



Zoning Ordinance Revision

Final Review Draft: Public Meetings

March 2021

Agenda

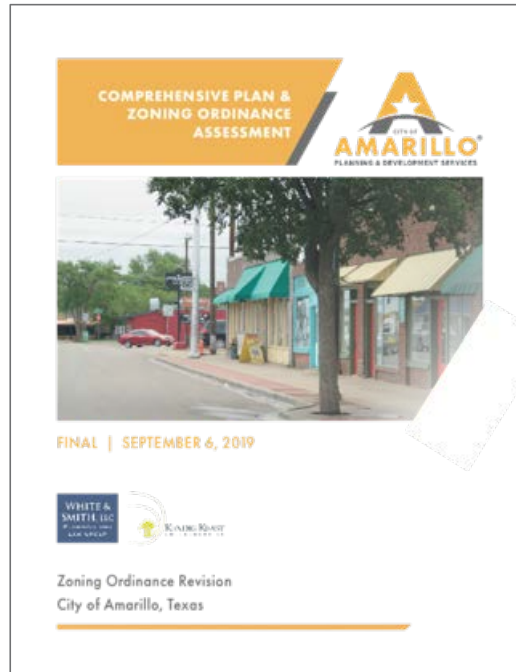
- Progress So Far
- Final ZO Overview
- Major Changes
- What's Next



ZONING ORDINANCE REVISION

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
- October 2020
 - Module 3 Review Meetings



ZONING ORDINANCE REVISION

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





SERVICES

OUR CITY

DEPARTMENTS

CITY HALL

HOW DO I...



Calendar

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FAQs

Helpful Links

+ 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

Final Draft Documents for Review

[Annotated Outline](#)

[Zoning](#)

[Platting and Subdivision](#)

[Amendments to other Code Sections](#)

[Use Table](#)

[Submittal Requirements - Boards and Commissions](#)

[Submittal Requirements - Staff Approval](#)

[Revisions Tracking](#)

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](#)

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

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

Module 2 - Development Standards:

[Module 2 Revisions Overview](#)

Project Documents

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

Annotated Outline

Section-by-section overview of revised Zoning Ordinance

Tracks revisions (new → old)



New Zoning Ordinance Section	Title	Description / Comments	Existing City Code Section(s)
ARTICLE IV. DEVELOPMENT STANDARDS			
DIVISION 1. GENERALLY			
4-10-141.	Purpose.		4-10-246. - Purpose. (Landscaping)
4-10-142.	Applicability.	Addresses applicability and allows for deviations in Planned Development Districts.	4-10-166(a) - Compliance with division; applicability.
4-10-143.	Reserved.		
4-10-144.			
4-10-145.			
DIVISION 2. AREA & BULK REGULATIONS			
4-10-146.	Building height.	Carries forward existing regulations. Establishes height measurement standards and exceptions. Cross-references Zoning Districts for district-specific height limits.	4-10-194. - Height regulations. 4-10-194(b). - Special Height Regulations.
4-10-147.	Density.	Establishes rules for measuring minimum and maximum density for zoning districts.	
4-10-148.	Lot dimensions.	Establishes rules for measuring lot area, lot width, and lot depth for zoning districts. Carries forward existing regulations, and revises as needed for consistency with other sections. Incorporates existing (Appendix Illustrations 1 and 2) or revised illustrations depicting how to measure lot width and lot depth.	4-10-167. - Lot area. 4-10-168. - Lot width. 4-10-169. - Lot depth.
4-10-149.	Lot coverage.	Establishes rules for measuring lot coverage for zoning districts. Carries forward existing regulations, and revises as needed for consistency with other sections. Implements Comprehensive Plan Strategy #2-32.	4-10-173. - Lot coverage.

