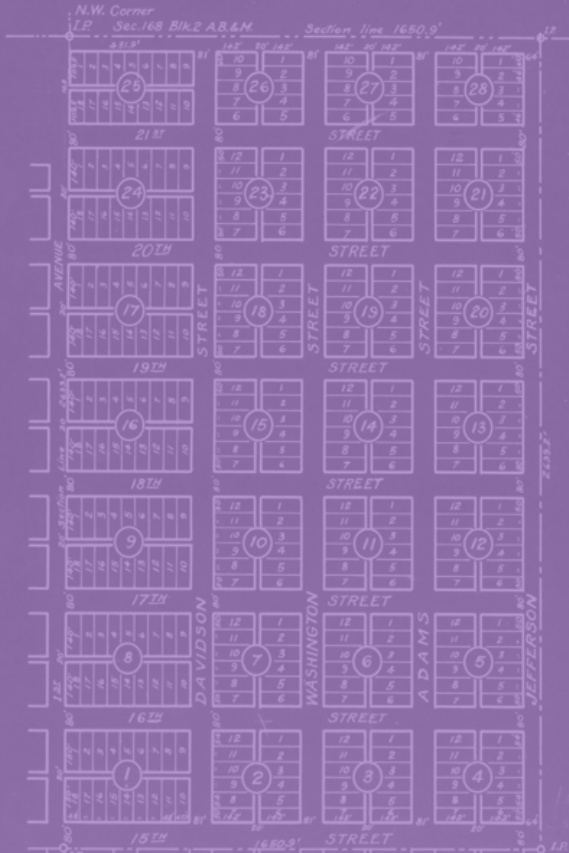


NORTH HEIGHTS ADDITION  
TO  
AMARILLO

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

168

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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

Amarillo Abstract C9  
Amarillo, Texas

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# North Heights Rezoning Initiative – Part 1 (Northern Half, Quadrants 2-4)

