

North Heights Rezoning Initiative Update

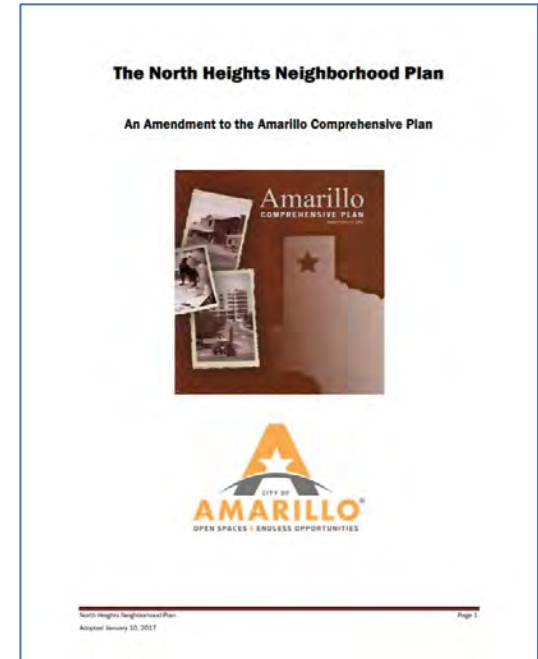
June 8, 2021 City Council Meeting

Presented by Emily Koller



Project Background

- This is a North Heights Neighborhood Plan “Project in Motion”
 - Plan was adopted in 2017
 - Eight different strategies addressed zoning
- North Heights Advisory Association prioritized the rezoning effort in 2019 as one of their first major implementation efforts
 - Sub-committee formed and has been supported by Texas Housers
 - Planning staff worked with sub-committee on recommendations
 - Recommendations submitted in December 2020 by NHAA to begin the City-initiated application process



North Heights Neighborhood Plan Recommendations

1. **Encourage a mix of housing alternatives** through zoning.
2. **Discourage rental housing** with possible residential zoning regulations tailored to rental housing in priority/targeted areas
3. Analyze current residential and commercial land use patterns and **address incompatible zoning issues.**
4. Develop planning policies that encourage and **support a diverse mix of quality housing** by way of zoning tools (Rezoning, Overlays, Mixed Use).
5. **Amend inconsistent and incompatible zoning districts.**
6. Encourage zoning patterns that **diversify/maximize opportunities for residential and commercial development.**
7. Create overlay districts to **promote and protect historic areas** of the neighborhood.
8. **Amend zoning patterns to promote appropriate mix of business** along designated corridors (**Hughes St south of Amarillo Blvd**, diversifying commercial mix **along Amarillo Blvd west of Hughes St**).

Project Goals

- “Rebuild the neighborhood” = Preserve the existing culture and character of North Heights.
- 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, and locally owned businesses that served their friends and neighbors.
- Decrease industrial zoning.
- Increase single-family 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 on areas that are not developable.

Project Timeline

- **Analysis and Committee Recommendations (*June-September 2020*)**
 - Complete draft report issued with 11 recommendations
 - North Heights recommendations are written based on the Zoning Code rewrite
- **Community Public Outreach and Education (*September-December 2020*)**
 - Neighborhood-hosted webinars, social media campaign, flyers
 - City-hosted informational meeting on November 19th via Zoom (25 attendees)
 - Informational mailing to all (1,705) property owners in plan area
 - Complete and detailed information available at amarillo.gov/nhrezoning
- **Application and First P&Z Meeting (*January-March 2021*)**
 - NHAA voted 12/10/20 meeting to approve the recommendations as written and submit to the City to begin the City-Initiated process
 - 2,600 notices were mailed the week of February 15th
 - Planning and Zoning Commission public hearing and recommendation – March 1st
 - Tabled the application – asked for more outreach to property owners and for the rezoning case to come back in smaller areas. Still a lot of confusion over what was being proposed and why.

Project Timeline (Continued)

- **Additional Outreach (*April-May 2021*)**

- NHAA and the City conducted a series of three neighborhood workshops the week of April 14th. About 150 attendees total.
- All property owners with a change proposed (1,220) received a detailed letter in advance.
- Staff prepared FAQs, clear legend/use chart, and large maps.
- NHAA held two more meetings the week of May 10th to share final recommendations and the approval timeline.

