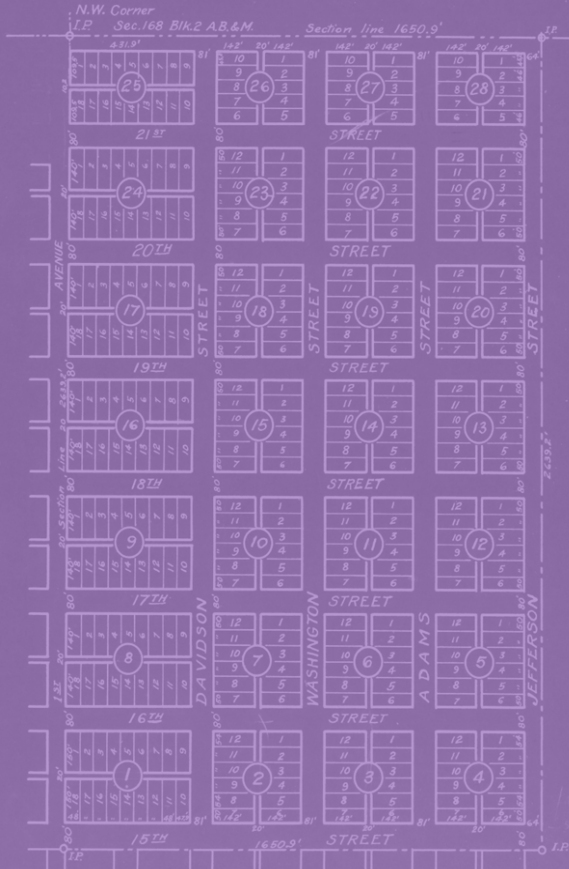


NORTH HEIGHTS ADDITION
TO
AMARILLO

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

168

Vol. 151
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

Vol. 151
p. 18

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

Planning and Zoning Commission Presentation

August 16th, 2021



Approval Schedule – Status Update

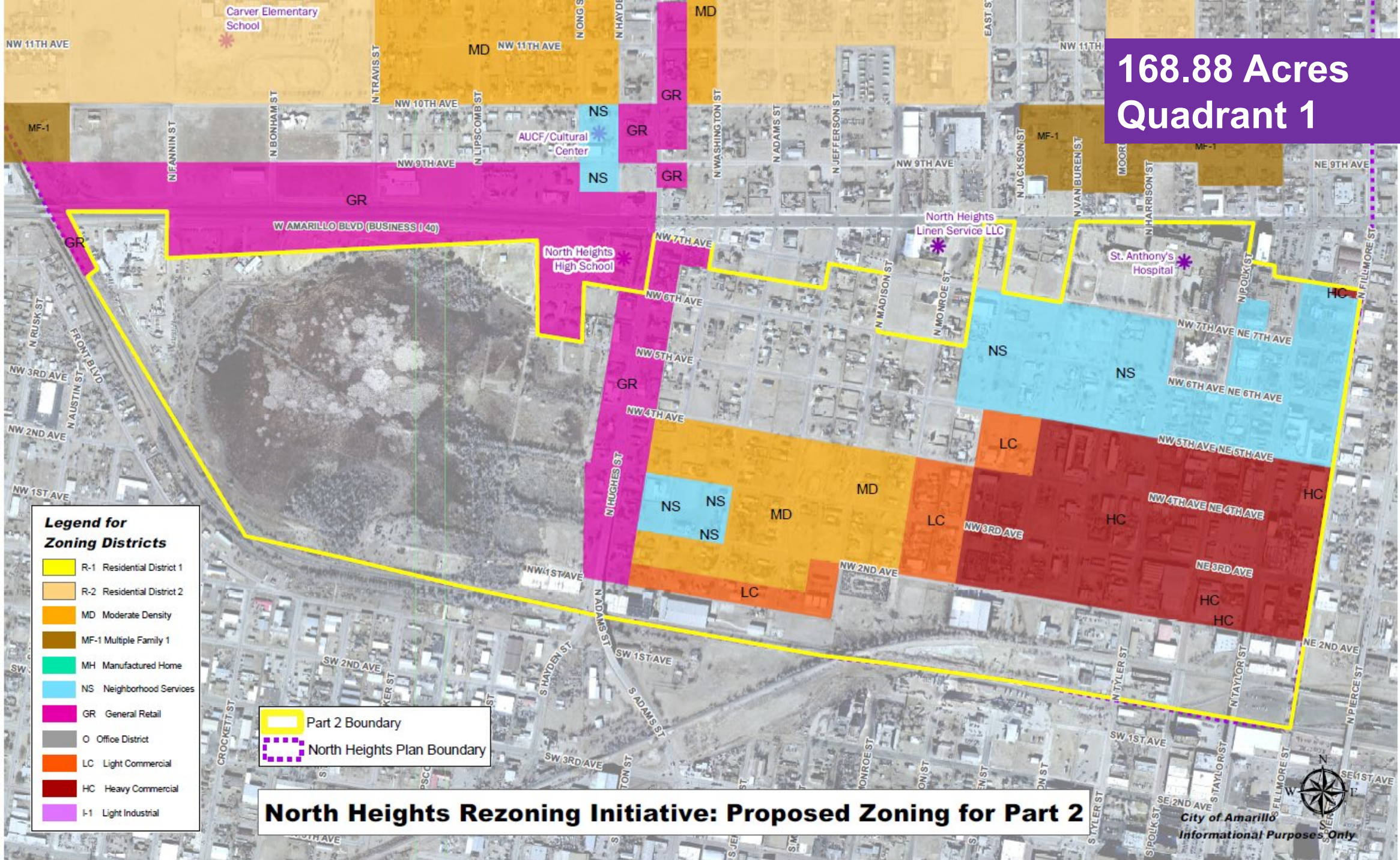
Part 1 (North)