## Planning and Zoning Commission Presentation

July 19, 2021  
3:00 PM

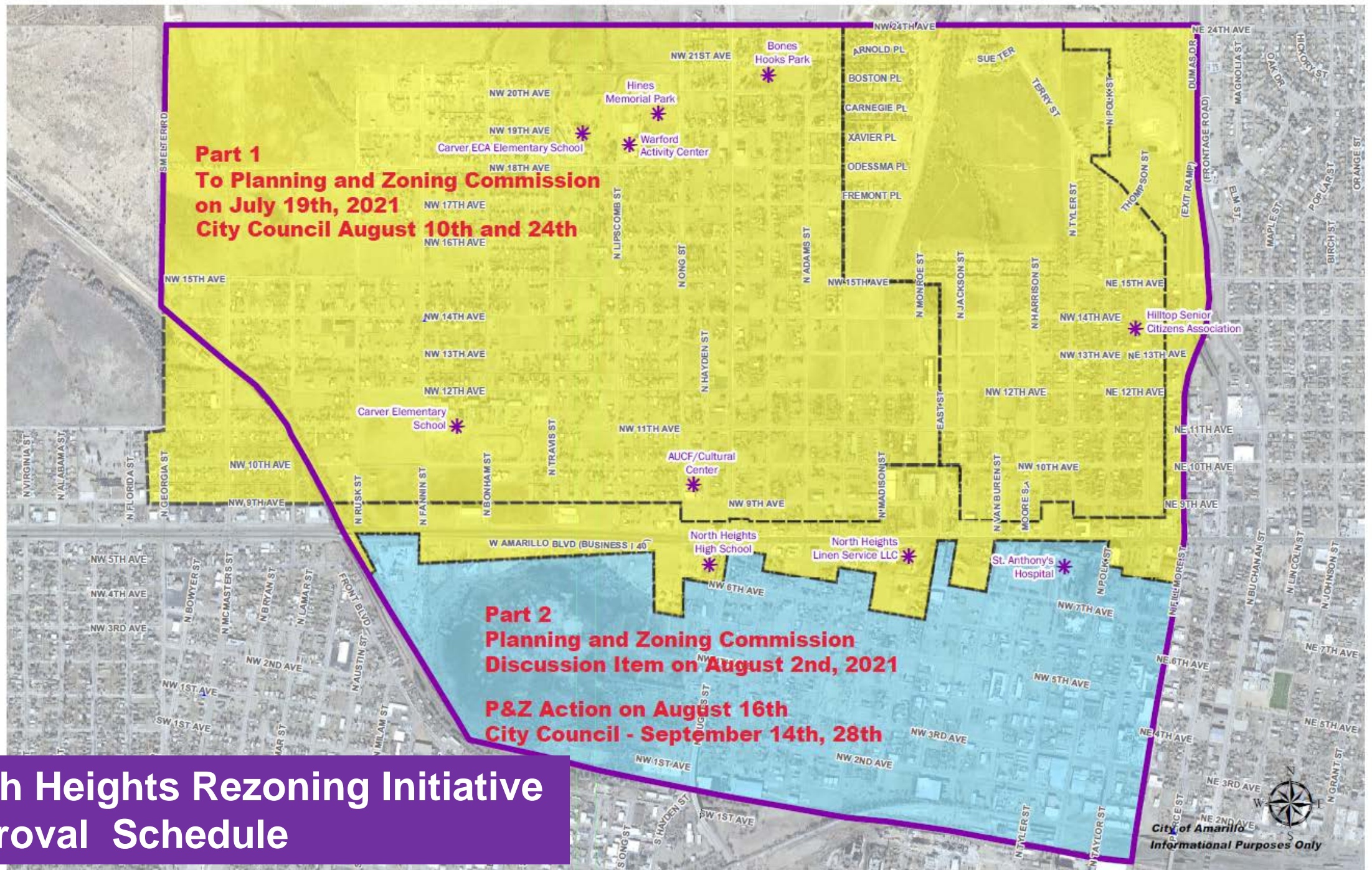


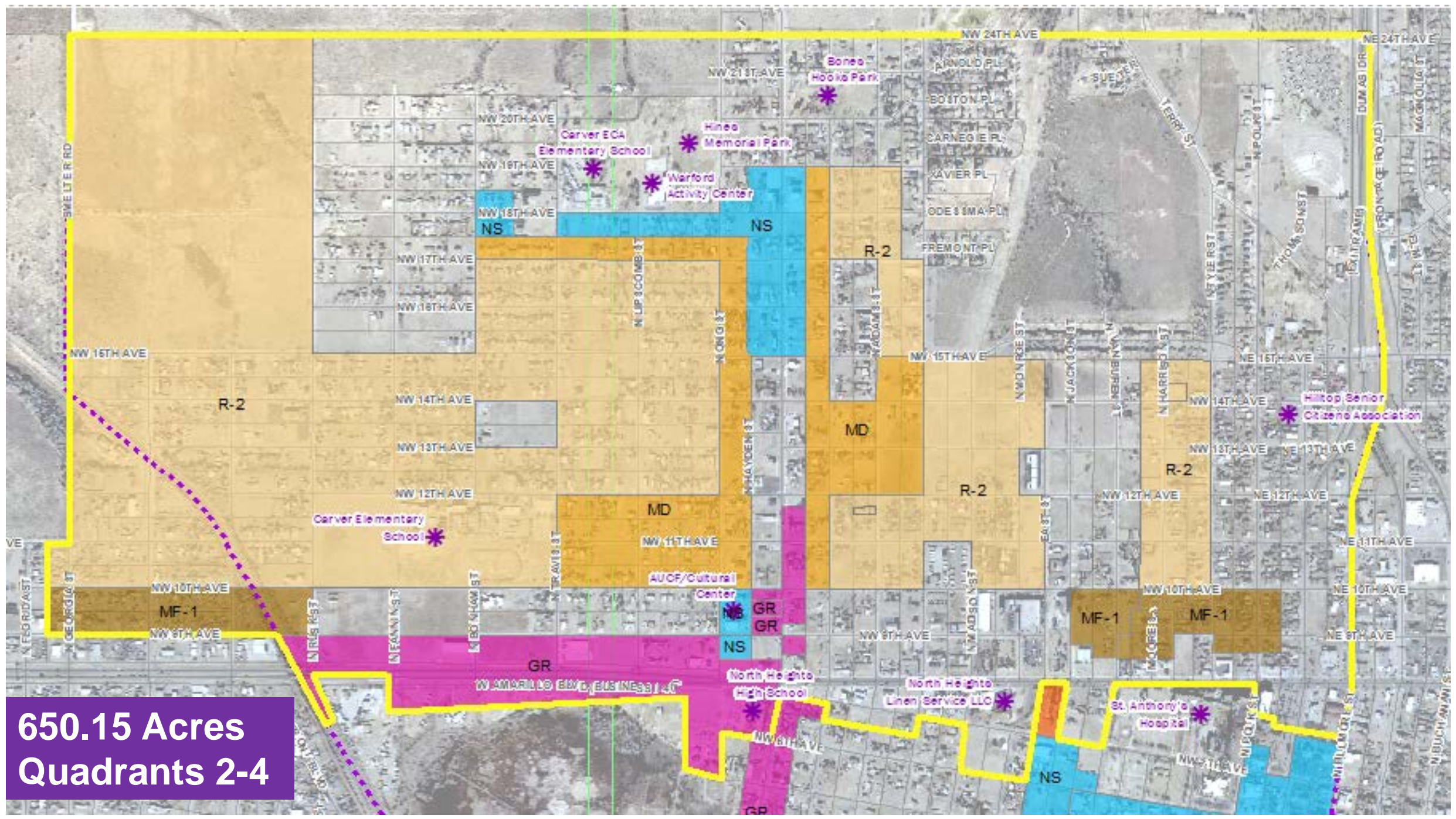
**Part 1  
To Planning and Zoning Commission  
on July 19th, 2021  
City Council August 10th and 24th**