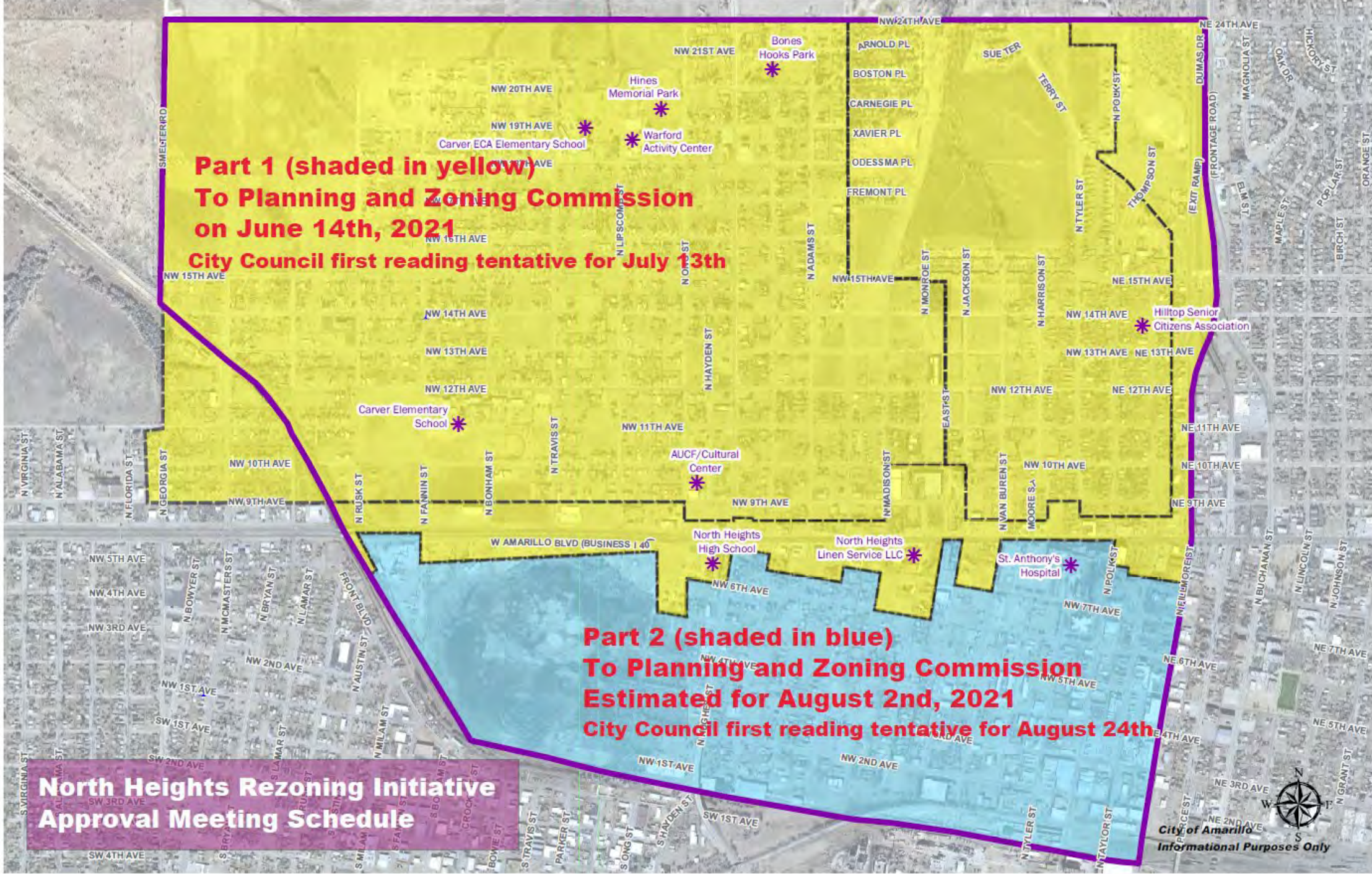
- **Second Application and P&Z Meeting (*June 2021*)**

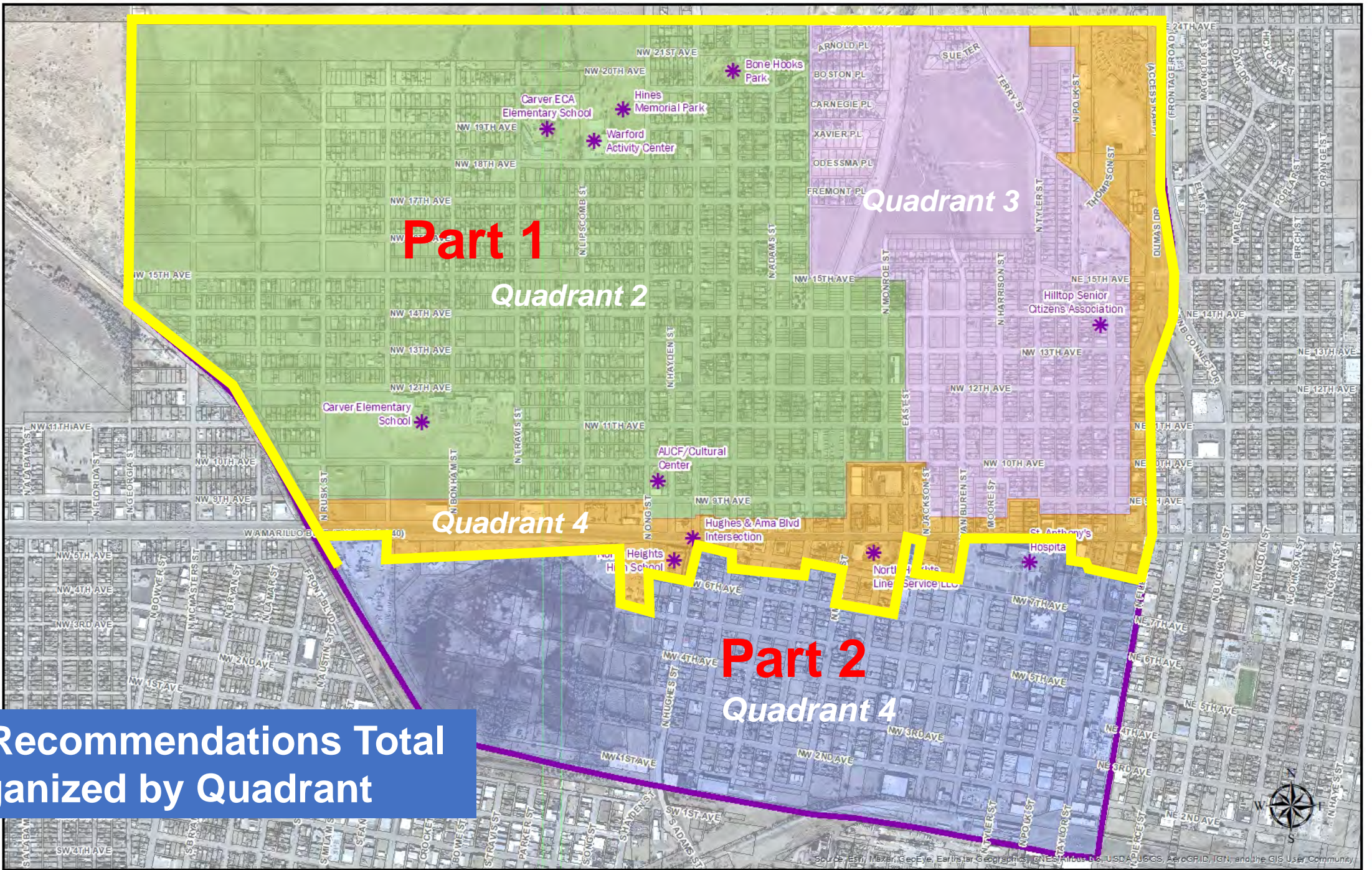
- The original application was withdrawn by the City at the May 17th P&Z meeting. It was withdrawn in order to create two applications that cover smaller areas.
- Withdrawing/resubmitting also requires re-noticing.
- The only change to the map was the addition of Neighborhood Services in Quadrant 1.
- The first application will be heard by the Planning and Zoning Commission on June 14th for the northern part of the neighborhood (Quadrants 2-4).
- The second part (Quadrant 4) is tentatively scheduled for August 2nd.

