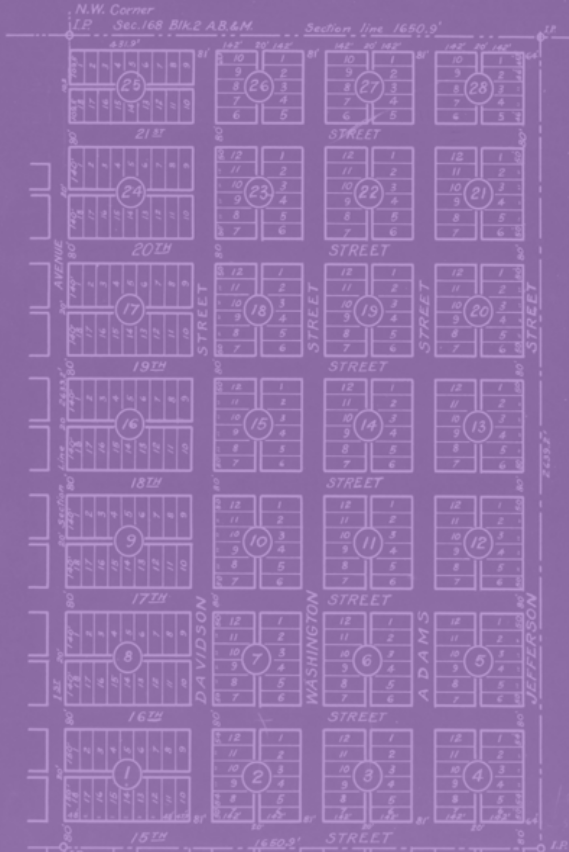


NORTH HEIGHTS ADDITION
TO
AMARILLO

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

Vol. 151

North Heights Rezoning Initiative – Part 2 (South, Quadrant 1)

Planning and Zoning Commission Discussion Item Presentation

August 2, 2021



Key Points – Part 2

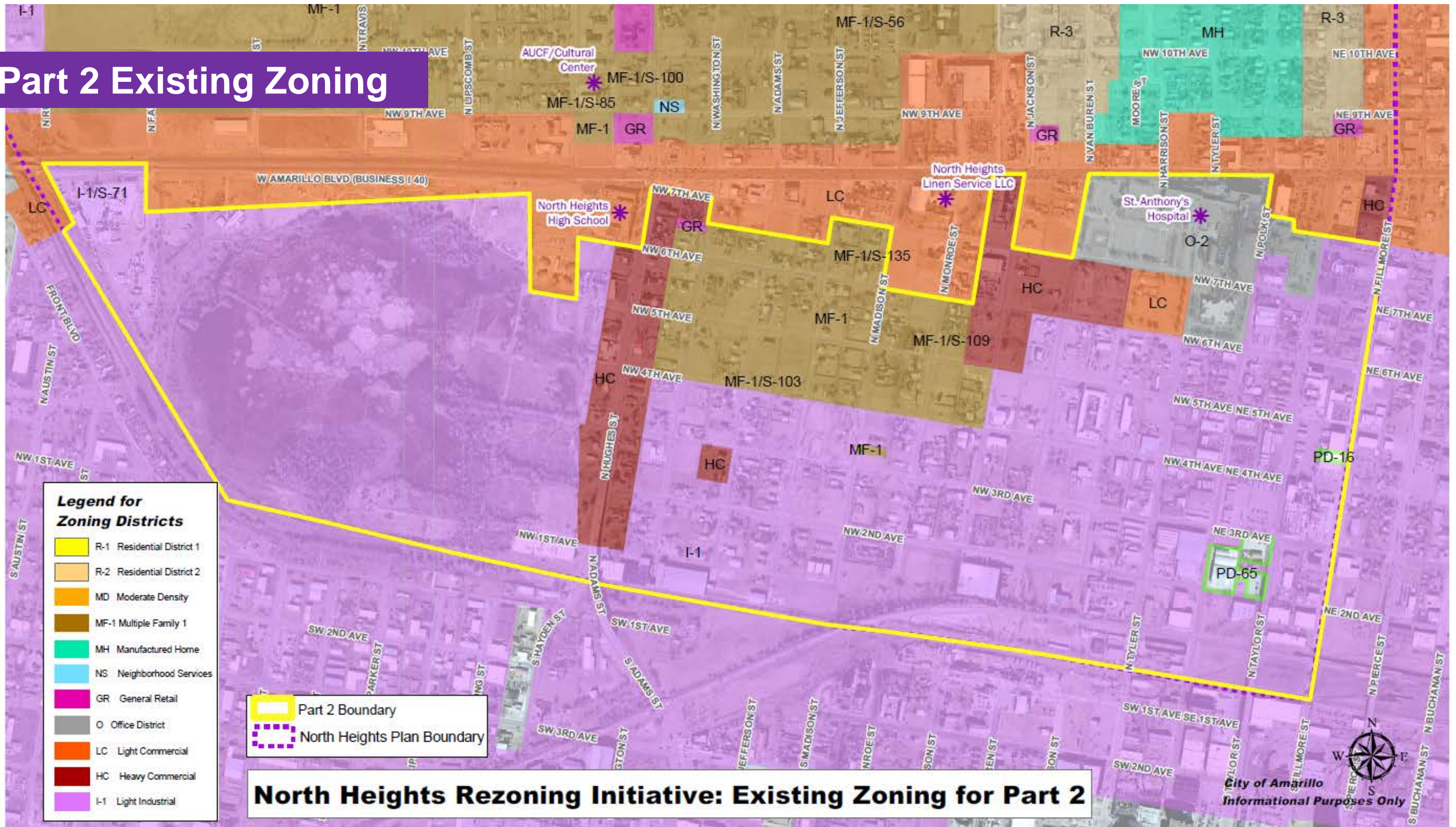
- The Rezoning Initiative seeks to better align the North Heights plan area with the “neighborhood unit concept” where commercial development lines the corridors and the internal residential neighborhoods are buffered from the most intensive uses.
- South of Amarillo Boulevard is a “hodge-podge” of mismatched zoning districts and current land uses, as well as potentially very intensive commercial uses adjoining residential.
- The proposal seeks to preserve the original character of the area as a neighborhood and encourage redevelopment that is consistent with this character:
 - It introduces Heavy Commercial and Light Commercial, which accommodates the existing commercial businesses.
 - Rezones existing residentially used land to Moderate Density (from Light Industrial)
 - Provides a Neighborhood Services District around St. Anthony’s Hospital redevelopment to encourage a mixed-use neighborhood – walkable with housing, jobs and services.
 - Encourages the use of Hughes St south of Amarillo Boulevard as a retail corridor