**Part 2  
Planning and Zoning Commission  
Discussion Item on August 2nd, 2021**

**P&Z Action on August 16th  
City Council - September 14th, 28th**

**North Heights Rezoning Initiative  
Approval Schedule**





**650.15 Acres  
Quadrants 2-4**

# Citizen Primary Concerns

- “Down-zoning” resulting in less marketable property
- Property value depreciation
- A small number of citizens speaking on behalf of the larger community
- Lack of consensus among stakeholders for the proposal
- The City’s ability to rezone without consent
- Existing allowed land uses becoming legal nonconforming status
  - Auto Repair
  - Communications Tower

Additional comments received prior to July 19<sup>th</sup> meeting

- 3 in opposition (2 letters, 1 phone call)
- 1 neutral (phone call)
- Citizen petition in opposition – 52 names received today at 12:30 PM

# June 21<sup>st</sup> Workshop Discussion

- **Comparison of existing land uses** (residential 55%, non-residential 4%, vacant land 41%)
- **Legal nonconforming uses**
- **Vacant Light Industrial zoned tract in Quadrant 2 – west of Rusk, north of 15<sup>th</sup>**
  - Staff response - not rezoning the industrial tract would result in the most detrimental impact to the entire rezoning plan. And, it would eliminate the predictability needed for future investment in residential.
- **Light Industrial zoned area outside of the plan boundary**
  - Primarily residential in character with several businesses. Staff discussed this could be an area that deviates from the proposal as presented without significant impact to the intent; however, it signals to the community that this area will fully transition to industrial over time.
- **Light Commercial zoned area along Amarillo Blvd west of Hughes**
  - Discussed that this was one of the specific recommendations from the North Heights Neighborhood Plan. General Retail will encourage uses that are more compatible to neighborhood residential compared to uses like portable building sales, manufactured home sales, bars and truck stops.

