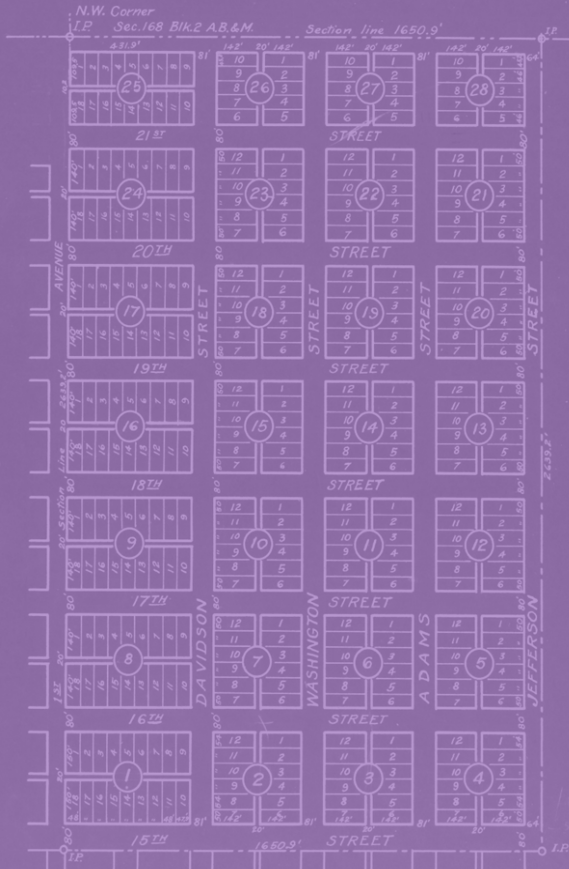


NORTH HEIGHTS ADDITION
TO
AMARILLO

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

168

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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

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North Heights Rezoning Initiative Neighborhood Workshops

Commercial Zoning Districts April 15, 2021 6:30 PM



NORTH HEIGHTS REZONING INITIATIVE

Approval Process Timeline



Informational Mailing #2

NORTH HEIGHTS REZONING INITIATIVE

April 5, 2021

Dear Property Owner,

As you may already be aware, a rezoning plan is underway in North Heights. Zoning refers to local laws or regulations that govern how property can and cannot be used in certain geographic areas. The North Heights Rezoning Initiative is a proposal to rezone about 800 acres in the North Heights neighborhood to support economic empowerment, home ownership and renewing the North Heights legacy in Amarillo.

The Planning and Zoning Commission tabled a decision at their meeting on March 1st and asked that additional public outreach be conducted.

This is an INFORMATIONAL letter only and you are receiving it because your property is included in the rezoning changes. This letter is to help you understand the current zoning for your property, the proposed rezoning and to invite you to neighborhood workshops the week of April 12th.

Below you will find your **Property Address(es)** followed by the **Proposed Zoning** and then the **Current Zoning** for comparison. For example, 100 N Pine -- General Retail (GR) -- Heavy Commercial (HC) means that 100 N Pine is proposed to be rezoned to General Retail. It is currently Heavy Commercial.

<u>Property Address</u>	<u>Proposed Zoning</u>	<u>Current Zoning</u>
-------------------------	------------------------	-----------------------

100 N ADAMS ST, AMARILLO TX, 79107 --	Light Commercial (LC) --	Industrial-1 (I-1)
---------------------------------------	--------------------------	--------------------

The workshops are hosted by the North Heights Advisory Association. **Each workshop will cover in detail the properties that are proposed to be rezoned to the districts featured that evening.** For example, Monday's presentation will explain the properties that are proposed to be rezoned to residential districts. You are welcome to attend all of the sessions. There will be time to look at large maps and ask questions specific to your property after the presentation.

All workshops run from 6:30 to 8:00 PM at the Black Historical Cultural Center, 901 N. Hayden.

Monday, April 12th – Residential Zoning Districts

Residential-2 (R-2) . Multi-Family (MF) . Moderate Density (MD)

(Continued on back)

Wednesday, April 14th – Retail Zoning Districts

* Neighborhood Services (NS) . General Retail (GR)*

Thursday, April 15th – Commercial Zoning Districts

* Light Commercial (LC) . Heavy Commercial (HC)*

Everyone is encouraged to attend these as an opportunity to ask questions in-person to both the North Heights Advisory Association and City of Amarillo Planning staff members. You can submit comments about the proposed changes and those will be considered before the proposal returns to the Planning and Zoning Commission in early June.

A map of the proposed rezoning areas has been provided with this letter. Any property with a shaded color is part of the rezoning proposal. You can find a detailed legend of the color-coded zoning districts with the map.

To speak with a planner about your property, please call 806-378-6290. You can also email cityplanning@amarillo.gov. Complete information is online at amarillo.gov/nhrezoning.

