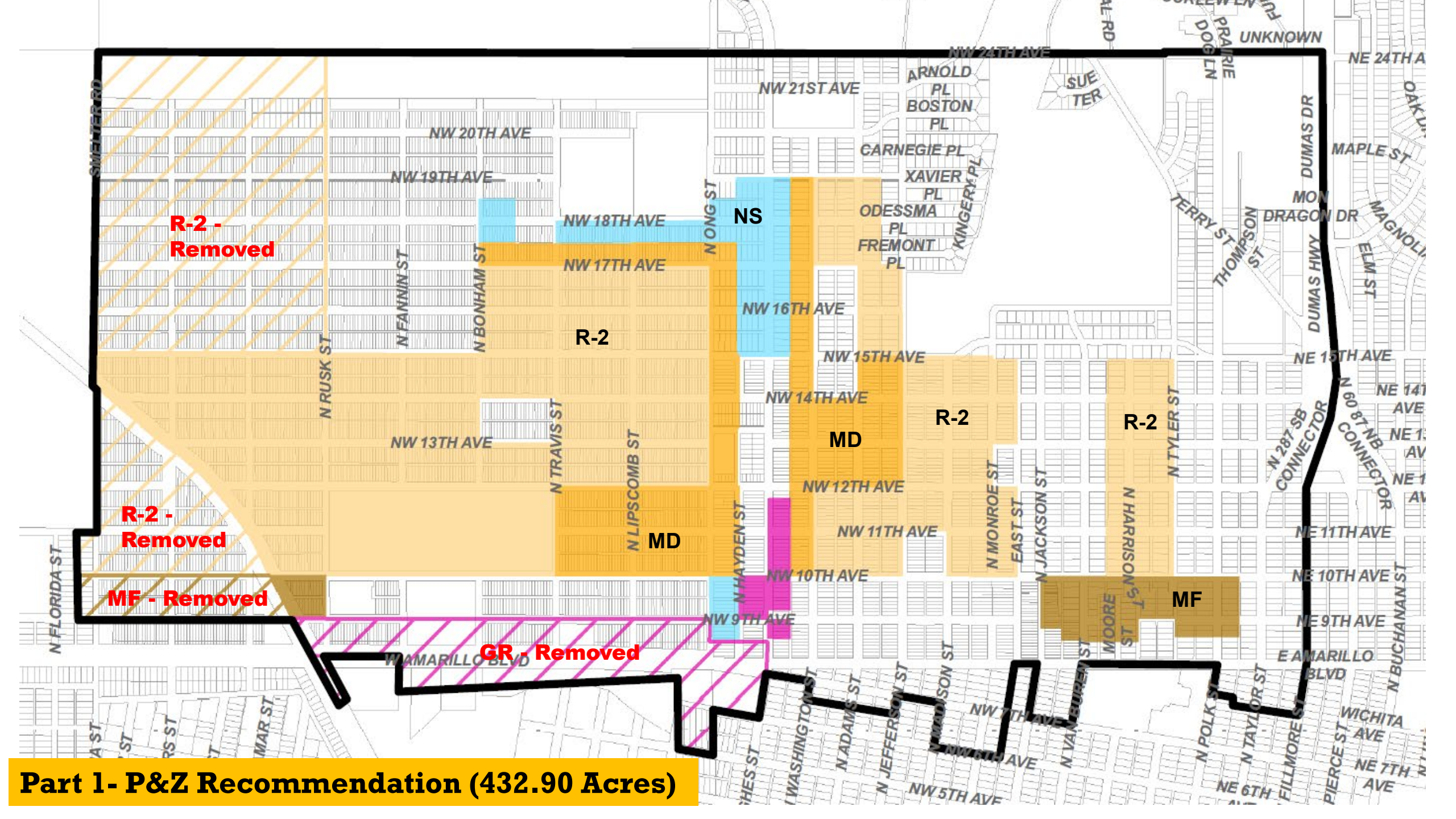


North Heights Rezoning Initiative – Part 1

August 10, 2021 City Council Meeting

Presented by Andrew Freeman
Managing Director, Planning and Special Projects

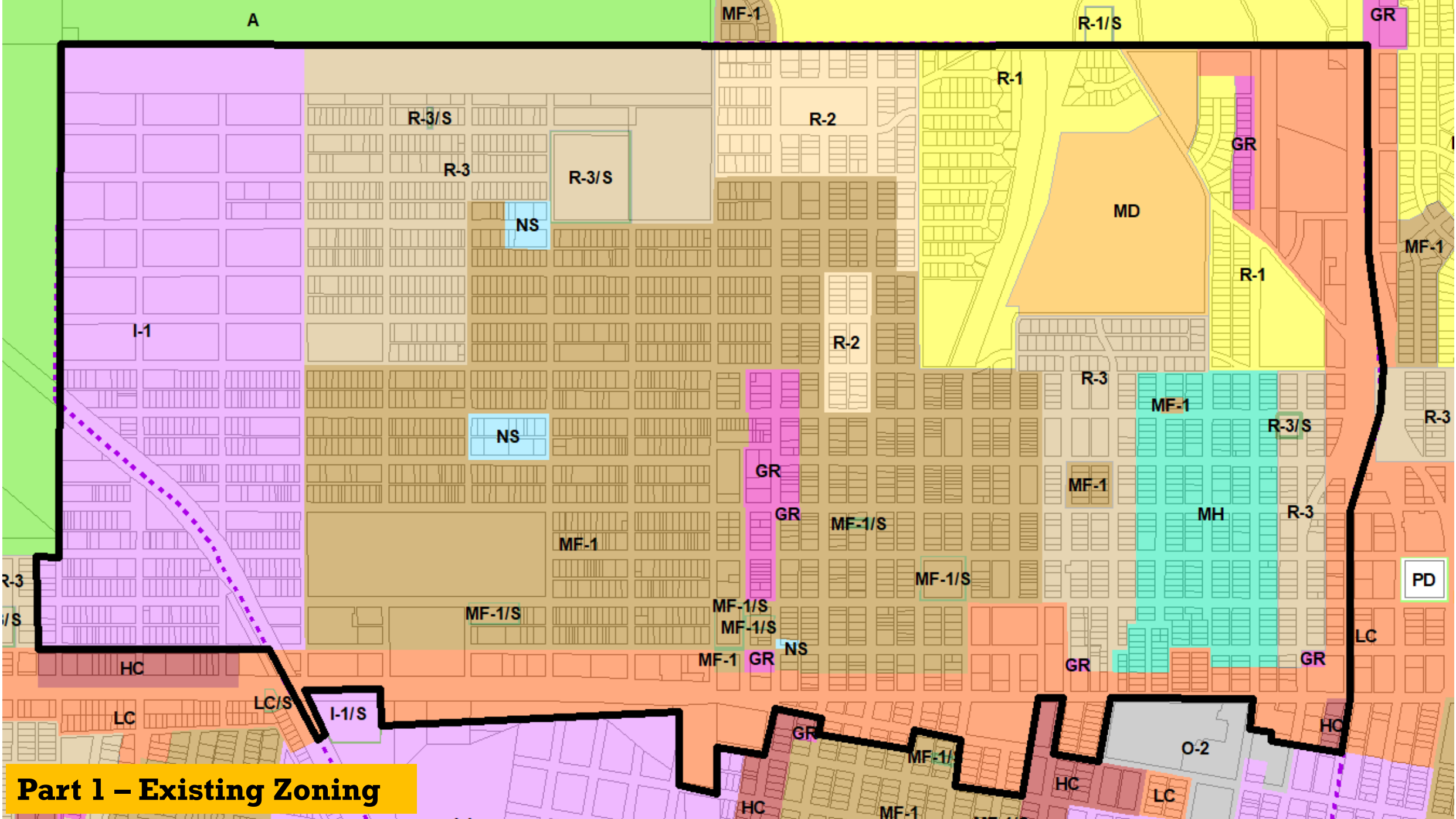




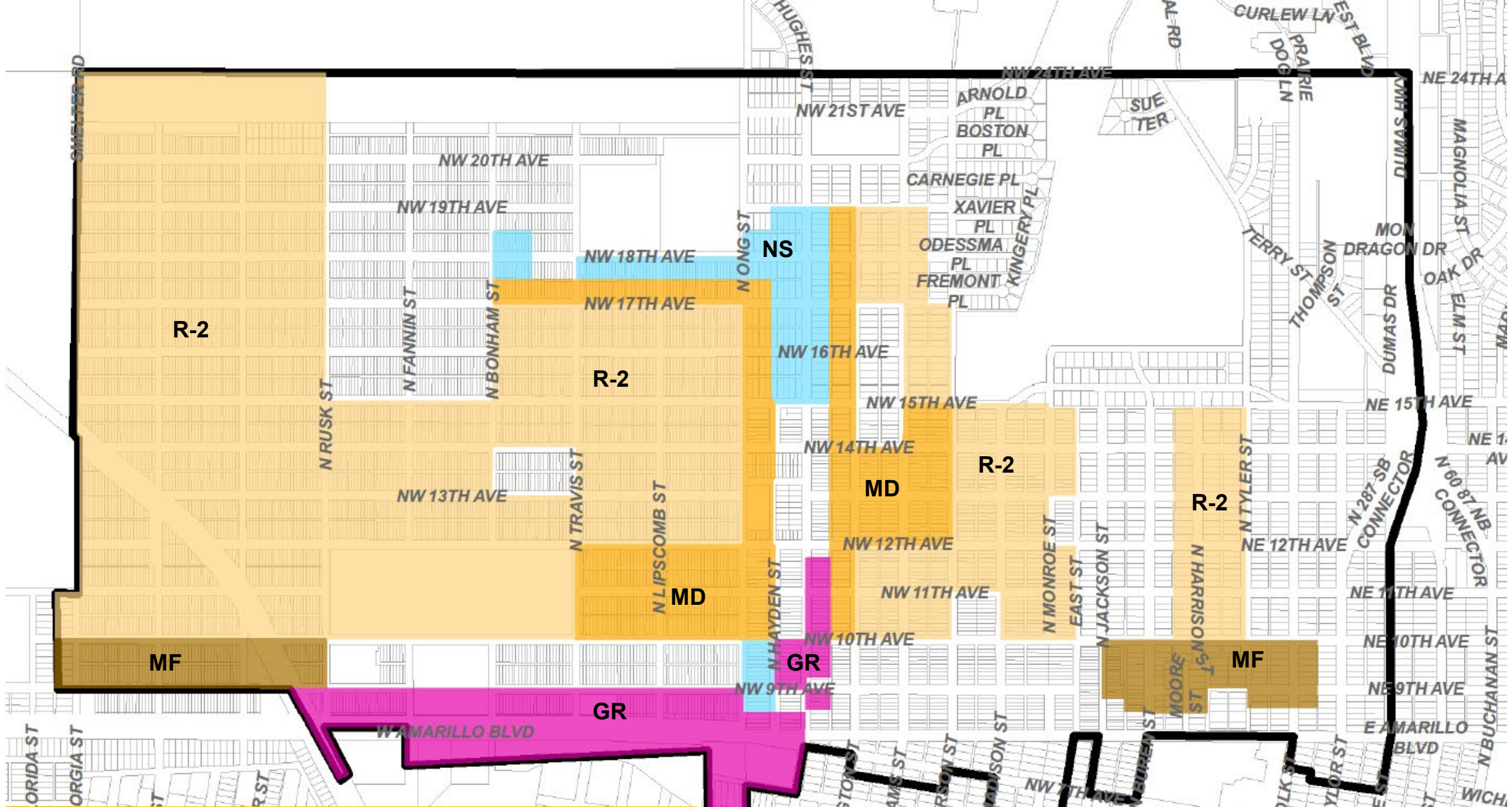
Part 1- P&Z Recommendation (432.90 Acres)

North Heights Rezoning – Part 1 Overview

- Part 1 (north) originally recommended rezoning of 650.15 acres
- Desired outcomes -
 - Address incompatibilities to create a predictable & orderly future development pattern
 - Protect single-family homes and encourage more single family home development by removing industrial zoning and multi-family zoning from areas that are already residential in character
 - Encourage retail and business uses that are more compatible for neighborhood development
 - Reduce manufactured home zoning
- Staff analysis -
 - Consistent with the vision and strategies in the North Heights neighborhood plan
 - Consistent with adopted Future Land Use maps for the area
 - Better aligns the zoning pattern in North Heights with the Neighborhood Unit Concept in the Amarillo Comprehensive Plan