Revisions Tracking

Tracks revisions (old → new)

Current Code Section	Title	New Article/Division	New Code Section	Title	Notes / Revisions
CHAPTER 4-10 - ZONING					
ARTICLE I. IN GENERAL					
4-10-1	Preamble.	Article I.	4-10-1	Title.	Revised current text to remove "1968" and provided an abbreviated title.
4-10-2	Purpose.	Article I.	4-10-2	Purpose.	Carries forward and adds new purposes of the Zoning Ordinance.
4-10-3	General defintions.	Article IX.	4-10-308	Definitions.	Revised as needed to modernize or for consistency. New definitions added.
4-10-4	Penalty for violations.	Article VIII.	4-10-296; 4-10-298	Violations; Penalties.	First sentence carried forward and expanded in 4-10-296 and 4-10-298(a). Second sentence carried forward in 4-10-298(b)
4-10-5	Exceptions and exemptions not required to be negatived.	Article VIII.	4-10-298(c)	Penalties.	Burden of proof carried forward.
4-10-6	Savings clause; severability.	Article X.	4-10-317	Severability	Carries forward savings clause severability.
4-10-7	Creation of a building site.	Article I.	4-10-4	Applicability.	Carried forward current text. Conoslidated "Building Site, Building Tract or Building Lot" as simply "lot."



Zoning Ordinance Overview

- Executive Summary
- Article I: Introduction
- Article II: Zoning Districts
- Article III: Use Regulations
- Article IV: Development Standards
- Article V: Procedures
- Article VI: Nonconformities & Vested Rights
- Article VII: Agencies
- Article VIII: Enforcement
- Article IX: Definitions & Rules of Interpretation
- Article X: Legal Provisions
- Article XI: Submittal Requirements

CITY OF AMARILLO, TEXAS
CODE OF ORDINANCES

CHAPTER 4-10 - ZONING



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JANUARY 29, 2021

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Chapter 4-10 - Zoning (01-29-21).docx

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CODE OF ORDINANCES
CHAPTER 4-10 - ZONING



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 - > Article XI. - Submittal Requirements

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CITY OF AMARILLO, TEXAS
CODE OF ORDINANCES

CHAPTER 4-10 - ZONING



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 - Table of Contents
 - Executive Summary
 - Planning in the City of Amarillo
 - How to Read This Document
 - Determining the Regulations for a Sp
 - Determining Which Procedures Apply
 - Article I. - Introduction
 - Sec. 4-10-1. - Title.
 - Sec. 4-10-2. - Purpose.
 - Sec. 4-10-3. - Authority.
 - Sec. 4-10-4. - Applicability.
 - Sec. 4-10-5. - Relationship to compr
 - Sec. 4-10-6. - Reserved.
 - Sec. 4-10-7. - Reserved.
 - Sec. 4-10-8. - Reserved.
 - Sec. 4-10-9. - Reserved.
 - Article II. - Zoning Districts
 - Division 1. - Generally
 - Division 2. - Agricultural Districts
 - Division 3. - Residential Districts
 - Division 4. - Office, Retail, & Business Districts
 - Division 5. - Industrial Districts
 - Division 6. - Planned Districts
 - Division 7. - Overlay Districts
 - Division 8. - Use Table
 - Article III. - Use Regulations
 - Sec. 4-10-85. - Generally.
 - Sec. 4-10-86. - Accessory Dwelling Units.
 - Sec. 4-10-87. - Accessory Uses and Buildings.
 - Sec. 4-10-88. - Adult Businesses.
 - Sec. 4-10-89. - Air Transportation Facilities.
 - Sec. 4-10-90. - Alcohol Production Facilities.
 - Sec. 4-10-91. - Amusements, Commercial.
 - Sec. 4-10-92. - Assisted Living Facilities
 - Sec. 4-10-93. - Bed & Breakfasts.
 - Sec. 4-10-94. - BYOB Venues

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CITY OF AMARILLO, TEXAS CODE OF ORDINANCES