- Tabled August 10th and scheduled for consideration by City Council on Tuesday, August 24th

Part 2 (South)

- Action item presented to Planning and Zoning Commission today (August 16th)
- First reading and public hearing scheduled for City Council on Tuesday, September 14th

**168.88 Acres
Quadrant 1**



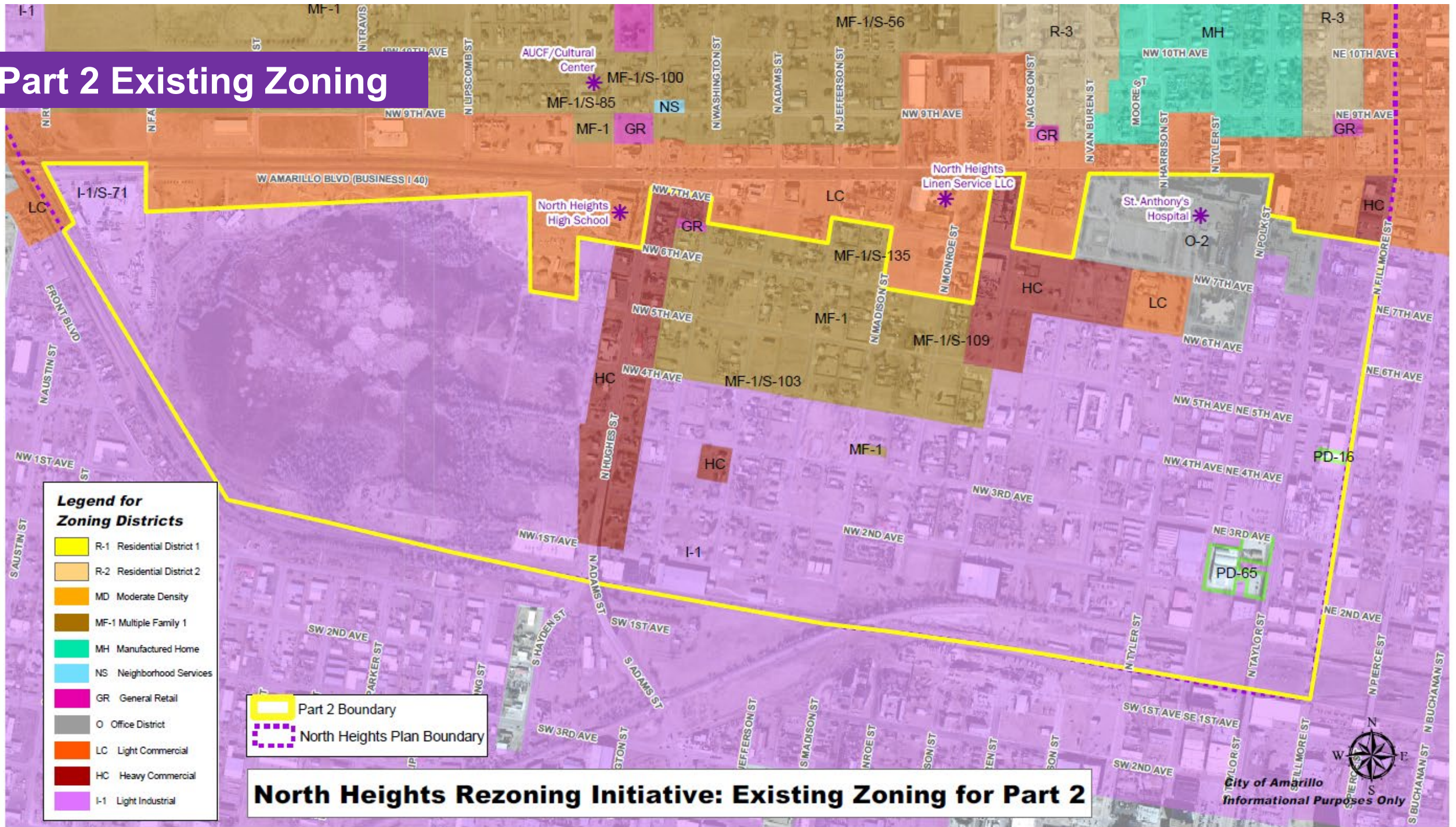
- Legend for Zoning Districts**
- R-1 Residential District 1
 - R-2 Residential District 2
 - MD Moderate Density
 - MF-1 Multiple Family 1
 - MH Manufactured Home
 - NS Neighborhood Services
 - GR General Retail
 - O Office District
 - LC Light Commercial
 - HC Heavy Commercial
 - I-1 Light Industrial