Thank you,

Planning and Development Services Department
City of Amarillo

NORTH HEIGHTS REZONING INITIATIVE

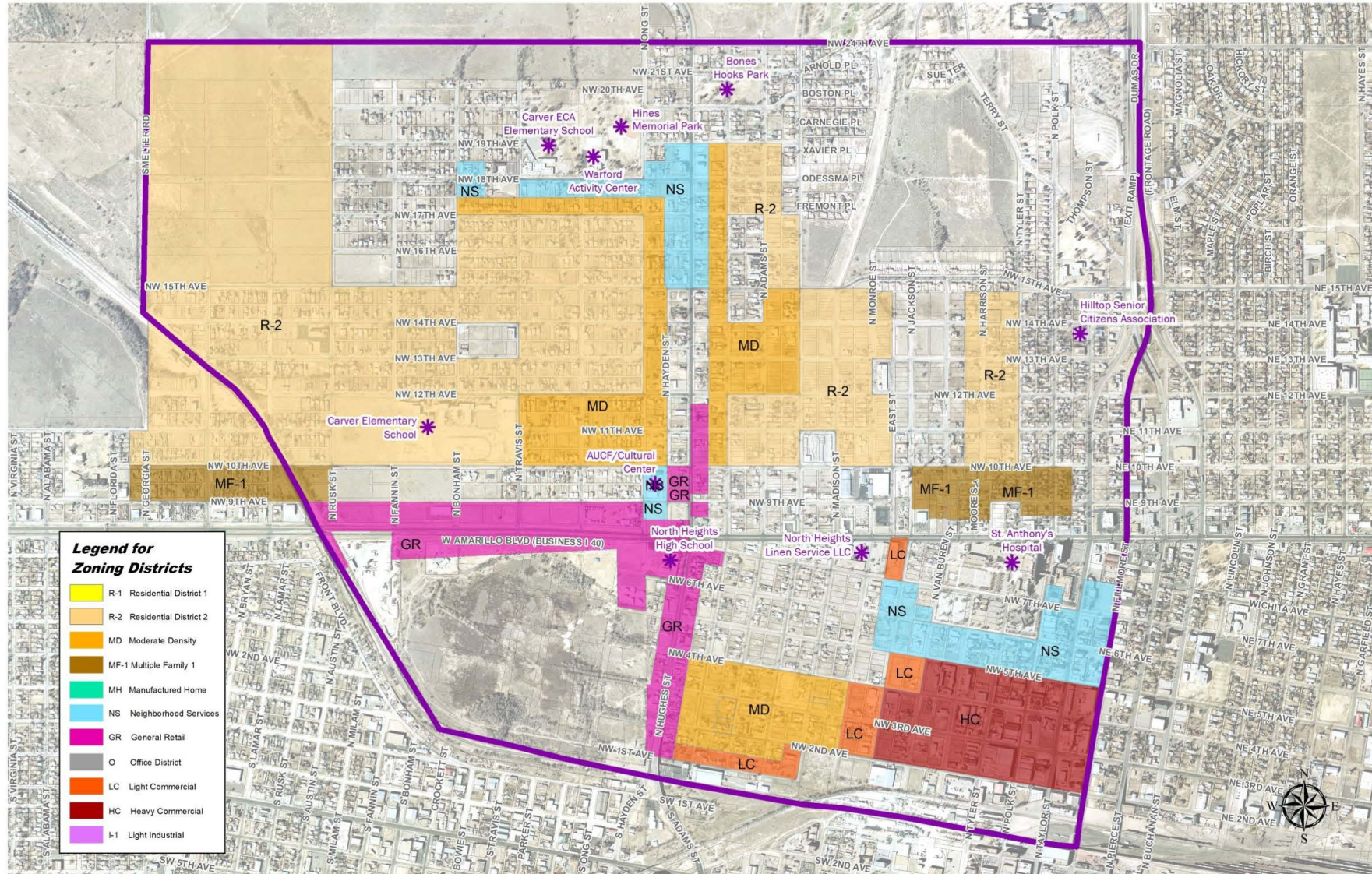
Map Legend and Zoning Districts

This legend gives a summary of all zoning districts in the North Heights project area. These are color coordinated throughout all maps and codes produced by the City of Amarillo. See the Use Table for specific regulations.

	RESIDENTIAL (R-1) Used for single family (SF) homes, but manufactured homes and pre-fabricated may be permitted with certain standards. R-1 allows larger lots (7,500 SF minimum) for more space between homes suitable for more rural feeling neighborhoods. Uses such as churches, community centers, schools, and daycares are allowed.
	RESIDENTIAL (R-2) Used for single family (SF) homes, but manufactured homes and pre-fabricated may be permitted if they meet certain standards. R-2 allows smaller lots (5,000 SF minimum) suitable for infill and more compact neighborhoods. Uses such as churches, community centers, schools, and daycares are allowed.
	MODERATE DENSITY (MD) Generally maintains the look and feel of residential districts, but in addition to single family homes, it includes more diverse and dense housing such as townhomes and duplexes. It does not allow commercial uses. The zoning code update could also permit tiny homes, triplexes, quadplexes, and live/work units and eliminate large apartment buildings.
	MULTI-FAMILY (MF/MF-1) Allows medium to high density housing primarily with apartment complexes, but also allows single family and moderate density housing. The zoning code update could allow apartment buildings to have stores and offices within them, also called mixed use buildings.
	MANUFACTURED HOME (MH) Development of manufactured homes within either a manufactured home park or a subdivision. MH is not for the placement of one manufactured home. MH parks and subdivisions must meet development standards.
	NEIGHBORHOOD SERVICES (NS) Allows for low impact retail, office, and service uses that are compatible with residential areas and provide needed goods and services to residents. Uses could include barber and beauty shops, laundromats, drug stores, and banks. Bars or restaurants are not allowed to serve alcoholic drinks, but off-premise sales would be allowed.
	GENERAL RETAIL (GR) Primarily medium impact retail and retail-related uses. Restaurants and serve alcohol, but bars are not allowed. Also allows a variety of automobile service uses including a gas station, car wash, and auto parts sales, but not auto repair or body shops.
	OFFICE (O) This is one of the more straight-forward districts, allowing almost entirely office uses. The zoning code revision may allow business services, educational and institutional uses as well as some retail to support the primary uses in the district, such as food trucks and corner stores. Does not allow restaurants or bars to serve alcohol.
	LIGHT COMMERCIAL (LC) Allows for service and sales uses that are considered too intensive to fit with general retail areas. In addition to GR uses, this district allows bars, flea markets, trade contractors such as plumbers, etc. It does not allow light fabrication, assembly, warehousing. All alcohol related uses are allowed.
	HEAVY COMMERCIAL (HC) Allows many of the same uses as LC, but also allows for outdoor storage, light fabrication, wholesale office and sales uses. All alcohol related uses are allowed.
	LIGHT INDUSTRIAL (I-1) Allows more intense activities, such as manufacturing, recycling and waste collection, meat packing plants, etc. The zoning code update proposes limits for emission or dust, odor, vibration, air contaminants, and sound.