CHAPTER 4-10 - ZONING



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Use Table

Article II –
Zoning Districts,
Division 8 –
Use Table

Image in Word file

Also a separate
Excel file

Land Use	Use Regulations (Sec.)	NAICS Code	A Agricultural District	E Estate District	R-1 Residential District-1	R-2 Residential District-2	MD Moderate Density District	MF Multiple Family District	MH Manufactured Home District	O Office District	NS Neighborhood Service District	GR General Retail District	CB Central Business District	LC Light Commercial District	HC Heavy Commercial District	I-1 Light Industrial District	I-2 Heavy Industrial District
A - RESIDENTIAL USES																	
Duplex Dwelling		--					P	P			P						
Industrialized Housing	4-10-104	--	P	P	P	P	P	P	P		P		P				
Live/Work Dwelling	4-10-104	--					S	S		P	P	P	P	P			
One-Family Dwelling (Detached)		--	P	P	P	P	P	P			P						
Manufactured Home (Type A)	4-10-104	--							P								
Manufactured Home (Type B)	4-10-104	--							P								
Manufactured Home (Type C)	4-10-104	--	P	P	P	P	P	P			P						
Manufactured Home Park	4-10-106	--							P								
Manufactured Home Subdivision		--							P								
Mixed Use Building		--								P	P	P	P	P			
Multiple-Family Dwelling	4-10-104	--					P	P			P		P				
Tiny Home	4-10-104	--	P					P			P						
Tiny Home Court	4-10-104	--					P	P			P						
Townhouse Dwelling		--					P	P			P						
B - ACCESSORY USES																	
Accessory Building	4-10-87	--	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory Dwelling Unit	4-10-86	--	P	P	P	P	P	P			P						
Carport	4-10-95	--	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S
Farm Accessory Building	4-10-87	--	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Home Occupation	4-10-102	--	P	P	P	P	P	P	P		P	P	P	P			
Kennel (Private)	4-10-87	--	P	S													
Outdoor Retail Display	4-10-108	--									P	P	P	P	P	P	P
Swimming Pool (Private)	4-10-115	--	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
C - ACCOMMODATIONS & GROUP LIVING USES																	
Assisted Living Facilities	4-10-92	623					P	P		P	P	P	P	P			
Bed and Breakfast	4-10-93	721191		S	S	S	S	S			S	P	P	P			
Community Residences, Long-Term		--	P	P	P	P	P	P	P			P					
Community Residences, Transitional		--						P			P		P				
Group Living Quarters		--					P	P		P	P		P				
Hotel or Motel (less than 50 rooms)		721110									P	P	P	P			
Hotel or Motel		721110										P	P	P	P		
Hotel or Motel with Associated Entertainment Use(s)		721110													P	P	P
Recreational Vehicle Park	4-10-106	721211												P	P		



Top Changes (Uses & Districts)

1. New + consolidated + relocated districts
2. Code section for each district
3. Changes to PD District*
4. New housing types
5. Revised use table

*Does not affect existing PDs

Use Regulations for:

6. Accessory Dwelling Units
7. Housing
8. Event Venues
9. Corner Stores
10. Temporary Uses
11. BYOB Venues & Events

Top Changes (Development Standards)

- 12. Graphics, Measurements (including Height), Calculating Density
- 13. Lot Coverage
- 14. Bufferyards
- 15. Fences & Walls
- 16. Parking Ratios
- 17. Parking Incentives for Infill, Adaptive Reuse

- 18. Outdoor Lighting
- 19. Performance Standards Update



Top Changes (Procedures & Admin.)

- 20. Consolidated procedures, added a common workflow
- 21. New Comprehensive Plan amendment procedure
- 22. Consolidated submittal requirements
- 23. Traffic Impact Analysis
- 24. Technical reports & studies
- 25. Nonconformities

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



Zoning Map

- **New Districts**
 - Estate (E)
 - Historic Preservation Overlay (HP-O)
 - Urban Neighborhood Overlay (UN-O)
- **Consolidated Districts**
 - Residential (R-2)
 - Multiple-Family (MF)
 - Office (O)
- **Relocated District**
 - Airport Overlay (A-O)

Table 4-10-11.1 - Zoning Districts		
District Category	Description	Districts
Base	Districts that establish uniform Use, dimensional, and development standards for each class or kind of Building in the District.	Agricultural (A) Estate (E) Residential (R-1) Residential (R-2) Moderate Density (MD) Multiple-Family (MF) Manufactured Home (MH) Neighborhood Service (NS) Office (O) General Retail (GR) Central Business (CB) Light Commercial (LC) Heavy Commercial (HC) Light Industrial (I-1) Heavy Industrial (I-2)
Overlay	Districts that establish additional standards that supplement the Base or Planned Districts.	Airport Overlay (A-O) Downtown Urban Design Overlay (D-O) Historic Preservation Overlay (HP-O) Urban Neighborhood Overlay (UN-O)
Planned	Development in Planned Districts is subject to a site plan approved as part of a Rezoning Application.	Planned Development (PD)