Part 2: Current Land Use by PRAD Parcel*

Non-Residential	136	39%
Residential	129	37%
Vacant	83	24%
Total	348	100%

*Inventory of parcels proposed to change

Part 2 Existing Zoning



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

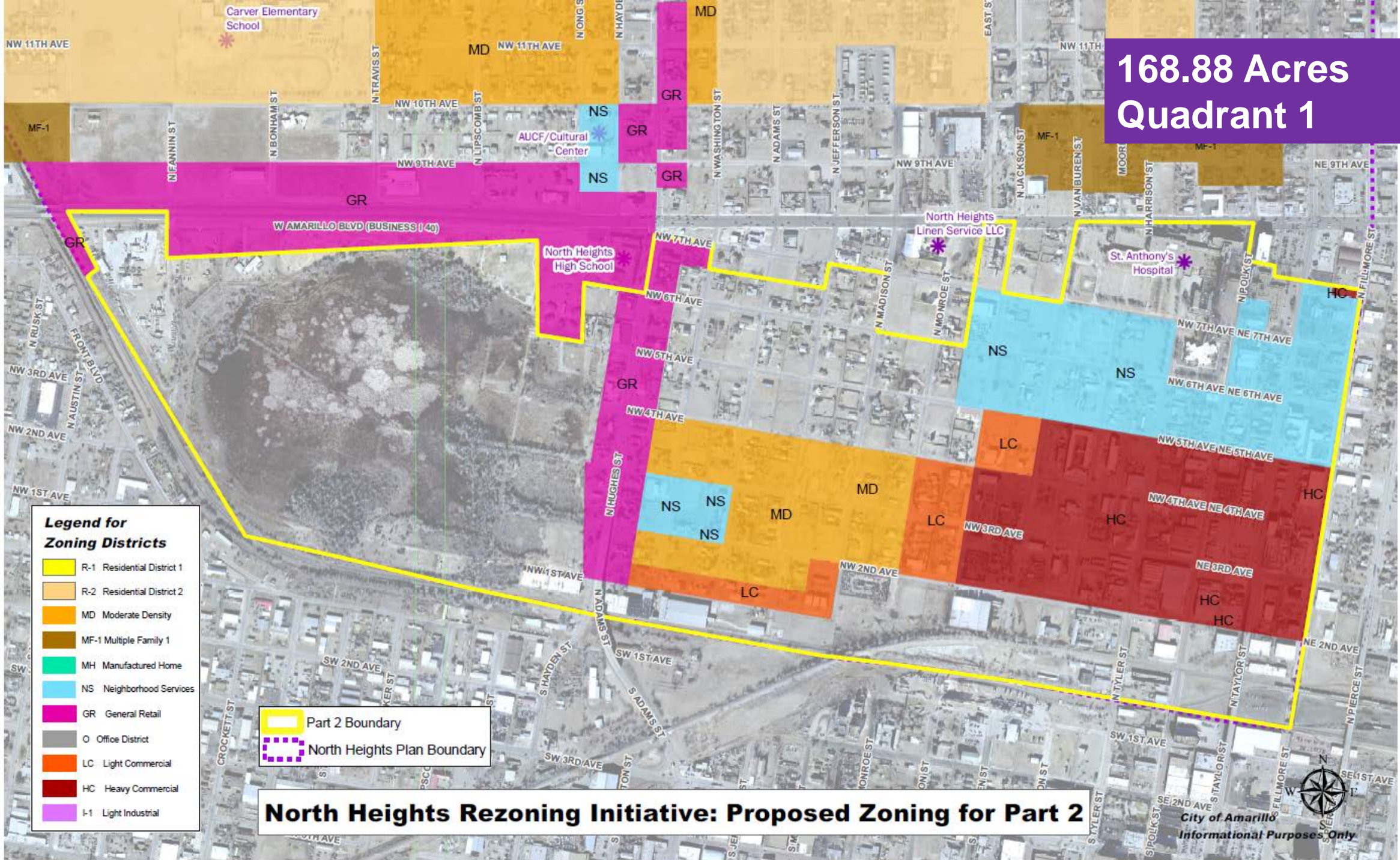
- Part 2 Boundary
- North Heights Plan Boundary