NORTH HEIGHTS REZONING INITIATIVE

Areas Proposed to be Rezoned

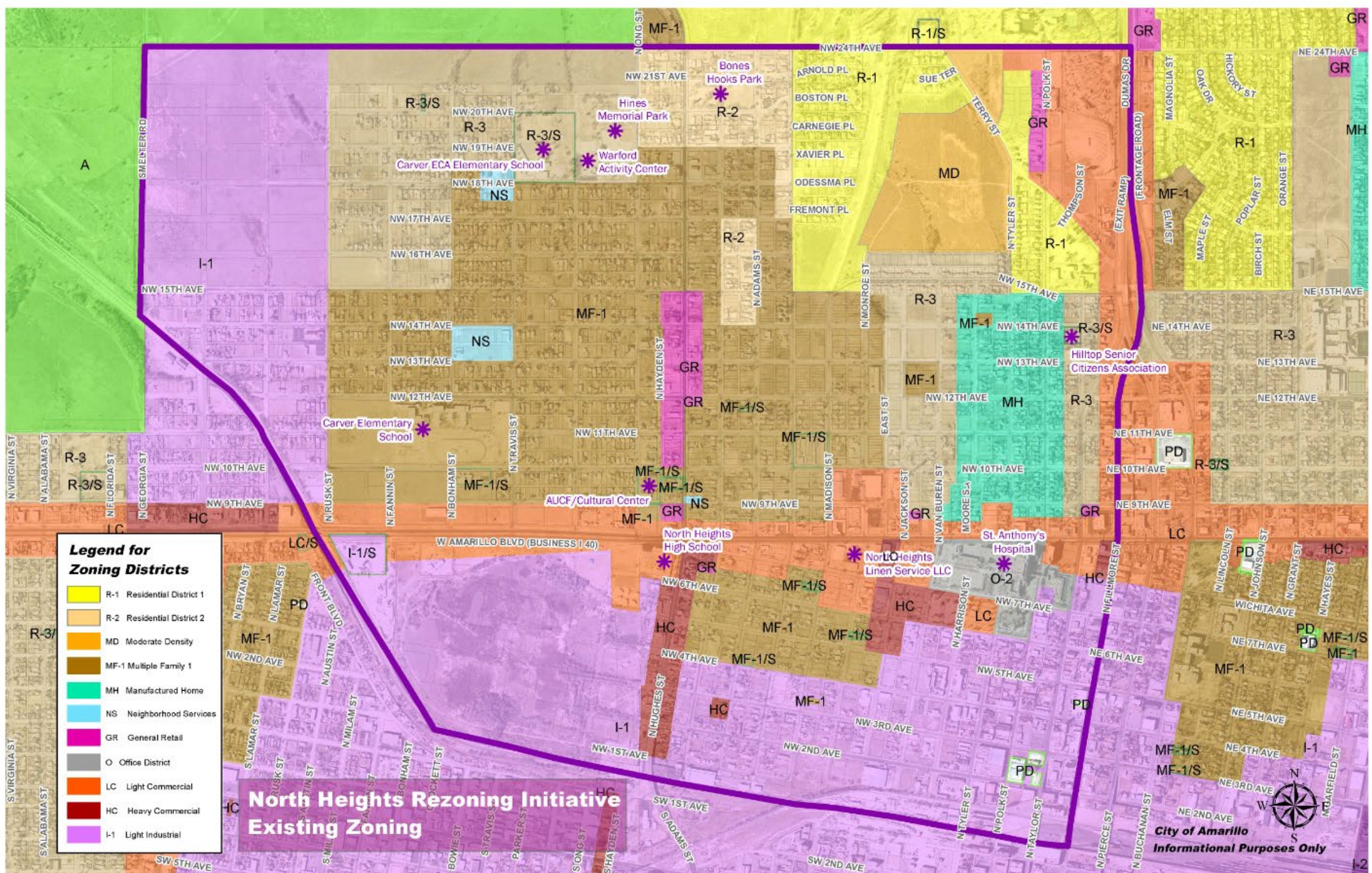


Legend for Zoning Districts

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

North Heights Rezoning Initiative
Existing Zoning

City of Amarillo
 Informational Purposes Only

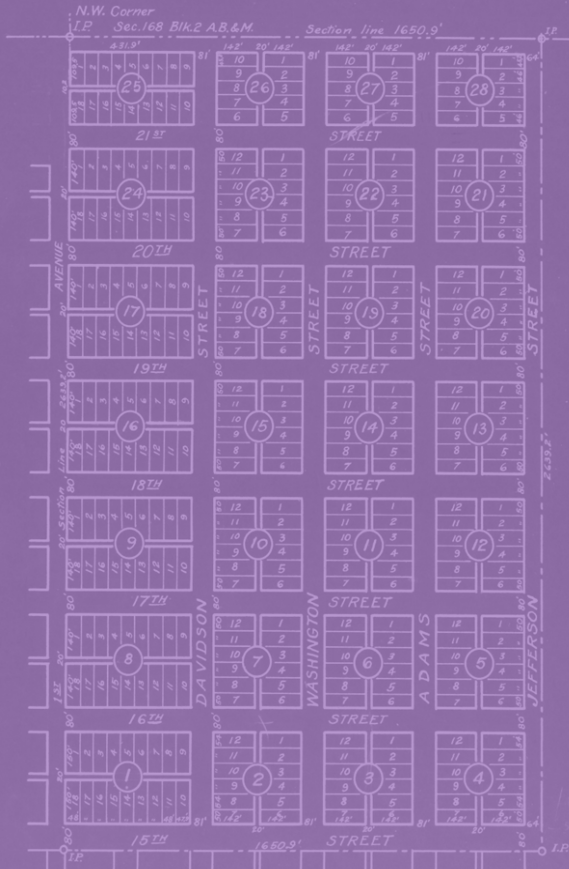


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Frequently Asked Questions



1. What does rezoning mean?

Zoning is splitting a city into districts. Each district has allowed uses and rules regarding development. Zoning does not determine appraised property values, voting districts, school attendance, or change ownership of a property.

The rezoning plan was designed to achieve two goals:

- Help adjust incompatible zoning to match existing buildings and uses. For example, homes built where zoning does not permit residential uses.
- To encourage logical development of North Heights in the future. For example, more opportunities for businesses, new housing options, and fewer conflicts between uses such as cabinet shops next to homes.

2. What does that mean for my property?

It will likely have no immediate effect on the way you are using your property!

Property will not be taken, sold, or otherwise penalized due to zoning. The goal is to regulate future development in the same way it currently is regulated in other parts of Amarillo.

3. What if my property doesn't fit the new zoning? This is called a legal nonconforming use.

If your current use is not included in allowed uses (also known as a **legal nonconforming use**), the current use will be allowed to continue even if:

- A. You sell the property to a new owner;
- B. Your tenants change, but the same use continues (ie BBQ restaurant to Mexican restaurant);
- C. Your house or business is destroyed by fire or natural disaster – it can be reconstructed to the previous condition within two years if approved by the Zoning Board of Adjustment;
- D. You deed the property to an heir through your estate.

3. What if my property doesn't fit the new zoning (continued)?

However, a property will be required to comply with zoning regulations in the future if you choose to:

- A. Expand the use beyond its current tract;
- B. Let the property sit vacant with no active use for 12 months (note the new code proposes 6 months);
- C. Bring in a tenant with a business that is allowed in the new zoning district. You will not be able to return to the previous legal nonconforming use.

Legal Nonconforming Uses

Example: Right as Rain Manufacturing

Right as Rain Manufacturing builds irrigation systems for large agricultural use. They own their building which is currently zoned Light Industrial.

The property is proposed to be rezoned to Heavy Commercial.

Their use is no longer allowed in HC. What does this mean for Right as Rain?



No change in use or ownership =

Right as Rain can continue to run their business in the same building as long as they like.

Change in ownership =

Right as Rain modifies their business model and decides to relocate to Colorado to manufacture a different product. They sell both the business and the property to an entrepreneur, Mr. Green.

Mr. Green understands that he is buying a property with an existing **legal nonconforming use**. He reopens the irrigation manufacturing business as Rain Enterprises, Inc.

Possible expansion =

Right as Rain does not relocate, but wants to expand the manufacturing plant into the lot next door which is owned by North Development LLC. It is vacant land and was vacant when the rezoning was approved. Right as Rain calls the City to ask the planners if this is allowed.

They are informed that the land next door is zoned HC and a manufacturing business is not an allowable use. They are reminded that they can continue to run manufacturing operations as a legal nonconforming use in the current space, but cannot expand beyond the original tract.

The building is destroyed =

A tornado unfortunately strikes a small portion of the neighborhood. Right as Rain's plant is destroyed. The business is granted approval by the Zoning Board of Adjustment to rebuild it to the same footprint as before and they are able to continue operating.

The building sits vacant =

Right as Rain decides to relocate so they can expand. They put the building on the market. There are no offers as manufacturing businesses prefer to custom build plants. The property sits vacant for over 12 months with no buyers. It will now revert to Heavy Commercial zoning and be expected to conform to allowed uses upon occupancy.

The one-year time period for vacancy begins upon the building or space no longer being an active use. The new user requesting a Certificate of Occupancy would have to prove when the building was last occupied using methods such as utility billing or lease agreements.

A new occupant with a different use =

Because of the recent zoning changes and reinvestment visible in the neighborhood, Right as Rain sells the plant in less than two months to Nerds R Us Research Facilities.

The new owner establishes their research business in two months. The use is no longer legal nonconforming. If Nerds R Us chooses to sell in the future, an industrial use cannot move back in.