Part 1 (shaded in yellow)
To Planning and Zoning Commission
on June 14th, 2021
City Council first reading tentative for July 13th

Part 2 (shaded in blue)
To Planning and Zoning Commission
Estimated for August 2nd, 2021
City Council first reading tentative for August 24th

North Heights Rezoning Initiative
Approval Meeting Schedule





Part 1

Quadrant 2

Quadrant 3

Quadrant 4

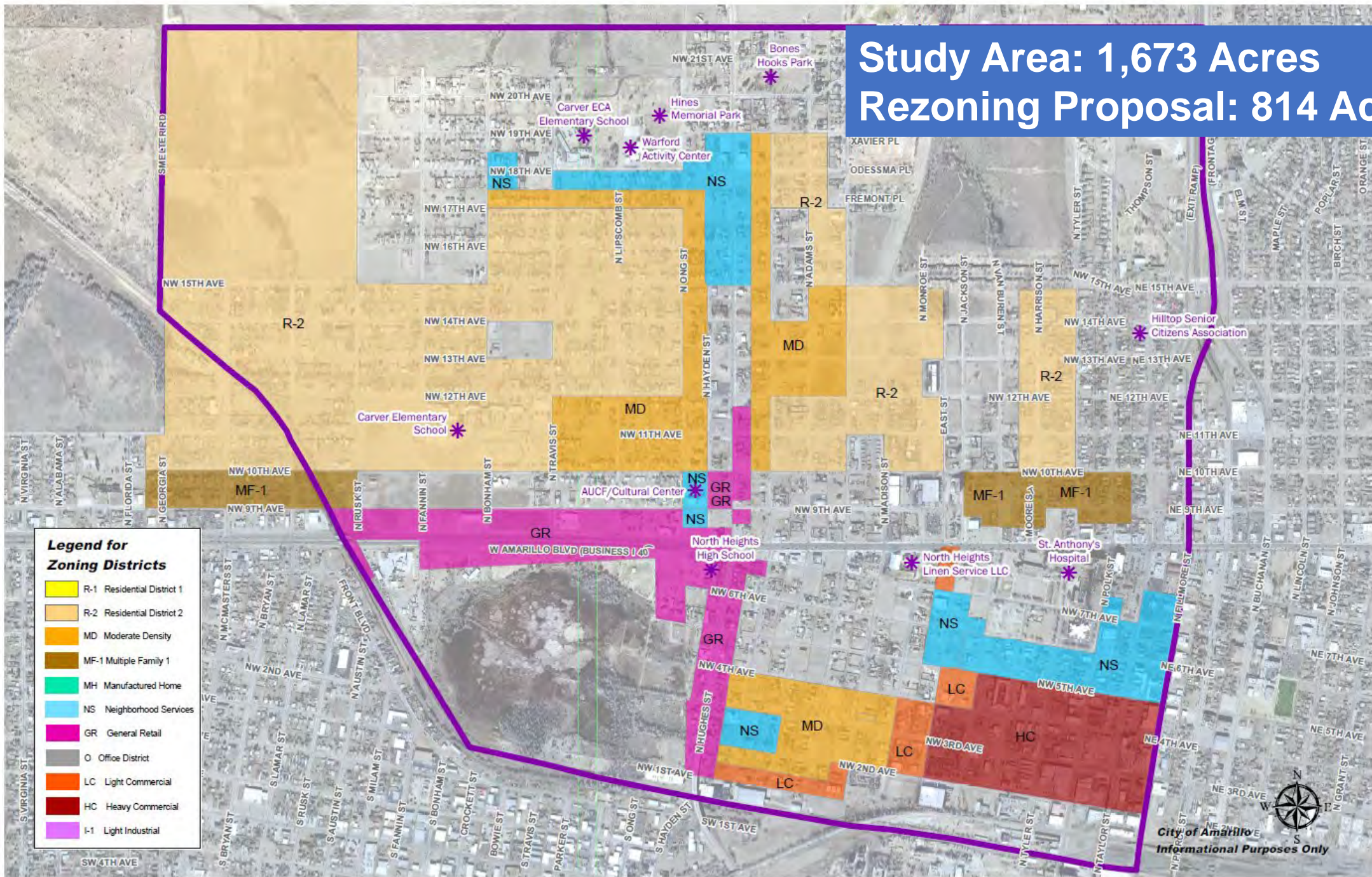
Part 2

