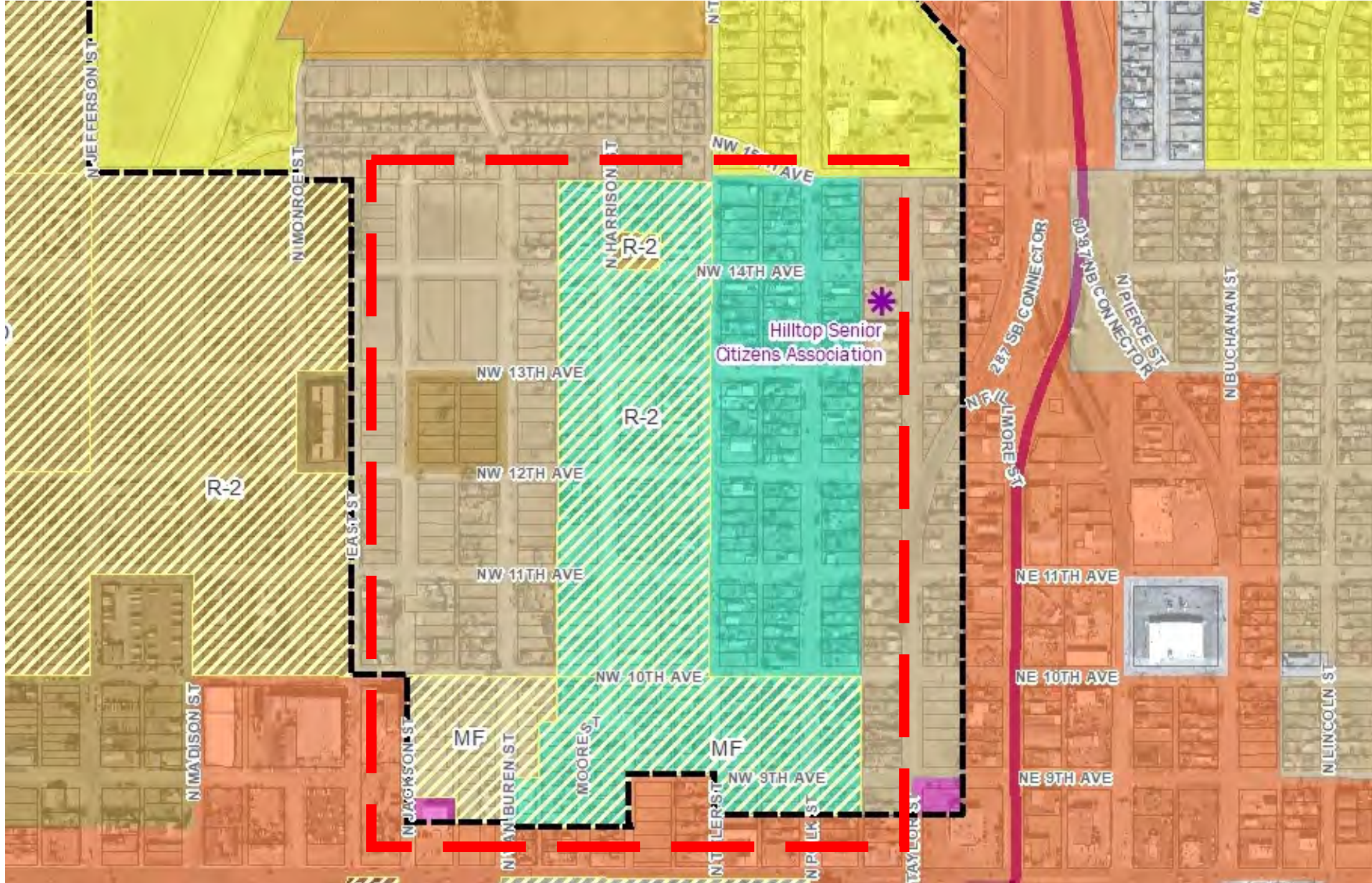


Single Family Residential

Multi Family Residential

*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.