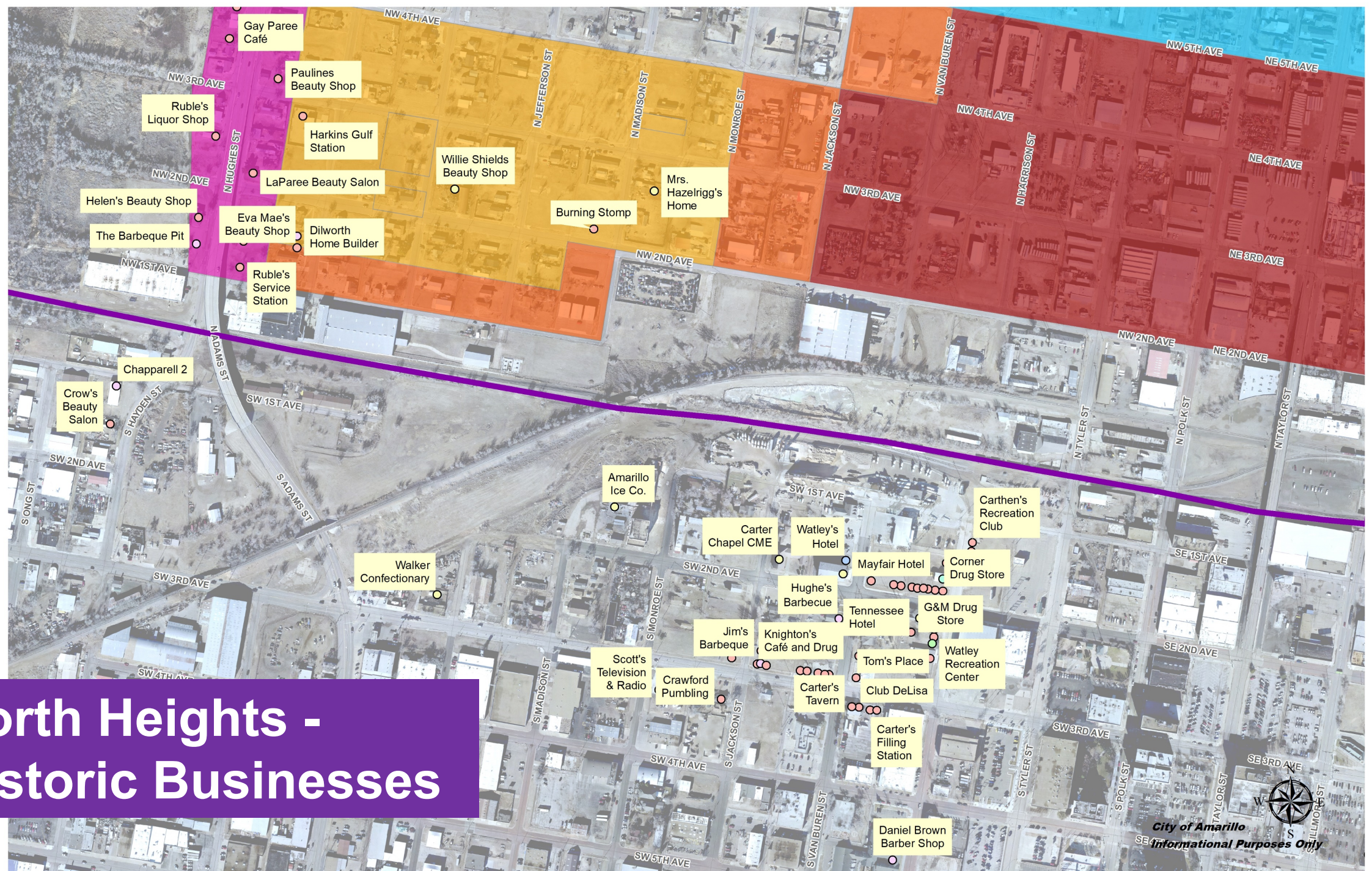
6. Does a zoning change from Light Industrial to Heavy Commercial also change the building code requirements?

- No, zoning has no impact on building code requirements. The way a building is occupied determines the type of building code requirements it must meet. A proposed building for a storage company would have to meet the same building code requirements if it were located in Light Industrial or Heavy Commercial.
- Residential properties are required to meet the standards in the International Residential Code and commercial properties are required to meet the International Building Code.

7. I have an industrial property on the south side of the plan area. This is not North Heights. Why are you rezoning this area?

- First, this is part of what the North Heights community identifies as their neighborhood. The Flats, along SW 3rd and SW 2nd, was the historic business hub of North Heights and people gradually settled further north when the actual North Heights subdivision was established in the 1920s.
- Second, the goal of this plan is to rebuild the neighborhood and reintroduce a logical pattern for development.
- Removing part of the industrial zoning allows for more compatible uses adjacent to what is existing residential and what is hoped to be redeveloped as a true mixed use urban neighborhood in the future.

North Heights - Historic Businesses



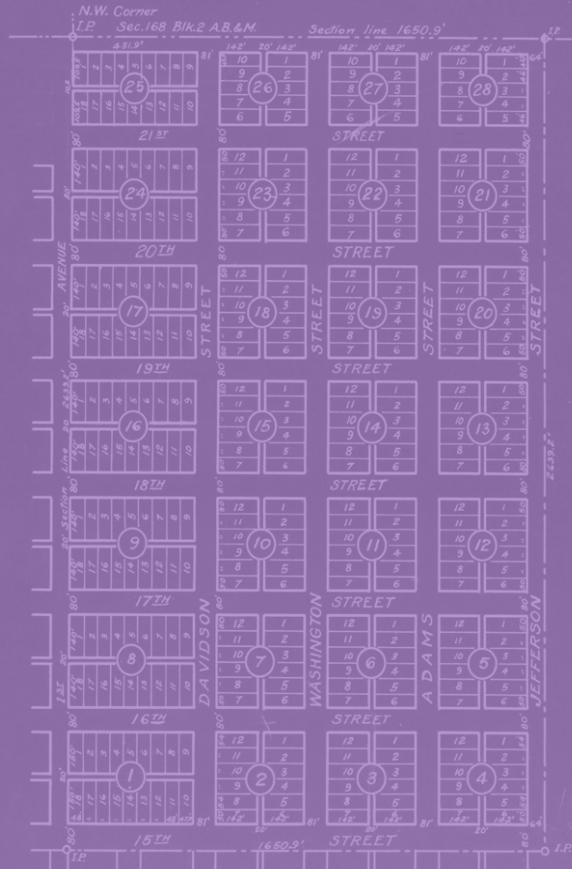
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Commercial Zoning Districts