- Part 2 Boundary
- North Heights Plan Boundary

North Heights Rezoning Initiative: Proposed Zoning for Part 2



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



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

Additional comments received prior to August 16th meeting

- Five signed business “in favor” statements gathered by NHAA

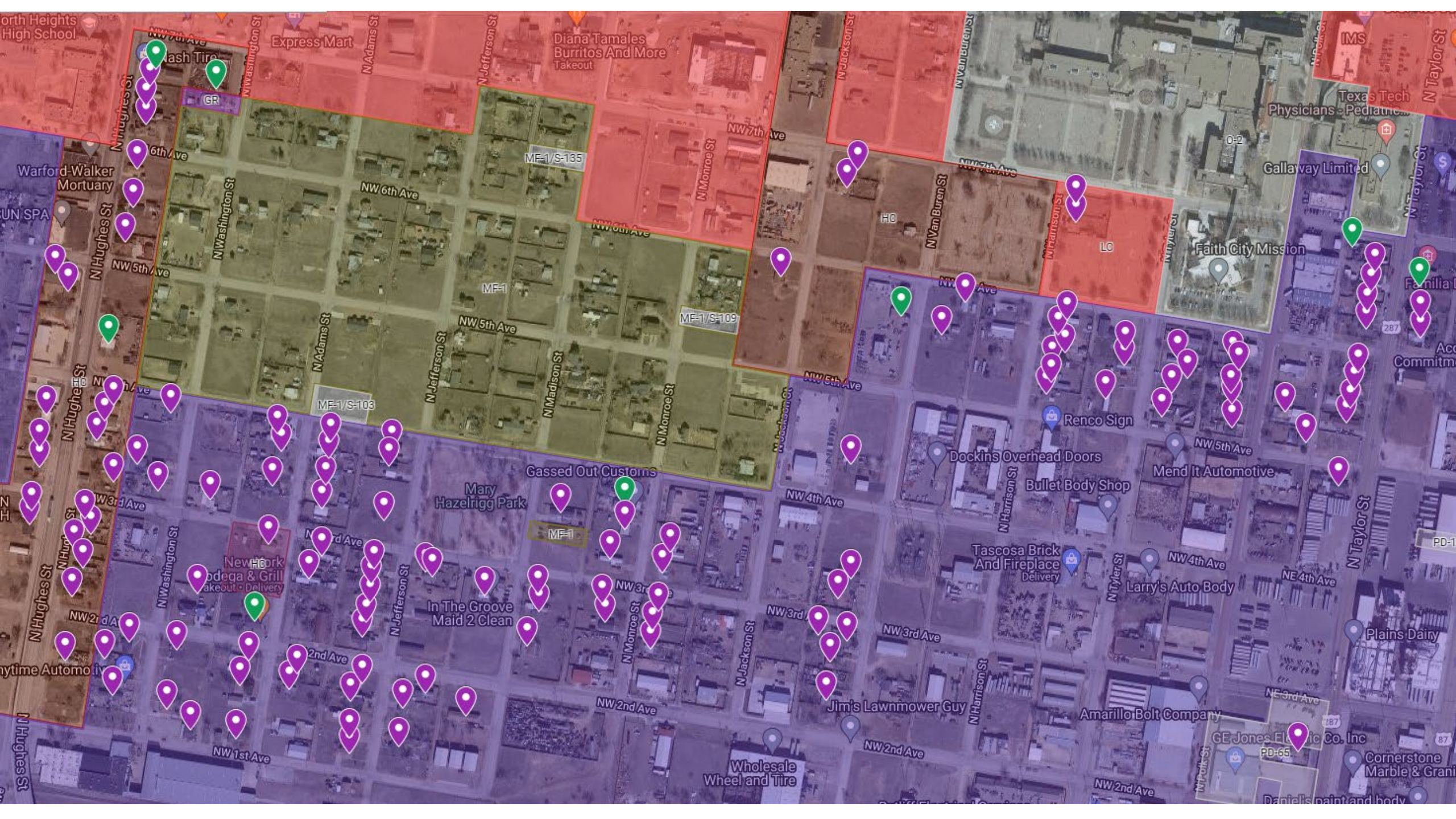
Analysis – Part 2

- While the general perception is that this is a commercial and industrial area, an equal percentage of the area proposed to be rezoned is currently used for residential purposes.
- It is staff’s opinion that this particular part of the plan area is at a critical tipping point which will determine the predominant character and development pattern of the area moving forward.
- Should the proposed zoning pattern be significantly altered, deviated from or not approved altogether, staff believes that further erosion of what was once a thriving business and community center for the North Heights neighborhood will continue.
- The intent of the rezoning is not to “downzone” existing commercial properties, but to develop a more orderly land use pattern so they may continue to operate in their current location without interference while preventing potentially more intensive industrial uses in the future that would have a detrimental impact on rebuilding the neighborhood.