North Heights Rezoning Initiative: Existing Zoning for Part 2

City of Amarillo
Informational Purposes Only



168.88 Acres Quadrant 1



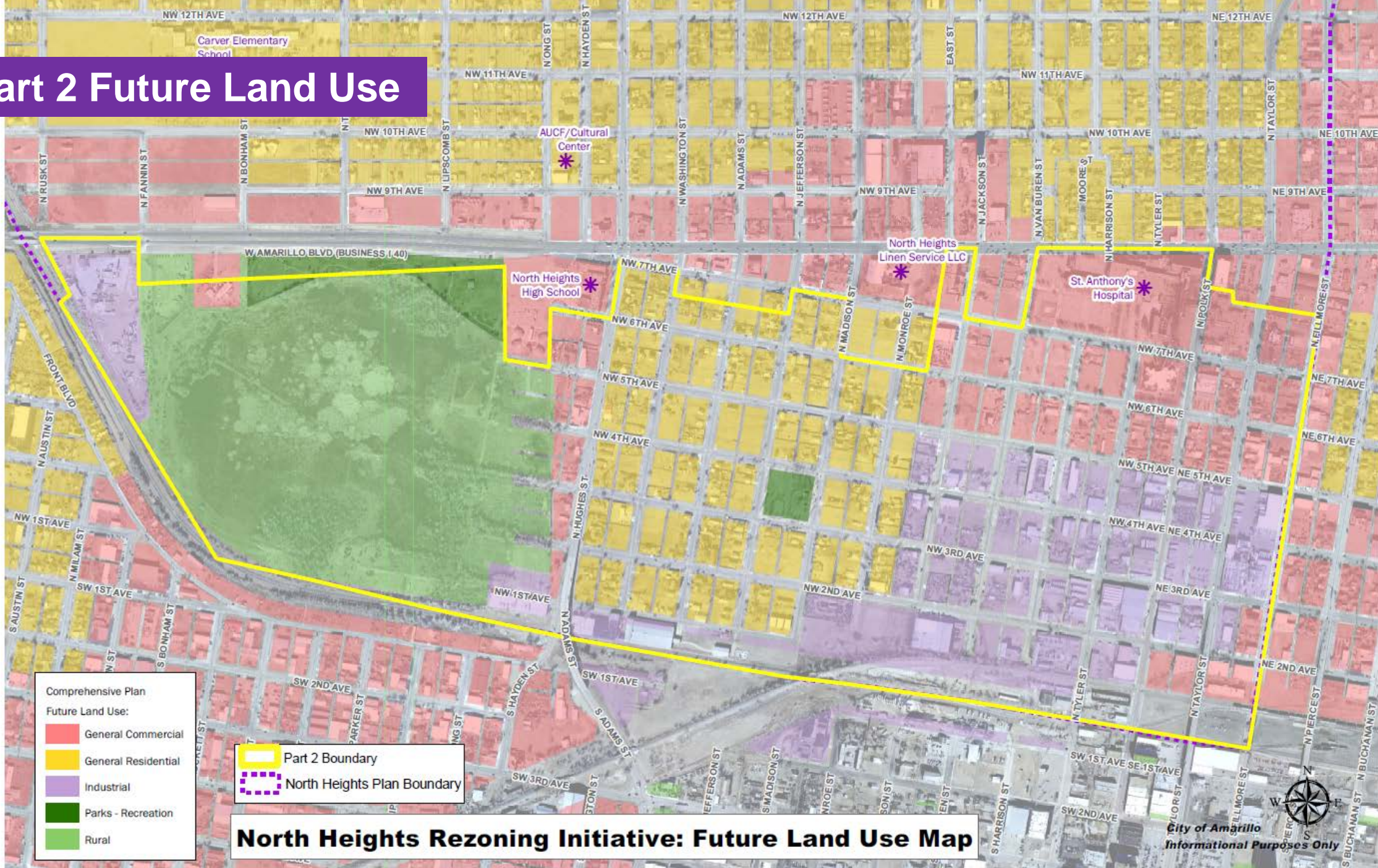
- Legend for Zoning Districts**
- R-1 Residential District 1
 - R-2 Residential District 2
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 - GR General Retail
 - O Office District
 - LC Light Commercial
 - HC Heavy Commercial
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- Part 2 Boundary
- North Heights Plan Boundary