Quadrant 4

**11 Recommendations Total
Organized by Quadrant**

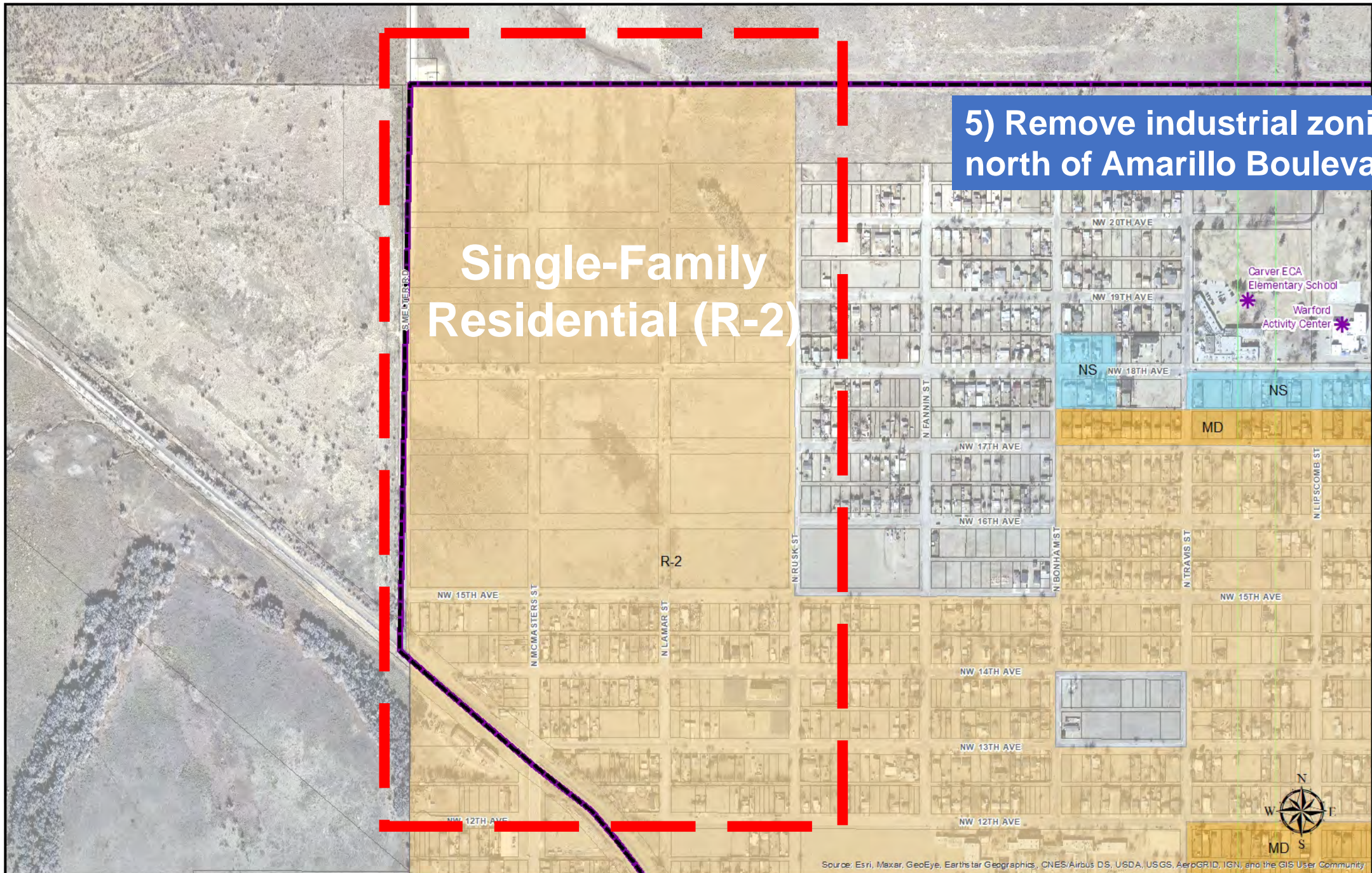
Study Area: 1,673 Acres

Rezoning Proposal: 814 Acres



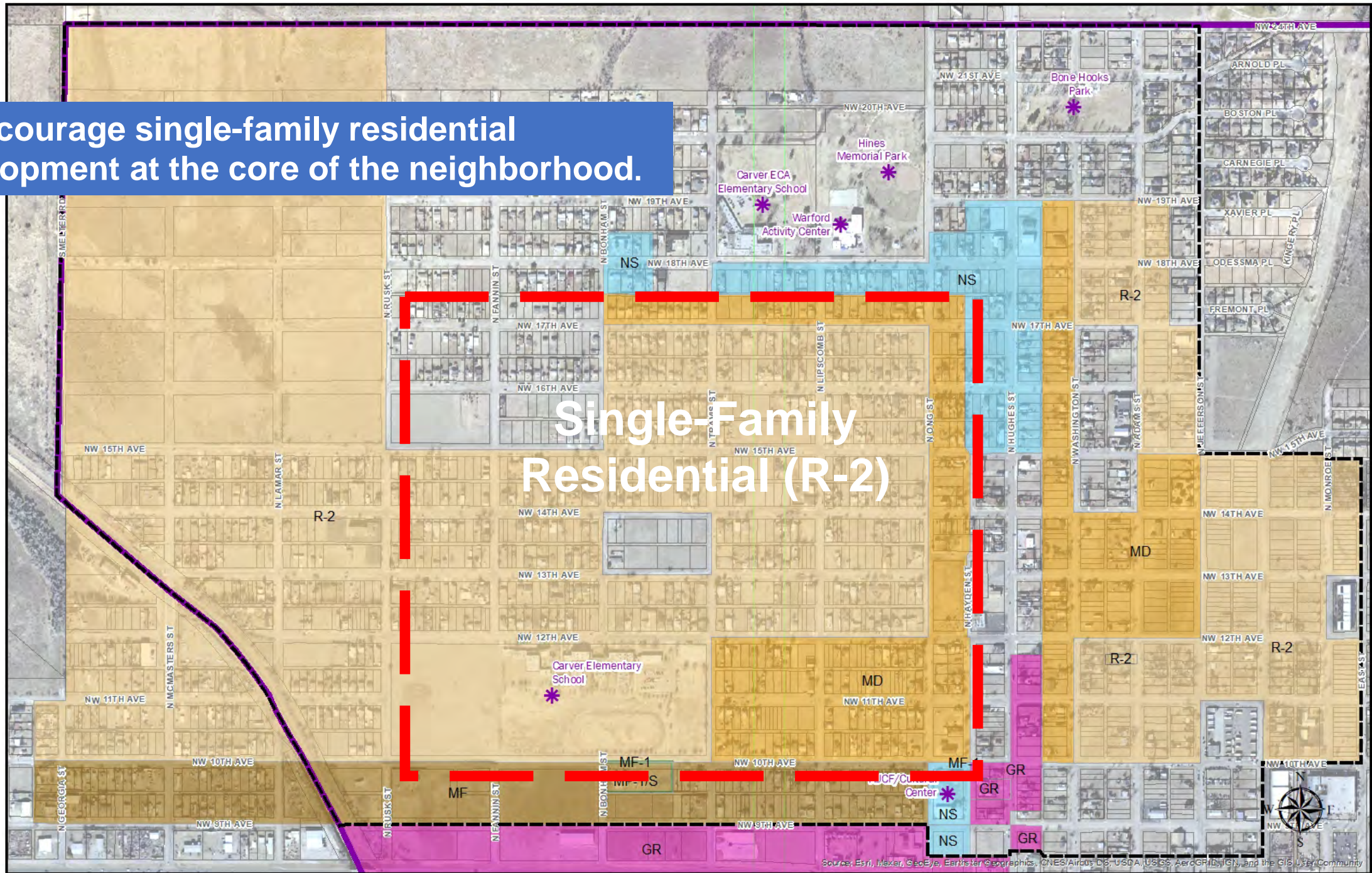
5) Remove industrial zoning from north of Amarillo Boulevard.

Single-Family Residential (R-2)



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

6) Encourage single-family residential development at the core of the neighborhood.