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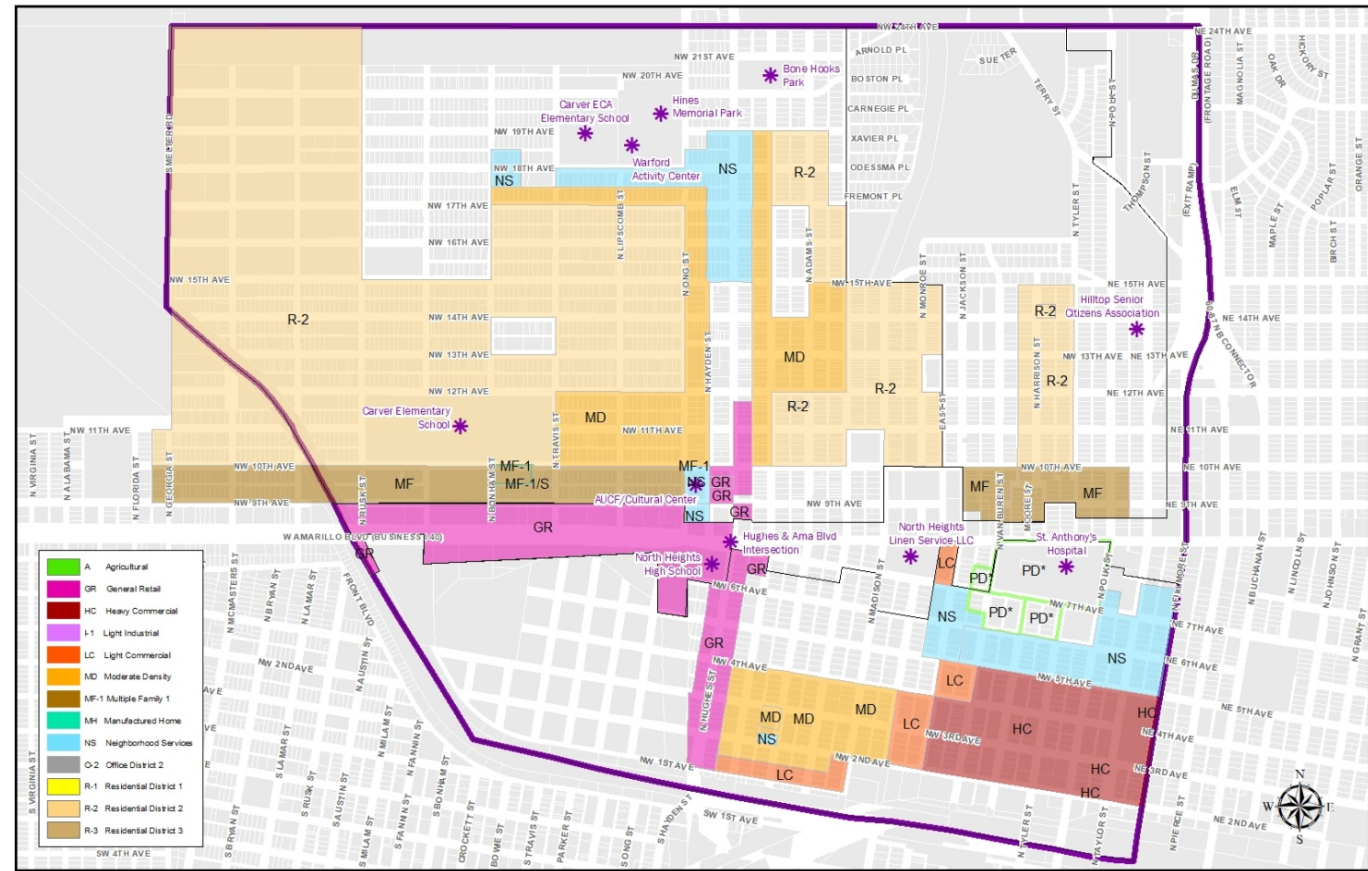


Rezoning Proposal Summary

Total study area: 1673 acres

Total recommend area to be rezoned: 74 acres

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



Key Points – Commercial Zoning Districts

- The rezoning plan seeks to better align the North Heights plan area with the “neighborhood unit concept” where commercial development lines the corridors and the internal residential neighborhoods are buffered from the most intensive uses.
- South of Amarillo Boulevard is a “hodge-podge” of mismatched zoning districts and current land uses, as well as potentially very intensive commercial uses adjoining residential.
- The plan removes industrial zoning south of Amarillo Blvd with the exception of the area between NW 2nd and the railroad tracks.
- It introduces Heavy Commercial and Light Commercial, which from our research accommodates the existing commercial businesses.

Light Commercial (LC)



- Allows general retail uses and introduces service and sales uses that are considered too intensive to fit within general retail areas.
- Example uses include bars, trade contractors like plumbers and sign shops.
- Allows most auto-related uses including auto repair, car lots, car washes and gas stations.
- It does not allow light fabrication, storage warehouses, outdoor storage (it does allow self-storage commercial facilities).
- All alcohol related uses are allowed.

Light Commercial (LC)



Character Notes: Light commercial areas are typically located along major streets and serve the broader region, not just the local neighborhood.

Heavy Commercial



- Allows many of the same uses as Light Commercial.
- Also introduces uses like storage warehouse and outdoor storage, light fabrication, RV Parks, welding shops, event venues, crematory, flea markets, wholesale facilities.
- All alcohol-related uses are allowed including bars.

Heavy Commercial



Character Notes: Heavy Commercial areas are typically for businesses that need storage and assembly space but are not generating excessive noise, fumes, smoke, or ash.

Light Industrial to Heavy Commercial

Light Industrial is a zoning district that is **not compatible** with neighborhood development.

Heavy Commercial **allows** storage, warehousing, sales, assembly, etc + neighborhood-friendly uses like medical offices, daycare and retail.