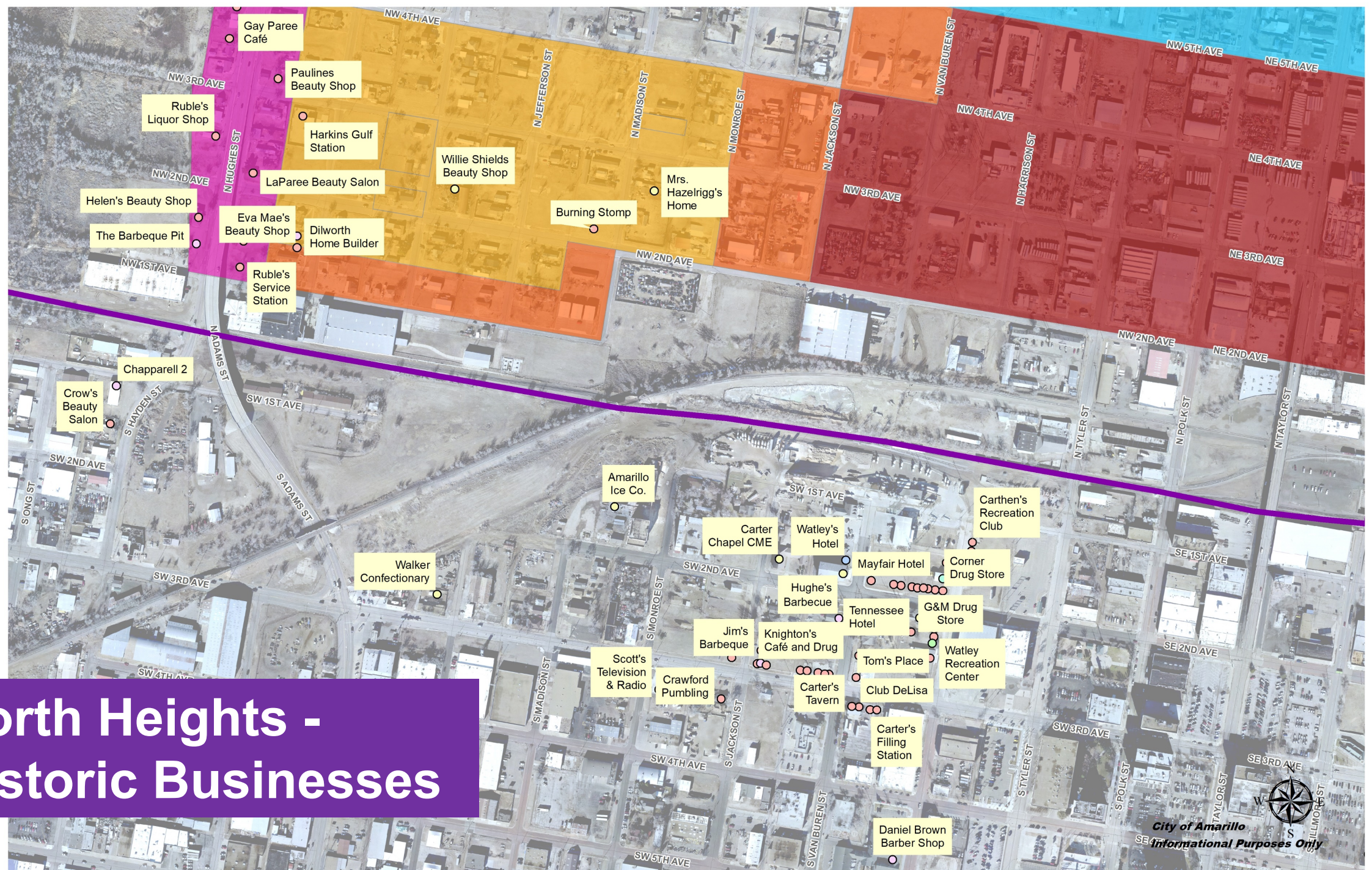
Part 2: Current Land Use by PRAD Parcel*

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

*Inventory of parcels proposed to change



North Heights - Historic Businesses



Legal nonconforming uses

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.

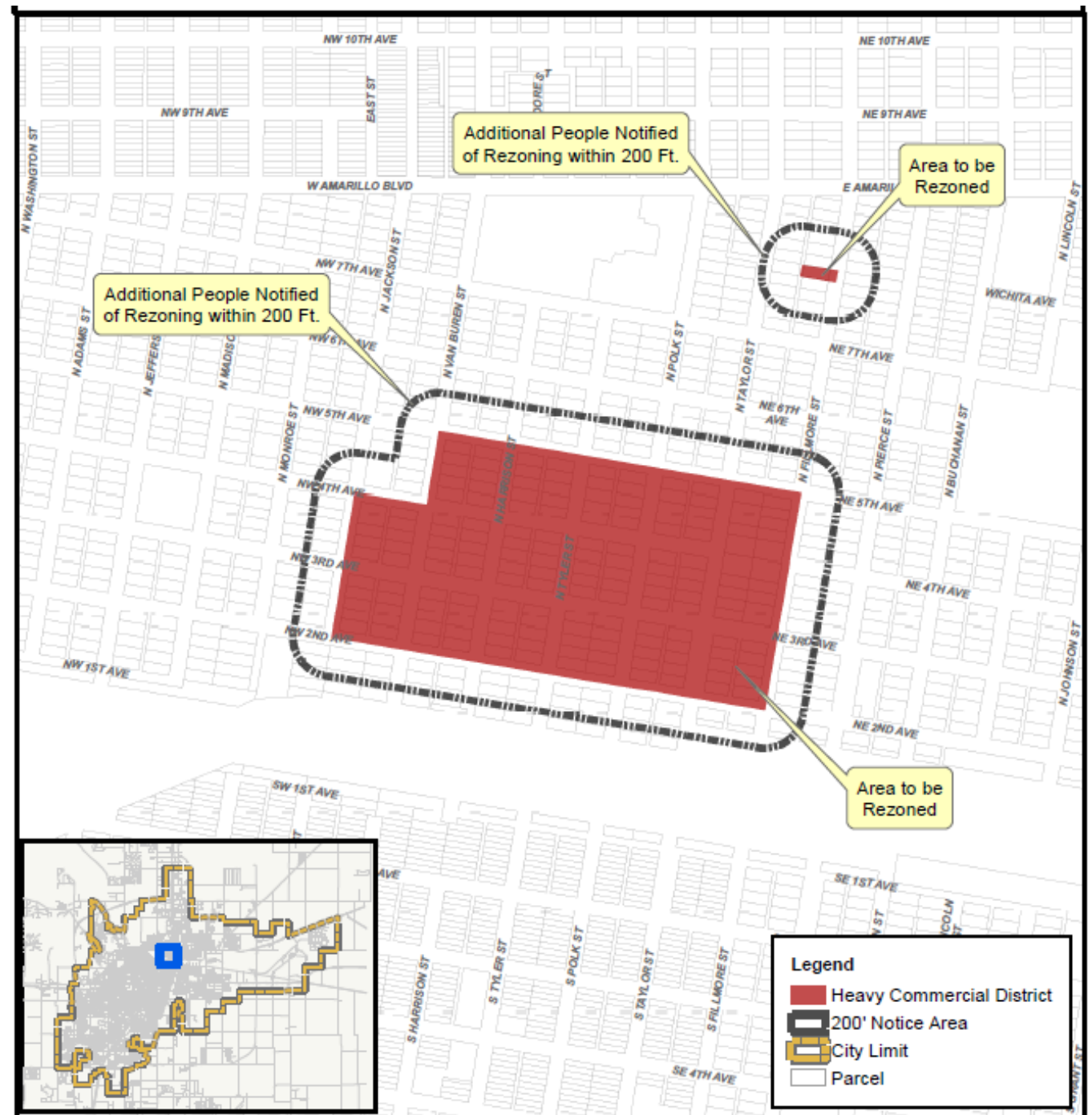
Legal nonconforming uses (continued)

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.