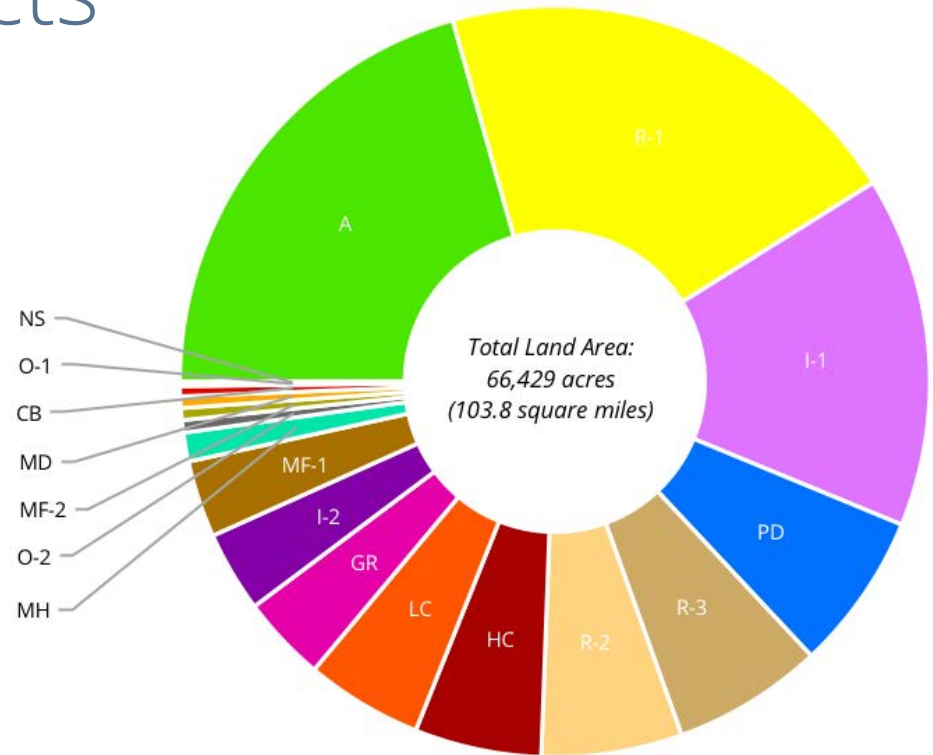
Existing PD & SUPs

- No proposed changes to existing PDs
- Individual PD ordinances will continue to apply
- No proposed changes to existing SUPs
- BUT the base zoning district will change if it is one of the consolidated districts:
 - R-2 / R-3
 - MF-1 / MF-2
 - O-1 / O-2

Consolidated Districts

Current Districts	Consolidated Districts
R-2	R-2*
R-3	
MF-1	MF
MF-2	
O-1	O
O-2	

*Proposed R-2 dimensional standards (setbacks, lot area, etc.) are the same as the current R-3 dimensional standards