**Recommendation 9**  
Reduce the amount of Manufactured Home zoning





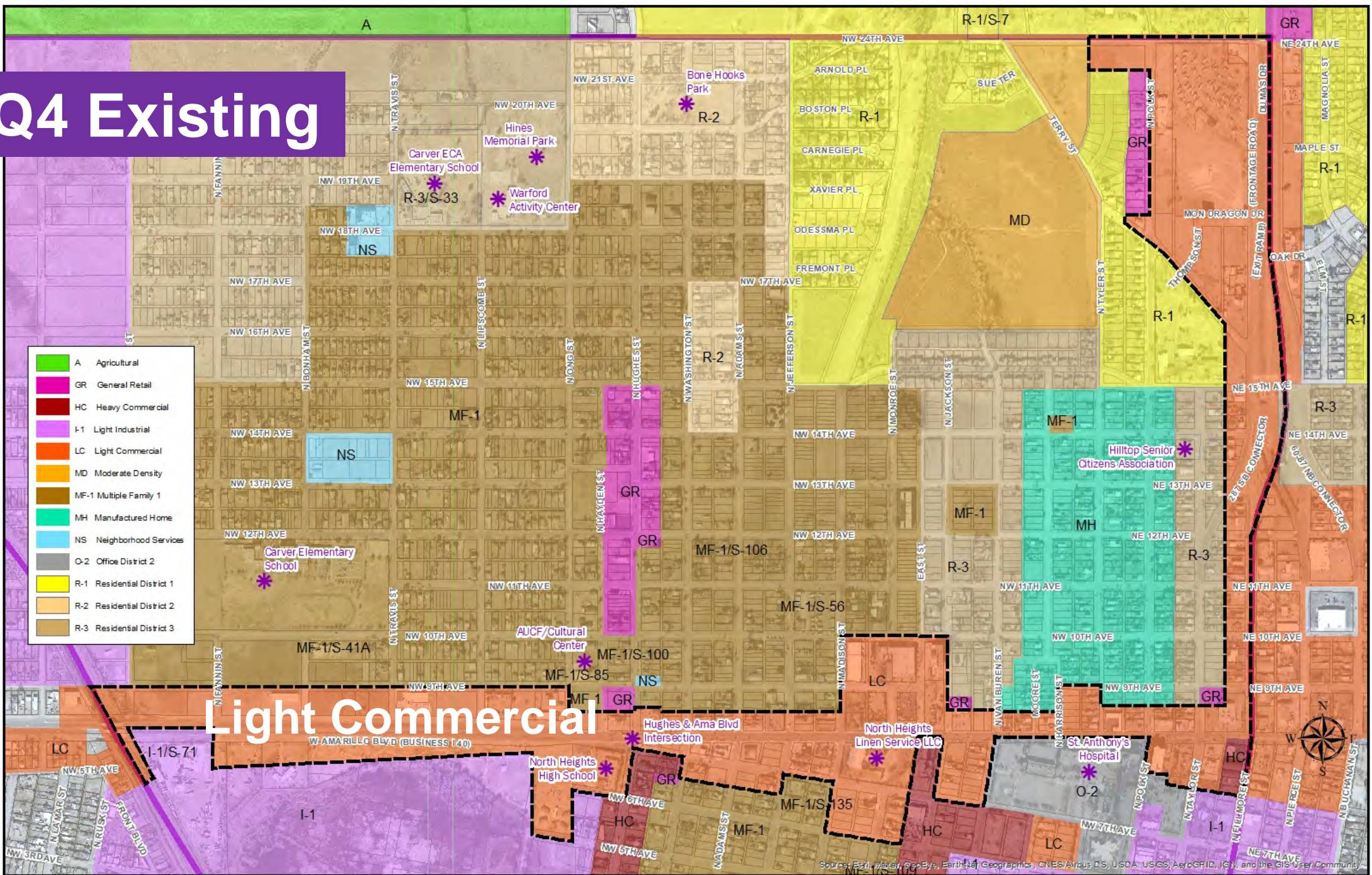


**Recommendation 10**  
 Create open space and trails  
 where land is not developable