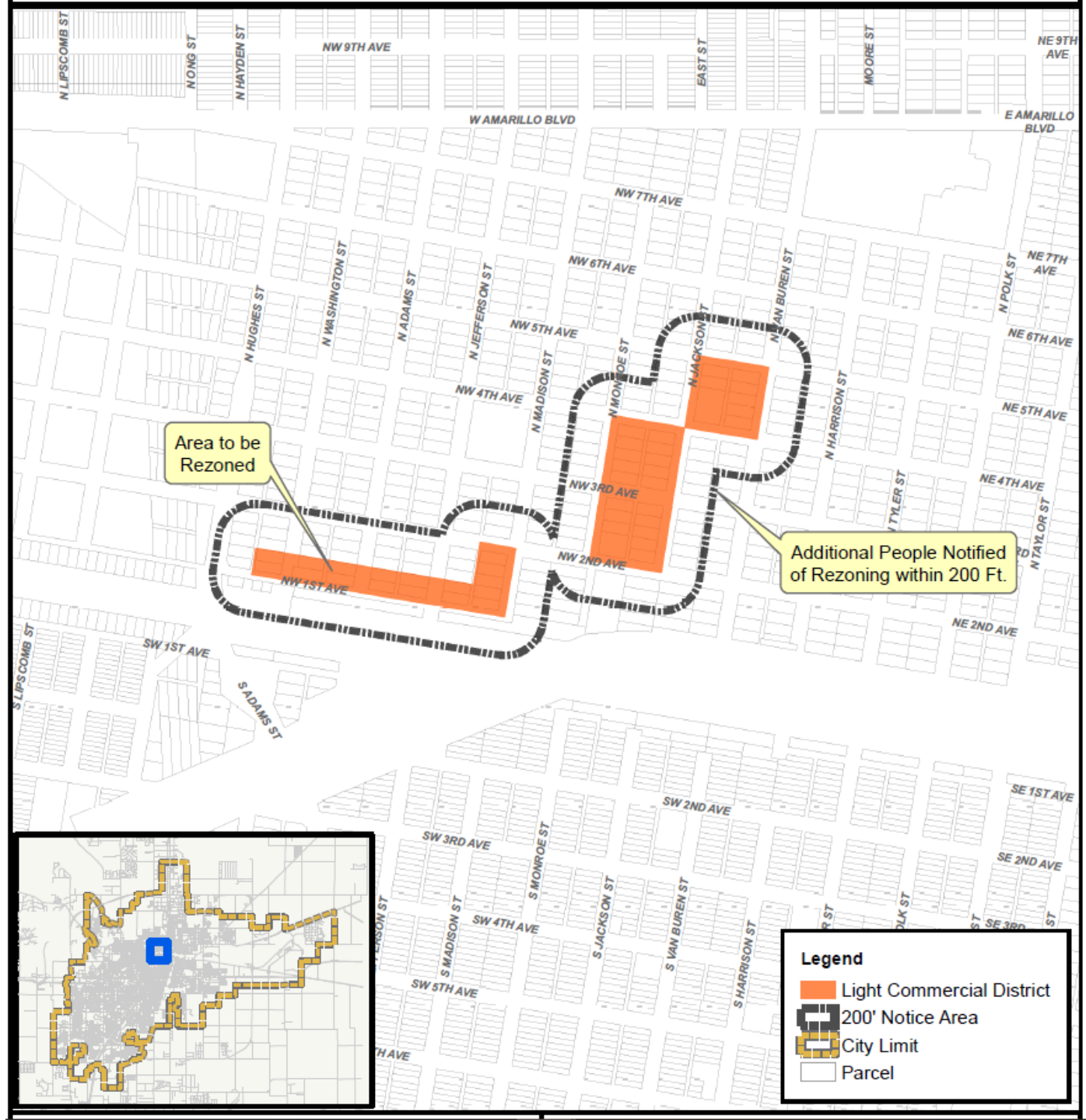
Heavy Commercial (HC)

- 56.38 acres
- From primarily from Light Industrial District (I-1) and Planned Development Districts 16 and 65
- Intent – Accommodate existing commercial activity and prevent most intensive industrial uses in the future
- Existing Non-Conforming Uses – 8 (all residential)
- Proposed Non-Conforming Summary
 - 8 One-Family



Light Commercial (LC)