North Heights Rezoning Initiative: Proposed Zoning for Part 2



Part 2 Future Land Use



North Heights Rezoning Initiative: Future Land Use Map

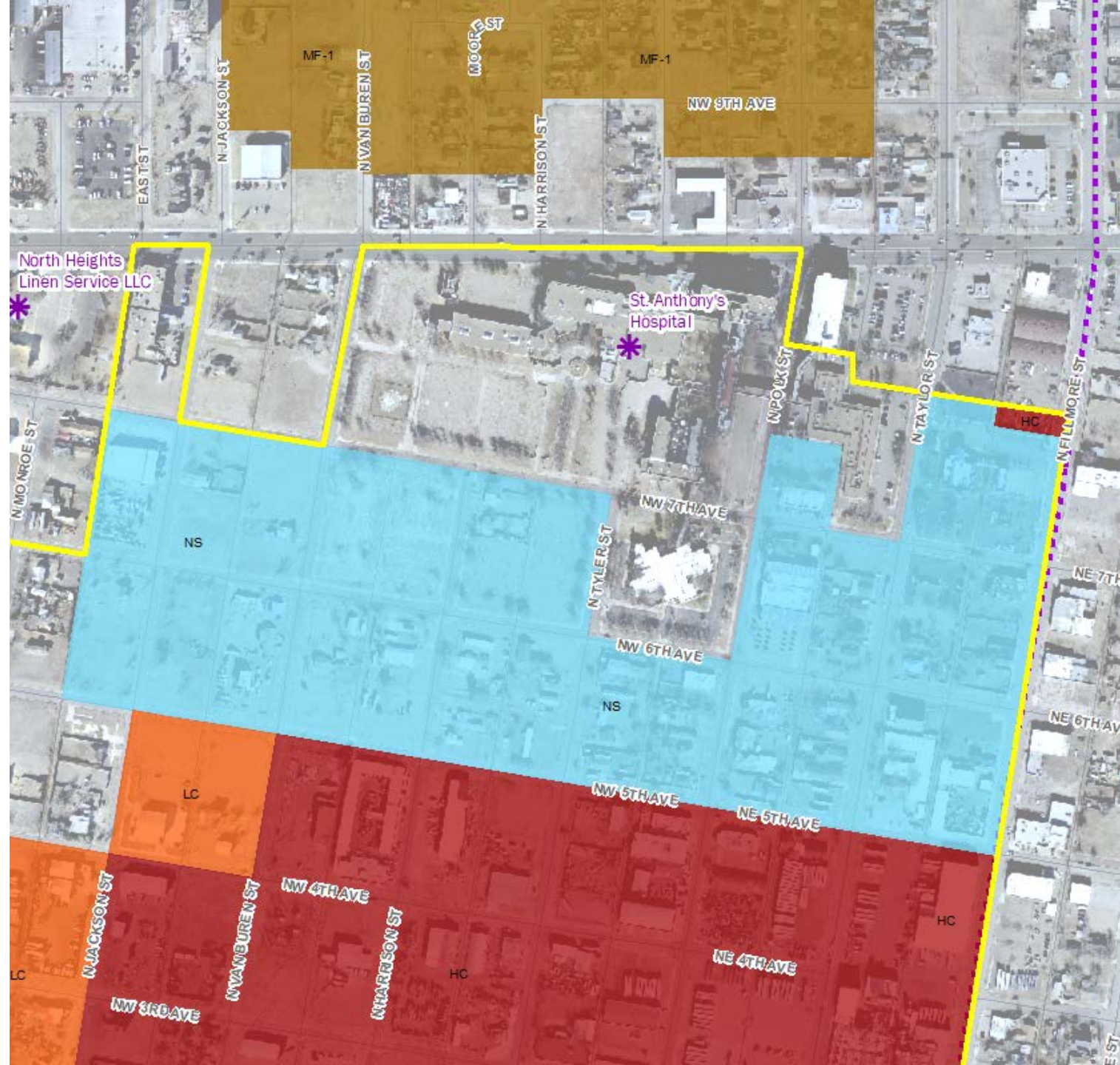
City of Amarillo
Informational Purposes Only

Neighborhood Services (NS)

- 49.18 acres
- From primarily Light Industrial (I-1), Light Commercial (LC) and Heavy Commercial

NS: Parcel Inventory	
Non-residential	38
Residential	40
Vacant	24
Total	102
Proposed Rezoning - Non-conforming	14
Existing Zoning Non-conforming	44