P – Permitted by Right

S – Permitted by Special Use Permit

X – Not Permitted

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

Existing

Light Commercial

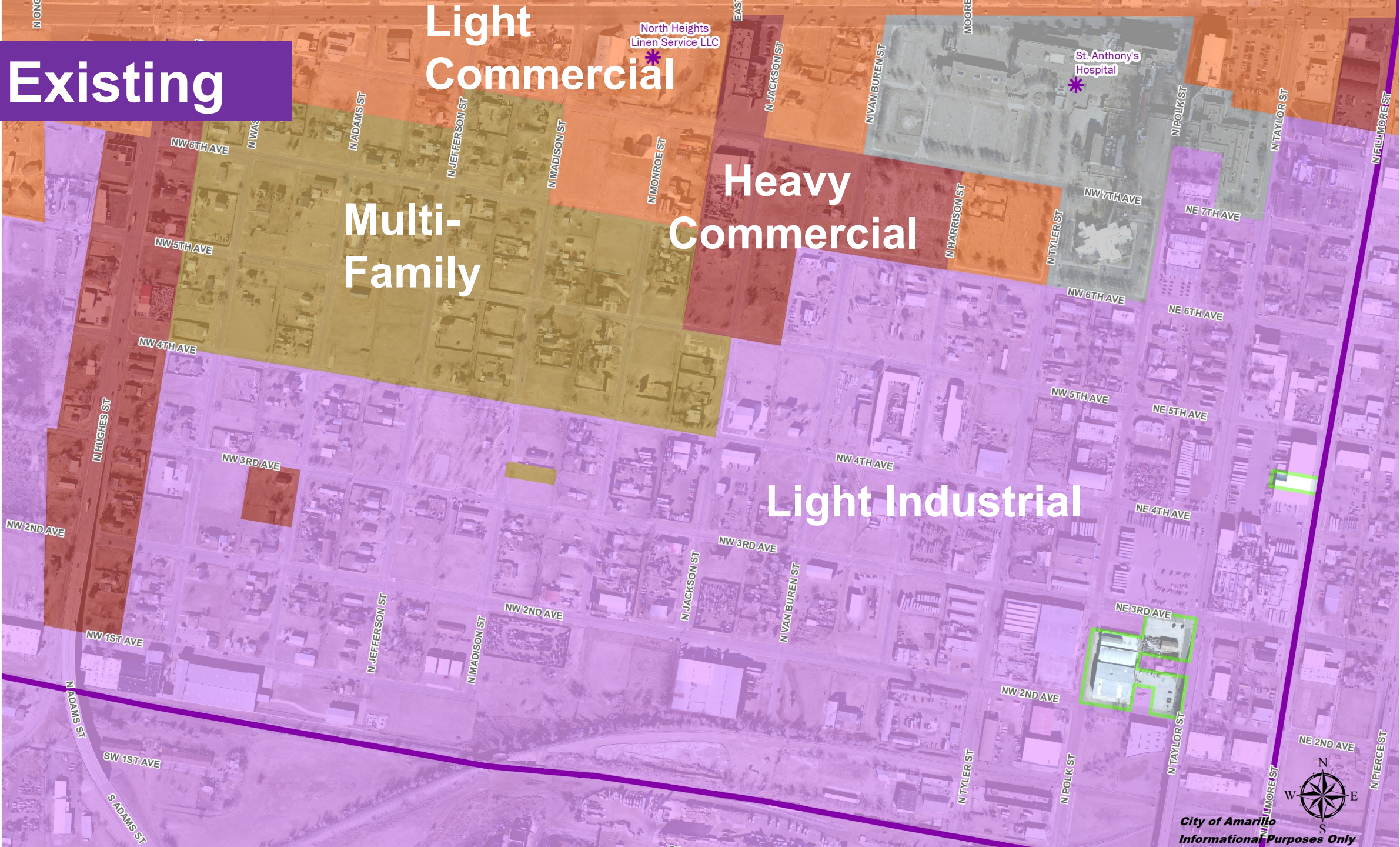
North Heights
Linen Service LLC

St. Anthony's
Hospital

Multi-Family

Heavy Commercial

Light Industrial



Proposed

North Heights
Linen Service LLC

St. Anthony's
Hospital

Neighborhood
Services

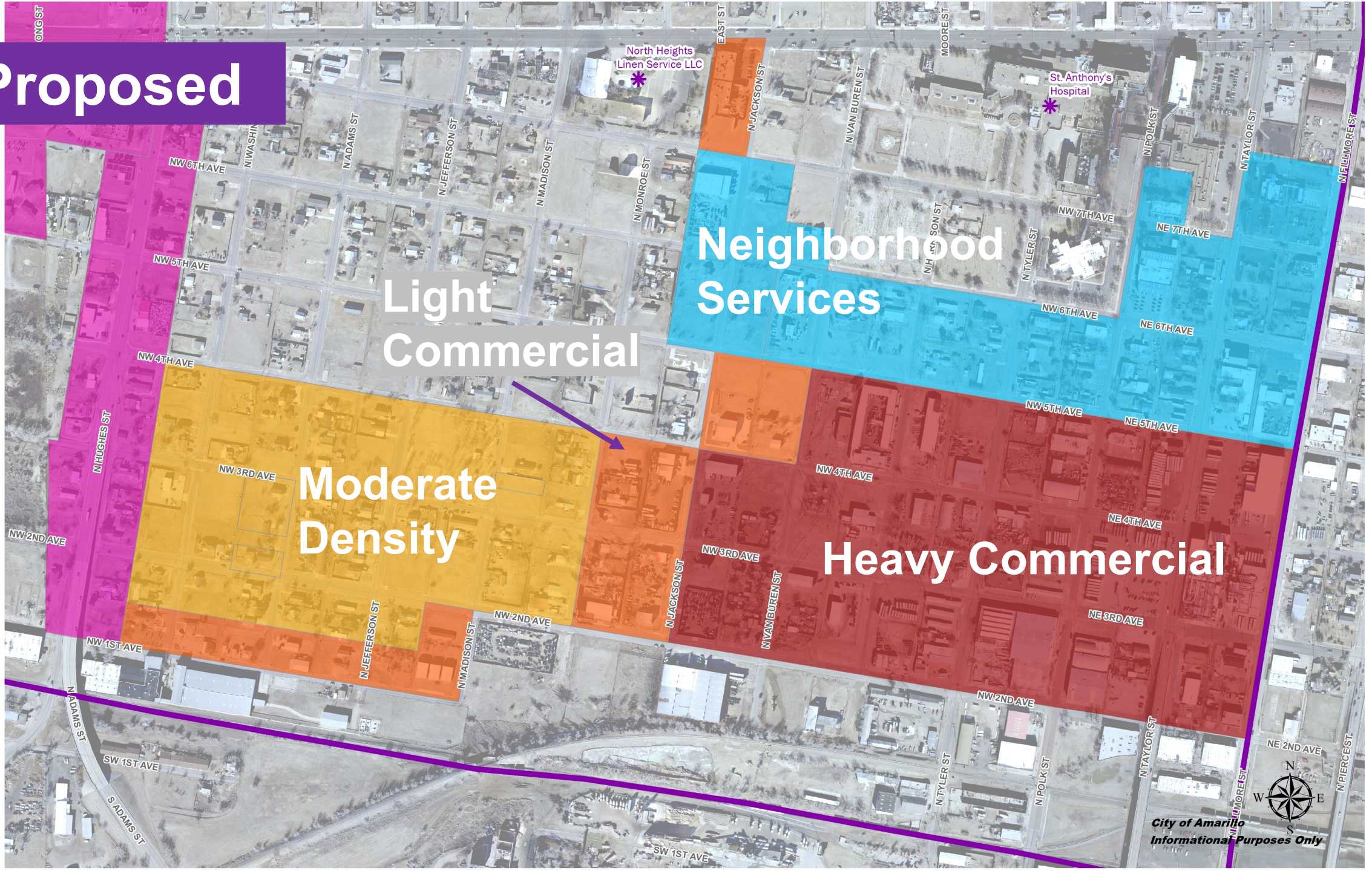
Light
Commercial

Moderate
Density

Heavy Commercial



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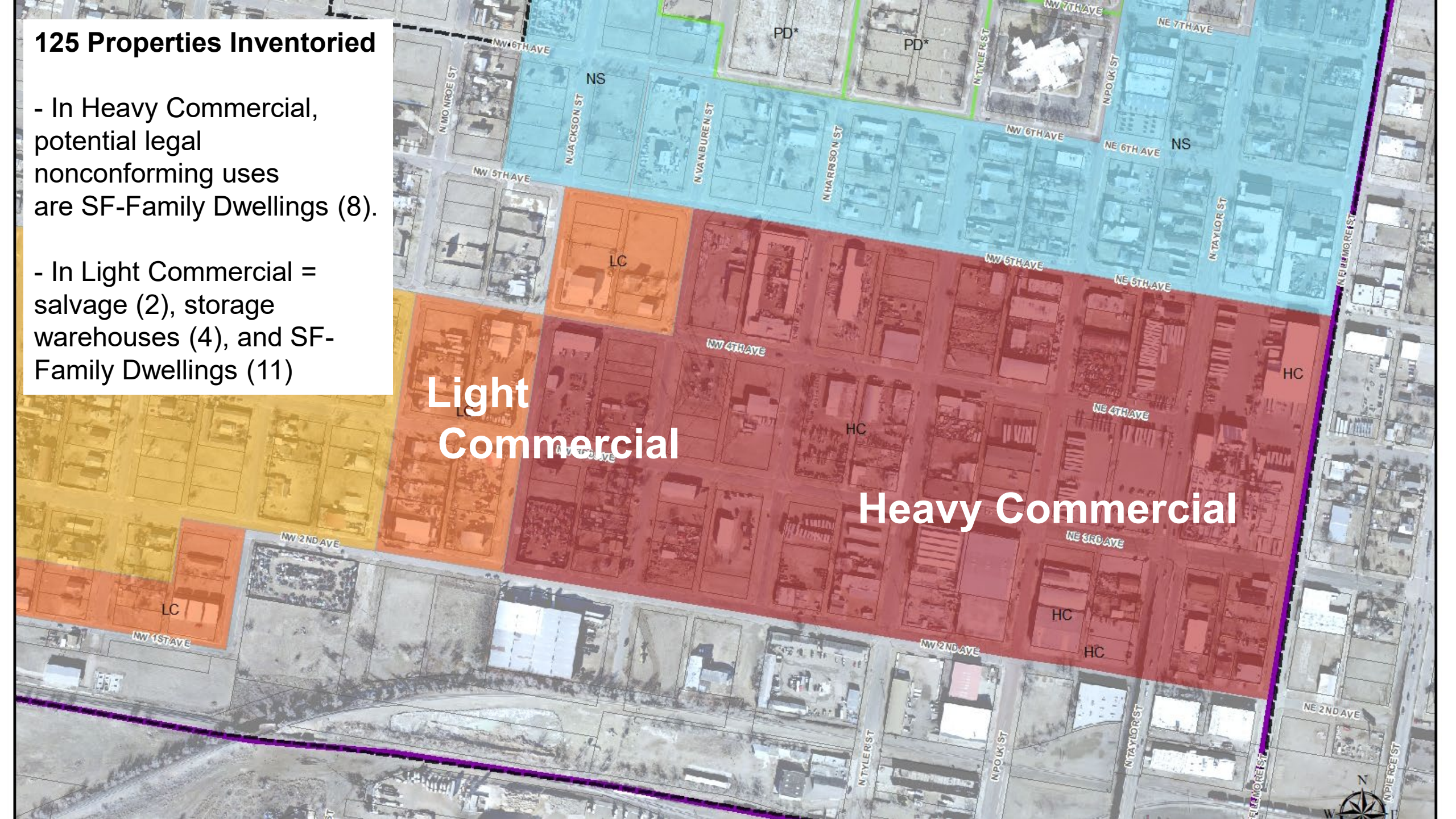
125 Properties Inventoried