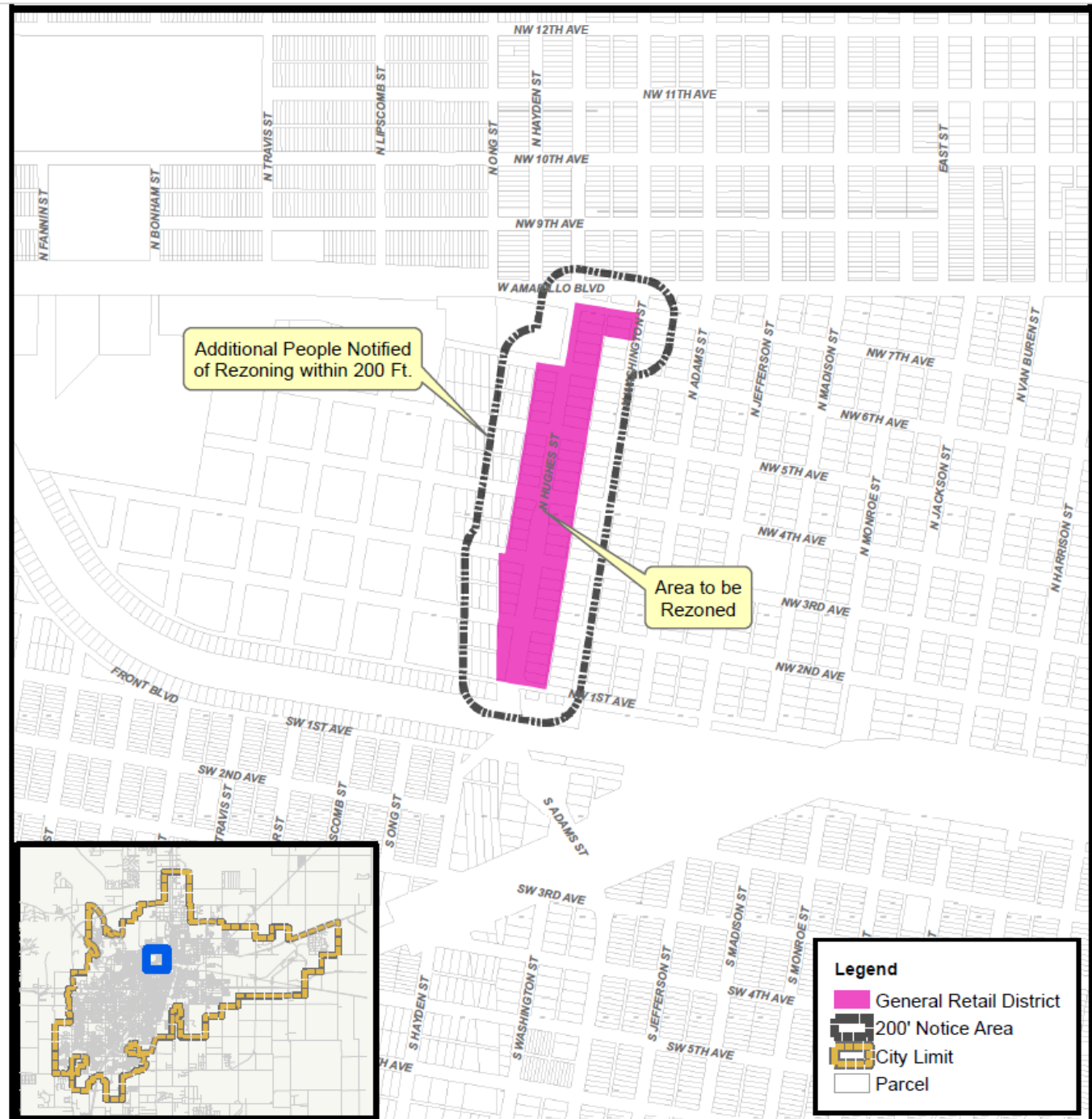
- 15.11 acres
- From Light Industrial (I-1)
- Intent – Buffer most commercial and industrial uses from residential
- Existing Non-Conforming Uses – 14 (all residential)
- Proposed Non-Conforming Summary
 - 1 Two-Family
 - 1 Manuf. Home
 - 12 One-Family



General Retail (GR)

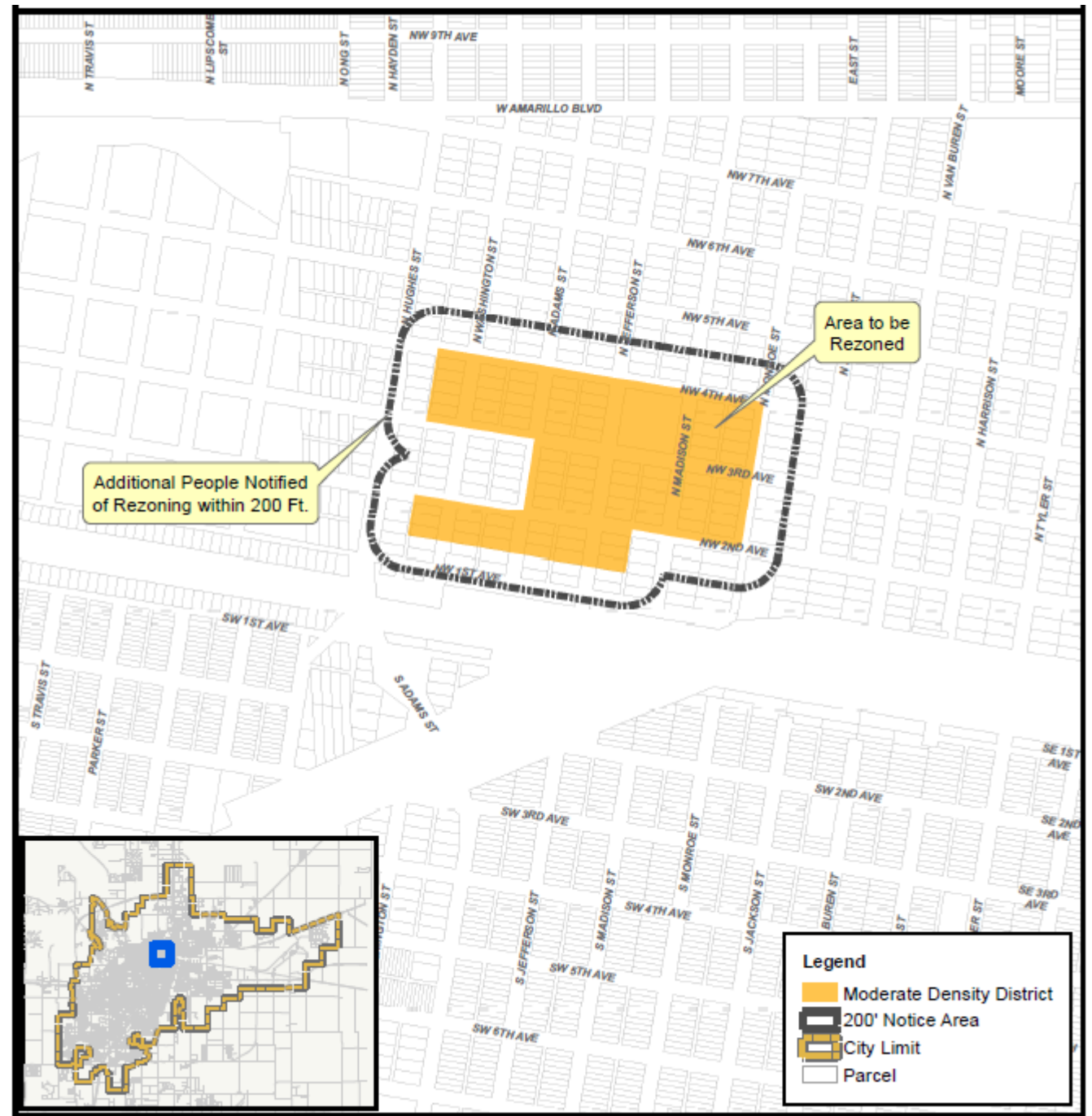
- 17.58 acres
- From Heavy Commercial (HC)
- Intent – Transition to a retail corridor
- Existing Non-Conforming Uses – 25 (23 residential, 2 salvage)
- Proposed Non-Conforming Summary
 - 3 Manuf. Home
 - 20 One-Family
 - 2 Salvage
 - 2 Auto Related*