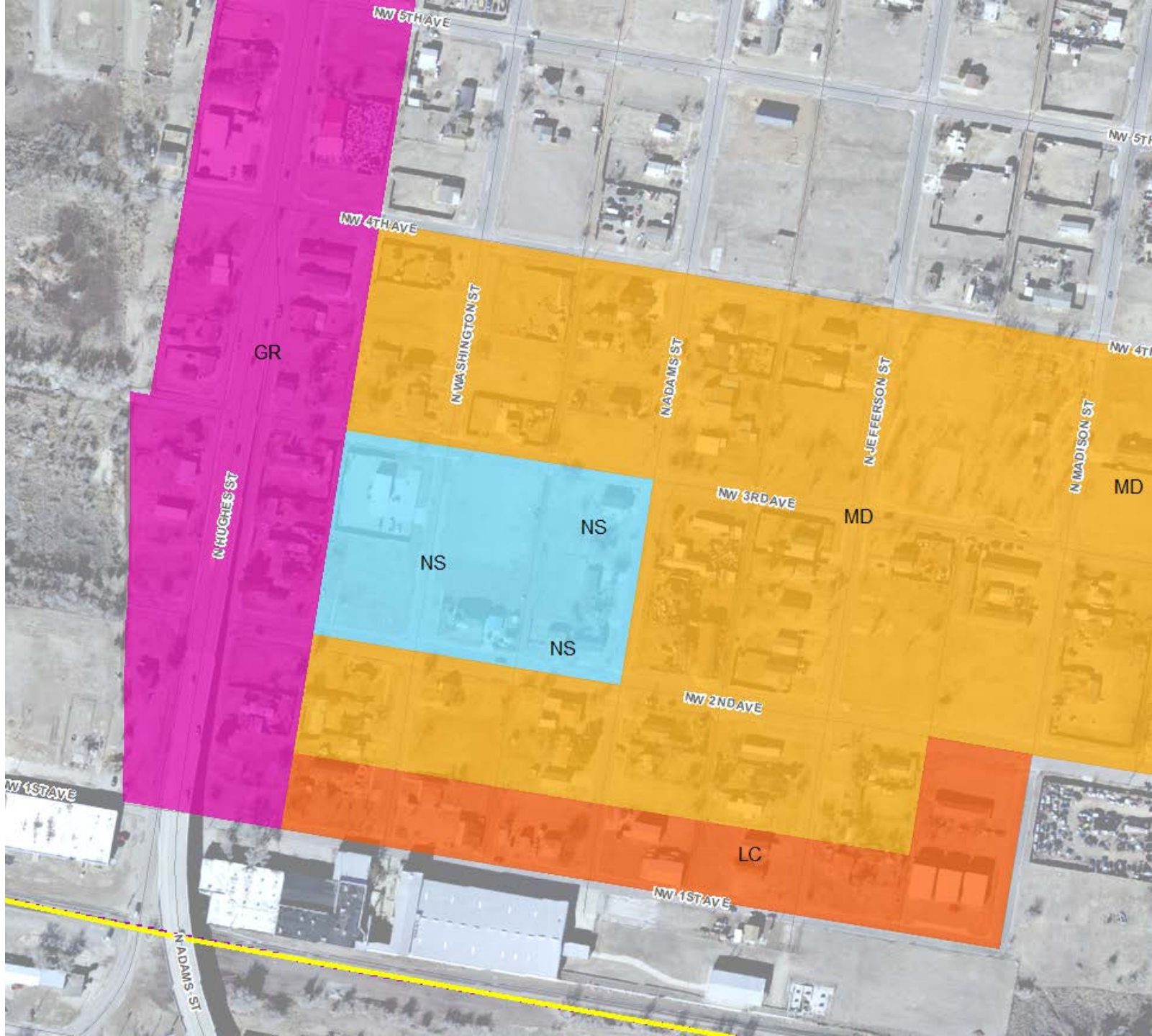
*Inventory of parcels proposed to change



Neighborhood Services Con't (NS)

NS: Parcel Inventory	
Non-residential	38
Residential	40
Vacant	24
Total	102
Proposed Rezoning - Non-conforming	14
Existing Zoning - Non-conforming	44