- In Heavy Commercial, potential legal nonconforming uses are SF-Family Dwellings (8).

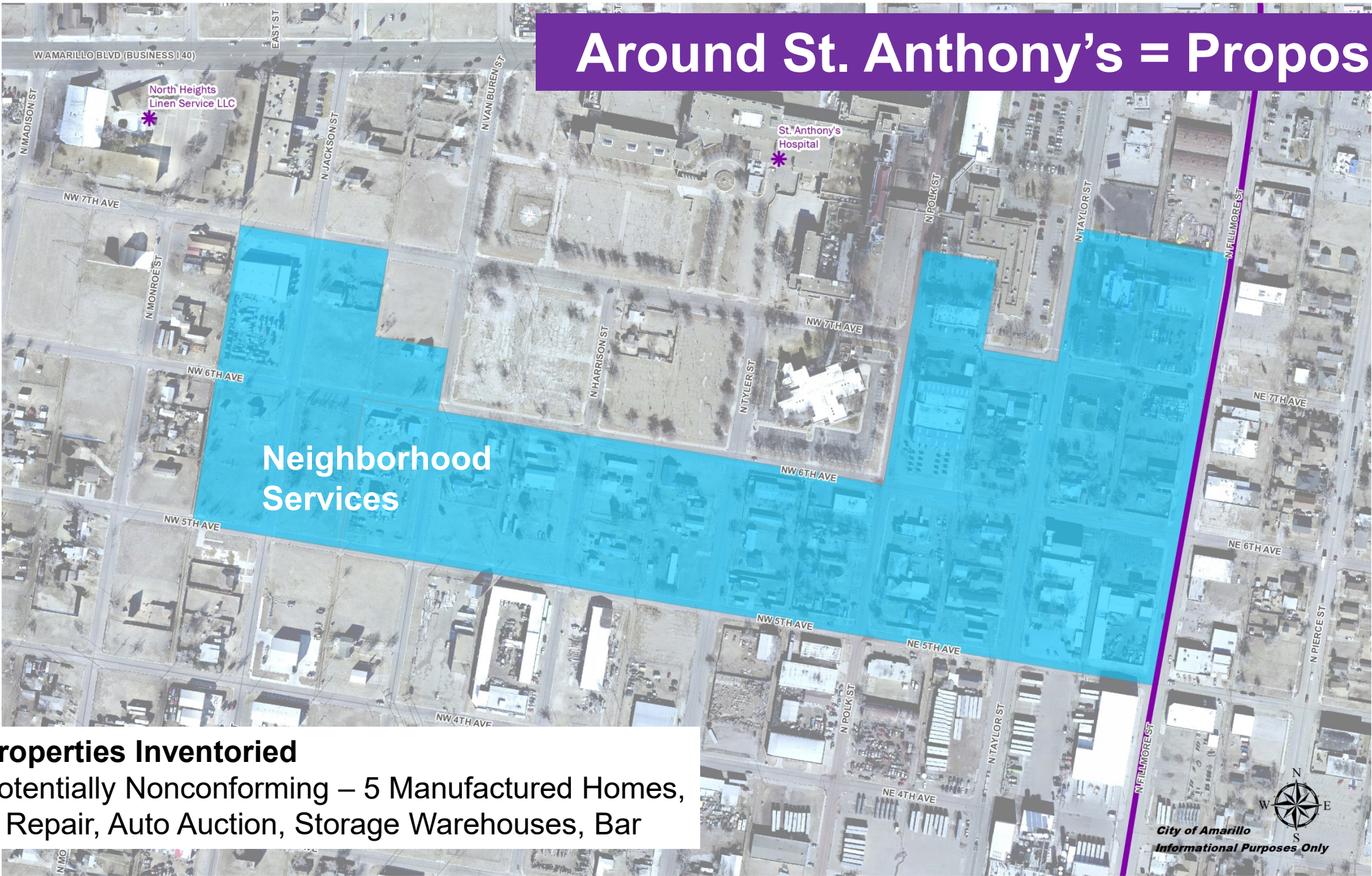
- In Light Commercial = salvage (2), storage warehouses (4), and SF-Family Dwellings (11)