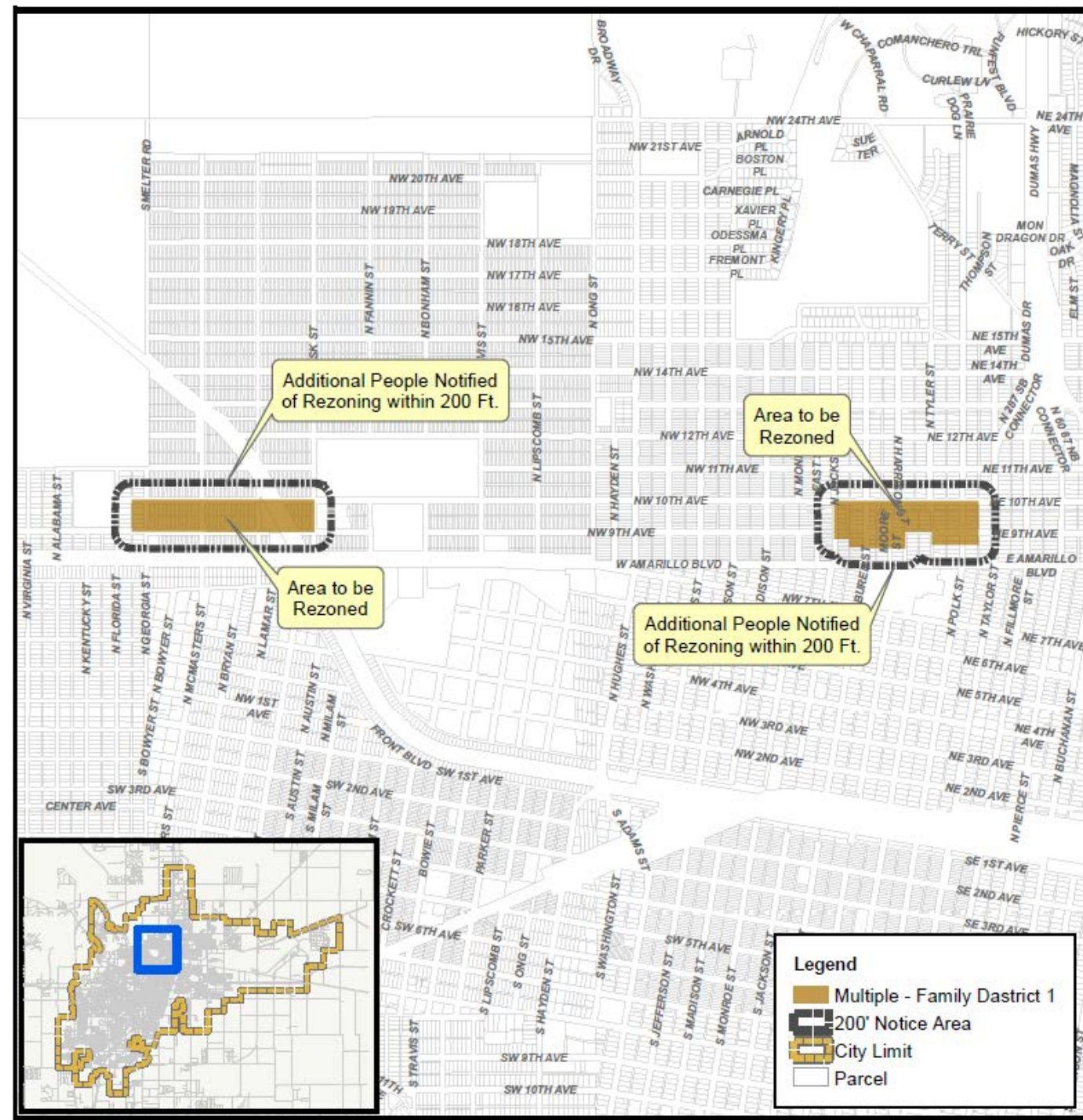
# Key Points – Part 1

- Aligns the North Heights neighborhood zoning pattern with zoning practices consistent throughout the rest of Amarillo
- The rezoning plan seeks to protect single family homes and encourage more single family home development in the future.
  - Large amounts of the North Heights plan area are zoned for industrial and multi-family. These areas are either vacant or already developed with single family homes.
- The proposal reduces Manufactured Home District by about 50%.
- Industrial and heavy commercial uses have eroded neighborhood character over time. The proposal encourages retail and business uses that are compatible for neighborhood development.