*Inventory of parcels proposed to change

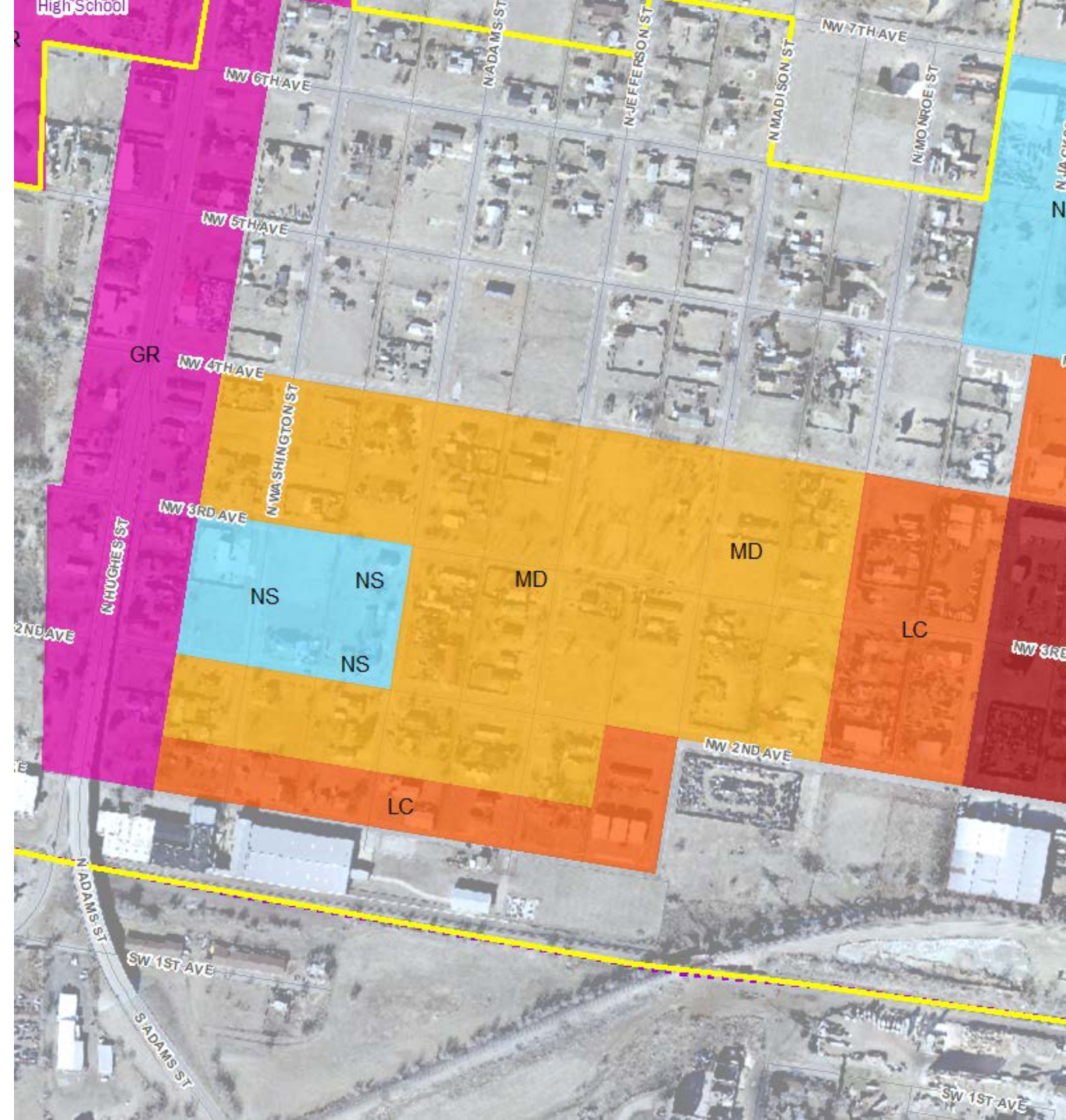


Moderate Density (MD)

- 30.63 acres
- From primarily Light Industrial (I-1)

MD: Parcel Inventory	
Non-residential	12
Residential	44
Vacant	20
Total	76
Proposed Rezoning - Non-conforming	11
Existing Zoning Non-conforming	43