# Q4 Existing

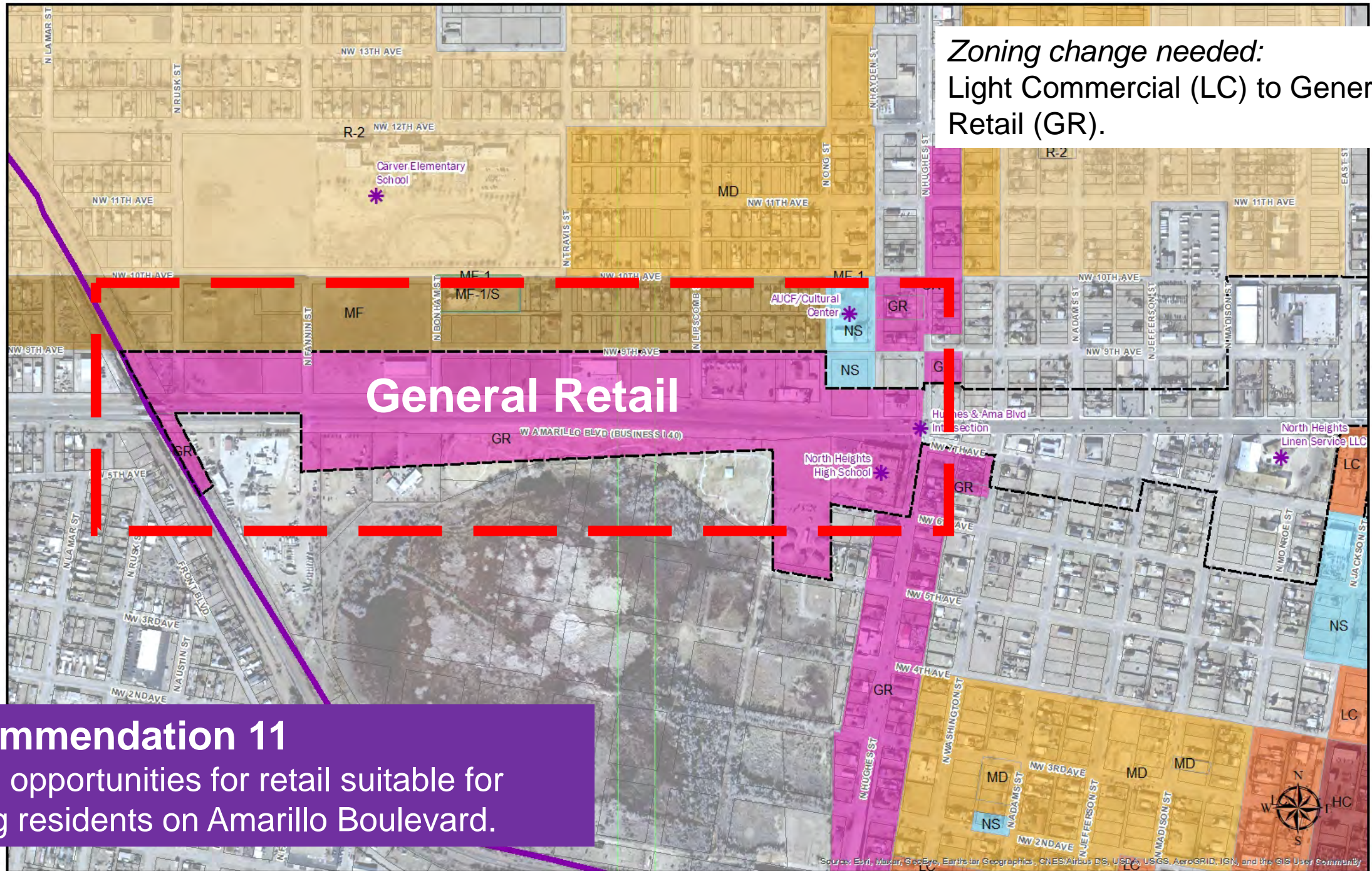
- A Agricultural
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- O-2 Office District 2
- R-1 Residential District 1
- R-2 Residential District 2
- R-3 Residential District 3