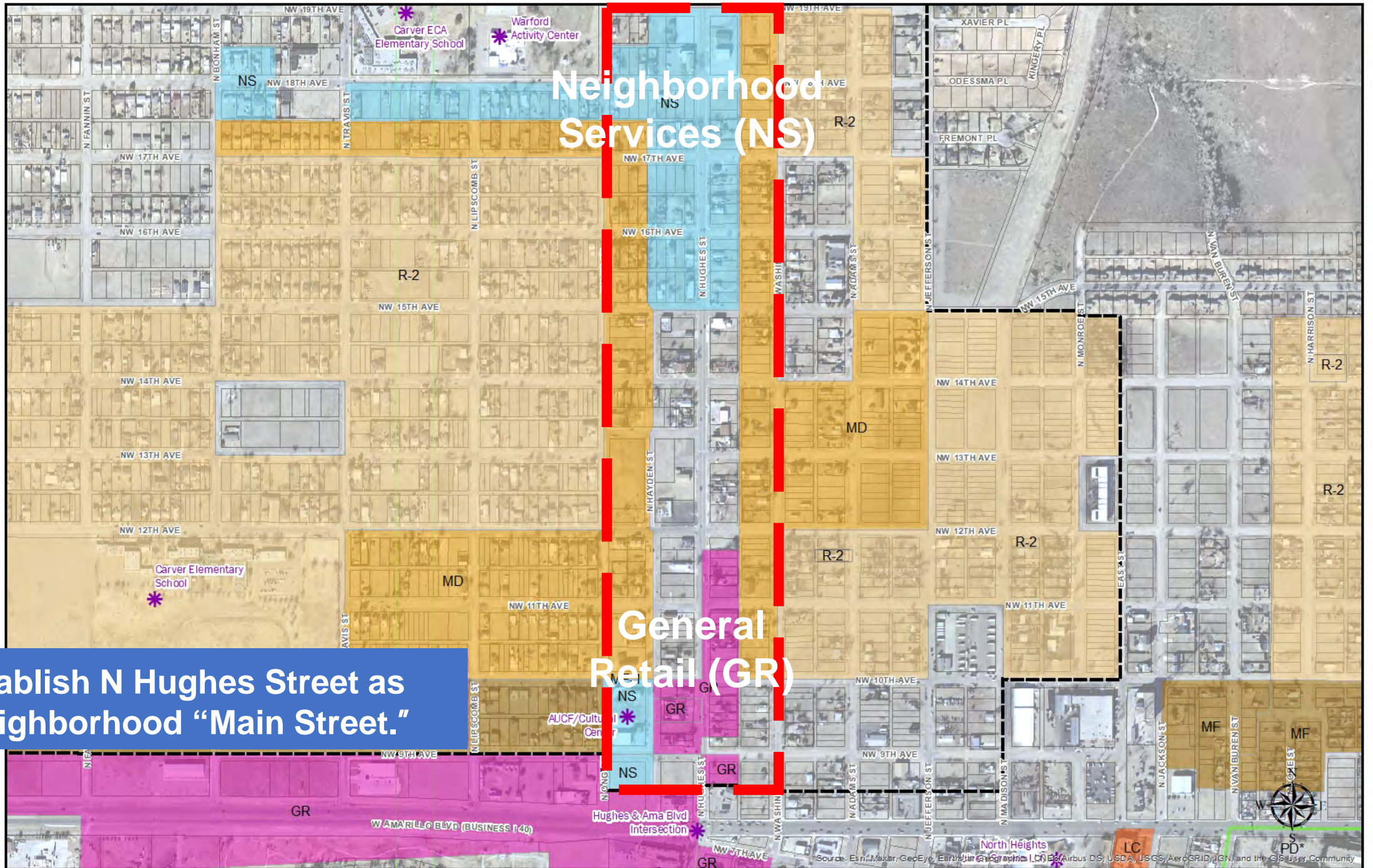


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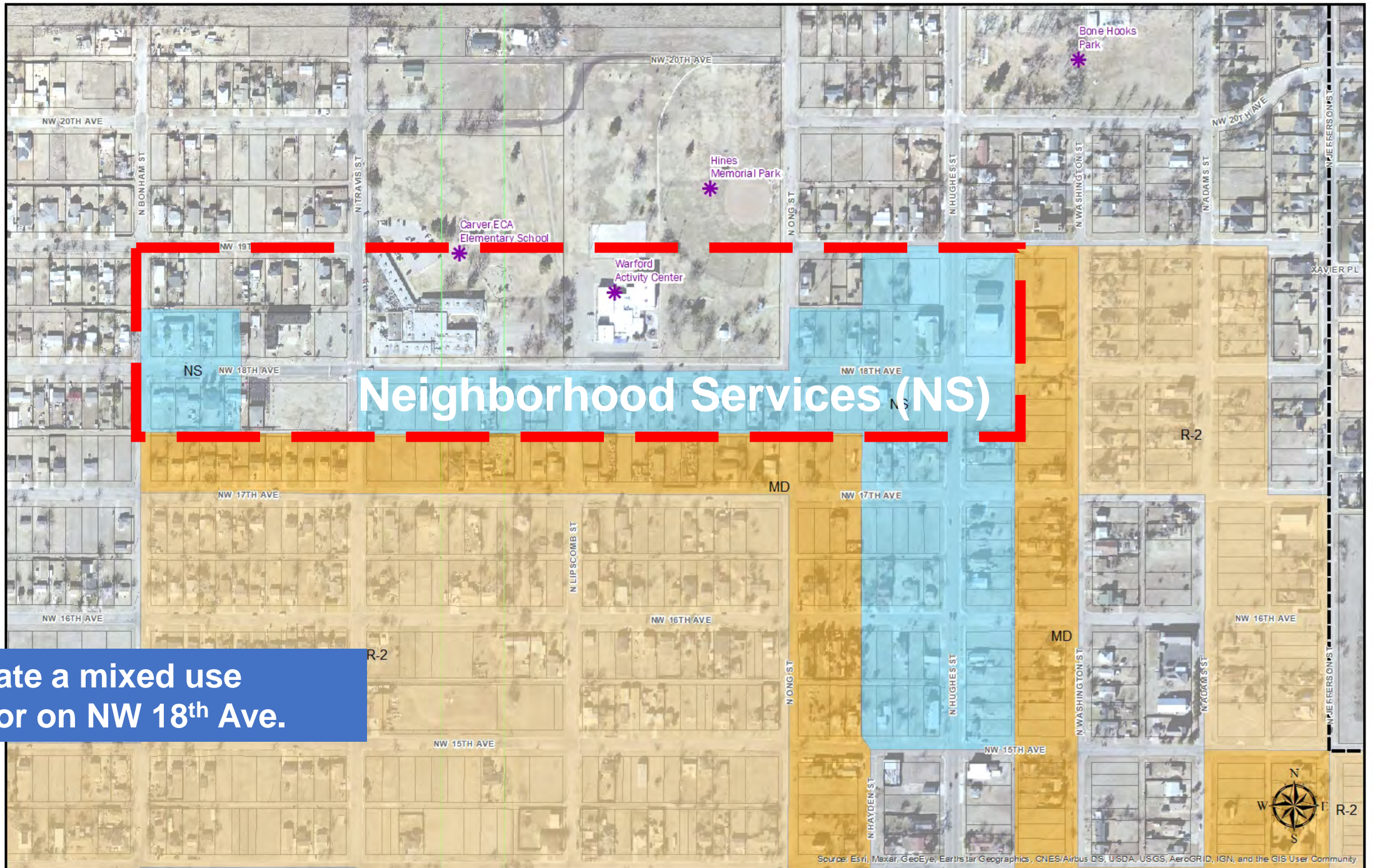
Neighborhood Services (NS)

General Retail (GR)