*Inventory of parcels proposed to change

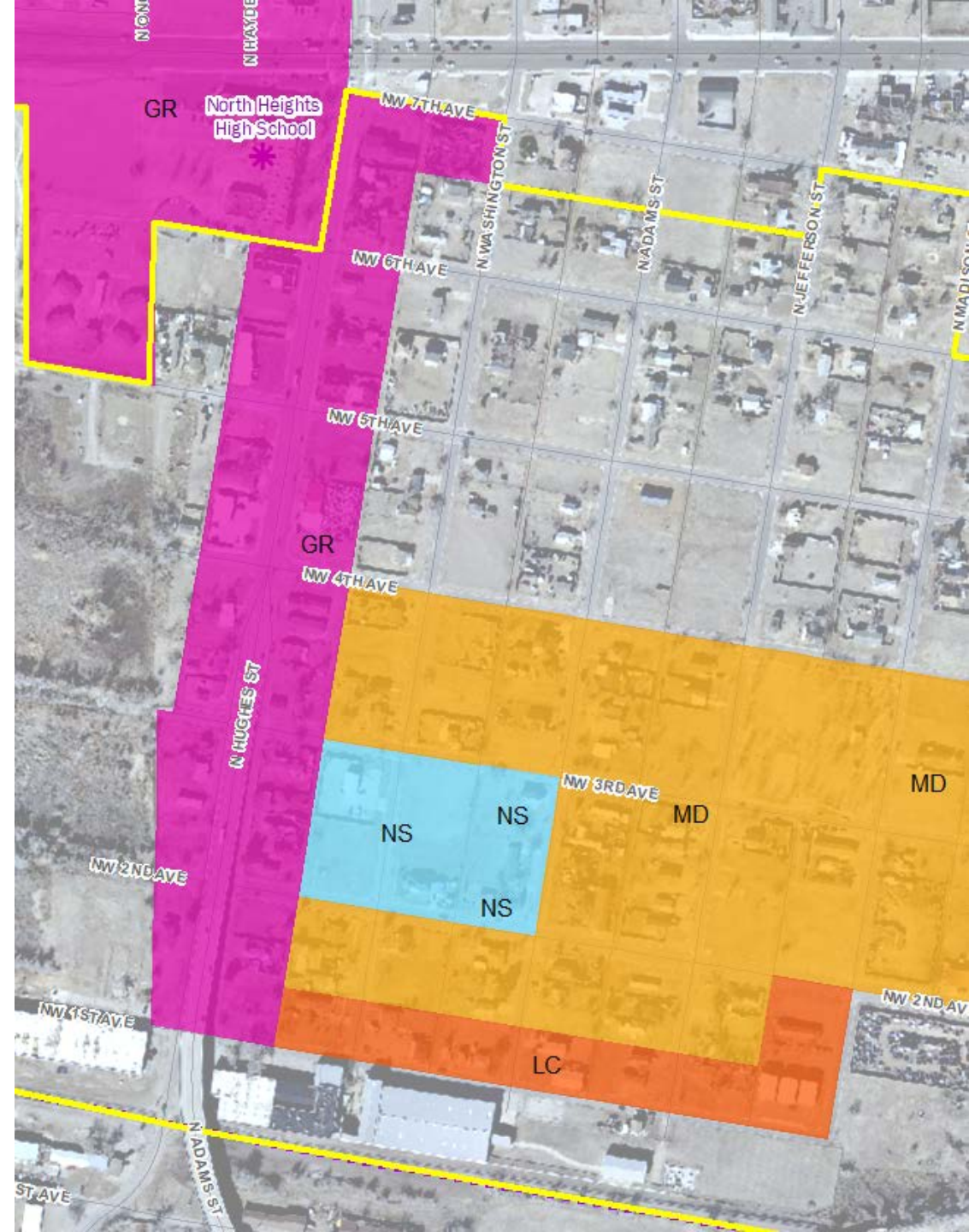


General Retail (GR)

- 17.58 acres
- From Heavy Commercial (HC)

GR: Parcel Inventory	
Non-residential	10
Residential	23
Vacant	14
Total	47
Proposed Rezoning - Non-conforming	26
Existing Zoning - Non-conforming	26

*Inventory of parcels proposed to change

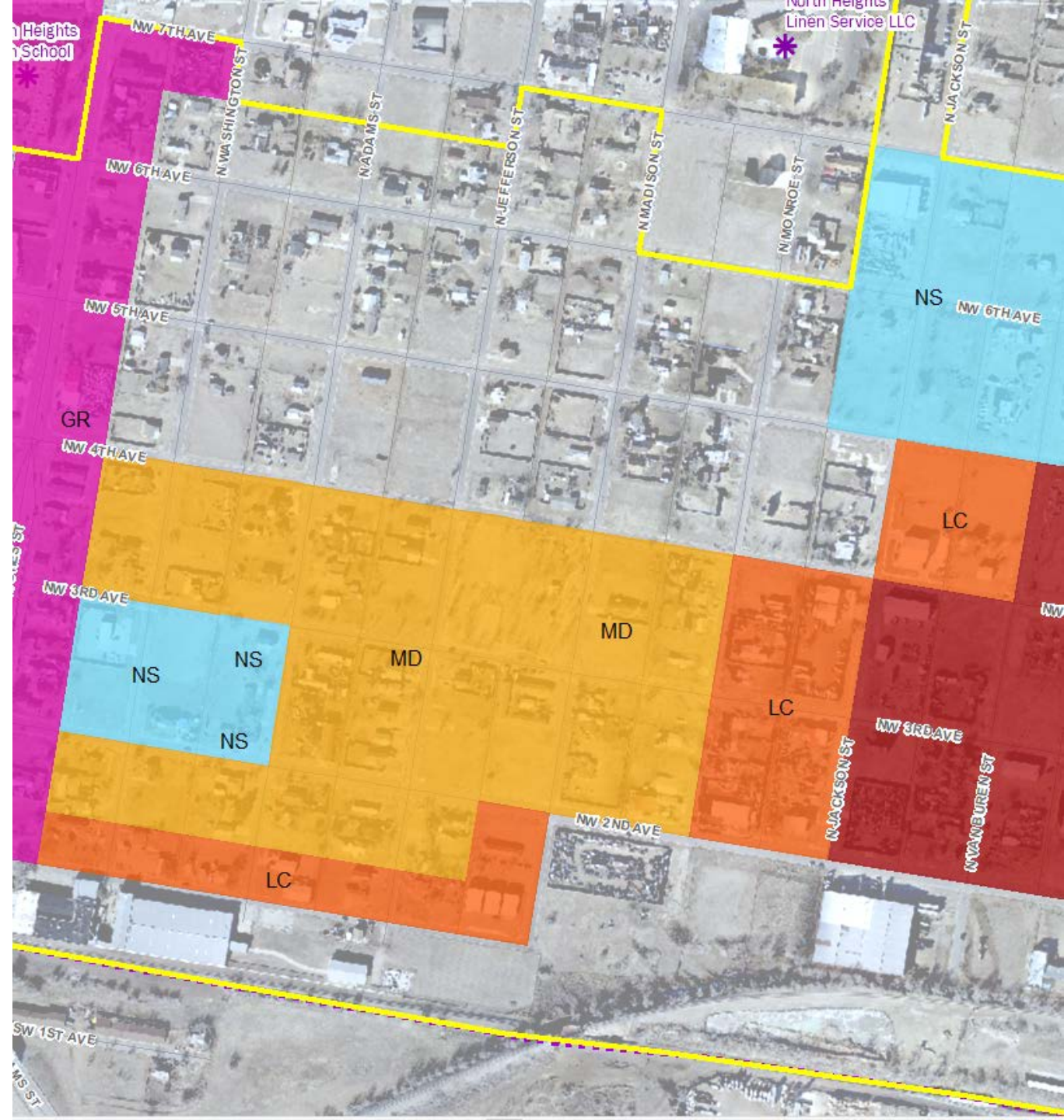


Light Commercial (LC)