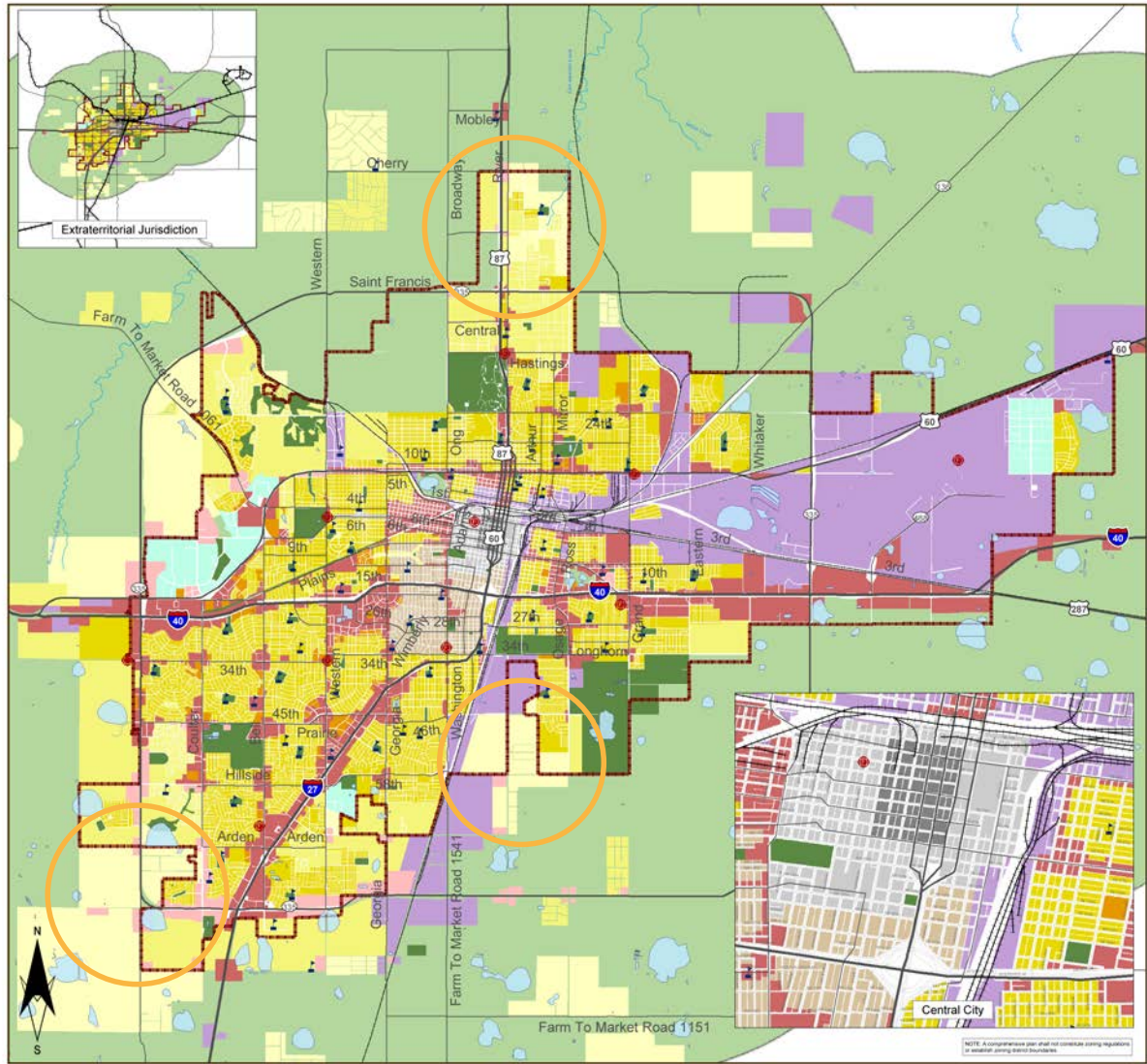


New Districts

- Historic Preservation Overlay (HP-O)
 - Districts and landmarks
 - Not mapped, but available for implementation on eligible properties by property owner request or City initiation
- Estate (E)
 - Corresponds to Future Land Use & Character Map designation for “Estate Residential”
 - Proposed rezonings currently under staff review



ZONING ORDINANCE REVISION



Map 2.1: FUTURE LAND USE AND CHARACTER



- Legend**
- Urban Center
 - Urban
 - Neighborhood Conservation
 - Multi-Family Residential
 - General Residential
 - Suburban Residential
 - Estate Residential**
 - Parks-Recreation
 - General Commercial
 - Suburban Commercial
 - Business Park
 - Industrial
 - Rural
- Boundaries and Facilities**
- City Limits
 - ETJ (5-mile)
 - Streams and Water Bodies
 - Schools
 - Fire Stations