# Light Commercial



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

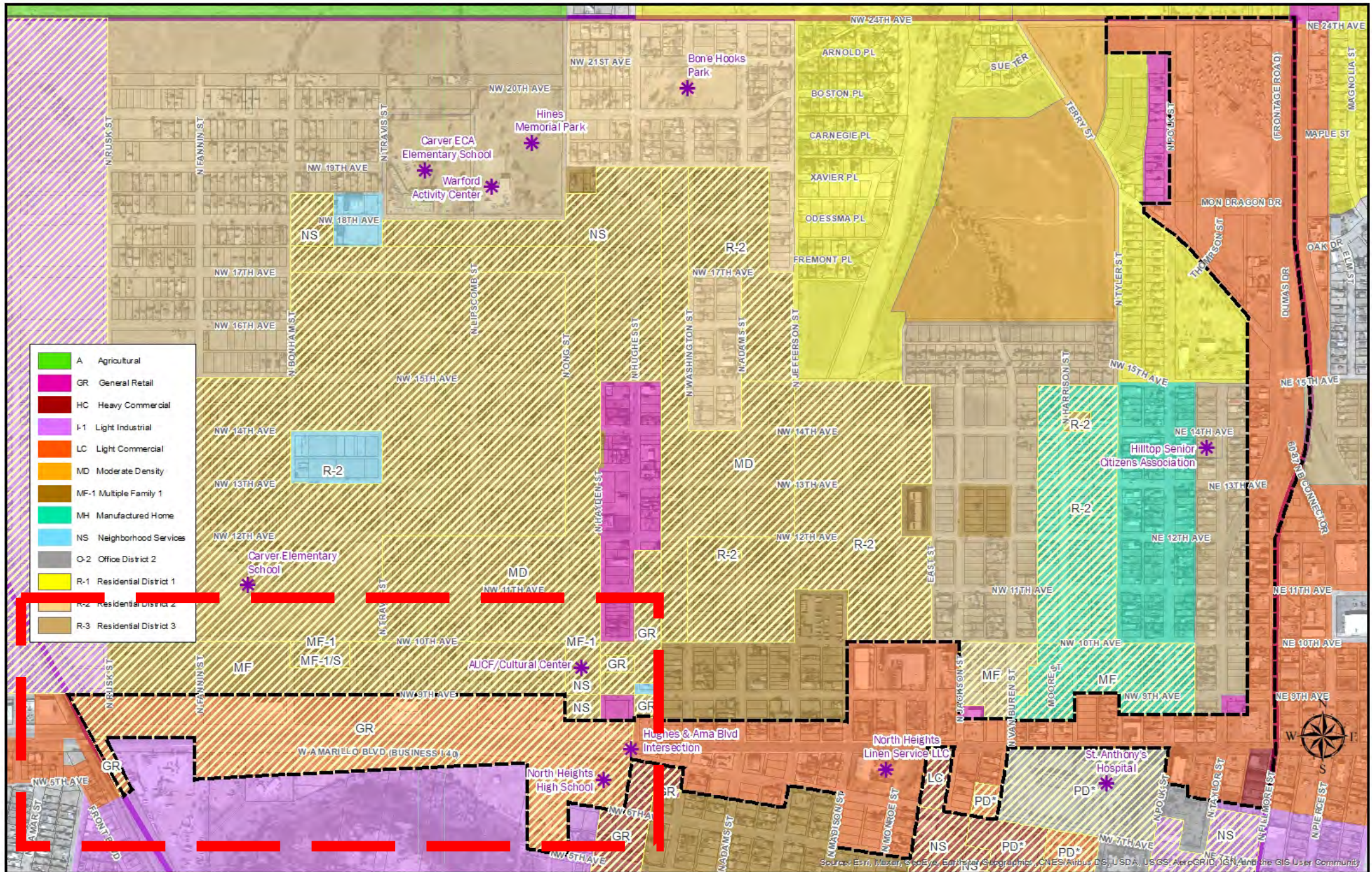
*Zoning change needed:  
Light Commercial (LC) to General  
Retail (GR).*



**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



- 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 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

# Staff Analysis

The rezoning proposal is

- consistent with the vision and strategies in the North Heights neighborhood plan;
- is consistent with adopted Future Land Use maps for the area; and,
- better aligns the zoning pattern in North Heights with the Neighborhood Unit Concept in the Amarillo Comprehensive Plan and implemented elsewhere in the City.

## Staff Recommendation

The rezoning proposal presented to the Planning and Commission for review reflects the consensus of the North Heights Neighborhood Association. Staff recommends approval of the rezoning proposal as presented with the revised total acreage of Moderate Density and Neighborhood Services