- 15.11 acres
- From Light Industrial (I-1) and Heavy Commercial (HC)

LC: Parcel Inventory	
Non-residential	12
Residential	14
Vacant	8
Total	34
Proposed Rezoning - Non-conforming	18
Existing Zoning - Non-conforming	14

*Inventory of parcels proposed to change

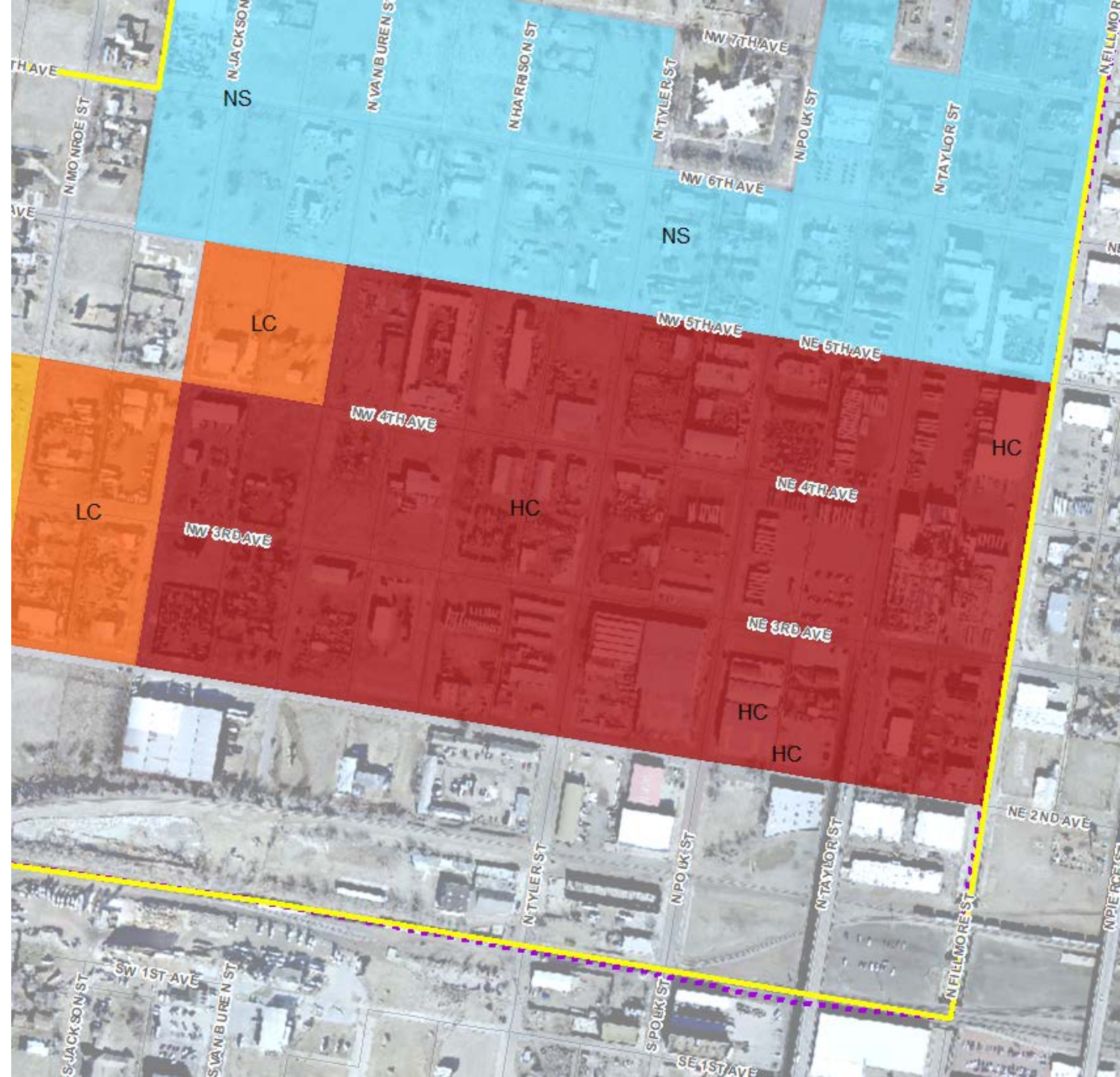


Heavy Commercial (HC)

- 56.38 acres
- From primarily Light Industrial (I-1)

HC: Parcel Inventory	
Non-residential	64
Residential	8
Vacant	17
Total	89
Proposed Rezoning - Non-conforming	8
Existing Zoning - Non-conforming	8

*Inventory of parcels proposed to change



Questions?

**More info at amarillo.gov/nhrezoning
Or, call 378-6290**

Next Steps

- Part 2 public hearing and action by P&Z on August 16th
- Part 1 public hearing and consideration by City Council on August 10th