# Multiple-Family 1 (MF-1)

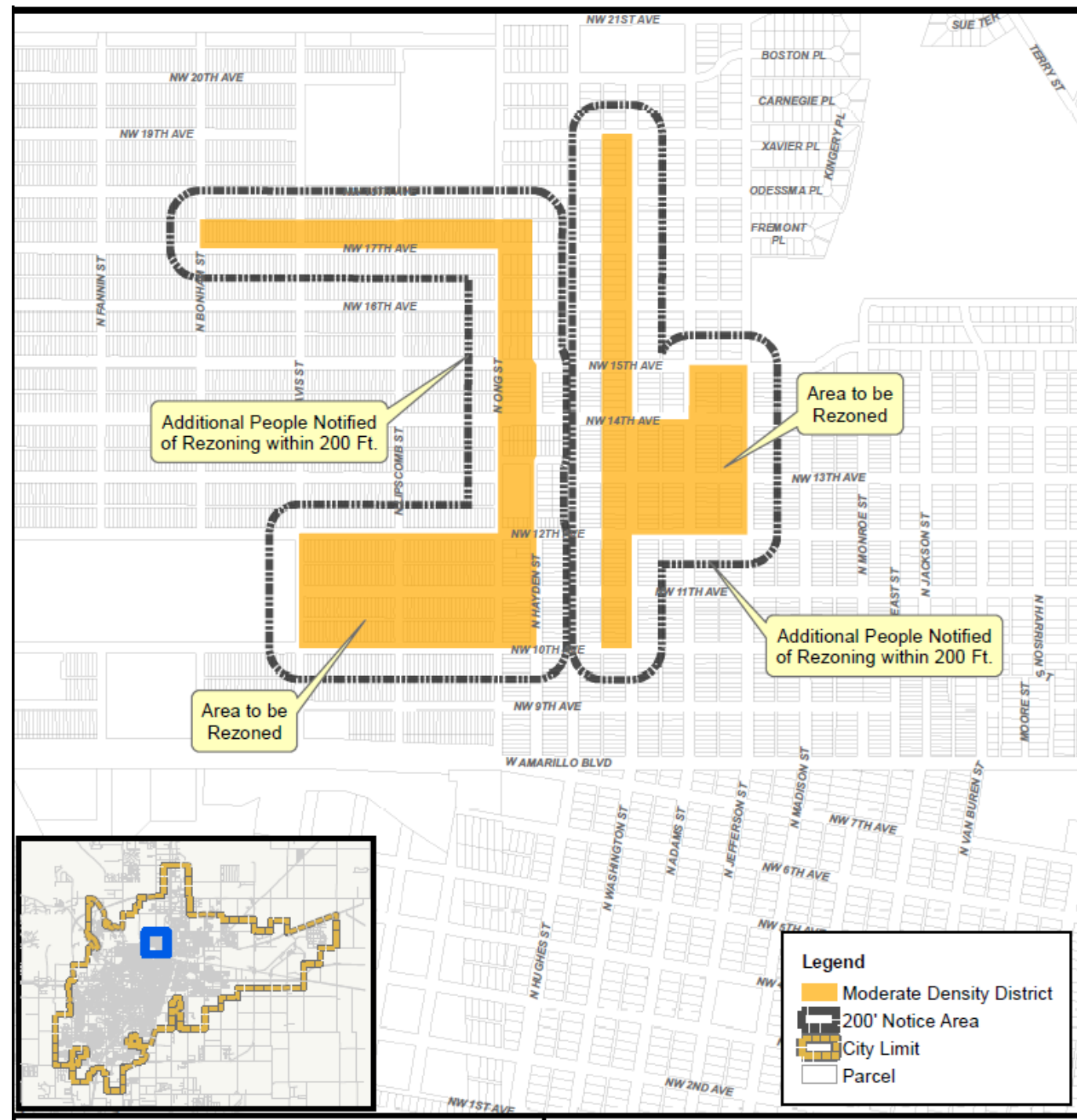
- 38.27 acres
- From primarily primarily Light Industrial (I-1), Manufactured Home (MF-2)
- Intent – Buffer commercial uses along corridors from core single family areas