Part 1 - Existing Zoning

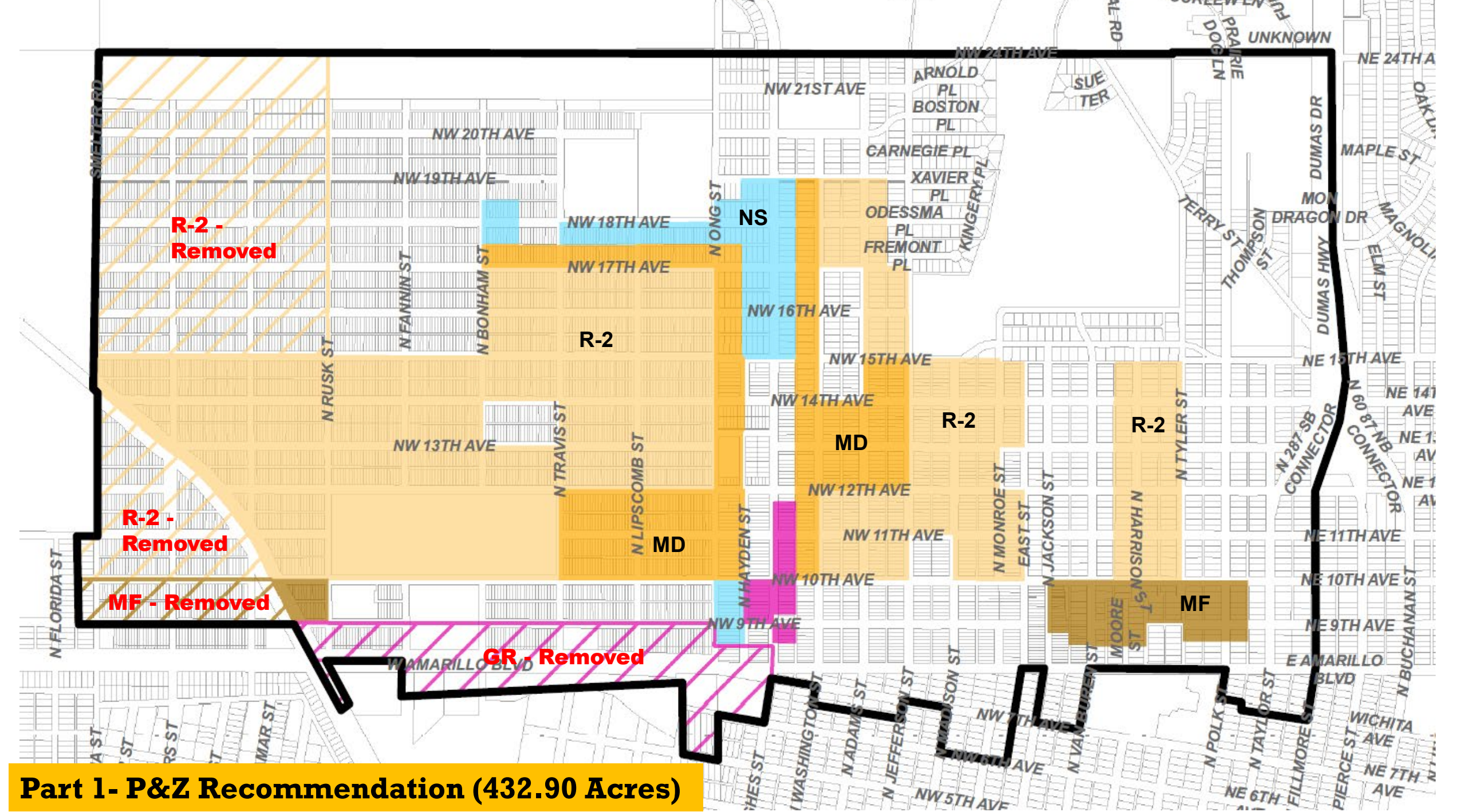


Part 1 - Original Proposal (650.15 Acres)

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission recommended approval with modifications in a 5-2 vote at their July 19th meeting resulting in a total acreage of 432.90

- "The area South and West of the railroad tracks and North of Amarillo Boulevard be eliminated from the rezoning initiative;
- The land North of 15th and West of N. Rusk (aka the Chapman land) is eliminated from this initiative;
- The land along Amarillo Boulevard that is currently zoned LC shall remain LC and not be changed to General Retail;
- Any property that will be "down zoned" by this initiative shall be allowed to be used for any use that it is currently zoned for the life of the property. The life of the property shall be defined as any property that does not have water, sewer, and electrical service for 24 consecutive months."



Part 1 - P&Z Recommendation (432.90 Acres)

Questions from City Council?

PUBLIC HEARING



Consideration of North Heights Rezoning Initiative – Part 1