

Neighborhood Empowerment Zone #2

Barrio

Development Guidelines

Based on the Barrio Neighborhood Plan, adopted 2018

DEVELOPMENT PATTERNS IN THE BARRIO NEIGHBORHOOD PLAN AREA

As one of the oldest neighborhoods in Amarillo, the area is primarily single family residential with several key commercial corridors including Arthur St, SE 10th Avenue and Ross St. The plan area is divided by Interstate 40 with typical auto-oriented commercial development. The neighborhood contains mostly small, older homes on pier and beam foundations on small lots with predominantly wood frame construction. Many homes are in need of repair and the area has a moderate number of code violations. There are few vacant lots. The area has a traditional grid street pattern, and the sidewalk network is in fair condition north of I40 and poor condition south of I40.

Zoning is generally inconsistent with current land use and development patterns – north of SE 10th Avenue is primarily Light Industrial I-1, Heavy Commercial HC, and Multi-Family-1 MF-1. The SE 10th Avenue corridor is zoned Heavy Commercial HC. South of I40 is almost entirely Manufactured Home MH, Heavy Commercial HC, and Light Commercial LC.

DESIRABLE PROJECT TYPES

- Generally, the Barrio Neighborhood seeks to maintain the existing single family residential pattern and attract more diverse business types that will provide jobs and services to the residents.
- The existing zoning pattern is a concern as it allows intensive uses that are not compatible with the single-family development pattern. The neighborhood prefers to use the NEZ program as an incentive to attract complimentary development since it does not have needed zoning protections.
- Specific desirable project types include diversified commercial enterprises that are less intensive than existing zoning; local businesses and non-profits that are flexible in location – do not rely on retail access; new multi-family residential, single-family rehabilitation; and neighborhood services especially childcare.

DESIGN GUIDELINES

The following design guidelines shall be met when applicable to the project scope.

- No metal façade buildings
 - Architectural metal materials may be used in conjunction with other façade materials if it complements the architectural character of the project and surrounding area.
- Architectural design should be compatible with characteristics of the neighborhood.

- Non-residential projects must be located within an appropriate zoning district.
- Non-residential building edge shall be articulated for pedestrian interactions over vehicular interactions and provide significant transparency.
- Buildings shall have architecturally defined and covered front entrances.
- Garages shall not extend beyond the building face.
- For residential projects, all vehicular access and parking shall be located adjacent to a side lot line. No driveways or parking shall end at a section of the home that is not a garage.
- Setbacks shall be consistent with the prevailing setbacks on the block.
- Roof pitch and design shall be consistent with the rest of the block.
- No chain link fencing within the front yard setback. Fencing within the front yard setback shall provide at least 50% transparency.