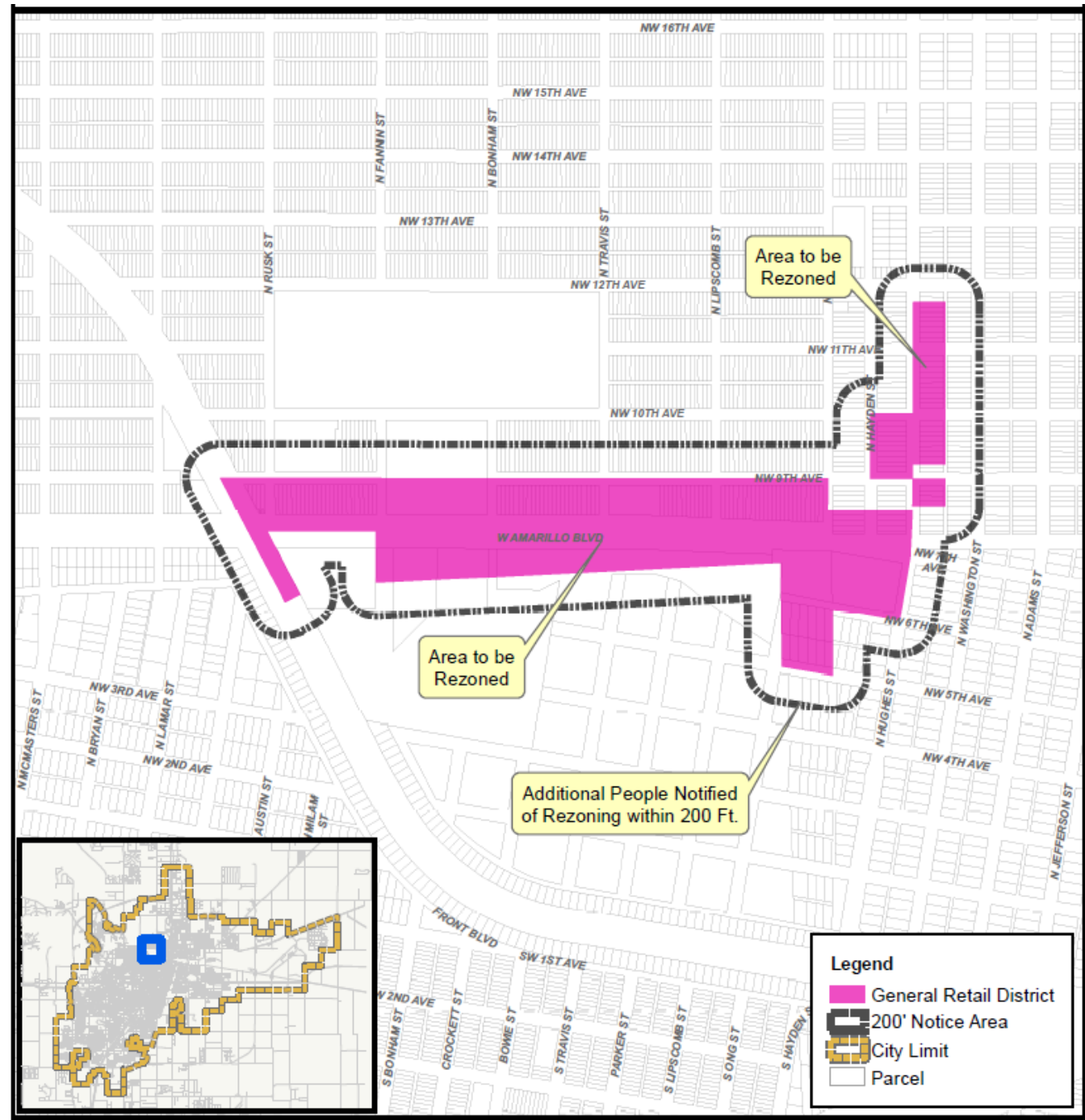
# Moderate Density (MD)

- 78.98 acres
- From primarily Multiple-Family 1 (MF-1)
- Intent – Buffer from business/retail uses along corridors, provides a more gentle transition to core single family areas. Allows “missing middle” housing types like duplexes, triplexes, tiny homes and smaller apartment buildings