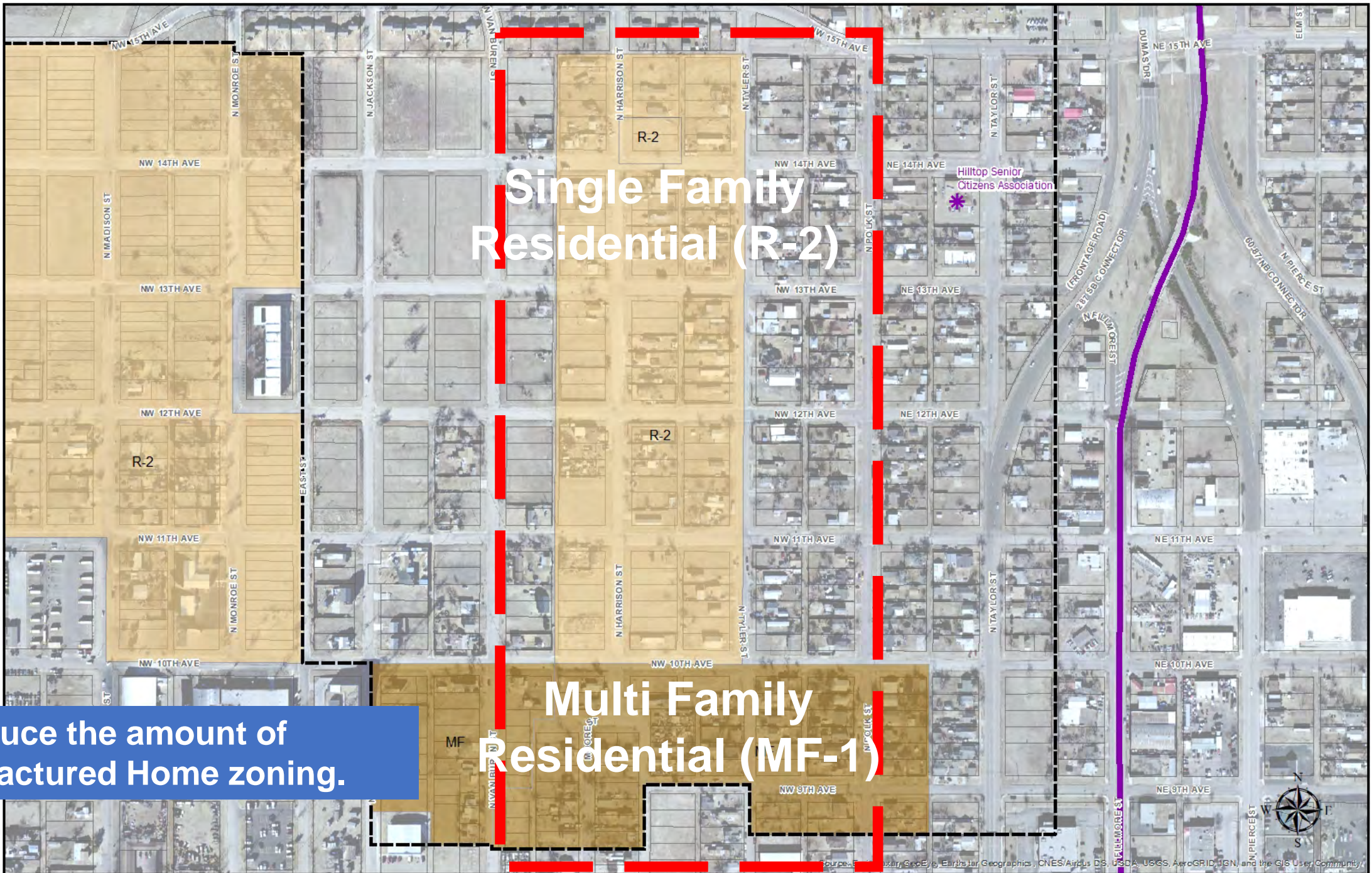
7) Establish N Hughes Street as the neighborhood "Main Street."



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



8) Create a mixed use corridor on NW 18th Ave.



Single Family Residential (R-2)

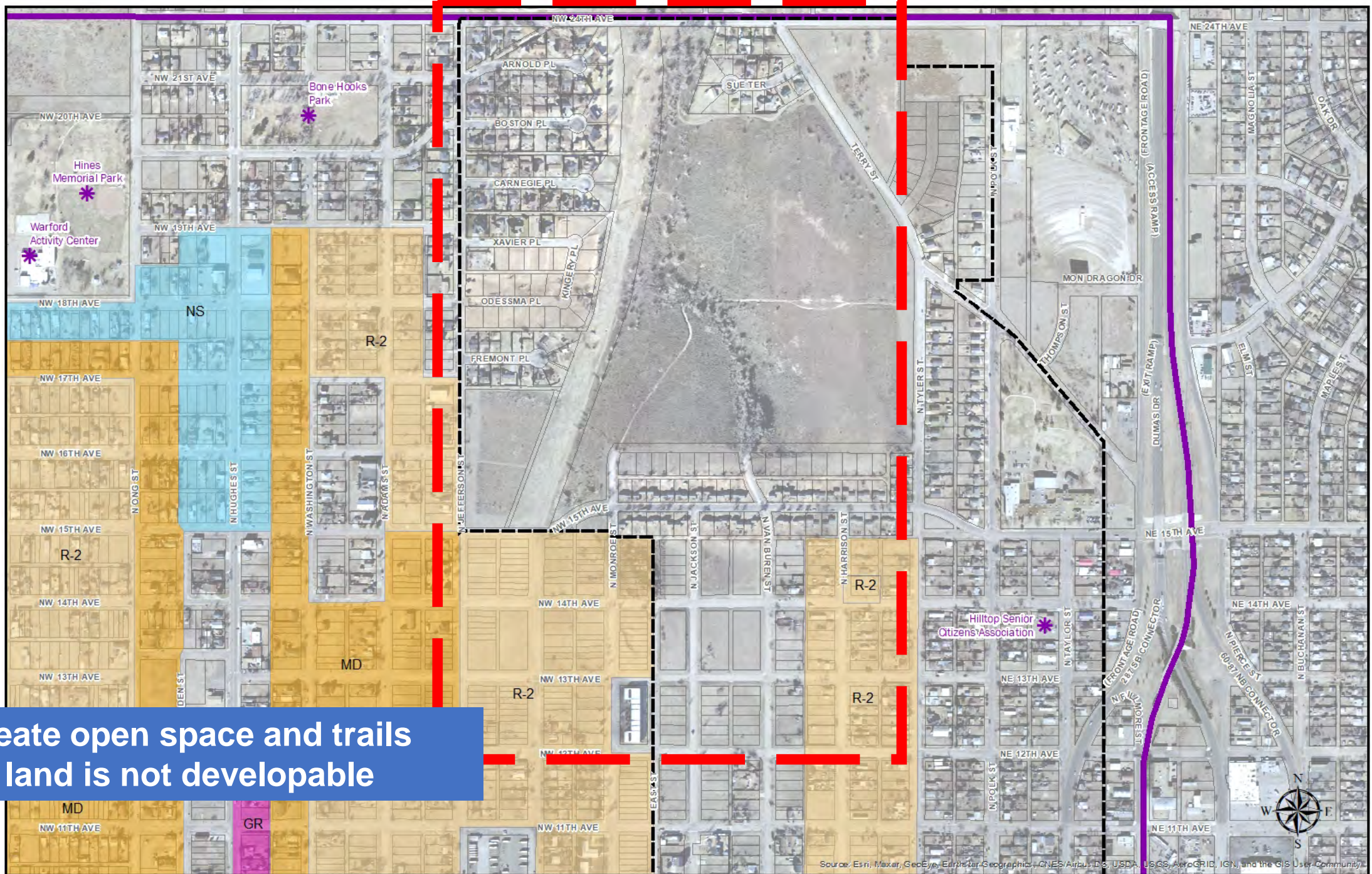
Multi Family Residential (MF-1)