*Permitted with SUP



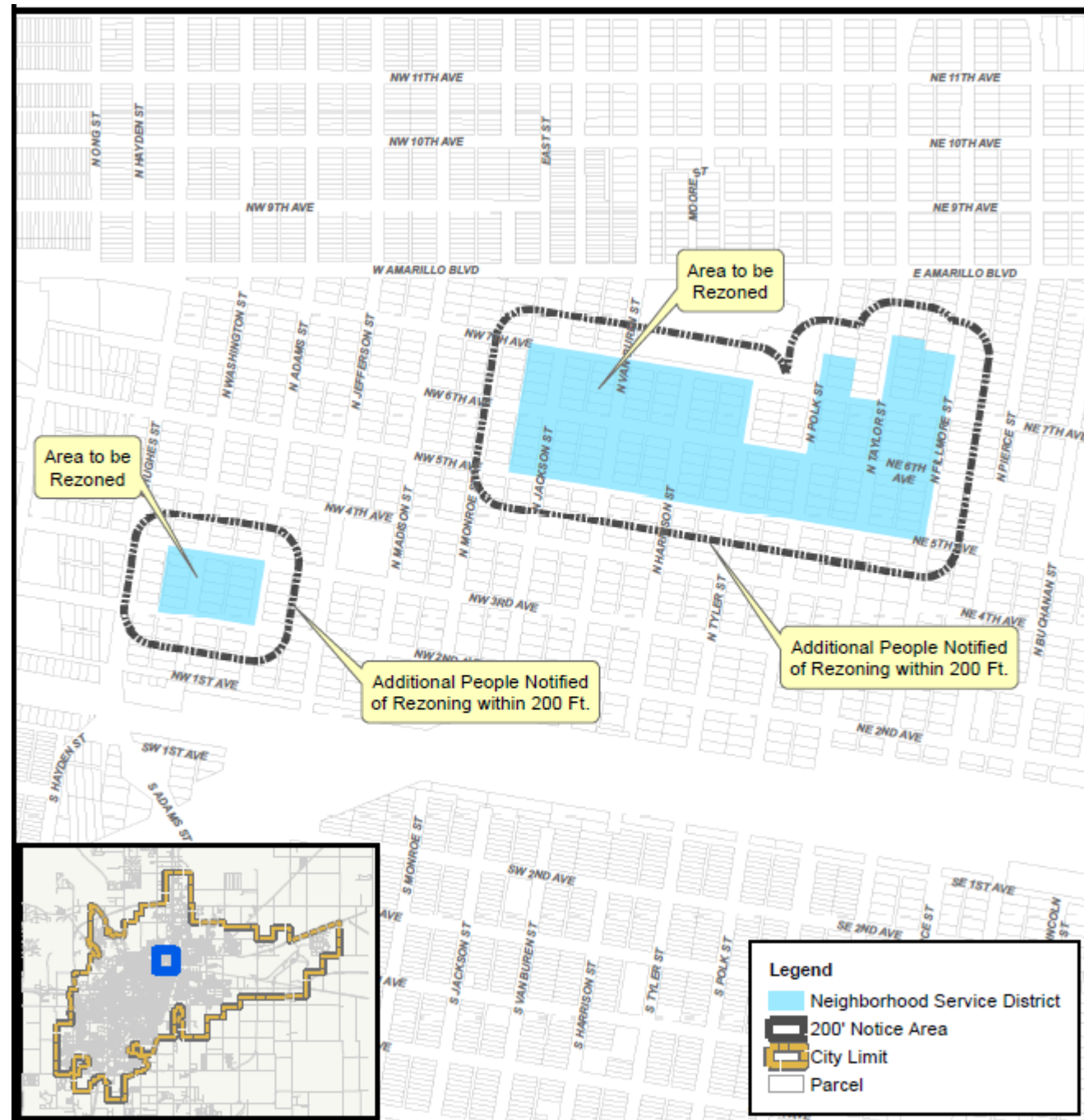
Moderate Density (MD)