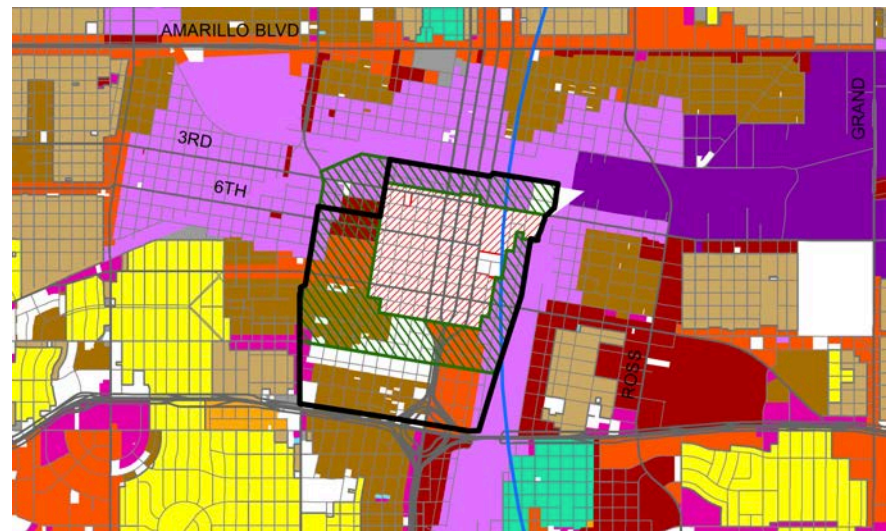
Adopted 10/12/10

0 0.5 1 2 Miles

NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

New Districts

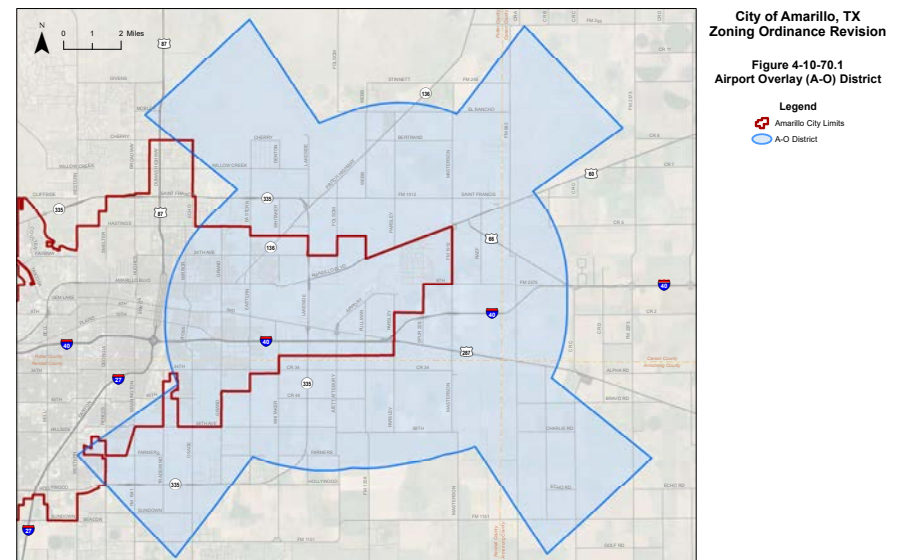
- Urban Neighborhood Overlay (UN-O)
 - Applies to all properties within UN-O boundaries, regardless of base zoning district
 - Adds multiple-family, live/work dwellings, and mixed use buildings as permitted uses
 - Max density is 50 du/ac



UN-O shown with green hatch, generally surrounds Central Business District

Relocated District

- Airport Overlay (A-O)
 - 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



Subdivision Ordinance (Chapter 4-6)

- **Shot Clock:** Revised approval procedures and timeframes for consistency with Texas “shot clock” bill
- **Alleys:** Revised to authorize P&Z Commission to determine when alleys are required
- **Drainage Plan for Non-Residential:** Revised to require a drainage plan for development in all non-residential zoning districts, regardless of the number of lots
- **Stormwater Ponds in A-O:** Stormwater detention ponds in the Airport Overlay’s Wildlife Hazard Zone must be designed, engineered, constructed, and maintained for a maximum 48-hour detention period after the design storm and remain completely dry between storms

Subdivision Ordinance (Chapter 4-6)

- **Public Facilities:** Updated adequate public facilities policy
 - Added provisions for a written agreement/approval between City and developer when public facilities are provided under this policy
 - Payment, dedication, or construction of public facilities cannot exceed developer's proportionate share
- **Parkland Dedication:** Codified City policy for dedication of parkland in new subdivisions
- **Minor Edits:** Updated department names and staff titles



Project Schedule & Next Steps

Review Process & Deliverables

1. Public Meetings (March 2021)
2. Zoning Ordinance Revision Subcommittee Meeting(s)
3. Planning and Zoning Commission Review & Recommendation

***PZC Workshop on March 22 @ 3 PM
(virtual; regular agenda)***

4. Two Hearings by City Council and Adoption
(May-June expected)



Input and Comments:

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Cris.Valverde@amarillo.gov

Project Materials:

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



ZONING ORDINANCE REVISION



Zoning Ordinance Revision

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