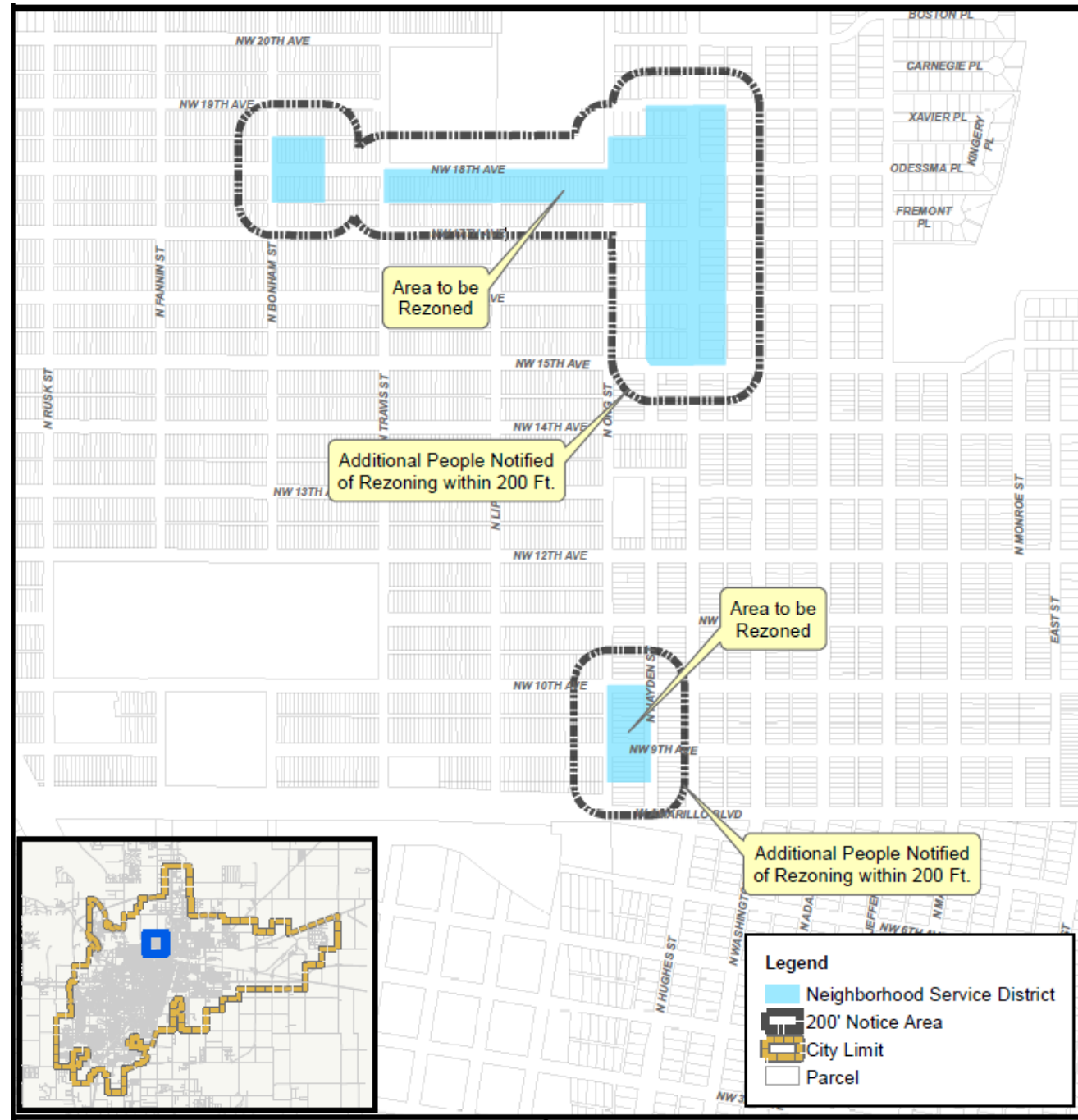
# General Retail (GR)

- 58.84 acres
- From primarily Multiple-Family 1 (MF-1) and Light Commercial (LC)
- Intent – Encourage uses that are more compatible to neighborhood residential along Amarillo Blvd; help Hughes transition to a business corridor over time



# Neighborhood Services (NS)

- 29.17 acres
- From primarily Multiple-Family 1 (MF-1)
- Intent – Neighborhood services allows both residential (SF, MD types) and low-impact businesses. Transition NW 18<sup>th</sup> into a more dynamic neighborhood services corridor over time, already many amenities in the area.



# 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

Staff's recommendation remains unchanged from June 14<sup>th</sup>. Staff recommends approval of the rezoning proposal for Part 1 of the North Heights Rezoning Initiative as presented.