- 30.63
- From primarily Multiple-Family 1 (MF-1) and Light Industrial (I-1)
- Intent – Matches existing residential character; envisioned in the original comprehensive proposal as the appropriate location for a mix of housing types
- Existing Non-Conforming Uses – 43 (all residential)
- Proposed Non-Conforming Summary - 10
 - 7 Manuf. Home
 - 1 Storage Facility
 - 2 Utility Shops/Private Storage



Neighborhood Services (NS)

- 49.18 acres
- From primarily Heavy Commercial (HC), Light Commercial (LC) and Light Industrial (I-1)
- Intent – Neighborhood services allows both residential (SF, MD types) and low-impact businesses. Provide a mixed use, more walkable urban neighborhood around the St. Anthony’s hospital redevelopment (\$30MM senior housing project coming first)
- Existing Non-Conforming Uses – 44
- Proposed Non-Conforming Uses - 15
 - 4 Manuf. Home
 - 1 Hauling/Storage
 - 1 Auto related
 - 1 Contractor Storage.
 - 1 Drinking Place
 - 3 Trade Contractor
 - 1 Utility Shop
 - 1 Storage Warehouse
 - 1 New Bldg Material Sales
 - 1 Eating Place – Permitted with SUP



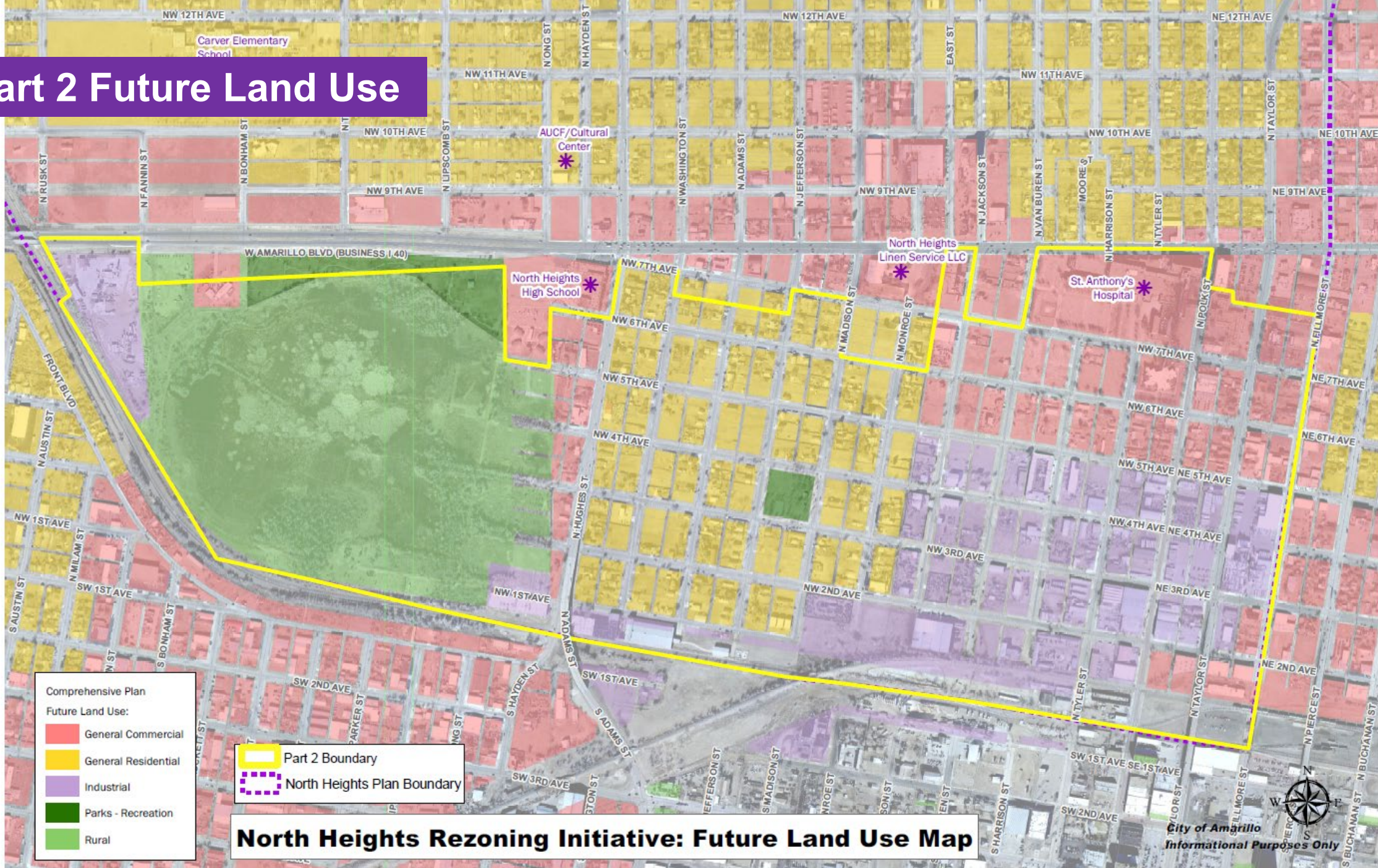
Staff Recommendation

Staff finds that the proposal for Part 2 of the North Heights Rezoning Initiative is:

- Consistent with the vision and strategies in the North Heights Neighborhood Plan;
- Consistent with the 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.

Staff recommends approval of the rezoning proposal for Part 2 of the North Heights Rezoning Initiative as presented.

Part 2 Future Land Use



- Comprehensive Plan
Future Land Use:
- General Commercial
 - General Residential
 - Industrial
 - Parks - Recreation
 - Rural

- Part 2 Boundary
- North Heights Plan Boundary

North Heights Rezoning Initiative: Future Land Use Map

City of Amarillo
Informational Purposes Only