Light
Commercial

Heavy Commercial



Around St. Anthony's = Proposed



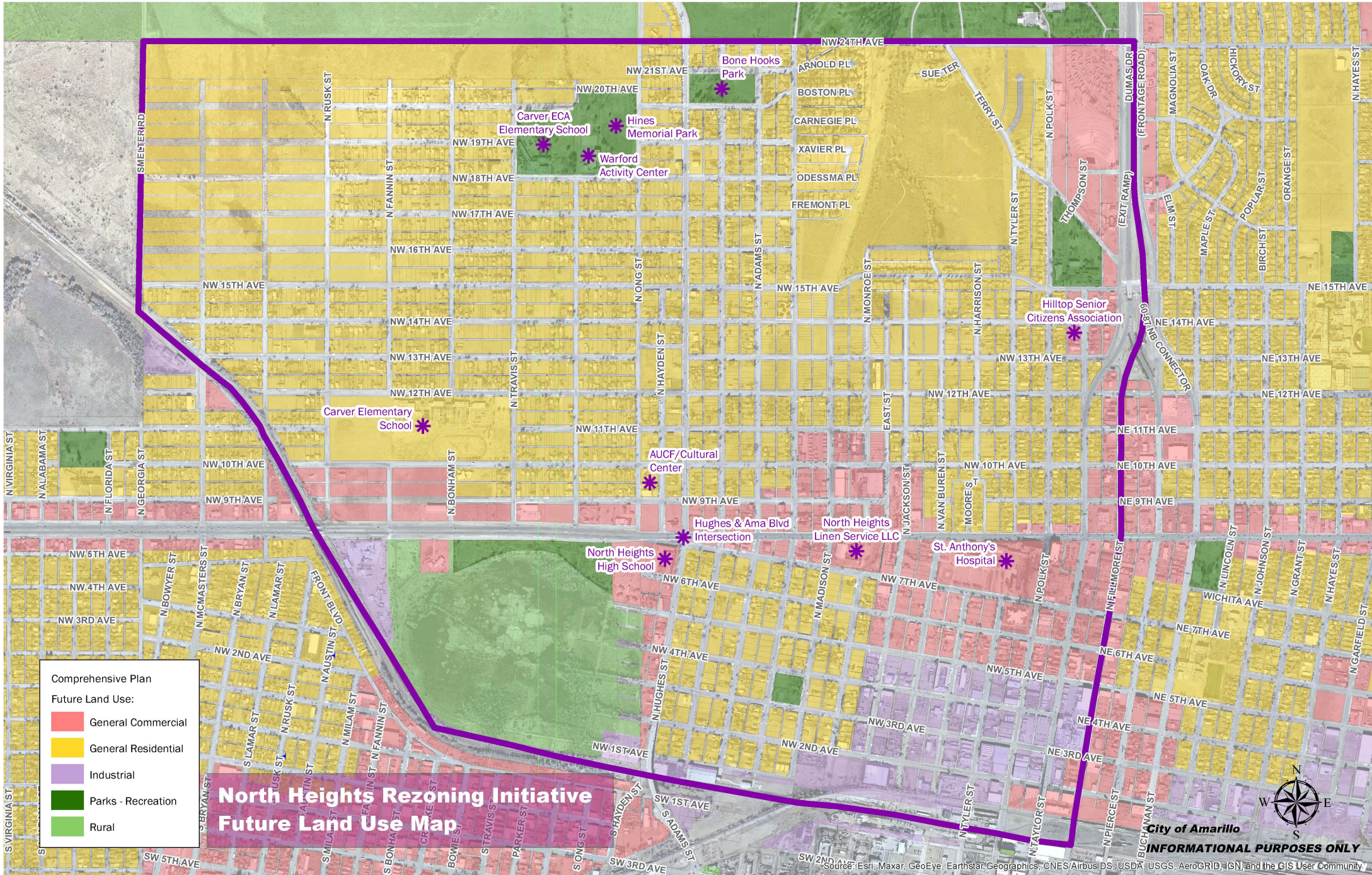
Neighborhood
Services

76 Properties Inventoried

14 Potentially Nonconforming – 5 Manufactured Homes,
Auto Repair, Auto Auction, Storage Warehouses, Bar

Break-Out Sessions

*More information
at amarillo.gov/nhrezoning
806-372-6290*



Comprehensive Plan

Future Land Use:

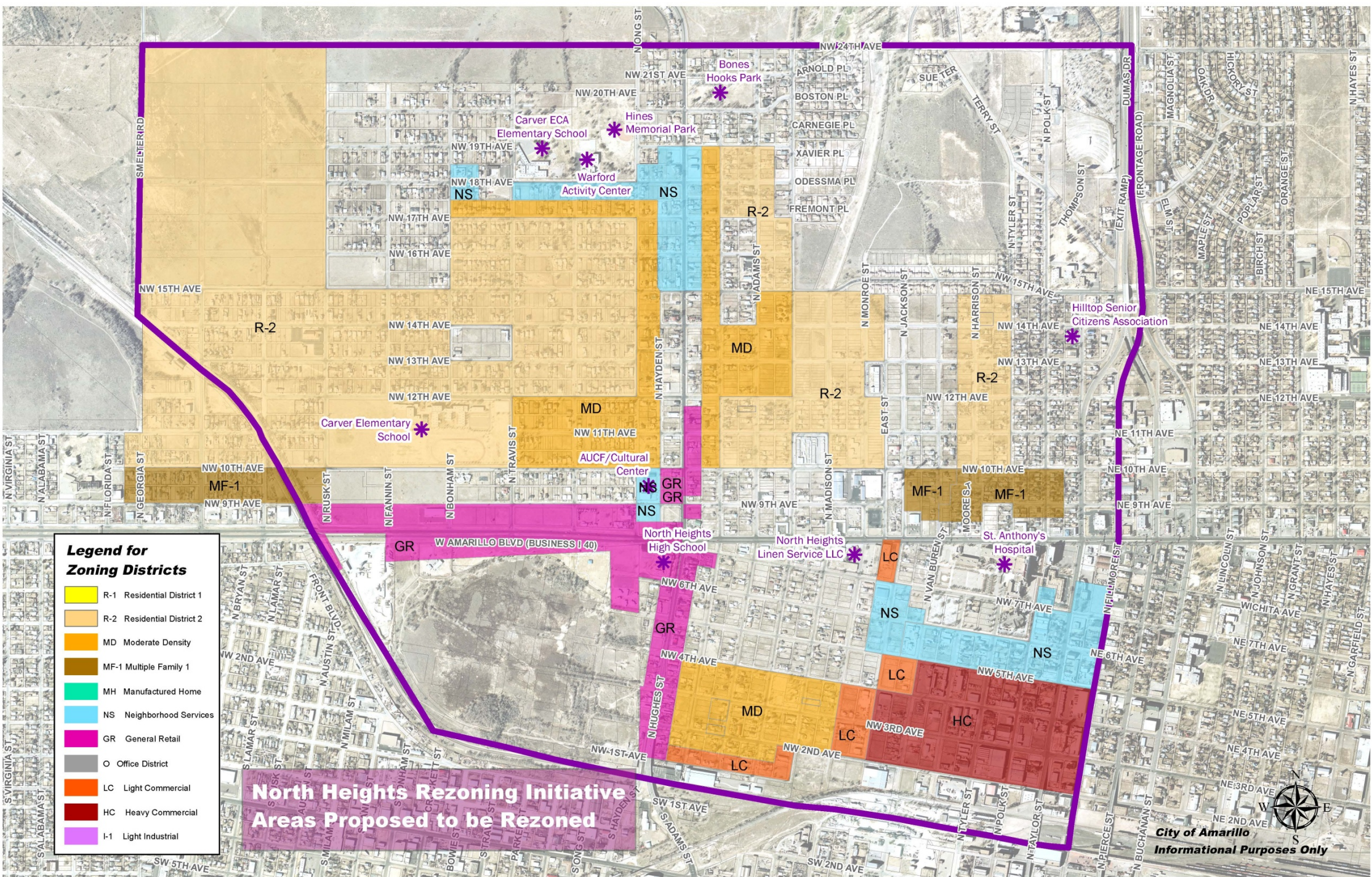
- General Commercial
- General Residential
- Industrial
- Parks - Recreation
- Rural

North Heights Rezoning Initiative Future Land Use Map














City of Amarillo
INFORMATIONAL PURPOSES ONLY

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



Legend for Zoning Districts

	R-1 Residential District 1
	R-2 Residential District 2
	MD Moderate Density
	MF-1 Multiple Family 1
	MH Manufactured Home
	NS Neighborhood Services
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**North Heights Rezoning Initiative
Areas Proposed to be Rezoned**