9) Reduce the amount of Manufactured Home zoning.

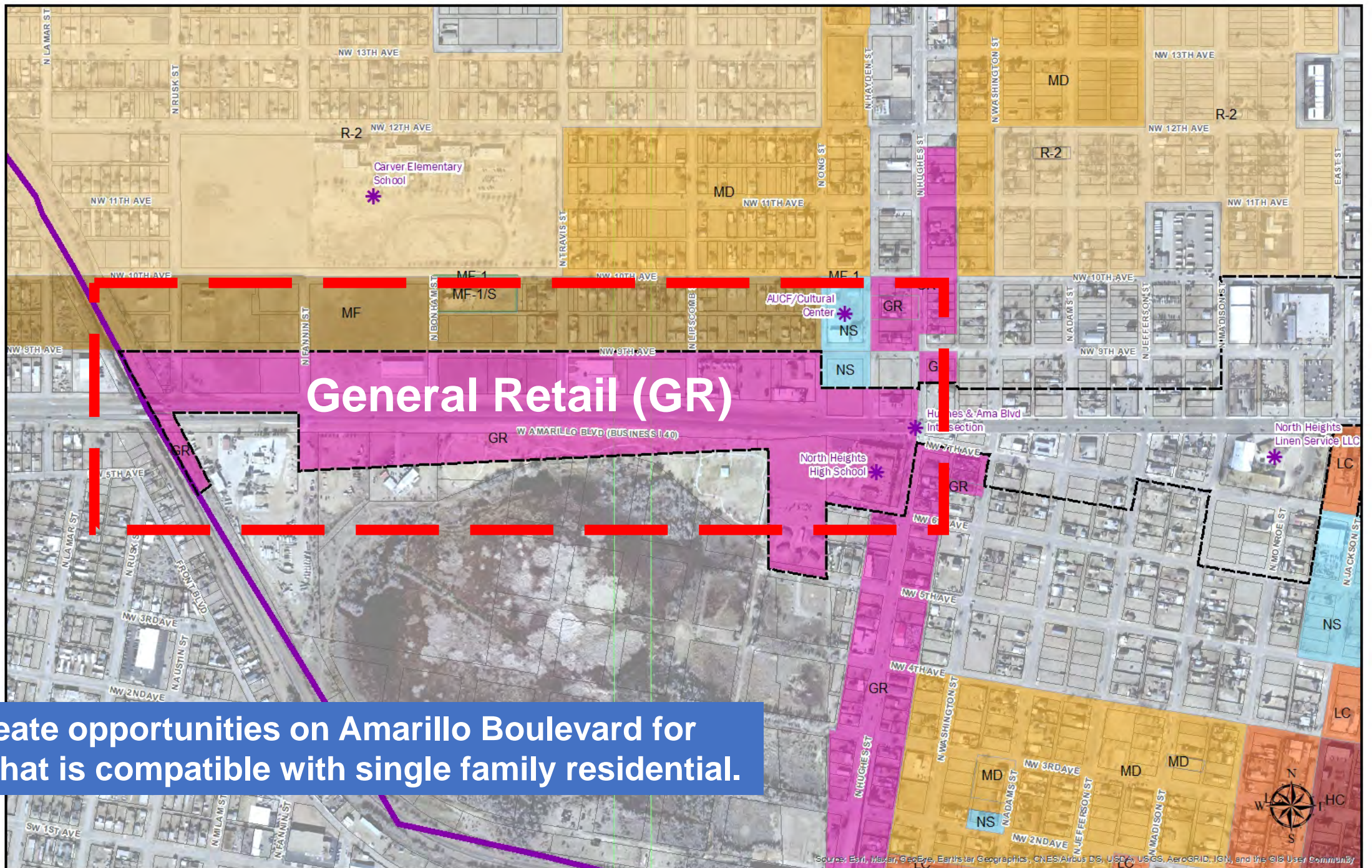
Hilltop Senior Citizens Association



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



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



11) Create opportunities on Amarillo Boulevard for retail that is compatible with single family residential.

Next Steps

- Planning and Zoning Commission meeting on Monday, June 14th at 3:00 PM for Part 1 (North)
- City Council first reading on Tuesday, July 13th for Part 1 (North)
- Part 2 is expected to be on the August 2nd Planning and Zoning agenda; staff will present an update to City Council on Part 2 prior to that meeting (tentatively July 27th)

Complete information at
amarillo.gov/nhrezoning

Questions?